TOWN OF DAVIE

PLANNING & ZONING DIVISION
6591 ORANGE DRIVE, DAVIE, FLORIDA 33314-3399
PHONE: 954.797.1103, WWW.DAVIE-FL.GOV

NOTICE OF MEETING AGENDA

PLANNING & ZONING BOARD
SEPTEMBER 22, 2020 - 6:30 PM
Location: Virtual

Pursuant to Executive Order No. 20-69 issued on March 20, 2020, and Executive Order No. 20-112 issued on April 29, 2020 by the Office of Governor Ron DeSantis, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

Public comments on these items may be submitted as late as one (1) hour prior to the beginning of the meeting by emailing: Lrobinson@davie-fl.gov (comments may not exceed 400 words) or by leaving a voicemail message at (954) 797-1103 (voice messages may not exceed three (3) minutes). Please use the following link for instructions for joining the virtual meeting and to access staff reports and other agenda backup information: https://www.davie-fl.gov/367/Planning-Zoning-Board

Members of the Town Council may participate in the virtual meeting

****AGENDA****

1. ROLL CALL

2. PUBLIC HEARING
   Quasi-Judicial

   2.1. Special Permit (SE19-016) Chevron
   4450 South Pine Island Road

   Documents:

   SE19-016 PLANNING REPORT.PDF

   2.2. Variance (V19-173) Ridge Plaza
   9020-9200 State Road 84

   Documents:

   V19-173 PLANNING REPORT.PDF

   2.3. Variance (V20-144) McDonalds
   4295 Davie Road Extension

   Documents:

V20-144 PLANNING REPORT.PDF

3. OLD BUSINESS
4. NEW BUSINESS
5. COMMENTS AND/OR SUGGESTIONS
6. ADJOURNMENT

Pursuant to Florida Statute § 286.0105, if a person decides to appeal any decision made by this board, agency, committee, or council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings. For such purpose he or she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodations. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8700 (voice) or 1-800-955-8771 (TDD).

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

PLANNING REPORT

Project Type Number and Name
Special Permit SE19-016 Chevron

Application	
Petitioner/Representative	Orlando Alonso Jr., R.A.
Owner	Golgas, LLC
Project Planner	David Abramson
Date of Report	09/15/20
Date of Public Participation	04/16/19 and 04/24/19 (In Person), 07/02/20 (Virtual)
Date of Public Notification	09/08/20
Date of Board Review	09/22/20
Date of Town Council Review	TBD

Location/Site	
Folio/Identification Number	50-41-28-22-0011
Address (General Location)	4450 South Pine Island Road
Nearest North/South Road	Pine Island Road
Nearest East/West Road	Orange Drive
Size (Approx. Acres)	1.10
Existing Use	Motor Fuel Pumps/Convenience Store
Future Land Use	Residential 3 DU/Acre
Zoning	B-3
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Planning Area	5
Right-of-way Acquisition	N/A
Utilities Provider	Sunrise
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Linear Park
Nearby Bus Route	N/A

Key Points

- The request is to allow outdoor self-service vacuums by installing five (5) new vacuums stations, refer to the attached Site Plan (Sheet SP 1.1).
- The Town code requires approval of a special permit to allow outdoor uses.
- The subject site is located on the northeast corner of Orange Drive and Pine Island Road.
- The site is used as convenience store and motor fuel pumps with an accessory carwash.
- The vacuum stations would not occupy required parking spaces as the site has a surplus of parking.

- The Development Review Committee (DRC) has reviewed the request and has no objections.
- The petitioner satisfied the public participation requirement, refer to attachments.

History

1. Related Zoning Information:
   - Rezoning ZB05-02-90 Deutsch/Invex Corporation: On July 18, 1990, the Town Council adopted Ordinance 90-033 changing the zoning of subject site to the Planned Business (B-3) District with Declaration of Restrictions (90301663) and later recorded within the Broward County Public Records in Book 17621, Page 115. Amongst other restrictions, the sale/rental of new or used autos, trucks, utility trailers, motorcycles, or boats.
   - Rezoning ZB12-03-90 Deutsch/Invex Corporation: On January 16, 1991, the Town Council adopted Ordinance 91-008 that amended the Declaration of Restrictions (92095445) and later recorded within the Broward County Public Records in Book 19240, Page 423. This amendment allowed for a convenience store within the service station portion of the site.
2. Previous Request(s):
   - Plat P02-01-90 Deutsch/Invex Corporation: On August 15, 1990, the Town Council adopted Resolution 90-229 for the plat known as "The Orange Drive – Pine Island Plat" and later recorded within the Broward County Public Records in Plat Book 148, Page 031.
   - Plat Amendment Deutsch/Invex Corporation: On February 6, 1991, the Town Council adopted Resolution 91-035 that revised the parcel configuration shown within the plat known as "The Orange Drive – Pine Island Plat".
   - Site Plan SP02-01-99 Petrozone Chevron: On March 3, 1999, the Town Council approved the development the subject site with motor fuel pumps and convenience store.
3. Concurrent Request(s): N/A

Analysis

The following Staff analysis (italic font) is based on the criteria established in the Town of Davie Code of Ordinances, Section 12-308(A)(1)(a), for Special Permit applications. The Planning and Zoning Board shall make a recommendation to the Town Council based upon its consideration of, where applicable, whether or not the proposed Special Permit:

i. Is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
The request is not contrary to the comprehensive plan, the proposed vacuum stations are an ancillary use that is consistent with a commercial designation.

ii. Will create an unrelated and incompatible adjacent use;
The request will be compatible with existing automotive use and the vacant commercial parcels adjacent to site. Additionally, there is an automotive retail store just to the east of the site.

iii. Will adversely affect living conditions in the neighborhood or the Town;
The vacuum stations would be located in the corner of the site, furthest from vacant neighboring properties. Additionally, the vacuum stations would front a major corridor

and are not expected to adversely affect the living conditions of residential use to both the north and east of the site.

iv. Will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
The request is inconsequential to internal and external traffic.

v. Will adversely affect surrounding property values;
The request is not anticipated to adversely affect the surrounding property values as it is an ancillary commercial use in a commercial district along a major corridor.

vi. Will be a deterrent to the improvement or development of other property in accordance with existing regulations;
The proposed vacuum stations are unlikely to deter the improvement or development of other property as the use is ancillary.

vii. Will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.
The request will not grant a specific privilege as contrasted with the welfare of the public because such use already exists at a lesser intensity and does not adversely impact the welfare of the public.

Recommendations
Staff finds the application complete and suitable for further review. If approved, staff recommends the following: 1. The hours of operation for the proposed vacuum stations must be limited to 7am to 7pm.

Attachments
1. Petitioner Documentation 2. Related Maps 3. Public Participation Information 4. Noticing Information

oa | ARCHITECTURE

February 11, 2019

Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 3314-3399

Re: Chevron Scope of Work Letter
New Vacuum Cleaner Stations and Car Wash Addition
4550 South Pine Island Road
Davie, FL

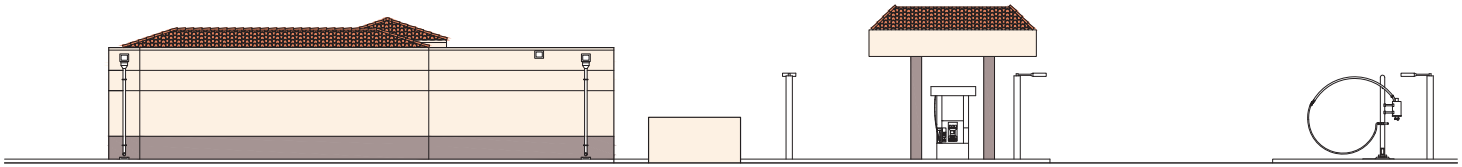
Dear Planning and Zoning Official,

The scope of work for this project is as follows: the addition of 5 new automobile vacuum stations, a 717 S.F. expansion the existing automatic car wash building and the re-arrangement of the parking stalls at the southeast corner of the property.

Please feel free to contact me if you have any additional questions.

Sincerely,

Orlando Alonso Jr., R.A.



oa | ARCHITECTURE

AA26001181
1235 Coral Way, Suite 101, Miami, FL , 33145 305 595 3095 oa-arch.com

Proposed Car Wash Extension:

Chevron - Golgas Car Wash

4450 South Pine Island Rd. Davie, Florida 33024

FOLIO: 5041-28-22-0011

Owner:
Golgas LLC
4450 South Pine Island Rd. Davie, Florida 33024

LOCATION MAP

TEAM

Architect	Project Manager	Landscape Architect
OA Architecture Orlando Alonso Jr.	OA Architecture Daniel Alonso	MLA Landscape Architecture James S. McCLure
305 595 3095	786 853 2732	954 763 4071
oalonsojr@oa-arch.com	dalonso@oa-arch.com	mlagroupinc@yahoo.com

MEP Engineers	Civil Engineers
L Triana & Associates Lester Triana	Kimley-Horn & Associates Austin Bouchard
305 595 9765	561 330 2345
lester@ltriana.com	Austin.Bouchard@kimley-horn.com

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SCOPE OF WORK

1. Addition of 5 new automobile vacuum stations.
2. 717 S.F. expansion of the existing automatic car wash.
3. Re-arrange of the parking stalls at the southeast corner of the property.

Per the ORB 47428 PG 740 recorded on October 10, 2010, "Parcel A" (affected area) of the Orange Drive-Pine Island Plat (PB 148 P.031), the original approved uses were 13,000 SF of Commercial use and a Charter School comprised of 18,000 SF of Elementary School and 9,144 SF of Middle School. These were later amended to reflect 9,036 SF of Commercial use (6,712 SF existing, 2,324 SF proposed); a service station with 8 fueling positions; and a charter school comprised of 18,288 SF of Elementary School and 9,144 SF of Middle School.

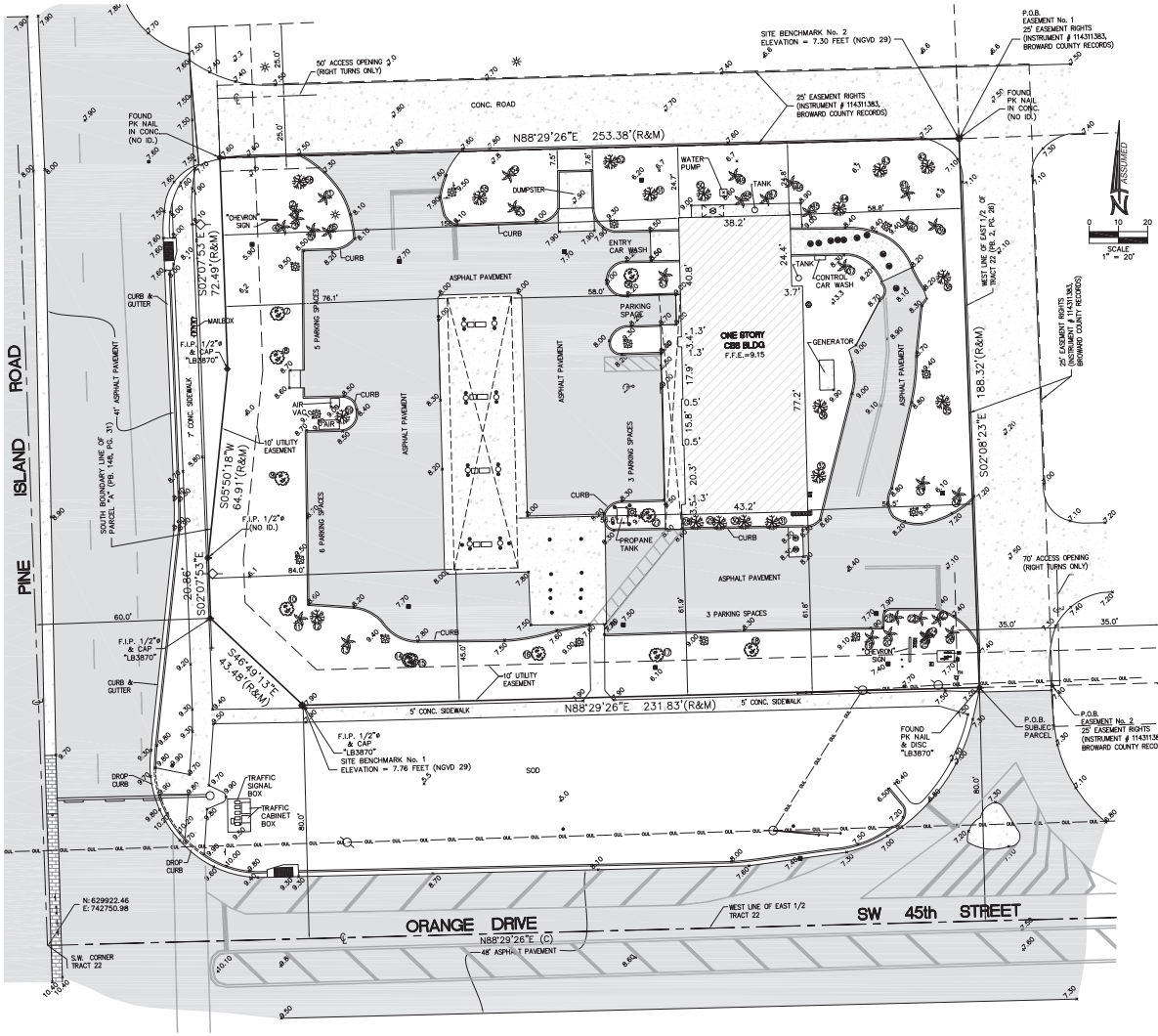
The proposed 5 new vacuum stations with 452 SF of attached canvas canopy, a 530 SF expansion the existing automatic car wash building, and the reconfiguration of the parking areas are part of the "service station with 8 fueling positions" use only.

REVISION LIST

	12.20.18 BT Special Permit Submittal
1	09.18.19 BT DRC Review Comments
2	01.10.20 BT DRC Review Comments
3	03.20.20 BT DRC Review Comments
4	04.29.20 BT DRC Review Comments

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 28 - TOWNSHIP 50 SOUTH - RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the original Survey was on May 23, 2018.

SECTION 2) LEGAL DESCRIPTION:

A portion of Parcel "A" of "The Orange Drive-Pine Island Plat" according to the Plat thereof as recorded in Plat Book 148 at Page 31 of the Public Records of Broward County, Florida, being more particularly described as follows:
Commence at the Southeast corner of said Parcel "A"; thence run South 88°29'26" West along the South line of said Parcel" A" for a distance of 7.50 feet to a point; thence run North 83°32'23" West along the South line of said Parcel "A" for a distance of 100.97 feet to a point; thence run South 88°29'26" West along the South line of said Parcel "A" for a distance of 230.06 feet to the point of beginning; thence continue South 88°29'26" West along the South line of said Parcel" A" for a distance of 231.83 feet to a point thence run North 46°49'13" West for a distance of 43.48 feet to a point; thence run North 02°07'53" West along the West line of said Parcel" A" for a distance of 20.86 feet to a point; thence run North 05°50'18" East along the West line of said Parcel" A" for a distance of 64.91 feet to a point; thence run North 02°07'53" West along the West line of said Parcel "A" for a distance of 72.49 feet to a point; thence run North 88°29'26" East for a distance of 253.38 feet to a point; thence run South 02°08'23" East for a distance of 188.32 feet to the Point of Beginning.
ALSO KNOWN AS:
A portion of Tract 22, Section 28, Township 50 South, Range 41 East, "Newman's Survey" according to the Plat thereof, as recorded In Plat Book 2, Page 26, of the Public Records of Dade County, Florida, more particularly described as follows:
Commencing at the Southwest corner of "Alpine Center", according to the Plat thereof, as recorded In Plat Book 120, page 3 of the Public Records of Broward County, Florida, said point being on a line lying 80.00 feet North of and parallel with the North Right-or-Way line of the South New River Canal, as shown on the Central and Southern Florida Flood Control District Map entitled, "Canal C-11 Right-of-Way and Monument Layout (South New River Canal), (last revised dated January 9, 1981); thence South 88°29'26" West, along said parallel line, 352.41 feet to the East line of the West 1/2 of said Tract 22; thence North 02°08'23" West, along said East line 14.00 feet to a line lying 94.00 feet North of and parallel with said North Right-of-Way line and the point of beginning; thence South 88°29'26" West, along said parallel line 231.83 feet; thence North 46°49'14" West, 43.48 feet to a line lying 60.00 feet East of and parallel with the West line of said Tract 22; thence North 02°07'53" West along said parallel line 20.86 feet; thence North 05°50'18" East, 64.91 feet; thence North 02°07'53" West, 72.49 feet to a line lying 282.30 feet North of and parallel with said North Right-of-Way line of the South New River Canal; thence North 88°29'26" East, along said parallel line, 251.38 feet to the East line of the West 1/2 of said Tract 22; thence South 02°08'23" East, along said East line 188.32 feet to the Pont of Beginning.

Said lands lying in the Town of Davie, Broward County, Florida, together with easement rights in and to:
A portion of Tract 22, "Newman's Survey" according to the Plat thereof as recorded In Plat Book 2, Page 26 in the Public Records of Dade County, Florida, lying In Section 28, Township 50 South, Range 41 East, being more particularly described as follows:
Commence at the Southwest corner of Parcel "A" "Alpine Center" (Plat Book 120, Page 3, Broward County Records); thence North 02°08'52" West along the West line of said Plat 206.24 feet; thence South 87°51'08" West 352.36 feet to the Point of Beginning; thence South 88°29'26" West 253.38 feet; thence North 02°07'53" West 25.00 feet; thence North 88°29'25" East 253.38 feet; thence South 02°08'23" East along the East line of the West one-half (W 1/2) of said Tract 22 a distance of 25.00 feet to the Point of Beginning.

AND a portion of Tract 22, "Newman's Survey", according to the Plat thereof as recorded In Plat Book 2, Page 26 In the Public Records of Dade County, Florida lying In Section 28, Township 50 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest corner' of Parcel "A" "Alpine Center" (Plat Book 120, Page 3, Broward County Records); thence South 88°29'26" West along the North Right-of-Way line of Orange Drive (ORB 11791, Page 222, Broward County Records) a distance of 327.41 feet; thence North 02°08'23" West 14.00 feet to the Point of Beginning; thence South 88°29'26" West along a line lying 14.00 feet North of and parallel with said North Right-of-Way line 25.00 feet; thence North 02°08'23" West along the East line of the West one-half (W 1/2) of said Tract 22, a distance of 213.32 feet; thence North 88°29'26" East 25.00 feet; thence South 02°08'23" East along a line lying 25.00 feet. East of and parallel with the East line of the West one-half (W 1/2) of said Tract 22 a distance of 213.32 feet to the Point of Beginning.

Property Address:
4450 Pine Island Road, Davie, Florida, 33328
Parcel Identification No. 5041 28 22 0011

LOCATION MAP
NOT TO SCALE

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined In Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey Is Intended to be displayed at a scale of 1"=20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction Is based on an assumed Meridian.

Warranty Deed, dated April 7th, 2017, recorded Instrument No. 114311383, Broward County Records.

Bearings as shown hereon are based upon the Southerly Boundary Line of the Subject Property with an assumed bearing of N88°29'26"E, said line to be considered a well established and monumented line.

This property Is to be located In Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120035 (Town of Davie), Map Panel No. 12011C0535, Suffix H, Map Revised Date: August 18, 2014.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Broward County's Highway Construction and Engineering Division, Benchmark Number 1019-A, Elevation 11.96 feet.

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same Is hereby presented for informational purposes only.

Since no other information were furnished other than what Is cited In the Sources of Data, the Client Is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found In the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the public records of this County.

No excavation or determination was made as to how the Subject Property Is served by utilities.

No Improvements were located, other than those shown. No underground foundations, Improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Map of Survey was prepared at the request of and certified to:

OA Architecture

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and Is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the Intent of the applicable provisions of the "Standards of Practice for Land Surveying In the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By:
Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LEGEND:

BMY = BRIDGE
C.B.S. = CABLE MAINTENANCE EASEMENT
C.M.E. = CABLE TELEVISION
C.O. = CLEAN OUT
E = AIR SOURCE
BLDG. = BUILDING
C.B.S. = CATCH BASIN
C.D.S. = CONCRETE BLOCK STRUCTURE
CL = CHAIN LINK
C.V. = CALCULATED VALUE
D = DEED
L = CHORD LINE
CONC. = CONCRETE
F.R.C. = FOUND RECORDED CURVE
P.C. = POINT OF CURVATURE
F.N.D. = FOUND NAIL/DISC
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = REVERSE CURVE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
P.B. = PLAT BOOK/BEARING
P.L. = PLAT LINE
P.C.P. = PERMANENT CONTROL POINT
CMP = CORRUGATED METAL PIPE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R = RADIUS
REC. = RECORD
R/W = RIGHT OF WAY
R/W = RIGHT OF WAY
SEC = SECTION
T.S.P. = TOP OF SLOPE
T.O.P. = TOP OF PIPE
SWK = SIDEWALK
F.O. = FACE
F.O.B. = POINT OF BEGINNING
F.O.C. = POINT OF CURVE
A.V. = AIR VACUUM VALVE
E = ELEVATION
B.O. = BLOWOFF
BL = BLOCK
FL = FLOWLINE
T = MONUMENT LINE
I.E. = DRAINAGE CATCH BASIN
A = CENTRAL ANGLE
F.H. = FIRE HYDRANT
F.G. = POINT OF REVERSE CURVE
F.C. = POINT OF CONTRAFLEXURE
T.B.S. = FOUND BOLT/DISC
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = REVERSE CURVE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
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R/W = RIGHT OF WAY
SEC = SECTION
T.S.P. = TOP OF SLOPE
T.O.P. = TOP OF PIPE
SWK = SIDEWALK

LEGEND:

= TELEPHONE MANHOLE
= TELEPHONE BOOTH
= SANITARY SEWER MANHOLE
= TEMPORARY BENCH MARK
= PARKING METER
= FLAG POLE
= TREE
= FOUND ELEVATION
= SET IRON REBAR
= FOUND IRON REBAR
= FOUND NAIL
= POINT OF TANGENCY
= POINT OF CURVATURE
= FIRE HYDRANT
= FOUND IRON PIPE
= FOUND IRON REBAR
= LIGHT POLE ELEVATION
= LIGHT POLE
= MAILBOX
= MEASURED VALUE
= RECORD VALUE
= SHADE TREE
= FALSE TREE
= TRUNK DIAMETER
= TRUNK DIAMETER
2=CANOPY DIAMETER
= WATER VALVE
= SEWER VALVE
= METAL LIGHT POLE
= WATER MANHOLE
= RIGHT OF WAY LINE
= PROPERTY LINE
= EASEMENT LINE
= CHAIN LINK
= WOOD FENCE
= CHAIN LINK FENCE
= OVERHEAD UTILITY LINE
= WATER LINE
= GAS LINE
= STORM LINE
= SEWER LINE
= ELECTRIC LINE
= ONE LINE
= BRICK
= CONCRETE
= CANAL
= TILE
= PAVEMENT
= CBS WALL

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	PALM	12	15	15
2	PALM	6	7	5
3	PALM	12	15	15
4	PALM	12	7	5
5	PALM	12	7	5
6	PALM	12	15	15
7	LIVE OAK	36	25	40
8	LIVE OAK	36	25	40
9	LIVE OAK	36	30	30
10	LIVE OAK	36	30	30
11	PALM	24	25	10
12	TREE	24	8	10
13	PALM	24	20	10
14	LIVE OAK	24	25	25
15	LIVE OAK	24	25	25
16	LIVE OAK	36	30	30
17	LIVE OAK	36	30	30
18	LIVE OAK	36	30	30
19	PALM	12	20	8
20	PALM	12	20	8
21	PALM	12	20	8
22	PALM	12	20	8
23	PALM	12	20	8
24	PALM	12	12	5
25	PALM	12	12	5
26	PALM	12	20	8
27	LIVE OAK	12	25	20
28	YELLOW TABEBUIA	12	12	10
29	YELLOW TABEBUIA	12	12	10
30	YELLOW TABEBUIA	12	15	10
31	YELLOW TABEBUIA	12	15	10
32	YELLOW TABEBUIA	12	15	10
33	PALM	24	30	10
34	PALM	24	30	10
35	YELLOW TABEBUIA	24	25	20
36	YELLOW TABEBUIA	12	15	10
37	PALM	12	50	10
38	TREE	24	25	20
39	PALM	24	30	10
40	PALM	24	30	10
41	PALM	24	30	10
42	YELLOW TABEBUIA	24	5	5
43	YELLOW TABEBUIA	12	15	10
44	TREE	36	30	20
45	PALM	24	30	10
46	PALM	24	30	10
47	PALM	24	30	10
48	PALM	24	30	10
49	PALM	24	30	10
50	YELLOW TABEBUIA	12	20	30
51	YELLOW TABEBUIA	24	20	30
52	YELLOW TABEBUIA	12	20	30
53	PALM	24	30	10
54	PALM	24	30	10
55	YELLOW TABEBUIA	12	20	30
56	LIVE OAK	12	20	20
57	PALM	12	30	10
58	YELLOW TABEBUIA	24	15	15
59	TREE	24	12	12

LAND SURVEYOR AND MAPPERS
GEOMATICS ENGINEERS
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
1985 NW 88th Court, Suite 201 - Doral FL33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com

BOUNDARY & TOPOGRAPHIC SURVEY
of
OA Architecture
4450 Pine Island Road, Davie, Florida 33328

REVISIONS
1
2
3
4
5
6
7
8
9
10

Field Book:
FILE
DRAWN BY:
MG
TECH BY:
RI
QA/QC BY:
AO
Job No.:
18061
1/1

AMENDED 47428/740

SEE ORB 17771 PG 376 FOR RESTRICTION CHANGES ON SECOND SHEET

93123020

PLAT BOOK 148 PAGE 31

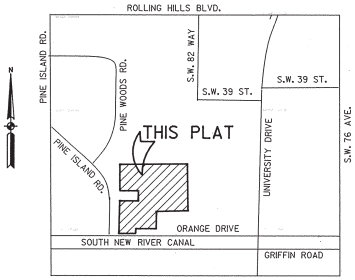
SHEET 1 OF 2

OR Book 18264 page 769

"THE ORANGE DRIVE - PINE ISLAND PLAT"

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST
A REPLAT OF A PORTION OF TRACTS 21 & 22, SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
"NEWMAN'S SURVEY", PLAT BOOK 2, PAGE 26, DADE COUNTY RECORDS,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY:
SHAH • DROTOS & ASSOCIATES
DEVELOPMENT CONSULTING • ENGINEERING • PLANNING
4901 N.W. 17TH WAY • SUITE 504 • FT.LAUDERDALE, FL.33309
PHONE: (305)776-7604 • DATED: FEBRUARY, 1991



SECTION 28-50-41
LOCATION SKETCH
NOT TO SCALE

DESCRIPTION

A PORTION OF TRACTS 21 AND 22, SECTION 28, 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, ALSO BEING A PORTION OF THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "WOODS OF ROLLING HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°09'52" EAST, ALONG THE EAST LINE OF TRACT 21 OF SAID "NEWMAN'S SURVEY", A DISTANCE OF 981.4 FEET TO THE NORTH-EAST CORNER OF "ALPINE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°29'26" WEST, ALONG THE NORTH LINE OF SAID "ALPINE CENTER", A DISTANCE OF 659.74 FEET TO A POINT OF INTERSECTION WITH A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID "ALPINE CENTER"; THENCE SOUTH 02°08'52" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 337.02 FEET TO A POINT OF INTER-SECTION WITH A LINE 80.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHLINE OF SAID TRACT 22; THENCE SOUTH 88°29'26" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 337.41 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE HALF OF TRACT 22 OF SAID "NEWMAN'S SURVEY"; THENCE SOUTH 02°08'23" EAST, ALONG SAID WEST LINE A DISTANCE OF 33.39 FEET TO A POINT OF INTERSECTION WITH A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY MONUMENT LINE OF THE SOUTH NEW RIVER CANAL AS SHOWN ON THE AMENDED STIPULATED ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 15599, PAGE 731, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°57'48" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,28.12 FEET; THENCE NORTH 46°35'02" WEST, A DISTANCE OF 49.02 FEET TO A POINT OF INTERSECTION WITH A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT22, SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF PINE ISLAND ROAD AS RECORDED IN OFFICIAL RECORD BOOK 15599, PAGE 731 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°07'53" WEST, ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 375.90 FEET; THENCE SOUTH 87°52'07" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET, TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE SOUTHWEST(A RADIAL LINE TO SAID POINT BEARS SOUTH 87°52'07" WEST) AND HAVING A RADIUS OF 1201.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°3'20" A DISTANCE OF 115.78 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", OF "SOUTHERN BELL DAVIE NO. 1" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°32'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 272.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 02°08'23" WEST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°32'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 322.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF PARCEL "C", OF "ALPINE LAKES SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°07'53" WEST ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EAST LINE, A DISTANCE OF 699.61 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID "WOODS OF ROLLING HILLS"; THENCE NORTH 88°32'00" EAST, ALONG THE SOUTH LINE, OF SAID "WOODS OF ROLLING HILLS", A DISTANCE OF 1318.91 FEET, TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 33.424 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S.) WERE SET IN ACCORDANC WITH SECTION 177.091 OF SAID CHAPTER 177. BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DAVID G. KRAUSE & ASSOCIATES, INC.
DAVID G. KRAUSE
PROFESSIONAL LAND SURVEYOR #4066
STATE OF FLORIDA
(FOR THE FIRM)

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT INVEX CORPORATION, A FLORIDA CORPORATION OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "THE ORANGE DRIVE - PINE ISLAND PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE, FOR PROPER PURPOSES. DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD DRAINAGE DISTRICT, FOR PROPER PURPOSES. WET RETENTION AND DRAINAGE RIGHTS FOR STORMWATER RUNOFF ARE PROVIDED FOR FUTURE NORTHBOUND PINE ISLAND ROAD,ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AND FOR FUTURE ORANGE DRIVE ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AS NECESSARY.

IN WITNESS WHEREOF, INVEX CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 27TH DAY OF July A.D.1990.

WITNESS
WITNESS
BY: E. DANIEL LOPEZ
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED E. DANIEL LOPEZ

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS VICE PRESIDENT OF INVEX CORPORATION, A FLORIDA CORPORATION, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 27TH DAY OF July A.D.1990.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 19, 1992
BONDED THRU GENERAL INS. UND.

MY COMMISSION EXPIRES:
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

KNOW ALL MEN BY THESE PRESENTS THAT WILSHIRE HOMES, A FLORIDA GENERAL PARTNERSHIP

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF. THE BELOW REFERENCED MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 17780, PAGE 269 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

IN WITNESS WHEREOF, WILSHIRE HOMES, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME

THIS 14 DAY OF Aug A.D.1990

CAPITAL B.S.P. INVESTMENT INC.,
A CALIFORNIA CORP GENERAL PARTNER

WITNESS AS TO BOTH
WITNESS AS TO BOTH
BY: MEGHERDICH BARUIAN, PRESIDENT
BY: HAMID SAEDI, VICE PRESIDENT

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

BEFORE ME PERSONALLY APPEARED MEGHERDICH BARUIAN AND HAMID SAEDI

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF CAPITAL B.S.P. INVESTMENT INC., A CALIFORNIA CORP GENERAL PARTNER, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL THIS 14 DAY OF Aug A.D.1990.

April 20 1993
MY COMMISSION EXPIRES:
NOTARY PUBLIC, STATE OF CALIFORNIA

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

THIS IS TO CERTIFY THAT PETER DEUTSCH, OWNER AND HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 21st DAY OF February, 1991.

WITNESS:
WITNESS:
PETER DEUTSCH

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PETER DEUTSCH, TO ME WELL KNOWN, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF February, 1991.

May 6, 1994
MY COMMISSION EXPIRES
NOTARY PUBLIC - STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT ARTHUR L. DEUTSCH AND BEULAH DEUTSCH, HIS WIFE, AND PETER DEUTSCH, AS TENANTS IN COMMON OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "THE ORANGE DRIVE-PINE ISLAND PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE, FOR PROPER PURPOSES. DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD DRAINAGE DISTRICT, FOR PROPER PURPOSES. WET RETENTION AND DRAINAGE RIGHTS FOR STORMWATER RUNOFF ARE PROVIDED FOR FUTURE NORTHBOUND PINE ISLAND ROAD ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AND FOR FUTURE ORANGE DRIVE ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AS NECESSARY.

IN WITNESS WHEREOF, ARTHUR L. DEUTSCH AND BEULAH DEUTSCH, HIS WIFE, AND PETER DEUTSCH, AS TENANTS IN COMMON HAVE CAUSED THIS DEDICATION TO BE SIGNED IN THEIR NAMES THIS 24th DAY OF July A.D.1990

WITNESS AS TO ALL
BY: ARTHUR L. DEUTSCH
TENANT IN COMMON
BY: BEULAH DEUTSCH, HIS WIFE
TENANT IN COMMON
WITNESS AS TO ALL
BY: PETER DEUTSCH,
TENANT IN COMMON

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED ARTHUR L. DEUTSCH AND BEULAH DEUTSCH, HIS WIFE AND PETER DEUTSCH

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS TENANTS IN COMMON, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS OWNERS OF THE LANDS DESCRIBED HEREON AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNERS.

WITNESS MY HAND AND SEAL THIS 24th DAY OF July A.D.1990

Notary Public, State of Florida
My Commission Expires March 17, 1992
BONDED THRU GENERAL INSURANCE UNDERWRITERS

MY COMMISSION EXPIRES:
NOTARY PUBLIC, STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT ARTHUR L. DEUTSCH, AN INDIVIDUAL, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "THE ORANGE DRIVE - PINE ISLAND PLAT".

A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE, FOR PROPER PURPOSES. DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD DRAINAGE DISTRICT, FOR PROPER PURPOSES. WET RETENTION AND DRAINAGE RIGHTS FOR STORMWATER RUNOFF ARE PROVIDED FOR FUTURE NORTHBOUND PINE ISLAND ROAD ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AND FOR FUTURE ORANGE DRIVE ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AS NECESSARY.

IN WITNESS WHEREOF, ARTHUR L. DEUTSCH, AN INDIVIDUAL, HAS CAUSED THIS DEDICATION TO BE SIGNED THIS 21 ST DAY OF FEBRUARY AD, 1991.

WITNESS:
WITNESS:
ARTHUR L. DEUTSCH

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED ARTHUR L. DEUTSCH, AN INDIVIDUAL. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOR GOING INSTRUMENT AS AN INDIVIDUAL.

BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT SAID INSTRUMENT IS THE FREE AND DEED OF SAID OWNER.

WITNESS MY HAND AND SEAL THIS 21st DAY OF February A.D. 1991.

May 6, 1994
MY COMMISSION EXPIRES:
NOTARY PUBLIC, STATE OF FLORIDA

CENTRAL BROWARD DRAINAGE DISTRICT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 30th DAY OF March A.D., 1990

BY: CHAIRMAN — DATE: July 30th, 1990
BY: SECRETARY — DATE: 4-1-91

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, FLORIDA, THIS 8TH DAY OF AUGUST, A.D. 1990

CHAIRMAN

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,

BY: DIRECTOR — DATE: 3-29-91

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: HENRY P. COOK, FLORIDA P.E., REG. NO. 12506, DIRECTOR OF ENGINEERING — DATE: 3-29-91
BY: EMILIO V. LLUFRIO, FLORIDA P.L.S. REG. NO. 4429, COUNTY SURVEYOR — DATE: 3-28-91

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 27TH DAY OF SEPTEMBER A.D., 1990.

BY: CHAIRPERSON — DATE: 03/28/91

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 2ND DAY OF October, A.D.1991.

BY: ADMINISTRATOR 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 2nd DAY OF October, A.D. 1991

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR — BY: DEPUTY
BY: CHAIRPERSON - COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 1 DAY OF April A.D.1991, AND RECORDED IN PLAT BOOK 148 PAGE 31 RECORD VERIFIED.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR — BY: DEPUTY

SEALS

NOTARY DEDICATION INVEX CORPORATION	NOTARY DEDICATION DEUTSCH - INDIVIDUALS	WILSHIRE HOMES CAPITAL B.S.V. INVESTMENT, INC	WILSHIRE HOMES MORTGAGEE'S CONSENT NOTARY	DEDICATION A DEUTSCH NOTARY	MORTGAGEE'S CONSENT NOTARY	COUNTY ENGINEER	COUNTY SURVEYOR
						ENGINEER'S PROJECT NO. 90-0050	

019 - MP - 90

"THE ORANGE DRIVE - PINE ISLAND PLAT"

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST
A REPLAT OF A PORTION OF TRACTS 21 & 22, SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
"NEWMAN'S SURVEY", PLAT BOOK 2, PAGE 26, DADE COUNTY RECORDS,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY:
SHAH · DROTOS & ASSOCIATES
DEVELOPMENT CONSULTING ENGINEERING PLANNING
4901 N.W. 17TH WAY SUITE 504 FT. LAUDERDALE, FL 33309
PHONE: (305)776-7604 DATED: FEBRUARY, 1991

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF DAVIE, A FLORIDA MUNICIPAL CORPORATION OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS " THE ORANGE DRIVE - PINE ISLAND PLAT ", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD DRAINAGE DISTRICT, FOR PROPER PURPOSES. RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. WET RETENTION AND DRAINAGE RIGHTS FOR STORMWATER RUNOFF ARE PROVIDED FOR FUTURE NORTHBOUND PINE ISLAND ROAD ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AND FOR FUTURE ORANGE DRIVE ROADWAY IMPROVEMENTS ADJACENT TO THIS PLAT AS NECESSARY.

IN WITNESS WHEREOF, THE TOWN OF DAVIE, A FLORIDA MUNICIPAL CORPORATION HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 17TH DAY OF SEPTEMBER, 1990 A.D.

WITNESS

WITNESS

BY: KATHRYN KNUTSEN COX
MAYOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KATHRYN KNUTSEN COX, MAYOR OF THE TOWN OF DAVIE, A FLORIDA MUNICIPAL CORPORATION AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING DEDICATION AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF OCT. A.D., 1990.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV. 20, 1992
BONDED THRU GENERAL INS. UND.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA

TOWN OF DAVIE TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA BY RESOLUTION THIS 17TH DAY OF AUGUST, A.D. 1990.

ATTEST:

TOWN CLERK

BY:

MAYOR

DEVELOPMENT SERVICES DEPT.

THIS IS TO CERTIFY THAT THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE HAS APPROVED AND ACCEPTED THIS PLAT THIS 1ST DAY OF APRIL, A.D. 1991.

DIRECTOR

NOTES

1. (N 00°00'00"E) DENOTES BEARINGS AND DISTANCES BASED ON " AMENDED STIPULATED ORDER OF TAKING ", PER OFFICIAL RECORDS BOOK 15599, PAGE 731, BROWARD COUNTY RECORDS.
2. [N 00°00'00"E] DENOTES BEARINGS AND DISTANCES BASED ON " SOUTHERN BELL DAVIE NO. 1 ", PER PLAT BOOK 116, PAGE 35, BROWARD COUNTY RECORDS.
3. ◎ INDICATES SET PERMANENT REFERENCE MONUMENT.
4. SURVEY DATA IN FIELD BOOK 240.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION (STONER/KEITH RESURVEY AS RECORDED IN MISC. PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA).
6. ++++ INDICATES NON-VEHICULAR ACCESS LINE.
7. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT, BENCHMARK NO. 146, ELEV.=5.902 FEET F.C.D. ALUMINUM CASTING STAMPED F.C.D. BM - B-II SET IN NORTH WALL OF DOUBLE CONCRETE. BX CULVERT UNDER GRIFFIN ROAD JUST EAST OF PINE ISLAND ROAD. (SOUTHWEST 88 AVENUE) IF IT INTERSECTED C-II AND JUST SOUTH OF C-II. BM SET ON NORTH WALL 5' + WEST OF EAST END OF WALL AND 9' + EAST OF EAST BX CULVERT.
8. P.O.B. INDICATES POINT OF BEGINNING.
9. THE 24 FOOT OPENING ILLUSTRATED ON THIS PLAT SHALL BE USED AS A COMBINED 80 FOOT OPENING WITH THE AMENDED OPENING TO THE " SOUTHERN BELL DAVIE PLAT NO. 1 " AS RECORDED IN O.R.B. 12216, PAGE 424 AND THE NON-EXCLUSIVE ROADWAY EASEMENT RECORDED IN O.R.B. 18230, PAGE 0087.

