



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Name	
East Davie Commerce Center	

Application	
Request/Number:	Plat (P)/15-051
Owner	HBF Davie, LLC
Petitioner	Pulice Land Surveyors
Project Planner	David Stallworth
Date of Report	09/01/2015
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	09/09/2015
Date of Town Council Review	10/07/2015

Location/Site	
Folio/Identification Number	50-41-37-01-1920; 50-41-37-01-1850
Address	Generally located on College Avenue, north of Nova Drive
Nearest North/South Road	Davie Road
Nearest East/West Road	Nova Drive
Size (Approx. Acres)	10
Existing Use	Vacant
Future Land Use	Regional Activity Center
Zoning	RAC-RTW
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	99
Planning Area	6
Utilities Provider	Town of Davie
Drainage District	Central Broward
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points
<ul style="list-style-type: none">• This is a request for approval of a single-parcel boundary plat.• The plat will facilitate the development of a +/-134,200-square-foot industrial warehouse on the property; this development will also require Site Plan and Design Variation approval.• The property has dual road frontage along College Avenue and Southwest 70th Avenue. No vehicular access to the site along Southwest 70th Avenue is proposed.

History

1. Related Zoning History:

- 9/17/1997; The *Regional Activity Center* Future Land Use classification, which includes the subject area, is approved by the Town.
- 2/6/2008; Zoning regulations to implement the *Regional Activity Center* Future Land Use classification are adopted; the subject area converts from M-1 (Old Code) to RAC-RTW zoning.

2. Previous Request(s):

- 8/6/2014; Special Permit (SP) 15-019, *SWS – SunBergeron, College Avenue*, to allow temporary employee parking on the eastern portion of the property for six (6) months.

3. Concurrent Request(s):

- Site Plan (SP) 15-060, *East Davie Commerce Center*, to construct a single-floor, +/- 134,200-square-foot warehouse;
- Design Variation (DV) 15-195, *East Davie Commerce Center*, to allow for two full access points along College Avenue (RE: Sec. 12-438.17[B][1]) and to provide relief from minimum building frontage and lot width coverage requirements (RE: Sec. 12-438.10[C]) for site design purposes;

Analysis

1. *Site* – The plat area is rectangular in shape, relatively flat and oriented east-to-west with dual frontages along College Avenue and Southwest 75th Avenue. The site is surrounded by industrial to the north and east, an office park to the west and multi-family to the south.
2. *Restrictive Note(s)* – The plat will be restricted to 140,000 square feet of industrial use.
3. *Access* – Two (2) full-service access points along College Avenue to separate truck and employee/customer traffic are provided, which will require a design variation through the Site Plan (Sec. 12-438.17[B][1] limits the site to one [1] full-access point along College Avenue). A non-vehicular access line (NVAL) will be imposed along S.W. 75th Avenue to limit site access to College Avenue.
4. *Easements* – Along with standard utility-related easements, drainage detention and maintenance easements are proposed on the western portion of the plat area.
5. *Dedications* – A combined 17,484 square feet (744 lineal feet) of public road right-of-way will be dedicated along both College Avenue and S.W. 75th Avenue.
6. *Drainage* – Central Broward Water Control District (CBWCD) manages drainage on the site. Drainage detention and maintenance easements are proposed on this plat.
7. *Compatibility* – The plat is similar in scale and location to other industrial development along College Avenue to the north and east. The plat will restrict vehicular access along S.W. 75th Avenue to benefit existing residential uses to the south and southwest, while the concurrent Site Plan will employ site design mitigation related to residential adjacency.

Recommendations

Staff finds the application complete and suitable for further consideration.

Attachments
<ol style="list-style-type: none">1. Petitioner Documentation2. Land Use Map3. Zoning Map4. Plat



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



September 3, 2015

Mr. David Stallworth, Planner II
Planning & Zoning Department
Town of Davie
6591 Orange Dr.
Davie, FL 33314

**RE: SCOPE OF WORK – “EAST DAVIE COMMERCE CENTER” PLAT
APPLICATION No. P-15-051**

Dear David,

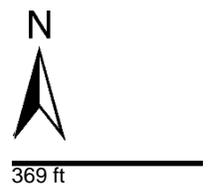
The intent of this application is to plat two contiguous vacant parcels located between College Avenue and SW 70th Avenue, north of Nova Drive, in order to construct an office building with access from College Avenue.

Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,
PULICE LAND SURVEYORS, INC.

