STAFF REPORT
Davie Towne Centre Plat
058-MP-87

A request to amend the note on the plat has been filed with the Planning and Redevelopment Division. This plat was approved by the County Commission on September 1, 1987, for a mixture of commercial, office and hotel uses on 90.72 acres. The property is located on the east side of University Drive, between State Road 84 and Nova Drive, in the Town of Davie. The plat was recorded on February 25, 1988 (P.B. 133, PG. 33) with the following restrictive note:

> This plat is restricted to 675,000 square feet of commercial use, 80,000 square feet of office use and a 550 room hotel. Residential uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to amend the note to subdivide Parcel A into two parcels, creating Parcel A-1, adding 34,480 square feet of commercial use, decreasing the office use by 72,319 square feet, eliminating 425 hotel rooms and incorporating two existing service stations with a total of 26 fueling positions. The requested note would read as follows:

> Parcel A (see attached legal description) is restricted to 452,689 square feet of commercial use (369,765 square feet existing and 82,924 square feet proposed) and 7,681 square feet of office use.
>
> Parcel A-1 (see attached legal description) is restricted to 256,791 square feet of existing commercial use, 125 existing hotel rooms and two existing service stations with a total of 26 fueling positions.
>
> Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This plat is also included in the Redevco-Davie Development of Regional Impact (DRI), which is vested for 2,734 pm peak hour trips through the Development Order adopted by the Davie Town Council on June 3, 1987 (Ordinance No. 87-71) as most recently amended on December 20, 1995 (Ordinance No. 95-48). The attached letter from the Town of Davie indicates no objection to this request as approved by Town Resolution No. 2014-14, and also states that the proposed note language is consistent with the DRI, which was determined to be “Essentially Built-out” on December 7, 2011, in accordance with Section 380.06(15)(g)3, Florida Statutes, and Town Resolution No. R-2012-93.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the “Residential 10 du/ac” (i.e. approximately 4.16 acres in the southeast portion of the plat) and “Commercial” (i.e. the remainder of the plat) land use categories.

Continued

Planning Council staff has received written documentation that the Town of Davie has allocated the "5% residential-to-commercial" flexibility rule to the 4.16 acres in the southeast portion of this plat on April 16, 2014. Therefore, the existing and proposed commercial, office, and hotel uses and fueling positions are in compliance with the permitted uses of the effective Land Use Plan. Planning Council staff also notes that this allocation of "flexibility" is not subject to Policy 13.01.10 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

The attached memorandum from the Highway Construction and Engineering Division and the Transit Division indicates no objection to the proposed note amendment. In addition, the Service Development staff of the Transit Division notes that this plat is served on University Drive and Nova Drive by Routes 2 and 12.

The applicant is advised by the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: http://oeaaa.faa.gov/oeaaa/external/portal.jsp.

The attached comments from the Historical Commission indicate that there is little potential for the discovery of unrecorded archaeological and/or historical cultural resources within the proposed project boundary.

The Natural Resources Planning and Management Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Redevelopment Division, is attached.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, based on the County's adopted trip generation rates, this request represents a decrease of 91 pm peak hour trips. The plat is located within the South Central Transportation Concurrency Management District and the Redevco-Davie DRI and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Road impact fees for the plat were satisfied by compliance with a Road Construction Agreement for the six-lane widening of University Drive consistent with the Development Order for the Redevco-Davie Development of Regional Impact (DRI). The existing and proposed development on the plat does not exceed the number of trips permitted by the DRI Development Order; therefore, no additional road impact fees or transportation concurrency fees will be assessed based on this request.

Continued

This request was deferred by the applicant from the April 22, 2014 and June 10, 2014, County Commission meetings. Prior to recordation of the agreement amending the note on the plat, the applicant must pay the deferral fee of $332.00 in accordance with County Commission Resolution No. 95-773, as amended.

Staff recommends APPROVAL of this request, subject to the applicant accomplishing the following:

1) Paying the deferral fee of $322.00 prior to recordation of the note amendment agreement; and

2) Recording a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **June 24, 2015.**

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SMH

Continued

595
W. STATE ROAD 84
Parcel "A-1"
Parcel "A-1"
Parcel "A-1"
Parcel "A"
Parcel "A-1"
Parcel "A-1"
Parcel "A-1"
S. UNIVERSITY DR
SW 24 ST (NOVA DR)
Commission District No. 7
Municipality: Davie
S/T/R: 15, 16 & 22/50/41
BROWARD COUNTY FLORIDA
058-MP-87
Davie Towne Centre Plat
N
0 250 500 1,000 Feet
Prepared by: Planning and Redevelopment Division
Date Flown: January 2013

TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

March 3, 2014

Martin Berger, Planning Section Manager
Development Management and Environmental Review Section
Planning and Redevelopment Division
Environmental Protection and Growth Management Department
1 North University Drive, Suite 102A
Plantation, FL 33324

Subject: *Davie Towne Center Plat Note – second revision*

Dear Mr. Berger:

On January 15, 2014, the Davie Town Council adopted Resolution 2014-014, approving changes to the restrictive note to the above-described plat. I submitted a letter dated February 10, 2014 confirming minor modifications to the language of the note. It my understanding that it is now necessary to modify the language of the note to read:

From:

This plat is restricted to 675,000 square feet of commercial use, 80,000 square feet for office use and a 550 room hotel. Residential uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

Parcel A (see attached legal description) is restricted to 452,689 square feet of commercial use (369,765 square feet existing, 82,924 square feet proposed) and 7,681 square feet of office use.

Parcel A-1 (see attached legal description) is restricted to 256,791 square feet of existing commercial use, 125 existing hotel rooms, and 26 existing fueling positions.

Freestanding banks or banks with drive-thru facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The Town has no objection to the above modification in that it is consistent with the overall intent of Resolution 2014-014 and merely re-arranges commercial square footage in order to delineate fueling stations separately. The above modification is also

consistent with the Development of Regional Impact, which was recently determined to be "Essentially Built-out" pursuant to Florida Statutes, as more particularly described in Town Resolution 2012-093.

Sincerely,

David Quigley, AICP
Planning and Zoning Manager

cc:
Richard J. Lemack, Town Administrator
Phil Holste, Development Administrator

RESOLUTION NO. R-2014-14

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "DAVIE TOWNE CENTRE PLAT", AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the plat known as the "Davie Towne Centre Plat" was recorded in the public records of Broward County in Plat Book 133, PG. 33; and

WHEREAS, the owner desires to amend the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed amendment to the "Davie Towne Centre Plat" (Plat Book 133, PG. 33, Broward County Records) being specifically described in the exhibit attached hereto.