PLAT RESTRICTION

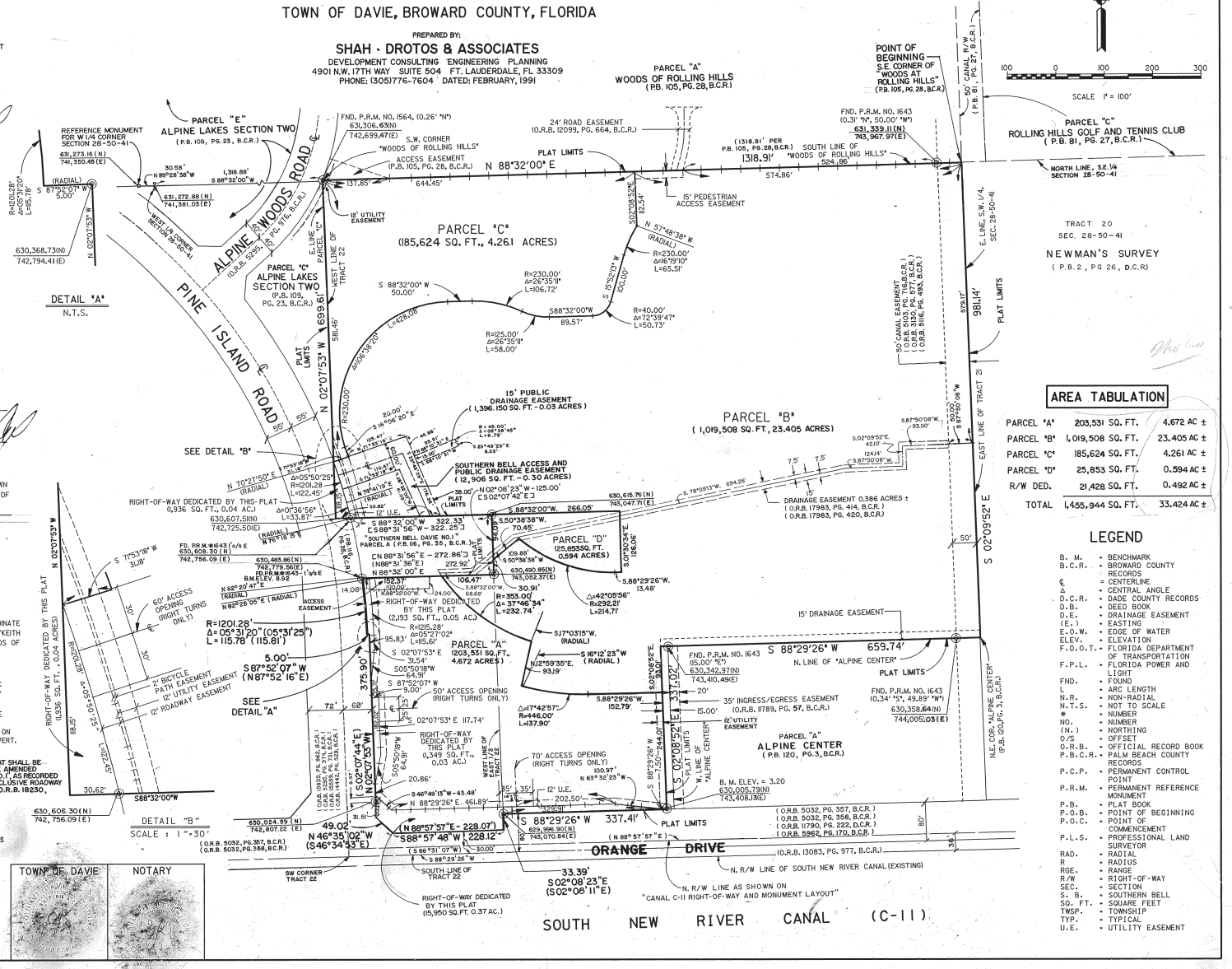
THIS PLAT IS RESTRICTED AS FOLLOWS:
PARCEL "A" - 2,000 SQUARE FEET OF COMMERCIAL
PARCEL "B" - 118 DETACHED SINGLE FAMILY HOMES
PARCEL "C" - 4.26 ACRES OF PUBLIC PARK
PARCEL "D" - 0.59 ACRES OF UTILITY SITE

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.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

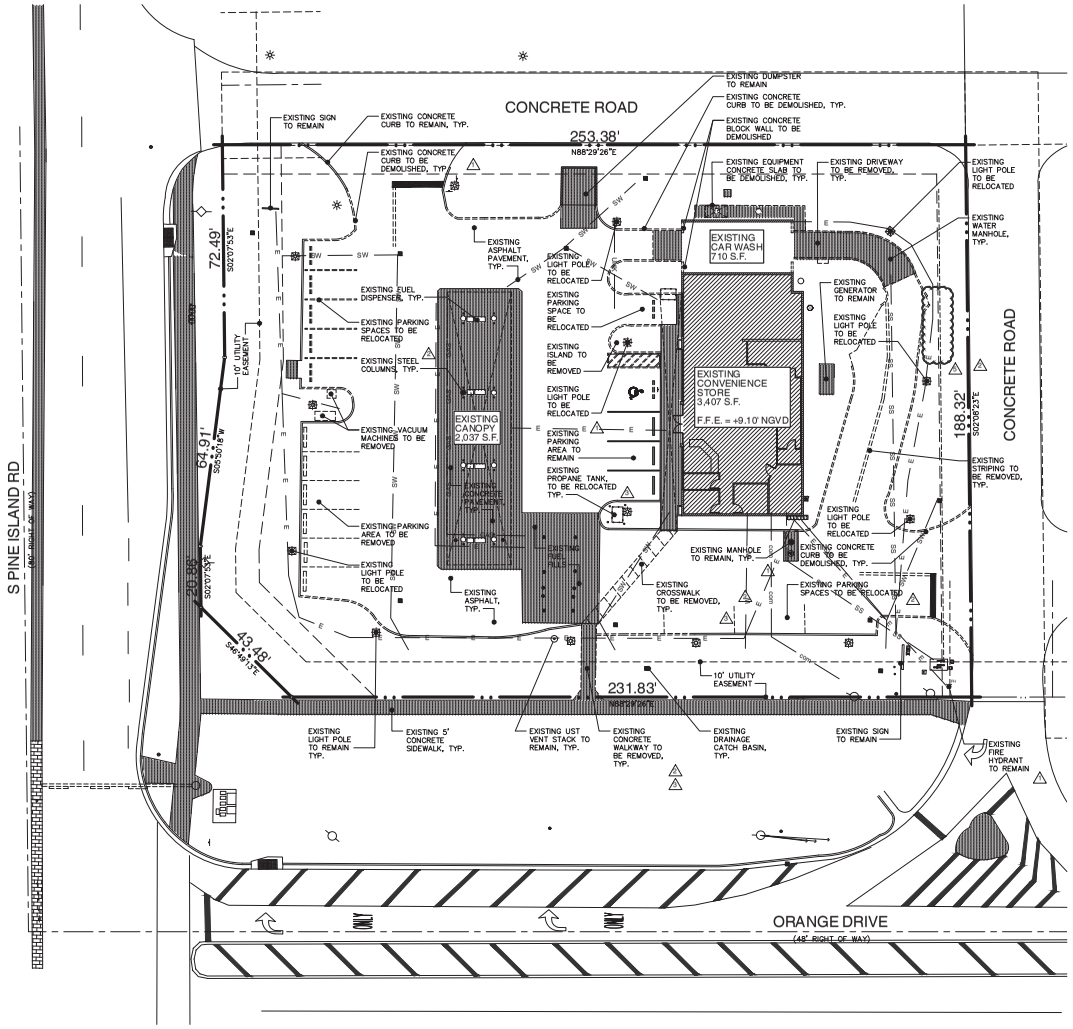


AREA TABULATION

PARCEL "A"	203,531 SQ. FT.	4.672 AC ±
PARCEL "B"	1,019,508 SQ. FT.	23.405 AC ±
PARCEL "C"	185,624 SQ. FT.	4.261 AC ±
PARCEL "D"	25,853 SQ. FT.	0.594 AC ±
R/W DED.	21,428 SQ. FT.	0.492 AC ±
TOTAL	1,455,944 SQ. FT.	33.424 AC ±

LEGEND

B. M. - BENCHMARK
B.C.R. - BROWARD COUNTY RECORDS
℄ - CENTERLINE
Δ - CENTRAL ANGLE
D.C.R. - DADE COUNTY RECORDS
D.B. - DEED BOOK
D.E. - DRAINAGE EASEMENT
(E.) - EASTING
E.O.W. - EDGE OF WATER
ELEV. - ELEVATION
F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.L. - FLORIDA POWER AND LIGHT
FND. - FOUND
L - ARC LENGTH
N.R. - NON-RADIAL
N.T.S. - NOT TO SCALE
- NUMBER
NO. - NUMBER
(N.) - NORTHING
O/S - OFFSET
O.R.B. - OFFICIAL RECORD BOOK
P.B.C.R. - PALM BEACH COUNTY RECORDS
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
P.B. - PLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.L.S. - PROFESSIONAL LAND SURVEYOR
RAD. - RADIAL
R - RADIUS
RGE. - RANGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
S. B. - SOUTHERN BELL
SQ. FT. - SQUARE FEET
TWSP. - TOWNSHIP
TYP. - TYPICAL
U.E. - UTILITY EASEMENT



EXISTING/DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

Proposed Car Wash Exension

Chevron - Golgas Car Wash

Owner: Golgas LLC

4450 South Pine Island Rd, Davie, Florida 33024

SP0.1

Consulting Engineer

12.20.18 BT Special Permit Submittal

09.18.19 BT DRC Review Comments

01.10.20 BT DRC Review Comments

03.20.20 BT DRC Review

04.29.20 BT DRC Review

Job: A1729 Start: 12.19.2017

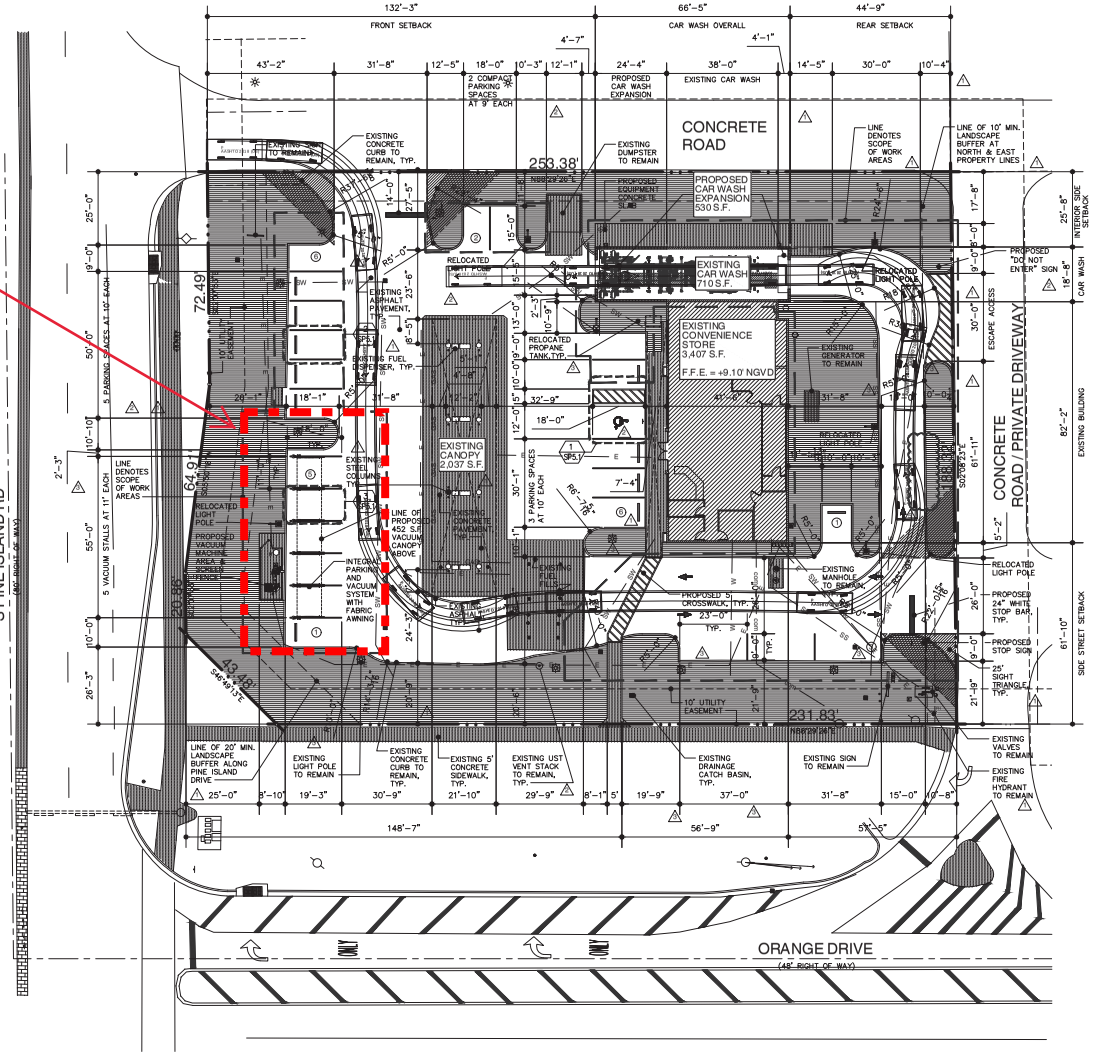
Chaves Alonso Jr.
Registered Architect AR 14138

NOT FOR PERMIT UNLESS SIGNED SEALED & DATED

OSA | ARCHITECTURE

Author's Way, Suite 101, Miami, FL 33145 305.560.5005 osa-arch.com

Location of
Proposed Outdoor
Self-Service
Vacuum Stations



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

NOTE:
LANDSCAPE CANNOT BE INSTALLED WITHOUT PRIOR LOCATION OF THE EXISTING UNDERGROUND UTILITIES.

ZONING INFORMATION

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF "THE ORANGE DRIVE-PINE ISLAND PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148 AT PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN SOUTH 88°29'26" WEST ALONG THE SOUTH LINE OF SAID PARCEL" A" FOR A DISTANCE OF 7.50 FEET TO A POINT; THENCE RUN NORTH 83°32'23" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" FOR A DISTANCE OF 100.97 FEET TO A POINT; THENCE RUN SOUTH 88°29'26" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" FOR A DISTANCE OF 230.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°29'26" WEST ALONG THE SOUTH LINE OF SAID PARCEL" A" FOR A DISTANCE OF 231.83 FEET TO A POINT THENCE RUN NORTH 46°49'13" WEST FOR A DISTANCE OF 43.48 FEET TO A POINT; THENCE RUN NORTH 02°07'53" WEST ALONG THE WEST LINE OF SAID PARCEL" A" FOR A DISTANCE OF 20.86 FEET TO A POINT; THENCE RUN NORTH 05°50'18" EAST ALONG THE WEST LINE OF SAID PARCEL" A" FOR A DISTANCE OF 64.91 FEET TO A POINT; THENCE RUN NORTH 02°07'53" WEST ALONG THE WEST LINE OF SAID PARCEL "A" FOR A DISTANCE OF 72.49 FEET TO A POINT; THENCE RUN NORTH 88°29'26" EAST FOR A DISTANCE OF 253.38 FEET TO A POINT; THENCE RUN SOUTH 02°08'23" EAST FOR A DISTANCE OF 188.32 FEET TO THE POINT OF BEGINNING.
ALSO KNOWN AS:
A PORTION OF TRACT 22, SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF "ALPINE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON A LINE LYING 80.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OR-WAY LINE OF THE SOUTH NEW RIVER CANAL, AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT MAP ENTITLED, "CANAL C-11 RIGHT-OF-WAY AND MONUMENT LAYOUT (SOUTH NEW RIVER CANAL), (LAST REVISED DATED JANUARY 9, 1981); THENCE SOUTH 88°29'26" WEST, ALONG SAID PARALLEL LINE, 352.41 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 22; THENCE NORTH 02°08'23" WEST, ALONG SAID EAST LINE 14.00 FEET TO A LINE LYING 94.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 88°29'26" WEST, ALONG SAID PARALLEL LINE 231.83 FEET; THENCE NORTH 46°49'14" WEST, 43.48 FEET TO A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 22; THENCE NORTH 02°07'53" WEST ALONG SAID PARALLEL LINE 20.86 FEET; THENCE NORTH 05°50'18" EAST, 64.91 FEET; THENCE NORTH 02°07'53" WEST, 72.49 FEET TO A LINE LYING 282.30 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 88°29'26" EAST, ALONG SAID PARALLEL LINE, 253.38 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 22; THENCE SOUTH 02°08'23" EAST, ALONG SAID EAST LINE 188.32 FEET TO THE PONT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, TOGETHER WITH EASEMENT RIGHTS IN AND TO:
A PORTION OF TRACT 22, "NEWMAN'S SURVEY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26 IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" "ALPINE CENTER" (PLAT BOOK 120, PAGE 3, BROWARD COUNTY RECORDS); THENCE NORTH 02°08'52" WEST ALONG THE WEST LINE OF SAID PLAT 206.24 FEET; THENCE SOUTH 87°51'08" WEST 352.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°29'26" WEST 253.38 FEET; THENCE NORTH 02°07'53" WEST 25.00 FEET; THENCE NORTH 88°29'25" EAST 253.38 FEET; THENCE SOUTH 02°08'23" EAST ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID TRACT 22 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

AND A PORTION OF TRACT 22, "NEWMAN'S SURVEY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26 IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LYING IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" "ALPINE CENTER" (PLAT BOOK 120, PAGE 3, BROWARD COUNTY RECORDS); THENCE SOUTH 88°29'26" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF ORANGE DRIVE (ORB 11790, PAGE 222, BROWARD COUNTY RECORDS) A DISTANCE OF 327.41 FEET; THENCE NORTH 02°08'23" WEST 14.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°29'26" WEST ALONG A LINE LYING 14.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE 25.00 FEET; THENCE NORTH 02°08'23" WEST ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID TRACT 22, A DISTANCE OF 213.32 FEET; THENCE NORTH 88°29'26" EAST 25.00 FEET; THENCE SOUTH 02°08'23" EAST ALONG A LINE LYING 25.00 FEET, EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID TRACT 22 A DISTANCE OF 213.32 FEET TO THE POINT OF BEGINNING.

FLOOD CRITERIA:
FLOOD ZONE: AH
BASE FLOOD ELEVATIONS: 7.0' FEET

ZONING: B-3 (LAND USE - COMMERCIAL) △1 — FOLIO: 5041-28-22-0011
NET LAND AREA: 48,000 S.F. (1.1019 ACRES) — CITY OF DAVIE

CATEGORIES	REQUIRED / ALLOWED	PROVIDED/EXISTING
SET BACKS		
FRONT	25'-0"	132'-3" (CAR WASH EXPANSION)
SIDE STREET	25'-0"	61'-10" (EXISTING BUILDING)
INTERIOR SIDE	25'-0"	25'-8" (EXISTING BUILDING)
REAR	25'-0"	44'-9" (CAR WASH EXPANSION)
HEIGHT		
MAIN BUILDING (EXISTING)	35' MAX.	18'-0"
CAR WASH (EXISTING & EXPANSION)	–	14'-8"
BUILDING COVERAGE △1		
MAIN BUILDING (EXISTING)	–	3,407 S.F.
CAR WASH (EXISTING)	–	710 S.F.
CAR WASH (EXPANSION)	–	530 S.F.
GASOLINE CANOPY (EXISTING)	–	2,037 S.F.
VACUUM CANOPY (PROPOSED)	–	452 S.F.
TOTAL	(40%) MAX.	7,136 S.F. (14.86%) △1
LANDSCAPE		
LANDSCAPE (OPEN SPACE)	14,400 S.F. (30%) MIN.	17,881 S.F. (37.25%)
IMPERVIOUS	–	30,119 S.F. (62.75%)
EXISTING LANDSCAPE: 19,461 S.F. (40.54%) △1		△1
PARKING		△1
CONVENIENCE STORE (RETAIL)	2,483' / 250 = 9.93 SPACES	10 SPACES
POSTAL OFFICE (BUSINESS)	286' / 300 = 0.88 SPACES	1 SPACES
DINING	12 SPACES / 1000 S.F. 658' X 0.012 = 7.89	8 SPACES △1
CAR WASH	–	–
TOTAL	18.7 (19 SPACES)	19 SPACES
PROPOSED VACUUM STALLS		5 STALLS
COMPACT SPACES	4.75 SPACES (25%) MAX.	4 SPACES △1
HANDICAP SPACES	1 SPACES	1 SPACE

Consulting Engineer

12.20.18 BT Special Permit Submittal
△1 09.18.19 BT DRC Review Comments
△2 01.10.20 BT DRC Review Comments
Job: A17253 Start: 12.19.2017

△3 03.20.20 BT DRC Review
△4 04.29.20 BT DRC Review

Chassis Alonso Jr.
Registered Architect AR-14138
NOT FOR PERMIT UNLESS SIGNED SEALED & DATED

OG | ARCHITECTURE
AMERICAN INSTITUTE OF ARCHITECTS
5555 Ponce de Leon Blvd., Suite 101, Miami, FL. 33146 305.665.5005 ogarchitecture.com

Proposed Car Wash Extension
Chevron - Golgas Car Wash
Owner: Golgas LLC
44500 South Pine Island Rd, Davie, Florida 33024

SP1.1

AASHTO 2018 (US) / S-BUS-40
PROPOSED FIRE PATH
SCALE 1" = 40'-0"

AASHTO 2018 (US) / WB-62
PROPOSED TANKER TRUCK PATH
SCALE 1" = 40'-0"

AASHTO 2018 (US) / P
PROPOSED CAR WASH VEHICLE PATH
SCALE 1" = 40'-0"

SP1.2

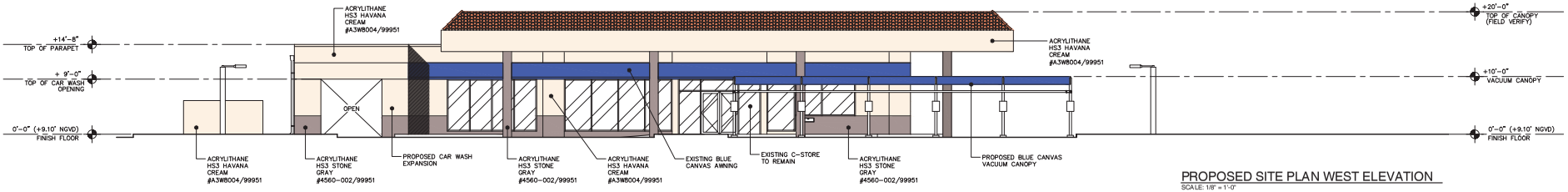
Proposed Car Wash Expansion
Chevron - Golgas Car Wash
Owner: Golgas LLC
4450 South Pine Island Rd, Davie, Florida 33024

Consulting Engineer

12.20.18 BT	Special Permit Submittal
09.18.19 BT	DRC Review Comments
01.10.20 BT	DRC Review Comments
03.20.20 BT	DRC Review
Job: A1733	Date: 12.18.2017

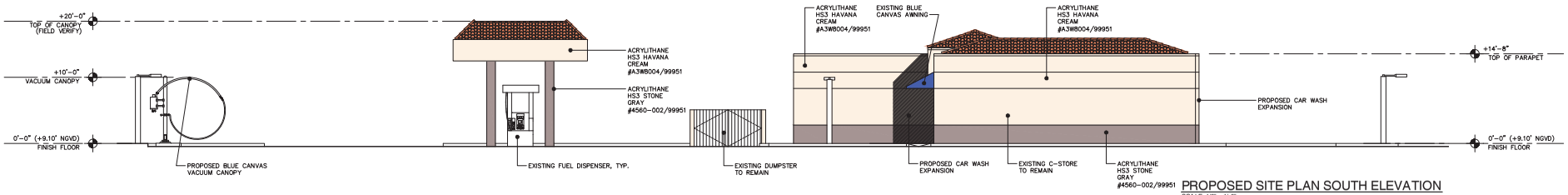
Chevron Arrow Jr.
Florida Registration AR 14138
NOT FOR PERMIT UNLESS
SIGNED SEALED & DATED

03 | ARCHITECTURE
AASSOCIATES
7255 Corral Way, Suite 101, Davie, FL 33314 305 555 2000 03-architect.com



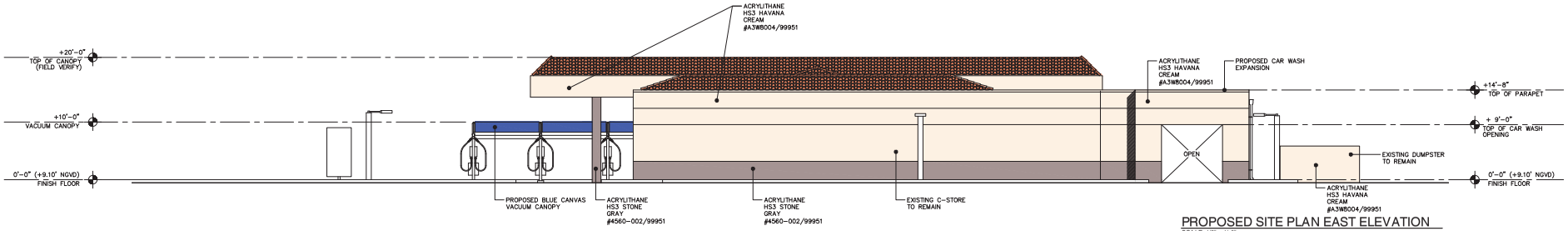
PROPOSED SITE PLAN WEST ELEVATION

SCALE: 1/8" = 1'-0"



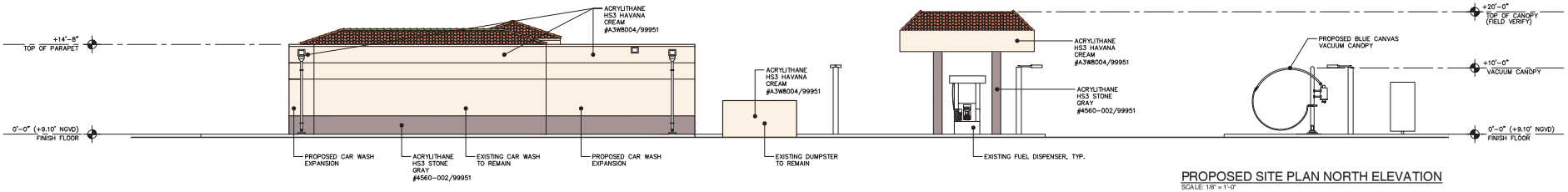
PROPOSED SITE PLAN SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECTURE
AAC001011
5555 Grand Way, Suite 101, Miami, FL 33146 305.665.5005 oa-arch.com
Orlando Alonso Jr.
Florida Registered Architect
License No. AR-14139

NOT FOR PERMIT UNLESS SIGNED SEALED & DATED

09.18.19 BT DRC Review Comments

Job: A17.23 Start: 12.15.2017

Consulting Engineer

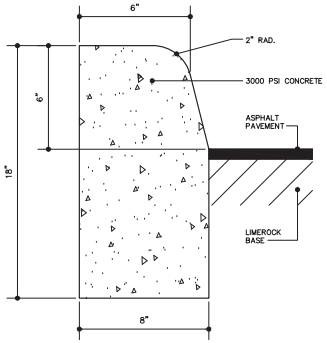
Proposed Car Wash Exension

Chevron - Golgas Car Wash

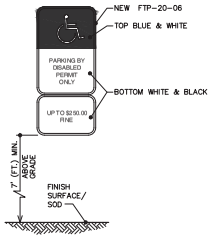
Owner: Golgas LLC

44450 South Pine Island Rd, Davie, Florida 33024

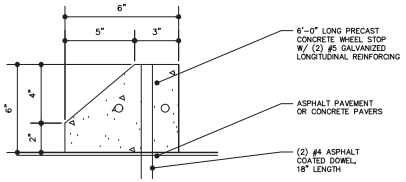
SP2.1



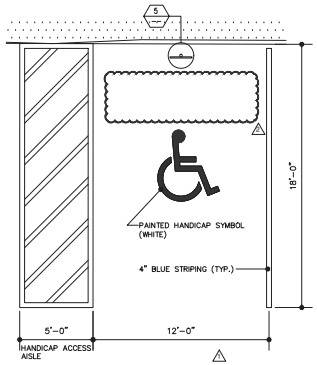
TYPE "D" CONCRETE CURB 5
SCALE: 1/4" = 1'-0"



DISABLED PARKING SIGN DETAIL 5
SCALE: NTS

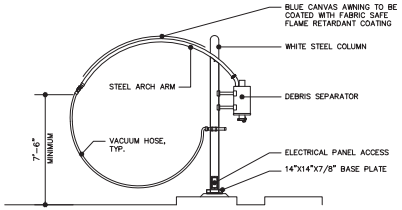


TYPICAL WHEEL STOP 4
SCALE: NTS



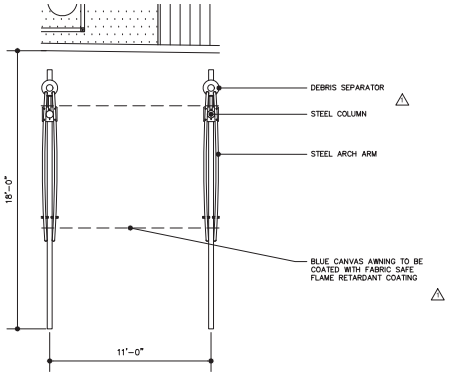
ADA PARKING STALL DETAILS 2
SCALE: 1/4" = 1'-0"

VACUUM CANOPY VIEW
SCALE: NTS



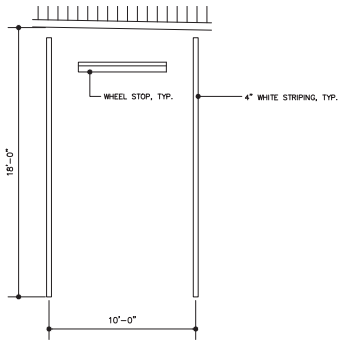
VACUUM CANOPY DETAIL 6
SCALE: 1/4" = 1'-0"

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING PRIOR TO FABRICATION.
2. ALL VACUUM STRUCTURE TO BE SELECTED BY THE OWNER.



VACUUM STALL DETAILS 3
SCALE: 1/4" = 1'-0"

NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWING PRIOR TO FABRICATION.



TYPICAL PARKING STALL DETAILS 1
SCALE: 1/4" = 1'-0"

OG ARCHITECTURE
AAC001 [illegible]
5520 Corral Way, Suite 101, Miami, FL 33146 305 665 3005 ogarch.com

Chase Alonso Jr.
Professional Engineer
State of Florida No. 81143136
NOT FOR PERMIT UNLESS SIGNED SEALED & DATED

12.20.18 BT Special Permit Submittal
09.18.19 BT DRC Review Comments
01.10.20 BT DRC Review Comments
Job: A1729 Start 12.19.2017

Consulting Engineer

Proposed Car Wash Extension
Chevron - Golgas Car Wash
Owner: Golgas LLC
4450 South Pine Island Rd, Davie, Florida 33024

SP5.1

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CAG12	CAESALPINIA GRANADILLA BRIDAL VEIL TREE	12' HT X 6' SPR. 2.0 " DBH. 5' CT. MEDIUM DROUGHT TOLERANCE	3
CAG14	CAESALPINIA GRANADILLA BRIDAL VEIL TREE	14' -16' X6' SPR. 3" DBH . 5' CT. MEDIUM DROUGHT TOLERANCE	11
CES14	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD TREE	14'-16' HT. X 6' SPR. 3" DBH. SINGLE TRUNK 5' CT. NATIVE HIGH DROUGHT TOLERANCE	5
LI14	LAGERSTROEMIA INDICA CRAPE MYRTLE 'TUSKEGEE'	14' - 16' X 6' SPR. 5' CT. 3" DBH. SINGLE TRUNK HIGH DROUGHT TOLERANCE	13

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CES3	CONOCARPUS ERECTUS SERECUS SILVER BUTTONWOOD SHRUB	24"X 24" 24" O.C. FULL TO BASE NATIVE HIGH DROUGHT TOLERANCE	125
CIR	CHRYSOBALANUS ICACO COCOPLUM HEDGE	24"X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	120
CIR7	CHRYSOBALANUS ICACO COCOPLUM HEDGE	36" X 24" SPR. 24" O. C. FULL TO GROUND, NATIVE HIGH DROUGHT TOLERANCE	46
DV1	DIETIS IRIDIOIDES AFRICAN IRIS	12" FULL TO POT 18" O.C. HIGH DROUGHT TOLERANCE	70
FAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	140
HP3	HEMEILIA PATENS FIRE BUSH	24" X 24" SPR. 24" OC NATIVE MEDIUM DROUGHT TOLERANCE	60
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12"X18" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	480
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	20" X 15" SPR. 15" O.C. NATIVE HIGH DROUGHT TOLERANCE	60
PNUT	ARACHIS GLABRATA BENTH PERENNIAL PEANUT	1 GAL. SPACE 6-8" O.C. HIGH DROUGHT TOLERANCE	100
SOD	ST. AUGUSTINE FLORITAM	CONTRACTOR TO VERIFY QUANTITY SHADE/SUN	-
VA7	VIBURNUM " AWABUKI"	8' X 30" 30" O.C. HIGH DROUGHT TOLERANCE	33

NOTES:

SEE SHEET L-3 FOR ALL DETAILS AND SPECIFICATIONS.

ALL EXISTING TREES WITHIN THE LIMITS OF PROPOSED WORK SHALL BE PROTECTED BY A TREE PROTECTION BARRIER (SEE DETAIL SHEET L-2). ALL EXISTING TREES/PALMS SHALL BE CORRECTIVELY PRUNED AS NEEDED ALL PRUNING SHALL BE DONE BY A CERTIFIED ARBORIST.

ALL UTILITIES SHALL BE SCREENED WITH SHRUBS, FENCE OR WALL MAINTAINED AT A HEIGHT OF 6" ABOVE THE EQUIPMENT IF NOT ALREADY SHOWN ON THE PLANS. CONTRACTOR SHALL INSTALL A ROOT BARRIER WHERE TREES AND UNDERGROUND UTILITIES ARE WITHIN 5' OF EACH OTHER SEE DETAIL SHEET L-3

ALL CANOPY TREES SHALL BE PLANTED A MIN. OF 15' FROM LIGHT POLES.

ALL TREES SHALL BE PLANTED A MIN. OF 5' FROM EDGE OF PAVED AREAS AND 10' FROM A STRUCTURE. PALMS SHALL BE PLANTED A MIN. OF 3' FROM EDGE OF PAVED AREAS AND 7' FROM A STRUCTURE EXCEPT AS SHOWN ALONG BUILDING FRONTAGE.

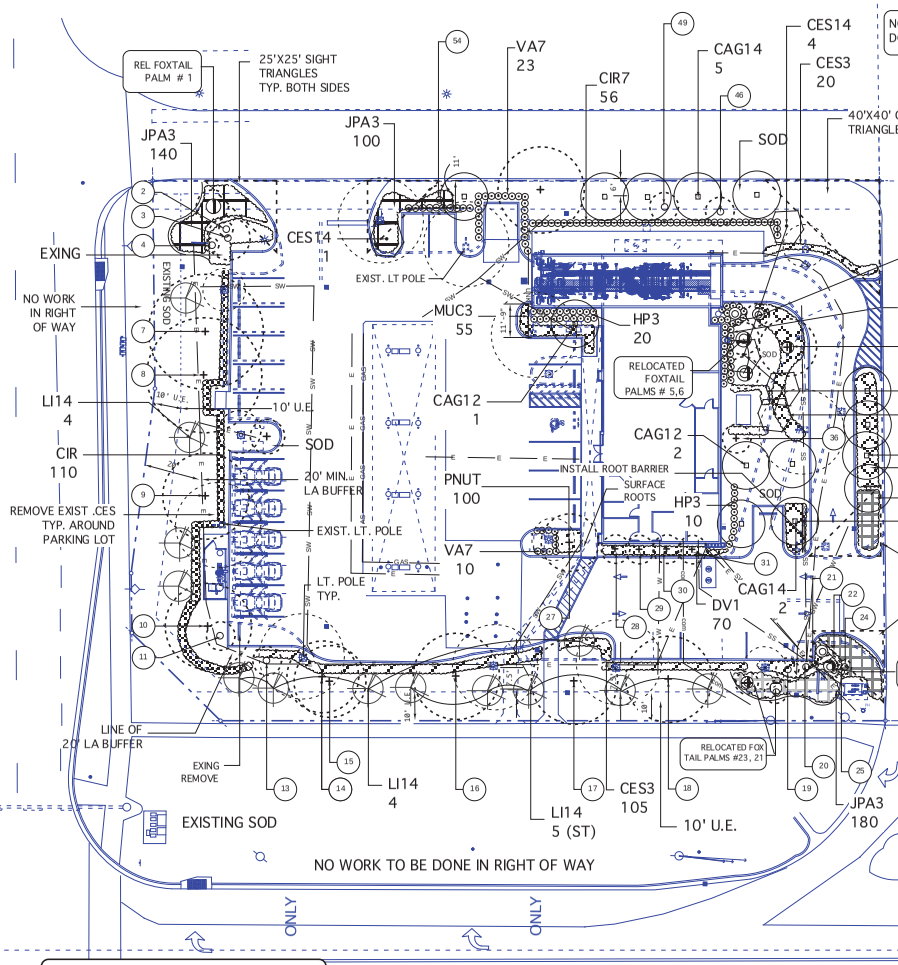
ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PLANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MIN. OF 18". ALL EXISTING LANDSCAPE MATERIALS IN POOR CONDITION OR MISSING SHALL BE REPLACED WITH FL. #1 MATERIAL OF SAME SPECIES OR AS RECOMENDED BY THE LANDSCAPE ARCHITECT. ALL REPLACMENT MATERIALS SHALL BE PER TOWN REQUIREMENTS.

CONTRACTOR SHALL PROVIDE A WORKING IRRIGATION SYSTEM TO ENSURE ALL LANDSCAPE MATERIALS RECIEVE 100% COVERAGE WITH 100% OVERLAP WITH RAIN SENSOR DEVICE.

CONTRACTOR SHALL VISIT SITE TO VERIFY LOCATIONS OF EXISTING LANDSCAPE MATERIALS AND UTILITIES PRIOR TO STARTING WORK.

A PRE CONSTRUCTION MEETING WITH LANDSCAPE CONTRACTOR AND THE CITY FORESTER IS REQUIRED PRIOR TO ANY PLANT MATERIAL INSTALLATION.

NO DEVELOPMENT WORK OR DEMO ACTIVITY SHALL BE ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE OR TREE PROTECTION AREA.



SIGHT TRIANGLE NOTE:
ALL LANDSCAPE MATERIALS WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED BELOW 30" IN HEIGHT.

NOTES:
CONTRACTOR SHALL BE AWARE OF ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO STARTING WORK. REFER TO CIVIL PLANS FOR CLARITY.
NO TREES SHALL BE LESS THAN 5' FROM ANY CITY OWNED UTILITY LINE. CONTRACTOR SHALL INSTALL ROOT BARRIERS WHERE TREES ARE LESS THAN 5' FROM UNDER GROUND LINES

ALL SOD SHALL BE ST. AUGUSTINE FLORITAM
ALL MULCH SHALL BE NON CYPRESS BLEND AND FREE OF COLORED DYE

ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI-300 STD'S BY A CERT. ARBORIST. ALL ROOT PRUNING REQUIRED SHALL BE DONE BY A CERT. ARBORIST

ALL PROPOSED TREE/PALM RELOCATIONS SHALL BE DONE AT ONE TIME

TOWN OF DAVIE FLORIDA FRIENDLY NOTES:
CONTRACTOR SHALL PROVIDE:
1. SOIL IMPROVEMENTS: IMPROVE THE SOIL WITH ORGANIC MATERIALS PRIOR TO THE INSTALLATION OF ANY IRRIGATION SYSTEM.
2. EFFICIENT IRRIGATION: IRRIGATION SYSTEM SHALL PROVIDE RAIN SHUT OFF VALVE, MOISTURE SENSOR, ELECTRIC OR HYDAULIC SOLENOID VALVES.
3. PLAN INCORPORATES DROUGHT TOLERANT PLANTS
4. MULCH: PLACE MULCH DIRECTLY ON THE SOIL OR ON A BREATHABLE OR BIODEGRADABLE MATERIAL USE AROUND TREES, SHRUBS AND IN ALL PLANTING BEDS.
5. APPROPRIATE MAINTENANCE: USE PROPER MOWING, PRUNING AND WEEDING TECHNIQUES AND LIMIT THE USE OF FERTILIZER AND PEST CONTROL TO FURTHER WATER SAVINGS.

NOTE: ALL TREE/PALM RELOCATIONS SHALL BE DONE ONE TIME IN ONE MOVE.

KEY

- EXISTING PALMS TO REMAIN
- EXISTING TREE TO REMAIN
- RELOCATED TREE/PALM SEE RELOCATION NOTES AND DETAILS SHEET L-2

EXISTING SHRUB INVENTORY

EXCES	SILVER BUTTONWOOD 24"-36"
EXING	IXOR NORA GRANT 36"
EXPM	PODOCARPUS 8' HT.

TREE MITIGATION DATA:

TREES TO BE REMOVED	DBH.	CLASS
NO. 32 YELLOW TABEBUIA	12"	'A'
NO. 35 GREEN BUTTONWOOD	24"	'B'
NO. 38 GREEN BUTTONWOOD	24"	'B'
NO. 42 GREEN BUTTONWOOD	10"	'B'
NO. 44 GREEN BUTTONWOOD	36"	'B'
NO. 50 GREEN BUTTONWOOD	12"	'B'
NO. 51 GREEN BUTTONWOOD	24"	'B'
NO. 55 GREEN BUTTONWOOD	12"	'B'
NO. 58 YELLOW TABEBUIA	20"	'A'

TOTAL NON SPECIMENT CALIPER REMOVED 174"
174/2.5 = 70 TREES
AMOUNT TO BE PAID INTO THE TOWN'S TREE PRESERATION FUND
CLASS 'A' DBH = 32" X $135 = $4,320.00
CLASS 'B' DBH = 142"X $97 = $13,774.00
3/6/20
PALMS TO REMOVE = 11 (WASHINGTONIA)
325' CT. REMOVED
CLASS 'B' 325' X $25 = $8,125.00 3/2/20 12/21/19
TOTAL DOLLAR AMOUNT OWED = $26,219.00

3/2/20

TOWN OF DAVIE LANDSCAPE DATA

ZONING B-3
TOTAL SITE AREA: 48,000 SF.
PERVIOUS AREA: 17,827 SF. 37%
VUA: 29,581 SF. 61.62%

LOTS OVER 20,000 SF. REQUIRED
(4) TREES FOR THE FIRST 20,000 SF +
(1) TREE PER 10,000 SF.
TREES REQUIRED = 7
TREES EXISTING = 7
SHRUBS REQUIRED 20 PER THE FIRST 20,000 SF.
+ (5) PER 10,000 SF.
SHRUBS REQUIRED = 55
SHRUBS PROPOSED = 55

PARKING AREA (15% OF VUA)
29,581 SF. X 15% = 4,437 SF.
LANDSCAPE ISLANDS 1,080 SF.
TREES: 1,080 SF. /200 = 6 TREES
PROPOSED & EXISTING = 6

ON LOT TREE PRECENTAGES
20% 10'X3' 2" DBH. = 2 REQUIRED
PROVIDED =2
20% 12'X4' 2.5" DBH. = 2 REQUIRED
EXISTING =2
60% 14'-16' 3" DBH. = 4 REQUIRED
EXISTING = 4

VUA LANDSCAPING
(1) TREE PER PARKING ISLAND
REQUIRED = 9
EXISTING AND PROPOSED =8 + 1 ON LOT

BUFFER REQUIREMENTS ADJ. TO OTHER PROPERTY
(1) TREE PER 40 LF.
NORTH: 254/40 = 7
EXISTING = 2
PROPOSED = 5
EAST: 183/40 = 5
PROPOSED = 3 + 2 ON LOT

BUFFER ALONG STREET
(1) SHADE TREE PER 40 LF. + 1 ACCENT TREE PER 100 LF.
ORANGE DR 232/30 = 8 SHADE TREES REQUIRED
+ 3 ACCENT TREES
EXISTING = 6 SHADE TREES
PROPOSED = 2 SHADE TREES
PROPOSED = 3 ACCENT TREES

PINE ISLAND RD. 159/30 = 6 SHADE TREES
EXISTING = 4 SHADE TREES
PROPOSED = 2 SHADE TREES
ACCENT TREES REQUIRED = 2
PROPOSED = 2 ACCENT TREES

TOTAL TREES REQUIRED FOR SITE = 53
PROPOSED/EXISTING = 53
NATIVES PROVIDED = 17 (32%)
NATIVE SHRUBS PROPOSED = 541
DROUGHT TOLERANT REQ. MATERIALS PROVIDED = 100%

NORTH

Know what's below. Call before you dig.

awsscape architecture
CA-0666495 LA-0029A
2058 nw 45th street
oakland park, fl. 33334
tel. 954-963-0075
954-963-0097
e: mdagnino@yahoo.com
mdagnino.com

REVISIONS:
DRC: 12/21/19
DRC: 3/2/20
DRC: 3/6/20

SHEET TITLE:
LANDSCAPE PLAN

PROJECT:
CHEVRON GOLGAS CAR WASH
4450 PINE ISLAND ROAD, DAVIE, FL 33328

SEAL:

SCALE: 1"=20'

DATE DRAWN: 06/06/2019

SHEET NO.
L-1
of-3

NOTE: ALL INVASIVE EXOTIC MATERIAL ON SITE SHALL BE REMOVED BY THE CONTRACTOR

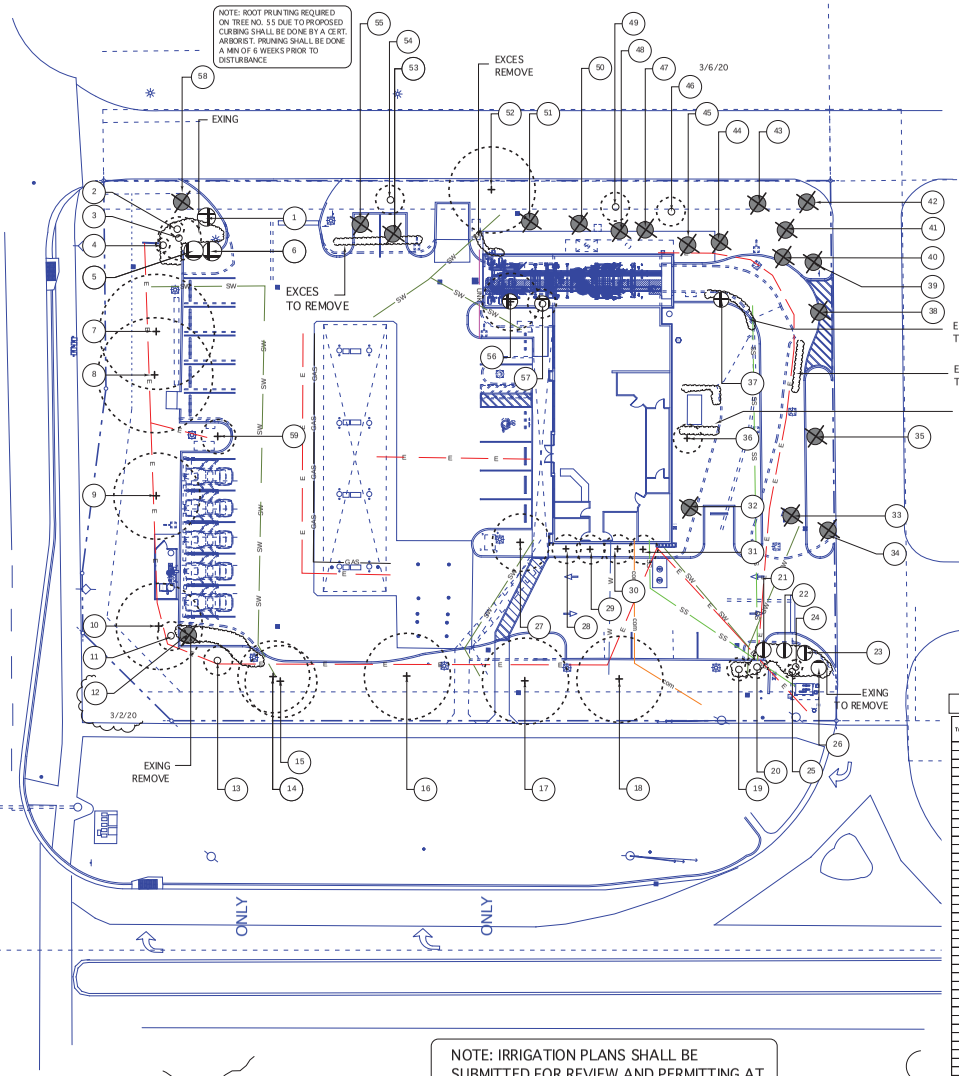
KEY

- EXISTING PALMS TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- TREE TO BE RELOCATED SEE SHEET L-1

EXISTING SHRUB INVENTORY	
EXCES	SILVER BUTTONWOOD 24"-36"
EXING	IXOR NORA GRANT 36"
EXPM	PODOCARPUS 8' HT.

