

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	CASEYCO COMMERCE CENTER	Number:	083-MP-04
Applicant:	Prestige Duke JV LLC	Comm. Dist.:	5
Agent:	McLaughlin Engineering Company	Sec/Twp/Rng:	07-51-41
Location:	South Side of SR 84, West of Nob Hill	Platted Area:	7.77 Acres
City:	Davie	Gross Area:	N/A
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 179, Page 194-196)		

LAND USE

Existing Use:	Guard House	Effective Plan:	Davie.
Proposed Use:	183,000 Sq. Ft. of Self-Storage	Plan Designation:	Residential. (5) DU/Ac; See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	I-595/SR 84	North:	Transportation
South:	Mobile Home Park	South:	Residential (10) DU/Ac
East:	Single Family Residential	East:	Commerce Office
West:	Single Family Residential	West:	Estate (1) Residential
Existing Zoning:	RS1-EP	Proposed Zoning:	SAME

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	02/27/18	Prepared:	HWC
Action Deadline:	04/10/18	Reviewed:	
Deferral Dates:		Approved:	

Continued

SERVICES

Wastewater Plant:	Sunrise Sawgrass (11/17)	Potable Water Plant:	Davie (04/17)
Design Capacity:	20.0000 MGD	Design Capacity:	10.000 MGD
12-Mo. Avg. Flow:	13.3300 MGD	Peak Flow:	6.6000 MGD
Est. Project Flow:	0.0018 MGD	Est. Project Flow:	0.0018 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:  
Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: Southwest	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	48	N/A	N/A
Total:	48	*	*

\* See Staff Comment No. 5 and 6  
See Finding No. 1  
See Recommendation No. 5

CASEYCO COMMERCE CENTER  
083-MP-04

STAFF COMMENTS

- 1) This plat was approved on March 23, 2010, for 97,000 square feet of office and an existing 128 square foot guardhouse, with a requirement that either a building permit be issued or infrastructure for development be substantially completed by March 23, 2015. Neither a building permit was issued nor infrastructure installed, and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy are based on the use being 183,000 square feet of self-storage use.
- 3) The review of this application for a new finding of adequacy and non-vehicular access line amendment included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat and the Development Review Report approved by the County Commission on September 28, 2010. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the County Commission.
- 5) This plat is located within a standard transportation concurrency district. In accordance with Land Development Code amendments adopted April 26, 2005, road impact and administrative fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 6) At the time of platting the property, the additional peak hour trips generated by the proposed level of development exceeded concurrency requirements for the regional road network as specified in Section 5-182(a)(5)b) of the Broward County Land Development Code. The developer entered into a Regional Road Concurrency Agreements (O.R.B 47910, PG 826-83) to pay **\$138,358.00** as the proportionate share of the cost of the County's project to widen Pine Island Road between State Road 84 /I-95 and Nova Drive from a four-lane facility to a six-lane facility. This was secured through a Letter of Credit. However, staff has determined the revised level of development proposed in this application for a new finding of adequacy satisfies the concurrency requirements for the regional road network.
- 7) 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 Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater

## Continued

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, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 9) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the 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, e.g., 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 Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials 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 Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 11) 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 inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the Town of Davie. 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.
- 13) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and

Continued

Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

- 14) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 15) 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 Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting 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 Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 16) Approval of this new findings of adequacy 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. Approval to connect to such systems is approved by the Environmental Engineering and 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 waiver of approval of any other permit that may be required for other aspects of the project.
- 17) A previous review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicated that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist had no objections to this application. The archaeologist noted that this property is located in the Town of Davie and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the Town of Davie Planning and Zoning Department at 954-797-1075 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 18) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 19) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System

Continued

Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached approval letter from the Florida Department of Transportation.

