



# RODEO VILLAGE

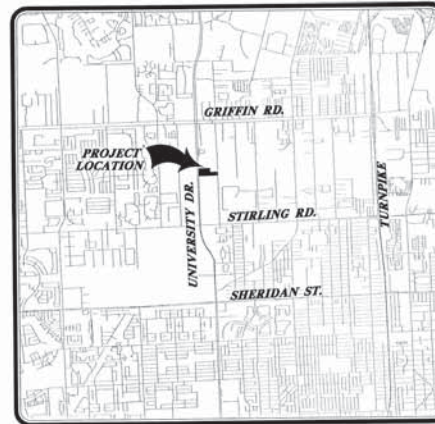
## DAVIE, FLORIDA

FOR:

# MATRIX UNIVERSITY, LLC

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TOWNSHIP 30 - RANGE 41 - SECTION 33  
**LOCATION MAP**  
 N.T.S.

#### DESCRIPTION

THE SOUTH ONE-HALF (S. 1/2) OF TRACT 28, LESS THE WEST 60.00 FEET THEREOF, ALSO LESS THAT PORTION OF SAID SOUTH 1/2 LYING EAST OF A LINE 20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 41 EAST TOGETHER WITH THE EAST 630.00 FEET OF WEST ONE-HALF (W. 1/2) TRACT 28 ALL IN SECTION 33, TOWNSHIP 30 SOUTH, RANGE 41 EAST OF THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 306,194 SQUARE FEET (7.029 ACRES), MORE OR LESS.

# MILLER LEGG

South Florida Office: 1800 North Douglas Road · Suite 200  
 Pembroke Pines, Florida · 33024-3200  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

#### RODEO VILLAGE CHARACTER STATEMENT

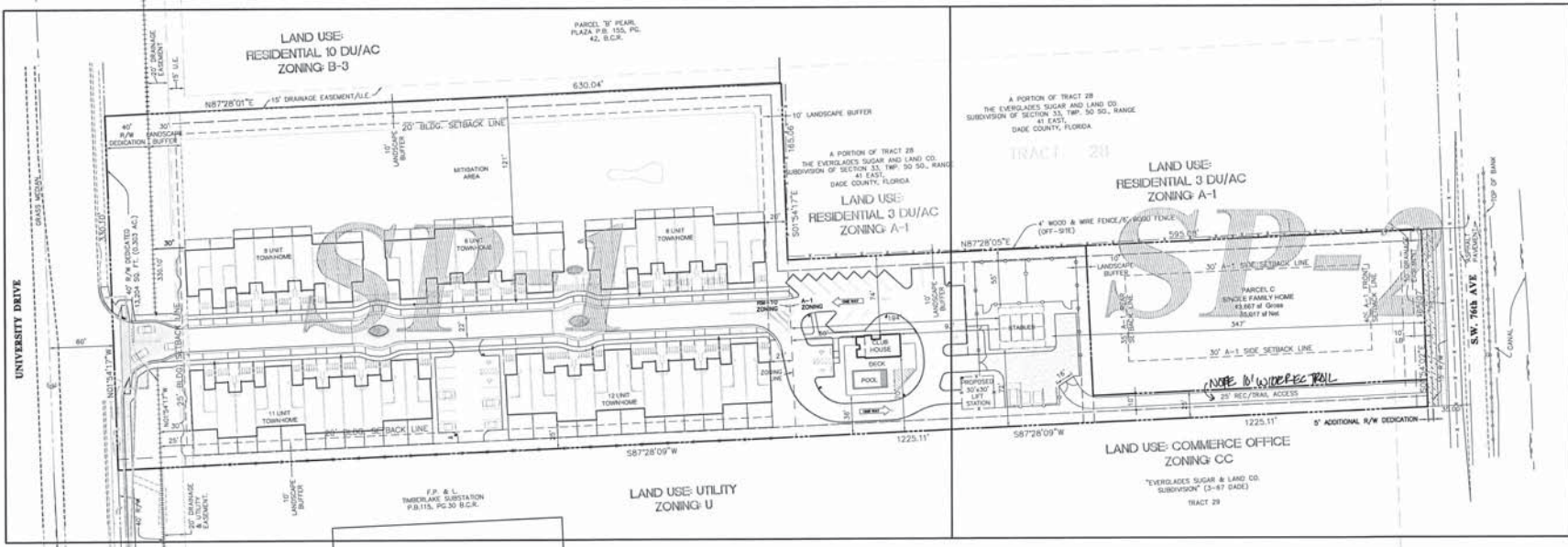
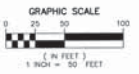
The subject property, Rodeo Village (aka Matrix University) is located on the east side of University Drive, between Griffin and Stirling Roads. The site was rezoned in January of 2005, to allow for development of 47 townhomes on the western portion of the site (RM 10) with access on University Drive. A recreational pool and clubhouse amenity is also provided for the residential portion. The eastern portion of the site, remains A-1 and includes, one single family residence, stables, and an equestrian area and horse trail, providing for a rural and agricultural theme along the SW 70<sup>th</sup> Avenue corridor.