NOTE: ALL TREE/PALM RELOCATIONS SHALL BE DONE ONE TIME IN ONE MOVE.

NOTE: ROOT PRUNTING REQUIRED ON TREE NO. 55 DUE TO PROPOSED CURBING SHALL BE DONE BY A CERT. ARBORIST. PRUNING SHALL BE DONE A MIN OF 6 WEEKS PRIOR TO DISTURBANCE



WATERING NOTES:

WATER SCHEDULES FOR NEWLY PLANTED TREES AND SHRUBS IN WELL DRAINED SOIL:

A RAIN SENSOR DEVICE SHALL BE INSTALLED TO AVOID OVER WATERING OR ROOT BALL FLOODING.
POORLY DRAINED SOILS SHALL BE MONITORED FOR CHANGES IN MOISTURE BY CONTRACTOR OR MAINENANCE CREW.

RECOMMENDED GENERAL WATER QUANTITY:
2" DBH. = DAILY FOR 2 WEEKS EVERY OTHER DAY FOR 2 MONTHS UNTIL ESTABLISHED

2"-4" DBH. = DAILY FOR 1 MONTH EVERY OTHER DAY FOR 3 MONTHS, THEM WEEKLY UNTIL ESTABLISHED

4"+ DBH. = DAILY FOR 6 WEEKS, EVERY OTHER DAY FOR 5 MONTHS, THEN WEEKLY UNITL ESTABLISHED.

CONTRACTOR SHALL REFERENCE FAS #ENH857 AN ALTER AS NEEDED PER FIELD CONDITIONS.

3/2/20 3/2/20 12/21/19

TREE MITIGATION DATA:	
NON SPECIMEN TREES REMOVED	
NO. 32 YELLOW TABEBUIA	12"
NO. 35 GREEN BUTTONWOOD	24"
NO. 38 GREEN BUTTONWOOD	24"
NO. 42 GREEN BUTTONWOOD	10"
NO. 44 GREEN BUTTONWOOD	36"
NO. 50 GREEN BUTTONWOOD	12"
NO. 51 GREEN BUTTONWOOD	24"
NO. 55 GREEN BUTTONWOOD	12"
NO. 58 YELLOW TABEBUIA	20"
SEE SHEET L-1 FOR MITIGATION CALCULATIONS	
PALMS TO REMOVE = 11 (WASHINGTONIA)	

12/21/19
3/2/20
3/6/20

EXISTING TREE INVENTORY

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Diameter canopy (feet)	Condition	Notes	Disposition
1	Foxtail Palm	Wodyetia bifurcata	12	15	15	75%		Relocate
2	Pygmy Date Palm	Phoenix roebelenii	6	7	5		Good 7 OA	Remain
3	Pygmy Date Palm	Phoenix roebelenii	12	15	15		Good 7 OA	Remain
4	Pygmy Date Palm	Phoenix roebelenii	12	7	5		Good 7 OA	Remain
5	Foxtail Palm	Wodyetia bifurcata	12	7	5	75%		Relocate
6	Foxtail Palm	Wodyetia bifurcata	12	15	15	75%		Relocate
7	Live Oak	Quercus virginiana	36	25	40	85%		Remain
8	Live Oak	Quercus virginiana	36	25	40	85%		Remain
9	Live Oak	Quercus virginiana	36	30	30	78%		Remain
10	Live Oak	Quercus virginiana	36	30	30	70%		Remain
11	Washingtonia Palm	Washingtonia robusta	10	25	10	65%		Remain
12	Washingtonia Palm	Washingtonia robusta	10	25	10	63%	Curved	Remove/mit.
13	Sabal Palm	Sabal palmetto	10	20	10	62%		Remain
14	Live Oak	Quercus virginiana	24	25	25	74%		Remain
15	Live Oak	Quercus virginiana	24	25	25	74%		Remain
16	Live Oak	Quercus virginiana	36	30	30	78%		Remain
17	Live Oak	Quercus virginiana	36	30	30	78%		Remain
18	Live Oak	Quercus virginiana	36	30	30	75%		Remain
19	Foxtail Palm	Wodyetia bifurcata	12	20	8	75%		Remain
20	Foxtail Palm	Wodyetia bifurcata	12	20	8	75%		Remain
21	Foxtail Palm	Wodyetia bifurcata	12	20	8	75%		Relocate
22	Foxtail Palm	Wodyetia bifurcata	12	20	8	75%		Relocate
23	Foxtail Palm	Wodyetia bifurcata	12	20	8	75%		Relocate
24	Pygmy Date Palm	Phoenix roebelenii	12	12	5		7' OA	Remain
25	Pygmy Date Palm	Phoenix roebelenii	12	12	5		7' OA	Remain
26	Foxtail Palm	Wodyetia bifurcata	12	20	8	75%		Relocate
27	Live Oak	Quercus virginiana	12	25	20	68%	Surf Rocks	Remain
28	Beauty Leaf Tree	Calophyllum antillanum calaba	12	12	10	65%	Up against building wall	Remain
29	Beauty Leaf Tree	Calophyllum antillanum calaba	12	12	10	65%	Up against building wall	Remain
30	Beauty Leaf Tree	Calophyllum antillanum calaba	12	15	10	65%	Up against building wall	Remain
31	Beauty Leaf Tree	Calophyllum antillanum calaba	12	15	10	65%	Up against building wall	Remain
32	Yellow Trumpet Tree	Tabebuia caraiba	12	15	10	60%		Remove/mit.
33	Washingtonia Palm	Washingtonia robusta	10	30	10	65%		Remove/mit.
34	Washingtonia Palm	Washingtonia robusta	10	30	10	65%		Remove/mit.
35	Green Buttonwood Tree	Conocarpus erectus	24	25	20	55%		Remove/mit.
36	Yellow Trumpet Tree	Tabebuia caraiba	12	15	10	50%		Remain
37	Montgomery Palm	Veitchia merrillii montgomeryana	3	50	10	80%		Relocate
38	Green Buttonwood Tree	Conocarpus erectus	24	25	20	55%		Remove/mit.
39	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remove/mit.
40	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remove/mit.
41	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remove/mit.
42	Green Buttonwood Tree	Conocarpus erectus	10	5	5		Cut in 1/2	Remove/mit.
43	Washingtonia Palm	Washingtonia robusta	10	30	10	53%		Remove/mit.
44	Green Buttonwood Tree	Conocarpus erectus	36	30	20	50%		Remove/mit.
45	Washingtonia Palm	Washingtonia robusta	10	30	10	55%		Remove/mit.
46	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remain
47	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remove/mit.
48	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remove/mit.
49	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remain
50	Green Buttonwood Tree	Conocarpus erectus	12	20	30	70%		Remove/mit.
51	Green Buttonwood Tree	Conocarpus erectus	24	20	30	62%		Remove/mit.
52	Green Buttonwood Tree	Conocarpus erectus	12	20	30	68%		Remain
53	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remove/mit.
54	Washingtonia Palm	Washingtonia robusta	10	30	10	70%		Remain
55	Green Buttonwood Tree	Conocarpus erectus	12	20	30	70%		Remove/mit.
56	Live Oak	Quercus virginiana	12	20	20	75%		Relocate
57	Alexander Palm	Ptychosperma elegans	3	30	10	75%		Relocate
58	Yellow Trumpet Tree	Tabebuia caraiba	20	15	15	50%	Split trunk	Remove/mit.
59	Yellow Trumpet Tree	Tabebuia caraiba	20	12	12	67%	Low croton	Remain

THERE SHALL BE NOT TREES REMOVED FROM SITE WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE TOWN OF DAVIE

RELOCATION / TRANSPLANTING NOTES

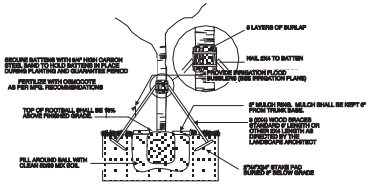
All relocated trees less than 9" (measured 12" above grade) shall be relocated using a 90" tree spade by an operator experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request. Contractor is responsible to root prune trees a min. of 6 weeks prior to relocation.

Trees larger than 9" cal. (measured 12" above grade) shall be root pruned by hand by a certified arborist.
Live Oaks shall be root pruned a min of 12 weeks in prior to relocation.
Landscape Architect's approval and special relocation specifications shall be required if root pruning 12 weeks prior to relocation is not possible.
No species of tree shall be moved with less than 6 weeks between root pruning and relocation.
Trees larger than 9" (measured 12" above grade) shall be relocated by means of a crane by a company experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request.

It is the contractor's responsibility to install 2 temporary irrigation systems to cover each of the trees scheduled to be relocated. This includes the water and power source. Each shade tree shall have two flood bubblers within a soil berm around the rootball. Each palm shall have one flood bubbler within a soil berm around the rootball.

A. One system shall be installed prior to tree relocation. Each tree scheduled to be relocated shall be irrigated immediately following root pruning. Trees not scheduled for root pruning shall be irrigated at the same time and by the same method as root pruned trees.
B. A second system irrigating each relocated tree shall be installed immediately following relocation.
Both of these systems will irrigate on a schedule determined by those responsible for the relocation of the trees, and in consideration of tree species and soil type.

Installation of relocated trees shall also adhere to all details and specifications applicable to nursery stock.



RELOCATED TREE STAKING DETAIL
NOT TO SCALE

NOTE: IRRIGATION PLANS SHALL BE SUBMITTED FOR REVIEW AND PERMITTING AT TIME OF APPLICATION FOR BUILDING PERMIT

Know what's below. Call before you dig.

LA 6666459 ISA - 0527A
1016 NE 4th street
ft lauderdale, fl. 33304
tel. 954-763-4071
954-763-1047
e: mdagroup@yahoo.com
landgroupinc@yahoo.com
landscape architecture

REVISIONS:
DRC REV. 12/21/19
DRC REV. 3/2/20
DRC: 3/6/20

SHEET TITLE:
TREE DISPOSITION PLAN

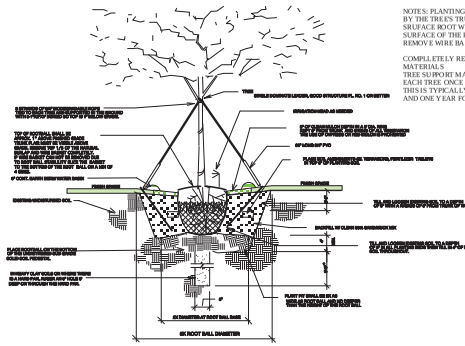
PROJECT:
CHEVRON GOLGAS CAR WASH
4450 PINE ISLAND ROAD, DAVIE, FL 33328

SEAL:

SCALE: 1"=20'

DATE DRAWN: 06/06/2019

SHEET NO.
L-2
of-3

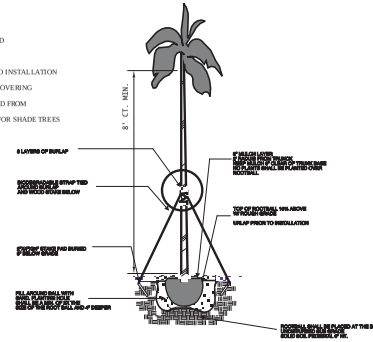


NOTES: PLANTING DEPTH WILL BE DETERMINED BY THE TREE'S TRUNK FLARE OR THE TOP SRUFACE ROOT WILL BE VISIBLE ON THE SURFACE OF THE PLANTING. REMOVE WIRE BASKETS AND BURLAP PRIOR TO INSTALLATION

COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS
TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED.
THIS IS TYPICALLY DONE AFTER SIX MONTHS FOR SHADE TREES AND ONE YEAR FOR PALMS

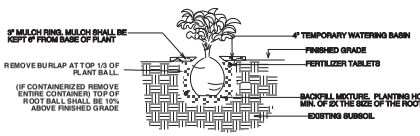
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



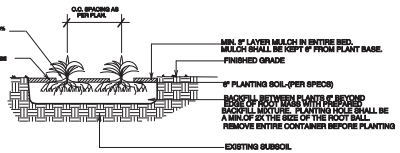
SOLITAIR PALM PLANTING DETAIL

NOT TO SCALE



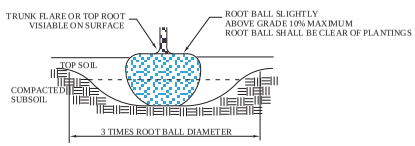
SHRUB PLANTING DETAIL

NOT TO SCALE



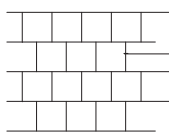
GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE



ROOT BALL DETAIL

NOT TO SCALE

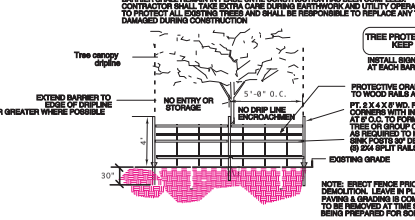


SOD SHALL BE LAID IN A STAGGERED MANNER ON SMOOTH PLANTING BASE. SOD STRIPS SHALL BE JOINED TIGHTLY AGAINST ONE ANOTHER. SPACED MEASURING GREATER THAN 1/2" SHALL BE REJECTED.

SOD PLANTING DETAIL

NOT TO SCALE

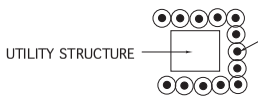
NOTE: TREE PROTECTION BARRIER SHALL BE INSTALLED ON ALL TREES TO REMAIN ON SITE PRIOR TO STARTING WORK ON SITE. BARRIER SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLIED. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION



NOTE: ERECT FENCE PRIOR TO BEGINNING DEMOLITION. LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REMOVED AT THIS SITE IS BEING PREPARED FOR SOD INSTALLATION.

TREE PROTECTION/TEMPORARY BARRIER DETAIL

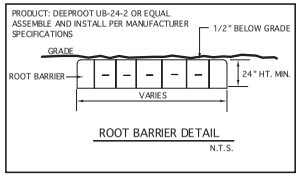
NOT TO SCALE



TYPICAL UTILITY EQUIPEMENT DETAIL

NOT TO SCALE

PRODUCT: DEEPROOT UB-24-2 OR EQUAL
ASSEMBLE AND INSTALL PER MANUFACTURER SPECIFICATIONS



ROOT BARRIER DETAIL
N.T.S.

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WIL TAKE PRECEDINCE OVER THE PLANT LIST.

2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMINCEMENT OF WORK

3. ALL PLANT MATERIAL PURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.

4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE AND ADHEAR TO ALL MUNICIPAL RIQUIREMENTS.

5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.

6. ALL SOD TO BEST. AUGUSTIN FLORATAM SOLID UNLISS OTHERWISE SPECIFIED. DIFFERINT SOD TYPES SHALL BE SEPARATED BY EDGING, PLANT MATERIAL OR OTHER PHYSICAL BARRIER.

7. ALL BED AREAS TO RECEIVE A 3" LAYER OF ARSENIC FREE EUCALYPTUS MULCH (FORMULCH). SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)

8. ALL TREES MEET THE MINIMUM TRUNK DIMI AS SHOWN ON THE LANDSCAPE SPECIFICATIONS

9. ALL EXISTING LANDSCAPING, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING AND CURBING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.

10. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.

11. ALL PRINCIPALS OF FLORIDA FRIENDLY LANDSCAPING AND DESIGN STANDARDS SHALL BE UTILIZED. ANY CHANGES TO MATERIALS, SIZES OR SPECIFICATIONS SHALL BE FIRST APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

13. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDINT PRESINT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSINCE.

14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.

15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.

16. PLANTS SHALL NOT BE PRUNED OR TOPPED BIFORE DELIVERY. ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT ANSI - 300 STANDARDS

17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANTS MATERIALS. OWNER OR OWNERS AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.

19.THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS AND UTILITIES. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.

20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN ENGLISH SPEAKING FORMAN ON THE JOB AT ALL TIMES.

21. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FRONDS), GAL (GALLON CAN), 3 GAL (3GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH), SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).

22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTORS OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.

23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER ACTS OF NATURE OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.

24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. ALL WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED. ALL TREE OR PALMS IN LAWN AREAS SHALL RECEIVE A 2 FOOT DIAMETER MULCH RING. MULCH SHALL BE PULLED AWAY FROM THE TRUNKS 3". ALL PLANTING PITS SHALL BE A MIN. OF 3X THE ROOTBALL SIZE. ALL TREES AND PALMS SHALL BE BRACED OR GUYED. ALL NYLON STRAPS AND WOOD BRACING SHALL BE REMOVED WITHIN ON YEAR OF FINAL INSPECTION.

25. DELIVERY RECIEPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON RIQUIST

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, MINOR TRACE ELEMENTS AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD WEIGHT OR "MEORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MELORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MELORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MELORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATE:

5 LBS OR 14.5 CUPS / PALMS
3 LBS OR 8.70 CUPS / 12-16" MATERIAL
2 LBS OR 5.80 CUPS / 8"-12" MATERIAL
0.69 LBS OR 2.00 CUPS / 6"-8" MATERIAL
0.18 LBS OR , CUP /3 GAL-MATERIAL
0.10 LBS OR , CUP / 1 GAL. MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, , LB PER 1 GAL. CONTAINER) AND GROUNDCOVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 7' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCINT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 3 GAL. PLANT, 2 PER 3 GAL. PLANTS AND 2 TABLES PER 1" OF TREE TRUNK CALIPER APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURES RECOMMENDATION.

27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORBTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT
1 PAC PER TREE - 3.6" BALL SIZE
2 PAC PER TREE -OVER 36" B.ALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER

28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED BY CALLING SUNSHINE ONE CALL SERVICE OR EQUAL. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% MUCK. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE. PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE INDIRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION

30. WATER FOR PLANTING SHALL BE AVAILABLE AT THE SITE AND SHALL BE PROVIDED BY THE OWNER.GC. AN AUTOMATIC UNDERGROUND RUST FREE IRRIGATION SYSTEM SHALL BE PROVIDED WITH A RAIN SENSOR. THE IRRIGATION SHALL COVER 100% WITH 110% OVERLAP PRIOR TO FINAL INSPECTION.

31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS - "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR TRACKED.

32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED PRIOR TO APPLICATION OF SOD ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR

33. MAINTENANCE: MAINTINACE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS, SHALL BE REPAIRED PROMPTLY. ALL TREE/PALM TRIMMING SHALL BE DONE IN ACCORDANCE WITH ANSI-300 STANDARDS. ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING

34. (NOTE: SABAL PALMETTO CABBAGE PALM SPECIES THE BRANCHES TOGETHER WITH BIOODEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.

35. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL. SEE FIGURES 1 AND 2 AT THE END OF THE CHAPTER.

36. GRASS AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE (FLORATAM OR PLAMETTO) AND SHALL BE IRRIGATED. SOD SHALL BE WEED-PEST FREE INCLUDING FUNGUS AND DISEASE, LAID SMOOTH WITH TIGHT JOINTS AND CUT TO CONFORM TO CURBS AND PLANTERS.

37. WHERE THE LANDSCAPE EASEMENT ABUTS ON SITE VEHICULAR USE AREAS SUCH AS TRAFFIC LANES, THE LANDSCAPE EASEMENT SHALL BE SEPARATED FROM THE TRAFFIC LANES BY CONTINUOUS CONCRETE CURBING WITH AN 18-INCH DEPTH BELOW GRADE. EXTRUDED CURBING INSTALLED ON TOP OF THE PAVING IS PROHIBITED.

38 .EXCAVATION REQUIREMENT: REQUIRED: ISLANDS MEDIANS SHALL BE EXCAVATED TO 30 INCHES, AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL CONSISTING OF 50% MUCK AND 50% SAND AT LEAST 3" BELOW THE TOP OF CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. REQUIRED EXCAVATION AT BUILDING FOUNDATIONS SHALL BE 12 INCHES AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL. PLANTING SOIL SHALL BE FREE OF DEBRIS, WEED, ROCK, AND PH BETWEEN 6.5 AND 7.0

39. A LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE INSTALLATIONS INCLUDING NEW SINGLE FAMILY HOMES THAT ARE NOT PART OF A PLANNED COMMUNITY. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS

40. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIES, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC ATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE CITY

MINIMUM SOIL DEPTH
REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
ROOTBALL SOIL:
REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
NATIVE SOIL:
REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
ARID PLANTS:
REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

41. USE OF ORGANIC MULCHES: 1
A THREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC ARSENIC FREE MULCH MATERIAL AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.

42. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.

43. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS) EXISTING ON SITE REQUIRED ON ALL SITES. INCLUDING ABUTTING RIGHTS-OF WAY, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR HEDGE MATERIAL WITH A FIVE-FOOT SEPARATION FROM WATER LINES. FICUS HEDGES MAY NOT BE PLANTED IN UTILITY EASEMENTS

44. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE NO. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 24 INCHES, WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLATING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS. AT THIS TIME, PLANTS SPACING MAY BE ADJUSTED ACCORDING TO PLAT SIZES SO LONG A THE PRECEDING IS ACHIEVED. ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.

45. ALL ABOVE GROUND ELEMENTS INCLUDING BUT NOT LIMITED TO DUMPSTERS, FENCES, WALLS, A/C UNITS, IRRIGATION PUMPS, TRANSFORMERS AND GENERATORS SHALL BE SCREENED WITH LANDSCAPE MATERIAL TO A HEIGHT OF 30" MIN.

46. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE RUST FREE 100% COVERAGE & 100% OVERLAP CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO IMPERVIOUS AREAS. ALL IRRIGATION PVC RISERS SHALL BE PAINTED FLAT BLACK

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landscape architecture

REVISIONS:

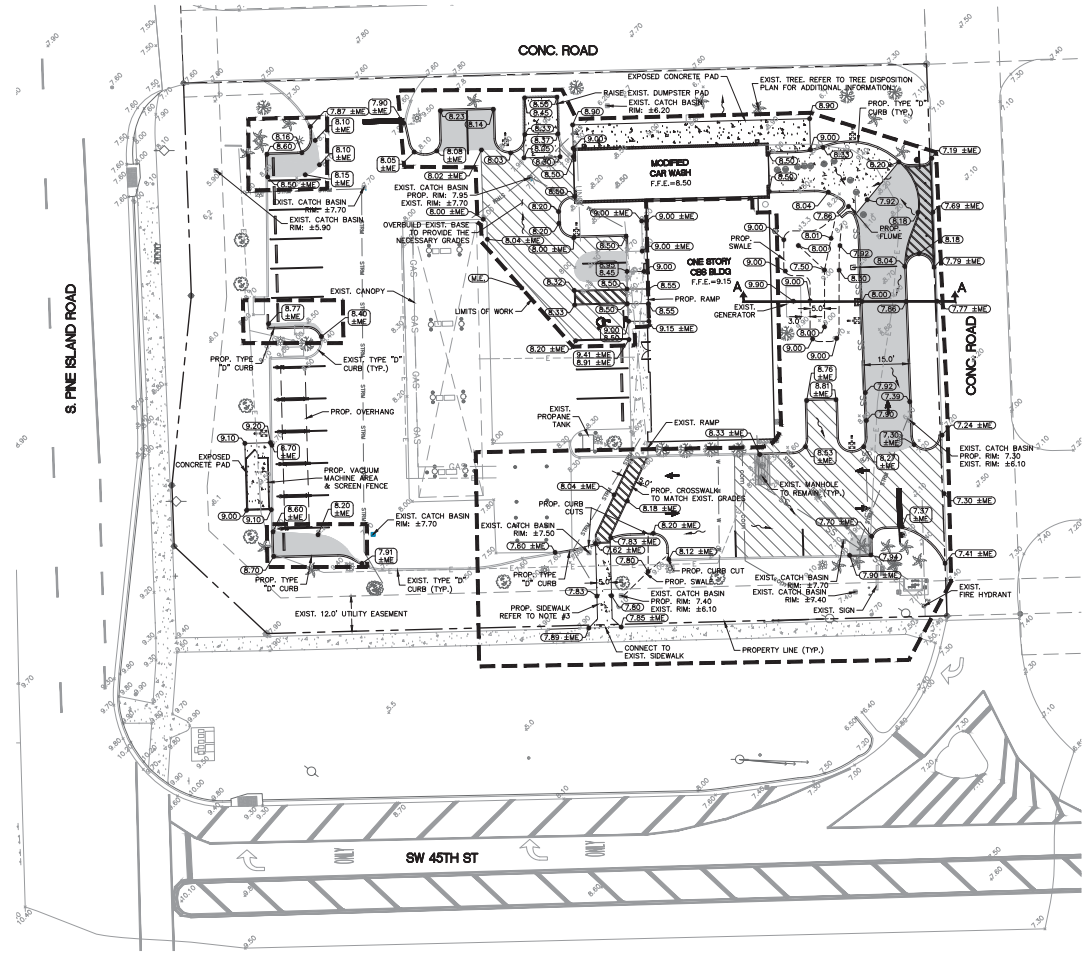
SHEET TITLE:
LANDSCAPE DETAILS AND SPECIFICATIONS

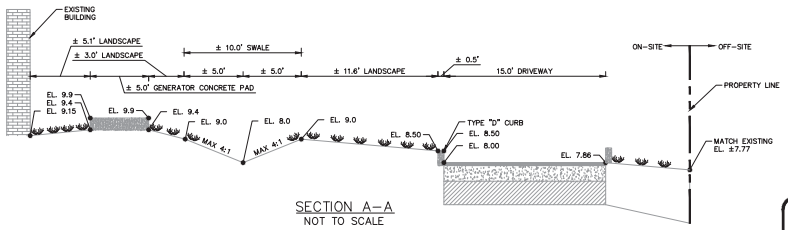
PROJECT:
CHEVRON GOLGAS CAR WASH
4450 PINE ISLAND ROAD,
DAVIE, FL 33328

SEAL:

DATE DRAWN: 06/06/2019

SHEET NO.
L-3
of-3





SECTION A–A
NOT TO SCALE

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING STORM AREA INLET
- 8.09 PROPOSED SPOT ELEVATION
- M.E. MATCH EXISTING ELEVATION
- 8.00 EXISTING ELEVATION
- FLOW ARROW
- PROPOSED CONCRETE
- EXISTING CONCRETE
- LIMITS OF NEW ASPHALT
- LIMITS OF MILL AND RESURFACE
- PROPOSED LIGHT POLE. SEE PHOTOMETRIC PLAN

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PAVING, GRADING AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29); TO CONVERT TO WITH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. '88), SUBTRACT 1.604'.
2. EXISTING ELEVATIONS ARE BASED ON N.G.V.D. 1929. SURVEY PROVIDED BY HADONNE, INC. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1019–A, ELEVATION=11.96' (NGVD 29).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL). CONTRACTOR SHALL ADHERE TO TOWN OF DAVIE SIDEWALK DETAILS.
4. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"–24" DIAMETER
6. ALL RAMPS SHALL COMPLY WITH FDOT STANDARD PLANS INDEX 522–002.
7. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
8. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
9. CONTRACTOR TO ADJUST RIM GRADES FOR ALL CLEANOUTS, CATCH BASINS, MANHOLES, ETC. TO MATCH PROPOSED GRADES.
10. PER THE BROWARD COUNTY FEMA FLOOD MAP THE SITE SITS IN A "X" FLOOD ZONE.

CENTRAL BROWARD WATER CONTROL DISTRICT GENERAL NOTES

1. THE FOLLOWING GENERAL NOTES ARE REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT. THEY ARE NOT MEANT TO BE ALL INCLUSIVE, AND IT IS THE ENGINEERS' RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENT OF CENTRAL BROWARD WATER CONTROL DISTRICT.
2. LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE SIXTY PERCENT (60%).
3. CENTRAL BROWARD WATER CONTROL DISTRICT WILL BE CALLED 24 HOURS PRIOR TO BACK–FILLING OF DRAINAGE TRENCH AND PRIOR TO PLACEMENT OF ASPHALT. CALL (954) 432–5110.
4. ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO CONSTRUCTION.
5. BONDS AND INSPECTIONS:

   1. UPON DISTRICT BOARD OF COMMISSIONERS APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE, THE FOLLOWING ITEMS MUST BE COMPLIED WITH:

      A. BOND (CASH OR SURETY), IN THE DISTRICT'S FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER'S (ENGINEER OF RECORD) ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS. (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT ENGINEERS.)

      B. ALL EASEMENTS, DEED RESTRICTIONS, MAINTENANCE AGREEMENTS AND DEEDS AS REQUIRED BY THE BOARD SHALL BE PRESENTED TO THE DISTRICT MANAGER AND ATTORNEY FOR APPROVAL BEFORE RECORDATION. ALL COSTS OF RECORDING THE APPLICABLE INSTRUMENT WILL BE BORNE BY THE DEVELOPER.

      C. UPON COMPLIANCE WITH THE CONDITIONS REQUIRED BY THE BOARD FOR APPROVAL, AND RECEIPT OF APPROVED PLANS FROM THE DISTRICT ENGINEER, THE DISTRICT SECRETARY WILL MARK THE PLANS "APPROVED"; SIGN SAME, AND DISTRIBUTE THE APPROVED PLANS TO THE GOVERNMENTAL AGENCY INVOLVED, THE DEVELOPER, AND THE DISTRICT FILES.

      D. THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A RECORDED INSTRUMENT. RELEASE OR REDUCTION FROM THE RECORDED INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

      E. BONDS SHALL BE PROVIDED BY THE PRINCIPALS OF DEVELOPMENT ONLY. CONTRACTOR OR SUB–CONTRACTOR BONDS ARE NOT ACCEPTABLE.

   2. WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICT'S INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS, ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTIONS MUST BE MADE BY DISTRICT PERSONNEL OF ALL UNDERGROUND STORM DRAIN FACILITIES BEFORE BACKFILLING; CALL (954) 432–5110 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY–FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION BY THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.

   3. SWALES, LAKE BANKS, SLOPES, CANALS, AND OTHER EXCAVATIONS SHALL BE BONDED SEPARATELY FROM OTHER DRAINAGE IMPROVEMENTS, AND WILL BE HELD BY THE DISTRICT UNTIL SUCCESSFUL COMPLETION. THE AMOUNT OF THIS SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY THE RECOMMENDATION OF THE DISTRICT SECRETARY.

   4. CERTIFIED "AS–BUILT" PLANS FROM THE ENGINEER OF RECORD WILL BE REQUIRED BEFORE RELEASE OF PERFORMANCE BONDS. AS–BUILTS SHALL BE PROVIDED AS AN OVERLAY ON THE APPROVED CONSTRUCTION DRAWINGS AT THE SAME SCALE FOR COMPARISON PURPOSES. AS–BUILT SUBMITTALS SHALL FOLLOW THE SAME FORMAT OF GENERAL REVIEW AS OUTLINED IN SECTION 3.2 (2) OF CENTRAL BROWARD WATER CONTROL DISTRICT'S CRITERIA.

6. LAKE AND CANAL AS–BUILTS WILL BE CROSS SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS–BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REFERENCE TO THE LAKE/CANAL MAINTENANCE EASEMENT. SPACING BETWEEN EACH CROSS–SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE CANAL WAS CONSTRUCTED AS DESIGNED.
7. UPON SUCCESSFUL COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF "AS–BUILTS"; A PERCENTAGE OF THE PERFORMANCE BOND AS DETERMINED BY THE DISTRICT BOARD, AND RETAINED BY THE DISTRICT, MAY BE RELEASED. THE BALANCE OF THE BOND SHALL REMAIN IN FULL FORCE AND EFFECT FOR AN ADDITIONAL TWELVE (12) MONTHS AFTER FINAL INSPECTION AND APPROVAL, UNLESS SUPPLEMENTED BY NEW BOND FORMS IN THE REQUIRED AMOUNTS, AND APPROVED BY THE DISTRICT ATTORNEY.

PLANS ARE IN NGVD 1929 DATUM CONVERSION EQUATION IS BELOW: (NGVD 1929) – 1.604' = (NAVD 1988)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962
DATE: ____

KHA PROJECT 140650000
DATE MARCH 2020
SCALE AS SHOWN
DESIGNED BY YXY
DRAWN BY APB
CHECKED BY JAW

PAVING, GRADING, AND DRAINAGE PLAN

CHEVRON - GOLGAS CAR WASH
PREPARED FOR GOLGAS LLC
DAVIE FLORIDA

SHEET NUMBER
C1.00

Plotted By:N. Yanez Sheet Set:CHEVRON GOLGAS DAVIE Layout:C5.00 PAVING, GRADING, AND DRAINAGE PLAN March 24, 2020 12:08:40am K:\BPD_Civil\140650000 - Chevron - Golgas Davie\CADD\Civil\Sheets\C5.00 PAVING, GRADING, AND DRAINAGE PLAN.dwg
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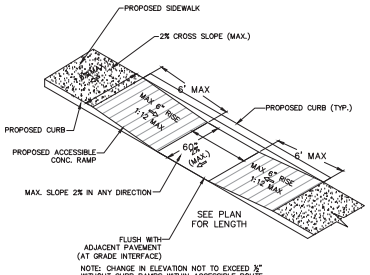
MINIMUM REQUIRED AS-BUILT INFORMATION

1. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
2. STORM DRAINAGE:
   - A. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
   - B. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
   - C. INVERTS OF ALL MITERED END SECTIONS
   - D. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES
   - E. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
   - F. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORM WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.
3. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
4. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
5. REVISIONS TO ELECTRICAL CIRCUITRY.
6. ACTUAL EQUIPMENT LOCATIONS.
7. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
8. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
9. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
10. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
11. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
12. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
13. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
14. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.
16. PRESSURE SYSTEMS (WATER):
   - A. ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.
   - B. TOP OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS.
   - C. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
   - D. AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
   - E. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
   - F. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW 'AS-BUILT' CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
   - G. ALL OTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS OF TOWN OF DAVIE.
17. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
   - A. SIZE AND MATERIAL OF CROSSING PIPES
   - B. TOP ELEVATION OF BOTTOM PIPE
   - C. BOTTOM ELEVATION OF TOP PIPE
   - D. FINISH SURFACE ELEVATION OVER UTILITY CROSSING

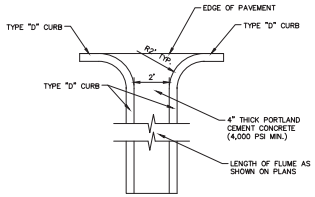
NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. CHANGE IN ELEVATION WITHIN THE ACCESSIBLE ROUTE IS NOT TO EXCEED ½" WITHOUT A CURB RAMP.
4. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60"x60" PASSING SPACE EVERY 200 FEET.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL-IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. ANY WALK THAT CROSSES OR ADJOINS A VEHICULAR WAY NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS SHALL BE DEFINED BY A CONTINUOUS 36" WIDE DETECTABLE WARNING.
7. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
8. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF FDOT STANDARD PLANS INDEX 522-002.
9. DETECTABLE WARNINGS SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, OR RAISED STRIPS. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT.

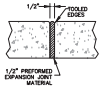


NOTE: CHANGE IN ELEVATION NOT TO EXCEED ½" WITHOUT CURB RAMPS WITHIN ACCESSIBLE ROUTE.

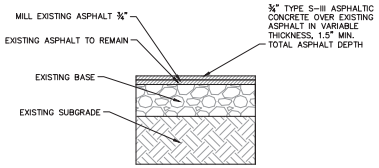
ACCESSIBLE RAMP DETAIL
NOT TO SCALE



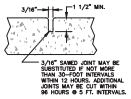
CONCRETE FLUME
NOT TO SCALE



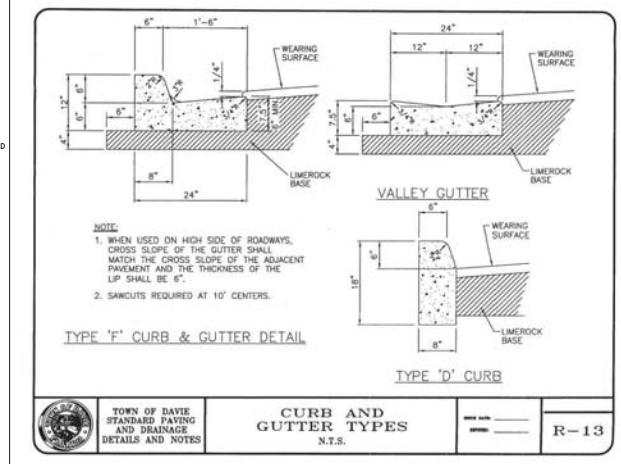
EXPANSION JOINT
NOT TO SCALE
(120 FT. MAX. SPACING)



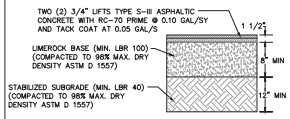
EXISTING STANDARD DUTY ASPHALT TO BE RESURFACED
NOT TO SCALE



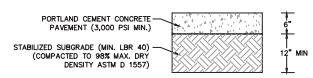
CONTRACTION JOINT
NOT TO SCALE
(5 FT. MAX. SPACING)



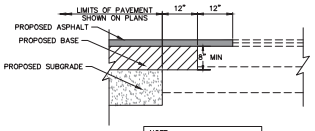
NOTE:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".
2. SAWCUTS REQUIRED AT 10' CENTERS.



TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTE:
REFER TO PAVEMENT SECTION FOR MATERIAL THICKNESS

PAVEMENT MATCHING DETAIL
NOT TO SCALE

PLANS ARE IN NGVD 1929 DATUM CONVERSION EQUATION IS BELOW: (NGVD 1929) – 1.604' = (NAVD 1988)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-845-0665 FAX: 561-845-1070
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962
DATE: ____

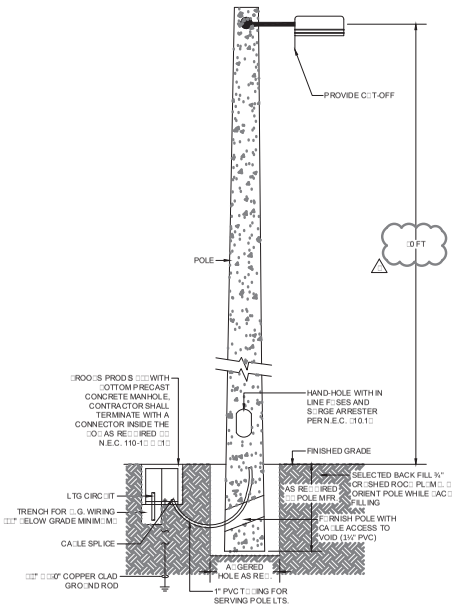
KHA PROJECT 140650000
DATE MARCH 2020
SCALE AS SHOWN
DESIGNED BY YXY
DRAWN BY APB
CHECKED BY JAW

PAVING, GRADING, AND DRAINAGE DETAILS

CHEVRON - GOLGAS CAR WASH
PREPARED FOR GOLGAS LLC
DAVIE FLORIDA

SHEET NUMBER
C1.10

Plotted By:N. Yanez Sheet Set:CHEVRON GOLGAS DAVIE Layout:C1.10 PAVING GRADING AND DRAINAGE DETAILS March 24, 2020 10:06:21am K:\BCG_Civil\140650000 - Chevron - Golgas Davie\CADD\Plansheets\C1.10 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. may be without liability to Kimley-Horn and Associates, Inc.