- 20) The attached comments regarding this plat's compliance with the Effective Land Use Plan have been received from the Broward County Planning Council.
- 21) The attached resolution from the Town of Davie (Resolution No. R-2017-258) confirms that the town has no objections to a new findings of adequacy on this plat. In addition, Resolution No. R-2017-257 approves the proposed plat note restriction of 183,000 square feet of self-storage and Resolution No. 2017-256 approves to modify the non-vehicular access line on this plat.
- 22) 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.
- 23) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

- 1) This plat is located within the Southwest Standard Transportation Concurrency District. The developer entered into a Regional Road Concurrency Agreements (O.R.B 47910, PG 826-83) to pay \$138,358.00 as the proportionate share of the cost of the County's project widen Pine Island Road between State Road 84 /I-95 and Nova Drive from a four-lane facility to a six-lane facility. This was secured through a Letter of Credit. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

## STAFF RECOMMENDATIONS

Highway Construction and Engineering Division and the Transit Division staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and this plat to comply with the adequacy standards of the Broward County Land Development Code. Staff has the following recommendations:

**NEW REQUIREMENTS RECOMMENDED AS CONDITIONS OF APPROVAL FOR THE NEW FINDING OF ADEQUACY**

1. NON-VEHICULAR ACCESS LINE AMENDMENT REQUIREMENTS (NVAL Amendment Agreement)
  - A) The property owners of Caseyco Commerce Center (Folio Numbers 504107210010 and 504107210020) shall execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
  - B) The applicant shall prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
  - C) The applicant shall submit an Opinion of Title from an attorney or a Title Certificate from a title company showing the following information:
    - 1) The same legal description as the affected portion of the recorded plat.
    - 2) Record owner(s) name.
    - 3) Mortgage holder(s) name(s). If none, it should so state
    - 4) The date through which records were searched (within 30 days of submittal)
    - 5) Original signature and/or seal
  - D) For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.
  - E) Exhibit "C" to the Non-Vehicular Access Line Agreement shall describe and illustrate a new non-vehicular access line along the ultimate right-of-way for SR 84 except for
    - 1) An 80-foot opening with centerline located approximately 204 feet east of the west plat limits. Said NVAL shall extend south along the west side of the entrance a minimum of 100 feet beginning at the east end of the existing corner chord. This opening is restricted to right turns only and shall be labeled on Exhibit C: RIGHT TURNS ONLY.
    - 2) The right-of-way illustrated on the plat as recorded in Plat Book 179, Page 194-196 adequately complies with the original conditions of plat approval.
    - 3) The easements illustrated on the plat as recorded in Plat Book 179, Page 194-196 adequately comply with the original conditions of plat approval.

