



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	
Stillwater Shores	

Application	
Request/Number:	Plat (P)/16-217
Owner	Evangelos and Melinda Poulos
Petitioner	Kennedy Homes, LLC
Project Planner	Lise Bazinet
Date of Report	10/31/2016
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	11/09/2016
Date of Town Council Review	12/07/2016

Location/Site	
Folio/Identification Number	50-41-34-01-0522
Address	5400 SW 70 th Avenue
Nearest North/South Road	Davie Road
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	19.5 Net/20.1 Gross
Existing Use	Single Family Home
Future Land Use	Residential 1 DU/Acre
Zoning	A-1
Council District	1
Redevelopment Area	N/A
Overlay District	Rural Lifestyle/Scenic Corridor
Design Regulation	Anti-monotony
Flexibility Zone	102
Planning Area	9
Right-of-way Acquisition	15 feet right-of-way (SW 70 th Avenue)
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Linear Park
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

Key Points	
<ul style="list-style-type: none"> • The request is to allow a lot specific plat consisting of 20 dwelling units • The Homeowner's Association (HOA) will have control over common parcels within the plat including private interior roadway, retention and landscaping areas. • There are 2 other applications related to the proposed residential community, including variances and site plan. 	



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History
<ol style="list-style-type: none">1. Related Zoning Information: N/A2. Previous Request(s): N/A3. Concurrent Request(s):<ul style="list-style-type: none">▪ Site Plan, SP 16-154 Stillwater Shores: A site plan designed to develop the subject property with a new residential community.▪ Variances, V 16-293, 295, 296 and 297: To provide relief from the Town code Rural Lifestyle development regulations.

Analysis
<ol style="list-style-type: none">1. Site: The property consists of 19.70 net acres to be divided into 20 lots ranging in size from 17,850 sf. to 20,916 sf.2. Restrictive Note: This plat is restricted to 20 detached single-family units.3. Access: The proposed plat provides two access points to serve a 50 ft. private road, adjacent to Southwest 70th Avenue.4. Easements:<ul style="list-style-type: none">• A 10 ft. utility easement is included at the front of all lots.• A 20 ft. lake maintenance easement bounding both lakes (Parcels C and D).• A 20 ft. canal maintenance easement adjacent to the existing canal along the east boundary.5. Dedications:<ul style="list-style-type: none">• A 15 ft. right-of-way dedication along Southwest 70th Avenue.• A 50 ft. private road (Parcel A) to the Homeowner's Association.• A parcel to serve as open space/landscape buffers (Parcel B) to the Homeowner's Association.• A 50 foot canal right-of way dedication along the east property line.6. Drainage: The plat is located within Central Broward Water Control District. Additional, easements or dedications may be required by the district for drainage purposes.7. Compatibility: Although the density is consistent with the comprehensive plan, variances have been requested for certain land development code requirements.

Recommendations
Staff finds the application complete and suitable for further review.

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



Gary S. Dunay	Hope W. Calhoun
Bonnie Miskel	Christina Bilenki
Scott Backman	Heather Jo Allen
Dwayne L. Dickerson	Andrea Keiser

**Stillwater Shores Plat
5400 SW 70th Avenue**

Kennedy Homes, LLC (“Petitioner”) is the contract purchaser of the +/- 20.01 gross acre site located at 5400 SW 70th Avenue (Folio # 5041 3401 0522), which is generally located on the east side of SW 70th Avenue, approximately 0.5 miles north of Stirling Road (“Property”) in the Town of Davie (“Town”). The Property is designated Residential 1 DU/AC on the Town’s Future Land Use Map. The property is currently zoned A-1 (Agricultural District). The property is largely vacant and is partially developed with a single-family home with accessory agriculture facilities. Petitioner seeks to develop the Property with a residential development consisting of twenty (20) single-family homes (“Project”). In order to develop the Project, Petitioner must also plat the Property. The Stillwater Shores Plat (“Plat”) also takes into consideration the Town’s Scenic Corridor Overlay District requirements and provides the necessary fifty (50) foot buffer along SW 70th Avenue. The Project also seeks to maintain the existing, desirable vegetation within this buffer and enhance it with new landscaping consisting of largely of canopy trees and native species. The Project also offers expansive lakes, green areas and trails for the enjoyment of its future residents.