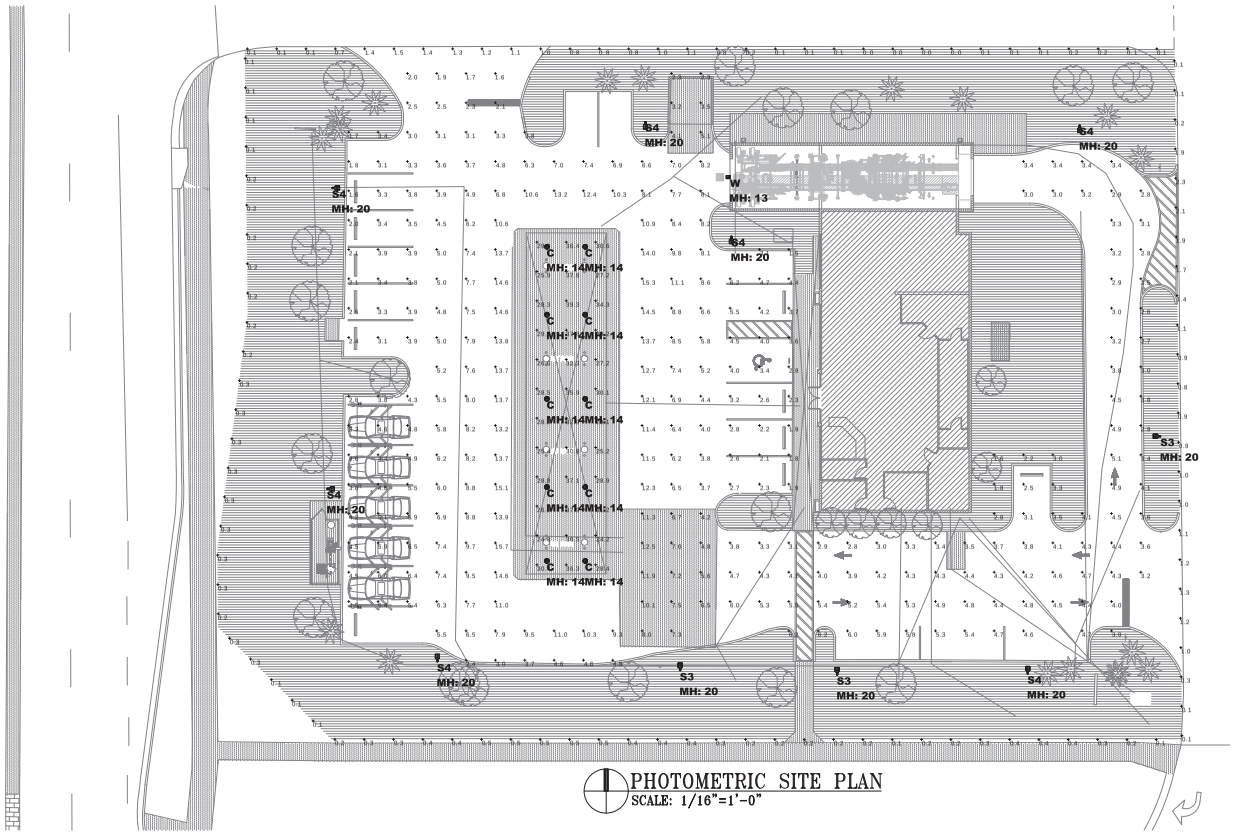


PARKING LOT POLE DETAIL

N.T.S.

NOTES:

1. IN LINE FUSE SHALL BE SIZED PER INSTALLED FIXTURE MANUFACTURER SPECIFICATIONS AND BE BUSSMANN LOW PEAK TYPE.
2. SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF ANY EASTMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.



PHOTOMETRIC SITE PLAN

SCALE: 1/16"=1'-0"

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	BUG Rating
	10	C	SINGLE	Lithonia Lighting	VCPG LED P7 40K T5E MVOLT	16516	0.860	124	B3-U0-G2
	3	S3	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-III-W-48LED-1050mA-NW-HS	12880	0.860	159.6	B1-U0-G3
	7	S4	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-IV-FT-48LED-1050mA-NW-HS	12845	0.860	159.6	B1-U0-G3
	1	W	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-M-20LED-1050mA-NW-HS	5279	0.860	64.1	B0-U0-G2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Illuminance	Fc	30.75	39.3	24.2	1.27	1.62
SITE	Illuminance	Fc	5.52	15.7	1.5	3.68	10.47
SPILL	Illuminance	Fc	0.51	2.3	0.0	N.A.	N.A.

NOTE: COMPL□S WITH NIGHT S□□ ORDINANCE

1 - 4 - 1 - 1 LDG DEPT COMM.
0 - 4 - 1 - 0 LDG DEPT COMM.

Job A1733 Start 12.19.2017

TRIANA & ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION: 29614
6300 NW 31 AVENUE
MIAMI, FLORIDA 33147
(305) 693-9693 FAX (305) 693-9691
Fire Protection Engineer:
LUIS E. TRIANA, P.E. Florida No. PE52737
Electrical Engineer:
LORENZO TRIANA, P.E. Florida No. PE58607

Proposed Car Wash Extension
Chevron – Golgas Car Wash
Owner: Golgas LLC
4450 South Pine Island Rd. Davie, Florida 33024

PH-1

oa | ARCHITECTURE
AA26001638
1320 Coral Way, Suite 101, Miami, FL, 33145 305 599 3095 oa-arch.com
Orlando Alonso Jr.
Florida Registration AR 14138
NOT FOR PERMIT UNLESS SIGNED, DATED & SEALED

oa | ARCHITECTURE

September 16, 2019

Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 3314-3399

Re: Chevron Criteria Letter
New Vacuum Cleaner Stations and Car Wash Addition
4550 South Pine Island Road
Davie, FL

Dear Planning and Zoning Official,

This request is to allow the addition of 5 new automobile vacuum stations with a 452 S.F. canvas awning, expand the existing automatic carwash and additional 530 S.F. and modify parking and landscape areas as shown on plans.

a. Is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof; the proposed project is not contrary to the adopted comprehensive plan, the proposed uses already exist on the property.

b. Will create an unrelated and incompatible adjacent use; the proposed project will not create and unrelated and incompatible use, the proposed uses already exist on the property.

c. Will adversely affect living conditions in the neighborhood or town; the proposed project will not adversely affect living conditions in the neighborhood or town, the proposed uses already exist on the property and have not adversely affected the living conditions in the neighborhood.

d. Will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety; the proposed project will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety, the proposed uses already exist on the property and depend on existing traffic patterns.

e. Will adversely affect surrounding property values; the proposed project will not adversely affect surrounding property values, the proposed uses already exist on the property.

f. The non-use special permit will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public; the proposed project will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public, as the proposed uses already exist on the property.

g. Will constitute a grant of special privilege to an owner as contrasted with the welfare of the general public; the proposed project will not constitute a grant of special privilege to an owner as contrasted with the welfare of the general public, as the proposed uses already exist on the property.

Please feel free to contact me if you have any additional questions.

Sincerely,

Orlando Alonso Jr., R.A.

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

PUBLIC PARTICIPATION PLAN

FOR PLANNING & ZONING OFFICE USE ONLY

Project Name	**Project Number(s)**
Chevron	SE19-016

Project Location (parcel identification numbers)

5	0	4	1	2	8	2	2	0	1	1			5		4										
5		4											5		4										

Project Address

4500 South Pine Island Road

Project Description (scope of work)

The addition of five (5) new automobile vacuum stations, the expansion of an existing car wash consisting of 717sf. and re-arrangement of parking space along the southeast corner of the property.

Basis for Requirement (check one)	
✓	Site Plan, Special Permit, Rezoning or Land Use Plan Amendment
	Plat or Plat-related Amendment (involving a substantial development entitlement not accompanied by a site plan)

Required Notifications (check all that apply)			
✓	Property Owners within 1,000 ft.	X	Town Council
✓	Addresses within 1,000 ft.	X	Town Administration
✓	Broward County Administrator	X	Sunshine Board
✓	Adjacent Municipalities:	X	Town of Davie Parks and Recreation Director
✓	Affected Governmental Entities: FDOT, SFWMD	✓	Affected Homeowner's Associations (HOA): Pine Island Bay, Pine Island Lakes
	Other:		

Applicant Presentation	
✓	Presentation must be made available online on a publicly accessible website with no fee or login required. Must be available 24hrs. a day for a minimum of 21 consecutive days as outlined in the notification letter. Presentation must be close captioned.

Public Participation Report to Include	
✓	Summary of the presentation, and public comments received; identifying the actions necessary to address public comments.
✓	Copy of correspondences received by the Applicant
	A record of phone calls received by Applicant (date, caller, and brief summary)
✓	**The public participation process must conclude no more than one (1) year prior to a Town Council meeting.*

PUBLIC PARTICIPATION OPPORTUNITY NOTICE

Date: July 2, 2020

Re: Public Participation Opportunity Notice for: Chevron
Project Number: SE19-016

To Whom It May Concern:

This letter is to invite you to public participation meetings that relate to Chevron which is located at 4450 South Pine Island Road (Folio 504128220011). The request is to allow the addition of five (5) new automobile vacuum stations, the expansion of an existing carwash consisting of 717 sf., and re-arrangement of the parking space along the southeast corner of the property.

Per the Town of Davie Code of Ordinances, the applicant of this project is required to conduct a thorough public participation process in order to ensure that property owners and residents most likely to be affected by the development have an opportunity to review and comment on the proposal prior to any formal public meetings or hearings by the Town.

Due to the Covid-19 public health emergency, in-person meetings will not be held. Instead, the applicant has prepared a video presentation of the project and will accept comments by phone, email, or letter. The online presentation will be available at the following location for at least 21 days from the date of this letter:

http://www.oa-arch.com/presentation

Please direct any inquiries regarding this project to:

Orlando Alonso Jr.
OA Architecture, Inc.
786.282.8795
oalonsojr@oa-arch.com

Please feel free to contact the Town of Davie Planning and Zoning Division at 954-797-1103 if you are unable to access the online presentation or for any other assistance.

Attachments: Project Location Map

PUBLIC PARTICIPATION REPORT

The public participation must occur no more than one (1) year prior to a Town Council meeting.

Project Name
Chevron Project SE19-016

Summary of Public Participation Virtual Presentation (include the actions necessary to address all public comments)

Date of Public Participation Opportunity Notice: July 2, 2020

There was only one participant, Ms. Dolores Perez Moss, who contacted me via email on July 10, 2020.

Please see her question and our response below:

Good morning,

Can you please tell me when this project is slated to start the the estimated completion date? I realize with COVID19 it is diffucilt to give exact date - (I am an owner across the street and would like to know the estimated dates and work hours - as construction will impede traffic and add more noise to the already busy and noisy intersection.

Thank you for your kind reply.

Thanks!
dolores

Good afternoon,

In reference to your questions, we would like to start the project towards the end of this year, we are still pending the building permit submittal and approval. The scope of the project is quite small (530 SF), we are anticipating approximately 3 to 4 months of construction time. The work hours will take place during normal working hours, from 7:00 am to 5 pm.

Thank you for your interest in our project.

Sincerely,
Orlando

Acknowledgements	
Printed Name of Applicant: Isaac Golan / Owner	Date: 08.25.20
Signature of Applicant:	

David Abramson

Subject: FW: Chevron Project SE19-016

From: Orlando Alonso Jr
Sent: Friday, July 10, 2020 2:51 PM
To: dolores peres moss <dolores.homes@yahoo.com>
Cc: Isaac Golan <isaac@kengifts.com>
Subject: RE: Chevron Project SE19-016

Good afternoon,

In reference to your questions, we would like to start the project towards the end of this year, we are still pending the building permit submittal and approval. The scope of the project is quite small (530 SF), we are anticipating approximately 3 to 4 months of construction time. The work hours will take place during normal working hours, from 7:00 am to 5 pm.

Thank you for your interest in our project.

Sincerely,
Orlando

Orlando Alonso *RA*
786 282 8795

oa | ARCHITECTURE

1235 Coral Way, Ste. 101
Miami, FL 33145

AA26001181 | Website | Map

From: dolores peres moss <dolores.homes@yahoo.com>
Sent: Friday, July 10, 2020 10:01 AM
To: Orlando Alonso Jr <oalonsojr@oa-arch.com>
Subject: Chevron Project SE19-016

Good morning,

Can you please tell me when this project is slated to start the the estimated completion date? I realize with COVID19 it is diffucilt to give exact date - (I am an owner across the street and would like to know the estimated dates and work hours - as construction will impede traffic and add more noise to the already busy and noisy intersection.

Thank you for your kind reply.

Thanks!
dolores

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

PUBLIC PARTICIPATION PLAN

FOR PLANNING & ZONING OFFICE USE ONLY

Project Name	**Project Number(s)**
Chevron	SE19-016

Project Location (parcel identification numbers)

5	0	4	1	2	8	2	2	0	0	1	1		5		4									
5		4											5		4									

Project Address

4450 South Pine Island Road

Project Description (scope of work)

Five new automobile vacuum stations, a 717 square foot expansion to the existing automatic car wash building and re-arrangement of the parking stalls at the southeast corner of the property

Basis for Requirement (check one)	
✓	Site Plan, Special Permit, Rezoning or Land Use Plan Amendment
	Plat or Plat-related Amendment (involving a substantial development entitlement not accompanied by a site plan)

Required Notifications (check all that apply)			
✓	Property Owners within 1,000 ft.	X	Town Council
✓	Addresses within 1,000 ft.	X	Town Administration
	Broward County Administrator	X	Sunshine Board
✓	Adjacent Municipalities: Cooper City	X	Town of Davie Open Space and Recreation Advisory Committee Chairperson
	Affected Governmental Entities:	X	Town of Davie Parks and Recreation Director
✓	Affected Homeowner's Associations (HOA):		
	Other:		

Meeting Dates/Times (i.e., weekdays Monday-Thursday with a start between 5:30-7:00PM, no public holidays, meetings shall be scheduled at least 5 business days apart)		**Meeting Locations** (i.e., a location within close proximity to the project, use of a public facility is suggested)
First Meeting	Tues 4/16/19 5:30-6:30	PI Multi Purpose- Oak Room
Second Meeting	Wed 4/24/19 5:30-6:30	PI Multi Purpose- Oak Room

**The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.*

Deadline for Staff Approval of Notice (refer to attachments)	**Mailing Deadline** (staff to mail notice 14-days prior to first meeting)
3/22/19	3/25/19

Public Participation to Include	
✓	Sign-in Sheets
✓	Correspondences received by the Applicant
✓	Report including the actions necessary to address public comments (refer to attachments)

PUBLIC PARTICIPATION MEETING NOTICE

Date: March 15, 2019

Re: Public Participation Meeting Notice for: Chevron
Project Number: SE19-016

To Whom It May Concern:

This letter is to invite you to public participation meetings that relate to Chevron which is located at 4450 South Pine Island Road (Folio 504128220011).

The request is to allow:

- Five new automobile vacuum stations
- A 717 square foot expansion to the existing automatic car wash building
- Re-arrangement of the parking stalls at the southeast corner of the property

Per the Town of Davie Code of Ordinances, the applicant of this project is required to hold two public participation meetings. Please refer to the scheduled meetings below.

First Public Participation Meeting	**Second Public Participation Meeting**
Date: Tuesday, April 16, 2019 Time: 5:30-6:30 PM Location: Pine Island Multipurpose Center Oak Room, 3801 South Pine Island Road Davie FL 33328	Date: Wednesday, April 24, 2019 Time: 5:30-6:30 PM Pine Island Multipurpose Center Oak Room, 3801 South Pine Island Road Davie FL 33328

If you wish to submit written comments or review plans concerning this project, should be sent to:

Orlando Alonso
1235 Coral Way, Suite 101
Miami, FL 33145
Phone: 786-282-8795
Email: oalonsojr@oa-arch.com

Attachments: Project Location Map

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

Mailout Map – SE19-016 Chevron – 1,000-ft. Around 4450 South Pine Island Road

639 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.

Powered by VANTAGEPOINTS

SIGN IN SHEET

Project Name	Meeting Date
CHEVRON.	04.16.19

Name	Address	Phone	Email
Kathy McCarty	4331 SW 82nd Way	754-204-1293	Kathyhornstra@aol.com
ORLANDO ALONSO ARCHITECT	12757 SW 64 TERR MIAMI, FL 33183	786.282.8795	OALONSOJR@OA-ARCH.COM
ISAAC GOLAN OWNER	8740 SW 57 PL. COOPER CITY, 33328	917.686.7677	ISAAC@KENGIFTS.COM

PUBLIC PARTICIPATION REPORT

The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.

Project Name
CHEVRON

Summary of Public Participation Meetings (include the actions necessary to address all public comments)
VERY POSITIVE FEEDBACK FROM CATHY MCCARTY SHE IS WILLING TO SUPPORT PROJECT

Acknowledgements	
Printed Name of Applicant: ISAAC GOLAN / OWNER	Date: 04.16.19
Signature of Applicant:	

SIGN IN SHEET

Project Name	Meeting Date
CHEVRON	04.24.19

Name	Address	Phone	Email
ORLANDO ALONSO ARCHITECT	12757 SW 64 TERR MIAMI, FL 33183	786.282.8795	OALONSOJR@OA-ARCH.COM
ISAAC GOLAN OWNER	8740 SW 57 PL COOPER CITY, FL 33328	917.686.7677	ISAAC@KENGIFTS.COM

PUBLIC PARTICIPATION REPORT

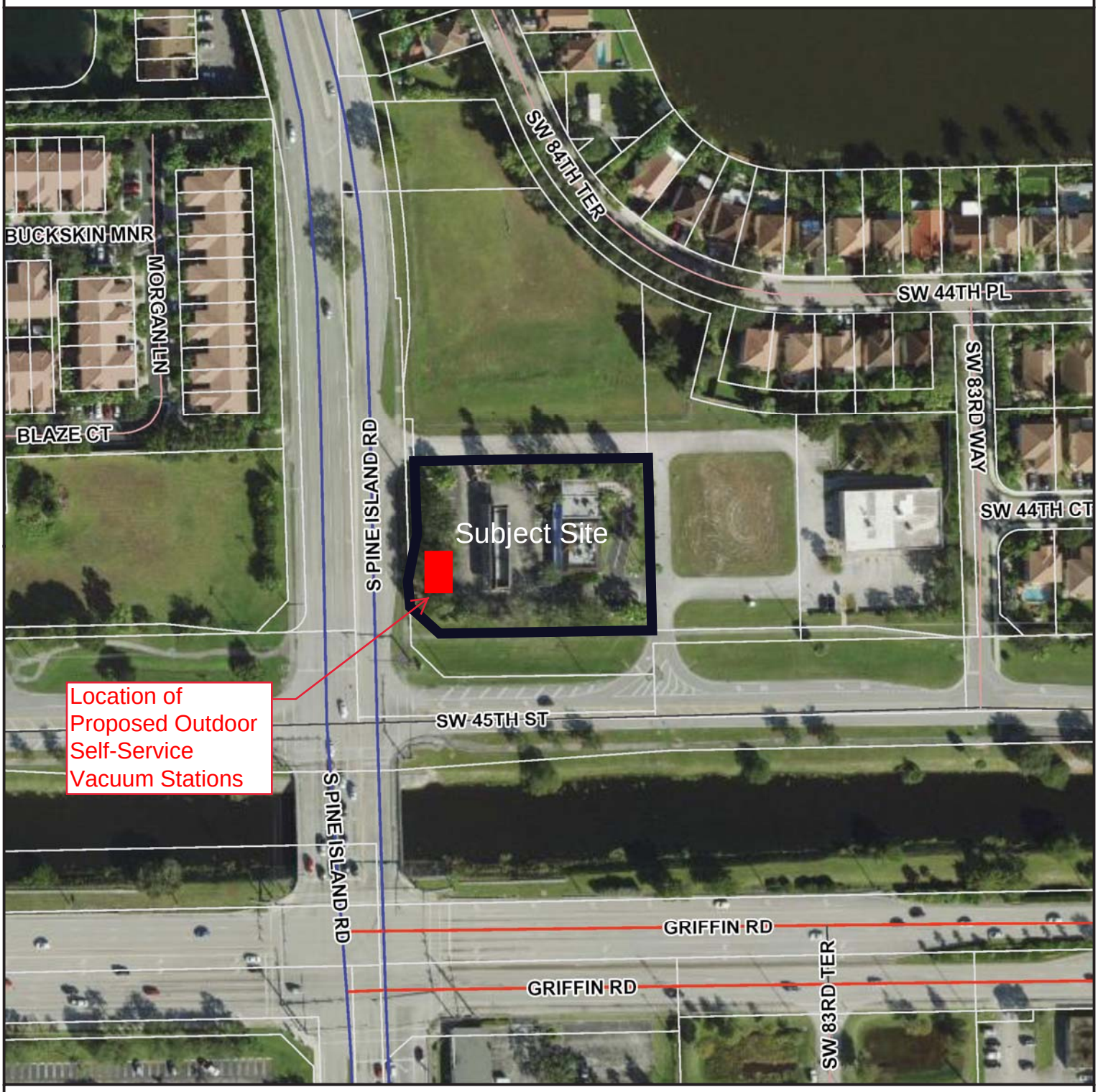
The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.

Project Name
CHEVRON

Summary of Public Participation Meetings (include the actions necessary to address all public comments)
NO ATTENDEES

Acknowledgements	
Printed Name of Applicant: ISAAC GOLAN / OWNER	Date: 04.24.19
Signature of Applicant:	

Aerial Map



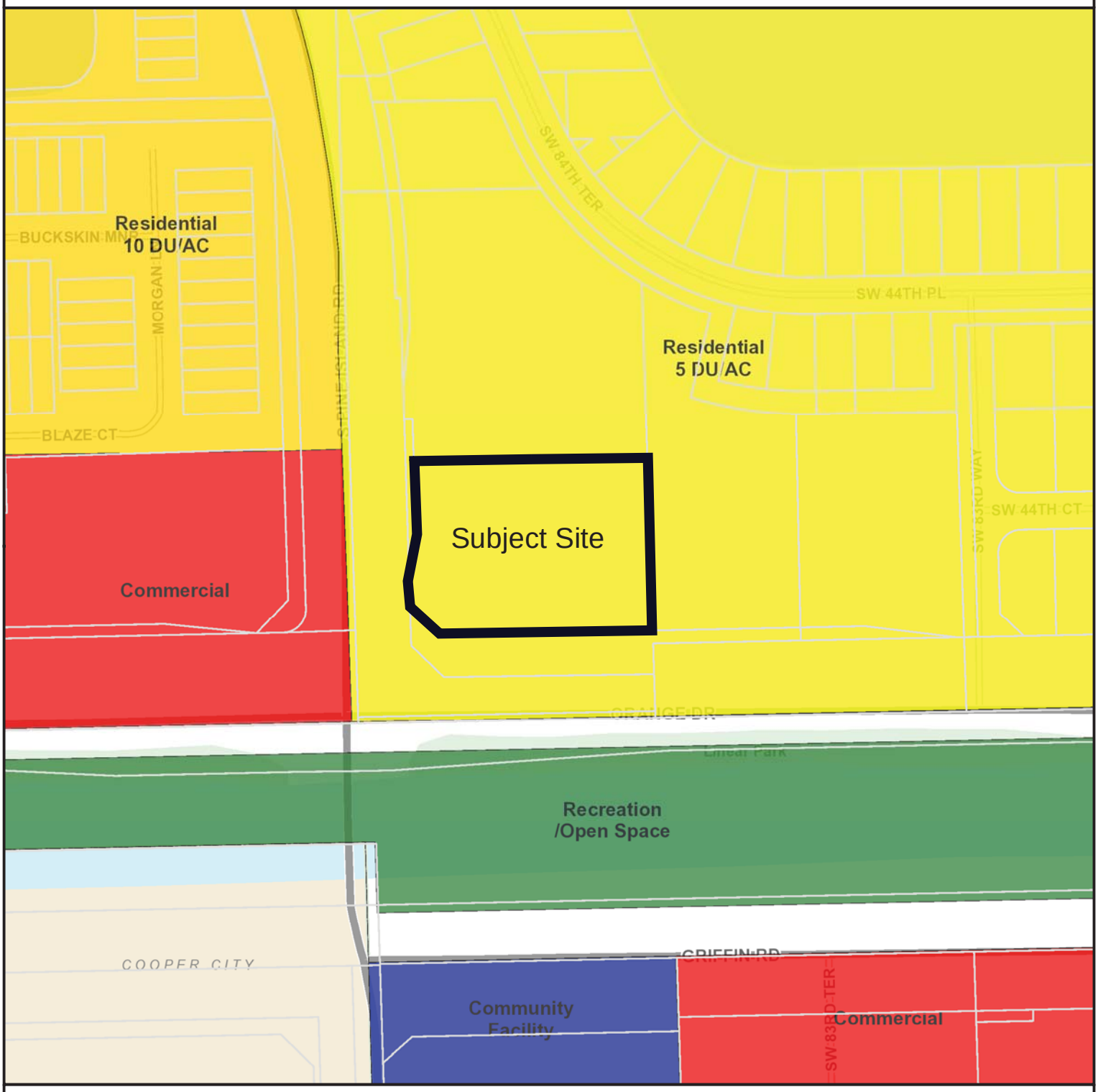
9/14/2020, 3:01:29 PM

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

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.

Land Use Map



9/14/2020, 3:04:25 PM

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

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Zoning Map

9/14/2020, 3:05:27 PM

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

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NOTICE OF PUBLIC HEARING FOR:
SPECIAL PERMIT APPLICATION

The public hearing by the Planning & Zoning Board will be conducted as follows:

DATE: September 22, 2020, beginning at 6:30 p.m. or as soon thereafter as practicable

Manner: The hearing will be conducted by means of telephonic/video conferencing. Interested parties wishing to be heard with respect to this item may submit their comments prior to 5:00 PM on the date of the hearing by emailing: lrobinson@davie-fl.gov (comments may not exceed 400 words) or by leaving a voicemail message at (954) 797-1103 (Voice messages may not exceed three (3) minutes). For access to the hearing agenda, ordinance, backup information, and instructions on joining the meeting, please use the following link: www.davie-fl.gov/367/Planning-Zoning-Board

PETITIONER/OWNER:	Orlando Alonso RA/Golgas, LLC
PROPERTY LOCATION:	4450 South Pine Island Road (Parcel Folio No. 50-41-28-22-0011)
SPECIAL PERMIT APPLICATION:	The request is to allow the addition of five (5) new automobile vacuum stations, the expansion of an existing carwash consisting of 717sf., and re-arrangement of the parking space along the southeast corner of the property.
SAID APPLICATIONS SHOULD BE REFERRED AS:	Special Permit SE19-016 Chevron

Any person wishing to appeal any decision made by this board or committee with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record include the testimony and evidence upon which the appeal is made.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

Mailout Map – SE19-016 Chevron – 1,000-ft. Around 4450 South Pine Island Road

639 ft

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Powered by VANTAGEPOINTS

CLAUS,DAVID & LISA		10280 SW 20 ST		DAVIE	FL	33324
MCCOLGIN,MICHAEL P		10770 NW 17 ST		PLANTATION	FL	33324
CIMARRON PROPERTY OWNERS ASSN	% ATLANTIS MANAGEMENT SERVICES	11011 SHERIDAN ST #208		COOPER CITY	FL	33026
LOPEZ,CARLOS E		11084 BLACKHAWK BLVD		DAVIE	FL	33328
PINE ISLAND LAKES TNHMS ASSN		1145 SAWGRASS CORPORATE PKWY		SUNRISE	FL	33323
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP		FORT LAUDERDALE	FL	33301
GRIFFIN PLAZA SHOPPING CTR LLC		1170 HARBOR CT		HOLLYWOOD	FL	33019
UDLER,IZABELLA		12531 COUNTRYSIDE TER		COOPER CITY	FL	33330
DCB INVESTMENTS LLC		14693 SW 29 PL		DAVIE	FL	33330
LIU,CHRISTINE		16420 SW 39 ST		MIRAMAR	FL	33027
FORTUNAT,PIERRE		16598 MARIPOSA CIR S		FORT LAUDERDALE	FL	33331
RASCHKE,CAROL G		16829 SW 16 ST		PEMBROKE PINES	FL	33027
YALE PROPERTIES DEVELOPMENT LLC		17100 NE 19 AVE		N MIAMI BEACH	FL	33162
IH4 PROPERTY FLORIDA LP	% INVITATION HOMES - TAX DEPT	1717 MAIN ST #2000		DALLAS	TX	75201
PATEL,MAHESHKUMAR &	PATEL,SABITA	1804 WABAN LN		SCHAUMBURG	IL	60193
BISCAYNE 135 LTD		18205 BISCAYNE BLVD #2202		AVENTURA	FL	33160
MORRIS,JOHN P	% IMPERIAL ELECTRIC & LIGHTING	190 GOVERNORS VIEW RD		ASHEVILLE	NC	28805
ALL DAVIE WELDING INC		1909 NW 16 ST		POMPANO BEACH	FL	33069
KEYS HARBOR FINANCIAL LLC		1911 SW 52 TER		PLANTATION	FL	33317
JENNINGS,THOMAS F &	MANHART-JENNINGS,MINDY D	2100 NE 16 AVE		WILTON MANORS	FL	33305
CIPOLLA,DOMINICK A		2110 NW 30 ROAD		BOCA RATON	FL	33431
KNEZEVICH REV TR	KNEZEVICH,GERALDINE A TRSTEE	23352 WATER CIR		BOCA RATON	FL	33486
TONG,MARYANNE		2355 S COMPTON AVE		ST LOUIS	MO	63104
SZCZESNY,MICHAEL F		2715 NW 84 TER		PEMBROKE PINES	FL	33024
BARRETT,RICHARD O &	BARRETT,FLORENCE G	2835 MORNING GLORY CIR		DAVIE	FL	33328
PINE ISLAND BAY HMWNRS ASSN INC	% A & M PARTNERS INC	300 S PINE ISLAND RD STE 207		PLANTATION	FL	33324
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD		FORT LAUDERDALE	FL	33309
GULLA,SAMUEL E		3674 WEST VALLEY GREEN DR		DAVIE	FL	33328
RITTENBERGER,GREG & AGUEDA		3931 SW 83 TER		DAVIE	FL	33328
RITTBERGER,GREGORY & AGUEDA		3951 SW 83 TER		DAVIE	FL	33328
CARMEN SAJIN PA		3975 SW 141 AVE		DAVIE	FL	33330
INVEX CORP	%ROSANNE WRIGHT	410 SHAWNEE TRL		WINCHESTER	VA	22602
COMMUNITY PROGRESS INC		4199 S PINE ISLAND RD		DAVIE	FL	33328
KHAN,VANESSA		4227 S PINE ISLAND RD		DAVIE	FL	33328
GUZMAN,MIGUELINA C		4229 S PINE ISLAND RD		DAVIE	FL	33328
MORELLO,PAULA		4231 S PINE ISLAND RD		DAVIE	FL	33328
Current Occupant		4241 S PINE ISLAND RD		DAVIE	FL	33328
CARBONO,RENEE S		4243 S PINE ISLAND RD		DAVIE	FL	33328
ALEJANDRINA PINE ISLAND	DAVIE LLC	4245 S PINE ISLAND RD		DAVIE	FL	33328
Current Occupant		4247 S PINE ISLAND RD		DAVIE	FL	33328
YOUNG,DAVID CANTWELL	SCHATZ,JENNIFER ILENE	4247 S PINE ISLAND RD #3		DAVIE	FL	33328
DEL GUIDICE,VICKI A		4249 S PINE ISLAND RD		DAVIE	FL	33328
SARGENT,CRAIG T		4250 S PINE ISLAND RD		DAVIE	FL	33328
KEMPNER,BARBARA ZILBER		4251 S PINE ISLAND RD		DAVIE	FL	33328
O'TOOLE,MIGUEL & ALIDA		4252 S PINE ISLAND RD		DAVIE	FL	33328
MOSQUERA,GUILLERMO		4253 SW 84 TER		DAVIE	FL	33328
DIAMOND,JACQUELINE H/E	DIAMOND,DIANE	4254 S PINE ISLAND ROAD		DAVIE	FL	33328
Current Occupant		4256 S PINE ISLAND RD		DAVIE	FL	33328
CHAVEZ,DIANA		4258 S PINE ISLAND RD		DAVIE	FL	33328
MAZZA,DAVID R		4260 S PINE ISLAND RD		DAVIE	FL	33328
MOSS,MARIA DOLORES	MOSS,SAMANTHA LINSIE	4261 S PINE ISLAND RD		DAVIE	FL	33328
STONE,RENEE M		4262 SW 84 TER		DAVIE	FL	33328
BERKOVITZ,ARIE		4263 S PINE ISLAND RD		DAVIE	FL	33328
COLON,ISAAC & YEVELIZE		4263 SW 84 TER		DAVIE	FL	33328
CANNY,MARGARET		4265 S PINE ISLAND RD # 4		DAVIE	FL	33328
CAPELETTI,SANDRA M		4267 S PINE ISLAND RD		DAVIE	FL	33328
SNELL,STEPHEN H		4269 S PINE ISLAND ROAD		DAVIE	FL	33328
MORALES,IVONNE		4271 S PINE ISLAND RD		DAVIE	FL	33060
FIDELIA,JEAN M		4271 SW 82 WAY		DAVIE	FL	33328
ZHANG,JIN CHENG		4273 SW 84 TER		DAVIE	FL	33328
DE JESUS,WILFREDO ANTONIO	AYALA,DELSY JOSEFINA	4281 S PINE ISLAND RD		DAVIE	FL	33328
Current Occupant		4283 S PINE ISLAND RD		DAVIE	FL	33328
SELLIS,MADELINE T LE	SELLIS,GLEN E	4285 S PINE ISLAND RD		DAVIE	FL	33328
LIGUORI,LINDA L		4287 S PINE ISLAND RD		DAVIE	FL	33328
MOORE,SHIRLEY E		4289 S PINE ISLAND RD		DAVIE	FL	33328
Current Occupant		4291 S PINE ISLAND RD		DAVIE	FL	33328
CASTRO,ELIZABETH	ELIZABETH CASTRO REV TR	4302 SW 84 TER		DAVIE	FL	33328
DULANEY,DIANA		4303 SW 84 TER		DAVIE	FL	33328
GORZECK,MICHAEL I	ROWLEY,JACQUELINE	4311 SW 82 WAY		DAVIE	FL	33328
WHITLOW,SCOTT & CAROL ANN		4312 SW 84 TER		DAVIE	FL	33328
BECKER,ANTHONY E		4313 SW 84 TER		DAVIE	FL	33328
CUYUGAN,RUDY M &	CUYUGAN,MARLO	4321 SW 82 WAY		DAVIE	FL	33328
CUSHEN,MICHAEL & HORTENCIA		4322 SW 84 TER		DAVIE	FL	33328

SHAIK,HUSSAIN	BEGUM,SULTANA	4323 SW 84 TER		DAVIE	FL	33328
HORNSTRA,KATHY		4331 SW 82 WAY		DAVIE	FL	33328
MOSQUERA,GUILLERMO		4332 SW 84 TER		DAVIE	FL	33328
JAUREGUI,CARMEN LE	CUSHEN,HORTENCIA ETAL	4333 SW 84 TER		DAVIE	FL	33328
BEIGHTOL,JENNIFER		4340 SW 82 WAY		DAVIE	FL	33328
RAVINE,SHAWN	SHAWN & PATRICIA RAVINE TR	4341 SW 82 WAY		DAVIE	FL	33328
CAMPO,CAROLINA & JAMES	JAMES & CAROLINA CAMPO REV TR	4342 SW 84 TER		DAVIE	FL	33328
KEEGAN,BRYAN		4350 SW 82 WAY		DAVIE	FL	33328
MARRIOTT,KATHLEEN		4351 SW 82 WAY		DAVIE	FL	33328
AGUILA,HILDA & GEORGE		4360 SW 82 WAY		DAVIE	FL	33328
Current Occupant		4361 SW 82 WAY		DAVIE	FL	33328
CHAPLIN,CHARLES F & ALECIA G		4370 SW 82 WAY		DAVIE	FL	33328
Current Occupant		4371 SW 82 WAY		DAVIE	FL	33328
Current Occupant		4400 SW 82 WAY		DAVIE	FL	33328
AMITY-BURGESS,ANN MARIE		4401 SW 82 WAY		DAVIE	FL	33328
MELLINGER,JUSTIN H/E	MELLINGER,DAVID & AMY	4402 MORGAN LN #1-9		DAVIE	FL	33328
MACDONALD,KENNETH H/E	MACDONALD,DEBRA T	4402 SW 84 TER		DAVIE	FL	33328
LABOY,SORAYA		4404 MORGAN LN #2-9		DAVIE	FL	33328
SMITH,JENNIFER		4406 MORGAN LN #3-9		DAVIE	FL	33328
OLIVO,FRANCISCO		4408 MORGAN LN #4-9		DAVIE	FL	33328
MATA,WILLIAM E	RIOS,LUZ	4410 SW 82 WAY		DAVIE	FL	33328
ALFONSO,IRINA & JULIO		4411 MORGAN LN #5-7		DAVIE	FL	33328
CLUTTER,RANDALL H/E	DUNCAN,LYNETTE H/E ETAL	4411 SW 82 WAY		DAVIE	FL	33328
Current Occupant		4412 MORGAN LN		DAVIE	FL	33328
Current Occupant		4412 SW 84 TER		DAVIE	FL	33328
KALLMAN,ALISON M		4413 MORGAN LN 4-7		DAVIE	FL	33328
Current Occupant		4414 MORGAN LN		DAVIE	FL	33328
MCLEAN,BRIDGETTE T		4415 MORGAN LN #3-7		COOPER CITY	FL	33328
COBHAM,NICOLE	ALVES,BRENDAN	4417 MORGAN LN #2-7		DAVIE	FL	33328
OJEDA,GARETH D & LEIGH DANA		4418 MORGAN LN		DAVIE	FL	33328
Current Occupant		4419 MORGAN LN		DAVIE	FL	33328
HOUSTON,ANGELA A		4420 MORGAN LANE		DAVIE	FL	33328
NORMAN,MICHAEL ABRAHAM		4420 SW 82 WAY		DAVIE	FL	33328
Current Occupant		4422 MORGAN LN		DAVIE	FL	33328
COHEN,DAVID B & CORAL H/E	COHEN,ROBERT S & COHEN,SHEILA	4422 MORGAN LN #11-9		DAVIE	FL	33328
HYOTTE,KEVIN T & MARGARET E		4422 SW 84 TER		DAVIE	FL	33328
HUI,ALICE K		443 TAMARIND DR		HALLANDALE BEACH	FL	33009
JOSENHANS,KERRY &	SALVANTO,MICHAEL	4430 ARABIAN WAY		DAVIE	FL	33328
Current Occupant		4430 S PINE ISLAND RD	RESTAURANT	DAVIE	FL	33328
GIL,MARIO GUILLERMO		4430 SW 82 WAY		DAVIE	FL	33328
Current Occupant		4431 ARABIAN WAY		DAVIE	FL	33328
Current Occupant		4432 ARABIAN WAY		DAVIE	FL	33328
BARFIELD,CHRISTOPHER & KATE A		4433 ARABIAN WAY		DAVIE	FL	33328
Current Occupant		4434 ARABIAN WAY		DAVIE	FL	33328
ZALDIVAR,KATERINE		4435 ARABIAN WAY		DAVIE	FL	33328
NILSSON,TANYA		4436 ARABIAN WAY #4-5		DAVIE	FL	33328
ARCHABAL,ALESSONDRA		4437 ARABIAN WAY #6-4		DAVIE	FL	33328
GURRIERES,LUIS GUSTAVO		4438 ARABIAN WAY		COOPER CITY	FL	33328
LEVITA,MAOZ Z		4439 ARABIAN WAY		DAVIE	FL	33328
WAJSBLAT,BENNETT M &	KOWALL-WAJSBLAT,DEBORAH	4440 ARABIAN WAY		DAVIE	FL	33328
GIRAUD,VINCENT P	VINCENT P GIRAUD FAM TR	4440 SW 82 WAY		DAVIE	FL	33328
HARRISON,K PEARL		4441 ARABIAN WAY #4-4		DAVIE	FL	33328
DEVESA,BARBARA U RODRIGUEZ	MENA,JAVIER A HUMBRIA	4442 ARABIAN WAY #7-5		DAVIE	FL	33328
LOPEZ,FRANCES Y		4443 ARABIAN WAY		FORT LAUDERDALE	FL	33328
Current Occupant		4444 ARABIAN WAY		DAVIE	FL	33328
CHAN,MATTHEW W		4445 ARABIAN WAY		DAVIE	FL	33328
MORROW,ASHLE		4446 ARABIAN WAY #9-5		DAVIE	FL	33328
FALCIGLIA,JOHN		4447 ARABIAN WAY		DAVIE	FL	33328
GOLGAS LLC		4450 S PINE ISLAND RD		DAVIE	FL	33328
FONTANILLS,GAIL MANDZAK		4450 SW 82 WAY		DAVIE	FL	33328
WELLER,BRUCE EUGENE		4460 SW 82 WAY		DAVIE	FL	33328
YOUNG,STEPHANIE		4470 SW 82 WAY		DAVIE	FL	33328
MATIN,KHAIRUL & NAHID SULTANA		4480 SW 82 WAY		DAVIE	FL	33328
ZAMBRANO,GREGORIO		4655 SW 133 CT		MIAMI	FL	33175
CLAUS,DAVID J & LISA R		4670 SW 83 TERR		DAVIE	FL	33328
DCB INVESTMENTS LLC		4675 SW 83 TER		DAVIE	FL	33328
Current Occupant		4675 SW 83 TER	UNIT 2	DAVIE	FL	33328
Current Occupant		4675 SW 83 TER	UNIT 5	DAVIE	FL	33328
Current Occupant		4675 SW 83 TER	UNIT 6	DAVIE	FL	33328
Current Occupant		4675 SW 83 TER	UNIT 4	DAVIE	FL	33328
Current Occupant		4675 SW 83 TER	UNIT 1	DAVIE	FL	33328
Current Occupant		4685 SW 83 TER		DAVIE	FL	33328
Current Occupant		4690 SW 83 TER		DAVIE	FL	33328

