

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

PROJECT DESCRIPTION

| | | | |
|------------|--|---------------|-------------|
| Name: | Millcreek Ranches | Number: | 050-MP-02 |
| Applicant: | Southern Homes of Davie IV, LLC | Comm. Dist.: | 5 |
| Agent: | Leigh Robinson Kerr & Associates, Inc. | Sec/Twp/Rng: | 21-50-40 |
| Location: | West Side of Southwest 148 Avenue, North of Southwest 31 Court | Platted Area: | 19.69 Acres |
| City: | Davie | Gross Area: | 20.22 |
| Replat: | This is a New Finding of Adequacy for a Recorded Plat (Plat Book 174, Pages 110 - 111) | | |

LAND USE

| | | | |
|------------------|--|-----------------------------|-----------------------------------|
| Existing Use: | Vacant | Effective Plan: | Davie |
| Proposed Use: | Eighteen (18) Single Family Detached Units | Plan Designation: | Residential 1 DU/Ac |
| Adjacent Uses: | | Adjacent Plan Designations: | |
| North: | Single Family Residential, Vacant | North: | Single Family Residential 1 DU/Ac |
| South: | Single Family Residential | South: | Single Family Residential 1 DU/Ac |
| East: | Single Family Residential | East: | Single Family Residential 1 DU/Ac |
| West: | Agricultural | West: | Single Family Residential 1 DU/Ac |
| Existing Zoning: | A-1 | Proposed Zoning: | A-1 |

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: | 04/24/18 | Prepared: | HWC |
| Action Deadline: | 06/05/18 | Reviewed: | |
| Deferral Dates: | | Approved: | |

SERVICES

| | | | |
|--------------------|--------------------------|----------------------|-----------------|
| Wastewater Plant: | Sunrise Sawgrass (11/17) | Potable Water Plant: | Sunrise (07/17) |
| Design Capacity: | 20.0000 MGD | Design Capacity: | 24.000 MGD |
| 12-Mo. Avg. Flow: | 13.3300 MGD | Peak Flow: | 15.900 MGD |
| Est. Project Flow: | 0.0054 MGD | Est. Project Flow: | 0.006 MGD |

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

PARKS

SCHOOLS

| Dwelling Units | Impact Fee |
|----------------|------------|
| 18 | * |

* See Staff Comment No. 6
See Finding No. 2
See Recommendation No. 9

Local:
Regional:

| | Land Dedication | Impact Fee | Admin. Fee |
|-----------|---|------------|------------|
| Local: | County conducts no local review within municipalities | N/A | N/A |
| Regional: | 0.176 | * | * |

* See Staff Comments No. 7 & 8
See Find No. 4
See Recommendation No. 9

TRANSPORTATION

| Concurrency Zone: Southwest | Trips/Peak Hr | Transit Concurrency Fee | Road/Admin. Fee |
|--------------------------------|---------------|-------------------------|-----------------|
| Res. Uses: | 18 | N/A | * |
| Non-res. uses: | N/A | N/A | N/A |
| Total: | 18 | N/A | * |

* See Staff Comment No. 5
See Finding No. 1
See Recommendation No. 9

MILLCREEK RANCHES
050-MP-02

STAFF COMMENTS

- 1) This plat was approved on June 29, 2004 for eighteen (18) single family detached units, with a requirement that either a building permit be issued or infrastructure for development be substantially completed by June 29, 2009. A two year extension was granted on November 30, 2009 for the findings of adequacy in accordance with Senate Bill 360, Section 14 and the new expiration date was June 29, 2011. 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 has expired.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy are based on the use being eighteen (18) single family detached units.
- 3) The review of this application for a new findings 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 Board of County Commissioners on June 29, 2004. Review by the Highway Construction and Engineering Division and the Transit Division included no 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 Board of County Commissioners.
- 5) This plat is located within a Standard 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) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact fees and regional park administrative fees will be paid in accordance with the fee schedule specified in the

Continued

- ordinance during the review of construction plans submitted for County environmental review approval.
- 8) Administrative fees for parks in the amount of **\$252.00** were paid prior to plat recordation. This amount will be applied as credit towards the future assessment of regional park administrative fees for the proposed single family units.
 - 9) 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.
 - 10) Surface water management plans for this plat must meet the criteria of the Central Broward Water Control District. A surface water management permit must be obtained from this District prior to any construction.
 - 11) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519- 1483.
 - 12) 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.
 - 13) This 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.