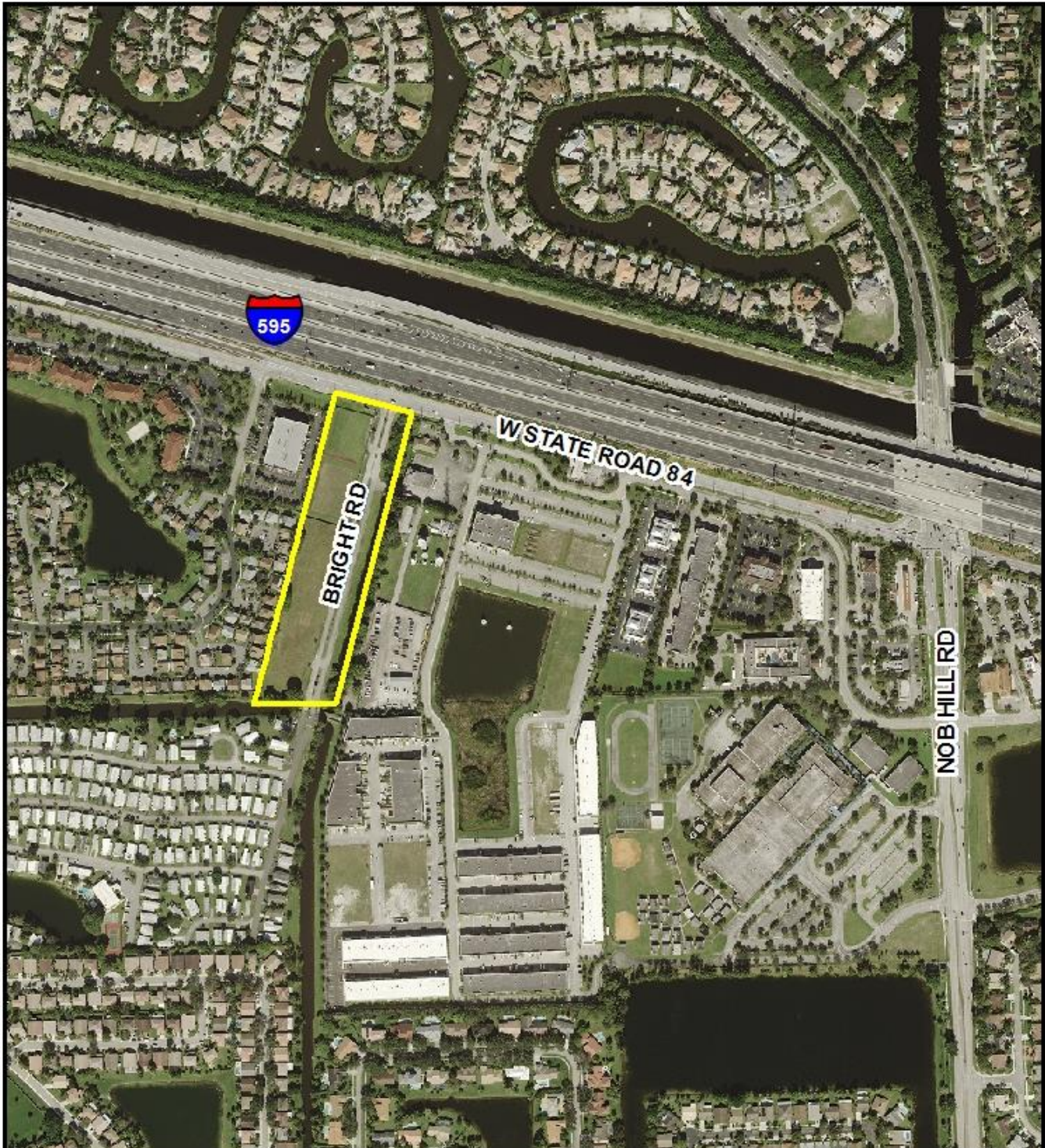
GENERAL RECOMMENDATIONS

Continued

- 4) The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 12 months of approval of this Finding of Adequacy Request. Failure to complete this process within the 12-month time frame shall render the approval of this Finding of Adequacy Request null and void.
- 5) Applicant must pay road impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Road impact and administrative fee amounts are subject to adjustment each October 1.
- 6) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
  - A) This plat is restricted to 183,000 square feet of self-storage.
  - B) 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.
  - C) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 27, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
  - D) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 27, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.



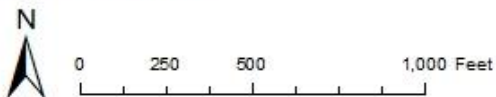
- 7) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



**Commission District No. 5**  
**Municipality: Davie**  
**S/T/R: 07/50/41**



**083-MP-04**  
**Caseyco**  
**Commerce Center**



Prepared by: Planning and Development Management Division  
Date Flown: January 2017



**Florida Department of Transportation**

**RICK SCOTT**  
GOVERNOR

3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309

**JIM BOXOLD**  
SECRETARY

February 05, 2018

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **February 05, 2019**  
THIS LETTER IS NOT A PERMIT APPROVAL

Mikki Ulrich  
Land Surveyors  
1991 NW 35th Avenue  
Coconut Creek, FL 33066

Dear Mikki Ulrich:

RE: **February 5, 2018**- Pre-application **Extension** for **Category D Driveway**, Date of Pre-Application Meeting: **October 13,2016**  
Broward County - City of Davie, Urban; SR N/A; Sec. # 86000; MP: N/A  
Access Class – N/A; Posted Speed – N/A; SIS - N; Ref. Project:  
**Request: Right-in/out driveway not on State Highway System, located approximately 100' south of SR 84.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: **Caseyco Commerce Center**  
Applicant/Property Owner: **Prestige Duke Joint Venture**  
Parcel Size: **6.36 Acres** Max. Sq.ft./Proposed LU: **140,000 S.F. Self-Storage/43,000 Dry Storage**

**WE HAVE NO OBJECTION TO THE REQUEST**

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- **None**

**Comments:**

- **None**

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

Aidin Massahi, Ph.D.  
District Access Management Manager

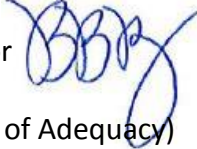
GS/nyh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-10-13\1. 86080500 MP 8.530 SR 84\_Caseyco Commerce Center\86080500 MP 8.530 SR 84\_Caseyco Commerce Center.docx



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Caseyco Commerce Center (Findings of Adequacy)  
(083-MP-04) Town of Davie

DATE: November 13, 2017

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 5 du/acre" land use category. This plat is generally located on the south side of State Road 84, along both sides of Bright Road.

Planning Council staff has received written documentation that the Town applied the "5% residential-to-commercial" flexibility rule to the subject plat through Ordinance No. 2002-17, on June 5, 2002. Further, the Broward County Board of County Commissioners approved the allocation of "flexibility" to this plat on February 11, 2003, consistent with Policy 2.10.1 of the Broward County Land Use Plan. Therefore, the proposed self-storage use is in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

- North: Transportation
- South: Residential 10 du/ac
- East: Commerce Office
- West: Irregular Residential 8.5 du/acre and Residential 5 du/acre

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:DBT

cc: Rick Lemack, Town Administrator  
Town of Davie

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

**RESOLUTION NO. R-2017-258**

**A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE FINDING OF ADEQUACY DATE ON THE PLAT KNOWN AS "CASEYCO COMMERCE CENTER", AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, the boundary plat known as "Caseyco Commerce Center", was recorded in the public records of Broward County in Page Book 179, Pages 194, 195 and 196 of the Broward County public records with a finding of adequacy date of march 23, 2015; and**

**WHEREAS, the applicant is requesting to extend the finding of adequacy date to March 23, 2020; and**

**WHEREAS, Broward County requires that the Town of Davie concur with this revision 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 extension of the finding of adequacy of the "Caseyco Commerce Center," (attached as exhibit "A"), to March 23, 2020.**

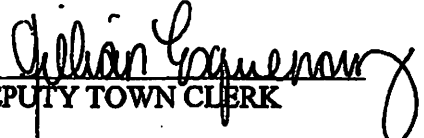
**SECTION 2. Any improvements required to satisfy traffic concurrency should be located within the Town of Davie on the local road network.**

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

**PASSED AND ADOPTED THIS 26<sup>TH</sup> DAY OF JULY, 2017.**

  
\_\_\_\_\_  
MAYOR/COUNCILMEMBER

**ATTEST:**

  
\_\_\_\_\_  
DEPUTY TOWN CLERK

**APPROVED THIS 26<sup>TH</sup> DAY OF JULY, 2017.**

RESOLUTION NO. R-2017-257

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

WHEREAS, the plat known as the "Caseyco Commerce Center" was recorded in the public records of Broward County in Plat Book 179, Pages 194, 195 and 196; 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 "Caseyco Commerce center", Plat Book 179, Pages 194, 195 and 196 of the Broward County Records described in Exhibit "A".

SECTION 2. Any improvements required to satisfy traffic 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 26<sup>TH</sup> DAY OF JULY, 2017.

  
\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

  
\_\_\_\_\_  
DEPUTY TOWN CLERK

APPROVED THIS 26<sup>TH</sup> DAY OF JULY, 2017.