Current Occupant		4700 SW 83 TER	UNIT 4	DAVIE	FL	33328
Current Occupant		4700 SW 83 TER	UNIT 2	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 1	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 4	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 3	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 6	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 5	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 2	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 8	DAVIE	FL	33328
Current Occupant		4701 SW 83 TER	UNIT 7	DAVIE	FL	33328
WILLIAMSON PROPERTIES INC &	D & F PROPERTIES INC	4710 SW 83 TER		DAVIE	FL	33328
Current Occupant		4711 SW 83 TER	UNIT 2	DAVIE	FL	33328
Current Occupant		4711 SW 83 TER	UNIT 3	DAVIE	FL	33328
Current Occupant		4711 SW 83 TER	UNIT 1	DAVIE	FL	33328
Current Occupant		4711 SW 83 TER	UNIT 6	DAVIE	FL	33328
Current Occupant		4791 SW 82 AVE	UNIT 27	DAVIE	FL	33328
Current Occupant		4791 SW 82 AVE	UNIT 28	DAVIE	FL	33328
Current Occupant		4791 SW 82 AVE	UNIT 29	DAVIE	FL	33328
Current Occupant		4791 SW 82 AVE	UNIT 22	DAVIE	FL	33328
Current Occupant		4791 SW 82 AVE	UNIT 23	DAVIE	FL	33328
DIAZ,BETTY		4918 SW 86 TER		COOPER CITY	FL	33328
RALSTON,WALTER & JANICE	JANICE & W RALSTON REV LIV TR	4938 SW 86 TER		COOPER CITY	FL	33328
SANTOS,MARCO A & JANET		4958 SW 86 TER		COOPER CITY	FL	33328
CELUSNEK,MARK S & LISA		4959 SW 86 TER		COOPER CITY	FL	33328
R & T DEVELOPMENT INC		5090 SWEETWATER TER		COOPER CITY	FL	33330
ACQUA ENTERPRISES LLC		5310 SW 162 AVE		SOUTHWEST RANCHES	FL	33331
SHAKER,HODA		54 BERGEN AVE		RIDGEFIELD PK	NJ	7660
DONG,JI YOU	WEN,JINGYI	5557 MARY LN		ARLINGTON	TN	38002
DAVIE SCHOOL PROPERTIES LLC		6340 SUNSET DR		MIAMI	FL	33143
ROSENBERG,LAWRENCE B & JUDITH		6807 NEWSTEAD LN		BALTIMORE	MD	21209
WESTERN WAREHOUSE FACILITY LLC		7420 SW 39 ST		DAVIE	FL	33314
MENCONI,THOMAS & LETICIA		750 SW 138 AVE F 409		PEMBROKE PINES	FL	33027
Current Occupant		8218 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8220 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8222 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8224 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8226 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8230 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8234 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8236 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8238 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8242 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8246 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8250 GRIFFIN RD		DAVIE	FL	33328
CABALLERO,BARBARA		8250 SW 44 CT		DAVIE	FL	33328
Current Occupant		8254 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8258 GRIFFIN RD		DAVIE	FL	33328
BRUNS,MARILYN D		8260 SW 44 CT		DAVIE	FL	33328
Current Occupant		8262 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8266 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8270 GRIFFIN RD		DAVIE	FL	33328
ZIADIE,MARGARET		8270 SW 44 CT		DAVIE	FL	33328
NAN,PAUL & LIDIA		8271 SW 44 PL		DAVIE	FL	33328
SAKRANI,SHAKIR H & WAHEEDA S		8272 SW 44 PL		DAVIE	FL	33328
BALL,THOMAS		8273 SW 44 CT		DAVIE	FL	33328
CHABAD OF NOVA INC		8274 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8276 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8278 GRIFFIN RD		DAVIE	FL	33328
Current Occupant		8280 GRIFFIN RD		DAVIE	FL	33328
GUO,YANLI	JIANG,TONG GUANG	8280 SW 44 CT		DAVIE	FL	33328
Current Occupant		8281 SW 44 PL		DAVIE	FL	33328
ARANGO,GLORIA &	AYALA,NERI	8282 SW 44 PL		DAVIE	FL	33328
CHEN,PI-LING		8283 SW 44 COURT		DAVIE	FL	33328
FINKELSTEIN,JOAN B LE	FINKELSTEIN,SAGE A	8290 SW 44 CT		DAVIE	FL	33328
Current Occupant		8291 SW 44 PL		DAVIE	FL	33328
CHONG,STEPHAN		8292 SW 44 PL		DAVIE	FL	33328
MACHLEITH,GARY R & GAIL A		8293 SW 44 CT		DAVIE	FL	33328
LUONGO,EILEEN M		8300 SW 44 CT		DAVIE	FL	33328
WARAICH,FAHIM	PARPIA,ZAINAB	8301 SW 44 PL		DAVIE	FL	33328
BALGOBIN,KEVIN W & SHARON L		8302 SW 44 PL		DAVIE	FL	33328
KOWALSKI,KATHRYN		8303 SW 44 COURT		DAVIE	FL	33328
NAZON,PASCALE H/E	STUTKO,JEFFREY	8310 SW 44 CT		DAVIE	FL	33328
COLDING,MARION M		8311 SW 44 PL		DAVIE	FL	33328

DINH,TIEN QUANG	DOAN,LINH NGOC MY	8312 SW 44 PL		DAVIE	FL	33328
NEWTON,JIMMIE W		8313 SW 44 CT		DAVIE	FL	33328
LIN,FEI PENG	CHEN,YE	8314 SW 42 CT		DAVIE	FL	33325
FERNANDES,NANCY R H/E	FERNANDES,ANTONIO D	8320 SW 44 CT		DAVIE	FL	33328
YOWELL,CHRISTOPHER LEE		8321 SW 44 PL		DAVIE	FL	33328
GURREA,JULIO C & CORAL		8322 SW 44 PL		DAVIE	FL	33328
FOLDESI,FAYDANALLY		8323 SW 44 CT		DAVIE	FL	33328
BANKS,KYUNGWON & ZACHARY		8330 SW 44 CT		DAVIE	FL	33328
CORREA,RENEE MARIE H/E	CORREA,JORGE I	8331 SW 44 PL		DAVIE	FL	33328
JORDAN,LINDA H		8332 SW 44 PL		DAVIE	FL	33328
CANOA,ANA SOFIA & JOSE HILARIO		8333 SW 44 CT		DAVIE	FL	33328
BELLIDO,JOSE ALFREDO H/E	BELLIDO,CATHERINE	8334 SW 42 CT		DAVIE	FL	33328
JONES,KRISTEN LEE	JONES,MAUREEN HELEN	8340 SW 44 CT		DAVIE	FL	33328
MCMILLAN,TERRISA		8341 SW 44 PL		DAVIE	FL	33328
GOUBAUD,PAOLA		8342 SW 44 PL		DAVIE	FL	33328
JAHR,CHRISTOPHER JOHN & EMILY		8343 SW 44 CT		DAVIE	FL	33328
KHONDOKER,LUFTAR R & NAFEESA P		8351 SW 44 PL		DAVIE	FL	33328
LEWIS,ANN & CLIFTON H		8354 SW 42 CT		DAVIE	FL	33328
DIERSING,JAMIE LYNN		8361 SW 44 PL		DAVIE	FL	33328
NENISCU,OANA C H/E	CHIRITA,GHEORGHE	8364 SW 42 CT		DAVIE	FL	33328
HALL,MARJORIE & JOSEPH		8371 SW 44 PL		DAVIE	FL	33328
Current Occupant		8374 SW 42 CT		DAVIE	FL	33328
BALGOBIN,DEBBIE C		8375 SW 42 CT		DAVIE	FL	33328
CATA,BEATRIZ H/E	GIRALDO,DANIEL E	8384 SW 42 CT		DAVIE	FL	33328
Current Occupant		8385 SW 42 CT		DAVIE	FL	33328
RODRIGUEZ,ALEXANDER & YASKARA		8394 SW 42 CT		DAVIE	FL	33328
TEELUCKSINGH,JUNIOR &	TEELUCKSINGH,FAREEDA	8395 SW 42 CT		DAVIE	FL	33328
Current Occupant		8401 ORANGE DR		DAVIE	FL	33328
CONTRI,MARGHERITA	PUCCIATTI,FABIO	8401 SW 44 PL		DAVIE	FL	33328
ANTHONY,RICHARD		8402 SW 44 PL		DAVIE	FL	33328
GUY,DEANNA LOUISE & KENNETH T		8404 SW 42 CT		DAVIE	FL	33328
BIVONA,KIMBERLY MURIN		8405 SW 42 CT		DAVIE	FL	33328
NYDICK,HEATHER H/E	CROWLEY,MICHAEL	8411 SW 44 PL		DAVIE	FL	33328
GANGAN,AURELIAN D & NUTA		8412 SW 44 PL		DAVIE	FL	33328
TAM,ROSA	TAM,BERTA	8414 SW 42 CT		DAVIE	FL	33328
Current Occupant		8415 SW 42 CT		DAVIE	FL	33328
DIGIOIA,FRANKLIN M	DIGIOIA,ZOIHIL A	8421 SW 44 PL		DAVIE	FL	33328
MEI,HONG ZHANG & MENG LONG		8422 SW 44 PL		DAVIE	FL	33328
CARR,DAVID A & MAUREEN E		8424 SW 42 CT		DAVIE	FL	33328
Current Occupant		8425 SW 42 CT		DAVIE	FL	33328
PHILLIPS,WILLIAM & DANIELLE A		8431 SW 44 PL		DAVIE	FL	33328
USMANOVA,AZIZA H/E	KADIROV,IKHTIYOR	8432 SW 44 PL		COOPER CITY	FL	33328
ARCHAMBAULT,CHRISTINE	PURSER,STEPHEN	8434 SW 42 CT		DAVIE	FL	33328
KATZ,TRACY		8435 SW 42 CT		DAVIE	FL	33328
JIMENEZ,STEPHANIE		8442 SW 44 PL		DAVIE	FL	33328
ANLAS,URSULA ISABEL		8444 SW 42 CT		DAVIE	FL	33328
Current Occupant		8445 SW 42 CT		DAVIE	FL	33328
Current Occupant		8454 SW 42 CT		DAVIE	FL	33328
SNYDER,JACQUELINE A	MCMULLEN,GEORGINA	8455 SW 42 CT		DAVIE	FL	33328
SIEMER,SYLVIA		8464 SW 42 CT		DAVIE	FL	33328
SHEPHARD,GUY & SHANA		8465 SW 42 CT		DAVIE	FL	33328
FRITZ,RODNEY L		8474 SW 42 CT		DAVIE	FL	33328
ARISTIZABAL,JASON DANIEL		8475 SW 42 CT		DAVIE	FL	33328
VELEZ,ELVIRA		8484 SW 42 CT		DAVIE	FL	33328
NATALE,A & GRETCHEN H/E	NATALE,ERMA	8485 SW 42 CT		DAVIE	FL	33328
WILKES,WILHELMINA H/E	WILKES,SHAREEN K	8494 SW 42 CT		DAVIE	FL	33328
MCCORMICK,SEAN & CONSTANCE		8495 SW 42 CT		DAVIE	FL	33328
Current Occupant		8500 GRIFFIN RD		DAVIE	FL	33328
HARRIS,MEISHA		8601 BUCKSKIN MNR #8-10		DAVIE	FL	33328
Current Occupant		8603 BUCKSKIN MNR		DAVIE	FL	33328
Current Occupant		8604 BUCKSKIN MNR		DAVIE	FL	33328
Current Occupant		8605 BUCKSKIN MNR		DAVIE	FL	33328
VEGA,ERLYS I BARRANTE		8606 BUCKSKIN MNR		DAVIE	FL	33328
FEELEY,TIFFANY H/E	FEELEY,KIMBERLY	8607 BUCKSKIN MNR #5-10		DAVIE	FL	33328
VALENCIA,XAVIER A		8608 BUCKSKIN MNR		DAVIE	FL	33328
POMARICO,JODI L H/E	BLATTSTEN,SIDNEY	8609 BUCKSKIN MNR		DAVIE	FL	33328
ZAKHEIM,ABBIE		8610 BUCKSKIN MNR		DAVIE	FL	33328
BAGCI,AHMET MURAT H/E	PHOCHACHAN,NATTAMON	8611 BUCKSKIN MNR #3/10		DAVIE	FL	33328
Current Occupant		8612 BUCKSKIN MNR		DAVIE	FL	33328
SUSAN BIRD REV LIV TR		8613 BUCKSIN MNR #2-10		DAVIE	FL	33328
TORCIA,MELANIE	VILLENEUVE,THOMAS	8614 BUCKSKIN MNR #6-8		DAVIE	FL	33328
MARTINEZ,ANGELA & BOLIVAR		8615 BUCKSKIN MNR #1-10		DAVIE	FL	33328
BARNES,SARAH		8616 BUCKSKIN MNR		DAVIE	FL	33328

BURNS,CLINT & BROOKE		8617 BUCKSKIN MNR #6-11		DAVIE	FL	33328
Current Occupant		8618 BUCKSKIN MNR		DAVIE	FL	33328
Current Occupant		8619 BUCKSKIN MNR		DAVIE	FL	33328
CHIN-YOU,HENRY A	CHIN-YOU,KAM LIN	8620 BUCKSKIN MNR		DAVIE	FL	33328
VALERIOTI,DANIEL		8621 BUCKSKIN MNR		COOPER CITY	FL	33328
SOUZA,JOSHUA ADAM	ZULUAGA,CAROLINA	8623 BUCKSKIN MNR		DAVIE	FL	33328
PAIGE,BRITTANY M		8625 BUCKSKIN MNR		DAVIE	FL	33328
RODGERS,CAROL JEANNE	PRICE,DOUGLAS SCOTT	8627 BUCKSKIN MNR		DAVIE	FL	33328
JIMENEZ,LUIS	TECSON,ROSA	8635 SW 49 ST		COOPER CITY	FL	33328
BARFIELD,CHAD MICHAEL	BLOCK,BRITANIE NICOLE	8643 BLAZE CT		DAVIE	FL	33328
SHILCHAND,SASE N & KAMLAWATIE		8643 SW 49 ST		COOPER CITY	FL	33328
HOMSEY,MARIATERESA C H/E	CARRASCO,CARLOS E ETAL	8645 BLAZE CT #8-6		COOPER CITY	FL	33328
FARQUHARSON,DONALD W & MAXINE C		8647 BLAZE CT		DAVIE	FL	33328
MAGADOV,STACY SCHWARTZ		8649 BLAZE CT UNIT 6-6		DAVIE	FL	33328
CASTANEDA,BELKIS L		8651 BLAZE CT #5-6		DAVIE	FL	33328
DE KOROMLA,VICTORIA SCHEY	PESSOLANO,GONZALO H	8651 SW 49 ST		COOPER CITY	FL	33328
HENDERSON,ELIZABETH L		8652 BLAZE CT #1-3		COOPER CITY	FL	33328
FERRER,MANUEL E & MARIE NICOLE		8652 SW 49 ST		COOPER CITY	FL	33328
MANCUSO,JULIE		8653 BLAZE CT		DAVIE	FL	33328
PIAZZA,TAMMY &	MILLER,DEBORA S	8654 BLAZE CT		DAVIE	FL	33328
CHOWDHURY,SAYEED		8655 BLAZE CT		DAVIE	FL	33328
Current Occupant		8656 BLAZE CT		DAVIE	FL	33328
Current Occupant		8657 BLAZE CT		DAVIE	FL	33328
COLETTO,RONALD R &	NUNEZ,MARIA A	8658 BLAZE CT		DAVIE	FL	33328
Current Occupant		8659 BLAZE CT		DAVIE	FL	33328
VERGARA,GUSTAVO A		8659 SW 49 ST		COOPER CITY	FL	33328
VERMA,ABHISHEK & ANITA		8660 BLAZE CT		DAVIE	FL	33328
ARUNACHALAM,VIJAY	SHANKAR,PRIYADHARSHINI	8662 BLAZE CT #6		COOPER CITY	FL	33328
AL ASSADI,SULTAN		8664 BLAZE CT # 7-3		DAVIE	FL	33328
MAYA,ALBERTO		8666 BLAZE CT # 8-3		DAVIE	FL	33328
ORTIZ,DAISSY		8667 SW 49 ST		COOPER CITY	FL	33328
Current Occupant		8668 BLAZE CT		DAVIE	FL	33328
Current Occupant		8670 BLAZE CT		DAVIE	FL	33328
CHABAD OF NOVA INC		8672 BLAZE CT		DAVIE	FL	33328
DEFOSSEY,DAVID		8674 BLAZE CT #12-3		DAVIE	FL	33328
ORTH,JUDY SKODA		8675 SW 49 ST		COOPER CITY	FL	33328
VALENCIA VENTURA,FEDERICO	SANTACRUZ,PATRICIA AUDE	8701 BUCKSKIN MNR #8-12		DAVIE	FL	33328
KAPLAN,JILL		8702 BLAZE CT		DAVIE	FL	33328
BRINKHURST,DUNCAN T & KIRSTIN A		8703 BUCKSKIN MNR #7-12		DAVIE	FL	33328
HINENBURG,KELLY C		8704 BLAZE CT #2 2		DAVIE	FL	33328
Current Occupant		8705 BUCKSKIN MNR		DAVIE	FL	33328
AZIZ,SALAMA	ABDELSAID,RASHA LOTFY	8706 BLAZE CT		DAVIE	FL	33328
Current Occupant		8707 BUCKSKIN MNR		DAVIE	FL	33328
QI,ZHENZHEN		8707 BUCKSKIN MNR # 5-12		DAVIE	FL	33328
RENTNER,CARY	UCHUROVA,ELZA V	8708 BLAZE CT # 4-2		DAVIE	FL	33328
TAHERI,ARMAN S H/E	TAHERI,HAMID ROBERT	8709 BUCKSKIN MNR #4-12		DAVIE	FL	33328
PUSIC,CAROLYN MICHELLE		8710 BLAZE CT		DAVIE	FL	33328
BARBOSA,RENATA CONCEICAO	MACHADO,ALESSANDRO CAIADO	8711 BUCKSKIN MNR		DAVIE	FL	33328
Current Occupant		8713 BUCKSKIN MNR		DAVIE	FL	33328
PARK,MOSES		8715 BUCKSKIN MNR		DAVIE	FL	33328
PH DAVIE MHC LLC		8800 N BRONX AVE 2 FL		SKOKIE	IL	60077
JCI ASSOCIATES LLC		9780 NW 115 WAY		MEDLEY	FL	33178
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680		WEST PALM BEACH	FL	33416
DISCOUNT AUTO PARTS INC	% ADVANCE STORES CO INC #9185	PO BOX 2710		ROANOKE	VA	24001
PUBLIC LAND	% CITY OF COOPER CITY	PO BOX 290910		COOPER CITY	FL	33329
MOR,SHALOM & NATALIE		PO BOX 291148		DAVIE	FL	33329
WAL-MART STORES EAST LP		PO BOX 8050		BENTONVILLE	AR	72712

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

PLANNING REPORT

Project Type Number and Name
Variance V19-173 Ridge Plaza

Application	
Petitioner/Representative	Dunay, Miskel, & Backman, LLP
Owner	CR Ridge Plaza, LLC
Project Planner	David Abramson
Date of Report	09/16/20
Date of Public Participation	N/A
Date of Public Notification	09/08/20
Date of Board Review	09/22/20
Date of Town Council Review	10/21/20

Location/Site	
Folio/Identification Number	50-41-17-14-0010, 17-0030
Address (General Location)	9170, 9020-9200 West State Road 84 (Generally located on the southwest corner of State Road 84 and Pine Ridge Drive)
Nearest North/South Road	State Road 84
Nearest East/West Road	Pine Island Road
Size (Approx. Acres)	16.98 Acres
Existing Use	Retail Center and Outparcels
Future Land Use	Commercial/Residential 5DU/Acre (w/ the use of flexibility)
Zoning	Planned Business Center (B-3) District
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Planning Area	4
Right-of-way Acquisition	N/A
Utilities Provider	City of Sunrise
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points

- The proposed variances to the B-3 zoning standards are:
  1. To allow lot sizes as small as 15,000sf. (Town Code normally requires a minimum of 43,500sf.).
  2. To allow lot frontages as small 93.65ft. (Town Code normally requires a minimum of 150ft.).
  3. To allow lot depths as small as 89.82ft. (Town Code normally requires a minimum of

250ft.).

- The proposed variance would allow the retail center to be subdivided into seven (7) lots as depicted on the proposed site plan. Note, that Parcel "E" is currently vacant, and no development is proposed on Parcel "E" at this time.
- Per Town code Sec. 12-361., the subdivision of the retail center outparcels is allowed through a site plan application along with documents demonstrating unified control, providing for maintenance and control of common areas, granting easements deemed critical for site circulation, or other purpose. The adopting resolution will include a condition ensuring that the necessary documents are approved by the Town Attorney and properly recorded prior to the actual subdivision of lots.
- The Development Review Committee (DRC) members have no objections to the requested variance.
- Staff has not received any correspondence objecting to the proposed variance.

History

1. Related Zoning Information:
   - Annexation 74-44, 83-58, 83-59 Ridge Plaza: These ordinances annexed portions of the subject site to the Town of Davie.
2. Previous Request(s):
   - Site Plan 1-UP-83 (Broward County) Ridge Plaza: This request was to allow the development of a new retail center including seven (7) standalone buildings along State Road 84.
3. Concurrent Request(s):
   - Site Plan SP19-173 Ridge Plaza: To allow the formal creation of the outparcels within an existing retail center.

Analysis

The following Staff analysis (italic font) based on the criteria established in the Town of Davie Code of Ordinances, Sec. 12-309(B)(1) for Variance applications.

a. There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for any person having an interest in the property.
There are no circumstances or conditions applying to the lands to justify the variances to the minimum lot standards.

b. The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.
The granting of the variance is not necessary for the retail center and standalone commercial uses since they exist on the premise.

c. That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
There is no evidence that granting the variance will be detrimental to the public safety

and welfare of the neighborhood. The proposed size of the parcels are consistent with six (6) standalone buildings and access will be maintained within the Ridge Plaza retail center through existing internal drives and the necessary cross access easements as provided with the concurrent site plan application.

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

Attachments
1. Petitioner Documentation
2. Related Maps
3. Noticing Information

DUNAY
MISKEL
BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
Lauren G. Odom
Zach Davis-Walker

Continental Real Estate
Ridge Plaza -
Scope of Work

CR Ridge Plaza, LLC ("Petitioner") is the owner of the +/- 16.982-acre properties located at address 9170, 9020-9200 W. State Road 84 (Parcel ID Nos: 504117140010 and 504117140030), generally located at the intersection of State Road 84 and Pine Ridge Drive ("Property") in the Town of Davie, Florida ("Town"). The western portion of the Property has a future land use designation of Residential 5 DU/AC, while the eastern portion and majority of the Property has a future land use designation of Commercial. The Property is zoned Planned Business Center, B-3. A large shopping center was approved on the Property in 1984 ("Shopping Center"). The Shopping Center is currently comprised of a 111,554 square foot main commercial building, a 27,000 square foot movie theatre on the northwest corner of the Property, and 16,710 square feet of commercial building space spread throughout six outparcel developments. While one of the outparcel developments was previously subdivided through the Town and is now its own parcel (Parcel ID No: 5040117140030), the other five are still under the same parcel ID number as the main building and movie theater. The Petitioner desires to subdivide the other five (5) outparcels, creating a total of six (6) outparcels, each of which will be under separate parcel IDs.

Per Section 12-361 of the Town of Davie's Code, "any subdivision of land into two (2) or more parcels shall require approval of a plat in accordance with Broward County requirements or, in cases where platting is not required by Broward County, approval by the Town of Davie of a site plan (which may be in the form of a conceptual site plan or master site plan) along with documents demonstrating unified control, providing for maintenance and control of common areas, granting easements deemed critical for site circulation, recreational trails or other purpose, and dedicating land for public amenities." Accordingly, the Petitioner is submitting a master site plan application in order to create the five additional subdivided parcels.

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

ITEMS CORRESPONDING TO SCHEDULE B-II

(7) 7. Intentionally Deleted.

(8) 8. Subject to any and all matters as recited on the Plat of PINE ISLAND RIDGE SECTION TWO recorded in Plat Book 83, Page(s) 20, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(9) 9. Subject to any and all matters as recited on the Plat of RIDGE PLAZA recorded in Plat Book 116, Page(s) 27, BROWARD County Record.
THIS ITEM IS PLOTTED HEREON. SOME ACCESS LINES SHOWN ARE AS MODIFIED IN ITEM 22, OFFICIAL RECORDS BOOK 17863, PAGE 198.

(10) 10. Subject to any and all matters as recited on the Plat of "ROUTE 84 SQUARE" recorded in Plat Book 117, Page(s) 11, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(11) 11. Reservations by the State of Florida contained in DEED from TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA to JOHN M. BRYAN, dated September 22, 1919, recorded October 6, 1919 in Deed Book 10, Page 113; as partially released in: QUIT CLAIM DEED from Board of Trustees of the Internal Improvement Trust Fund to Ridge Associates, Ltd., a Florida limited partnership, dated February 3, 1984, recorded February 22, 1984 in O.R. Book 11495, Page 260, BROWARD County Records. QUIT CLAIM DEED recorded in O.R. Book 10452, page 752, and QUIT CLAIM DEED recorded in O.R. Book 10700, page 55. However the right of entry and exploration associated with the oil and mineral reservations has been released by Sec.270.11.F.S.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

(12) 12. Reservations by the State of Florida contained in DEED dated October 4, 1915, recorded January 18, 1924 in Deed Book 27, Page 435; as assigned in: DEED dated September 28, 1944, recorded November 15, 1944 in Deed Book 461, Page 376, BROWARD County Records. However the right of entry and exploration associated with the oil and mineral reservations has been released by Sec.270.11.F.S.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

(13) 13. Reservations by the State of Florida contained in DEED dated January 28, 1915, recorded June 25, 1915 in Deed Book 139, Page 466, DADE County Records. Non Use Commitment recorded in O.R. Book 11495, page 260. However the right of entry and exploration associated with the oil and mineral reservations has been released by Sec.270.11.F.S.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

(14) 14. CANAL EASEMENT between PINE ISLAND RIDGE, INC., a Florida corporation, and BROWARD COUNTY, a Florida political subdivision, dated December 15, 1972, recorded March 8, 1973 in O.R. Book 5192, Page 899, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(15) 15. Rights of the State of Florida Department of Transportation as set out in Order of Taking dated November 15, 1979, recorded November 19, 1979 in O.R. Book 8565, Page 981; as affected by: Final Judgment dated June 2, 1981, recorded June 5, 1981 in O.R. Book 9621, Page 329, BROWARD County Records.
THIS ITEM WAS LOCATED WITHIN THE SURVEYED PROPERTY PRIOR TO THE ROAD RIGHT-OF-WAY BEING GRANTED, AND THEREFORE IS NOT PLOTTED HEREON.

(16) 16. Terms and Conditions as set forth in EASEMENT granted to RIDGE ASSOCIATES, LTD., a Florida limited partnership, from ROBERT S. KAIRALLA and JOHN BASIE, as Trustees and individually designated by FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES and GREATER MIAMI FEDERAL SAVINGS AND LOAN ASSOCIATION and as joint ventures constituting the NEW ENTITY provided for in the Seconded Amended Plan of Reorganization, et al, dated July 26, 1983, recorded July 29, 1973 in O.R. Book 11032, Page 313, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(17) 17. Terms and conditions of the DEVELOPER AGREEMENT between CITY OF SUNRISE FLORIDA, a municipal corporation and RIDGE ASSOCIATES, LTD., dated July 29, 1983, recorded August 17, 1983 in O.R. Book 11073, Page 429; as affected by BILL OF SALE dated April 26, 1984, recorded May 15, 1984 in O.R. Book 11704, Page 510, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(18) 18. Terms and conditions of the MAINTENANCE AGREEMENT between CENTRAL BROWARD DRAINAGE DISTRICT, a Florida political subdivision and RIDGE ASSOCIATES, LTD., a Florida limited partnership, dated August 17, 1983, recorded August 18, 1983 in O.R. Book 11076, Page 803, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(19) 19. Terms and conditions of the MAINTENANCE AGREEMENT between CENTRAL BROWARD DRAINAGE DISTRICT, a Florida political subdivision and RIDGE ASSOCIATES, LTD., a Florida limited partnership, dated August 17, 1983, recorded August 18, 1983 in O.R. Book 11078, Page 809, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(20) 20. EASEMENT granted to RIDGE ASSOCIATES, LTD., a Florida limited partnership, from JOHN AHRENHOLZ and ROBERT A. LUTHER, individually and as trustees, et al, dated April 30, 1985, recorded May 1, 1985 in O.R. Book 12505, Page 317, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(21) 21. Easement in favor of Florida Power & Light attached to WARRANTY DEED from RIDGE ASSOCIATES, LTD., a Florida limited partnership, to RIDGE PLAZA-JOINT VENTURE, a Florida general partnership, dated May 23, 1985, recorded May 24, 1985 in O.R. Book 12582, Page 941, BROWARD County Records.
THIS ITEM LIES WITHIN THE SURVEYED PROPERTY, AND IS PLOTTED AND SHOWN HEREON; HOWEVER, THE LOCATION SKETCH IS VAGUE, THEREFORE THE INTENDED LOCATION MAY BE DIFFERENT FROM WHAT IS SHOWN HEREON.

(22) 22. Terms and conditions of the Agreements for Nonvehicular Ingress and Egress Lines between BROWARD COUNTY, a Florida political subdivision and RIDGE PLAZA JOINT VENTURE, a Florida general partnership, recorded October 25, 1990 in O.R. Book 17863, Page 198; and; AGREEMENT recorded March 15, 1991 in O.R. Book 18221, Page 100, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(23) 23. ROAD EASEMENT granted to BROWARD COUNTY, a Florida political subdivision, from RIDGE PLAZA JOINT VENTURE, a Florida general partnership, dated August 8, 1990, recorded April 3, 1991 in O.R. Book 18270, Page 248, BROWARD County Records.
THIS ITEM IS PLOTTED HEREON.

(24) 24. CABLE TELEVISION EASEMENT granted to CABLE TV FUND 14-A/B VENTURE, a Colorado joint venture, from RIDGE PLAZA JOINT VENTURE, a Florida general partnership, dated January 15, 1992, recorded May 5, 1992 in O.R. Book 19450, Page 335, BROWARD County Records.
THE SURVEYED PROPERTY LIES ENTIRELY WITHIN THIS BLANKET EASEMENT AND IS NOT PLOTTED HEREON.

(25) 25. Intentionally Deleted.

(26) 26. Notice to Lessees recorded in O.R. Book 32199, page 1707, O.R Book 32199, page 1713 and O.R Book 38609, page 1105.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

(28) 28. Intentionally Deleted.

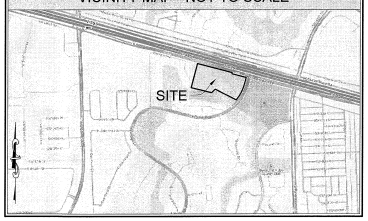
(29) 29. Land Use Agreement recorded in O.R. Book 5470, page 451, amended in O.R. Book 5740, page 912 amended in O.R. Book 5829, page 746, O.R. Book 14030, page 308 and O.R. Book 11620, page 198, as assigned by O.R. Book 39734, page 1714, O.R. Book 39734, page 1717, O.R. Book 39734, page 1720, O.R. Book 39734, page 1723, O.R. Book 39734, page 1726, O.R. Book 39734, page 1729, O.R. Book 39734, page 1732, O.R. Book 39734, page 1735, O.R. Book 39734, page 1738, O.R. Book 39734, page 1741, O.R. Book 39734, page 1744, O.R. Book 39734, page 1747, O.R. Book 39734, page 1750 and O.R. Book 39734, page 1753.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

ZONING INFORMATION

PER ZONING VERIFICATION LETTER SUPPLIED BY CLIENT, DATED SEPTEMBER 26, 2017.

THE SURVEYEYED PROPERTIES "ARE CURRENTLY ZONED PLANNED BUSINESS CENTER (B-3) DISTRICT WITH FUTURE LAND USE DESIGNATIONS OF COMMERCIAL AND RESIDENTIAL 5 DU/AC"

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

(MN1) POSTED ADDRESSES ARE AS SHOWN ON SHEET 2 OF 2.

(MN2) THE SURVEYED PROPERTY CONTAINS AN AREA OF 16.982 ACRES (739,719 SQUARE FEET), MORE OR LESS.

(MN3) ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

(MN4) THERE ARE 1037 STRIPED REGULAR PARKING SPACES AND 26 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 1063 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

(MN5) ONLY OBSERVABLE ABOVE GROUND UTILITIES WEIRE LOCATED. NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHEIRE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY *AFTER* YOU CALL.

(MN6) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.

(MN7) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

(MN8) THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY BOCK AND CLARK CORP.

(MN9) THE SURVEYED PROPERTY HAS ACCESS TO STATE ROAD 84, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY AND PINE RIDGE DRIVE, A 80 FOOT WIDE DEDICATED, AS SHOWN HEREON.

(MN10) OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

(MN11) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.

(MN12) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 84, BROWARD COUNTY, FLORIDA TO BEAR S 75° 15' 08" E, PER PLAT BOOK 117, PAGE 11.

(MN13) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

(MN14) ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.

(MN15) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE
LIGHT POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
TRANSFORMER
AIR CONDITIONER UNIT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE BOX
STORM DRAIN MANHOLE
STORM DRAIN INLET
STORM PIPE
GREASE TRAP
SET 5/8" IRON ROD & CAP L.B. 7386, UNLESS OTHERWISE NOTED
OH — OH — OVERHEAD WIRES
LIMITED ACCESS LINE
NON-VEHICULAR ACCESS LINE
TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE
SIGNAL LIGHT
VAULT
SIGN (AS NOTED)
TOWER
MONITORING WELL
FLAG POLE
WATER VALVE
WELL HEAD
POINT OF ACCESS
FIRE HYDRANT
SIAMESE FIRE HYDRANT
WATER MANHOLE
BACKFLOW PREVENTER
WATER METER
SANITARY MANHOLE
CLEAN OUT
GAS MANHOLE
GAS VALVE
GAS METER
HANDICAPPED PARKING
MITERED END SECTION
BENCHMARK
(R) RECORD
(M) MEASURED
(C) CALCULATED
(P) PLAT
PG PAGE
O.R. OFFICIAL RECORDS
P.B. PLAT BOOK
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
N/F NOW OR FORMERLY

RECORD DESCRIPTION CONTINUED

thence N75°-15'-08" W, along the Southerly line of said Tract 1, Tier 81, of Newman's Survey, coincident with the said Northerly boundary line of Pine Island Ridge Section Two, for 585.00 feet to the Westerly line of said Tract 1, Tier 81, also being the Easterly line of a 100' Canal Easement, as recorded in Official Records Book 5192, Page 899, of the Public Records of Broward County, Florida; thence N14°-44'-52" E, along the said Westerly line of Tract 1, Tier 81, coincident with the said Easterly Canal Easement line, for 420.00 feet to the existing right-of-way line of State Road No. 84; thence S75°-15'-08" E, along the said existing right-of-way line, for 585.00 feet to the POINT OF BEGINNING.

Bearings based on the plats of said Pine Island Ridge Section One and Pine Island Ridge Section Two.

Also being described according to that survey by Keith and Schnars, P.A. Engineers, Planners & Surveyors dated September 29,1983, drawing number 10545C, as follows:

Tract 1, Tier 81 of the Plat of Newman's Survey, as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, less the North 324.00 feet thereof, now lying in Section 17, Township 50 South, Range 41 East, Broward County Florida and more particularly described as follows:

COMMENCE at the intersection of the East line of said Section 17 and the Southerly right-of-way line of the State Road No. 84 per Official Records Book 5192, Page 896, Public Records of Broward County, Florida, as shown on the plat of Pine Island Ridge Section One, as recorded in Plat Book 81, Page 31 of the public records of Broward County, Florida; thence N75°- 15'-08" W along the said Southerly right-of-way line, for 1819.57 feet to the Easterly line of said Tract 1, Tier 81; thence S14°-44'-52" W, along the said Easterly line for 24.00 feet to the existing Southerly right -of-way line of said State Road No. 84 and the POINT OF BEGINNING; thence continue S14°-44'-52" W, along the said Easterly for 420.00 feet to the Southerly line of said Tract 1, Tier 81, also being boundary line of the plat of Pine Island Ridge Section Two as recorded in Plat Book 83, Page 20, of the Public Records of Broward County, Florida; thence N75°-15'-08" W, along the said Southerly line of Tract 1, Tier 81, coincident with the said boundary line of Pine Island Ridge Section Two, for 585.00 feet to the Westerly line of said Tract 1, Tier 81, also being the Easterly line of a canal easement, as recorded in Official Records Book 5192, Page 899, of the public records of Broward County, Florida; thence N14°-44'-52" E, along the said Westerly line of Tract 1, Tier 81, coincident with the said Easterly canal easement line, for 420.00 feet to the said existing right-of-way line of State Road No. 84; thence S75°-15'-08" E, along the said existing right-of-way line, for 585.00 feet to the POINT OF BEGINNING.

Also being one and the same as:

Tract" A", of ROUTE 84 SQUARE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Broward County, Florida, recorded in Plat Book 117, Page 11.

PARCEL 4:
Maintenance Easement (O.R.B. 11076, Page 809 B.C.R.)
Berm Easement (O.R.B. 11032, Page 313 B.C.R.)

That portion of JOHN M. BRYAN'S Plat of Sections 18, 20 and parts of Sections 8, 16 and 17 of Township 50 South, Range 41 East as shown on plat recorded in Plat Book 5, Page 3 of the Public Records of Broward County, Florida described as follows:

Commence at the Southeast corner of said Section 17 and run thence North 02°-38'-54" West along the East boundary of said Section 17, a distance of 4,717.64 feet to an intersection with the Northerly right-of-way line of "State Road No. 84" (said line being common with the Southerly right-of-way line of the "North New River Canal"); thence North 75°-15'-08" West along said right-of-way line, a distance of 1,022.22 feet to an intersection with a Northeasterly extension of the centerline of Pine Ridge Drive as shown on the Plat of Pine Island Ridge Section One, which is recorded in Plat Book| 81, Page 31 of the Public Records of Broward County, Florida; thence South 14°-44'-52" West along said centerline, a distance of 505.57 feet; thence Southwesterly along a curve to the right having a radius of 1,120.00 feet a central angle of 24°-22'-34" and an arc of 476.56 feet; then North 500 -52'-341 west radially with the last described curve, a distance of 40.00 feet for a point of beginning; thence Southeasterly along the Westerly right-of-way line of Pine Ridge drive as shown on said Plat of Pine Island Ridge Section One and on a line in the right having a radius of 1,080.00 feet, a central angle of 04°-17-03" and an arc of 80.76 feet; thence North 46°-35'-31" West radially from the last described curve, a distance of 30.00 feet; thence Northeasterly along a curve to the left having a radius of 1,050.00 feet, a central angle of 02°-15'-31" and an arc of 41.39 feet; thence North 62°-45'-59" West, a distance of 521.37 feet; thence South 47°-49'-00" West, a distance of 119.20 feet; thence North 76°-19'-45" West, a distance of 533.85 feet to an intersection with a Southerly extension of the Easterly boundary of a 100' canal easement as shown on the plat of Pine Island Ridge Section Two, which is recorded in Plat Book 83, Page 20 of the Public Records of Broward County, Florida; thence North 14°-44'-52" East along said Southerly extension, a distance of 30.01 feet to an intersection with a boundary of Tract A of said Pine Island Ridge Section Two; thence South 76°-19'-45" East along said boundary of Tract A, a distance of 517.39 feet; thence North 47°-49'-00" East along a boundary of Tract A of said Pine Island Ridge Section Two, a distance of 124.08 feet; thence South 62°-45'-50 East, a distance of 579.79 feet to the point of beginning.

PARCEL 5:

The Northerly 330 feet of the land included within the 100 foot wide canal easement in Tract A as shown on the Plat of PINE ISLAND RIDGE SECTION TWO according to the Plat thereof as recorded in Plat Book 83, Page 20 of the Public Records of Broward County, Florida, LESS AND EXCEPT THEREFROM Parcel 127 of the Florida Department of Transportation's Interstate 595 project, described below:
Parcel No. 127 State Road 862 Broward County

A portion of TRACT 'A' PINE ISLAND RIDGE SECTION TWO, according to the plat thereof, as recorded in Plat Book 83, Page 20 of the Public Records of Broward County, Florida, lying in Section 17, Township 50 South, Range 41 East, Broward County, Florida, said portion being more particularly described as follows:

BEGIN at the Northeast Corner of the Existing 100' Canal Easement, recorded in Official Records Book 5192, Page 899 of the Public Records of Broward County, Florida and as shown on said PINE ISLAND RIDGE SECTION TWO, said point also being on the Southerly Existing Right of Way Line for State Road 84 as shown on the Florida Department of Transportation Parcel Map for item Segment No. 4218542 (Section 86095-2420); thence South 14°44'58" West along the Easterly line of said easement, a distance of 17.56 feet to a point on a line 17.56 feet Southerly of and parallel with said Southerly Existing Right of Way Line for State Road 84; thence North 75°15'02" West along said parallel line, a distance of 100.00 feet to Reference Point B being a point on the Westerly line of said easement; thence North 14°44'58" East along the Westerly line of said easement, a distance of 17.56 feet to said Southerly Existing Right of Way line for State Road 84 and the Northerly line of said plat; thence South 75°15'02" East along the Northerly line of said plat and said Southerly Existing Right of Way line for State Road 84, a distance of 100.00 feet to the POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THEREFROM Parcel 128 of the Florida Department of Transportation's Interstate 595 project, described below:
Parcel No. 128 State Road 862 Broward County

A portion of TRACT 'A', "ROUTE 84 SQUARE", according to the plat thereof, as recorded in Plat Book 117, Page 11 of the Public Records of Broward County, Florida, lying in Section 17, Township 50 South, Range 41 East, Broward County, Florida, said portion being more particularly described as follows:

BEGIN at the Northeast Corner of said "ROUTE 84 SQUARE" plat, said Corner also being on the Southerly Existing Right of Way Line for State Road 84 as shown on the Florida Department of Transportation Parcel Map for Item/Segment No. 4218542 (Section 86095-2420); thence along said Southerly Existing Right of Way Line for State Road 84 and the North line of said "ROUTE 84 SQUARE" plat for the following two (2) courses: (1) South 75°15'02" East, a distance of 101.00 feet; thence (2) South 68°24'28" East, a distance of 46.64 feet; thence North 75°15'10" West, a distance of 93.89 feet; thence South 65°37'09" West, a distance of 19.02 feet; thence North 75°15'02" West, a distance of 38.68 feet to a point on the Westerly line of said plat of "ROUTE 84 SQUARE"; thence North 14°44'58" East, along said Westerly line, a distance of 17.56 feet to the POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 0029759-0000029, DATED SEPTEMBER 27, 2017.