Continued

- 14) 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.
- 15) 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>
- 16) 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.
- 17) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 18) 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.
- 19) 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.
- 20) The Broward County Aviation Department has no objections to this application for a new finding of adequacy. However, the information submitted with this application does not indicate the height of any proposed buildings. The applicant is advised by staff of 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 21) 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's 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
- 22) The recommendation of the Highway Construction and Engineering Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 23) The attached comments regarding this plat's compliance with the Effective Land Use Plan have been received from the Broward County Planning Council.
- 24) The attached resolution from the Town of Davie (Resolution R-2017-165) confirms that the town has no objection to this request. In addition, Resolution No. R-2017-164 approves to modify the non-vehicular access line on this plat.
- 25) 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.
- 26) 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

FINDINGS

- 1) This plat is located within the Southwest Transportation Concurrency Management Area. 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 has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) 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.
- 4) This application for a new findings of adequacy satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) and modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the non-vehicular access line (NVAL) along South West 184th Avenue adjacent to the plat. Our review 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 Board of County Commissioners, if available. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

The following platted items have been determined to be adequate with no changes required:

- 1) The right-of-way illustrated on the plat as recorded in Plat Book 174, Page 110 adequately complies with the original conditions.
- 2) The easements illustrated on the plat as recorded in Plat Book 174, Page 110 adequately complies with the original conditions.

Pursuant to the request of the municipality within which this plat is located, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining local roadway and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed FOA and the NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

- 3) The property owners of Millcreek Ranches Plat (Folio Number 504021110010) must fully execute the Amendment to Nonvehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 4) The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
- 5) An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - A) Same legal description as the affected portion of the recorded plat.
 - B) Record owner(s) name(s).
 - C) Mortgage holder(s) name(s) if none, it should so state.
 - D) Date through which records were searched (within 30 days of submittal).
 - E) Original signature and/or seal.
- 6) 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.

