

STAFF REPORT
Downtown Davie
033-MP-03

A request to amend a platted non-vehicular access line (“NVAL”) has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners (“Board”) on November 8, 2005. The property is located on the southeast corner of Griffin Road and Davie Road, in the Town of Davie. This plat was recorded on September 22, 2006 (Plat Book 176, Page 66).

Pursuant to Staff Recommendation No. 5 of the Findings of Adequacy approved by the Board on April 4, 2017 (Item No. 23), the applicant is requesting to extend the existing non-vehicular access line along the Davie Road from the point of terminus to the south plat limits except for an 80-foot opening centered approximately 181 feet north of the south plat limits.

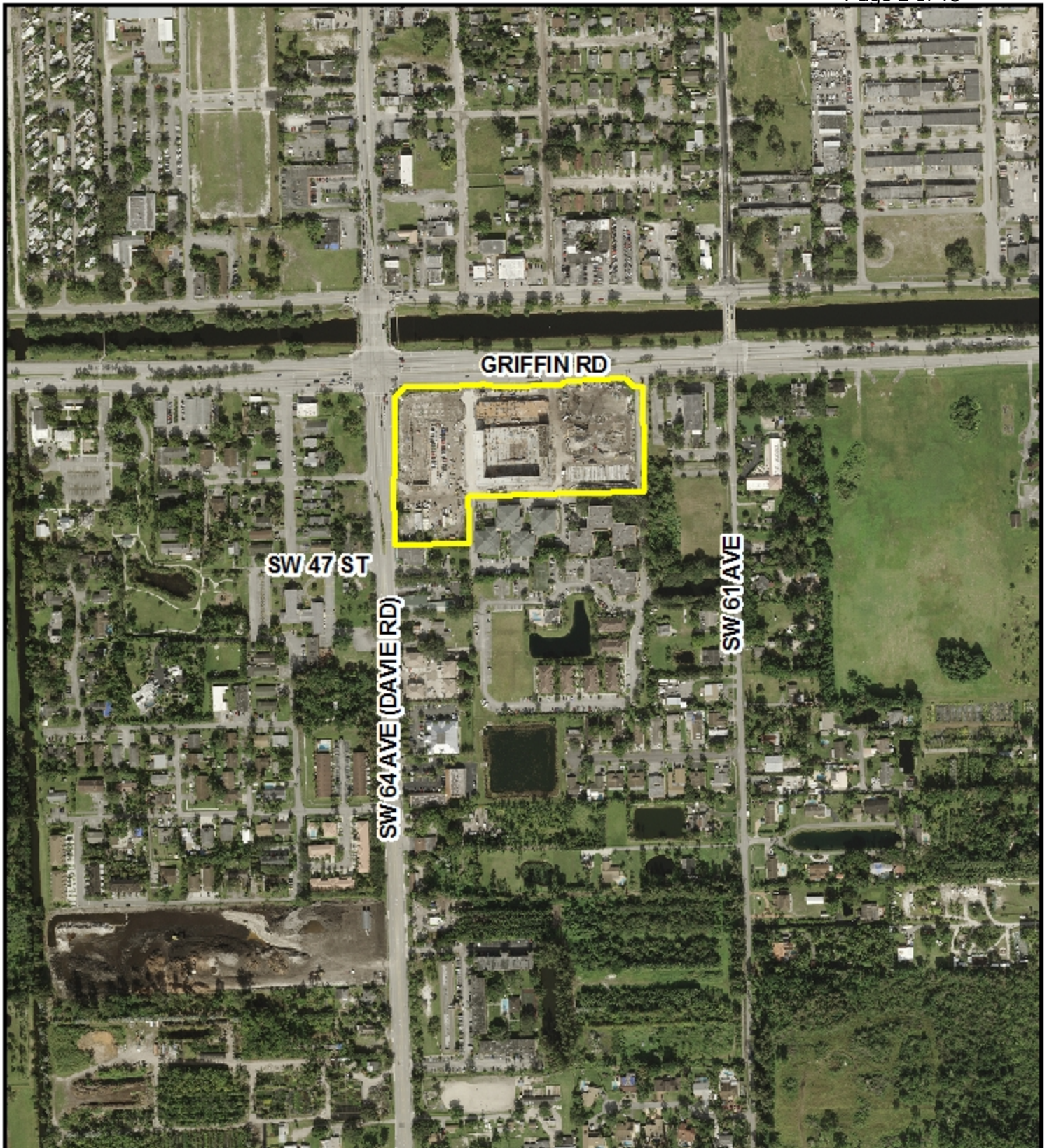
The attached correspondence and Resolution R-2016-179 from the Town of Davie indicate no objection.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

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.