The traffic generated for this site, with access on University Drive will add 47 trips. Water and sewer utility providers for this site will be the Town of Davie. Easements will be provided for electrical (FPL), Phone (BellSouth) and Cable services. Development cost for the project are approximately 10 million dollars. The Rodeo Village project will be owned and controlled by Matrix University, LLC located at 1424 Collins Avenue, Miami Beach Florida 33139.

May 17, 2006



SITE PLAN SUBMITTAL



UNIVERSITY DRIVE

LAND USE: RESIDENTIAL 10 DU/AC ZONING B-3

PARCEL 'B' PEARL PLAZA P.B. 155, P.C. 42, B.C.B.

A PORTION OF TRACT 28 THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 33, TWP. 30 S.01, RANGE 41 EAST, DADE COUNTY, FLORIDA

LAND USE: RESIDENTIAL 3 DU/AC ZONING A-1

A PORTION OF TRACT 28 THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 33, TWP. 30 S.01, RANGE 41 EAST, DADE COUNTY, FLORIDA

TRACT 28

LAND USE: RESIDENTIAL 3 DU/AC ZONING A-1

PARCEL C SINGLE FAMILY HOME 43,867 sq. ft. (3.87 AC) TRACT 28

LAND USE: COMMERCE OFFICE ZONING CC

THE EVERGLADES SUGAR & LAND CO. SUBDIVISION (3-87 DADE) TRACT 28

LAND USE: UTILITY ZONING U

F.P. & L. TIMBERLAKE SUBSTATION PLATS, P.C. 30 B.C.B.

APPROVED  
DATE: 5/26/06  
BY: hmr  
TOWN OF DAVIE PLANNING & ZONING

May 17, 2006  
JILL COHEN, P.L.L.C.  
LA. 1500 05/17/2006

OVERALL SITE PLAN

MILLER LEGG  
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Davie, Florida 33317  
Tel: 954-949-2000 Fax: 954-949-8801  
www.millerlegg.com