"STILLWATER SHORES"

A REPLAT OF TRACTS 26 AND 27 IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF THE "EVERGLADE LAND SALES CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:
TRACTS 26 AND 27 IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF THE "EVERGLADE LAND SALES CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
SAYD LANDS, UNITS BEING AND SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 884,485 SQUARE FEET (13,789 ACRES).

DEDICATION:
STATE OF FLORIDA, SS
COUNTY OF BROWARD, SS
KNOW ALL MEN BY THESE PRESENTS, THAT EVANGELOS AND MELINDA POLLOS, THE OWNERS OF THE LANDS DESCRIBED HEREIN, DO HEREBY DEDICATE, CONVEY, ASSIGN, SURRENDER, SUBMIT AND FURTHER SMOG PLAT TO BE KNOWN AS "STILLWATER SHORES", A REPLAT.
THE PARCELS "A", "B" (PRIVATE ROADS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESIDE AND FUTURE OWNER OR OWNERS OF LOTS AND PARCELS AS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, TENANTS, INVITEES, LICENSEES, MORTGAGEES, AND OTHERS. THE PUBLIC, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ON AND OVER TRACT "A", RESERVING A PERPETUAL RIGHT OF INGRESS AND EGRESS ON AND OVER SAID PARCEL "A".
THE PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE STILLWATER SHORES HOMEOWNERS' ASSOCIATION (THE ASSOCIATION) FOR OPEN SPACE AND BROWARD BUFFERS AND WILL BE OWNED AND MAINTAINED BY THE STILLWATER SHORES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS (THE ASSOCIATION).
THE PARCELS "D" AND "E", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STILLWATER SHORES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS (THE ASSOCIATION) FOR COMMON AREAS, UTILITY AND DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE STILLWATER SHORES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS (THE ASSOCIATION).
THE PARCELS "F" AND "G" (LAKES) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STILLWATER SHORES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS (THE ASSOCIATION) FOR DRAINAGE, FLOWAGE AND STORAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE STILLWATER SHORES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS (THE ASSOCIATION).
THE DRAINAGE AND DRAINAGE / FLOWAGE / STORAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR PROPER PURPOSES.
THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES.
NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR 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. THE CENTRAL BROWARD WATER CONTROL DISTRICT HAS THE SOLE AND EXCLUSIVE RIGHT TO MAINTAIN, REPAIR, REPLACE, REMOVE, RELOCATE, OR OTHERWISE ALTER ANY UTILITIES OR TELEPHONE LINES WITHIN THE EASEMENTS DEDICATED TO 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 ADJACENT TO THE CENTRAL BROWARD WATER CONTROL DISTRICT EASEMENTS MUST BE REVIEWED AND PERMITTED BY CENTRAL BROWARD WATER CONTROL DISTRICT.
PRIOR TO RECORDING OF THIS PROPERTY, OWNERS SHALL CONTACT THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DETERMINATION OF EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE OR ACCESS PURPOSES.
THE ADDITIONAL RIGHTS-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

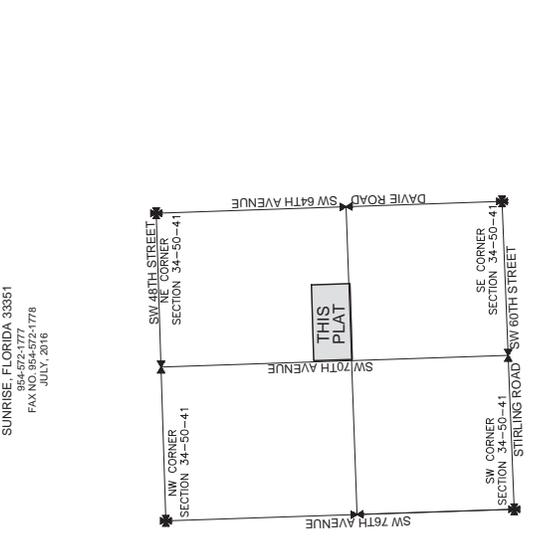
IN WITNESS WHEREOF, THAT EVANGELOS AND MELINDA POLLOS HAVE CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE WITNESSES THIS _____ DAY OF _____, A.D. 2016.
WITNESSES:

PRINT NAME: _____ BY: EVANGELOS POLLOS _____
PRINT NAME: _____ BY: _____
PRINT NAME: _____ BY: MELINDA POLLOS _____
PRINT NAME: _____ BY: _____

ACKNOWLEDGMENT:
STATE OF FLORIDA, SS
COUNTY OF BROWARD, SS
I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME EVANGELOS POLLOS AND MELINDA POLLOS, WHOSE NAMES AND ADDRESSES ARE WELL KNOWN TO ME AND WHO ACKNOWLEDGED BEFORE ME THAT THEY WERE THE SAME PERSONS AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DO NOT TAKE OBJECTIONS.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2016.
MY COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD,
SUNRISE FLORIDA, 33351
954-572-1778
954-572-1777
JULY, 2016



LOCATION MAP
SECTION 34, TOWNSHIP 50 SOUTH,
RANGE 41 EAST
NOT TO SCALE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED, ALTERED, OR MODIFIED BY ANY INSTRUMENT, INCLUDING THIS INSTRUMENT, WHICH IMPOSES ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

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 SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (PERMITS) WERE SET AND THE PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS, SURVEYOR AND MAPPER NO. L5136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD,
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3970

ACKNOWLEDGEMENT	PLATTING SURVEYOR	TOWN OF DAVIE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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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 _____, A.D. 2016.
BY: _____ PLANNING AND ZONING DIVISION

TOWN COUNCIL:
THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, FLORIDA, BY RESOLUTION ADOPTED THIS _____ DAY OF _____, A.D. 2016, 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 COMPLETION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT/CONCURRENCY 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

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 _____, A.D. 2016, PRIOR TO THE DEVELOPMENT OF THIS PLAT. THE CENTRAL BROWARD WATER CONTROL DISTRICT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT 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. 2016.
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. 2016.
BY: _____ CHAIRPERSON

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES THIS _____ DAY OF _____, A.D. 2016.
ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDS SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 2016, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.
ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

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. 2016, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.
ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

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 L3400

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: _____ RICHARD TORRESSE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 40263

PLAT FILE NO. 037-MP-16

"STILLWATER SHORES"