SECTION 2. Any improvements required to satisfy transit oriented concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 15th DAY OF January, 2014

Judy Paul
MAYOR/COUNCILMEMBER

ATTEST:

ACTING TOWN CLERK

APPROVED THIS 15th DAY OF January, 2014

RESOLUTION NO. R-2012-93

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ACKNOWLEDGING THE ESSENTIALLY BUILT-OUT STATUS OF THE REDEVCO-DAVIE DEVELOPMENT OF REGIONAL IMPACT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, FR Tower Shops, LLC ("Tower Shops") is the owner of that certain 66.5 acre parcel of real property described in Exhibit "A", attached hereto and incorporated herein by reference (the "Tower Shops Property") which lands are located within the Redevco-Davie Development of Regional Impact ("DRI"), a 91 acre (more or less) parcel of real property described in Exhibit "B", attached hereto and incorporated herein by reference; and

WHEREAS, Redevco Corporation ("Redevco"), Tower Shops' predecessor-in-interest to the Tower Shops Property, was the developer of the DRI and, in 1987, filed an Application for Development Approval No. 87-71-DRI (which, together with other exhibits submitted and recorded, is hereinafter referred to as the "Application") with the Town of Davie ("Town"), the State of Florida Department of Community Affairs ("Department") and other appropriate regulatory agencies pursuant to the provisions of Section 380.06, F.S., as amended; and

WHEREAS, the Department is the state land planning agency having the power and duty to execute general supervision of the administration and enforcement of Chapter 380, Florida Statutes ("F.S."), which includes provisions relating to DRI's; and

WHEREAS, the Application proposed a mixed-use retail, office and hotel development, generally bounded by University Drive to the west, Nova Drive to the south and Interstate-595 to the north; and

WHEREAS, on June 3, 1987, the Town approved the Application through a Development Order for the Redevco-Davie DRI pursuant to the provisions of Section 380.06, F.S., by Ordinance No. 87-81; and

WHEREAS, the Development Order was subsequently amended by (i) Ordinance No. 87-81 dated July 1, 1987, (ii) Ordinance No. 88-33 dated July 20, 1988, (iii) Ordinance No. 88-41 dated August 17, 1988 (iv) Ordinance No. 89-4 dated April 5, 1989, (v) Ordinance No. 90-3 dated February

21, 1990, (vi) Ordinance No. 91-16 dated March 6, 1991, (vii) Ordinance No. 93-21 dated July 7, 1993, and (viii) Ordinance No. 95-48 dated December 20, 1995 (collectively referred to herein as the "Development Order"); and

WHEREAS, Exhibit "C" lists the level of development approved, constructed and remaining within the DRI as of June 20, 1997: and

WHEREAS, the Development Order established a DRI Build-Out Date of June 20, 1997; and

WHEREAS, all Redevco-Davie DRI Development Order requirements for the contribution of funds, land and public facilities expressly designated and used to mitigate impacts attributable to the development at the time of approval have been satisfied; and

WHEREAS, development within the DRI is substantially in compliance with the Development Order as described in the Annual Report attached hereto as Exhibit "D" and incorporated herein by reference; and

WHEREAS, the Florida Department of Economic Opportunity issued a Clearance Letter on December 7, 2011 confirming the essentially built-out status of the DRI, a copy of which is attached hereto as Exhibit "E".

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. In accordance with Section 380.06(15)(g)3, Florida Statues, the Redevco-Davie DRI is "essentially built-out", as determined by the Department of Economic Opportunity Clearance Letter dated December 7, 2011, because (a) all mitigation requirements in the Development Order have been satisfied, (b) the development is in compliance with all applicable terms and conditions of the Development Order except the Build-Out Date, and (c) the amount of proposed development that remains to be built within the DRI is less than forty percent (40%) of any applicable development of regional impact threshold.

SECTION 2. Given that the remaining entitlements within the DRI consist of 34,938 square feet of retail use, 72,319 square feet of office use and 425 hotel rooms, Tower Shops is permitted to convert the

remaining retail, office and hotel and entitlements to an equivalent use in the DRI provided that the total number of allocated vehicle trips allocated to the DRI is not exceeded, in accordance with the trips conversion analysis prepared by Hughes Hughes, Inc. attached hereto as Exhibit "F".

SECTION 3. In accordance with DEO Clearance Letter attached hereto as Exhibit "E", Development within the DRI may proceed without further review under Section 380.06, F.S., subject to the Town of Davie Comprehensive Plan and Town of Davie Land Development Code, including all Town of Davie site plan review requirements for future development within the DRI.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 2ND DAY OF May, 2012

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS 2ND DAY OF May, 2012

BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ▪ Fort Lauderdale, Florida 33301 ▪ Phone: 954.357.6695

TO: Henry A. Sniezek, Director
Planning and Redevelopment Division
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for Davie Towne Centre Plat (058-MP-87) Town of Davie

DATE: April 17, 2014

RECEIVED
APR 17 2014
BY: PRD

This memorandum updates our previous comments regarding the referenced plat dated March 14, 2014.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 675,000 square feet of commercial use, 80,000 square feet of office use and a 550 room hotel.

TO: Parcel 'A' is restricted to 452,689 square feet of commercial use (369,765 square feet existing, 82,924 square feet proposed) and 7,681 square feet of office use. Parcel 'A-1' is restricted to 256,791 square feet of existing commercial use, 125 existing hotel rooms and 26 existing fueling positions.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Residential 10 du/ac" (i.e. approximately 4.16 aces in the southeast portion of the plat) and "Commercial" (i.e. the remainder of the plat) land use categories. This parcel is generally located on the east side of University Drive, between Interstate 595 and Nova Drive.

Regarding the "Commercial" portion of the plat, the existing and proposed commercial, office, hotel and fueling positions are in compliance with the permitted uses of the effective land use plan.

Regarding the "Residential 10 du/ac" portion of the plat, Planning Council staff has received written documentation that the Town of Davie has allocated the "5% residential-to-commercial" flexibility rule to this plat on April 16, 2014. Therefore, the existing and proposed commercial, office, hotel and fueling positions are in compliance with the permitted uses of the effective land use plan.

Davie Towne Centre Plat
April 17, 2014
Page Two

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 13.01.10 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:PMS

cc: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning and Zoning Division
Town of Davie

Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: June 3, 2014

TO: Henry Sniezek, Director
Development and Environmental Regulation Division

FROM: David Huizenga, Engineer III
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Service Development, Transportation Department

SUBJECT: Delegation Request to Amend Plat Note – REVISED COMMENTS
DAVIE TOWNE CENTRE PLAT (058-MP-87)

The Highway Construction and Engineering Division and the Transportation Department have reviewed the Delegation Request to amend the plat restriction note as follows:

> Parcel A (see attached legal description) is restricted to 452,689 square feet of commercial use (369,765 square feet existing, 82,924 square feet proposed) and 7,681 square feet of office.
>
> Parcel A-1 (see attached legal description) is restricted to 256,791 square feet of commercial use and 125 hotel rooms and two existing service stations with a total of 26 fueling positions.
>
> Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed note amendment represents a net decrease in project trips. As a result, we have no objection to the proposed note amendment.

The Service Development staff from the Transportation Department notes that this plat is served by BC Transit Routes 2 and 12 University Drive and Nova Drive.

dhh

Our Best.
Nothing Less.

LIBRARIES DIVISION • Historical Commission
301 Harmon (S.W. 13th) Avenue • Fort Lauderdale, Florida 33312 • 954-357-5553 • FAX 954-357-5522

February 24, 2014

Susanne Henderson
Broward County Development and Environmental Regulation Division
One North University Drive, Building A
Plantation, Florida 33324

Re: Broward County Historical Commission Review
Davie Town Centre Plat, Plat No 058-MP-87

Dear Ms. Henderson:

I have had an opportunity to review materials relative to **Davie Town Centre Plat, Plat No 058-MP-87**.

A review of archive materials including current and historic aerial photography, topographical maps, Broward County Land Use maps, and the Florida Master Site File (FMSF) indicates that no historical or archaeological cultural resources are recorded within the plat limits. Additionally, the plat does not contain any areas previously identified as archaeological zone(s) nor does the plat contain any area(s) considered to be sensitive for archaeological materials.

Based on this information, it is unlikely that the proposed plat amendment will impact significant historical or archaeological cultural resources; therefore, the Broward County Historical Commission has no objections to the proposed plat amendment.

In the event archaeological features or artifacts are discovered during the course of development, the Broward County Office of Planning *shall* be notified within twenty four (24) hours of the discovery and sufficient time provided to allow proper recordation, recovery, or preservation of the find (Broward Co. Florida Ord. 92-38).

If, in the event, any unmarked human burial remains are discovered, then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with Florida State Statutes, Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, this office is to be contacted immediately to facilitate the coordination of the find.