Elizabeth Tsouroukdissian
Platting Assistant

P15-091, East Davie Commerce Center



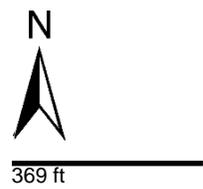
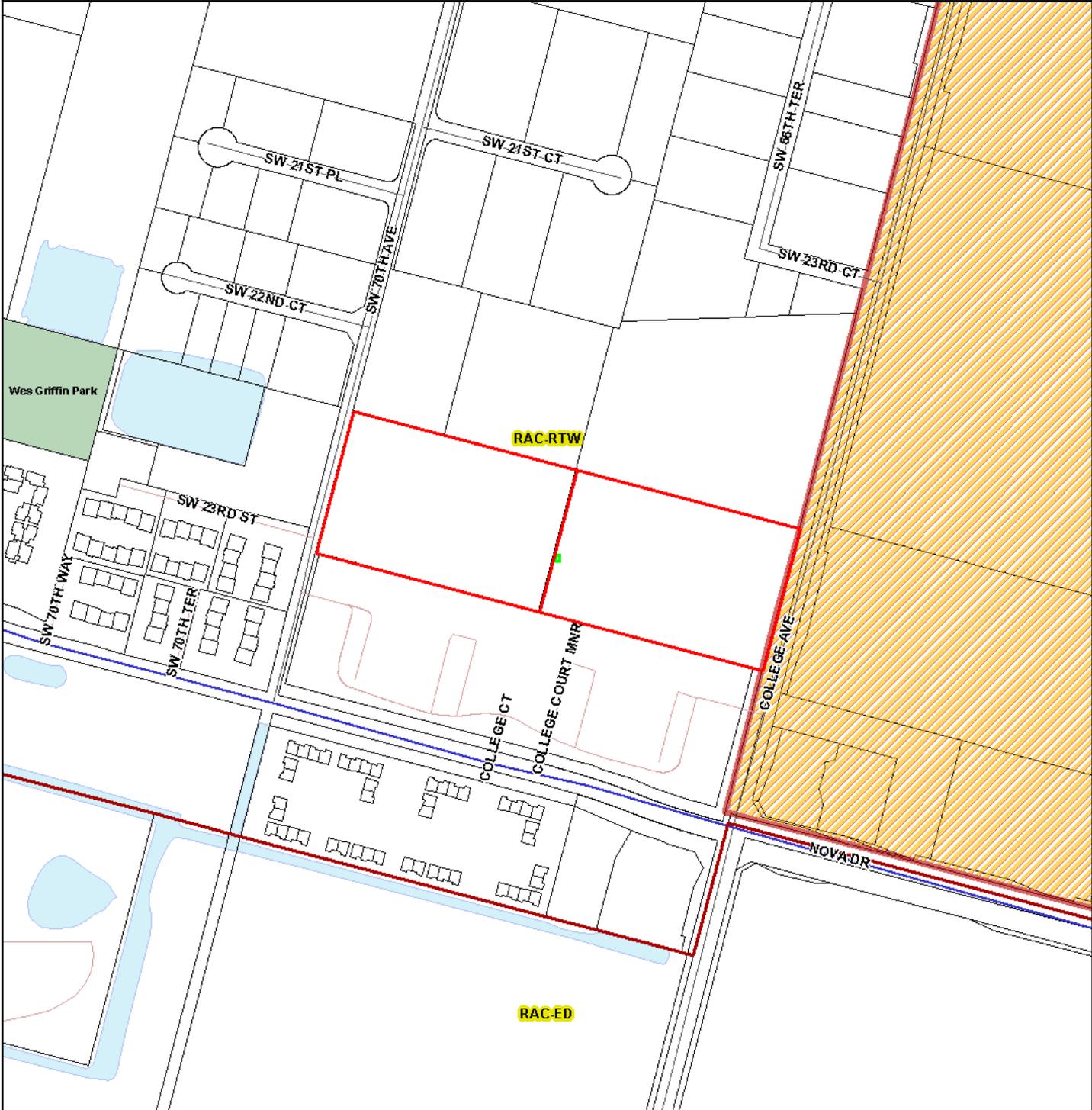
FUTURE LAND USE MAP



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

P15-051, East Davie Commerce Center



AREA ZONING MAP



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"EAST DAVIE COMMERCE CENTER"

A REPLAT OF THE NORTH 1/2 OF TRACT 4, IN TIER 39 AND THE NORTH 1/2 OF TRACT 4 IN TIER 41,
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST "NEWMAN'S SURVEY"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC
RECORDS OF DADE COUNTY, FLORIDA,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY:
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
SEPTEMBER, 2014

LEGAL DESCRIPTION:

THE NORTH 1/2 OF TRACT 4 IN TIER 39 AND THE NORTH 1/2 OF TRACT 4 IN TIER 41, LYING IN SECTION 22, TOWNSHIP 50 SOUTH, RANGE 41, EAST, OF "NEWMAN'S SURVEY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 435,350 SQUARE FEET (9.9942 ACRES).