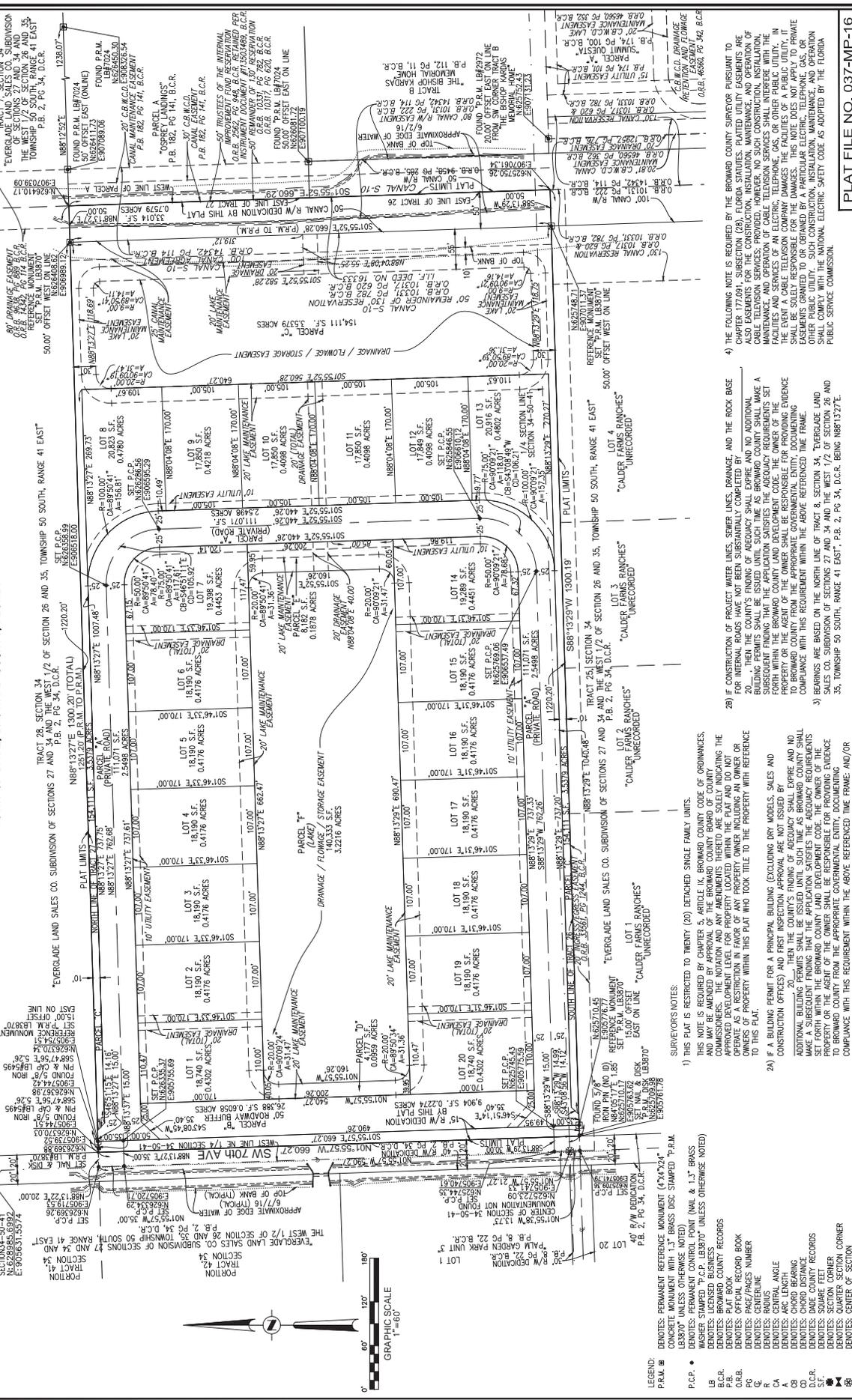
A REPEAT OF TRACTS 26 AND 27 IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF THE "EVERGLADE LAND SALES CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOWN OF DAVE, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 954-572-1777
 FAX NO. 954-572-1778
 J.S.P. 08/16

PLAT BOOK PAGE
 SHEET 2 OF 2 SHEETS

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRODUCTION OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY. IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THIS PLAT, THERE MAY BE FOUND ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.