If you have any questions regarding these comments or would like additional information please contact me at the Broward County Historical Commission by telephone: (954) 357-5506, or email: mdefelice@broward.org.

Sincerely,
Matthew DeFelice, County Archaeologist

Ec: Laura Connors, Associate Director, Libraries Division
Peggy Davis, Manager, Libraries Division, Historical Commission
David Baber, Historic Preservation Coordinator, Libraries Division

ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND REDEVELOPMENT DIRECTOR

Application:	**Delegation Request** (To amend the note to add 34,480 square feet of commercial use, to add 26 fueling positions, to reduce 72,319 square feet of office use, and to reduce 425 hotel rooms.)
File Number:	**058-MP-87**
Project Name:	**Davie Town Centre Plat**
Comments Due:	**March 14, 2014**
Development Type:	**Commercial** (709,480 Square Feet and 26 Fueling Positions), **Office** (7,681 Square Feet), and **Hotel** (125 Rooms)

The Planning and Redevelopment Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management
This plat is located in the Town of Davie and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review
This plat is served by the Town of Davie Water Treatment Plant. The treatment plant's design capacity is 7.40 MGD and the maximum daily flow is 6.50 MGD. According to the Broward County Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses on this plat at this point in time.

Wastewater Review

Wastewater Treatment Plant:	**Davie 2**
Flow Data:	**As of 12/13**
EPGMD Licensed Capacity	**4.8500 MGD**
12 Month Average Flow:	**3.0300 MGD**
Existing Flow Reserved by Building Permit:	**0.0880 MGD**
Total Committed Flow:	**3.1180 MGD**
Estimated Project Flow*:	**0.0915 MGD**

*Most of the development types stated above exist on this plat; and there is duplication in the twelve (12) month average flow calculation and the estimated project flow calculation. In conclusion, the wastewater treatment plant has sufficient capacity for the proposed project at this point in time.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station.

Natural Resources Preservation
This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into the Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information indicates that, at this time, there are no wetlands within the boundaries of this plat, therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, such as lake or canal excavation regulated under Article XI of the Natural Resource Protection Code, may require a license. The Applicant is encouraged to contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 at the earliest time to determine if, and what type of, a license may be required prior to undertaking any surface disturbing activities.

Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337, which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

The Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the Town of Davie if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at:
http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c.

Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project

1. A Parking Facility License may be required for parking facilities. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
2. A Demolition Notification may be required. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for additional information.
3. A Hazardous Material License may be required. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
4. A Storage Tank License may be required. Contact the Pollution Prevention, Remediation and Air Quality Division at 954-519-1260 for specific license requirements.
5. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
6. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
7. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Pollution Prevention, Remediation and Air Quality Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at the subject location.
8. Wastewater receiving lift stations and force mains are critical components to the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. Contact the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division at 954-519-1483.

Be advised that approval of a delegation request does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

Planning and Redevelopment Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name Davie Towne Centre Plat

Plat Number 58 - MP - 87 Plat Book - Page 133-33 (If recorded)

Owner/Applicant FR FLORIDA, INC., d/b/a FRIT FLORIDA, INC. Phone 301-998-8393

Address 1626 E. Jefferson St City Rockville State MD Zip Code 20852

Owner's E-mail Address CMcGuirl@federalrealty.com Fax # 301-998-3706

Agent Dunay, Miskel, Backman & Blattner, LLP Phone 561-405-3325

Contact Person Scott Backman, Esq.

Address 14 SE 4th Street, Suite 36 City Boca Raton State FL Zip Code 33432

Agent's E-mail Address sbackman@dmbblaw.com Fax # 561-409-3323

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary)

Current note for entire plat Please see attached narrative

Proposed note for entire plat Please see attached narrative

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
☐ Yes ☑ No ☐ Don't Know
If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Does the note change represent a change in Trips? ☐ Increase ☐ Decrease ☑ No Change
Does the note represent a major change in Land Use? ☐ Yes ☑ No

If there is a question as to whether the note amendment represents a change in Trips, or whether it is considered a major change in Land Use, please consult with Planning and Redevelopment Division (PRD) staff.

Estimate or state the total number of on-site parking spaces to be provided SPACES 2,125

Number of seats for any proposed restaurant or public assembly facility including places of worship. SEATS _____

Number of students for a day care center or school. STUDENTS N/A

Will project be served by an approved potable water plant? If YES, state name and address. ☑ Yes ☐ No
Davie Water Treatment Plant System I/II, 3790 S.W. 64th Ave, Davie, FL 33314

Will project be served by an approved sewage treatment plant? If YES, state name and address. ☑ Yes ☐ No
Davie Water Treatment Plant System I/II, 3790 S.W. 64th Ave, Davie, FL 33314

Are on-site wells for potable water currently in use or proposed? ☐ Yes ☑ No
If YES, see reverse side of this form for additional required documentation.

Are septic tanks currently in use or proposed? ☐ Yes ☑ No
If YES, see reverse side of this form for additional required documentation.

Reasons for this request. (Attach additional sheet if necessary)
Please see attached narrative

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) – SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use plan categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width 100 feet or less must submit written documentation from the municipality stating how the city will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION-All copies of plats, site plans, surveys or drawings must be folded to a size approximately 9" X 12"

For major changes in Land Use and/or increases in DENSITY or INTENSITY which may include Trips, Students, Square Footage, and Number of Dwelling Units, the following must be submitted:

- Twenty-two (22) folded copies of the plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- A current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.
- A signed and sealed sketch and legal description for any new parcel or tract created by the application.

For decreases in Trips, no changes in Trips, or no major change in Land Use; the following items must be submitted:

- Six (6) folded copies of the plat.
- Letter of approval from the applicable municipality specifically stating the precise note language.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.**

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq ft * or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Commercial	687,856 + 125 hotel room	Present	YES	NO	NO

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida

County of Palm Beach

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [signature]

Sworn and subscribed to before me this 21st day of January, 2014

by Christina Bilenki ☒ He/she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public [signature]

Type or Print Name Ruth McGlynn

NOTARY PUBLIC-STATE OF FLORIDA
Ruth McGlynn
Commission # EE128564
Expires: SEP. 13, 2015
BONDED THRU ATLANTIC BONDING CO, INC.

FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time 11 am Application Date 01/21/14 Acceptance Date 02/11/14

Comments Due 02/28/14 C.C. Mtg. Date 04/08/14 Fee $ 1713 —

☐ Plats ☐ Survey ☐ Site Plan ☒ City Letter ☐ Agreements

Other Attachments(Describe) existing use info; Legals & Sketches (A, A-1)

Title of Request amend note

Distribute to: ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting

☐ Health Department (on septic tanks and/or wells) ☐ Zoning Code Services (unincorporated area only)

☐ Planning & Redevelopment (unincorporated area only) ☒ Other FDOT ☐

Other _____

Adjacent City none Received by S Henderson

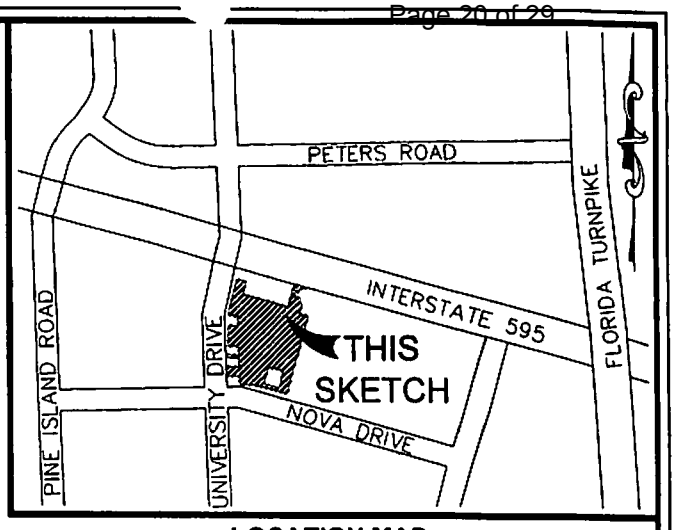
Revised 06/13

LEGAL DESCRIPTION:

