

**SOUTH BROWARD DRAINAGE DISTRICT  
GOVERNING BOARD MEETING MINUTES**

**MARCH 26, 2015**

**Present:**

Scott Hodges, Chairperson  
James Ryan, Vice Chairperson  
Vicki Minnaugh, Treasurer  
Robert E. Goggin, IV, Secretary  
Thomas Good, Commissioner  
Mercedes Santana-Woodall, Commissioner

Kevin M. Hart, District Director  
Douglas R. Bell, Legal Counsel  
Reina Muniz, Recording Secretary  
General Public: See Attached List

**Absent:**

Alanna Mersinger, Commissioner

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**01. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**

Vice Chair Ryan called the SBDD Board Meeting to order at 8:05 A.M., with Commissioner Minnaugh, Commissioner Good, Commissioner Santana-Woodall and Commissioner Goggin present; followed by the Pledge of Allegiance.

**02. PUBLIC COMMENT**

None.

**03. APPROVAL OF MINUTES**

Commissioner Minnaugh moved for approval of the minutes of the February 26<sup>th</sup>, 2015, South Broward Drainage District Board meeting. Motion was seconded by Commissioner Goggin and carried unanimously by those present.

**04. DIRECTOR'S REPORT**

**A. PROCLAMATION FOR APRIL AS WATER CONSERVATION MONTH**

District Director Hart read a Proclamation from SBDD, declaring the month of April as "Water Conservation Month".

Chair Hodges joined the meeting at approximately 8:08 A.M.

**B. RELEASE AND VACATION OF SURFACE WATER MANAGEMENT AREA FOR BAHAMON RESIDENCE, SOUTHWEST RANCHES, FL**

District Director Hart said that the owner of the property located at 17601 SW 65<sup>th</sup> Court, Southwest Ranches, FL 33331 is requesting that SBDD vacate the Surface Water Management Area (SWMA) that was previously designated and recorded under OR Book 51266, Pages 926-929, Broward County Records. All properties in the SW Ranches are

required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owners, Harvin Andres Bahamon and Frida Liliana Rubio, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement. SBDD staff has reviewed the request and has no objections. There are no financial impacts to this Agenda Item, other than SBDD administrative costs; all other costs will be incurred by the property owner.

The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 17601 SW 65<sup>th</sup> Court, Southwest Ranches, FL 33331. This request is subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria

Commissioner Minnaugh moved for approval of the Release and Vacation of SWMA for the Bahamon residence; subject to the dedication of a new SWMA in accordance with SBDD Criteria. Motion was seconded by Commissioner Goggin and it was carried unanimously.

**C. RELEASE AND TERMINATION OF INDEMNIFICATION/MAINTENANCE AGREEMENT BETWEEN SBDD AND NOJOSY CORP. FOR THE FUTURE FRANKLIN ACADEMY 6-12 CHARTER SCHOOL, PEMBROKE PINES, FL**

District Director Hart stated that the purchaser of the proposed Franklin Academy 6-12 Charter School in Pembroke Pines is requesting the release and termination of the Indemnification/Maintenance Agreement between SBDD and Nojosy Corp. that was previously executed and recorded under OR Book 16948, Page 85, Broward County Records.

In December, 2013, SBDD approved the release and vacation of the underlying drainage easements and rights-of-way located within the subject property, subject to the following conditions:

- The dedication of the new, replacement easements as required by SBDD.
- The property owner shall enter into a new Maintenance & Indemnification Agreement with SBDD to replace the Indemnification/Maintenance Agreement currently in place for the property and recorded in OR Book 16948, Page 85, B.C.R.
- The property owner shall pay for all associated legal costs incurred by the District.
- The drainage permit for the development shall include an off-site improvement for a ditch liner to be installed in the "east drainage ditch" as approved by SBDD.

The current Indemnification/Maintenance Agreement was executed back in 1989, and therefore, needs to be terminated prior to the execution and recordation of a new Maintenance & Indemnification Agreement, which will follow the District's approved form.

SBDD staff has reviewed the request and has no objections, subject to the same conditions as previously approved. There are no financial impacts to this Agenda Item, other than SBDD administrative costs; all other costs will be incurred by the property owner.

The request is for SBDD to release and terminate the Indemnification/Maintenance Agreement between SBDD and Nojosy Corp. that was previously executed and recorded under OR Book 16948, Page 85, Broward County Records for the proposed Franklin

Academy 6-12 Charter School, Pembroke Pines, Florida. This request is subject to the conditions noted above.

Commissioner Minnaugh moved for approval of the Release and Termination of Indemnification/Maintenance Agreement between SBDD and Nojosy Corp. for the future Franklin Academy 6-12 Charter School as presented. Motion was seconded by Commissioner Santana-Woodall.

Commissioner Good requested clarification on the sequence of the termination of the current Agreement, and the execution of the new Agreement. He noted that the District was being asked to terminate an existing Agreement, but the Board had not been presented with a new Agreement for approval. District Director Hart explained that the new agreement was already approved in form by the Board.

He said that there are four separate agreements that the Board has approved in form and content; and they relate to different scenarios for the development of a property. He said there is an On-site Only Agreement which are for properties that only have an on-site drainage system with no drainage flowing through from off-site properties and no mitigation; there is another agreement called On-site/Off-site where there is off-site drainage that flows through; and then there are agreements that are the same two scenarios noted above, but with mitigation on-site. District Director Hart stated that the Board had already approved those forms; and provided that there are no substantive changes to those agreements, they are prepared by staff and signed by the Board Chair and Secretary.

District Director Hart said that the new Agreement for this property would not come back to the Board because it has already been approved in form, and there will be no substantive changes. He said that this development will have On-site/Off-site and mitigation.

Commissioner Good asked, “what if there is a substantive change?”. District Director Hart replied that in that instance, the District will not be recording the Release and Termination Document. Attorney Bell elaborated that the existing agreement will remain in place until the new agreement is signed and executed, and SBDD will then record the Termination Agreement, immediately followed by the new Agreement. Attorney Bell expanded that the approval of the Termination Agreement is subject to the new agreement being executed, as discussed previously.

Commissioner Minnaugh amended her motion to include: “approval of the Release and Termination of Indemnification/Maintenance Agreement between SBDD and Nojosy Corp. for the future Franklin Academy 6-12 Charter School, contingent upon the closing; the signing of any and all required agreements; and recording the termination of the existing agreement”. The motion was seconded by Commissioner Santana-Woodall and it was carried unanimously.