RECORD DESCRIPTION

PARCEL 1:
A parcel of land in Section 17, Township 50 South, Range 41 East, as shown on the John M. Bryan Plat as recorded in Plat Book 5, at Page 3, of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of Section 17, Township 50 South, Range 41 East; then run N2°-38'-54" W (bearings based on the Florida State System of Plane Coordinates) along the East line of said Section 17 for 4529.01 feet to an intersection with the North boundary of that certain 120-foot wide strip deeded to Broward County for State Road No. 84 R/W per Official Records Book 5192, Page 896, of the Public Records of Broward County, Florida; thence run N75°-15'-08" W along the last described North boundary for 1781.97 feet to an intersection with the East line of Tract I, Tier 81, 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; thence run S14°-44'-52" W along the last described East line for 144.00 feet to the POINT OF BEGINNING of the herein described parcel of land; thence run S75°-15'-08" E for 297.12 feet; thence run S14°-44'-52 W for 30.00 feet; thence run S75°-15'-08" E for 365.03 feet; thence run S14°-44'-52" W for 151.57 feet to the Point of Curvature of a circular curve concave to the Northwest; then run along the arc of said curve, having for its elements a radius of 1080.00 feet and central angle of 24°-22'-34", for 459.46 feet; thence run N62°-45'-50" W for 579.79 feet; thence run N14°-44'-52" E for 81.94 feet to the Southeast corner of the aforementioned Tract I, Tier 81, of Newman's Survey, thence continue N14°-44' -52" E along the East line of said Tract I, Tier 81, for 420.00 feet to the POINT OF BEGINNING.

Also being described according to that Survey by Keith and Schnars, P.A., Engineers, Planner & Surveyors dated September 29,1983, drawing number 10645C, as follows:

COMMENCE AT THE Southeast corner of Section 17, Township 50 South, Range 41 East, thence run N2°-38' -54" W (bearings based on the Florida State system of Plane Coordinates) along the East line of said Section 17 for 4529.01 feet to an intersection with the North boundary of that certain 120 foot wide strip deeded to Broward County for State Road No. 84 R/W per Official Records Book 5192, Page 896, of the public records of Broward County, Florida; thence run N75°-15'-08" W along the last described North boundary for 1781.97 feet to an intersection with the East line of Tract I, Tier 81, 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; thence run S14°-44'-52" W along the last described East line for 144.00 feet to the POINT OF BEGINNING of the herein described parcel of land; thence run S75°-15'-08" E for 570.75 feet; thence run S74°-31'-08" E for 66.92 feet to the point of curvature of a circular curve concave to the Southwest; thence run along the arc of said curve having for its elements a radius of 25.00 feet and a central angle of 89°-16'-00", for 38.95 feet to the point of tangency; thence run S14°-44'-52" W for 155.72 feet to the point of curvature of a circular curve concave to the Northwest; thence run along the arc of said curve, having for its elements a radius of 1080.00 feet and a central angle of 24°-22'-34", for 459.46 feet; thence run N62°-45'-50" W for 579.79 feet; thence run N14°-44'-52" E for 81.94 feet to the Southeast corner of the aforementioned Tract I, Tier 81, of Newman's survey; thence continue N14°-44'-52" E along the East line of said Tract 1, Tier 81, for 420.00 feet to the POINT OF BEGINNING Lees and except from the above described parcel that portion taken by order of taking for additional right of way for State Road 84, as recorded in Official Record Book 8565, page 981 of the public records of Broward County, Florida

Also being one and the same as:

Tract "Q", of RIDGE PLAZA, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Broward County, Florida, recorded in Plat Book 116, Page 27.

PARCEL 2:
A parcel of land in Section 17, Township 50 South, Range 41 East, being the Easterly portion of Tract A of Pine Island Ridge Section Two as shown on plat recorded in Plat Book 83, Page 20, of the Public Records of Broward County, Florida, being more particularly bounded and described as follows:

COMMENCE at the true POINT OF BEGINNING of Parcel 1 above; then run S14°-44'-52" W along the Easterly line of Tract 1, Tier 81, in Newman's Survey, according to the plat thereof as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, a distance of 420.00 feet to a point on the Northerly boundary line of the plat of Pine Island Ridge Section Two as recorded in Plat Book 83, Page 20, of the Public Records of Broward County, Florida; thence along said Northerly boundary line N75°-15'-08" W a distance of 585.00 feet to a point on the Easterly boundary of a 100 foot Canal Easement S14°-44'-52" W a distance of 195.65 feet to a point; thence S78°-19'-45" E a distance of 517.39 feet to a point; thence N47°-49'-00" E a distance of 124.08 feet to a point; thence N14°-44'-52" E a distance of 81.94 feet to a point, at the POINT OF BEGINNING.

Also being one and the same as:

The Easterly 585.00 feet of Tract A of Pine Island Ridge Section Two as shown on plat recorded Plat Book 83, Page 20 of the public records of Broward County, Florida; the Westerly boundary thereof being common with the Easterly boundary of a 100' canal easement as shown on said plat of Pine Island Ridge Section 2.

PARCEL 3:
A parcel of land in Section 17, Township 50 South, Range 41 East, Broward County, Florida and more particularly described as follows:

COMMENCE at the true POINT OF BEGINNING of Parcel 1 above described, which is the POINT OF BEGINNING of Parcel 3; thence S14°-44'-52" W, along the Easterly line of Tract 1, Tier 81 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 for a distance of 420.00 feet, to a point on the Northerly boundary line of the plat of Pine Island Ridge Section Two as recorded in Plat Book 83, Page 20, of the Public Records of Broward County, Florida;

RECORD DESCRIPTION CONTINUED AT LEFT.....

ALTA/NSPS LAND TITLE SURVEY

for

Ridge Plaza Florida

B&C Project No. 201703102, 001
9000-9200 State Road 84, Davie, FL

BASED UPON TITLE COMMITMENT NO. 0029759-0000029
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2017 @ 5:00 P.M.

Surveyor's Certification

To: CR Ridge Plaza, LLC; BankUnited, N.A.; Old Republic National Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on September 19, 2017.

ALSO:
I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

07-20-2018
MARK G. LEIST DATE
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: SEPTEMBER 19, 2017
DATE OF LAST REVISION: JULY 12, 2017
NETWORK PROJECT NO. 201703102-001

SURVEY PERFORMED BY:
BOCK & CLARK CORP. L.B. 7386
8111 BLAKIE COURT, SUITE B
SARASOTA, FL 34240
PHONE: (800) 787-8395 FAX: (941) 379-3083
EMAIL: MVUKODER@BOCKANDCLARK.COM
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT TH
SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHE

MARK G. LEIST NO. 5836 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

National Coordinators
1-(800)-SURVEYS (787-83
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44
maywehelpyou@bockandclark.com
www.bockandclark.com

BOCK & CLARK PROJECT NO. 9201700370

Survey - Page 1 of 2

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (SHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120035, MAP NUMBER 12011C0535H WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON SEPTEMBER 19, 2017, WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
09/25/2017	FIRST DRAFT	10/24/2017	REVISED TITLE
09/26/2017	NETWORK COMMENTS	11/02/2017	CLIENT
10/09/2017	REVISED TITLE / ADDITIONAL LANDS	07/12/2018	REVISED TITLE
10/17/2017	NETWORK COMMENTS		

FIELD WORK: PC	DRAFTED: DD	CHECKED BY:	FB & PG:

SIGNIFICANT OBSERVATIONS

(A) THE SURVEYED BUILDING LIES WITHIN THE 30' DRAINAGE EASEMENT AND THE 30' UTILITY EASEMENT BY A DISTANCE OF 1.4±, MORE OR LESS, AS SHOWN HEREON.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

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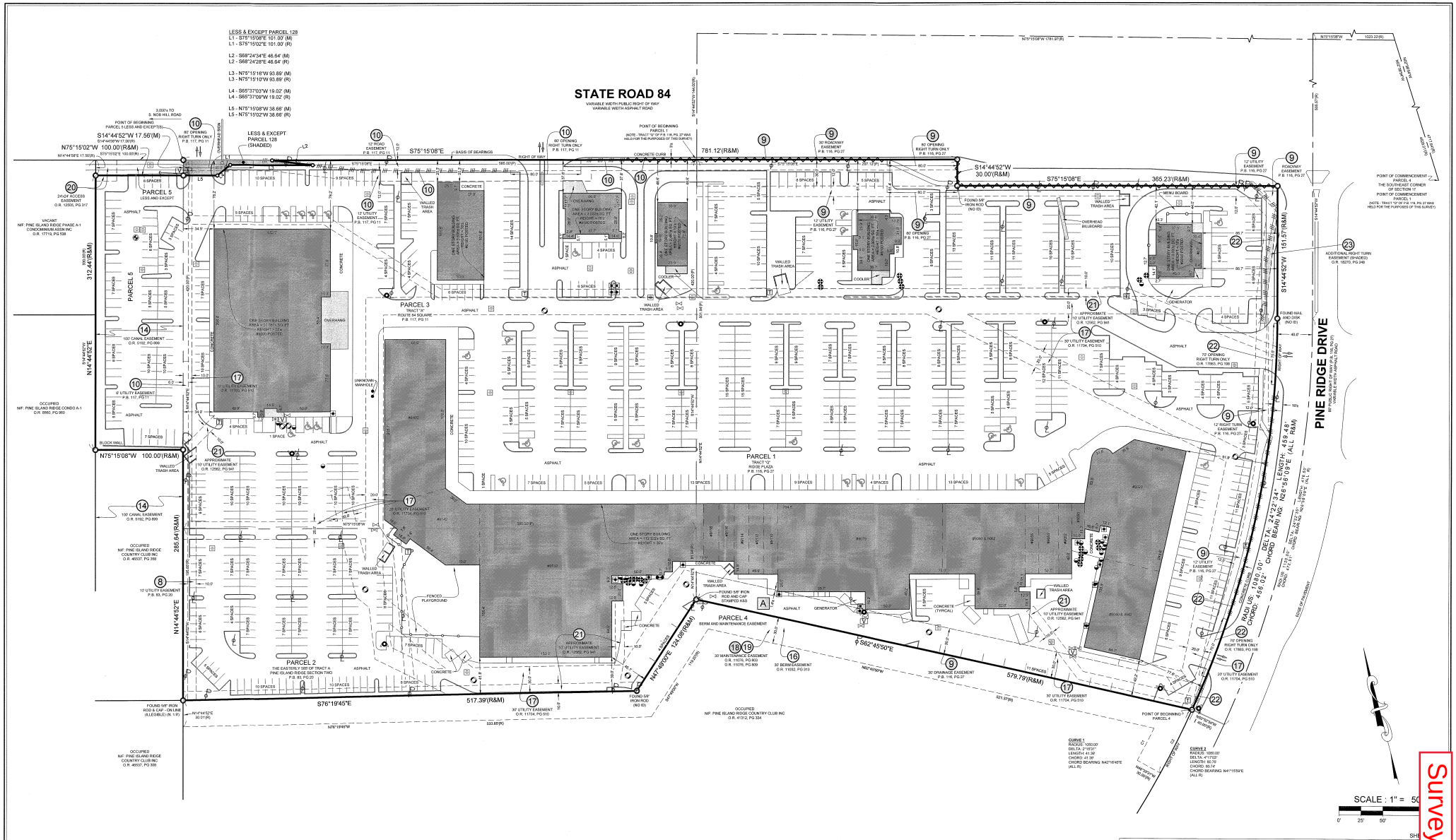

Survey - Page 2 of 2

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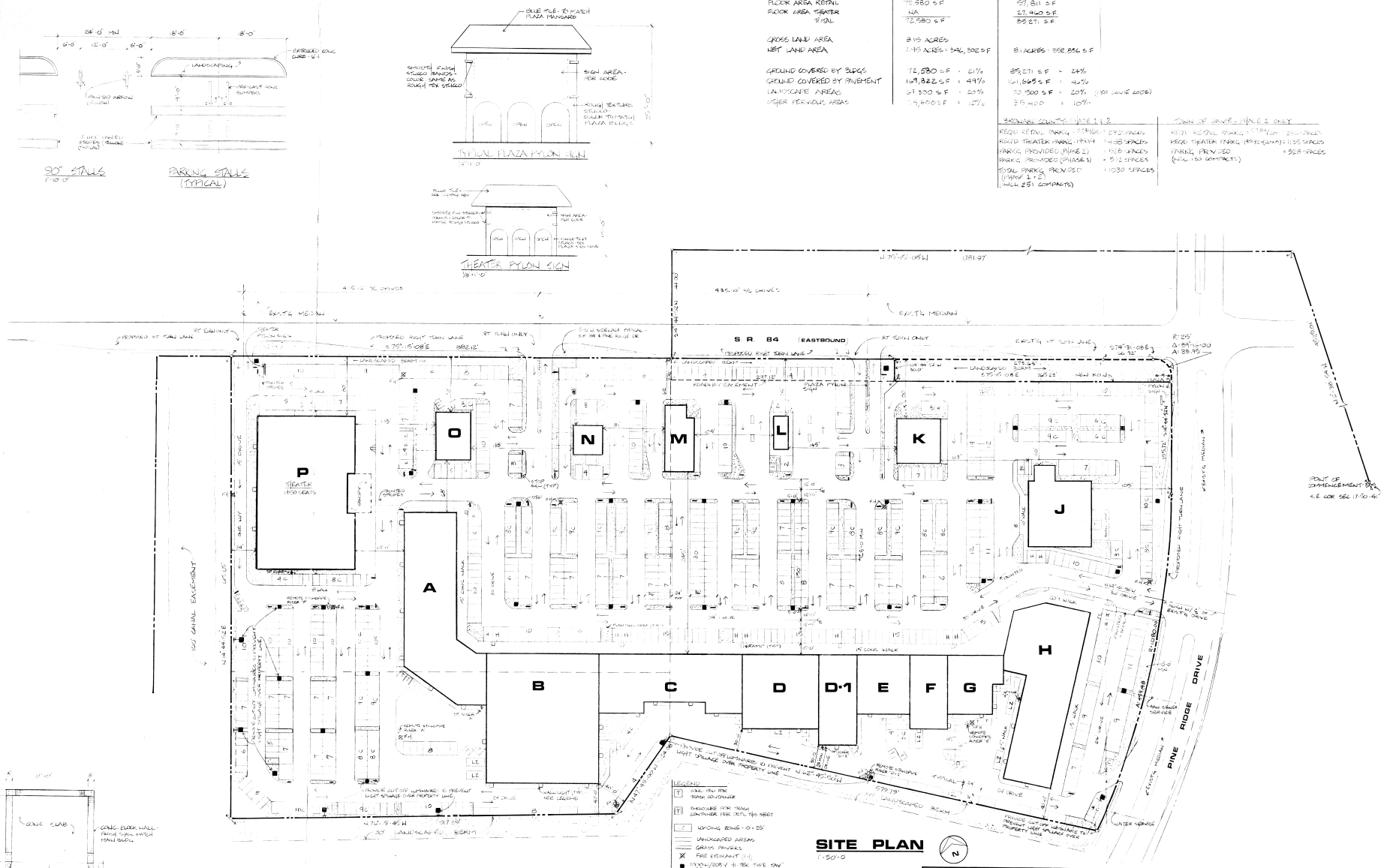
	PHASE 1	PHASE 2
FLOOR AREA RETAIL	72,580 S.F.	97,811 S.F.
FLOOR AREA THEATER	NA	27,460 S.F.
TOTAL	72,580 S.F.	85,271 S.F.
GROSS LAND AREA	8.115 ACRES	8.1 ACRES = 352,836 S.F.
NET LAND AREA	7.113 ACRES = 346,302 S.F.	
GROUND COVERED BY BLDGS	72,580 S.F. = 21%	85,271 S.F. = 24%
GROUND COVERED BY PAVEMENT	169,822 S.F. = 49%	161,665 S.F. = 46%
LANDSCAPE AREAS	69,300 S.F. = 20%	70,500 S.F. = 20% (1.58 DAVIE CODE)
OTHER PERVIOUS AREAS	34,600 S.F. = 10%	35,400 = 10%

BROWARD COUNTY - PHASE 1 & 2

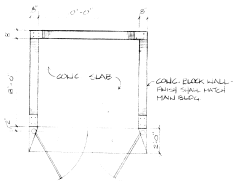
REQD RETAIL PARKING (4.5/1000) = 875 SPACES
REQD THEATER PARKING (1/4 SEAT) = 438 SPACES
PARKING PROVIDED (PHASE 2) = 1,108 SPACES
PARKING PROVIDED (PHASE 1) + 512 SPACES
TOTAL PARKING PROVIDED (PHASE 1 + 2) = 1,620 SPACES
(INCL 251 COMPACTS)

TOWN OF DAVIE - PHASE 2 ONLY

REQD RETAIL PARKING (4.5/1000) = 440 SPACES
REQD THEATER PARKING (1/4 SEAT (1,460)) = 1,135 SPACES
PARKING PROVIDED = 1,628 SPACES
(INCL 150 COMPACTS)

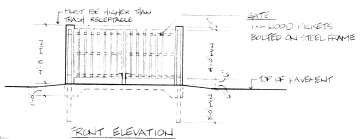


SITE PLAN
1"=50'-0"



PLAN

TRASH RECEPTACLE ENCLOSURE
1/4"=1'-0"



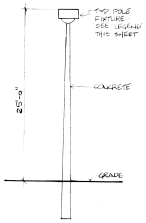
FRONT ELEVATION

LEGAL DESCRIPTION
(8 Acre Section:)
Tract O of Ridge Plaza as shown on Plat recorded in Plat Book 116, pg 27, of Public Records of Broward County, Florida.
Together with,
(5 Acre Section:
Tract 1 in Tier 81 of Newman's Survey as shown on Plat recorded in Plat Book 7, pg 26, of Public Records of Dade County, Florida: Less north 114 feet thereof.
Together with,
(2.7 Acre Section:)
Easterly 385 feet of Parcel "A" of Pine Island Village, Section 2, as shown on Plat recorded in Plat Book 83, pg 20, of the Public Records of Broward County, Florida. The western boundry being common with the easterly boundry of a 100 foot Canal Easement as shown on said Plat.

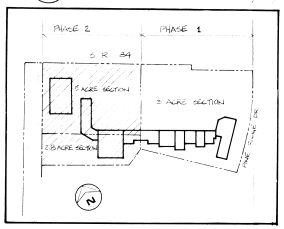
Containing 16.51 acres more or less.

LEGEND
- T — SOLID TRASH PER TRASH CONTAINER
- T — ENCLOSURE FOR TRASH CONTAINER PER "ST" THIS SHEET
- LZ — LOADING ZONE - 10'x25'
- LANDSCAPED AREAS
- GRASS PAVERS
- FIRE HYDRANT (H)
- 1000W/208V H.I. TBC TYPE "DAV" METAL HALIDE FIXT W/BRONZE FINISH (TYP TYPE MTD FIXT - H.I. SHEET)
- 175W WALL MTD METAL HALIDE PROVIDE SHIELD TO PREVENT LIGHT SPILLAGE OVER PROPERTY LINE FIXTURE W/CAST ALUM HOUSING
- 5'x8' SIGN (S)
- STORM PIPE RISER = PIPE TO INCLUDE 20' SECTION WALL AS PROVIDED FOR ALL BLDGS.

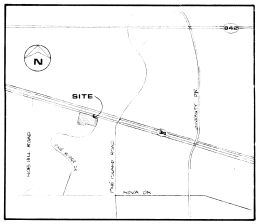
ZONING
- 8 ACRE SECTION : BROWARD CTY - B-2A
- 5 ACRE SECTION : DAVIE - A-1
- 2.8 ACRE SECTION : BROWARD CTY - R-4W



TYP POLE MTD FIXTURE
N.T.S.



KEY PLAN
N.T.S.



LOCATION MAP
1"=5000'

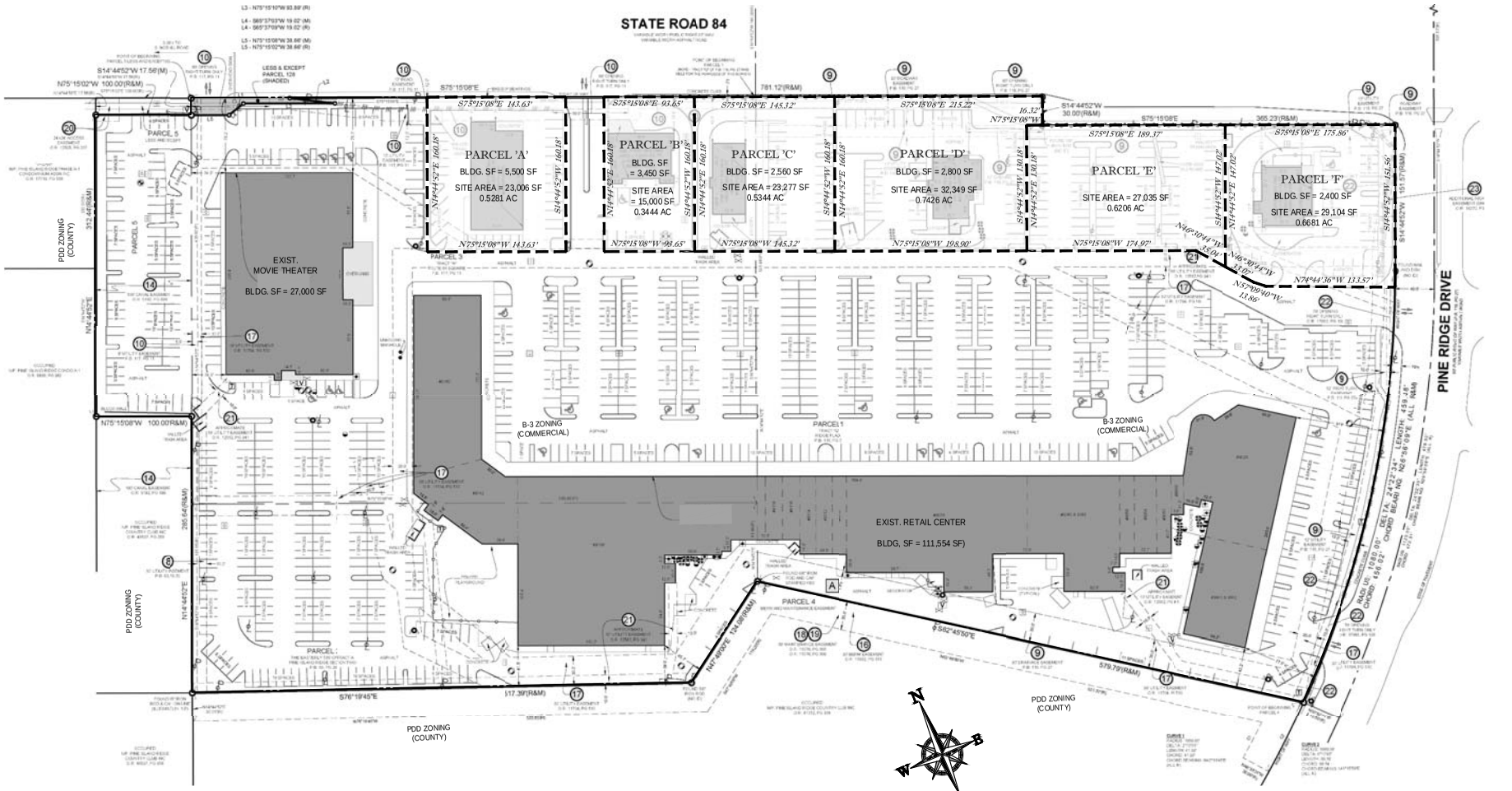
THEO. R. MAJDIAK & ASSOCIATES
ARCHITECTS/PLANNERS
FORT LAUDERDALE, FLORIDA
(305) 772-1810

DEVELOPER
RIDGE PLAZA ASSOCIATES
P.O. BOX 8667
FORT LAUDERDALE, FL 33310
305/771-8683

RIDGE / T.J. MAXX PLAZA
STATE ROAD 84 & PINE ISLAND ROAD
DAVIE, FLORIDA

REVISIONS
6-15-83 SITE PLAN APPROVAL
6-23-83 REV. TO PER SITE PLAN COMM. REVIEW OF 6-21-83
6-30-83 REV. (2) ALLEYS (REVISED) PH. 1 & 2 & UNITS INCLUDE K, L, M, O PER SITE PLAN COMM. 6-30-83
REV. 8-2-83

1983 Site Plan



NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 84, BROWARD COUNTY, FLORIDA TO BEAR S 75°15'08" E, PER PLAT BOOK 117, PAGE 11.

DATA TABLE

FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING MAP DESIGNATION:	B-3 (PLANNED BUSINESS DISTRICT)
PROPERTY SIZE:	16.982 AC (739,719 SF)
TOTAL SQUARE FEET OF OUTPARCELS:	
PARCEL A:	23,006 SF (0.5281 AC)
PARCEL B:	15,000 SF (0.3444 AC)
PARCEL C:	23,277 SF (0.5344 AC)
PARCEL D:	32,349 SF (0.7426 AC)
PARCEL E:	27,035 SF (0.6206 AC)
PARCEL F:	29,104 SF (0.6681 AC)
PARCEL 5:	31,244 SF (0.7173 AC)
GROSS FLOOR AREA:	
PARCEL A:	5,500 SF
PARCEL B:	3,450 SF
PARCEL C:	2,560 SF
PARCEL D:	2,800 SF
PARCEL F:	2,400 SF
THEATER:	27,000 SF
RETAIL CENTER:	111,554 SF
TOTAL:	155,264 SF

PARKING CALCULATIONS:

REQUIRED PARKING SPACES FOR 155,264 SF OF RETAIL CENTER PER 12-208(A)(29)(c) 1:225	690
PARKING SPACES PROVIDED:	1,162

STREET FRONTAGE:

STATE ROAD 84	
PARCEL A:	143.63 FT
PARCEL B:	93.65 FT
PARCEL C:	145.32 FT
PARCEL D:	215.22 FT
PARCEL E:	189.37 FT
PARCEL F:	175.86 FT
PARCEL 5	100.00 FT
RETAIL CENTER:	284.30 FT
TOTAL	1,347.35 FT

LOT DEPTH:

PARCEL A:	160.18 FT
PARCEL B:	160.18 FT
PARCEL C:	160.18 FT
PARCEL D:	160.18 FT
PARCEL E:	130.18 FT
PARCEL F:	147.02 FT
PARCEL 5:	312.44 FT

1"=50'

LOCATION MAP

1"=1000'

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6300 NW 31st AVE. FT. LAUDERDALE, FL 33309
4650 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33468
P: 954-202-7000 P: 561-203-7503
P: 813-379-4400

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THOMAS ENGINEERING GROUP, LLC AND IS NOT TO BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY THOMAS ENGINEERING GROUP, LLC.

REVISIONS

REV:	DATE:	COMMENT:	BY:
1	09/04/19	SITE PLAN CITY COMMENTS	JAL

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PROJECT No: F180100
DRAWN BY: CAD
CHECKED BY: ROT
DATE: 11/19/2018
CAD I.D. F180100-RIDGE PLAZA

PROJECT:

SITE REDEVELOPMENT

FOR

RIDGE PLAZA

TOWN OF DAVIE
FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31st AVE.
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

RYAN OSCAR THOMAS
PROFESSIONAL ENGINEER
September 6, 2019
FEC/FBDA LICENSE No. 5388
FLORIDA BUSINESS CERT. OF AUTH.

SHEET TITLE:

MASTER SITE PLAN

SHEET NUMBER:

SP-1

Proposed Master Plan

Printed on Friday, September 06, 2019, 4:29 PM by Justine Lanier

DUNAY
MISKEL
BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
Lauren G. Odom
Zach Davis-Walker

September 9, 2019

Continental Real Estate
Ridge Plaza -
Variance Criteria

Variance from Section 12-81.3 of the Code to allow a minimum 93.65-foot (93.65') lot frontage in lieu of the minimum 150-foot (150') frontage required; to allow a minimum 130.18-foot (130.18') lot depth in lieu of the minimum 250-foot (250') lot depth required; and to allow a minimum of 15,000 square feet of lot area in lieu of the minimum 43,560 square feet lot area required ("collectively referenced as "Variance").

In support of the Variance request, CR Ridge Plaza, LLC ("Petitioner") will demonstrate that (1) there are special circumstances or conditions applying to the Property, which circumstances or conditions are peculiar to the Property and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive Petitioner of the reasonable use of the Property, and that alleged hardship is not self-created by any persons having an interest in the Property; (2) granting the Variance is necessary for the reasonable use of Property and that the Variance is the minimum necessary to accomplish this purpose; and (3) granting the Variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(1) There are special circumstances or conditions applying to the Property, which circumstances or conditions are peculiar to the Property and do not apply generally to land or buildings in the same district, and said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive Petitioner of the reasonable use of the Property, and the alleged hardship is not self-created by any persons having an interest in the Property.

There are special conditions applying to the Property which do not generally apply to land in the same district. The Shopping Center was originally approved by the Town in 1984, well over thirty-five (35) years ago when the Town's Code had very different requirements. At the time of the approval, the Property was recently annexed into the Town and had a mix of both Town and County zoning designations. The 1984 approved plan contained six (6) separate outparcels along State Road 84 (identified on the approved plan as buildings J, K, L, M, N and O). A copy of the 1984 approved site plan is attached hereto for your review. Over time, certain site plan amendments have been processed and the Shopping Center currently contains five (5) separate outparcels with a variety of retail, restaurant and other commercial uses. Building K, designated as the sixth outparcel, was never constructed. At this time, Petitioner is seeking to subdivide the shopping center. While one (1) outparcel was previously subdivided prior to a 2014 code amendment, the remaining five (5) outparcel areas are still included within the overall Shopping

Center. However, due to the original building placement and subsequent revisions to the Town's Code over the last thirty five (35) years, the outparcel lots cannot meet the minimum lot standards existing in today's Code. While the minimum lot standards cannot be met, Petitioner will be providing a reciprocal easement agreement or similar document over the Property to establish unified control and to provide for maintenance of common areas and easements for shared parking, site circulation, utilities and related shared use areas. As such, the Shopping Center will still effectively operate as a whole, while the outparcels may be subdivided to provide for a more beneficial financial structure (ie. ad valorem taxes for an outparcel can be appropriately proportioned directly to that outparcel, rather than through some theoretical calculation). This in turn will facilitate leasing of tenant spaces to ensure the continued success of the Shopping Center. Such a subdivision is not uncommon for commercial shopping centers and was approved for a similarly situated retail center, Pine Island Plaza, located just to the east of the Property.

Lastly, the hardship is not self-created. The Shopping Center and the outparcel buildings were approved over thirty five (35) years ago when the Town had different regulations and standards and the current minimum lot standards and subdivision requirements were not contemplated. Petitioner is now seeking to simply subdivide the outparcels to better delineate tenant areas for such outparcels and apportion costs and other obligations to better ensure for the continued success and stability of the Shopping Center. As noted above, unified control will still remain through a reciprocal easement agreement or similar document so that the Shopping Center and outparcels will effectively still operated as a single property providing shared site circulation, parking, utilities and related elements. As the Property is already developed, Petitioner cannot simply relocate buildings to provide for a different layout that would allow for a subdivision that meets the minimum lot requirements. As Petitioner purchased the Property recently, and well beyond its development, the hardship is not self-created.

(2) Granting the Variance is necessary for the reasonable use of Property and the Variance is the minimum necessary to accomplish this purpose.

Granting the Variance is necessary for the reasonable use of the Property. Many retail centers have been struggling as new retail patterns emerge through the availability of online shopping and other internet based transactions. The significant reduction in individuals visiting brick-and-mortar stores for purchases has greatly affected many shopping centers both nationally and in South Florida. Retailers and shopping centers alike and consistently working to keep up with the changes in consumer patterns and provide for greater efficiencies. Subdividing a shopping center parcel creates such efficiencies by allowing for costs, such as ad valorem taxes and utilities, to be attributed directly to a particular building, rather than having to create a separate and theoretical calculation to account for these costs. Further, as the Shopping Center and outparcel structures are existing, and have been identified since the original approval through the Town over thirty five (35) years ago, and long before Petitioner purchased the Property, Petitioner cannot simply relocate buildings to adhere to the standards of today's Code requirements for minimum lot sizes.

As such, the Variance is necessary in order to ensure the stability and success of the Shopping Center and to ensure that the reasonable use of the Property may continue.

The Variance is also the minimum necessary to accomplish the reasonable use of the Property. The parcels are being subdivided based on the current built-out sites and Petitioner has analyzed the Property to determine the maximum lot frontage, width and parcel size that can be obtained for each proposed subdivision area. While the Variance request of for the maximum deviation to the minimum lot regulations for all outparcels, most other outparcels exceed those requirements.

(3) Granting the Variance is in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Granting the Variance is in harmony with the general purpose of Section 12-81.3(c) of the Code. The general purpose of Section 12-81 is to ensure that commercial lots are of a minimum size so that they may be developed and provide for required elements such as site circulation, parking, utilities, landscaping, etc. In this instance, the Shopping Center has already been developed and there is already an approved site plan of record for the Property. Further, a document demonstrating unified control will be provided in order to ensure the subdivided parcels maintain common access, parking, utilities and other important aspects of the shared use areas. The Shopping Center as a whole will still far exceed the minimum lot size requirements and meets the intent of Section 12-81. As such, the Variance is in harmony with the general purpose and intent of the Town's code. Further, the Variance will also not be injurious to the neighborhood or otherwise detrimental to the public welfare. As noted above, the Shopping Center will effectively still operate as it does today with shared access to the subdivided parcels, shared parking, shared utility and other easement and similar shared common areas. As it will not impact the access or operations of the Shopping Center as a whole, the Variance is not injurious to the neighborhood or otherwise detrimental to the public welfare.

Respectfully Submitted,

Zach Davis-Walker, Esq.

Aerial Map

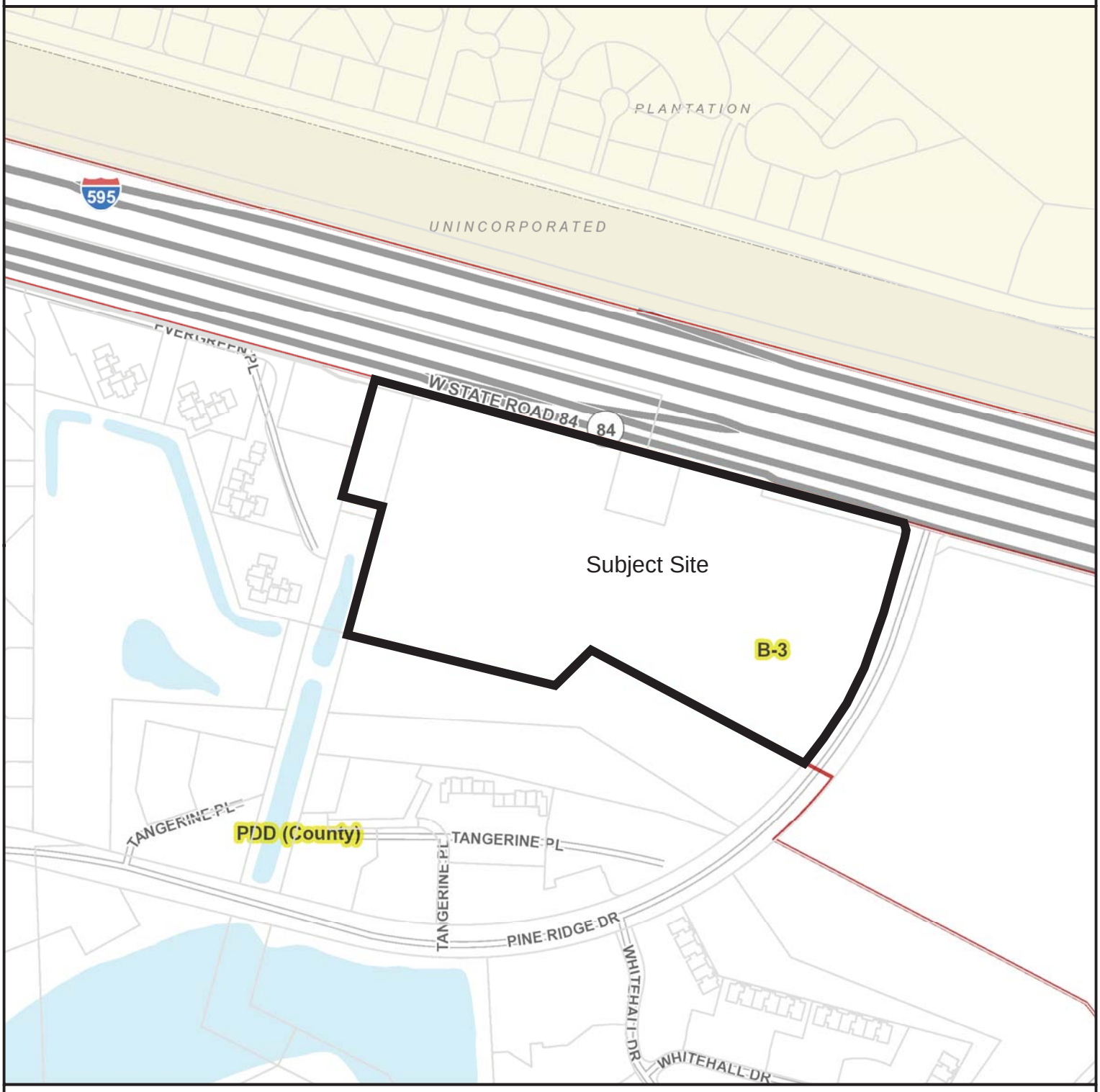
9/10/2020, 3:26:22 PM

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

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



9/10/2020, 3:08:50 PM

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0 0.05 0.1 0.2 km

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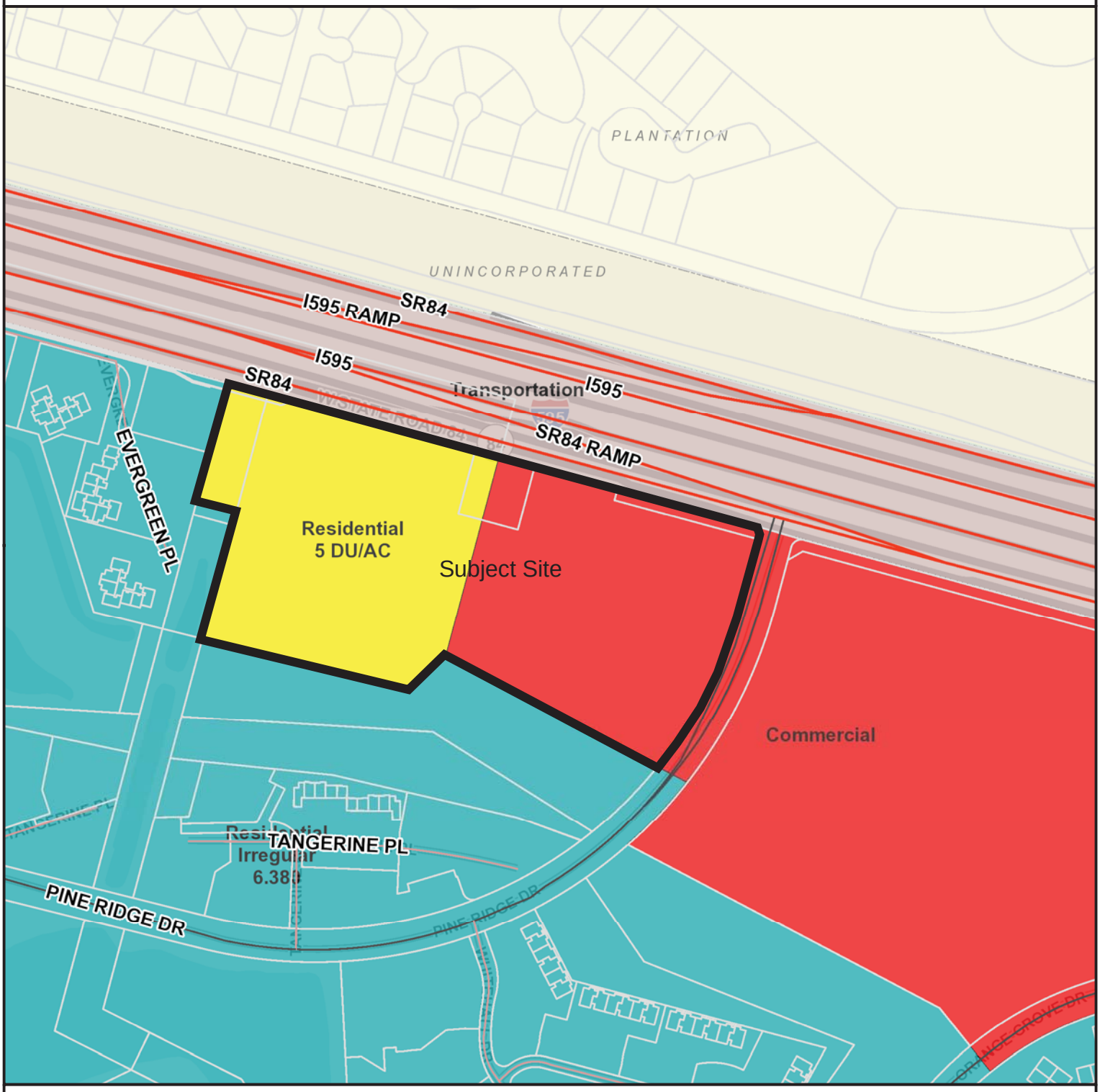
Land Use Map



9/10/2020, 2:55:17 PM

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NOTICE OF PUBLIC HEARING FOR:
VARIANCE APPLICATION

The Town of Davie proposes to conduct public hearings to consider the following resolution:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, TAKING FINAL ACTION ON VARIANCE APPLICATION V19-173 RIDGE PLAZA, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The public hearing by the Planning & Zoning Board will be conducted as follows:

DATE: September 22, 2020, beginning at 6:30 p.m. or as soon thereafter as practicable

Manner: The hearing will be conducted by means of telephonic/video conferencing. Interested parties wishing to be heard with respect to this item may submit their comments prior to 5:00 PM on the date of the hearing by emailing: lrobinson@davie-fl.gov (comments may not exceed 400 words) or by leaving a voicemail message at (954) 797-1103 (Voice messages may not exceed three (3) minutes). For access to the hearing agenda, ordinance, backup information, and instructions on joining the meeting, please use the following link: www.davie-fl.gov/367/Planning-Zoning-Board

PETITIONER/OWNER: Dunay, Miskel, & Backman, LLP/CR Ridge Plaza, LLC

PROPERTY LOCATION: 9020-9200 West State Road 84
(Parcel Folio No. 50-41-17-14-0010/0030)

VARIANCE APPLICATION: This variance includes the following requests and is associated with the zoning of the Planned Business Center (B-3) District:

1. To allow a minimum lot size of 15,000 sf. (Town code normally requires 43,560 sf.)
2. To allow a minimum lot frontage of 93.65 ft. (Town code normally requires 150 ft.)
3. To allow a minimum lot depth of 89.82 ft. (Town code normally requires 250 ft.)