ALL OF PARCEL "A", DAVIE TOWNE CENTRE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LESS THEREFROM: PARCEL A-1

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL A, THENCE NORTH 80° 09' 59" WEST ALONG A NORTHERLY LINE OF SAID PARCEL A, 269.46 FEET; THENCE NORTH 82° 30' 00" WEST, CONTINUE ALONG AFORESAID NORTHERLY LINE OF PARCEL A, 238.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33° 52' 46" EAST ALONG THE WESTERLY LINE OF PROPOSED TRI-COUNTY SQUARE DRIVE, 37.52 FEET; THENCE SOUTH 14° 44' 28" WEST ALONG SAID WESTERLY LINE, 503.23 FEET; THENCE SOUTH 59° 44' 28" WEST ALONG SAID WESTERLY LINE, 35.36 FEET TO THE NORTHERLY LINE OF PROPOSED ALLAN KOLSKY BOULEVARD; THENCE NORTH 75° 15' 32" WEST ALONG SAID NORTHERLY LINE, 935.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 12° 02' 56", AN ARC DISTANCE OF 98.84 FEET TO THE BEGINNING OF A NON-TANGENT LINE (A RADIAL LINE TO SAID POINT BEARS SOUTH 26° 47' 24" WEST), THENCE NORTH 62° 59' 11" WEST, 2.21 FEET; THENCE NORTH 14° 44' 28" EAST, 291.49 FEET TO A NORTHERLY LINE OF SAID PARCEL A; THENCE SOUTH 78° 36' 20" EAST, ALONG SAID NORTH LINE, 26.25 FEET; THENCE NORTH 02° 21' 14" WEST, 108.34 FEET; THENCE SOUTH 76° 54' 08" EAST ALONG SAID NORTHERLY LINE, 84.02 FEET; THENCE SOUTH 84° 00' 00" EAST ALONG SAID NORTHERLY LINE, 831.85 FEET; THENCE SOUTH 82° 30' 00" EAST ALONG SAID NORTHERLY LINE, 133.38 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:
NOT TO SCALE

ALSO LESS THEREFROM: PARCEL A-1

COMMENCE AT THE WESTERLY MOST SOUTHERN CORNER OF SAID PARCEL A, SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 86095-2401, OFFICIAL RECORDS BOOK 13899, AT PAGE 819, DATED JUNE 21, 1985; THENCE NORTH 01° 54' 06" WEST, 212.80 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF BEGINNING; THENCE NORTH 01° 54' 06" WEST, 212.81 FEET, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE TO A POINT ON A NORTHERLY LINE OF SAID PARCEL A, THENCE NORTH 88° 05' 54" EAST, 79.33 FEET ALONG SAID NORTHERLY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 967.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 13' 16", AN ARC LENGTH OF 155.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82° 40' 50" EAST, 47.66 FEET ALONG SAID NORTHERLY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 36° 50' 00", AN ARC LENGTH OF 16.07 FEET; THENCE SOUTH 01° 54' 06" EAST, 185.34 FEET; THENCE SOUTH 88° 05' 54" WEST 295.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS THEREFROM: PARCEL A-1

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A, SAID CORNER BEING A KEITH AND SCHNARS PERMANENT REFERENCE MONUMENT STAMPED NO. 4350; THENCE NORTH 14° 44' 28" EAST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 69.74 FEET; THENCE NORTH 75° 15' 32" WEST, A DISTANCE OF 191.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN A CONCRETE CURB; THENCE NORTH 75° 15' 22" WEST, A DISTANCE OF 378.94 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT; THENCE NORTH 14° 44' 38" EAST, A DISTANCE OF 325.13 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT, 0.19 FEET WEST OF A CONCRETE CURB; THENCE NORTH 22° 09' 26" EAST, A DISTANCE OF 69.75 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT 0.15 FEET WEST OF A CONCRETE CURB; THENCE SOUTH 75° 15' 22" EAST, A DISTANCE OF 100.09 FEET TO A POINT WITNESSED BY A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET 5.10 FEET SOUTH 86° 02' 48" EAST OF THE TRUE POINT IN A CONCRETE WALK; THENCE NORTH 14° 44' 38" EAST, A DISTANCE OF 5.00 FEET TO A POINT WITNESSED BY A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET 5.00 FEET SOUTH 75° 15' 22" EAST OF THE TRUE POINT IN A CONCRETE WALK; THENCE SOUTH 75° 15' 22" EAST, A DISTANCE OF 255.85 FEET TO A 5/8" IRON ROD WITH A KEITH AND SCHNARS PLASTIC CAP; THENCE SOUTH 14° 44' 38" WEST, A DISTANCE OF 279.00 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT; THENCE SOUTH 75° 15' 22" EAST, A DISTANCE OF 14.00 FEET TO A 5/8" IRON ROD WITH A KEITH AND SCHNARS PLASTIC CAP; THENCE SOUTH 14° 44' 38" WEST, A DISTANCE OF 120.30 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET ON A CONCRETE CURB, AND THE POINT OF BEGINNING.

ALSO LESS THEREFROM: PARCEL A-1

COMMENCE AT THE WESTERLY MOST SOUTHERN CORNER OF SAID PARCEL A, SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 86095-2401, OFFICIAL RECORDS BOOK 13899, AT PAGE 819, DATED 6-21-85; THENCE NORTH 01° 54' 06" WEST, 425.60 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON A NORTHERLY LINE OF SAID PLAT; THENCE NORTH 88° 05' 54" EAST, 39.05 FEET ALONG SAID NORTHERLY LINE TO A POINT ON A WESTERLY LINE OF SAID PLAT; THENCE NORTH 02° 05' 54" EAST, 66.16 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING; THENCE NORTH 02° 05' 54" EAST, 194.07 FEET CONTINUING ALONG SAID WESTERLY LINE; THENCE SOUTH 88° 34' 21" EAST 238.53 FEET; THENCE SOUTH 01° 54' 06" EAST, 190.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET (A

SKETCH & DESCRIPTION	KEITH & ASSOCIATES, INC. consulting engineers	DATE 10/08/13	DATE	REVISIONS
A PORTION OF PARCEL "A" DAVIE TOWNE CENTRE PLAT, P.B. 133, PG. 33, B.C.R.	301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860	SCALE 1"=300'	10/25/13	PARCEL NAMES
TOWN OF DAVIE BROWARD COUNTY FLORIDA	SHEET 1 OF 4	FIELD BK. N/A		
	DRAWING NO. 98020.03-SK-01.DWG	DWNG. BY DDB		
		CHK. BY MMM		

RADIAL LINE TO SAID POINT BEARS SOUTH 47° 57' 22" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55° 16' 32", AN ARC LENGTH OF 24.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 82° 40' 50" WEST, 28.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 13' 16", AN ARC LENGTH OF 166.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88° 05' 54" WEST, 35.67 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALSO LESS THEREFROM: PARCEL A-1