#### **D. OTHER**

- **Water Matters Day** - District Director Hart said that the District participated in the Water Matters Day on March 14<sup>th</sup>. He said that Pam Walsh and he attended this event and that there was a lot of participation at the SBDD booth. There was interaction with the students that came by; and overall it was a good event.

District Director Hart also commented that Attorney Bell informed him that SBDD

received a proclamation from the Mayor of Broward County, Mayor Tim Ryan on the District's participation as a sponsor for Water Matter's Day.

➤ **Update on CIP** – District Director Hart updated the Board on the District's Capital Improvement Projects (CIP) as follows:

- SW 205<sup>th</sup> Avenue drainage improvement project – this project is currently out to bid by SBDD.
- Dykes Road Outfall project – District has received permit approval, and SWR will be handling the bidding on this project.
- SW 54<sup>th</sup> Place and SW 164<sup>th</sup> Terrace Culvert Replacement Project – the District is working on the design for this project and has requested approval through SFWMD as part of their cooperative grant program; SBDD has yet to hear from SFWMD on its ranking and whether it has reached the next level.
- Gear drives at S-4/S-5 Pump Station – they have been rebuilt, completed and installed.
- Two pump conversions from oil to water lubrication at S-4/S-5 – they are being rebuilt and are under construction and should be back in operation within the next 30 days.
- New gear drive at the S-1 Pump Station – the District has received delivery on this and it should be installed in-house within the next 2-3 weeks.
- S-9/S-10 and S-4/S-5 Interconnect – it is under construction and the antenna should be up today; and it should be 100% complete by the end of next month.
- Sluice Gate at the S-1 Pump Station – has been completed and is working very well.
- Two motor rebuilds, (one at S-1 and the other at S-7) - have been completed and are back in operation.
- Excavation work for canals in Basin 1 and Basin 8. – has not been started yet.
- Roof Replacement at S-3 – is under construction. the roof structure is in place and should be 100% complete within the next 3 weeks.

➤ **Save the Date Announcement-** The District will be presenting a seminar on eliminating unnecessary flooding on commercial/industrial properties on Thursday, May 14<sup>th</sup>, 2015, and it will be held at the SBDD Conference Room. SBDD is partnering with Allstate Resource Management Inc.; there are 2 CEU credits for Property Managers for commercial properties, and 1 CEU credit on stormwater systems.

**05. 8:30 A.M. PUBLIC HEARING TO CONSIDER ADOPTION OF THE 2015 UPDATE TO THE SBDD STORMWATER MANAGEMENT REGULATIONS, STANDARDS, PROCEDURES AND DESIGN CRITERIA MANUAL ATTORNEY'S REPORT:**

Chair Hodges opened the Public Hearing to consider adoption of the 2015 Update to the SBDD Stormwater Management Regulations, Standards, Procedures and Design Criteria Manual Attorney's Report.

District Director Hart presented an overview of the Proposed 2015 Update to the SBDD Stormwater Management Regulations, Standards, Procedures and Design Criteria Manual. He stated that upon approval and adoption, the SBDD 2015 Design Criteria Manual will be made available to all residents, businesses, consultants and other interested parties on the SBDD web page.

District Director Hart had presented to the Board a draft update to the Proposed SBDD 2015 Design Criteria Manual at the last Board meeting, and he had e-mailed an updated version to each Board member which highlighted all the changes that were made to the draft version. The changes to the draft included input from Attorney Bell and input from the District's outside attorney related to the District's utility permits and user fees. Those recommendations have been incorporated into the manual and were presented in the e-mail. Since that e-mail there have been a few additional, minor changes. They were presented as follows:

- Added four additional exhibits – Permit Transfer for Development Permits and Re-certifications, As-Built Bond form and Shoreline Bond form.
- Moved Bailey District Ordinance as an Appendix as opposed to an Exhibit.
- Added References to exhibits for Paving and Drainage As-built Bond and Shoreline Bond.
- Added a Level of Service application form.
- Added an additional Item for Fees – Fee Schedule 1 (added a fee for Waiver of Plat)
- Other grammatical, formatting, and non-substantive changes.

No other changes have occurred since the updated version was presented to the Board.

Chair Hodges had a question regarding the Level of Service and the 20% or equivalent of SWMA designation. He wanted to know if it referred to volume or area. District Director Hart replied volume, and stated that it is 20% at 5.0', and the volume is computed up to 100 year flood elevation which is 8.0', to get the cubic ft. volume of storage. He further stated that if they (property owner) wanted to raise the elevation to 5.5', they need to give more area to achieve the same volume; they cannot go lower than 5', but sometimes they want to go higher, and if that is so, they need to designate a larger area other than 20%.

Commissioners Hodges asked the Board of Commissioners if they had any further questions/comments regarding the proposed SBDD 2015 Design Criteria Manual. There were no comments from the Board of Commissioners.

Commissioner Hodges asked the Public if there were any further questions/comments regarding the proposed SBDD 2015 Design Criteria Manual. There were no comments from the public.

Chair Hodges closed Public Discussion.

Commissioner Minnaugh moved for approval of the amendments to the 2015 Update to the SBDD Stormwater Management Regulations, Standards, Procedures and Design Criteria Manual as presented. Motion was seconded by Commissioner Goggin and was carried unanimously.

Commissioner Minnaugh moved for approval of Resolution 2015-01; which approves and adopts the 2015 Update to the SBDD Stormwater Management Regulations, Standards, Procedures and Design Criteria Manual as amended. Motion was seconded by Commissioner Goggin and was carried unanimously.

The Public Hearing was adjourned and the Regular SBDD Board Meeting was reconvened.

## **06. ATTORNEY'S REPORT:**

Attorney Bell commented that the Lenis Agreement has been finalized and recorded.