**RESOLUTION NO. R-2017-256**

**A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE NON-VEHICULAR ACCESS LINE (NVAL) OPENING ON THE PLAT KNOWN AS "CASEYCO COMMERCE CENTER" AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, the boundary plat known as "Caseyco Commerce Center", was recorded in the public records of Broward County in Page Book 179, Pages 194, 195 and 196 of the Broward County public records, as described in Exhibit "A" attached; and**

**WHEREAS, the owner desires to amend the existing non-vehicular access line (nval) at the north boundary of parcel "A" associated with said plat; and**

**WHEREAS, Broward County requires that the Town of Davie concur with this request prior to a review of the proposal 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 request to amend the non-vehicular access line (nval) at the north boundary of parcel "A" of the "Caseyco Commerce Center" plat (Page Book 179, Pages 194, 195 and 196 of the Broward County public records) as described in Exhibit "B" attached.**

**SECTION 2. This resolution shall take effect immediately upon its passage and adoption.**

**PASSED AND ADOPTED THIS 26<sup>TH</sup> DAY OF JULY, 2017.**

  
\_\_\_\_\_  
MAYOR/COUNCILMEMBER

**ATTEST:**

  
\_\_\_\_\_  
DEPUTY TOWN CLERK

**APPROVED THIS 26<sup>TH</sup> DAY OF JULY, 2017.**

EXHIBIT "A"

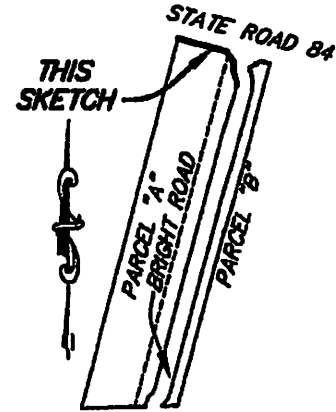


**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

**EXHIBIT**

**SKETCH AND DESCRIPTION**  
**OLD NON-VEHICULAR ACCESS LINE**  
**PARCEL "A" CASEYCO COMMERCE**  
**CENTER (P.B. 179, PG.S 194-196, B.C.R.)**



**SITE LAYOUT**  
**NOT TO SCALE**

**LEGAL DESCRIPTION:**

*The Non-Vehicular Access line on the North line and a portion of the East line of Parcel "A", CASEYCO COMMERCE CENTER, according to the plat thereof, as recorded in plat Book 179, Pages 194, 195 and 196, of the public records of Broward County, Florida, more fully described as follows:*

*Beginning the Non-Vehicular Access Line at the Northwest corner of said Parcel "A"; thence South 75°15'46" East, on the North line of said Parcel "A", a distance of 153.95 feet; thence South 30°53'14" East, on the East line of said Parcel "A", a distance of 41.96 feet to a point on a curve; thence Southerly on said East line and on said curve to the left, whose radius point bears South 76°30'43" East, with a radius of 70.00 feet, a central angle of 40°13'59", an arc distance of 49.15 feet to a point of reverse curve; thence Southerly on said East line and on said curve to the right, with a radius of 30.00 feet, a central angle of 41°49'38", an arc distance of 21.73 feet to the Point of Termination of the herein described Non-Vehicular Access Line. The last described three (3) courses also being the West right-of-way line of Bright Road (50 feet right-of-way).*

*Said lands situate, lying and being in the Town of Davie, Broward County, Florida.*

**CERTIFICATION**

*Certified Correct. Dated at Fort Lauderdale, Florida this 28th day of March, 2017.*

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (179-194, 195 & 196) and assume the North line of Parcel "A";

**McLAUGHLIN ENGINEERING COMPANY**

**JAMES M. McLAUGHLIN JR.**  
Registered Land Surveyor No. 4497  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMJ

JOB ORDER NO. V-2206

CHECKED BY: \_\_\_\_\_

C:\JMMJ\2017\J2206 (JAZAYRI DEL)



EXHIBIT "A"



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 84th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