DEDICATION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT HBF DAVIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "EAST DAVIE COMMERCE CENTER", A REPLAT.

THE ADDITIONAL RIGHT-OF-WAY DEDICATION SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE DRAINAGE EASEMENT, THE DRAINAGE, FLOWAGE AND STORAGE EASEMENT, AND THE LAKE MAINTENANCE EASEMENT SHOWN HEREON ARE DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT.

NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE, TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM OWNER ENTERING INTO A HOLD HARMLESS AND INDEMNIFICATION AGREEMENT WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT MUST BE REVIEWED AND PERMITTED BY CENTRAL BROWARD WATER CONTROL DISTRICT.

IN WITNESS THEREOF: HBF DAVIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, A.D. 201__.

WITNESSES:

BY: HBF DAVIE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____

BY: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF HBF DAVIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

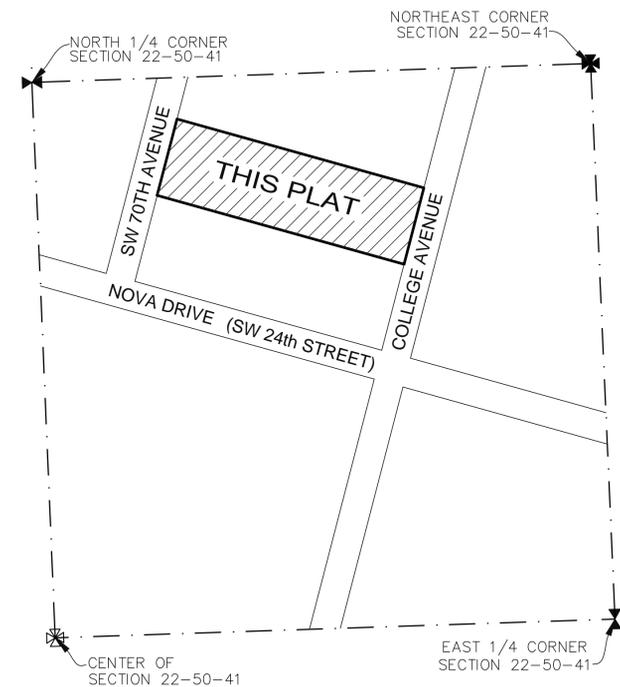
WITNESS: MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 201__.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS _____ DAY OF _____, A.D. 201__, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870
DATE _____



LOCATION MAP
THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST
NOT TO SCALE

PLANNING AND ZONING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT IS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING DIVISION OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201__.

BY: _____
PLANNING AND ZONING DIVISION

TOWN COUNCIL:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, FLORIDA, BY RESOLUTION ADOPTED THIS _____ DAY OF _____, 201__, AND THAT BY SAID RESOLUTION THE THOROUGHFARE AND EASEMENTS ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID TOWN.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ TOWN CLERK, TOWN OF DAVIE
BY: _____ MAYOR, TOWN OF DAVIE

TOWN PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

BY: _____ CHAIRPERSON
DATE: _____

CENTRAL BROWARD WATER CONTROL DISTRICT:

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THIS _____ DAY OF _____, 201__. PRIOR TO THE DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE/FLOWAGE/LAKE/CANAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE PURPOSES.

THIS PLAT WAS APPROVED BY CENTRAL BROWARD WATER CONTROL DISTRICT THE FOLLOWING DATES:

BY: _____ CHAIR
DATE: _____

BY: _____ DISTRICT MANAGER
DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201__.

BY: _____ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201__.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY
BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201__, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030
DATE: _____