COMMENCE AT THE WESTERLY MOST SOUTHERN CORNER OF SAID PARCEL A, SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 86095-2401, OFFICIAL RECORDS BOOK 13899, AT PAGE 819, DATED 6-21-85; THENCE NORTH 01° 54' 06" WEST, 425.60 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON A NORTHERLY LINE OF SAID PLAT; THENCE NORTH 88° 05' 54" EAST, 39.05 FEET ALONG SAID NORTHERLY LINE TO A POINT ON A WESTERLY LINE OF SAID PLAT; THENCE NORTH 02° 05' 54" EAST, 698.43 FEET ALONG SAID WESTERLY LINE, THENCE NORTH 05° 43' 58" EAST, 35.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, THENCE NORTH 5° 43' 58" EAST, 135.57 FEET ALONG SAID WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF SAID PLAT; THENCE SOUTH 88° 05' 10" WEST, 60.54 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON A WESTERLY LINE OF SAID PLAT; THENCE NORTH 14° 13' 17" EAST, 112.71 FEET ALONG SAID WESTERLY LINE, THENCE SOUTH 75° 39' 01" EAST, 245.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1043.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 80° 16' 59" WEST), THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 37' 07", AN ARC LENGTH OF 211.51 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 54' 06" EAST, 8.46 FEET; THENCE NORTH 79° 31' 20" WEST 207.74 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALSO LESS THEREFROM: PARCEL A-1

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL A, THENCE SOUTH 14° 44' 28" WEST, A DISTANCE OF 288.70 FEET ALONG THE EASTERLY LINE OF SAID PARCEL A TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE, SOUTH 14° 44' 28" WEST, A DISTANCE OF 408.97 FEET; THENCE NORTH 72° 20' 17" WEST, A DISTANCE OF 203.15 FEET; THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 221.71 FEET; THENCE NORTH 30° 15' 32" WEST, A DISTANCE OF 25.46 FEET; THENCE NORTH 75° 15' 32" WEST, A DISTANCE OF 49.71 FEET, THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 99.96 FEET; THENCE NORTH 75° 15' 32" WEST, A DISTANCE OF 146.20 FEET; THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 283.73 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF TRI-COUNTY SQUARE DRIVE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 82° 45' 32", AN ARC LENGTH OF 36.11 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON A NORTHERLY LINE OF SAID PARCEL "A", THENCE SOUTH 82° 30' 00" EAST, A DISTANCE OF 27.00 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 07° 30' 00" WEST, A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 49.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07° 04' 42" EAST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 10' 50", AN ARC LENGTH OF 58.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14° 44' 28" WEST, A DISTANCE OF 66.08 FEET; THENCE SOUTH 75° 15' 32" EAST, A DISTANCE OF 34.00 FEET, THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 66.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82° 45' 32", AN ARC LENGTH OF 21.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82° 30' 00" EAST, A DISTANCE OF 86.96 FEET; THENCE SOUTH 80° 09' 59" EAST, A DISTANCE OF 62.77 FEET; THENCE SOUTH 14° 44' 28" WEST, A DISTANCE OF 232.33 FEET ALONG A LINE PARALLEL WITH AND 199.69 FEET WEST OF THE EASTERLY LINE OF SAID PARCEL A; THENCE SOUTH 75° 15' 32" EAST, A DISTANCE OF 42.85 FEET; THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 75° 15' 32" EAST, A DISTANCE OF 156.83 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALSO LESS THEREFROM: PARCEL A-1

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, THENCE NORTH 80° 09' 59" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A, SAID LINE ALSO BEING ALONG THE LIMITED ACCESS RIGHT OF WAY LINE OF (I-595) STATE ROAD NO. 862 FOR 200.42 FEET; THENCE SOUTH 14° 44' 28" WEST ALONG A LINE PARALLEL WITH AND 199.69 FEET WEST OF THE EASTERLY LINE OF PARCEL A FOR 291.55 FEET; THENCE SOUTH 75° 15' 32" EAST FOR 42.85 FEET; THENCE NORTH 14° 44' 28" EAST FOR 20.00 FEET; THENCE SOUTH 75° 15' 32" EAST FOR 156.83 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL A; THENCE NORTH 14° 44' 28" EAST ALONG SAID EASTERLY LINE OF PARCEL A FOR 288.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 2,899,717 SQUARE FEET OR 66.569 ACRES, MORE OR LESS.

SKETCH & DESCRIPTION A PORTION OF PARCEL "A" DAVIE TOWNE CENTRE PLAT, P.B. 133, PG. 33, B.C.R. TOWN OF DAVIE BROWARD COUNTY FLORIDA	KEITH & ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860 SHEET 2 OF 4 DRAWING NO. 98020.03-SK-01.DWG	DATE 10/08/13 SCALE 1"=300' FIELD BK. N/A DWNG. BY DDB CHK. BY MMM	DATE / REVISIONS 10/25/13 PARCEL NAMES

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	P.B.	PLAT BOOK	℄	CENTERLINE		SUBJECT PROPERTY
D.C.R.	DADE COUNTY RECORDS	PG.	PAGE	R	RADIUS		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	POINT OF BEGINNING	Δ	CENTRAL ANGLE		
		P.O.C.	POINT OF COMMENCEMENT	L	ARC LENGTH		
LB	LICENSED BUSINESS	R/W	RIGHT-OF-WAY	-//-//-	NON-VEHICULAR ACCESS LINE		
O.R.B.	OFFICIAL RECORDS BOOK	SEC.	SECTION				

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "A", DAVIE TOWNE CENTRE PLAT, PLAT BOOK 133, PAGE 33, BROWARD COUNTY RECORDS WITH AN ASSUMED BEARING OF SOUTH 84°00'00" EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 300' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 8, 2013 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF
PARCEL "A"
DAVIE TOWNE CENTRE PLAT,
P.B. 133, PG. 33, B.C.R.

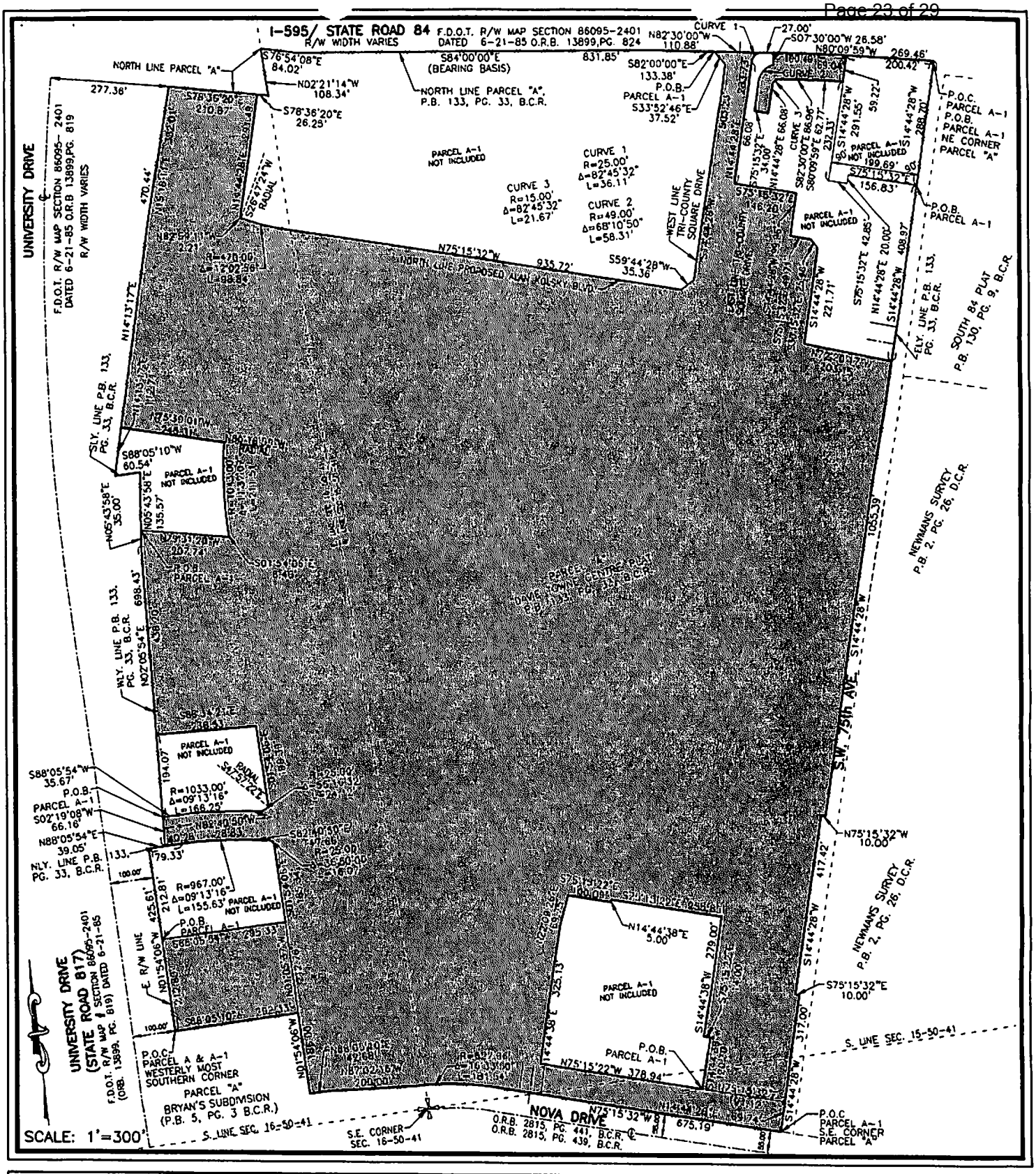
TOWN OF DAVIE
BROWARD COUNTY FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 3 OF 4
DRAWING NO. 98020.03-SK-01.DWG