Attorney Bell kept the Board apprised of several legislative bills that are surfacing. They are as follows:

- Senate Bill 1388, refers to Chapter 189 which was completely redone last year and is a glitch bill which is being followed by the Association of Special Districts to ensure that there are no substantial changes.
- A Bill was passed last year on government accountability and lobbyist registration. He said that discussion is being resurrected again, to possibly have it apply to all Independent Special Districts, and to try and expand the applicability of that particular bill.
- Senate Bill 1372 – There are requirements that the District keep their tentative budgets on the website for 45 days, and the main budget stay on the website for 2 years; and more accountability and more information on the website would have to be done if that bill gets approved.
- House Bill 7003 - Refers to environmental issues. He said it seems that most of this has to do with Lake Okeechobee and springs in North Florida. He said it does not appear to apply to this District.
- Senate Bill 778 – Prohibits local government, including Special Districts, from using an ordinance and regulations that provides a preference for local contractors if 50% or more of the projects will be paid from State appropriated funds. He said that he does not believe that SBDD has any such preference.
- There is another Bill that would require Hospital Districts to hold a referendum every 10 years and ask the question if the Hospital District should have advalorem taxing authority. If the referendum is not approved does the District either continue on without taxing authority, or is it dissolved? He said this bill should be monitored because it could be expanded to apply to everyone.

**07. APPROVAL OF LEGAL FEES**

Commissioner Goggin moved for approval of the legal bills. Motion was seconded by Commissioner Minnaugh and it was carried unanimously.

**07. BOARD MEMBER'S QUESTIONS/COMMENTS**

None.

**08. MEETING DATE(S)**

A. The Next **Regular Board Meeting** will be held on **Thursday, April 30<sup>th</sup> at 8:00 a.m.**

Adjournment at 8:50 A.M.

Respectfully submitted,

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Robert E. Goggin IV, Secretary  
South Broward Drainage District

/rim

## \*\*\*MEMORANDUM\*\*\*

DATE: April 23, 2015

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Contract Award for Tree Removal & Trimming in Miramar, Pembroke Pines and Southwest Ranches

## Comments:

SBDD advertised for bids for Tree Removal & Trimming at sixteen locations plus one alternate location in the City of Miramar, City of Pembroke Pines, and Town of Southwest Ranches. We received a total of four (4) bids. The bid amounts ranged in price from \$28,500.00 to \$370,000.00 for all seventeen locations. A copy of the Bid Summary is attached.

The bid documents allow the District the option of awarding the contract on a split basis.

The lowest bid for each of the 17 sites varies among the bids. Therefore, it is recommended that the bid be awarded on a split basis as follows:

1. EDJ Service, Inc. (EDJ) in the amount of \$15,500.00 as the lowest responsive, responsible bidder for Site Nos. 1, 6, 8, 10, 11, 12, 13, 14, 16 and Alternate Site No. 17.
2. Milborne LLC (Milborne) in the amount of \$6,316.60 as the lowest responsive, responsible bidder for Site Nos. 2, 3, 4, and 5.
3. Lawn Wizard USA, Inc. (Lawn Wizard) in the amount of \$2,800.00 as the lowest responsive, responsible bidder for Site Nos. 7, 9, and 15.

SBDD has reviewed the bids submitted by EDJ, Milborne, and Lawn Wizard and has determined that each Contractor is qualified to perform the work and that all three bids meet all requirements. SBDD is familiar with EDJ and has been satisfied with their past work on similar type projects. SBDD checked references for Milborne and Lawn Wizard and received positive responses. All three Contractors are agreeable to performing the work on a split basis as noted above.

Financial impacts to this Agenda Item: The work covered under this project is included as part of the District's 2014-2015 budget; and funding for the project will come from the SBDD General Operating account.

**This is to request approval to award the contract for Tree Removal & Trimming in Miramar, Pembroke Pines and Southwest Ranches on a split basis as noted above. The total of the three contracts will be \$24,616.60 and funding for this project will come from the SBDD General Operating Account as part of the 2014-2015 Budget.**

**KH**  
**Attachment**

# BID TABULATION

## SOUTH BROWARD DRAINAGE DISTRICT

### TREE REMOVAL & TRIMMING IN MIRAMAR, PEMBROKE PINES & SWR

( BID RESULTS HAVE NOT BEEN FULLY EVALUATED )

Thursday, April 16, 2015

	T&M Lawn-Fence Svc., Inc.	Milborne LLC	EDJ SERVICE LLC	LAWN WIZARD USA, INC.
SITE #1	\$10,000.00	\$1,529.80	\$450.00	\$480.00
SITE #2	\$20,000.00	\$1,529.80	\$2,100.00	\$1,920.00
SITE #3	\$30,000.00	\$1,225.63	\$2,600.00	\$2,880.00
SITE #4	\$21,000.00	\$1,225.63	\$1,300.00	\$3,840.00
SITE #5	\$21,000.00	\$2,335.54	\$3,700.00	\$2,880.00
SITE #6	\$21,000.00	\$3,794.85	\$3,700.00	\$3,840.00
SITE #7	\$21,000.00	\$1,364.49	\$950.00	\$160.00
SITE #8	\$21,000.00	\$2,943.89	\$2,400.00	\$2,400.00
SITE #9	\$21,000.00	\$2,335.54	\$1,800.00	\$720.00
SITE #10	\$21,000.00	\$742.05	\$500.00	\$2,400.00
SITE #11	\$22,000.00	\$742.05	\$200.00	\$5,760.00
SITE #12	\$22,000.00	\$1,933.84	\$700.00	\$1,920.00
SITE #13	\$22,000.00	\$2,613.26	\$850.00	\$2,880.00
SITE #14	\$22,000.00	\$1,364.49	\$1,100.00	\$1,920.00
SITE #15	\$22,000.00	\$2,335.54	\$2,200.00	\$1,920.00
SITE #16	\$21,000.00	\$3,517.12	\$1,100.00	\$1,440.00
ALTERNATE SITE #17	\$32,000.00	\$13,308.30	\$4,500.00	\$10,950.00
LUMP SUM BASE BID SITES #1-16:	\$338,000.00	\$31,533.49	\$24,000.00	\$37,360.00
LUMP SUM BASE BID PLUS ALTERNATE BID LUMP SUM PRICE FOR SITES #1-17:	\$370,000.00	\$44,841.82	\$28,500.00	\$48,310.00

Contract Awarded to:





**LOCATION #1: 3401 S.W. 141<sup>st</sup> AVE., MIRAMAR**



**LOCATION #2: 3651 S.W. 141<sup>st</sup> AVE., MIRAMAR**



**LOCATION #3: 3851 S.W. 139<sup>TH</sup> AVE., MIRAMAR**



**LOCATION #4: 3450 S.W. 137<sup>TH</sup> AVE., MIRAMAR**



**LOCATION #5: 3601 S.W. 137<sup>TH</sup> AVE., MIRAMAR**



**LOCATION #6: 3901 S.W. 137<sup>TH</sup> AVE., MIRAMAR**



**LOCATION #7: 9230 ANDORA DRIVE, MIRAMAR**



**LOCATION #8: 9010 BERMUDA DRIVE, MIRAMAR**



**LOCATION #9: 3012 CANAL ROAD, MIRAMAR**



**LOCATION #10: 3116 CANAL ROAD, MIRAMAR**



**LOCATION #11: 2901 DOLPHIN DRIVE, MIRAMAR**



**LOCATION #12: 8436 WINDSOR DRIVE, MIRAMAR**



**LOCATION #13: 420 N.W. 77<sup>TH</sup> WAY, PEMBROKE PINES**



**LOCATION #14: 7710 N.W. 14<sup>TH</sup> STREET, PEMBROKE PINES**



**LOCATION #15: 400 N.W. 77<sup>TH</sup> WAY, PEMBROKE PINES**



**LOCATION #16: 8420 N.W. 17<sup>TH</sup> COURT, PEMBROKE PINES**





**LOCATION #17: S.W. 210 TERRACE & S.W. 50<sup>TH</sup> STREET,  
SOUTHWEST RANCHES**

\*\*\*MEMORANDUM\*\*\*

DATE: April 23, 2015  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: Contract Award for SW 205<sup>th</sup> Avenue Drainage Improvements in SW Ranches Project

Comments:

SBDD advertised for bids for the installation of a 15" drainage culvert on SW 205<sup>th</sup> Avenue in SW Ranches, FL. We received a total of eleven (11) bids. The Bid amounts ranged in price from \$31,900.00 to \$52,034.17. A copy of the Bid Summary is attached.

The lowest bid was submitted by LCCI Construction LLC in the amount of \$31,900.00. SBDD has reviewed the bid submitted by LCCI Construction LLC and has determined that the Contractor is qualified to perform the work and that the bid meets all requirements. SBDD is familiar with this Contractor and has been satisfied with their past work on District projects. I am recommending that the District award the contract for the SW 205<sup>th</sup> Avenue Drainage Improvements project to LCCI Construction LLC in the amount of \$31,900.00 as the lowest responsive, responsible bidder.

Financial impacts to this Agenda Item: This project is included under the District's 2014-2015 Capital Improvement Plan (CIP); and funding for the project will come from the SBDD Capital Improvements Committed Account.

**This is to request approval to award the contract for the SBDD SW 205<sup>th</sup> Avenue Drainage Improvements Project in SW Ranches, FL to LCCI Construction LLC in the amount of \$31,900.00. Funding for this project will come from the SBDD Capital Improvements Committed Account.**

**KH**  
**Attachment**

# BID TABULATION

## SOUTH BROWARD DRAINAGE DISTRICT

### SW 205TH AVENUE DRAINAGE IMPROVEMENT PROJECT IN SWR

(BID RESULTS HAVE NOT BEEN FULLY EVALUATED )

Thursday, April 16, 2015

<u>COMPANY NAME</u>	<u>TOTAL BID AMOUNT</u>	<u>COMMENTS</u>
LCCI LLC	\$31,900.00	
JMS Construction Services, Inc.	\$34,188.00	
Williams Paving Co., Inc.	\$36,004.65	
Impact Site Development	\$36,450.00	
Straight Ahead Construction, Inc.	\$41,794.45	
All Rite Paving Contractors, Inc.	\$42,876.25	
United Civil & Underground, Inc.	\$43,511.00	
Wolverine Engineering Contractors, Inc.	\$45,238.00	
Coramarca Corp.	\$45,264.23	
Southeastern Engineering Contractors, Inc.	\$45,510.00	
DBF Construction, LLC	\$52,034.17	



NORTH

**LOCATION MAP**

**SW 205<sup>TH</sup> AVENUE 15" CULVERT INSTALLATION**

NOT TO SCALE

\*\*\*MEMORANDUM\*\*\*

DATE: April 23, 2015  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: Request to Vacate the Surface Water Management Area Previously Designated on the Property Owned by Raffaele Ceccarelli and Milagros K. Omonte

Comments:

The owner of the property located at 5450 SW 160<sup>th</sup> Avenue, Southwest Ranches, FL 33331 is requesting that SBDD vacate the Surface Water Management Area (SWMA) that was previously designated and recorded under OR Book 21028, Pages 293-295, Broward County Records. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owners, Raffaele Ceccarelli and Milagros K. Omonte, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement.

SBDD staff has reviewed the request and has no objections.

The following documents/sketches are attached to this memo:

- Release and Vacation of Surface Water Management Area Designation form.
- Recorded SWMA document (OR Book 21028, Pages 293-295, B.C.R.).
- Color sketch showing SWMA to be vacated.
- Color sketch showing new SWMA to be dedicated.
- New SWMA Designation form.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

**The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 5450 SW 160<sup>th</sup> Avenue, Southwest Ranches, FL 33331, as described in the attached "Release and Vacation of Surface Water Management Area Designation" and recorded under OR Book 21028, Pages 293-295, B.C.R. This request is subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria.**

**KH**  
**Attachments**

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504033010066

**RELEASE AND VACATION OF  
SURFACE-WATER MANAGEMENT AREA DESIGNATION**

THIS RELEASE AND VACATION OF SURFACE-WATER MANAGEMENT AREA DESIGNATION executed this \_\_\_\_ day of \_\_\_\_\_, 2015, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 Southwest 160 Avenue, Southwest Ranches, Florida, 33331, first party, to **RAFFAELE CECCARELLI** and **MILAGROS K. OMONTE**, his wife, whose post office address is 5450 S.W. 160<sup>TH</sup> Avenue, Southwest Ranches, F133331, their successors and assigns as their interest may appear of record, second party:

(Wherever used herein, the term "first party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first said party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the SURFACE-WATER MANAGEMENT AREA DESIGNATION located on the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO)

The purpose of this Release and Vacation of SURFACE-WATER MANAGEMENT DESIGNATED AREA is to release and vacate the first parties interest in and to the SURFACE-WATER MANAGEMENT DESIGNATED AREA located on second parties property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

SOUTH BROWARD DRAINAGE DISTRICT

Signed, sealed and delivered  
in the presence of:

SOUTH BROWARD DRAINAGE DISTRICT

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT E. GOGGIN, IV, Secretary

\_\_\_\_\_  
Witness Printed Name †

District Seal:

STATE OF FLORIDA     )  
                              )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_ of \_\_\_\_\_, 2015 Scott Hodges and Robert E. Goggin, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party. They are personally known to me.