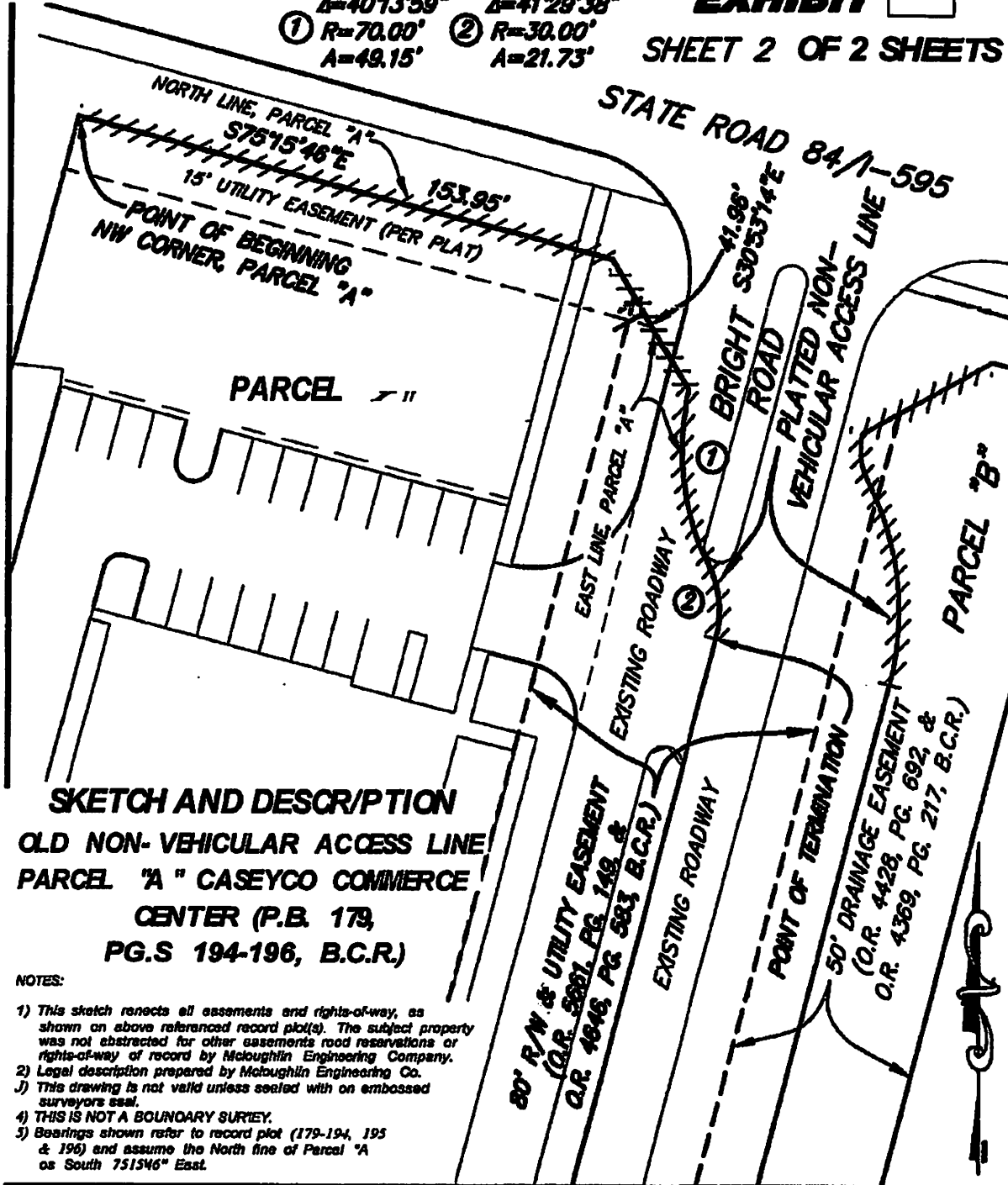
SCALE 1" = 40'

**CURVE LEGEND**

- |                            |                            |
|----------------------------|----------------------------|
| $\Delta=40^{\circ}13'59''$ | $\Delta=41^{\circ}29'38''$ |
| ① $R=70.00'$               | ② $R=30.00'$               |
| $A=49.15'$                 | $A=21.73'$                 |