JWP



Commission District No. 7
Municipality: Davie
S/T/R: 26/50/41



033-MP-03
Downtown Davie



0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018



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

MEMORANDUM

DATE: April 8, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to Non-Vehicular Access Line)
Downtown Davie plat (033-MP-03)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for 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 Davie Road 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 County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. The property owners of Downtown Davie Plat (Folio Number 504126510010) 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.
2. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
3. 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.
4. 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

5. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along Davie Road adjacent to the plat except at the following openings:
 - a. An existing 80-foot opening with centerline located approximately 181-feet north of the south plat limits.

This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

RIGHT-OF-WAY REQUIREMENTS (Separate Instrument)

6. Right-of-way for a north bound right turn lane on Davie Road at the 80-foot opening with 70 feet of storage and 50 feet of transition.

7. At this location, on Davie Road is functionally classified as a Broward County jurisdiction roadway. The applicant should contact Frank Guiliano for copies of standard conveyance documents and instructions for processing. He may be reached at (954) 577-4652 or FGUILIANO@BROWARD.ORG. Submittal of the recorded right-of-way documents is required prior to recordation of the NVAL Amendment Agreement. The applicant should provide adequate time for the review and approval process.

ACCESS REQUIREMENTS

8. The minimum distance from the non-vehicular access line of Davie Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.
9. Any driveway in the 80 foot opening(s): shall be centered in the opening, shall consist of one minimum of a 12 foot wide egress lane and one 16 foot wide ingress lane with minimum entrance radii of 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

10. A driveway centered within the 80 foot opening consisting of one 12 foot wide egress lane and one 16 foot wide ingress lane with minimum entrance radius of 30 feet.
11. The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

12. Northbound right turn lane on Davie Road at the 80-foot opening with 70 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

13. Along Davie Road adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

14. Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

15. Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior in conjunction with the Amendment to the NVAL Agreement. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
16. The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
 - c. All forms are available on the Highway Construction & Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

17. Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

GENERAL RECOMMENDATIONS

18. Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
19. All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- a. United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - b. State of Florida Department of Transportation:
 - c. "Roadway and Traffic Design Standards."
 - d. "Standard Specifications."
 - e. "FDOT Transit Facilities Guidelines."
 - f. Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

GENERAL REQUIREMENTS

20. 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.

dgm

Perez, Jean-Paul

From: David Abramson <David_Abramson@davie-fl.gov>
Sent: Thursday, April 25, 2019 3:04 PM
To: Shane Laakso
Cc: Mark Castano; James Thiele; David Quigley; Phillip Holste
Subject: RE: Downtown Davie NVAL: Request for affirmation from City
Attachments: 50-41-26_Downtown_Davie_SP16-085 8-sm.pdf; CountyDRR_033MP03 NVAL Downtown Davie plat - Highlighted.pdf; ACCESS EXHIBIT.pdf; Plat 176-66.pdf; 02105.06-SKETCH & DESCRIPTION-04.pdf; 02105.06-SKETCH & DESCRIPTION-03.pdf

Shane –

The Town has no objection to the proposed location of the NVAL.

Sincerely,

David M. Abramson
Deputy Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, Florida 33314-3399
954.797.1048 phone
david_abramson@davie-fl.gov
[Town Planning & Zoning Division Website](#)

Mission of the Planning and Zoning Division: Provide innovative, practical and cost-effective planning services to the Town, consistent with the comprehensive plan and recognized industry planning standards, while working cooperatively with the public, Town staff and other interested parties.