NON VEHICULAR ACCESS LINE REQUIREMENTS

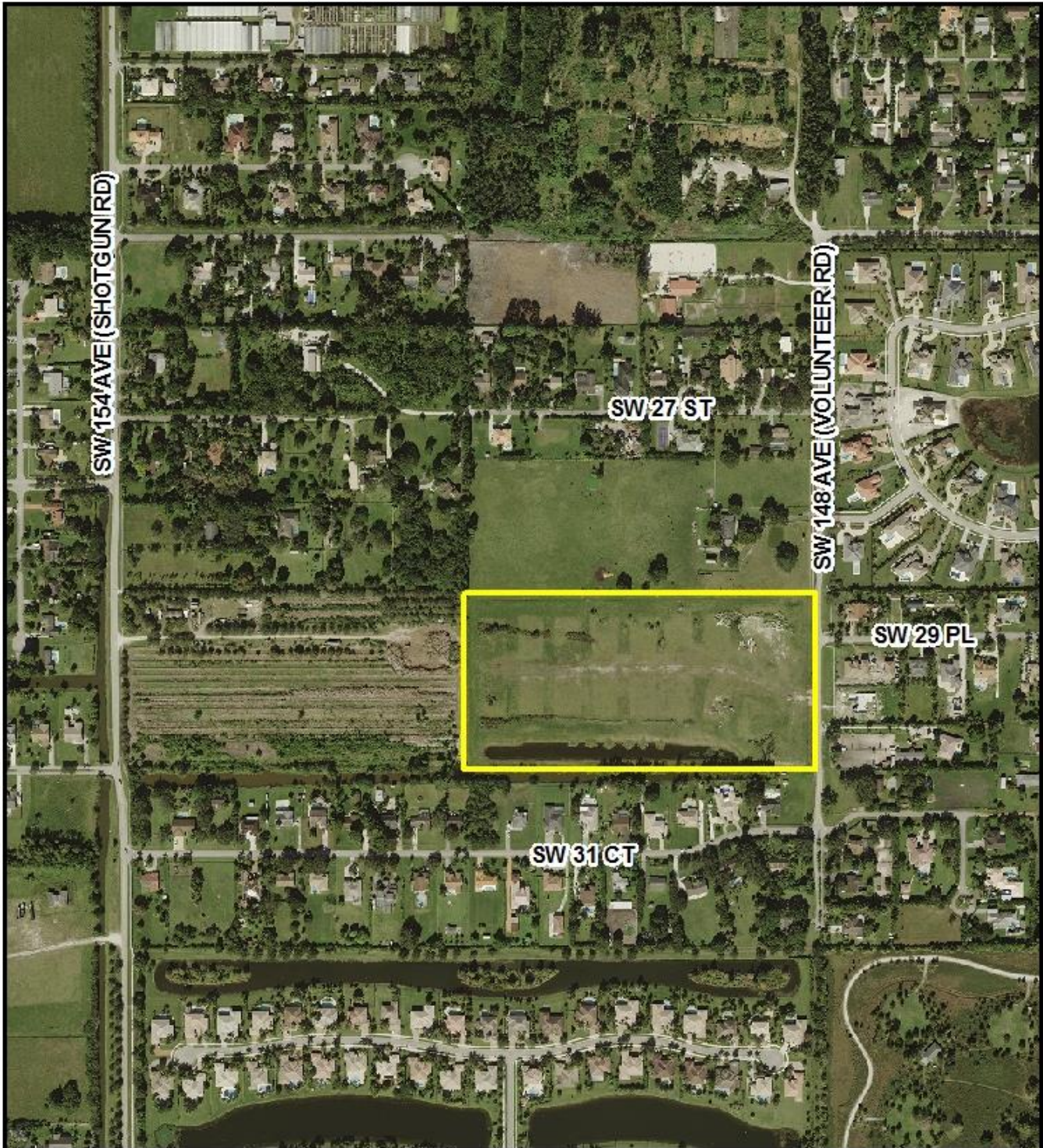
- 7) Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non vehicular access line along SW 184th Avenue adjacent to the plat except at the following openings:
 - A) A 80-foot opening centered 320 feet north of the south plat limits.
- 8) The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18 month time frame shall render the approval of this Delegation Request null and void.

GENERAL RECOMMENDATIONS

- 9) Applicant must pay transportation concurrency fees, school impact fees and regional park impact fees and any additional regional park 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. Regional park impact and administrative fee amounts are subject to adjustment each October 1.

- 10) 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 eighteen (18) single family detached units.
 - 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 **April 24, 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 **April 24, 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.
- 11) 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: 21/50/40



050-MP-02
Millcreek Ranches



0 250 500 1,000 Feet

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

The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

REVISED
2-14-18

SITE PLAN
SBBC-854-2010
County No: 050-MP-02
Millstone Ranches f/k/a Millcreek Ranches

November 14, 2017



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

| PROJECT INFORMATION | NUMBER & TYPE OF PROPOSED | OTHER PROPOSED | ADDITIONAL STUDENT |
|--|---------------------------|----------------|----------------------|
| Date: November 14, 2017 | Single-Family: 18 | | Elementary: 4 |
| Name: Millstone Ranches f/k/a Millcreek Ranches | Townhouse: | | Middle: 2 |
| SBBC Project Number: SBBC-854-2010 | Garden Apartments: | | High: 2 |
| County Project Number: 050-MP-02 | Mid-Rise: | | Total: 8 |
| Municipality Project Number: TBD | High-Rise: | | |
| Owner/Developer: Southern Homes of Davie IV LLC | Mobile Home: | | |
| Jurisdiction: Davie | Total: 18 | | |

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this site plan application. Staff reviewed the project for 18 (four or more bedrooms) single family units, which were determined to generate 8 students (4 elementary, 2 middle and 2 high school students).


The school Concurrence Service Areas (CSA) impacted by the project in the 2016/17 school year included Country Isles Elementary, Indian Ridge Middle and Western High Schools. Adequate school capacity was determined to be available to support the proposed project.