BY: _____ RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263
DATE: _____

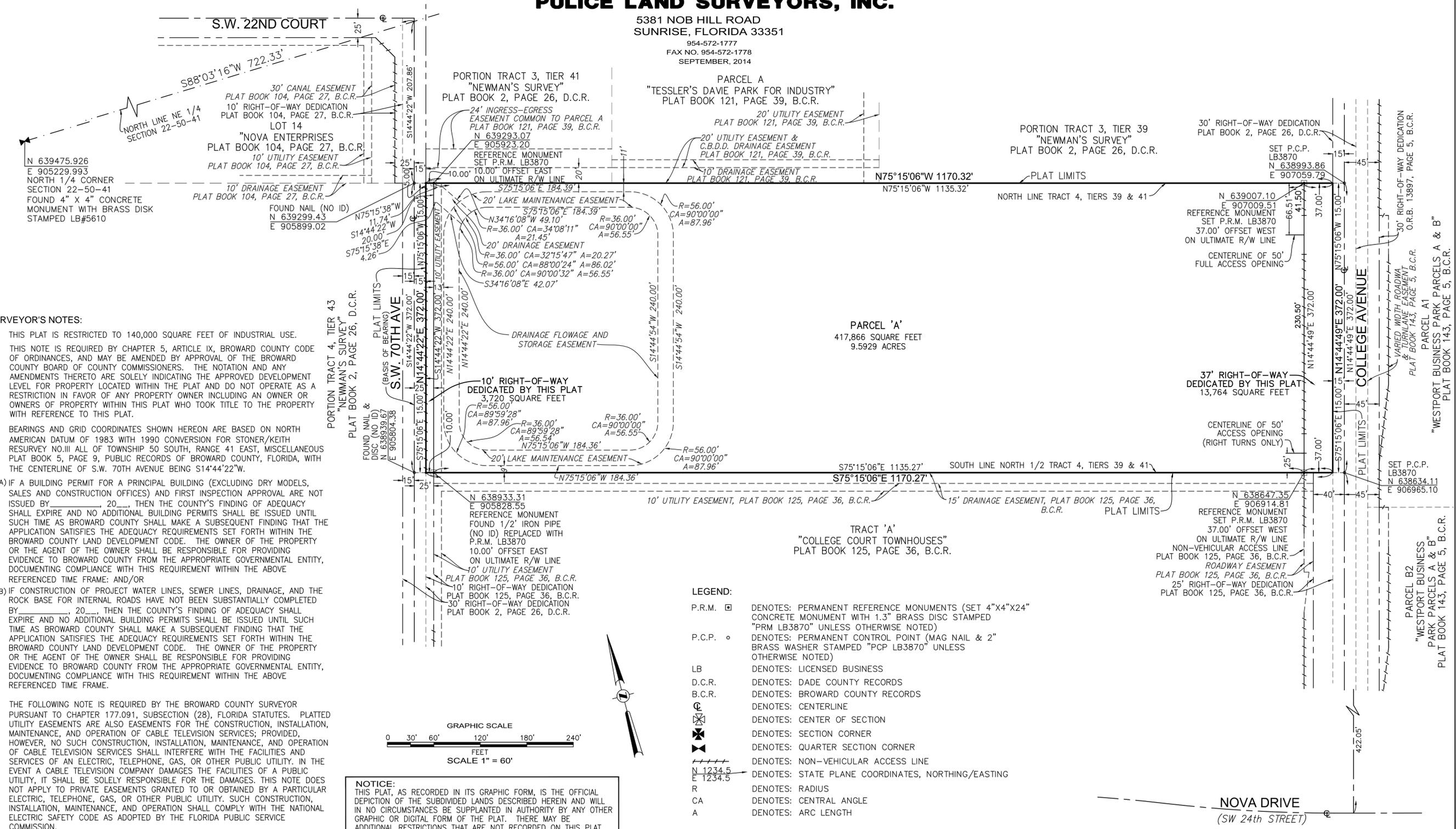
HBF DAVIE, LLC A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	PLATTING SURVEYOR	TOWN OF DAVIE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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"EAST DAVIE COMMERCE CENTER"

A REPLAT OF THE NORTH 1/2 OF TRACT 4, IN TIER 39 AND THE NORTH 1/2 OF TRACT 4 IN TIER 41,
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST "NEWMAN'S SURVEY"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC
RECORDS OF DADE COUNTY, FLORIDA,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY:
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
SEPTEMBER, 2014



SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 140,000 SQUARE FEET OF INDUSTRIAL USE.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH 1990 CONVERSION FOR STONER/KEITH RESURVEY NO.III ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 5, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE CENTERLINE OF S.W. 70TH AVENUE BEING S14°44'22"W.
- A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LEGEND:**
- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
 - P.C.P. ○ DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
 - LB DENOTES: LICENSED BUSINESS
 - D.C.R. DENOTES: DADE COUNTY RECORDS
 - B.C.R. DENOTES: BROWARD COUNTY RECORDS
 - ⊙ DENOTES: CENTERLINE
 - ⊗ DENOTES: CENTER OF SECTION
 - ⊕ DENOTES: SECTION CORNER
 - ⊗ DENOTES: QUARTER SECTION CORNER
 - //// DENOTES: NON-VEHICULAR ACCESS LINE
 - N 1234.5
E 1234.5 DENOTES: STATE PLANE COORDINATES, NORTHING/EASTING
 - R DENOTES: RADIUS
 - CA DENOTES: CENTRAL ANGLE
 - A DENOTES: ARC LENGTH