DATE 10/08/13
SCALE 1"=300'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

DATE	REVISIONS
10/25/13	PARCEL NAMES



SKETCH & DESCRIPTION

A PORTION OF
PARCEL "A"
DAVIE TOWNE CENTRE PLAT,
P.B. 133, PG. 33, B.C.R.

TOWN OF DAVIE
BROWARD COUNTY FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 4 OF 4
DRAWING NO. 98020.03-SK-01.DWG

DATE 10/08/13
SCALE 1"=300'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

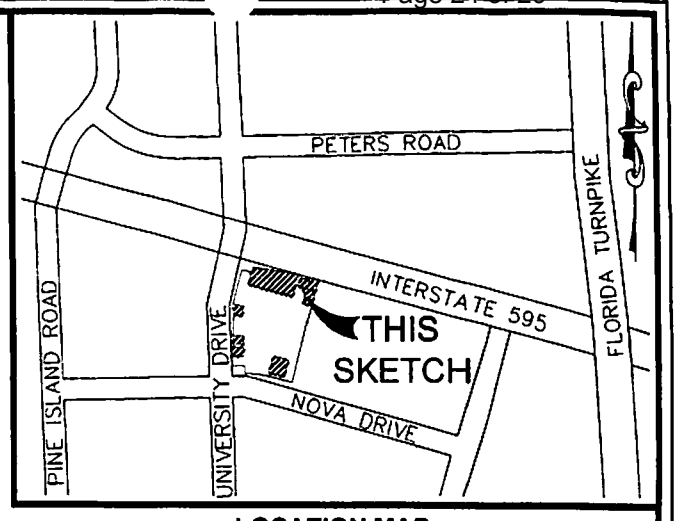
DATE	REVISIONS
10/25/13	PARCEL NAMES

LEGAL DESCRIPTION: PARCEL A-1

A PORTION OF PARCEL "A", DAVIE TOWNE CENTRE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A-1

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL A, THENCE NORTH 80° 09' 59" WEST ALONG A NORTHERLY LINE OF SAID PARCEL A, 269.46 FEET; THENCE NORTH 82° 30' 00" WEST, CONTINUE ALONG AFORESAID NORTHERLY LINE OF PARCEL A, 238.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33° 52' 46" EAST ALONG THE WESTERLY LINE OF PROPOSED TRI-COUNTY SQUARE DRIVE, 37.52 FEET; THENCE SOUTH 14° 44' 28" WEST ALONG SAID WESTERLY LINE, 503.23 FEET; THENCE SOUTH 59° 44' 28" WEST ALONG SAID WESTERLY LINE, 35.36 FEET TO THE NORTHERLY LINE OF PROPOSED ALLAN KOLSKY BOULEVARD; THENCE NORTH 75° 15' 32" WEST ALONG SAID NORTHERLY LINE, 935.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 12° 02' 56", AN ARC DISTANCE OF 98.84 FEET TO THE BEGINNING OF A NON-TANGENT LINE (A RADIAL LINE TO SAID POINT BEARS SOUTH 26° 47' 24" WEST), THENCE NORTH 62° 59' 11" WEST, 2.21 FEET; THENCE NORTH 14° 44' 28" EAST, 291.49 FEET TO A NORTHERLY LINE OF SAID PARCEL A; THENCE SOUTH 78° 36' 20" EAST, ALONG SAID NORTH LINE, 26.25 FEET; THENCE NORTH 02° 21' 14" WEST, 108.34 FEET; THENCE SOUTH 76° 54' 08" EAST ALONG SAID NORTHERLY LINE, 84.02 FEET; THENCE SOUTH 84° 00' 00" EAST ALONG SAID NORTHERLY LINE, 831.85 FEET; THENCE SOUTH 82° 30' 00" EAST ALONG SAID NORTHERLY LINE, 133.38 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:
NOT TO SCALE

ALSO TOGETHER WITH: PARCEL A-1

COMMENCE AT THE WESTERLY MOST SOUTHERN CORNER OF SAID PARCEL A, SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 86095-2401, OFFICIAL RECORDS BOOK 13899, AT PAGE 819, DATED JUNE 21, 1985; THENCE NORTH 01° 54' 06" WEST, 212.80 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF BEGINNING; THENCE NORTH 01° 54' 06" WEST, 212.81 FEET, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE TO A POINT ON A NORTHERLY LINE OF SAID PARCEL A, THENCE NORTH 88° 05' 54" EAST, 79.33 FEET ALONG SAID NORTHERLY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 967.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 13' 16", AN ARC LENGTH OF 155.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82° 40' 50" EAST, 47.66 FEET ALONG SAID NORTHERLY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 36° 50' 00", AN ARC LENGTH OF 16.07 FEET; THENCE SOUTH 01° 54' 06" EAST, 185.34 FEET; THENCE SOUTH 88° 05' 54" WEST 295.33 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH: PARCEL A-1

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A, SAID CORNER BEING A KEITH AND SCHNARS PERMANENT REFERENCE MONUMENT STAMPED NO. 4350; THENCE NORTH 14° 44' 28" EAST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 69.74 FEET; THENCE NORTH 75° 15' 32" WEST, A DISTANCE OF 191.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN A CONCRETE CURB; THENCE NORTH 75° 15' 22" WEST, A DISTANCE OF 378.94 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT; THENCE NORTH 14° 44' 38" EAST, A DISTANCE OF 325.13 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT, 0.19 FEET WEST OF A CONCRETE CURB; THENCE NORTH 22° 09' 26" EAST, A DISTANCE OF 69.75 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT 0.15 FEET WEST OF A CONCRETE CURB; THENCE SOUTH 75° 15' 22" EAST, A DISTANCE OF 100.09 FEET TO A POINT WITNESSED BY A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET 5.10 FEET SOUTH 86° 02' 48" EAST OF THE TRUE POINT IN A CONCRETE WALK; THENCE NORTH 14° 44' 38" EAST, A DISTANCE OF 5.00 FEET TO A POINT WITNESSED BY A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET 5.00 FEET SOUTH 75° 15' 22" EAST OF THE TRUE POINT IN A CONCRETE WALK; THENCE SOUTH 75° 15' 22" EAST, A DISTANCE OF 255.85 FEET TO A 5/8" IRON ROD WITH A KEITH AND SCHNARS PLASTIC CAP; THENCE SOUTH 14° 44' 38" WEST, A DISTANCE OF 279.00 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET IN ASPHALT; THENCE SOUTH 75° 15' 22" EAST, A DISTANCE OF 14.00 FEET TO A 5/8" IRON ROD WITH A KEITH AND SCHNARS PLASTIC CAP; THENCE SOUTH 14° 44' 38" WEST, A DISTANCE OF 120.30 FEET TO A KEITH AND SCHNARS PERMANENT CONTROL POINT (NAIL IN BRASS SURVEY CAP) SET ON A CONCRETE CURB, AND THE POINT OF BEGINNING.