Written correspondence from Town of Davie staff dated August 28, 2017 notified District staff that the Town of Davie Commission gave final approval to the site plan application on May 3, 2017. Therefore, this application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements for the units contained herein. Also, based on the Town Commission's final approval, the students associated with this development are vested for public school concurrency purposes until expiration of the site plan. Unless the underlying approval expires or an extension of this Final SCAD has been requested in writing and granted by the School District, this final determination shall be valid until November 3, 2018, concurrent with the Town's approval period of the site plan.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code


SBBC-854-2010 Meets Public School Concurrency Requirements Yes No

2/14/18
Date

Reviewed By:

Signature
Lisa Wight
Name
Planner
Title



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

FROM: Barbara Blake Boy, Executive Director 

RE: Millcreek Ranches (Findings of Adequacy)
(050-MP-02) Town of Davie

DATE: January 10, 2018

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 1 du/ac" land use category. The plat is generally located on the west side of Southwest 148 Avenue, between Southwest 27 Street and Southwest 31 Court.

The density of the proposed development of 18 single family dwelling units on 20.22 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.89 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North: Residential 1 du/ac
South: Residential 1 du/ac
East: Residential 1 du/ac
West: Residential 1 du/ac

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.

HAS:KJW

cc: Rick Lemack, Town Administrator
Town of Davie

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

RESOLUTION NO. R-2017-165

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE FINDING OF ADEQUACY DATE ON THE PLAT KNOWN AS "MILLCREEK RANCHES"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Millcreek Ranches", was recorded in Page Book 174, Pages 110 and 111 of the Broward County public records; and

WHEREAS, the owner desires to change the finding of adequacy date to April 20, 2022; 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 amendment to the finding of adequacy date shown on the plat known as "Millcreek Ranches," attached as exhibit "A".

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 3RD DAY OF MAY, 2017.



MAYOR/COUNCILMEMBER

ATTEST:



TOWN CLERK

APPROVED THIS 3RD DAY OF MAY, 2017.

John
FOA

RESOLUTION NO. R-2017-164

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE PLAT KNOWN AS "MILLCREEK RANCHES" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as the "Millcreek Ranches" was recorded in the public records of Broward County in Plat Book 174, Pages 110-111, Broward County Records; and

WHEREAS, the owner desires to amend the non-vehicular access line (NVAL) opening along the eastern boundary of the subject plat to establish the centerline of an 80-ft. driveway opening on Southwest 148th Avenue at a point 320.64 ft. north of the southern property line (approximately 52 ft. farther north than the currently approved point); 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 "Millcreek Ranches" (Plat Book 174, Pages 110-111, Broward County Records) as being specifically depicted in Exhibit "A".

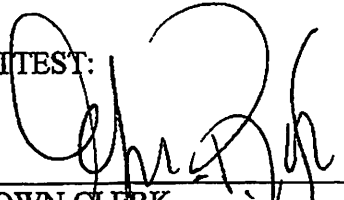
SECTION 2. Any improvements required to satisfy traffic concurrency should be located within the Town of Davie on the local road network.

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

PASSED AND ADOPTED THIS 3RD DAY OF MAY, 2017.



MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

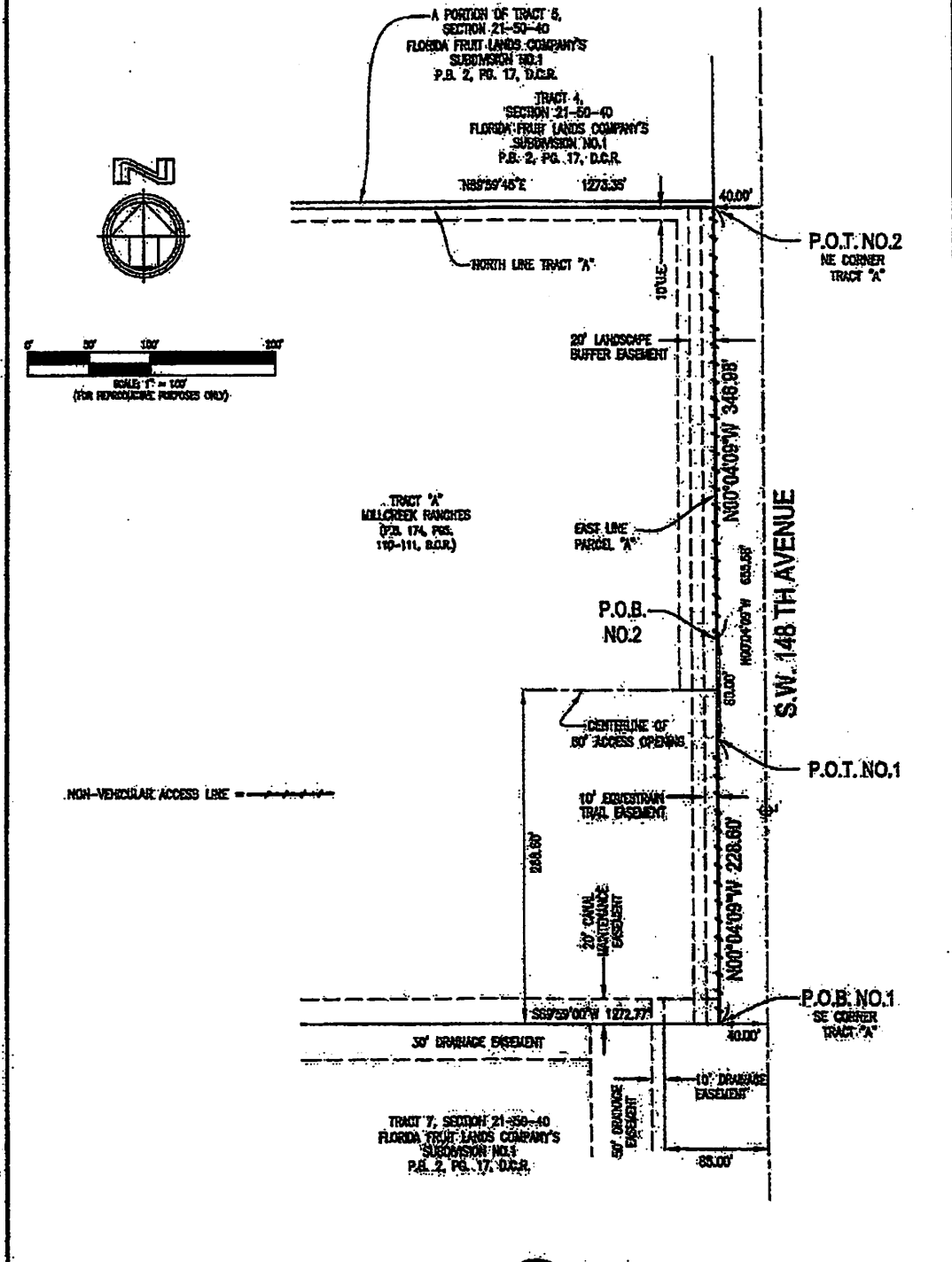
APPROVED THIS 3RD DAY OF MAY, 2017.



DESCRIPTION AND SKETCH

OLD NON-VEHICULAR ACCESS LINE

A PORTION OF TRACT "A", OF THE PLAT OF MILLCREEK RANCHES,
PLAT BOOK 174, PAGES 110-111
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