SAID APPLICATIONS SHOULD BE REFERRED AS: Variance V19-173 Ridge Plaza

Any person wishing to appeal any decision made by this board or committee with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record include the testimony and evidence upon which the appeal is made.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

Mailout Map -- 1,000-ft. Radius Around Ridge Plaza

612 ft

GIS MAP DISCLAIMER

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Powered by VANTAGEPOINTS

Current Property Owner/Occupant	1005 GLENWAY AVE		BRISTOL	VA	24201
Current Property Owner/Occupant	1020 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1020 SW 93 TER		PLANTATION	FL	33324
Current Property Owner/Occupant	1021 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1030 SW 91 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1030 SW 93 TER		PLANTATION	FL	33324
Current Property Owner/Occupant	1031 SW 91 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1031 SW 93 TER		PLANTATION	FL	33324
Current Property Owner/Occupant	1040 SW 91 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1040 SW 92 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1040 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1040 SW 93 TER		PLANTATION	FL	33324
Current Property Owner/Occupant	1041 SW 92 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1050 SW 91 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1050 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1060 SW 92 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1060 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1061 SW 91 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1061 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1067 SW 92 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	10709 CLEARY BLVD #106		PLANTATION	FL	33324
Current Property Owner/Occupant	1080 SW 92 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1080 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1081 SW 91 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1081 SW 92 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	1081 SW 93 AVE		PLANTATION	FL	33324
Current Property Owner/Occupant	11311 SW 25 CT		DAVIE	FL	33325
Current Property Owner/Occupant	11784 W SAMPLE RD #103		CORAL SPRINGS	FL	33065
Current Property Owner/Occupant	1236 MAJESTY TER		WESTON	FL	33327
Current Property Owner/Occupant	13595 SW 134 AVE STE 108		MIAMI	FL	33186
Current Property Owner/Occupant	1427 CLARKVIEW RD		BALTIMORE	MD	21209
Current Property Owner/Occupant	1446 CORONADO RD		WESTON	FL	33327
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 202	DAVIE	FL	33324
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Current Property Owner/Occupant	1502 WHITEHALL DR	UNIT 204	DAVIE	FL	33324
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Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 102	DAVIE	FL	33324
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Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 404	DAVIE	FL	33324

Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	1504 WHITEHALL DR	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	15040 E FALCONS LEA DR		DAVIE	FL	33331
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	1506 WHITEHALL DR	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	1508 WHITEHALL DR	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	1510 WHITEHALL DR	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 102	DAVIE	FL	33324

Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	1512 WHITEHALL DR	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	1527 WHITEHALL DR		DAVIE	FL	33324
Current Property Owner/Occupant	1528 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1530 WHITEHALL DR	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	1530 WHITEHALL DR	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	1530 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1530 WHITEHALL DR	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	1530 WHITEHALL DR	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	1530 WHITEHALL DR	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	1532 WHITEHALL DR	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	1535 SW 97 WAY		DAVIE	FL	33324
Current Property Owner/Occupant	1541 W OAK KNOLL CIR		DAVIE	FL	33324
Current Property Owner/Occupant	1671 NW 101 WAY		PLANTATION	FL	33322
Current Property Owner/Occupant	17571 SW 7 ST		PEMBROKE PINES	FL	33029
Current Property Owner/Occupant	2030 SW 62 AVE		PLANTATION	FL	33317
Current Property Owner/Occupant	212 OLD TURNPIKE RD E		BANNER ELK	NC	28604
Current Property Owner/Occupant	2131 SW 92 TER #1603		DAVIE	FL	33324
Current Property Owner/Occupant	245 RIVERSIDE AVE #250		JACKSONVILLE	FL	32202
Current Property Owner/Occupant	2683 W ORCHARD CIR		DAVIE	FL	33328
Current Property Owner/Occupant	31433 NEWPORT DR		WARREN	MI	48088
Current Property Owner/Occupant	3400 W COMMERCIAL BLVD		FORT LAUDERDALE	FL	33309
Current Property Owner/Occupant	3520 WASHINGTON LANE		HOLLYWOOD	FL	33026
Current Property Owner/Occupant	3651 SW 116 AVE 116		DAVIE	FL	33330
Current Property Owner/Occupant	3747 SARATOGA LN		DAVIE	FL	33328
Current Property Owner/Occupant	39 PIPER LN		LEVITTOWN	NY	11756
Current Property Owner/Occupant	41 VENTURA WAY		*THORNHILL ON	CA	L4J 7
Current Property Owner/Occupant	42 TANNERS RD		GREAT NECK	NY	11020
Current Property Owner/Occupant	515 E LAS OLAS BLVD STE 120		FORT LAUDERDALE	FL	33301
Current Property Owner/Occupant	515 E LAS OLAS BLVD STE 120		FORT LAUDERDALE	FL	33301
Current Property Owner/Occupant	5665 SW 87 AVE		COOPER CITY	FL	33328
Current Property Owner/Occupant	621 NW 158 LN		PEMBROKE PINES	FL	33028
Current Property Owner/Occupant	7027 W BROWARD BLVD #388		PLANTATION	FL	33317
Current Property Owner/Occupant	7301 NW 4 ST STE 104		PLANTATION	FL	33317
Current Property Owner/Occupant	7361 NW 13 CT		PLANTATION	FL	33313
Current Property Owner/Occupant	8 VANSCO RD		*TORONTO ON	CA	M8Z 5
Current Property Owner/Occupant	8521 MAHOGANY LN		PLANTATION	FL	33324
Current Property Owner/Occupant	8848 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8850 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8852 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8854 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8856 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8858 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8860 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8862 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8864 STATE RD 84		DAVIE	FL	33324

Current Property Owner/Occupant	8880 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8890 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8900 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8902 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8904 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8906 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8908 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8910 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8912 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8914 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8916 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8918 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8920 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8922 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8924 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8926 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8928 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8930 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8932 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8934 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8936 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8938 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8940 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8942 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8944 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8946 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8948 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8950 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8952 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8954 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8956 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8958 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8960 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8962 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8964 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8966 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8968 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8970 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8980 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	8990 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9000 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9001 N NEW RIVER CANAL RD		PLANTATION	FL	33324
Current Property Owner/Occupant	9010 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9012 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9014 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9016 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9018 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9020 W STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9022 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9024 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9026 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9028 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9030 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9031 N NEW RIVER CANAL ROAD		PLANTATION	FL	33324
Current Property Owner/Occupant	9032 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9034 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9036 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9038 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9040 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9042 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9044 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9050 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9052 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9054 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9056 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9060 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9061 N NEW RIVER CANAL RD		PLANTATION	FL	33324
Current Property Owner/Occupant	9062 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9064 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9066 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9068 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9070 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9074 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9078 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9100 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9110 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9112 STATE RD 84		DAVIE	FL	33324

Current Property Owner/Occupant	9114 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9116 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9118 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9120 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9122 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9124 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9126 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9128 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9130 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9140 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9142 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9146 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9148 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9150 PINE RIDGE DR		DAVIE	FL	33324
Current Property Owner/Occupant	9150 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9152 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9154 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9156 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9158 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9160 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9162 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9170 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9180 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9190 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9200 STATE RD 84		DAVIE	FL	33324
Current Property Owner/Occupant	9261 N NEW RIVER CANAL RD		PLANTATION	FL	33324
Current Property Owner/Occupant	9311 NEW RIVER CANAL RD		PLANTATION	FL	33324
Current Property Owner/Occupant	9321 N NEW RIVER CANAL ROAD		PLANTATION	FL	33324
Current Property Owner/Occupant	9341 N NEW RIVER CANAL ROAD		PLANTATION	FL	33324
Current Property Owner/Occupant	9350 PARK LN		PLANTATION	FL	33324
Current Property Owner/Occupant	9360 SW 10 CT		PLANTATION	FL	33324
Current Property Owner/Occupant	9381 SW 12 CT		PLANTATION	FL	33324
Current Property Owner/Occupant	9400 PINE RIDGE DR		DAVIE	FL	33324
Current Property Owner/Occupant	9400 PINE RIDGE DR		DAVIE	FL	33324
Current Property Owner/Occupant	9401 EVERGREEN PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9401 EVERGREEN PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9401 EVERGREEN PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9401 EVERGREEN PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9410 TANGERINE PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 108	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 109	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 202	DAVIE	FL	33324

Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9411 EVERGREEN PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9420 TANGERINE PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 108	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 109	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9421 EVERGREEN PL	UNIT 407	DAVIE	FL	33324

Current Property Owner/Occupant	9430 A TANGERINE PL		DAVIE	FL	33324
Current Property Owner/Occupant	9430 POINCIANA PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9430 TANGERINE PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9431 EVERGREEN PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9431 EVERGREEN PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9431 EVERGREEN PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9431 EVERGREEN PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9435 EVERGREEN PL		DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9440 TANGERINE PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 103	DAVIE	FL	33324
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Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 108	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 109	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 205	DAVIE	FL	33324

Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 206	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9441 EVERGREEN PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 102	DAVIE	FL	33324
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Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 201	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 205	DAVIE	FL	33324
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Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 207	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 401	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9451 EVERGREEN PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 104	DAVIE	FL	33324
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Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 106	DAVIE	FL	33324
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Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 108	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 109	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 110	DAVIE	FL	33324
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Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 202	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 203	DAVIE	FL	33324
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Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 301	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 302	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 306	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 307	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 308	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 309	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 310	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 401	DAVIE	FL	33324

Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 402	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 408	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 409	DAVIE	FL	33324
Current Property Owner/Occupant	9460 TANGERINE PL	UNIT 410	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 203	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 204	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 205	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 303	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 304	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 305	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 403	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 404	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 405	DAVIE	FL	33324
Current Property Owner/Occupant	9461 EVERGREEN PL	UNIT 406	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 101	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 102	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 103	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 104	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 105	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 106	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 107	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 108	DAVIE	FL	33324
Current Property Owner/Occupant	9470 TANGERINE PL	UNIT 109	DAVIE	FL	33324
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Current Property Owner/Occupant	9495 EVERGREEN PL	UNIT 407	DAVIE	FL	33324
Current Property Owner/Occupant	City of Plantation	400 NW 73rd Ave	PLANTATION	FL	33317
Current Property Owner/Occupant	PO BOX 15405		PLANTATION	FL	33318
Current Property Owner/Occupant	PO BOX 24680		WEST PALM BEACH	FL	33416
Current Property Owner/Occupant	PO BOX 740462		ATLANTA	GA	30374

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

PLANNING REPORT

Project Type Number and Name
McDonald's

Application	
Petitioner/Representative	Corporate Property Services
Owner	Davie Investments, LLC
Project Planner	David Abramson
Date of Report	09/16/20
Date of Public Participation	N/A
Date of Public Notification	09/08/20
Date of Board Review	09/22/20
Date of Town Council Review	TBD

Location/Site	
Folio/Identification Number	51-41-02-00-0090/0091
Address (General Location)	Southwest corner of Stirling Road and Davie Road Ext.
Nearest North/South Road	Davie Road Ext.
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	2.07 (Retail Center)/0.88 (McDonald's)
Existing Use	Retail Center/Outparcel Restaurant
Future Land Use	Commercial
Zoning	B-2
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Planning Area	11
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points

- To allow an intermediate landscape island for every fourteen (14) parking spaces (Town code normally requires twelve (12)).
- The variance is the result of staff requesting an internal drive be symmetrically aligned for life safety accessibility and efficient site circulation through a site plan application.
- The Development Review Committee (DRC) members have no objections to the requested variance.

- Staff has not received any correspondence objecting to the proposed variance.

History

1. Related Zoning Information: N/A
2. Previous Request(s): N/A
3. Concurrent Request(s):
   - Site Plan SP19-173 McDonald's: To allow minor modifications to an existing fast-food restaurant outparcel including a new side-by-side drive-thru and façade renovations.

Analysis

The following Staff analysis (italic font) based on the criteria established in the Town of Davie Code of Ordinances, Sec. 12-309(B)(1) for Variance applications.

a. There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for any person having an interest in the property.
There are no circumstances or conditions applying to the lands to justify the variance, however, the request would improve overall life safety accessibility and efficient site circulation for vehicles maneuvering through site.

b. The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.
The granting of the variance is not necessary for the retail center and restaurant use since they exist on the premise.

c. That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
There is no evidence that granting the variance will be detrimental to the public safety and welfare of the neighborhood. The request is consistent with the existing retail center and restaurant by symmetrically aligning ingress-egress openings on the site.

Recommendations

Staff finds the application complete and suitable for further review.

Attachments

1. Petitioner Documentation
2. Related Maps
3. Noticing Information

CPS
CORPORATE PROPERTY SERVICES

VARIANCE JUSTIFICATION
McDonald's L/C # 009-0435
4295 N. DAVIE ROAD EXTENSION
DAVIE, FLORIDA
July 13, 2020

The subject site is +/- 0.88 acres (38,324 square feet) and is located at 4295 N. Davie Road Extension, in the Town of Davie, Florida. The existing McDonald's restaurant is located within the Davie Plaza. The property is zoned B-2 Community Business district, with a "Commercial" future land use designation. McDonald's has launched a nationwide campaign to revitalize and re-image many existing restaurants. As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. Fast food restaurants today are being developed to meet the changing needs of society. The new building renovations will include building façade modifications, along with a new interior dining room décor, which will enhance service and the customer experience. The new drive-thru configuration, with a dual drive-thru lane, will enhance service and provide additional car stacking capacity. The side by side drive thru will allow vehicles to move through the drive thru process with greater efficiency, while providing better coordination with the kitchen. It will also enable more cars to stack in the drive thru, which will help reduce the length of the queue. McDonald's goal of this renovation is to provide relevant exterior and interior décor and amenity packages to the restaurant. McDonald's believes that the renovation will strengthen the visual expression of the restaurant, while enhancing their customer experience in the restaurants.

The building square footage will not be increasing with this proposal to remodel the exterior/interior of the building. The revised McDonald's layout has been reviewed and discussed with staff during several Town of Davie pre-application meetings. This new layout will provide the safest onsite circulation. In order to complete the side by side improvement, as well as comply with Fire and Engineering Department site related comments, McDonald's is seeking variance relief from the following Town of Davie Land Development Code *Section 12-112 (6)(b) Landscaping for parking lots* for landscaping intermediate islands requirements.

CPS
CORPORATE PROPERTY SERVICES

CODE SECTION	REQUIREMENT	ALLOWED	PROPOSED	VARIANCE
Section 12-112 (6)(b) Landscaping for parking lots	Interior landscaping shall be installed in landscape areas designated and arranged for the explicit purposes of controlling traffic, providing shade, screening unnecessary views into and within the vehicular areas, and separating parking circulation and service areas. Intermediate islands shall be provided on the following basis: (b) Every twelfth space in all other districts.	One intermediate island for every twelve (12) parking spaces. All intermediate islands shall be a minimum width of ten (10) feet and length of sixteen (16) feet of green area including curbing.	- A row of 14 parking spaces along the southern property line of the McDonald's site. (VARIANCE REQUIRED)	Variance to allow two additional parking spaces in a row without an intermediate island along the southern property line of the subject site.

1. **There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought and that alleged hardship is not self-created by any person having an interest in the property.**

   There are special circumstances that are peculiar to this land and do not apply generally to land in the same district. Working within the confines of the existing property lines is extremely challenging and as such the hardship was not created by McDonald's. Based on the comments from Town of Davie Fire and Engineering staff, the site circulation has been redesigned to ensure life safety compliance for patrons who access the site and utilize the drive thru service facilities, as well as essential service vehicles. As such, the parking row on the south side of McDonald's site, which is actually located on the landlord's shopping center property, had to be redesigned to incorporate 14 parking spaces in one row, without the benefit of an intermediate island. Below is a summary of coordination with Fire and Engineering staff regarding the site layout, parking and life safety issues.

Pre-Application meeting on 02/13/18

- Per direction of Fire & Engineering relocating the access into McDonald's site along the southern lease line to the west in order to line up with the existing drive aisle.
- Provide a parking study that shows the reduction in parking is sufficient for this site.
- Confirm the site is accessible for fire truck access and meet the radius criteria.
- Improve and upgrade the landscaping around the perimeter of the site.

Pre-Application meeting on 09/19/19

- Fix safety issue from site towards Stirling Road by possibly changing from a two-way to an exit only.
- Straighten the que length so vehicle stack toward the shopping center instead of the parking area. The issue is the rotated side by side drive thru encourages vehicle stacking into the parking area.
- Inquire about moving the freezer from the current location south of the building to the west side of the building. This will provide additional width to allow side by side drive thru.

Additional comments after updated plan following 09/19/19 pre-application meeting

- Provide more dimensions of parking spaces, driveway widths and radii.
- Re-align entrance drive to align with drive aisle.
- Provide parking count for site as 4 spaces are being removed.
- Change the parking configuration near entrance for safety.

Pre-Application meeting on 11/21/19

- Remove 2 parking spaces next to the dumpster.
- Provide a sidewalk to the dumpster.
- Provide the same landscape buffer width that exists today along the south property line.
- Shift drive thru lanes to the north to maximize widths.
- Provide a parking study with only 1 weekday observation for breakfast and lunch.

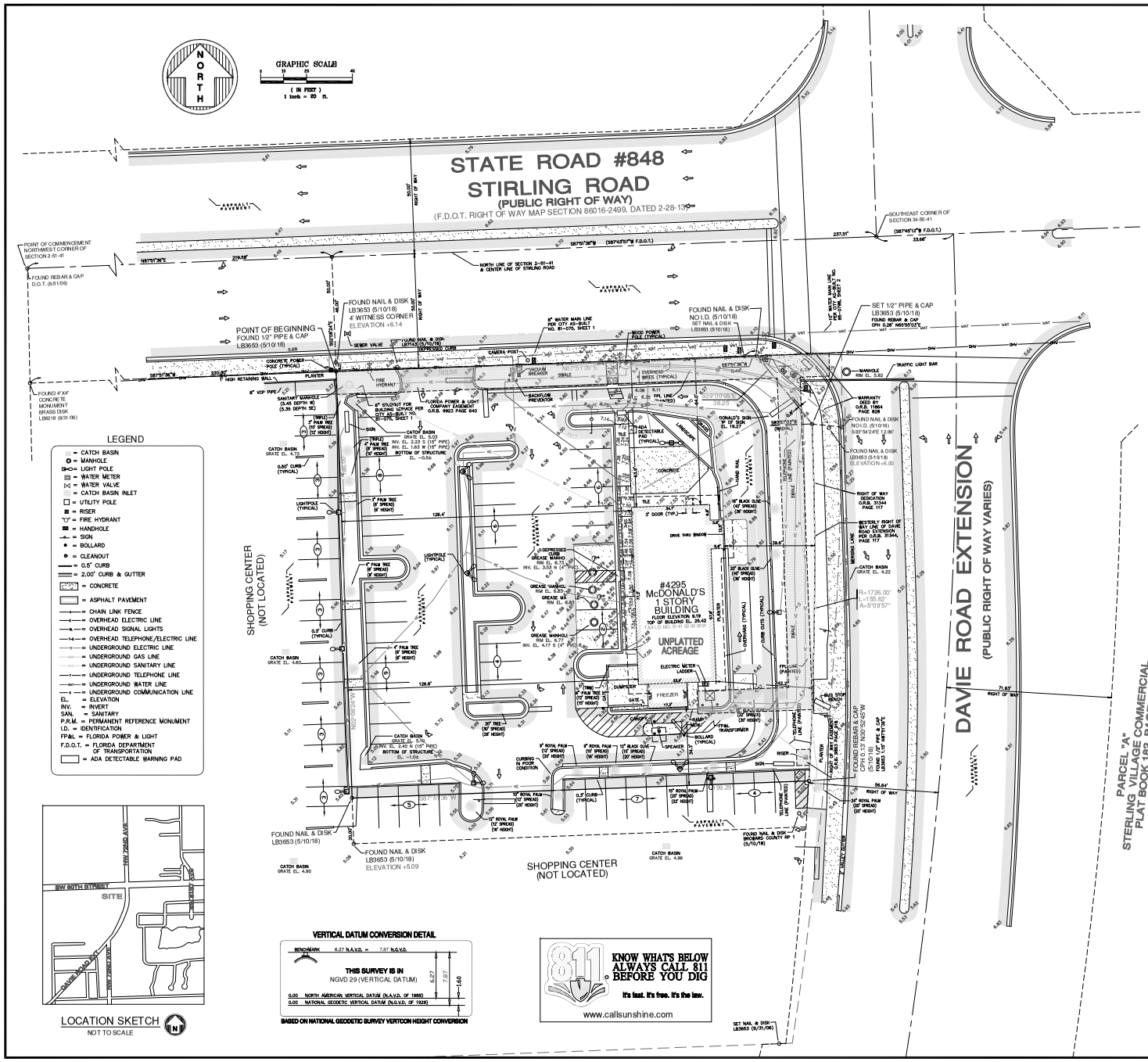
2. **The granting of the variance is necessary for the reasonable use of the land or building and that variance as requested is the minimum variance that will accomplish this purpose.**

Granting of the variance is necessary for the reasonable use of the land and is the minimal in nature in terms of the benefits of the project. Reduction of the one landscape island will allow McDonald's to provide a side by drive thru configuration and at the same time promote life safety with accessible and efficient site circulation.

3. **That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

   Granting of the variance will be in harmony with the general purpose and intent of this chapter and will not be detrimental to the public welfare. Allowance for 14 parking spaces in a row, without an intermediate landscape island, will not be injurious to the neighborhood, adjacent shopping center or McDonald's patrons. The requested variance is minimal in nature in terms of the life safety benefits of the proposed new layout.

No.	O.N.	Revision Description	
1	200334	SHOW TOWN OF DAVIE BLANK SPACE (4/30/20)	DWF



LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = BOLLARD
- = CLEANOUT
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CONCRETE
- = ASPHALT PAVEMENT
- = CHAIN LINK FENCE
- = OVERHEAD ELECTRIC LINE
- = OVERHEAD SIGNAL LIGHTS
- = OVERHEAD TELEPHONE/ELECTRIC LINE
- = UNDERGROUND ELECTRIC LINE
- = UNDERGROUND GAS LINE
- = UNDERGROUND SANITARY LINE
- = UNDERGROUND TELEPHONE LINE
- = UNDERGROUND WATER LINE
- = UNDERGROUND COMMUNICATION LINE

EL. = ELEVATION
INV. = INVERT
SAN. = SANITARY
P.R.M. = PERMANENT REFERENCE MONUMENT
I.D. = IDENTIFICATION
FP&L = FLORIDA POWER & LIGHT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
= ELEVATION
= ADA DETECTABLE WARNING PAD

VERTICAL DATUM CONVERSION DETAIL

BENCHMARK 6.27 N.A.V.D. = 7.87 N.G.V.D.

THIS SURVEY IS IN
NGVD 29 (VERTICAL DATUM)

0.00	NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)	6.27 / 7.87 / 1.60
0.00	NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1929)	

BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

LEGAL DESCRIPTION:

PARCEL 1: (Leasehold)

A leasehold interest in and to the following described real property:
Being a portion of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 2, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Section 2; thence North 87°51'36" East along the North line of said Section 2, also being the centerline of Stirling Road, for 219.58 feet to a point being 237.51 feet South 87°51'36" West of the Southeast corner of Section 34, Township 50 South, Range 41 East; thence South 02°08'24" East for 50.00 feet to the Southerly right-of-way line of said Stirling Road, also being the Point of Beginning of the hereinafter described parcel of land; thence North 87°51'36" East along said Southerly right-of-way line for 183.56 feet to the West right of way line of Davie Road Extension per that Corporate Warranty Deed as recorded in Official Records Book 31344 at Page 117, of Broward County Public Records; The following two (2) courses being along said Westerly right of way line; (1) thence South 39°00'05" East for 38.25 feet to a non-tangent point on a circular curve concaved to the West and whose radius point bears South 87°57'03" West; (2) thence Southerly along a 1726.00 foot radius curve leading to the right through a central angle of 5°09'57" for an arc distance of 155.62 feet to a non-tangent point; thence South 87°51'36" West along a line parallel with and 186.00 feet South of said Southerly right-of-way line of Stirling Road for 199.25 feet; thence North 02°08'24" West for 186.00 feet to the Point of Beginning.

PARCEL 2: (Easement)

Non-exclusive easements for ingress, egress and parking for the benefit of Parcel 1, as created by Easement Agreement recorded in Official Records Book ____, Page ____, of the Public Records of Broward County, Florida, over, across and upon the following described parcel:
The North 350 feet of that part of the NW 1/4 of the NW 1/4 of the NW 1/4 lying West of the West right of way of Davie Road Extension in Section 2, Township 51 South, Range 41 East, lying and being in Broward County, Florida;
LESS AND EXCEPT the North 50 feet thereof for Stirling Road right of way and LESS AND EXCEPT those portions thereof conveyed to Broward County for road rights of way by Deeds recorded in Official Records Book 11864, Page 828, and Official Records Book 31344, Page 117, both of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 51 South, Range 41 East, Town of Davie, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company Commitment No. 5011612-1062-3975850 with an effective date of April 23, 2018. All easements and/or rights of way of record per this Title Commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B-II PART II
1 - 8 Standard Exceptions not addressed.
9. Road easement over and across the West 40 feet of Parcel 2 as reserved in Warranty Deed recorded in O.R.B. 1829, Page 288.
Benefits but does not encumber McDonald's Parcel. Encumbers Parcel 2 but not shown on this survey.
10. Terms, provisions, conditions and easements contained in the Water and Sewer Agreement by and between Davie Utilities, Inc. and Michael Realty recorded in O.R.B. 4087, Page 78. Benefits and encumbers McDonald's Parcel and Parcel 2 but not subject to location. Blanket in nature. Not a survey matter.
11. Terms, provisions, conditions and easements contained in the Water and Sewer Agreement by and between Davie Utilities, Inc. and Michael Realty Corp. recorded in O.R.B. 5840, Page 51. Benefits and encumbers Parcel 2 but not subject to location. Blanket in nature. Not a survey matter. Does not benefit or encumber McDonald's Parcel.
12. Right-of-Way Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded in O.R.B. 9863, Page 918.
Encumbers Parcel 2 and is shown on survey. Does not encumber McDonald's Parcel.
13. Easement granted to Florida Power & Light Company by instrument recorded in O.R.B. 9923, Page 640.
Benefits and encumbers McDonald's Parcel and Parcel 2 and is shown on survey.
14. Mortgage and Security Agreement encumbering the fee simple estate executed by Davie Investments, LLC, a Florida limited liability company in favor of Transcapital Bank, a Florida banking corporation recorded in O.R.B. 44096, Page 1127; as modified by Modification of Mortgage and Note recorded in O.R.B. 50757, Page 1219; and Modification of Mortgage and Note recorded under Instrument No. 114465253;
TOGETHER WITH Assignment of Leases, Rents and Profits recorded in O.R.B. 44096, Page 1142; and UCC-1 Financing Statement recorded in O.R.B. 44096, Page 1146.
Encumbers McDonald's Parcel and Parcel 2 but not subject to location. Blanket in nature. Not a survey matter.
15. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (as to the easement parcel) Standard Exception. Document not provided. Not a survey matter.

- Bearings hereon are referred to an assumed value of N 87°51'36" E for the South right of way line of Stirling Road, and evidenced by found 1/2" pipe & cap and set nail & disk.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Bench Mark #3580, Elevation +6.27 (+7.87 N.G.V.D) and located at Stirling Road and S.W. 70th Avenue.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0561H, for Community No. 120035, dated August 18, 2014, relative to the North American Vertical Datum of 1988.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 37,677 square feet, or 0.865 acres, more or less.
- Total striped parking spaces within legal description: 35 Regular and 2 Handicap.
- Parking spaces were not verified for any applicable requirements.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax I.D. No.: 5141 02 00 0091.

SURVEYOR'S CERTIFICATION TO:

McDonald's Restaurants of Florida, a Florida corporation
McDonald's USA, LLC, a Delaware limited liability company
McDonald's Corporation, a Delaware corporation
Leopold Korn, P.A.
First American Title Insurance Company

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 10, 2018, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that it complies with the requirements provided by McDonald's Corporation. The fieldwork was completed on May 10, 2018.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below."

Daniel C Fortin
Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A01410130000187DA0SCF5E0030099-RF, cn=Daniel C Fortin
Date: 2020.04.30 11:19:38 -04'00'

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LS6435
State of Florida.

McDONALD'S - DAVIE ROAD EXTENSION
4295 N DAVIE ROAD EXTENSION
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA
L.C. 009-0435

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003493
1180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email flsi@flsurvey.com

ALTA/NSPS LAND TITLE SURVEY
McDONALD'S - 4295 N DAVIE ROAD EXTENSION
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

Original Date	5/10/18
Scale	1"=20'
Drawn By	DWF
CAD No.	061672
Plotted	5/14/18 11:
Ref. Dwg.	LS-2798
Field Book	890/09 - JWL
Job No.	180384
Dwg. No.	2005-153-1-h
Sheet	1 of

Survey

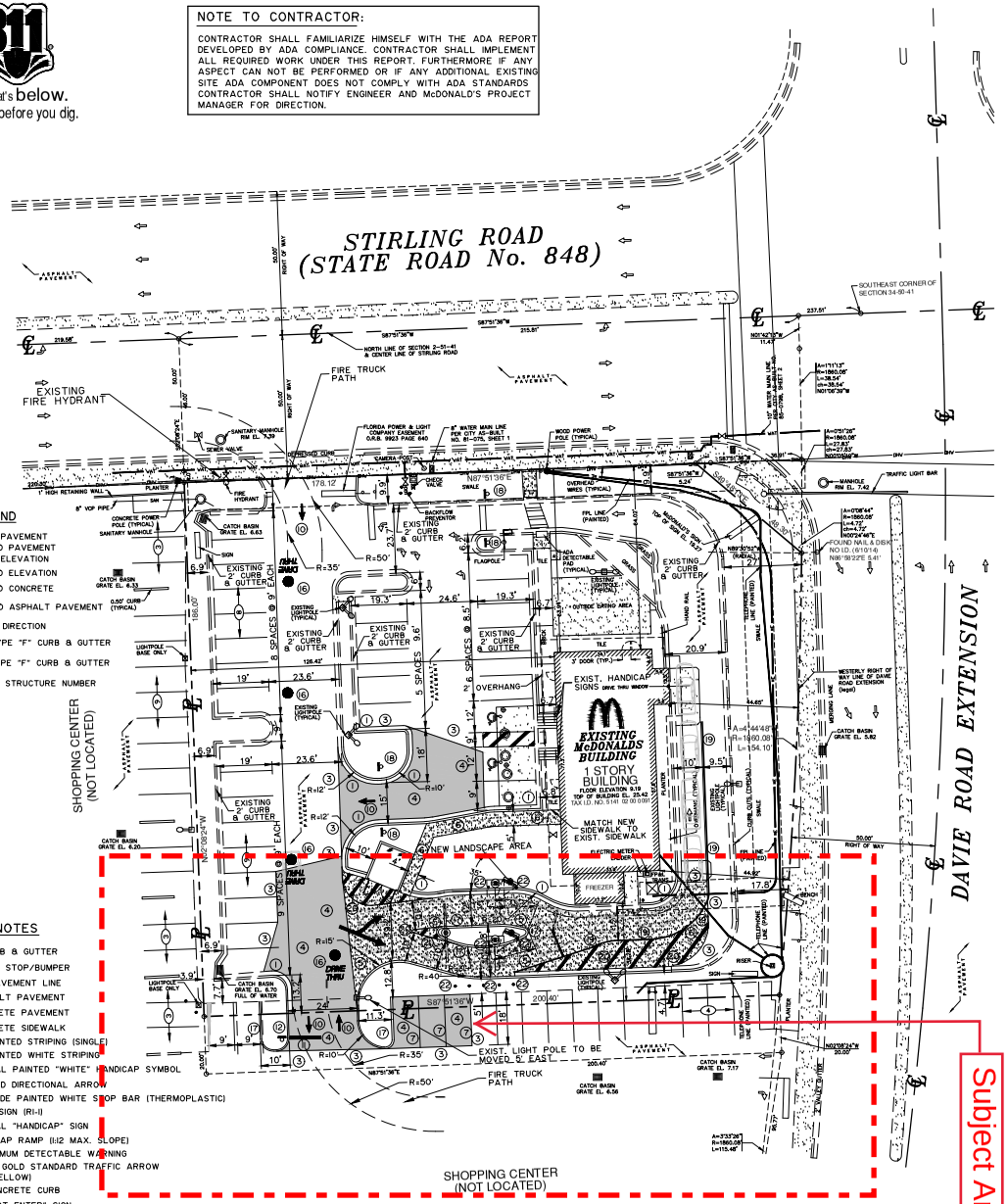
SITE PLAN

Know what's below. Call before you dig.

SCALE: 1" = 20'

NOTE TO CONTRACTOR:

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ADA REPORT DEVELOPED BY ADA COMPLIANCE. CONTRACTOR SHALL IMPLEMENT ALL REQUIRED WORK UNDER THIS REPORT. FURTHERMORE IF ANY ASPECT CAN NOT BE PERFORMED OR IF ANY ADDITIONAL EXISTING SITE ADA COMPONENT DOES NOT COMPLY WITH ADA STANDARDS CONTRACTOR SHALL NOTIFY ENGINEER AND McDONALD'S PROJECT MANAGER FOR DIRECTION.



Subject Area

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 39.0 EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

SCHEDULE NOTES

1. NEW 2' CURB & GUTTER
2. NEW WHEEL STOP/BUMPER
3. EXISTING PAVEMENT LINE
4. NEW ASPHALT PAVEMENT
5. NEW CONCRETE PAVEMENT
6. NEW CONCRETE SIDEWALK
7. NEW 4" PAINTED STRIPING (SINGLE)
8. NEW 4" PAINTED WHITE STRIPING
9. NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
10. NEW PAINTED DIRECTIONAL ARROW
11. NEW 24" WIDE PAINTED WHITE STOP BAR (THERMOPLASTIC)
12. NEW STOP SIGN (R1-1)
13. NEW TYPICAL "HANDICAP" SIGN
14. NEW HANDICAP RAMP (1:12 MAX. SLOPE)
15. NEW 3' MINIMUM DETECTABLE WARNING
16. McDONALDS GOLD STANDARD TRAFFIC ARROW STRIPING (YELLOW)
17. NEW 6" CONCRETE CURB
18. NEW "DO NOT ENTER" SIGN
19. NEW 6" YELLOW STRIPING
20. NEW 6" WHITE STRIPING
21. NEW 12" WHITE STRIPING 6' O.C.
22. NEW CONCRETE BOLLARD

SITE DATA:

ZONING: B-2 COMMUNITY BUSINESS
FUTURE LAND USE : COMMERCIAL

LOT AREA:	EXISTING	PROPOSED
Total Land Area	38,324 SQ.FT.	38,324 SQ.FT = 0.88 Ac = 100%
Building Area	2,874 SQ.FT.	2,874 SQ.FT. = 0.07 Ac. = 7.5%
Sidewalk	926 SQ.FT.	1,002 SQ.FT. = 0.02 Ac. = 2.6%
Paved Area	24,646 SQ.FT.	23,095 SQ.FT. = 0.53 Ac. = 60.3%
Landscape Area	9,058 SQ.FT.	10,537 SQ.FT. = 0.24 Ac. = 27.5%
Dumpster Area	1787 SQ.FT.	174 SQ.FT. = 0.01 Ac. = 0.5%
Outdoor Patio Area	642 SQ.FT.	642 SQ.FT. = 0.01 Ac. = 1.7%

PARKING SPACES:

PARKING SPACES REQUIRED:
12 PACES PER 1,000 SQ. FT OF BUILDING AREA
2,874 / 1000 × 12 = 34.5 OR 35 SPACES

Parking Spaces Provided	EXISTING	PROPOSED
Standard	35	29
Handicap	2	2
Total	37	31

BUILDING SETBACKS: EXISTING BUILDING TO REMAIN

Front (Stirling Road)	63.9 FT.
Rear	34.2 FT.
Side (East)	44.8 FT.
Side (West)	126.4 FT.

FLOOD ZONE AH ELEVATION 5.00 FEET PER MAP 12011 C 0.308 F
EXISTING FINISH FLOOR ELEVATION 9.19 FEET

LEGAL DESCRIPTION:

A portion of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 2, Township 51 South, Range 41 East, lying and being in the Town of Davie, Broward County, Florida, and more particularly described as follows:

Commence at the Northwest corner of said Section 2; thence, North 87°51'36" East along the North line of said Section 2, also being the centerline of Stirling Road, a/k/a State Road #848, for 219.58 feet to a point being 237.51 feet South 87°51'36" West of the Southeast corner of Section 34, Township 50 South, Range 41 East; thence South 02°08'24" East for 50.00 feet to the Southerly right of way line of said Stirling Road and State Road #848 being the Point of Beginning of the hereinafter described parcel of land; thence North 87°51'36" East along said Southerly right of way line for 178.12 feet; thence South 49°48'13" East for 48.30 feet to a point on the Westerly right of way line of Davie Road Extension being a point on a circular curve whose radius bears North 89°30'52" West; thence Southerly along said circular curve to the right having a radius of 1860.08 feet and a central angle of 04°44'48" for an arc distance of 154.10 feet; thence South 87°51'36" West along a line parallel with and 186.00 feet South of said Southerly right of way line of Stirling Road and State Road #848 for 200.40 feet; thence North 02°08'24" West for 186.00 feet to the Point of Beginning.

NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM SPECIFIC PURPOSE SURVEY PREPARED BY FORTIN, LEAVY & SKILES INC., INC. JUNE 10, 2014.
2. ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929, AND AS SHOWN ON SURVEY.
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
   EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
4. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
6. CONTRACTOR SHALL ADJUST ANY UITILTY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN AFFECT.
8. CONTRACTOR TO VERIFY ALL EXISTING SIDEWALKS TO REMAIN DO NOT EXCEED 2% CROSS SLOPE. ANY SIDEWALK EXCEEDING 2% SHALL BE REMOVED AND RECONSTRUCTED AT 2% MAXIMUM CROSS SLOPE.
9. THIS SITE LIES IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
10. THE PROPERTY TAX IDENTIFICATION NUMBER IS 5141 02 00 0091

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 12/12/2019

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.
B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1.	1/27/20	REMOVE PRE SELL BOARDS	G.Z.	
2.	4/17/20	CITY COMMENTS	G.Z.	
3.	6/15/2020	SIDEWALK TO DUMPSTER	G.Z.	

SEAL: GERARDO ZAMORA LICENSED No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PARKING INFORMATION

TOTAL SPACES						
31	2	SPACES	12'	X	18'	@ 90 °
	29	SPACES	9'	X	18'	@ 90 °
		SPACES		X		@ °
		SPACES		X		@ °
		SPACES		X		@ °

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MIAMI BEACH, FLORIDA 33162
305-653-4493

MAY 14, 2018

LEGEND

SANITARY SEWER — S — S — S
WATER — W — W — W
STORM SEWER — ST — ST — ST
ELECTRIC — E — E — E
GAS — G — G — G
LOT LIGHT LP:30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS: 4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY: BROWARD

REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

McDONALD'S

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. — CONST. MGR. — OPERATIONS DEPT. — REAL ESTATE DEPT. — CO. CONSTRUCTION MGR.