**EXHIBIT**

SHEET 2 OF 2 SHEETS



**SKETCH AND DESCRIPTION**  
**OLD NON-VEHICULAR ACCESS LINE**  
**PARCEL "A" CASEYCO COMMERCE**  
**CENTER (P.B. 179,**  
**PG.S 194-196, B.C.R.)**

- NOTES:
- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plot(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
  - 2) Legal description prepared by McLaughlin Engineering Co.
  - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
  - 4) THIS IS NOT A BOUNDARY SURVEY.
  - 5) Bearings shown refer to record plot (179-194, 195 & 196) and assume the North line of Parcel "A" as South 75°15'46" East.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMM:J.T

JOB ORDER NO. VZ206

CHECKED BY: \_\_\_\_\_

CLUMMI-12017V2206 (JAZA YR/ DEL)

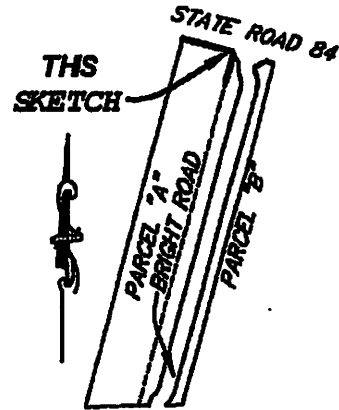
**EXHIBIT "B"**



**McLAUGHLIN ENGINEERING COMPANY**  
**LE#285**  
ENGINEERING \* SURVEYING \* PLANNING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

**EXHIBIT**

**SKETCH AND DESCRIPTION**  
**NEW NON-VEHICULAR ACCESS LINE**  
**PARCEL "A" CASEYCO COMMERCE**  
**CENTER (P.B. 179, PG.S 194-196, B.C.R.)**



**SITE LAYOUT**  
**NOT TO SCALE**

**LEGAL DESCRIPTION:**

The Non-Vehicular Access line on the North line and a portion of the East line of Parcel 01: CASEYCO COMMERCE CENTER, according to the plat thereof, as recorded in plat Book 179, Pages 194, 195 and 196 of the public records of Broward County, Florida, more fully described as follows:

Beginning the Non-Vehicular Access Line at the Northwest corner of said Parcel 01; thence South 75-75'45" East, on the North line of said Parcel 01; a distance of 153.95 feet; thence South 30953'14" East, on the East line of said Parcel 01; a distance of 11.97 feet; thence South 74-44'74" West, on the West line of that certain 80 foot right-of-way and Utility Easement, as recorded in Official Records Book 5661, Page 149 of the public Records of Broward County, Florida and in Official records Book 4646, Page 583, of the public Records of Broward County, Florida, a distance of 76.63 feet to the Point of Termination of the herein described Non-Vehicular Access Line.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 28th day of March, 2017.

**NOTES:**

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- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (179-194, 195 cl- 196) and assume the North line of Parcel "A".

**McLAUGHLIN ENGINEERING COMPANY**

**JAMES M. Mc LAUGHLIN JR.**  
Registered Land Surveyor No. 4497  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMM

JOB ORDER NO. V-2206

CHECKED BY: \_\_\_\_\_

CLM/MMjr \2017 \2206 (JAZA YR/ DEL)

EXHIBIT "B"