From: Shane Laakso <slaakso@keithteam.com>
Sent: Thursday, April 25, 2019 1:25 PM
To: David Abramson <David_Abramson@davie-fl.gov>
Cc: Mark Castano <MCastano@keithteam.com>; James Thiele <JThiele@keithteam.com>
Subject: Downtown Davie NVAL: Request for affirmation from City

Good Afternoon David,

Thank you for speaking with me about the Downtown Davie NVAL this afternoon. As discussed the County wants the City to affirm that it is comfortable with the proposed NVAL for the Davie Road driveway. This NVAL essentially allows a driveway along Davie Road that is consistent with the approved site plan. After reviewing the attached documents, you'll notice that the NVAL is east of a portion of the property line. Everything west of the NVAL, we are dedicating to the County as ROW.

As requested I attached the following documents:

- Approved site plan (File name: 50-41-26_Downtown_Davie...)
- Existing plat showing the existing NVAL location along Davie Road (File name: Plat 176-66.pdf)
- Access Exhibit – Show site plan overlaid on plat. Includes information about previous dedications, proposed ROW dedication, and NVAL. (File name: ACCESS EXHIBIT.pdf)
- The County DRR for NVAL with NVAL requirements highlighted (File name: CountyDRR_033MP03 NVAL...)
- Sketch and description of the existing NVAL (File name: 02105.06-SKETCH & DESCRIPTION-04.pdf)
- Sketch and description of the proposed NVAL (File name: 02105.06-SKETCH & DESCRIPTION-03.pdf)

As the Applicant, we applied to the County for the NVAL in December 2018 and submitted the City's FOA approval with that application. The County accepted the application with the City's FOA approval. The NVAL request was not part of our previous FOA application/coordination with the City. We've been working towards getting on a County agenda for the NVAL, but today they asked me for confirmation from the City (via email is ok) that the City is ok with the proposed NVAL.

Please review these documents and this request and, if possible, please provide an email today stating that the City is ok with the proposed NVAL location. If we do not receive confirmation from the City today, then we will not be placed on the May agenda, which would be a substantial setback. I want to reiterate that the proposed NVAL simply allows a driveway in the location approved by the site plan.

If you need any additional information or want to discuss any of the attached exhibits, please do not hesitate to contact me on my cell phone at 954-868-6589. Thank you for your quick attention to this matter.

Sincerely,

Shane



Shane Laakso, AICP

Planner

2312 S. Andrews Ave, Ft. Lauderdale

Office: 954.788.3400

Email: slaakso@keithteam.com

www.KEITHteam.com

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



**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

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 documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name Downtown Davie

Plat/Site Plan Number 033-MP-03 Plat Book - Page 176-66 (If recorded)

Owner/Applicant Nob Hill Partners, LLC Phone 954-472-6450

Address PO Box 14723 City Fort Lauderdale State FL Zip Code 33302

Owner's E-mail Address harvey.mattel@harveymattel.com Fax # none

Agent Keith and Associates, Inc. Phone _____

Contact Person Mike Vonder Meulen

Address 301 East Atlantic Boulevard City Pompano Beach State FL Zip Code 33060

Agent's E-mail Address mvondermeulen@keithteam.com Fax # none

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) FOA 5

Land Development Code citation(s) not specified

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date _____
DG McGuire, Highway Construction and Engineering Division

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):
Application is being made to conform to FOA condition 5.

**Please see the reverse side of this form for Required Documentation
and Owner/Agent Certification**

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

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]

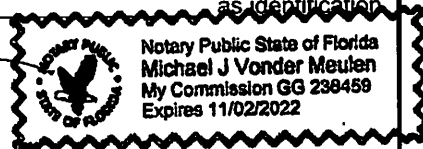
Sworn and subscribed to before me this 12th day of December, 2018

by James Kahn He/she is personally known to me or

Has presented _____ as identification

Signature of Notary Public [Signature]

Type or Print Name Michael Vonder Meulen



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 1/1/2019 Acceptance Date 1/22/2019

Comments Due 2/5/2019 C.C. Mtg. Date TBD Fee \$ 2410

Report Due 2/12/2019 Adjacent City N/A

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) SKETCH/LEGAL DESCRIPTION & NARRATIVE