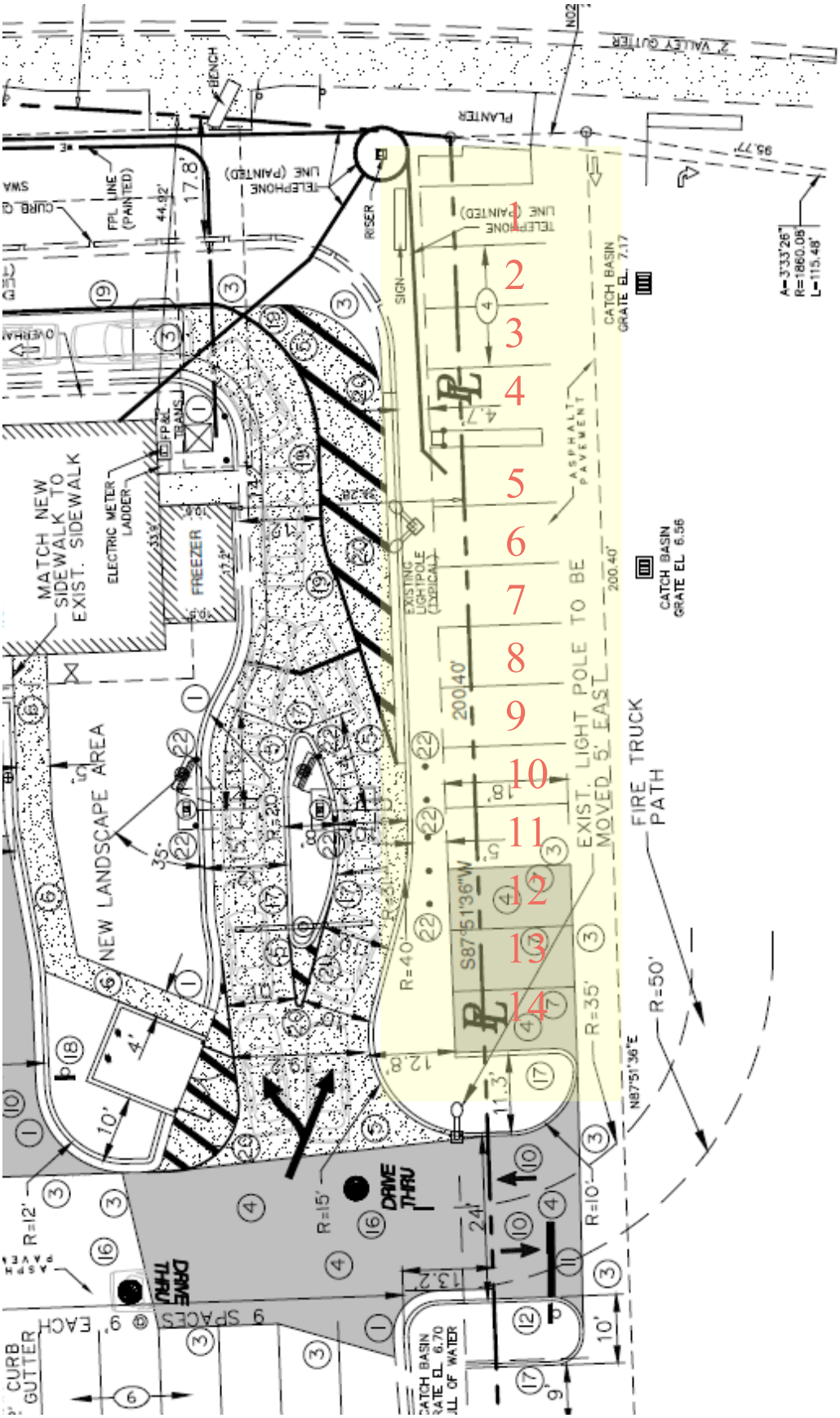
STATUS	DATE
PRELIMINARY	
PLAN CHECKED	
AS-BUILT	

OFFICE
ADDRESS

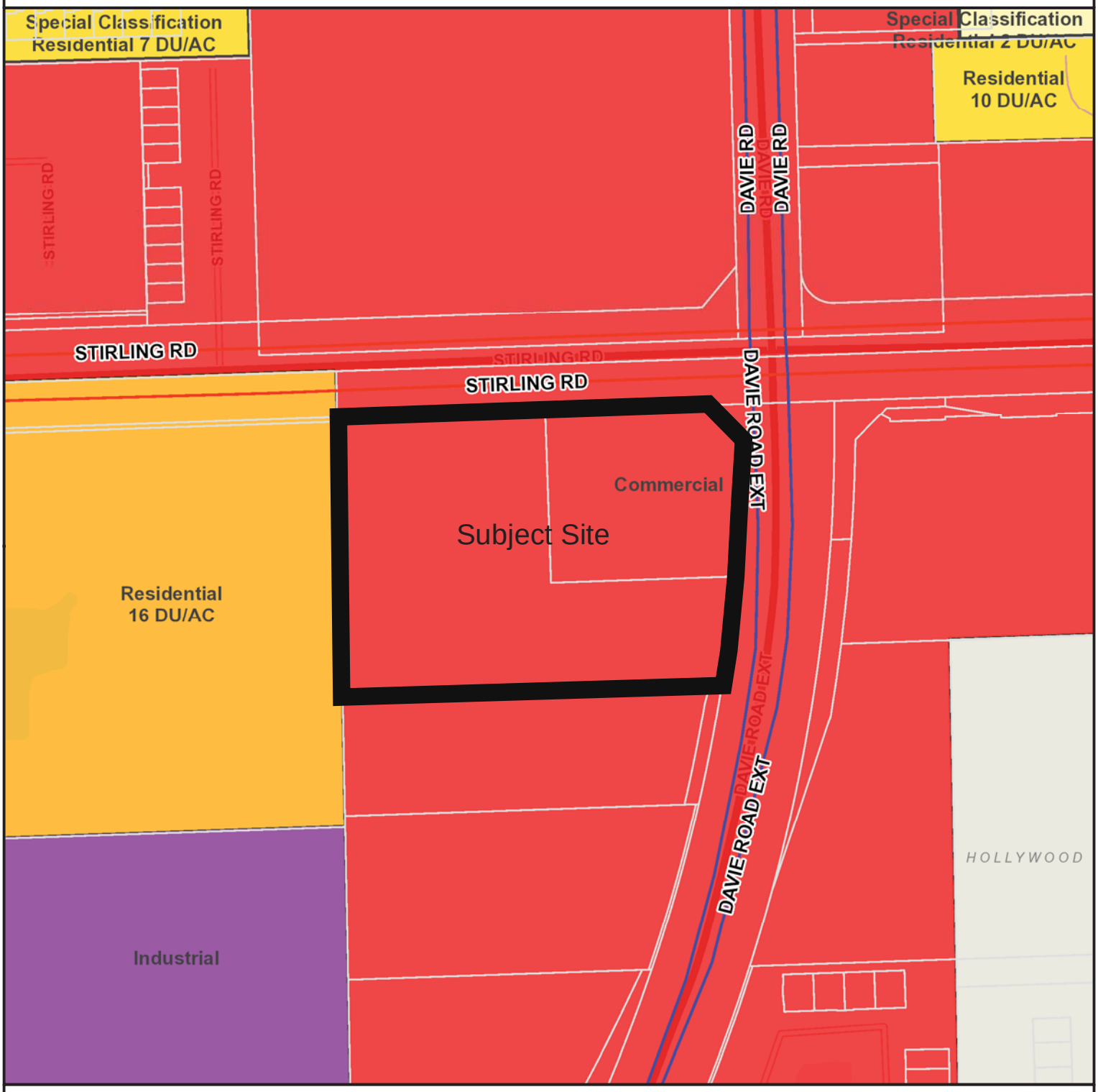
C—

Proposed Overall Site Plan

Enlarged Subject Area



Land Use Map



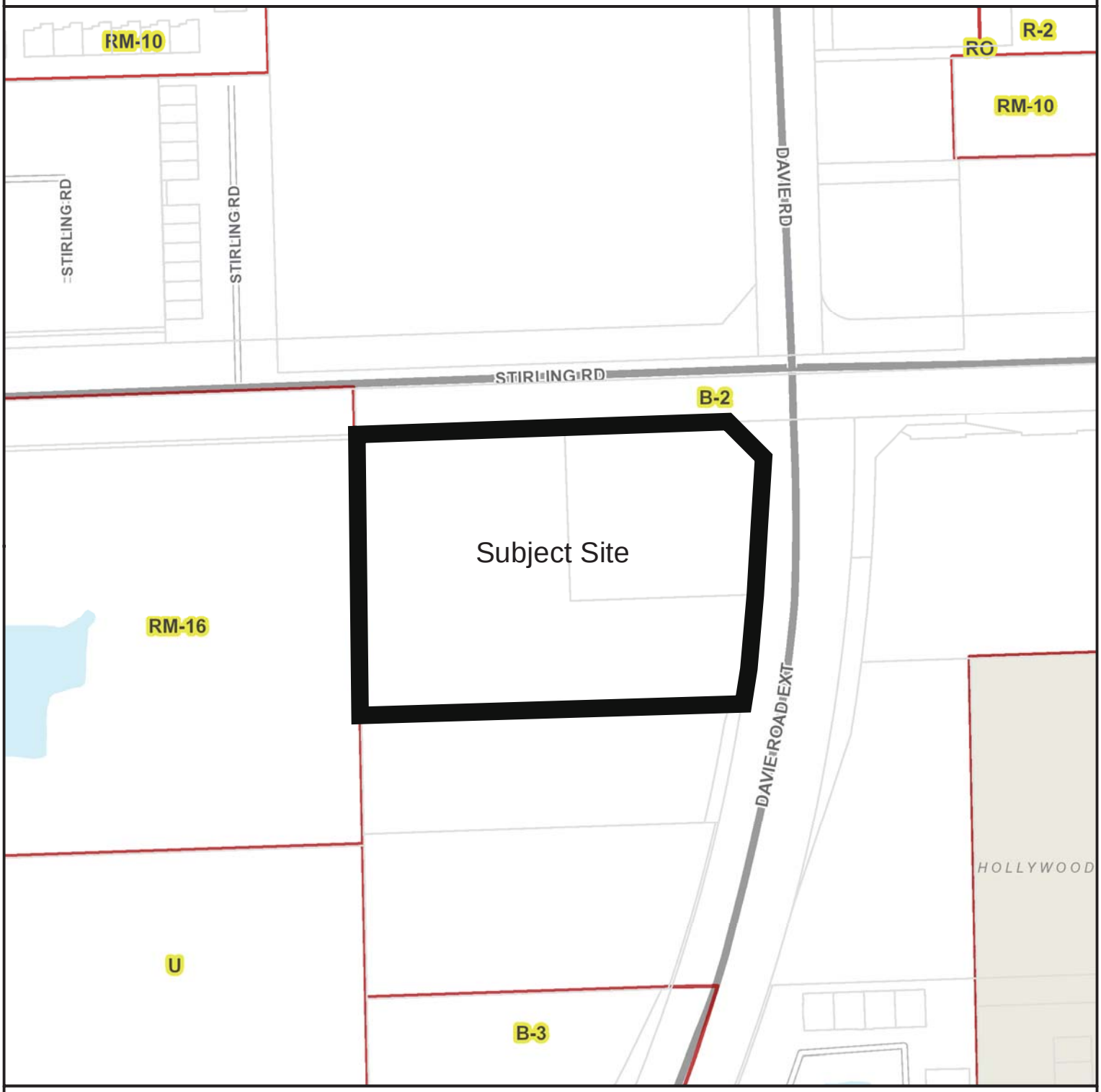
9/11/2020, 12:45:10 PM

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

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



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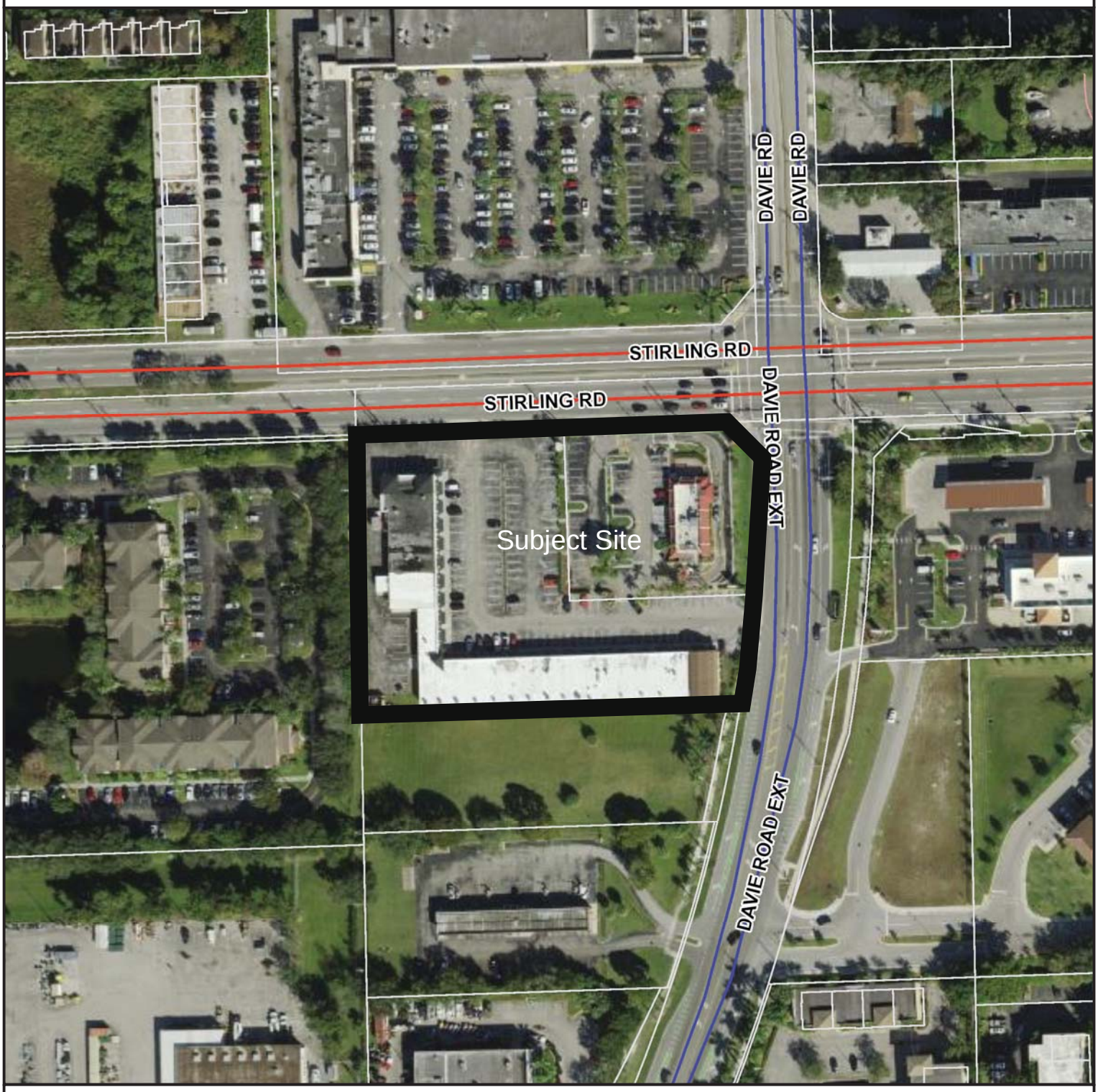
Aerial Map



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NOTICE OF PUBLIC HEARING FOR:
VARIANCE APPLICATION

The Town of Davie proposes to conduct public hearings to consider the following resolution:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, TAKING FINAL ACTION ON VARIANCE APPLICATION V20-144 MCDONALD'S, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The public hearing by the Planning & Zoning Board will be conducted as follows:

DATE: September 22, 2020, beginning at 6:30 p.m. or as soon thereafter as practicable

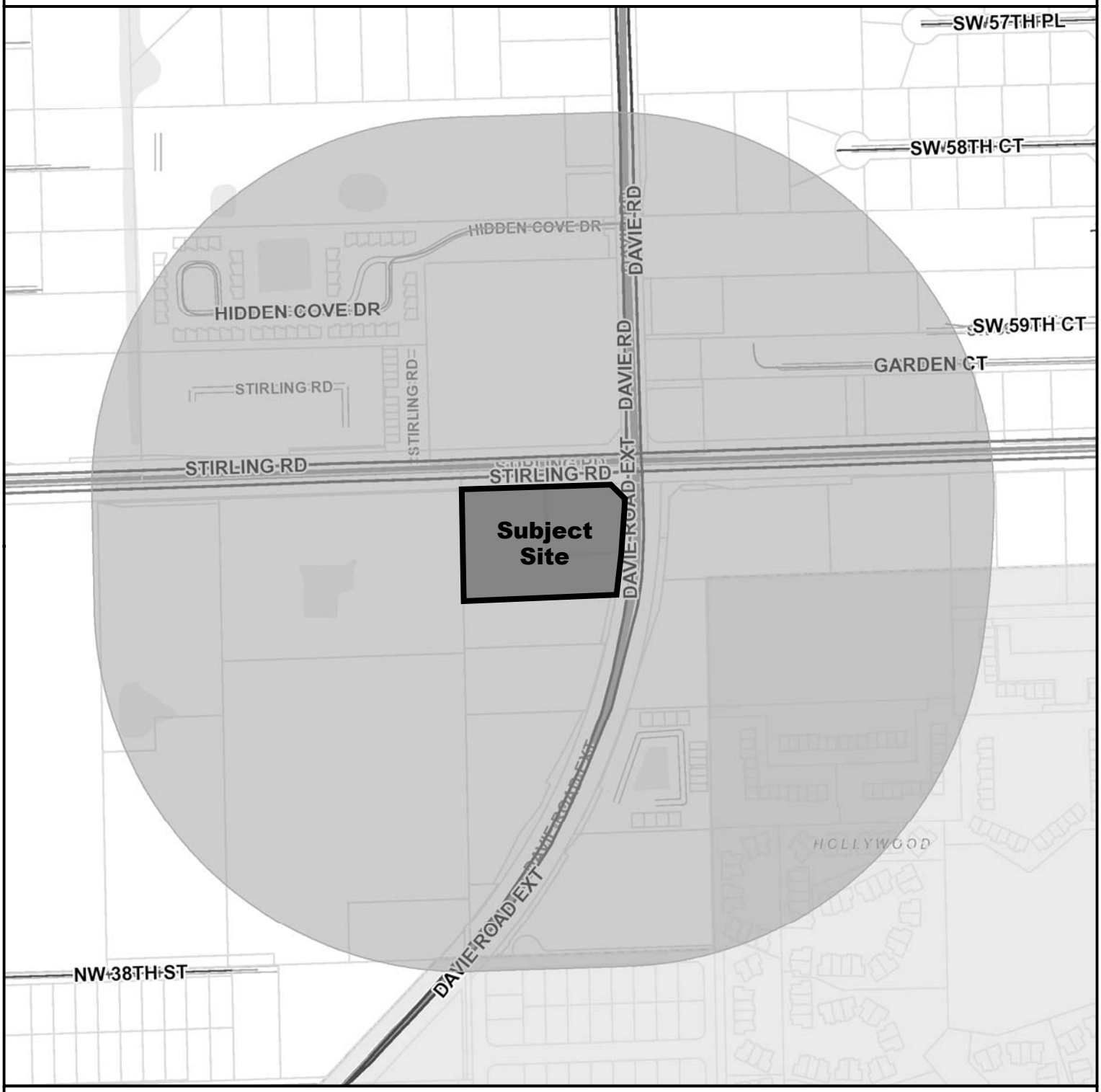
Manner: The hearing will be conducted by means of telephonic/video conferencing. Interested parties wishing to be heard with respect to this item may submit their comments prior to 5:00 PM on the date of the hearing by emailing: lrobinson@davie-fl.gov (comments may not exceed 400 words) or by leaving a voicemail message at (954) 797-1103 (Voice messages may not exceed three (3) minutes). For access to the hearing agenda, ordinance, backup information, and instructions on joining the meeting, please use the following link: www.davie-fl.gov/367/Planning-Zoning-Board

PETITIONER/OWNER:	McDonald's Corp./Davie Investments, LLC
PROPERTY LOCATION:	4295 North Davie Road Extension (Parcel Folio No. 51-41-02-00-0090/0091)
VARIANCE APPLICATION:	To allow an intermediate island for every fourteen (14) parking spaces (Town code normally requires twelve (12))
SAID APPLICATIONS SHOULD BE REFERRED AS:	Variance V20-144 McDonald's

Any person wishing to appeal any decision made by this board or committee with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record include the testimony and evidence upon which the appeal is made.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

Mailout Map



9/2/2020, 8:55:31 AM

0 0.0425 0.085 0.17 mi

0 0.05 0.1 0.2 km

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.

Current Property Owner/Occupant	351 CAMBRIDGE RD #112		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE RD APT 112		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6553 STIRLING ROAD		DAVIE	FL	33314
Current Property Owner/Occupant	301 CAMBRIDGE ROAD UNIT 305		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	200 BERKLEY ROAD #212		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD UNIT 301		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	5550 GLADES RD STE 500		BOCA RATON	FL	33431
Current Property Owner/Occupant	351 CAMBRIDGE RD #108		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	7420 SW 39 ST		DAVIE	FL	33314
Current Property Owner/Occupant	512 BRIARWOOD CIR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	632 BRIARWOOD CIR #3-40		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	UNIT 8600 BOX 1423		DPO	AP	96515
Current Property Owner/Occupant	310 CAMBRIDGE RD # 4		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	271 MARTIN AVE		STATEN ISLAND	NY	10314
Current Property Owner/Occupant	7160 ALLEN ST		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	2010 NW 150 AVE STE 120		PEMBROKE PINES	FL	33028
Current Property Owner/Occupant	6513 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	300 BERKLEY RD #304		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6554 HIDDEN COVE DR UNIT 6-4		DAVIE	FL	33314
Current Property Owner/Occupant	648 BRIARWOOD CIR #1-38		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE RD #303		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	18305 SW 4 CT		PEMBROKE PINES	FL	33029
Current Property Owner/Occupant	5300 WASHINGTON ST #325K		HOLLYWOOD	FL	33021
Current Property Owner/Occupant	101 N TRYON ST NC 1-001-03-81		CHARLOTTE	NC	28246
Current Property Owner/Occupant	300 BERKLEY RD # 105		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	30373 SOUTHAMPTON BRIDGE RD		SALISBURY	MD	21804
Current Property Owner/Occupant	646 BRIARWOOD CIR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6125 SW 59 CT		DAVIE	FL	33314
Current Property Owner/Occupant	6565 STIRLING ROAD		DAVIE	FL	33314
Current Property Owner/Occupant	6571 STIRLING ROAD		DAVIE	FL	33314
Current Property Owner/Occupant	6567 STIRLING ROAD		DAVIE	FL	33314
Current Property Owner/Occupant	6569 STIRLING ROAD		DAVIE	FL	33314
Current Property Owner/Occupant	6573 STIRLING ROAD		DAVIE	FL	33314
Current Property Owner/Occupant	15334 SW 61 ST		MIAMI	FL	33193
Current Property Owner/Occupant	251 BERKLEY ROAD APT 103		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6638 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	200 BERKLEY ROAD #202		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD #110		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	16400 NW 2 AVE STE 203		MIAMI	FL	33169
Current Property Owner/Occupant	351 CAMBRIDGE ROAD UNIT 209		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	1814 THOMAS ST		HOLLYWOOD	FL	33020
Current Property Owner/Occupant	3455 DESSAINT ST		*SARSFIELD ON	CA	K0A 3
Current Property Owner/Occupant	351 CAMBRIDGE ROAD UNIT 114		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	2080 NW 99 AVE		PEMBROKE PINES	FL	33024
Current Property Owner/Occupant	251 BERKLEY ROAD APT 212		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE ROAD UNIT 312		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	200 BERKLEY ROAD #204		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE RD #201		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	115 S ANDREWS AVE RM 501-RP		FORT LAUDERDALE	FL	33301
Current Property Owner/Occupant	122 GATE ROAD		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3746 SW 50 ST		FORT LAUDERDALE	FL	33312
Current Property Owner/Occupant	301 CAMBRIDGE RD #102		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	638 BRIARWOOD CIR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6650 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	329 S UNIVERSITY DR #329		PLANTATION	FL	33324
Current Property Owner/Occupant	7436 NW 55 ST		DORAL	FL	33166
Current Property Owner/Occupant	132 FOX RD #2-47		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD #203		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	304 CAMBRIDGE RD #1-36		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD #204		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6549 HIDDEN COVE DR #2-2		DAVIE	FL	33314
Current Property Owner/Occupant	6548 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	643 BRIARWOOD CIR #1-54		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	5800 SW 110 AVE		DAVIE	FL	33328
Current Property Owner/Occupant	215 SE 3 AVE #405C		HALLANDALE BEACH	FL	33009
Current Property Owner/Occupant	301 CAMBRIDGE ROAD APT 308		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6560 HIDDEN COVE DR #1		DAVIE	FL	33314
Current Property Owner/Occupant	6668 STIRLING RD		DAVIE	FL	33024

Current Property Owner/Occupant	634 BRIARWOOD CIR # 2-40		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	12721 NW 1 ST		PLANTATION	FL	33325
Current Property Owner/Occupant	301 CAMBRIDGE RD #106		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3 CENTER LN		KEY LARGO	FL	33037
Current Property Owner/Occupant	4000 HOLLYWOOD BLVD #500-N		HOLLYWOOD	FL	33021
Current Property Owner/Occupant	845 NE 79 ST		MIAMI	FL	33138
Current Property Owner/Occupant	430 PLANTERS AVE #200		ATLANTA	GA	30324
Current Property Owner/Occupant	301 CAMBRIDGE RD #303		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE ROAD UNIT 206		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	7661 SHALIMAR ST		MIRAMAR	FL	33023
Current Property Owner/Occupant	308 CAMBRIDGE ROAD # 3-36		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #108		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD # 311		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	15 W 72 ST #20-P		NEW YORK	NY	10023
Current Property Owner/Occupant	351 CAMBRIDGE ROAD UNIT 310		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	251 BERKLEY RD APT 306		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE RD #312		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	151 BERKLEY RD #111		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	18041 SW 12 CT		PEMBROKE PINES	FL	33029
Current Property Owner/Occupant	7150 ALLEN ST		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	251 BERKLEY RD #211		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD #302		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	637 BRIARWOOD CIR #4 56		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	100 CARRAIGE DR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD #114		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3400 W COMMERCIAL BLVD		FORT LAUDERDALE	FL	33309
Current Property Owner/Occupant	700 UNIVERSE BLVD		JUNO BEACH	FL	33408
Current Property Owner/Occupant	5830 SW 64 AVE		DAVIE	FL	33314
Current Property Owner/Occupant	4189 FORREST HILL DR		COOPER CITY	FL	33026
Current Property Owner/Occupant	PO BOX 12566		EL PASO	TX	79913
Current Property Owner/Occupant	6560 SW 96 ST		MIAMI	FL	33156
Current Property Owner/Occupant	200 BERKLEY RD #226		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3118 CALLE LARGO DR		HOLLYWOOD	FL	33021
Current Property Owner/Occupant	6115 STIRLING RD STE 101		DAVIE	FL	33314
Current Property Owner/Occupant	7850 NW 146 ST 4 FLR		MIAMI LAKES	FL	33016
Current Property Owner/Occupant	7120 ALLEN ST		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	141 SE 3 AVE #406		DANIA BEACH	FL	33004
Current Property Owner/Occupant	8 THOREAU DR		MANALAPAN	NJ	7726
Current Property Owner/Occupant	200 BERKLEY RD #117		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY ROAD UNIT 112		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD APT 307 BLD 7		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6020 VENETTO WAY		VERO BEACH	FL	32967
Current Property Owner/Occupant	251 BERKLEY ROAD APT 302		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	251 BERKLEY RD #202		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	5541 SW 6 ST		PLANTATION	FL	33317
Current Property Owner/Occupant	536 CASTLEFIELD AVE		*TORONTO ON	CA	M5N 1
Current Property Owner/Occupant	300 BERKLEY RD # 308		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	45 WILLETS POND PATH		ROSLYN	NY	11576
Current Property Owner/Occupant	351 CAMBRIDGE RD #107		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD # 104		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	642 BRIARWOOD CIR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	1250 SW 159 TER		PEMBROKE PINES	FL	33027
Current Property Owner/Occupant	301 CAMBRIDGE RD		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6620 HIDDEN COVE DR UNIT 1-6		DAVIE	FL	33314
Current Property Owner/Occupant	6507 HIDDEN COVE DR UNIT 5-1		DAVIE	FL	33314
Current Property Owner/Occupant	635 BRIARWOOD CIR #3-56		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6644 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	1717 MAIN ST #2000		DALLAS	TX	75201
Current Property Owner/Occupant	507 BRIARWOOD CIR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	5870 SW 64 AVE		DAVIE	FL	33314
Current Property Owner/Occupant	1701 SW 5 CRT		FORT LAUDERDALE	FL	33312
Current Property Owner/Occupant	6603 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	18 ALLEE DU GRAND CAVALIER		*ST FARGEAU PONTHIERRY	FR	77310
Current Property Owner/Occupant	300 BERKLEY RD # 203		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6500 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	3100 STIRLING RD		HOLLYWOOD	FL	33021
Current Property Owner/Occupant	251 BERKLEY ROAD UNIT 307		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6543 HIDDEN COVE DR #3-2		DAVIE	FL	33314

Current Property Owner/Occupant	265 S FEDERAL HWY #282		DEERFIELD BEACH	FL	33441
Current Property Owner/Occupant	200 BERKLEY RD #225		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	2090 QUAIL ROOST DR		WESTON	FL	33327
Current Property Owner/Occupant	306 CAMBRIDGE ROAD		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6608 HIDDEN COVE DR UNIT 3-9		DAVIE	FL	33314
Current Property Owner/Occupant	300 BERKLEY ROAD #103		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	200 BERKLEY ROAD #227		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	7170 ALLEN ST		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3905 DARLEIGH RD APT 2A		NOTTINGHAM	MD	21236
Current Property Owner/Occupant	6501 HIDDEN COVE DR #6-1		DAVIE	FL	33314
Current Property Owner/Occupant	251 BERKLEY RD #308		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	19692 NE 23 CT		MIAMI	FL	33180
Current Property Owner/Occupant	631 BRIARWOOD CIR #1-56		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	12419 77 PL N		WEST PALM BEACH	FL	33412
Current Property Owner/Occupant	13133 SW 47 ST		MIRAMAR	FL	33027
Current Property Owner/Occupant	300 BERKLEY ROAD UNIT 107		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #214		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	4421 ESTATES RD		DAVIE	FL	33328
Current Property Owner/Occupant	300 BERKLEY RD #111		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3016 DUNLEER RD		BALTIMORE	MD	21222
Current Property Owner/Occupant	301 CAMBRIDGE RD UNIT 209		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6596 HIDDEN COVE DR #1-9		DAVIE	FL	33314
Current Property Owner/Occupant	301 CAMBRIDGE ROAD APT 205		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #106		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	636 BRIARWOOD CIR #1-40		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6609 HIDDEN COVE DR UNIT 3-8		DAVIE	FL	33314
Current Property Owner/Occupant	301 CAMBRIDGE ROAD APT 201		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE RD #305		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3331 SW 48 AVE		HOLLYWOOD	FL	33023
Current Property Owner/Occupant	14450 JOCKEY CIR N		DAVIE	FL	33330
Current Property Owner/Occupant	300 BERKLEY RD #302		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6350 SW 58 CT		DAVIE	FL	33314
Current Property Owner/Occupant	251 BERKLEY ROAD APT 102-2		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE RD APT 110		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	314 CAMBRIDGE RD UNIT 2-37		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	14335 SW 42 TER		MIAMI	FL	33175
Current Property Owner/Occupant	38 HOGAN COURT		*KING CITY ON	CA	L7B 0
Current Property Owner/Occupant	38 HOGAN CT		*KING CITY ON	CA	L7B 0
Current Property Owner/Occupant	200 BERKLEY RD #218		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6563 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	251 BERKLEY RD #301		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	351 CAMBRIDGE RD #106		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	84 BROADFIELD RD		NEW ROCHELLE	NY	10804
Current Property Owner/Occupant	102-50 INVERLOCHY BLVD		*THORNHILL ON	CA	L3T 4
Current Property Owner/Occupant	351 CAMBRIDGE RD #306		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6555 HIDDEN COVE DR #1-2		DAVIE	FL	33314
Current Property Owner/Occupant	442 BRIARWOOD CIR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE ROAD UNIT 101		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3880 SHERIDAN ST		HOLLYWOOD	FL	33021
Current Property Owner/Occupant	9470 LIVE OAK PL APT 406		DAVIE	FL	33324
Current Property Owner/Occupant	645 BRIARWOOD CIR #2-54		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #109		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	251 BERKLEY RD #208		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	601 THREE ISLAND BLVD #401		HALLANDALE BEACH	FL	33009
Current Property Owner/Occupant	300 BERKLEY RD #211		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	100 ASHBURY RD #106		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	5741 SW 55 ST		DAVIE	FL	33314
Current Property Owner/Occupant	38 WEATHERSTONE CR		*TORONTO ON	CA	M2H 1
Current Property Owner/Occupant	3901 NW 79 AVE		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	26 WOTTON LN		BURLINGTON	CT	6013
Current Property Owner/Occupant	300 BERKLEY RD #202		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	200 BERKLEY ROAD #216		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	2600 HOLLYWOOD BLVD #212		HOLLYWOOD	FL	33020
Current Property Owner/Occupant	7310 NW 41 ST		MIAMI	FL	33166
Current Property Owner/Occupant	6441 SW 195 AVE		FORT LAUDERDALE	FL	33332
Current Property Owner/Occupant	200 BERKLEY RD #228		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD APT 306		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #303		HOLLYWOOD	FL	33024

Current Property Owner/Occupant	7140 ALLEN ST		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6621 HIDDEN COVE DR UNIT 1-8		DAVIE	FL	33314
Current Property Owner/Occupant	640 BRIARWOOD CIR		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	200 BERKLEY RD #201		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	200 BERKLEY RD #210		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	21 FLYING CLOUD LN		SALEM	MA	1970
Current Property Owner/Occupant	301 CAMBRIDGE ROAD APT 304		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD UNIT 110		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6615 HIDDEN COVE DR #2-8		DAVIE	FL	33314
Current Property Owner/Occupant	301 CAMBRIDGE RD #108		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	312 CAMBRIDGE RD #1-37		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	9711 N HOLLYBROOK LAKE DR #103		PEMBROKE PINES	FL	33025
Current Property Owner/Occupant	6632 HIDDEN COVE DR UNIT 3-6		DAVIE	FL	33314
Current Property Owner/Occupant	6645 HIDDEN COVE DR #3-7		DAVIE	FL	33314
Current Property Owner/Occupant	172 E 4 ST #9H		NEW YORK	NY	10009
Current Property Owner/Occupant	300 BERKLEY RD #101		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	916 ALDERMAN ST		TOMAH	WI	54660
Current Property Owner/Occupant	7110 ALLEN ST		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	251 BERKLEY RD UNIT 303		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6530 HIDDEN COVE DR #2-4		DAVIE	FL	33314
Current Property Owner/Occupant	8111 YONGE ST #1409		*THORNHILL ON	CA	L3T 4
Current Property Owner/Occupant	3541 EMERALD OAKS DRIVE		HOLLYWOOD	FL	33021
Current Property Owner/Occupant	27 IDLESWIFT DR		*THORNHILL ON	CA	L4J 1
Current Property Owner/Occupant	1003-8111 YONGE ST		*THORNHILL ON	CA	L3T 4
Current Property Owner/Occupant	8111 YONGE ST #1003		*THORNHILL ON	CA	L3T 4
Current Property Owner/Occupant	351 CAMBRIDGE RD #205		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE ROAD UNIT 212		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	7130 ALLEN ST		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD #107		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6051 N OCEAN BLVD #106		HOLLYWOOD	FL	33019
Current Property Owner/Occupant	301 CAMBRIDGE RD #111		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	11483 SW LAKE PARK DR		PORT ST LUCIE	FL	34987
Current Property Owner/Occupant	6639 HIDDEN COVE DR #4-7		DAVIE	FL	33314
Current Property Owner/Occupant	351 CAMBRIDGE RD #304		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	641 BRIARWOOD CIR #2-55		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	241 N FOREST ST		MELROSE	MA	2176
Current Property Owner/Occupant	9701 NW 89 AVE		MEDLEY	FL	33178
Current Property Owner/Occupant	2924 DAVIE RD #202		DAVIE	FL	33314
Current Property Owner/Occupant	50 INVERLOCHY BLVD #511		*THORNHILL ON	CA	L3T 4
Current Property Owner/Occupant	3370 N 40 ST		HOLLYWOOD	FL	33021
Current Property Owner/Occupant	351 CAMBRIDGE RD #208		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	PO BOX 219		LAWRENCE	NY	11559
Current Property Owner/Occupant	6301 SW 58 CT		DAVIE	FL	33314
Current Property Owner/Occupant	6519 HIDDEN COVE DR UNIT 3-1		DAVIE	FL	33314
Current Property Owner/Occupant	6614 HIDDEN COVE DR UNIT 4-9		DAVIE	FL	33314
Current Property Owner/Occupant	3850 BIRD RD 8 FL		MIAMI	FL	33146
Current Property Owner/Occupant	3850 BIRD RD #8FL		MIAMI	FL	33146
Current Property Owner/Occupant	3850 BIRD RD FLOOR 8		MIAMI	FL	33146
Current Property Owner/Occupant	660 CAMELLIA CT		PLANTATION	FL	33317
Current Property Owner/Occupant	300 BERKLEY RD #205		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #206		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	13519 DAVIDSON PLACE DR		DAVIDSON	NC	28036
Current Property Owner/Occupant	6559 STIRLING ROAD		DAVIE	FL	33314
Current Property Owner/Occupant	251 BERKLEY RD #310		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6115 STERLING RD #101		DAVIE	FL	33314
Current Property Owner/Occupant	6518 HIDDEN COVE DR UNIT 4-3		DAVIE	FL	33314
Current Property Owner/Occupant	8111 YONGE ST #1603		*THORNHILL ON	CA	L3T 4
Current Property Owner/Occupant	1603-8111 YONGE ST		*THORNHILL ON	CA	L3T 4
Current Property Owner/Occupant	633 BRIARWOOD CIR #2-56		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	301 CAMBRIDGE RD UNIT 202		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	958 HARBOR VIEW S		HOLLYWOOD	FL	33019
Current Property Owner/Occupant	172 RIDGE RD		*ROCKWOOD ON	CA	N0B 2
Current Property Owner/Occupant	200 BERKLEY RD #203		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	649 BRIARWOOD CIR #2-53		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	57 WASHINGTON AVE		KINGSTON	NY	12401
Current Property Owner/Occupant	300 BERLEY RD #114		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #312		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	43-70 KISSENA BLVD #4J		FLUSHING	NY	11355

Current Property Owner/Occupant	300 BERKLEY ROAD #309		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6300 SW 58 CT		DAVIE	FL	33314
Current Property Owner/Occupant	5103 CYPRESS CREEK DR		ORLANDO	FL	32811
Current Property Owner/Occupant	6525 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	301 CAMBRIDGE ROAD UNIT 210		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3721 N 72 AVE		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	3685 NW 89 TER		COOPER CITY	FL	33024
Current Property Owner/Occupant	300 BERKLEY RD #311		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	126 ALBEE RD		UXBRIDGE	MA	1569
Current Property Owner/Occupant	301 CAMBRIDGE ROAD UNIT 314		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	6524 HIDDEN COVE DR #1-4		DAVIE	FL	33314
Current Property Owner/Occupant	301 CAMBRIDGE RD #211		HOLLYWOOD	FL	33024
Current Property Owner/Occupant	4101 DAVIE ROAD EXT		DAVIE	FL	33024
Current Property Owner/Occupant	4201 DAVIE ROAD EXT		DAVIE	FL	33024
Current Property Owner/Occupant	4295 DAVIE ROAD EXT		DAVIE	FL	33024
Current Property Owner/Occupant	6301 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6255 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6300 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	6305 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6309 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6311 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6315 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6317 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6319 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6323 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6327 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6349 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6391 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6401 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6405 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6407 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6409 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6411 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6415 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6417 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6419 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6423 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6429 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6431 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6433 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6441 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6447 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6449 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6457 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6461 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6467 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6471 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6477 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6481 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6487 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6491 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6493 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6497 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6553 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6559 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6561 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6561 STIRLING RD	UNIT B	DAVIE	FL	33314
Current Property Owner/Occupant	6567 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6573 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	7110 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7118 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7120 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7122 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7128 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7130 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7134 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7144 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7152 STIRLING RD		DAVIE	FL	33024

Current Property Owner/Occupant	7160 STIRLING RD	UNIT A	DAVIE	FL	33024
Current Property Owner/Occupant	5830 DAVIE RD		DAVIE	FL	33314
Current Property Owner/Occupant	5870 DAVIE RD		DAVIE	FL	33314
Current Property Owner/Occupant	6303 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6313 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6321 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6325 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6329 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6331 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6333 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6335 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6337 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6339 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6391 STIRLING RD	SPRNK	DAVIE	FL	33314
Current Property Owner/Occupant	6437 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6439 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6451 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6551 STIRLING RD	COMMON AREA	DAVIE	FL	33314
Current Property Owner/Occupant	6555 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6565 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6569 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6571 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	7116 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7126 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7132 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7138 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7140 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7140 STIRLING RD	NOTE	DAVIE	FL	33024
Current Property Owner/Occupant	7150 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7156 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7158 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7160 STIRLING RD	UNIT B	DAVIE	FL	33024
Current Property Owner/Occupant	7162 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7164 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 103	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 105	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 106	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 107	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 108	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 109	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 110	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 203	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 205	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 206	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 207	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 208	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 209	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 210	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 302	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 303	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 305	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 306	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 307	DAVIE	FL	33024
Current Property Owner/Occupant	7330 STIRLING RD	UNIT 308	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 103	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 105	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 106	DAVIE	FL	33024

Current Property Owner/Occupant	7340 STIRLING RD	UNIT 107	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 108	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 203	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 205	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 206	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 207	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 208	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 302	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 303	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 305	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 306	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 307	DAVIE	FL	33024
Current Property Owner/Occupant	7340 STIRLING RD	UNIT 308	DAVIE	FL	33024
Current Property Owner/Occupant	7360 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7360 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7360 STIRLING RD	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	7380 STIRLING RD	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	5930 DAVIE RD		DAVIE	FL	33314
Current Property Owner/Occupant	6557 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 103	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 105	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 106	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 107	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 108	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 203	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 205	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 206	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 207	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 307	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 308	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 208	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 302	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 303	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 305	DAVIE	FL	33024
Current Property Owner/Occupant	7250 STIRLING RD	UNIT 306	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 103	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 105	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 106	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 107	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 108	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 109	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 110	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 203	DAVIE	FL	33024

Current Property Owner/Occupant	7260 STIRLING RD	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 205	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 206	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 207	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 208	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 209	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 210	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 302	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 303	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 305	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 306	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 307	DAVIE	FL	33024
Current Property Owner/Occupant	7260 STIRLING RD	UNIT 308	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 103	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 105	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 106	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 107	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 108	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 203	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 205	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 206	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 207	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 208	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 302	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 303	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 305	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 306	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 307	DAVIE	FL	33024
Current Property Owner/Occupant	7270 STIRLING RD	UNIT 308	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 105	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 106	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 107	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 108	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 109	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 110	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 205	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 206	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 207	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 208	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 209	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 210	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 309	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 310	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 303	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 305	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 306	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 307	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 308	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 103	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 203	DAVIE	FL	33024
Current Property Owner/Occupant	6173 GARDEN CT		DAVIE	FL	33314

Current Property Owner/Occupant	6179 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6185 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6191 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6207 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6213 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6219 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6225 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6231 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6237 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6243 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6249 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6255 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6261 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6267 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6273 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6279 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6285 GARDEN CT		DAVIE	FL	33314
Current Property Owner/Occupant	6970 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	6506 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6512 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6518 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6524 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6530 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6536 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6542 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6554 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6560 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6566 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6572 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6578 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6584 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6590 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6596 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6602 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6608 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6614 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6620 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6626 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6632 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6501 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6507 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6519 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6531 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6537 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6543 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6549 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6555 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6609 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6615 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6633 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6639 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6645 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6651 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6657 HIDDEN COVE DR		DAVIE	FL	33314
Current Property Owner/Occupant	6343 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6421 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6413 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	6403 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	7154 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7148 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7146 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7142 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7136 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7124 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7114 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7112 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	6341 STIRLING RD		DAVIE	FL	33314
Current Property Owner/Occupant	4000 DAVIE ROAD EXT		DAVIE	FL	33024

Current Property Owner/Occupant	4100 DAVIE ROAD EXT	UNIT 101	DAVIE	FL	33024
Current Property Owner/Occupant	4100 DAVIE ROAD EXT	UNIT 102	DAVIE	FL	33024
Current Property Owner/Occupant	4100 DAVIE ROAD EXT	UNIT 103	DAVIE	FL	33024
Current Property Owner/Occupant	4100 DAVIE ROAD EXT	UNIT 104	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 206	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 205	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 204	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 203	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 202	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 201	DAVIE	FL	33024
Current Property Owner/Occupant	4120 DAVIE ROAD EXT	UNIT 304	DAVIE	FL	33024
Current Property Owner/Occupant	4120 DAVIE ROAD EXT	UNIT 303	DAVIE	FL	33024
Current Property Owner/Occupant	4120 DAVIE ROAD EXT	UNIT 302	DAVIE	FL	33024
Current Property Owner/Occupant	4120 DAVIE ROAD EXT	UNIT 301	DAVIE	FL	33024
Current Property Owner/Occupant	6350 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	7175 DAVIE ROAD EXT		DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1101	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 2201	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 2301	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1202	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1302	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1102	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1204	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1304	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1104	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1103	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1203	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1303	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1206	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1306	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1106	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1105	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1205	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1305	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1208	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1308	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1108	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1107	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1207	DAVIE	FL	33024
Current Property Owner/Occupant	3800 DAVIE ROAD EXT	UNIT 1307	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2101	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2201	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2301	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2102	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2202	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2302	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2103	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2203	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2303	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2204	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2304	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2104	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2105	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2205	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2305	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2206	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2306	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2106	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2107	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2207	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2307	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2208	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2308	DAVIE	FL	33024
Current Property Owner/Occupant	3810 DAVIE ROAD EXT	UNIT 2108	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3101	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3201	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3301	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3102	DAVIE	FL	33024

Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3202	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3302	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3103	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3203	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3303	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3204	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3304	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3104	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3105	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3205	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3305	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3206	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3306	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3106	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3107	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3207	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3307	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3208	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3308	DAVIE	FL	33024
Current Property Owner/Occupant	3820 DAVIE ROAD EXT	UNIT 3108	DAVIE	FL	33024
Current Property Owner/Occupant	7160 STIRLING RD		DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 212	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 211	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 210	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 209	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 208	DAVIE	FL	33024
Current Property Owner/Occupant	4110 DAVIE ROAD EXT	UNIT 207	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 302	DAVIE	FL	33024
Current Property Owner/Occupant	7280 STIRLING RD	UNIT 301	DAVIE	FL	33024