ALSO TOGETHER WITH: PARCEL A-1

COMMENCE AT THE WESTERLY MOST SOUTHERN CORNER OF SAID PARCEL A, SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 86095-2401, OFFICIAL RECORDS BOOK 13899, AT PAGE 819, DATED 6-21-85; THENCE NORTH 01° 54' 06" WEST, 425.60 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON A NORTHERLY LINE OF SAID PLAT; THENCE NORTH 88° 05' 54" EAST, 39.05 FEET ALONG SAID NORTHERLY LINE TO A POINT ON A WESTERLY LINE OF SAID PLAT; THENCE NORTH 02° 05' 54" EAST, 66.16 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING; THENCE NORTH 02° 05' 54" EAST, 194.07 FEET CONTINUING ALONG SAID WESTERLY LINE; THENCE SOUTH 88° 34' 21" EAST 238.53 FEET; THENCE SOUTH 01° 54' 06" EAST, 190.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET (A

SKETCH & DESCRIPTION	KEITH & ASSOCIATES, INC.	DATE 10/08/13	DATE	REVISIONS
A PORTION OF PARCEL "A" DAVIE TOWNE CENTRE PLAT, P.B. 133, PG. 33, B.C.R.	consulting engineers	SCALE 1"=300'	10/25/13	PARCEL NAMES
TOWN OF DAVIE BROWARD COUNTY FLORIDA	301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860	FIELD BK. N/A		
	SHEET 1 OF 4	DWNG. BY DDB		
	DRAWING NO. 98020.03-SK-02.DWG	CHK. BY MMM		

RADIAL LINE TO SAID POINT BEARS SOUTH 47° 57' 22" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55° 16' 32", AN ARC LENGTH OF 24.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 82° 40' 50" WEST, 28.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 13' 16", AN ARC LENGTH OF 166.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88° 05' 54" WEST, 35.67 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALSO TOGETHER WITH: PARCEL A-1

COMMENCE AT THE WESTERLY MOST SOUTHERN CORNER OF SAID PARCEL A, SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 86095-2401, OFFICIAL RECORDS BOOK 13899, AT PAGE 819, DATED 6-21-85; THENCE NORTH 01° 54' 06" WEST, 425.60 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON A NORTHERLY LINE OF SAID PLAT; THENCE NORTH 88° 05' 54" EAST, 39.05 FEET ALONG SAID NORTHERLY LINE TO A POINT ON A WESTERLY LINE OF SAID PLAT; THENCE NORTH 02° 05' 54" EAST, 698.43 FEET ALONG SAID WESTERLY LINE, THENCE NORTH 05° 43' 58" EAST, 35.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, THENCE NORTH 5° 43' 58" EAST, 135.57 FEET ALONG SAID WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF SAID PLAT; THENCE SOUTH 88° 05' 10" WEST, 60.54 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON A WESTERLY LINE OF SAID PLAT; THENCE NORTH 14° 13' 17" EAST, 112.71 FEET ALONG SAID WESTERLY LINE, THENCE SOUTH 75° 39' 01" EAST, 245.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1043.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 80° 16' 59" WEST), THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 37' 07", AN ARC LENGTH OF 211.51 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 54' 06" EAST, 8.46 FEET; THENCE NORTH 79° 31' 20" WEST 207.74 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALSO TOGETHER WITH: PARCEL A-1

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL A, THENCE SOUTH 14° 44' 28" WEST, A DISTANCE OF 288.70 FEET ALONG THE EASTERLY LINE OF SAID PARCEL A TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE, SOUTH 14° 44' 28" WEST, A DISTANCE OF 408.97 FEET; THENCE NORTH 72° 20' 17" WEST, A DISTANCE OF 203.15 FEET; THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 221.71 FEET; THENCE NORTH 30° 15' 32" WEST, A DISTANCE OF 25.46 FEET; THENCE NORTH 75° 15' 32" WEST, A DISTANCE OF 49.71 FEET, THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 99.96 FEET; THENCE NORTH 75° 15' 32" WEST, A DISTANCE OF 146.20 FEET; THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 283.73 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF TRI-COUNTY SQUARE DRIVE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 82° 45' 32", AN ARC LENGTH OF 36.11 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON A NORTHERLY LINE OF SAID PARCEL "A", THENCE SOUTH 82° 30' 00" EAST, A DISTANCE OF 27.00 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 07° 30' 00" WEST, A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 49.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07° 04' 42" EAST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 10' 50", AN ARC LENGTH OF 58.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14° 44' 28" WEST, A DISTANCE OF 66.08 FEET; THENCE SOUTH 75° 15' 32" EAST, A DISTANCE OF 34.00 FEET, THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 66.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82° 45' 32", AN ARC LENGTH OF 21.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82° 30' 00" EAST, A DISTANCE OF 86.96 FEET; THENCE SOUTH 80° 09' 59" EAST, A DISTANCE OF 62.77 FEET; THENCE SOUTH 14° 44' 28" WEST, A DISTANCE OF 232.33 FEET ALONG A LINE PARALLEL WITH AND 199.69 FEET WEST OF THE EASTERLY LINE OF SAID PARCEL A; THENCE SOUTH 75° 15' 32" EAST, A DISTANCE OF 42.85 FEET; THENCE NORTH 14° 44' 28" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 75° 15' 32" EAST, A DISTANCE OF 156.83 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ALSO TOGETHER WITH: PARCEL A-1

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, THENCE NORTH 80° 09' 59" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A, SAID LINE ALSO BEING ALONG THE LIMITED ACCESS RIGHT OF WAY LINE OF (I-595) STATE ROAD NO. 862 FOR 200.42 FEET; THENCE SOUTH 14° 44' 28" WEST ALONG A LINE PARALLEL WITH AND 199.69 FEET WEST OF THE EASTERLY LINE OF PARCEL A FOR 291.55 FEET; THENCE SOUTH 75° 15' 32" EAST FOR 42.85 FEET; THENCE NORTH 14° 44' 28" EAST FOR 20.00 FEET; THENCE SOUTH 75° 15' 32" EAST FOR 156.83 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL A; THENCE NORTH 14° 44' 28" EAST ALONG SAID EASTERLY LINE OF PARCEL A FOR 288.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 1,012,333 SQUARE FEET OR 23.239 ACRES, MORE OR LESS.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	P.B.	PLAT BOOK	℄	CENTERLINE		SUBJECT PROPERTY
D.C.R.	DADE COUNTY RECORDS	PG.	PAGE	R	RADIUS		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	POINT OF BEGINNING	Δ	CENTRAL ANGLE		
		P.O.C.	POINT OF COMMENCEMENT	L	ARC LENGTH		
LB	LICENSED BUSINESS	R/W	RIGHT-OF-WAY	//——//	NON-VEHICULAR ACCESS LINE		
O.R.B.	OFFICIAL RECORDS BOOK	SEC.	SECTION				