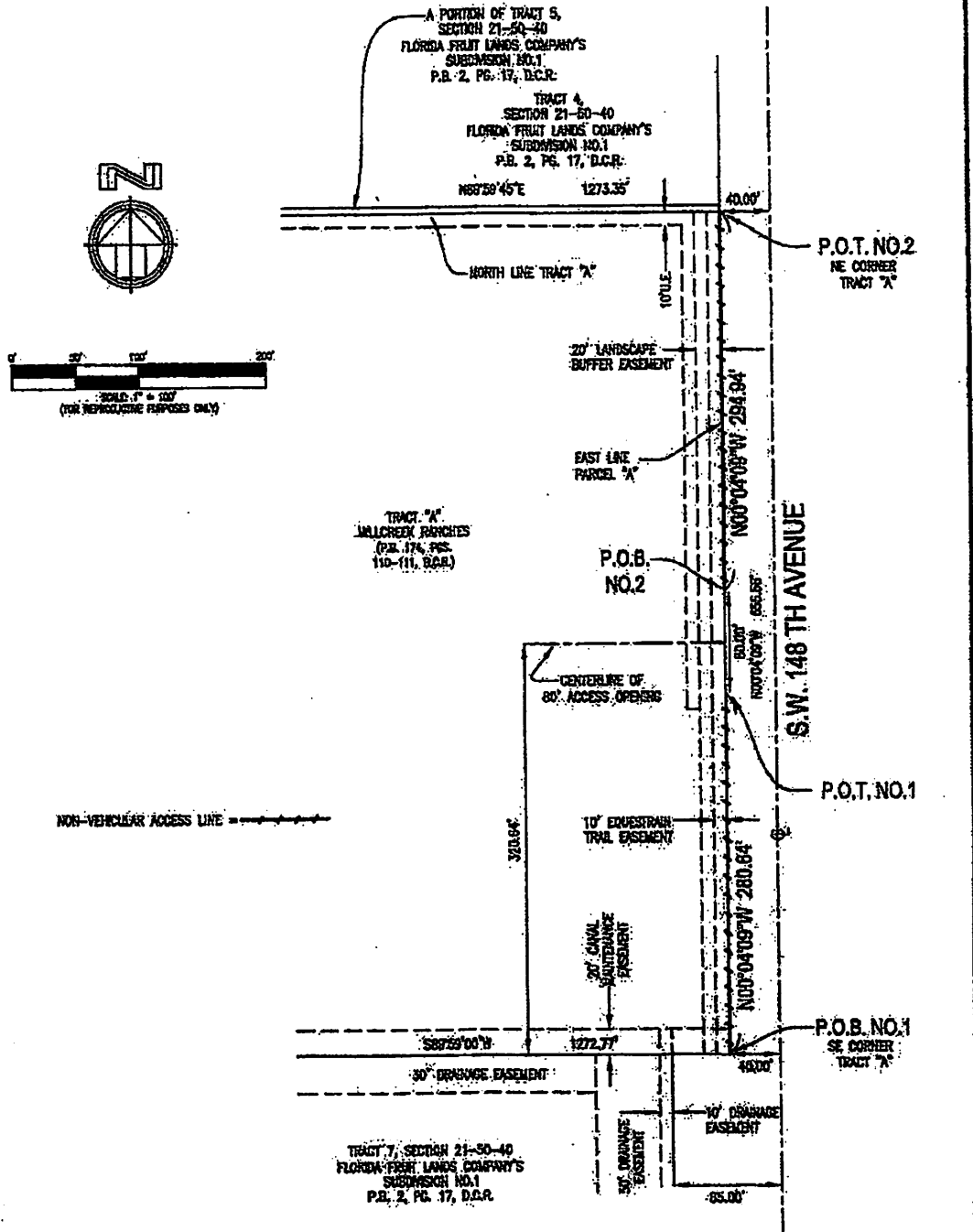
| REVISIONS | DATE | BY | CHKD | SCALE | 1" = 100' | OLD NON-VEHICULAR ACCESS |
|-------------------|-------|---------|-------|--------|-----------|--------------------------|
| JOB NO. 080221 | DATE: | BY: NOM | CHKD: | SCALE: | 1" = 100' | OLD NON-VEHICULAR ACCESS |
| MILLCREEK RANCHES | DATE: | BY: LMC | CHKD: | DATE: | 9-14-16 | SHEET 2 OF 2 SHEETS |

CARNAHAN PROCTOR CROSS, INC.
814 S. MILITARY TRAIL, DEERFIELD BEACH, FL. 33442
PHONE: 561-972-3359 FAX: 561-972-4178

DESCRIPTION AND SKETCH

NEW NON-VEHICULAR ACCESS LINE

A PORTION OF TRACT "A", OF THE PLAT OF MILLCREEK RANCHES,
PLAT BOOK 174, PAGES 110-111
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



CARNAHAN PROCTOR CROSS, INC.
 814 S. MILITARY TRAIL - DEERFIELD BEACH, FL. 33442
 PHONE: 954-872-3039 FAX: 954-872-4178

| REVISIONS | DATE | BY | CK'D |
|-------------------|---------------|------------------|--------------------------|
| JOB NO. 080221 | DWG. BY: KDM | SCALE: 1" = 100' | NEW NON-VEHICULAR ACCESS |
| MILLCREEK RANCHES | CHK'D BY: LMC | DATE: 9-14-16 | SHEET 2 OF 2 SHEETS |