WITNESS my hand and official seal in the County and State lat aforesaid this \_\_\_ day of \_\_\_\_\_, 2015.

(NOTARY SEAL & STAMP)

\_\_\_\_\_  
NOTARY PUBLIC: STATE OF FLORIDA AT LARGE

EXHIBIT "A" TO  
SURFACE-WATER MANAGEMENT AREA DESIGNATION

The East 205 feet and the south 20 feet less that part of said Tract 48 lying within the west 30 feet of said Section 33 for the following described property:

The North One-half (N ½) of Tract 48, less the East 840 feet thereof and less Road Right of Ways for SW 54<sup>th</sup> Place and SW 160<sup>th</sup> Avenue (Dykes Road) as described in Official Records Book 21545, Page 140, of Section 33, Township 50 South, Range 40 East, Florida Fruit Land Company's Subdivision No. 1, According to the map or Plat thereof as Recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida.

Said lands situate, lying and being in Broward County, Florida.

(This is intended to vacate the surface-water management area dedication recorded on August 25, 1993, in the Broward County Public Records OR Book 21028, Pages 293-295.)



Prepared by: DOUGLAS R. BELL, ESQUIRE  
CUMBERLAND BUILDING, SUITE 601  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

Return to: DOUGLAS R. BELL, ESQUIRE  
CUMBERLAND BUILDING, SUITE 601  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

(RECORDED SWMA)

L0033-01

SURFACE WATER MANAGEMENT DESIGNATION  
AND  
DECLARATION OF RESTRICTIVE COVENANTS

THIS Surface Water Management Designation and Declaration of Restrictive Covenants made this 24<sup>th</sup> day of August, 1993 by TEJ P. KURBAN, and SHEILAP, KURBAN, whose address is 5750 Brierwood Way, Davle, Florida 33334, hereinafter referred to as "PROPERTY OWNERS".

WITNESSETH

WHEREAS, the Property Owners are the fee title owners of certain lands lying and being in Broward County, Florida, as described in Exhibit "A", attached hereto and made a part hereof, hereinafter referred to as the "Property"; and

WHEREAS, the Property Owners seek to place certain restrictions on the proposed development which will conform to the level of service for drainage as required by the Broward County Land Development Code, Chapter 5, Article IX, Broward County Code of Ordinances; and

WHEREAS, Broward County is relying upon this designation and covenant in issuing a development order for the property and the South Broward Drainage District ("District") is relying upon this designation and covenant in representing to Broward County that the proposed development meets Broward County's level of service for drainage; NOW, THEREFORE,

The Property Owners hereby declare that the Property shall hereafter be held, maintained, transferred, sold, conveyed, and owned subject to the following designation and restrictive covenants:

1. RESTRICTIONS.

A. A surface water management area for the storage and flow of surface water to meet Broward County's level of service standards is hereby established, over, across, and through the portion of the property described in Exhibit "B" ("Water Management Area").

B. Property Owners acknowledge that the Property Owners are responsible for maintenance of the entire surface water management area designated by this document and that this area shall be designed, developed, and maintained to in accordance with the requirements of the District to ensure that the water management area provides for the retention of surface water to meet the applicable level of service standards.

2. COVENANT RUNNING WITH THE LAND. This Restriction and Declaration shall run with the land described in Exhibits "A" and "B" and shall be binding on all parties and all persons acquiring title to the Property.

3. ENFORCEMENT. Broward County, through its Board of County Commissioners, its successors and assigns, and the South Broward Drainage District are the beneficiaries of this Declaration and Restriction, and as such, either the District or the County, or both, may enforce the terms of this Declaration by an action at law or in equity against any person or persons, entity or entities, violating or attempting to violate said terms. Furthermore, violations of this Designation and Restriction shall be contrary to the development permit issued for the development of the Property, and as such, shall constitute a violation of Chapter 5, Article IX, the Broward County Land Development Code, Broward County Code of Ordinances, and may be enforced in any manner that a violation of a county ordinance may be enforced.

4. AMENDMENT. This Designation and Restriction shall be released in part or in whole by the Board of County Commissioners and the District upon a determination that the applicable level of service has been reduced or that the construction of additional drainage facilities reduces the need for on-site surface water management areas.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"PROPERTY OWNERS"

Douglas R. Bell  
Witness's Signature:

Tej P. Kurban  
TEJ P. KURBAN

Douglas R. Bell  
Print Witness's Name

Adam Long  
Witness's Signature:

Adam Long  
Print Witness's Name

BK 21028 PG 0293

10/21

*Douglas R. Bell*  
Witness's Signature:

DOUGLAS R. BELL  
Print Witness's Name

*Sheila P. Kurban*  
SHEILA P. KURBAN

*Jean Long*  
Witness's Signature:

Jean Long  
Print Witness's Name:

STATE OF Florida )  
COUNTY OF Broward )<sup>s</sup>

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county last aforesaid to administer oaths and take acknowledgments, personally appeared TEJ P. KURBAN, and SHEILA R. KURBAN, to me known to be the persons described herein and who executed the foregoing Surface Water Management Designation and Declaration of Restrictive Covenants as Property Owners and swore to and before me that the facts alleged in the above instrument are true. They  are personally known to me)  have produced Fla. Drivers License and Fla. Drivers License as identification).

WITNESS my hand and official seal in the county and state last aforesaid this 24 day of August, 1993.

[NOTARY SEAL OR STAMP AFFIXED HERE]

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JUNE 9, 1994  
BONDED THRU GENERAL INS. UND.

*Jean Long*  
Notary Public:  
State of Florida at Large  
Jean Long  
Typed, printed or stamped name of Notary Public



BK21028P60294

---

EXHIBIT "A" TO  
SURFACE WATER MANAGEMENT DESIGNATION  
AND  
DECLARATION OF RESTRICTIVE COVENANTS

The North one-half (N ½) of Tract 48, less the East 840 feet thereof, of Section 33, Township 50 South, Range 40 East, according to the Plat of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION N<sup>o</sup> 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

EXHIBIT "B" TO  
SURFACE WATER MANAGEMENT DESIGNATION  
AND  
DECLARATION OF RESTRICTIVE COVENANTS

That part of the above described Exhibit "A" property described as follows:

[The East 205 feet and the South 20 feet less that part of said Tract 48 lying within the west 30 feet of said Section 33.]

Said land situate, lying and being in Broward County, Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK 21028 PG 0295

PROPOSED NEW SWMA  
TO BE DEDICATED

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504033010066

Copy

SURFACE-WATER MANAGEMENT AREA DESIGNATION

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this 7<sup>th</sup> day of April 2015, by **RAFFAELE CECCARELLI** and **MILAGROS K. OMONTE**, husband and wife, whose address is 5450 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Fl 33331, hereinafter referred to as "Grantors", to SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, do hereby grant and convey to District, its successors and assigns, a perpetual and exclusive SURFACE-WATER MANAGEMENT AREA for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantors further acknowledge that the SURFACE-WATER MANAGEMENT AREA shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"GRANTORS"

Pamela Walsh  
Witness Signature

Pamela Walsh  
Witness Printed Name 1

Reina I. Muir  
Witness Signature

Reina I. Muir  
Witness Printed Name 1

[Signature]  
Grantor Signature  
RAFFAELE CECCARELLI  
Grantor Printed Name 1

Susan Tratogui  
Witness Signature

Susan Tratogui  
Witness Printed Name 1

Pamela Walsh  
Witness Signature

Pamela Walsh  
Witness Printed Name 1

M. Omonte  
Grantor Signature

MILAGROS K. OMONTE  
Grantor Printed Name 1

STATE OF FLORIDA )  
                          )S  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED  
BEFORE ME THIS 2<sup>ND</sup> DAY OF April, 2015, BY RAFFAELE CECCARELLI  
AS GRANTOR, WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED DL# C264720720860  
\_\_\_\_\_  
(TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS  
2<sup>ND</sup> DAY OF April, 2015.

NOTARY SEAL AND STAMP



Pamela Walsh  
NOTARY PUBLIC

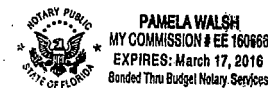
Pamela WALSH  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

STATE OF FLORIDA )  
                          )S  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED  
BEFORE ME THIS 7<sup>th</sup> DAY OF April, 2015, BY MILAGROS K. OMONTE  
AS GRANTOR, WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED DL# 0553551758840  
\_\_\_\_\_  
(TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS  
7<sup>th</sup> DAY OF April, 2015.

NOTARY SEAL AND STAMP



Pamela Walsh  
NOTARY PUBLIC

PAMELA WALSH  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

EXHIBIT "A" TO  
SURFACE-WATER MANAGEMENT AREA DESIGNATION

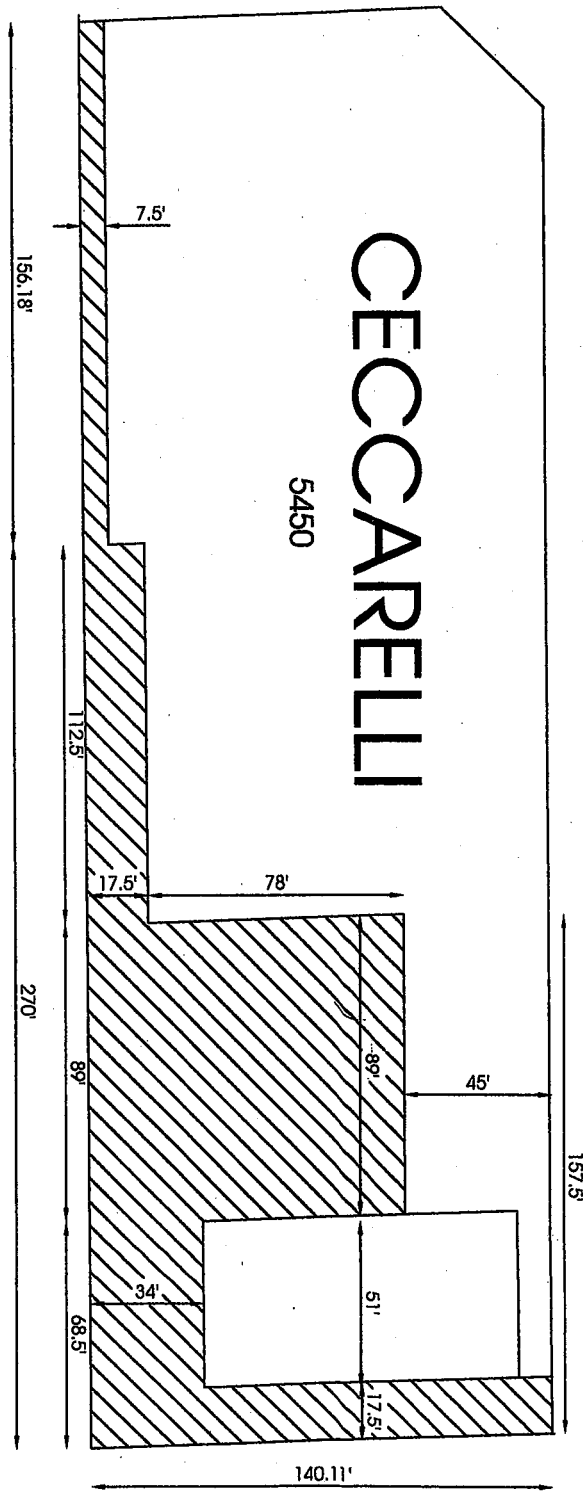
THE EAST 17.5 FEET; TOGETHER WITH THE WEST 89 FEET OF THE EAST 157.5 FEET OF THE SOUTH 95.5 FEET; TOGETHER WITH THE EAST 68.5 FEET OF THE SOUTH 34 FEET; TOGETHER WITH THE SOUTH 17.5 FEET OF THE WEST 112.5 FEET OF THE EAST 270 FEET; TOGETHER WITH THE SOUTH 7.5 FEET OF THE WEST 156.18 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THE NORTH ONE-HALF (N ½) OF TRACT 48, LESS THE EAST 840 FEET THEREOF AND LESS ROAD RIGHT OF WAYS FOR SW 54<sup>TH</sup> PLACE AND SW 160<sup>TH</sup> AVENUE (DYKES ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 21545, PAGE 140, OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA .

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE AND BEING IN BROWARD COUNTY, FLORIDA

S.W. 160TH AVENUE



CECCARELLI

5450

☒ SURFACE-WATER MANAGEMENT AREA TO BE MAINTAINED AT ELEVATION 5.50' N.G.V.D. OR LOWER

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THIS IS NEITHER A SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
CECCARELLI PROPERTY  
5450 S.W. 160TH AVENUE  
PROP. ID # 5040 3301 0066

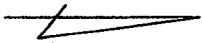


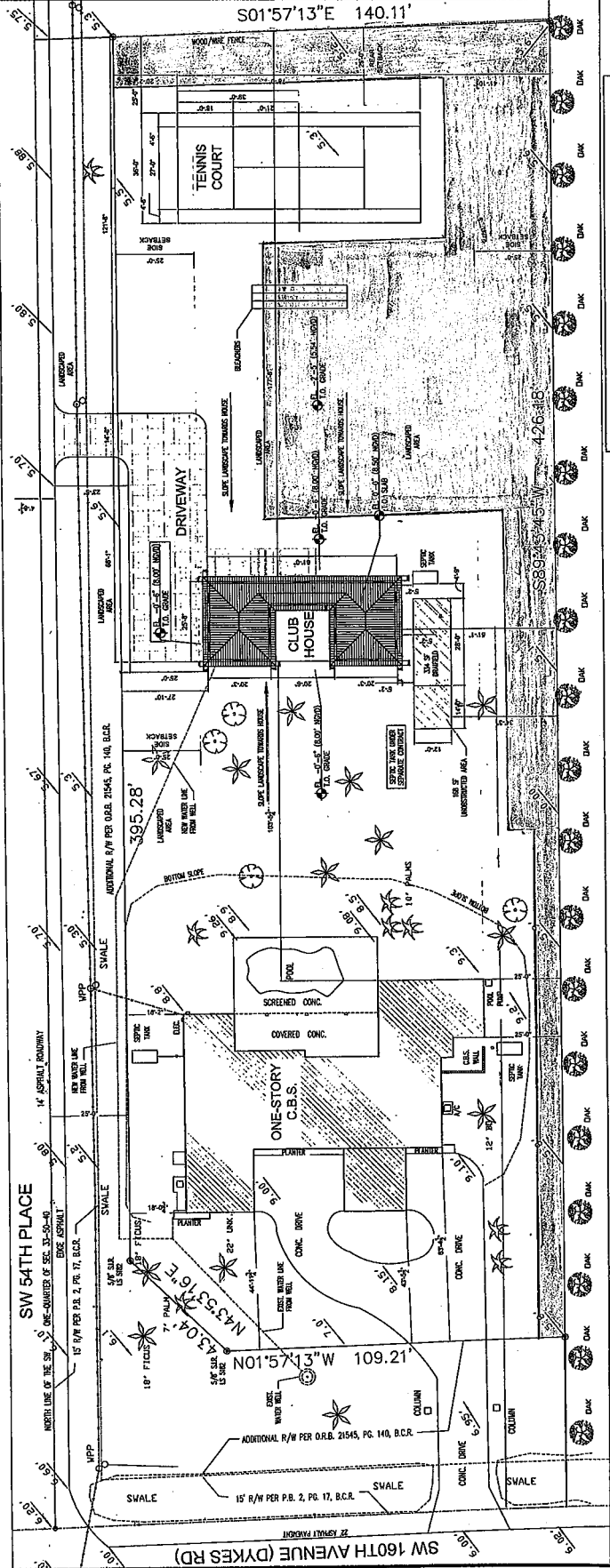
EXHIBIT B





**CECCARELLI RESIDENCE**  
 5450 SW 160TH AVENUE  
 SOUTHWEST RANCHES, FL 33331  
**SITE PLAN**  
 JULY, 2014

*NEW SWMA TO BE DEDICATED*



**SITE AND BUILDING DATA CALCULATIONS FOR CLUB HOUSE**

THE TOWN OF SOUTHWEST RANCHES ZONE: R-1 (RESIDENTIAL)

**ZONING CLASSIFICATION:**  
 REQUIRED FRONT (WEST): 50'-0"  
 REQUIRED REAR (EAST): 25'-0"  
 REQUIRED SIDE (NORTH): 25'-0"  
 REQUIRED SIDE (SOUTH): 25'-0"

**SETBACKS:**  
 PROPOSED FRONT (WEST): 50'-0"  
 PROPOSED REAR (EAST): 25'-0"  
 PROPOSED SIDE (NORTH): 25'-0"  
 PROPOSED SIDE (SOUTH): 25'-0"

**LOT COVERAGE AREA:**  
 EXISTING LOT COVERAGE: 3,885 SF  
 TOTAL LOT COVERAGE: 3,165 SF  
 PROPOSED MAXIMUM LOT COVERAGE: 4,500 SF  
 EXISTING MAXIMUM LOT COVERAGE: 4,500 SF

**BUILDING HEIGHT:**  
 MAXIMUM PROPOSED HEIGHT: 4'-0" (COLOR MATCH) ABOVE GRADE  
 MAXIMUM ALLOWED HEIGHT: 4'-0" (3'-0" ABOVE GRADE)



**SCOPE OF WORK**  
 THE ARCHITECT AND INSTALLATION OF A PROFESSIONAL LANDSCAPE ARCHITECTURE PLAN AND INSTALLATION OF A PROFESSIONAL LANDSCAPE ARCHITECTURE PLAN AND INSTALLATION OF A PROFESSIONAL LANDSCAPE ARCHITECTURE PLAN.

**APPLICABLE CODES:**  
 1. FLORIDA BUILDING CODE 2010 EDITION  
 2. FLORIDA BUILDING CODE RESIDENTIAL 2010 EDITION  
 3. LFP SAFETY CODE 1974 1ST, 2010 EDITION  
 4. F.P.A.C. 2010 EDITION

**LEGAL DESCRIPTION**  
 THE PROPERTY DESCRIBED IN THIS PLAN IS PART OF THE 5450 SW 160TH AVENUE (DYKES RD) PROJECT, PHASE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PERMIT SET 09-05-14

## \*\*\*MEMORANDUM\*\*\*

DATE: April 23, 2015

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Request to Vacate a Portion of a Drainage Easement on the Property Owned by Raffaele Ceccarelli and Milagros K. Omonte

## Comments:

The owner of the property located at 5450 SW 160<sup>th</sup> Avenue, Southwest Ranches, FL 33331 is requesting that SBDD vacate a portion of Drainage Easement (DE) that was previously designated and recorded under OR Book 21028, Pages 290-292, Broward County Records. The DE proposed to be vacated extends along the east 40 feet of the property and SBDD has determined that a DE in this location is no longer required.

SBDD staff has reviewed the request and has no objections.

The following documents/sketches are attached to this memo:

- Partial Release and Vacation of Drainage Easement form.
- Recorded Drainage Easement document (OR Book 21028, Pages 290-292, B.C.R.).
- Color sketch showing DE area to be vacated and DE area to remain.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

**The request is for SBDD to vacate and release its interest in a portion of a Drainage Easement on the property located at 5450 SW 160<sup>th</sup> Avenue, Southwest Ranches, FL 33331, as described in the attached "Partial Release and Vacation of Drainage Easement" and recorded under OR Book 21028, Pages 290-292.**

**KH**  
Attachments

Prepared by: South Broward Drainage District

RETURN TO: 6591 Southwest 160 Avenue  
Southwest Ranches, Florida 33331

Property Appraiser's Id (Folio) No.: 504033010066

**PARTIAL RELEASE AND VACATION OF  
DRAINAGE EASEMENT**

THIS PARTIAL RELEASE AND VACATION OF DRAINAGE-EASEMENT executed this \_\_\_\_ day of \_\_\_\_\_, 2015, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 Southwest 160 Avenue, Southwest Ranches, Florida, 33331, first party, to **RAFFAELE CECCARELLI and MILAGROS K. OMONTE**, husband and wife, whose address is 5450 S.W. 160<sup>TH</sup> Avenue, Southwest Ranches, Florida 33331, their successors and assigns as their interest may appear of record, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first said party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the DRAINAGE EASEMENT as described in the attached "**Exhibit A**":

The purpose of this PARTIAL RELEASE AND VACATION OF DRAINAGE-EASEMENT is to release and vacate the first party's interest in and to the DRAINAGE-EASEMENT AREA DESIGNATION located on second party's property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

SOUTH BROWARD DRAINAGE DISTRICT

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name 1

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT E. GOGGIN IV, Secretary

\_\_\_\_\_  
Witness Printed Name 1

(DISTRICT SEAL)

STATE OF FLORIDA            )  
                                      )§  
COUNTY OF BROWARD        )

The foregoing instrument was executed before me this \_\_\_\_ of \_\_\_\_\_, 2015, by Scott Hodges and Robert E. Goggin, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party. They are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2015.

(NOTARY SEAL & STAMP)

\_\_\_\_\_  
NOTARY PUBLIC: STATE OF FLORIDA AT LARGE

EXHIBIT "A"

PARTIAL RELEASE AND VACATION OF  
DRAINAGE-EASEMENT  
TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA

The East 40 feet of the following described property:

The North One-half (N ½) of Tract 48, less the East 840 feet thereof and less Road Right of Ways for SW 54<sup>th</sup> Place and SW 160<sup>th</sup> Avenue (Dykes Road) as described in Official Records Book 21545, Page 140, of Section 33, Township 50 South, Range 40 East, Florida Fruit Land Company's Subdivision No. 1, According to the map or Plat thereof as Recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida.

Said lands situate, lying and being in Broward County, Florida.

(This is intended to vacate a portion of the Drainage Easement dedication recorded on August 25, 1993, in the Broward County Public Records OR Book 21028, Pages 290-292.)

KURBAN.DRE  
8/23/93

Prepared by: DOUGLAS R. BELL, ESQUIRE  
CUMBERLAND BUILDING, SUITE 601  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

Return to: DOUGLAS R. BELL, ESQUIRE  
CUMBERLAND BUILDING, SUITE 601  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

93-354161 T#004  
08-25-93 10:59AM

\$ 0.70  
DOCUMENT STAMPS

RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

FOLIO #: 0033 01 0066

D0033-01

(RECORDED D.E.)

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is granted this 24<sup>th</sup> day of August, 1993, by TEJ P. KURBAN, and SHEILA P. KURBAN, whose address is 5750 Briarwood Way, Davie, Florida 33334, hereinafter referred to as "Grantors" to SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Davie, Florida 33331, hereinafter referred to as "District".

WITNESSETH:

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, does hereby grant and convey to District, its successors and assigns, a perpetual and exclusive drainage easement for the construction and maintenance of drainage facilities, together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBIT "1" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of constructing, maintaining and repairing the drainage system and appurtenances contained therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"GRANTORS"

[Signature]  
Witness Signature

[Signature]  
TEJ P. KURBAN

DOUGLAS R. BELL  
Witness Printed Name ↑

[Signature]  
Witness Signature

Joann Long  
Witness Printed Name ↑

[Signature]  
Witness Signature

[Signature]  
SHEILA P. KURBAN

DOUGLAS R. BELL  
Witness Printed Name ↑

[Signature]  
Witness Signature

Joann Long  
Witness Printed Name ↑

BK21028PC0290

893  
(3)

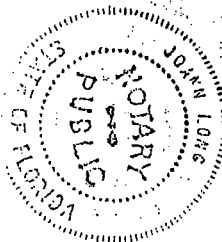
STATE OF Florida )  
COUNTY OF Broward )§

The foregoing Drainage Easement was acknowledged before me this 24 day of August, 1993  
by TEJ P. KURBAN and SHEILA P. KURBAN, as Grantors, ~~they are personally known to me for~~ (and have pro-  
duced Fla. Drivers License and Fla Drivers License [type of identification] as identification).

Witness my hand and official seal in the county and state last aforesaid this 24 day of  
August, 1993.

NOTARY SEAL AND STAMP  
↓

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JUNE 9, 1994  
BOUNDED THRU GENERAL INS. UND.



Joann Long  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
Joann Long  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

BK21028PG02911

---

**EXHIBIT "1" TO**  
**DRAINAGE EASEMENT**

The East 40 feet and the South 20 feet of the following described property:

The North one-half (N ½) of Tract 48, less the East 840 feet thereof, of Section 33, Township 50 South, Range 40 East, according to the Plat of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION N° 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida; less that part of the said Tract 48 lying within the West 30 feet of said Section 33. Said lands situate, lying and being in Broward County, Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK 21028 PG 0292