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "A", DAVIE TOWNE CENTRE PLAT, PLAT BOOK 133, PAGE 33, BROWARD COUNTY RECORDS WITH AN ASSUMED BEARING OF SOUTH 84°00'00" EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 300' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 8, 2013 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

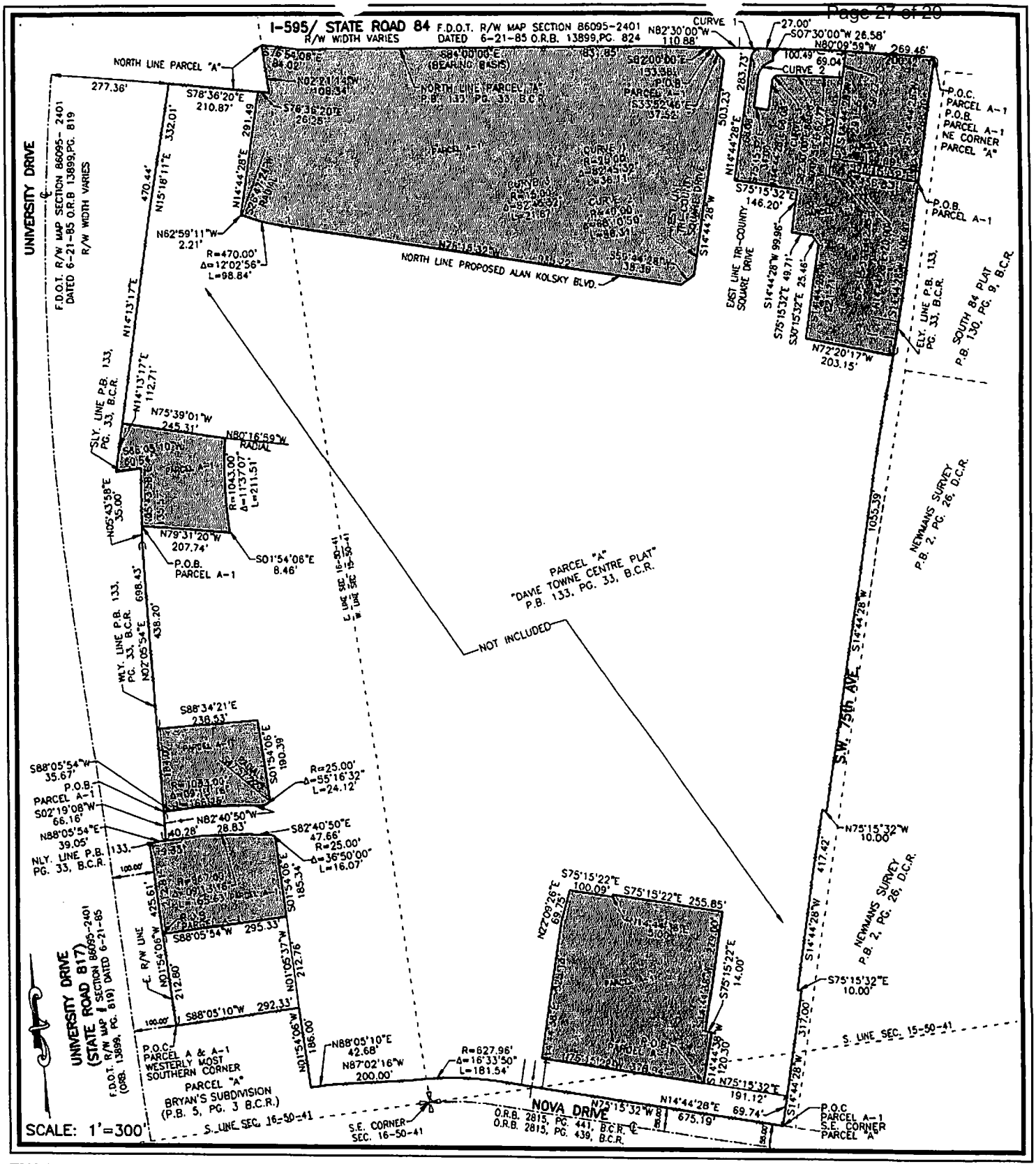
SKETCH & DESCRIPTION
A PORTION OF
PARCEL "A"
DAVIE TOWNE CENTRE PLAT,
P.B. 133, PG. 33, B.C.R.
TOWN OF DAVIE
BROWARD COUNTY FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 3 OF 4
DRAWING NO. 98020.03-SK-02.DWG

DATE 10/08/13
SCALE 1"=300'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

DATE	REVISIONS
10/25/13	PARCEL NAMES



SKETCH & DESCRIPTION

A PORTION OF
PARCEL "A"
DAVIE TOWNE CENTRE PLAT,
P.B. 133, PG. 33, B.C.R.

TOWN OF DAVIE
BROWARD COUNTY FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
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SHEET 4 OF 4
DRAWING NO. 98020.03-SK-02.DWG

DATE 10/08/13
SCALE 1"=300'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

DATE	REVISIONS
10/25/13	PARCEL NAMES

DUNAY
MISKEL
BACKMAN
BLATTNER LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
David K. Blattner
Dwayne L. Dickerson

Christina Bonnett

Tower Shops – Phase II
1902 South University Drive
Plat Note Amendment Project Narrative

FR Tower Shops LLC ("Petitioner") has submitted applications to the Town of Davie to redevelop a +/- 5.91 acre portion of the Tower Shops Shopping Center ("Shopping Center"), which is generally located on the east side of University Drive between Nova Drive and Interstate-595 ("Property") within the Town of Davie ("Town") and Broward County ("County"). The Property is currently developed with +/- 435,285 square feet of commercial/retail and office uses, including national retailers such as Home Depot, Best Buy, Old Navy, Office Depot and other national and local restaurants, retail shops and automotive uses. Petitioner is seeking to redevelop a portion of the Property with an additional +/-50,000 square feet of retail tenant space ("Project").

The Property is located within the Redeveco-Davie DRI, which is a +/- 91 acre area encompassing the Shopping Center as well as adjacent properties that include a Costco and 125 room hotel. In 2011, the Town approved a resolution acknowledging that the DRI is "essentially built out" with development rights to remaining entitlements. As part of the EBO Resolution, Tower Shops is permitted to convert the remaining office and hotel entitlements remaining within the DRI to allow an additional 90,000 square feet of commercial/retail use and a 12 pump gas station. Please see attached for a copy of the EBO Resolution.

The DRI shares the same boundaries as the "Davie Towne Centre Plat", as recorded in Plat Book 133, Page 33 ("Plat"). The current restrictive note does not provide enough commercial square footage to accommodate the Project. On January 15th, 2014 the Town approved a delegation request to change the restrictive note on the Plat as follows:

From:

This Plat is restricted to 675,000 square feet of commercial use, 80,000 square feet for office use and a 550 room hotel. Residential uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

Parcel A (see attached legal description) is restricted to 452,689 square feet of commercial use (369,765 square feet existing, 82,924 square feet proposed) and 7,681 square feet of office use.

Parcel A-1 (see attached legal description) is restricted to 256,791 square feet of existing commercial use, 125 existing hotel rooms, and two existing service stations with a total of 26 fueling positions.

Freestanding banks or banks with drive-thru facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Petitioner respectfully requests that the County approve this delegation request application to amend the note on the face of the Plat as described above. Please contact Scott Backman, Esq. or Christina Bilenki, Esq. at (561) 405-3300 should you have any questions or need additional information to process this request.