Title of Request NVAL

Distribute to: Engineering Traffic Engineering Mass Transit

Other FDOT Other _____

Comments _____

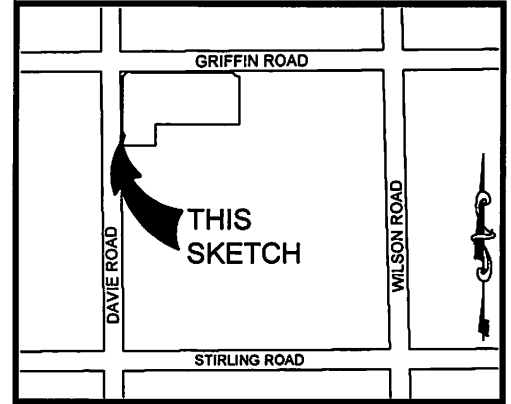
Received by [Signature] JEAN-PAUL PEREZ, SENIOR PLANNER

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", DOWNTOWN DAVIE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 66 AND 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°41'16" WEST, ALONG THE WEST LINE OF PARCEL "A", 65.27 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 11°39'32" EAST, 38.99 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 01°41'16" EAST, 103.20 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°15'07" WEST, ALONG SAID SOUTH LINE 9.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA; CONTAINING 758 SQUARE FEET, (0.017 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

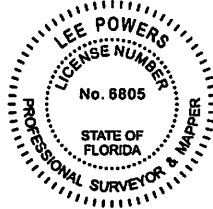
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°41'16" WEST ALONG THE WEST LINE OF PARCEL A, "DOWNTOWN DAVIE", AS RECORDED IN PLAT BOOK 176, ON PAGES 66 AND 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
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"=40' 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 WRITTEN UNDER MY DIRECTION ON JANUARY 31, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



Digitally signed
by Lee Powers
Date: 2018.02.23
14:42:46 -05'00'

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A",
DOWNTOWN DAVIE
P.B. 176, PGS. 66 & 67 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 1 OF 2

DRAWING NO. 02105.06-SKETCH & DESCRIPTION-01.dwg

DATE 1/31/18

SCALE 1"=40'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

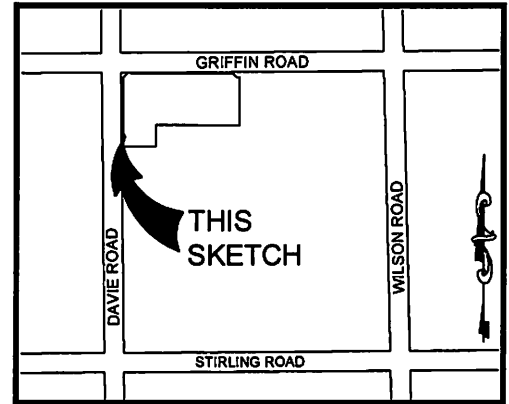
DATE	REVISIONS

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE LYING, OVER, UNDER, AND ACROSS A PORTION OF PARCEL "A", DOWNTOWN DAVIE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 66 AND 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°15'07" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", 9.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE NORTH 01°41'16" WEST 103.20 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

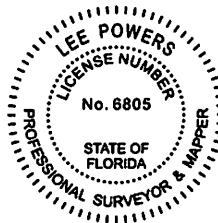
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°41'16" WEST ALONG THE WEST LINE OF PARCEL A, "DOWNTOWN DAVIE", AS RECORDED IN PLAT BOOK 176, ON PAGES 66 AND 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
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"=40' 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 WRITTEN UNDER MY DIRECTION ON JANUARY 31, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



Digitally signed
by Lee Powers
Date: 2018.02.23
14:43:43 -05'00'

SKETCH & DESCRIPTION

A NON-VEHICULAR ACCESS LINE
ACROSS A PORTION OF
PARCEL "A", DOWNTOWN DAVIE
P.B. 176, PGS. 66 & 67 B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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

SHEET 1 OF 2
DRAWING NO. 02105.06-SKETCH & DESCRIPTION-02.dwg

DATE 1/31/18

SCALE 1"=40'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS