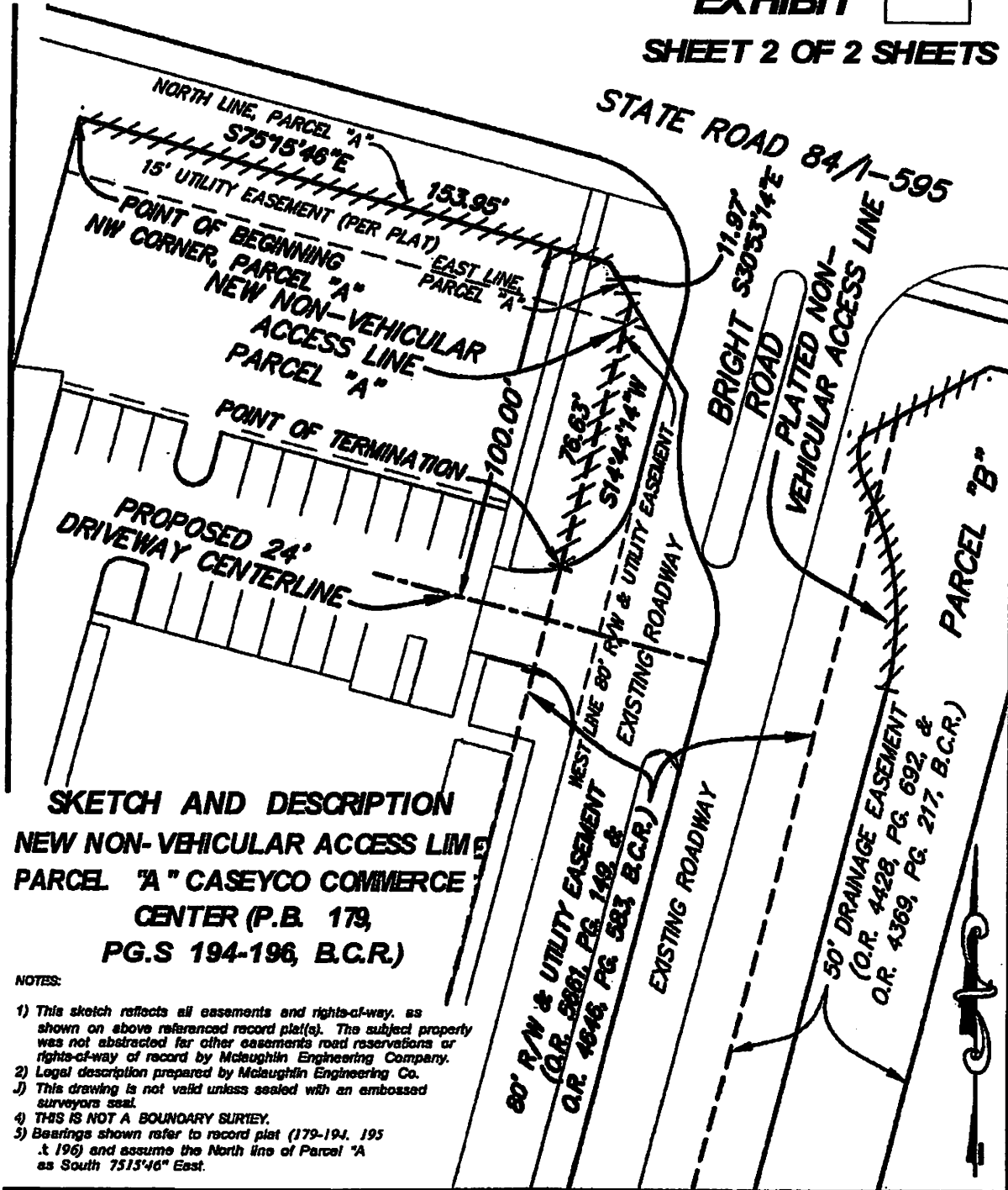


**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**  
 ENGINEERING \* SURVEYING \* PLANNING \* LAND PLANNING  
 1700 N.W. 64th STREET #100, FORT LAUDERDALE, FLORIDA 33309  
 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 40'

EXHIBIT

SHEET 2 OF 2 SHEETS



**SKETCH AND DESCRIPTION**  
**NEW NON-VEHICULAR ACCESS LINE**  
**PARCEL "A" CASEYCO COMMERCE**  
**CENTER (P.B. 179,**  
**PG.S 194-196, B.C.R.)**

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
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- 5) Bearings shown refer to record plat (179-194, 195 & 196) and assume the North line of Parcel "A" as South 75°15'46" East.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JME

JOB ORDER NO. Y-2206  
 c:\JMMM\12017\2206 (JAZA YR/ DEL)

CHECKED BY: \_\_\_\_\_