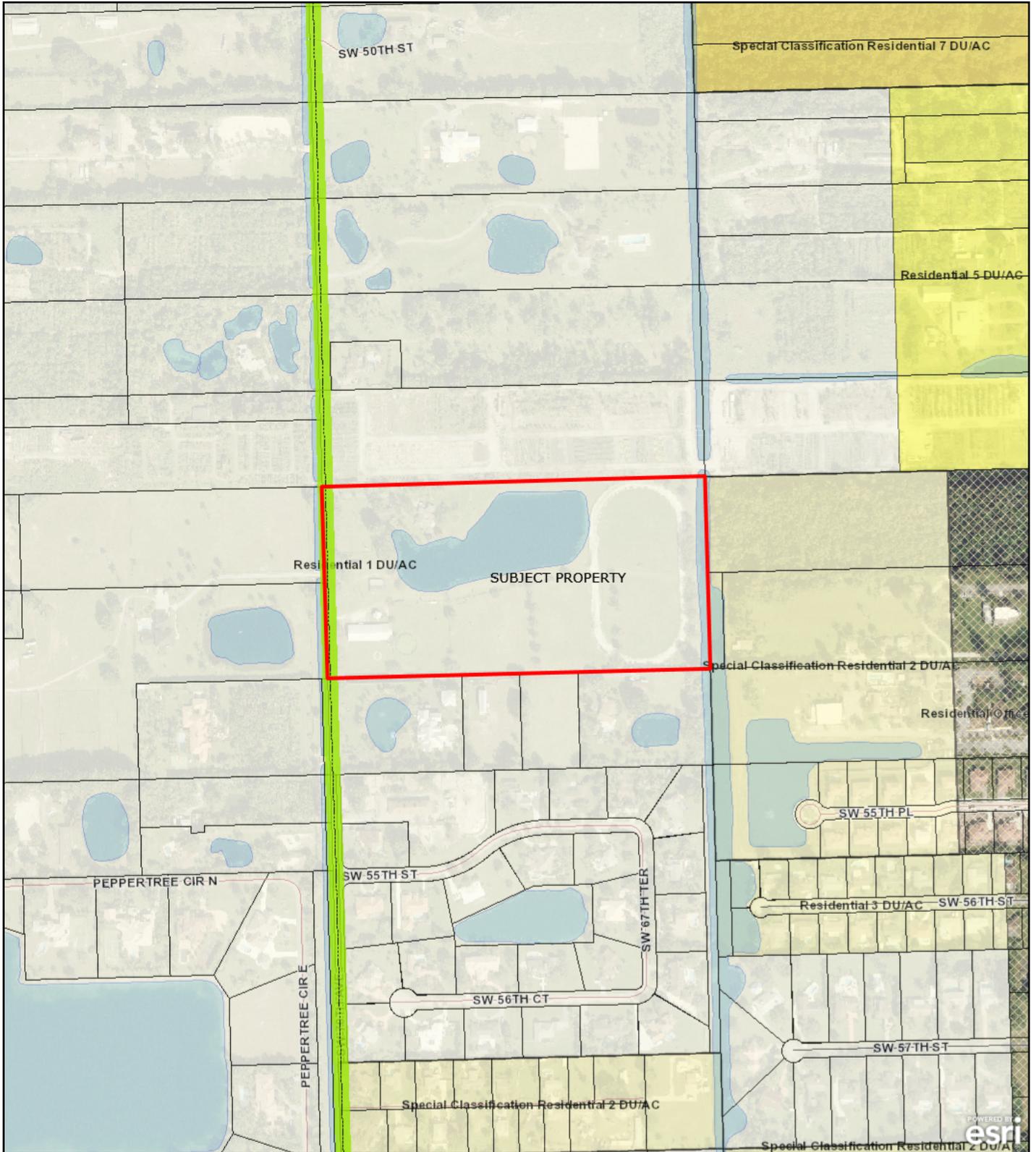
LEGEND:
 ■ DENOTES: PERMANENT REFERENCE MONUMENT (STAMPED "P.F.M.")
 ■ DENOTES: MONUMENT WITH "L.S." BESSUS DISC (STAMPED "P.F.M.")
 ■ DENOTES: PERMANENT CONTROL POINT (NAIL & L.S. BRASS)
 ■ DENOTES: STAMPED "P.C.P." (L.S. BRASS) (UNLESS OTHERWISE NOTED)
 ■ DENOTES: LICENSED BUSINESS
 ■ DENOTES: BROWARD COUNTY RECORDS
 ■ DENOTES: OFFICIAL RECORD BOOK
 ■ DENOTES: PAGE/PAGES NUMBER
 ■ DENOTES: CENTRAL LINE
 ■ DENOTES: CENTER ANGLE
 ■ DENOTES: ARC LENGTH
 ■ DENOTES: CHORD BEARING
 ■ DENOTES: CHORD DISTANCE
 ■ DENOTES: CHORD RECORDS
 ■ DENOTES: SQUARE FEET
 ■ DENOTES: SECTION CORNER
 ■ DENOTES: QUARTER SECTION CORNER
 ■ DENOTES: CENTER OF SECTION

SURVEYOR'S NOTES:
 1) THIS PLAT IS RESTRICTED TO WHENTY (20) DETACHED SINGLE FAMILY UNITS.
 THIS PLAT IS RESTRICTED 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 APPLICANT HAS AGREED TO MAINTAIN 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.
 2) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THE BROWARD COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS, THE APPLICANT SHALL CONSIDER THE BUILDING PERMITS SHOWN ON THIS PLAT AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS FOR THE PROPERTY WITHIN THE PLAT AND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE OWNER OF THE PROJECT OR COUNTY OF BROWARD COUNTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE OF COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR

26) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY THE DATE OF THE COUNTY'S FINANCING AGREEMENT, THE APPLICANT SHALL MAKE A BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A FINDING 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.
 3) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT 8, SECTION 34, EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST 1/2 OF SECTION 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, P.B. 2, PG. 34, D.C.R. BEING N88°13'27.2"E.

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES, PLANNED UTILITY EASEMENTS AND 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 BE PERMITTED UNTIL THE APPLICANT HAS OBTAINED FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, THIS NOTE DOES NOT APPLY TO PRIVATE OTHER PUBLIC UTILITY. TO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

Land Use Map



531 ft

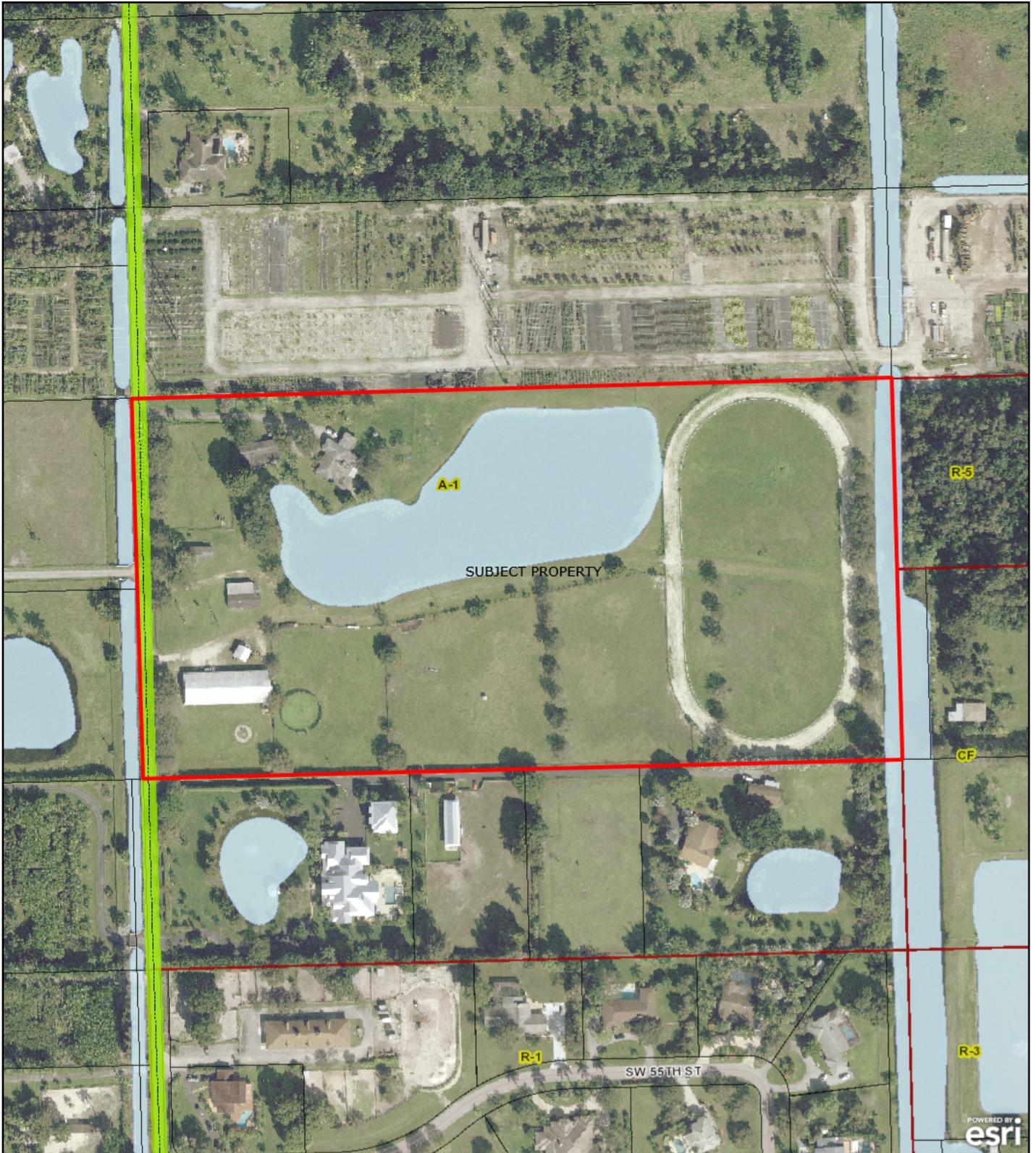


GIS MAP DISCLAIMER

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.



Zoning Map



268 ft



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