187316	186860	100337
FPG	JBC	
SPO-1		
04-00191		
09/14/05	2	29

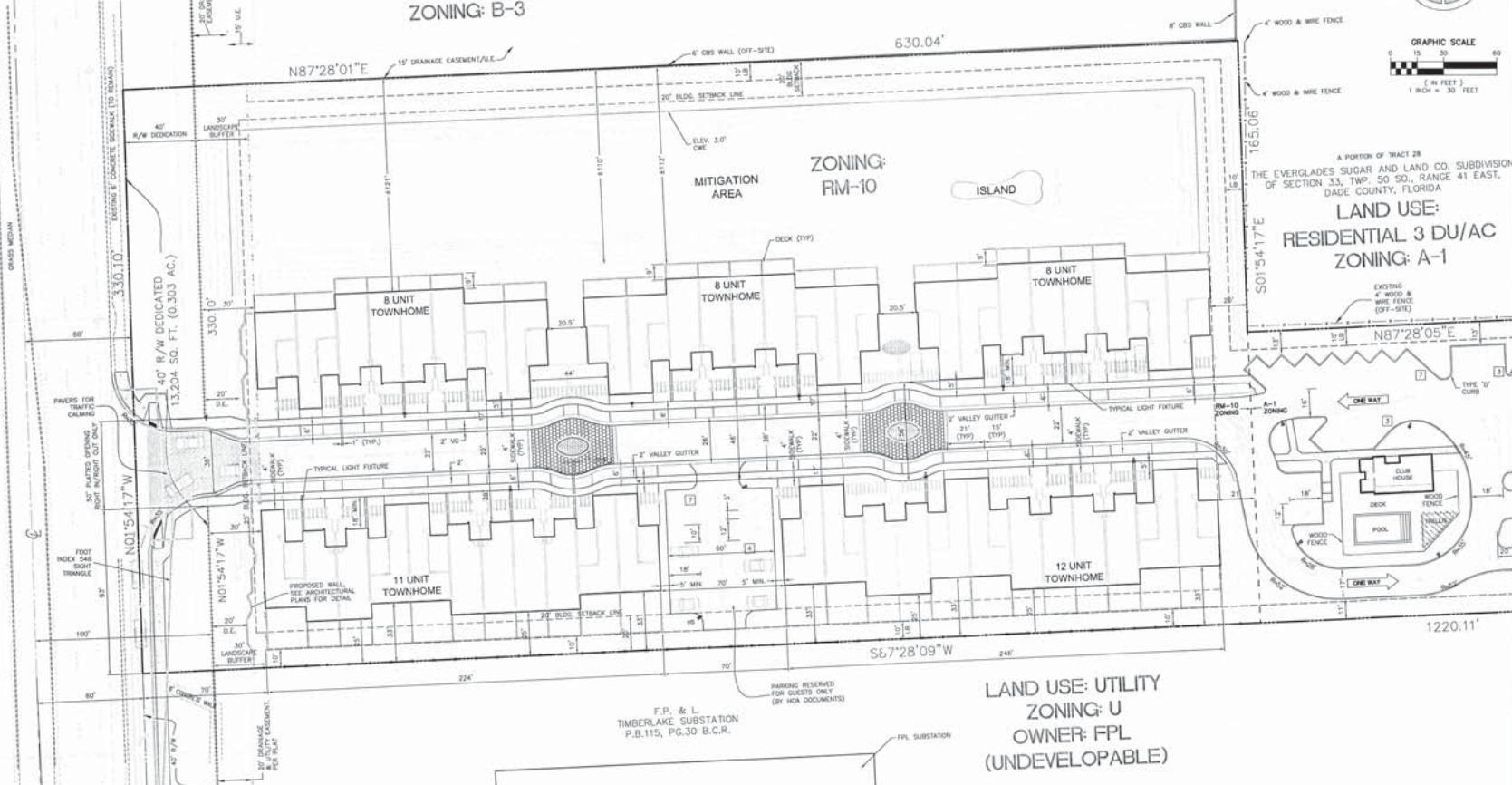
RODEO VILLAGE  
DAVIE, FLORIDA  
FOR: MATRIX UNIVERSITY, L.L.C.

1:\Projects\06-001\06-001-001\06-001-001-001.dwg Plot Date: 05/17/2006 4:02:39 PM

UNIVERSITY DRIVE

LAND USE:  
RESIDENTIAL 10 DU/AC  
ZONING: B-3

PARCEL 15  
PEARL PLAZA  
P.B. 155, PG. 42, B.C.R.



A PORTION OF TRACT 28  
THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION  
OF SECTION 33, TWP. 50 SO., RANGE 41 EAST,  
DADE COUNTY, FLORIDA  
LAND USE:  
RESIDENTIAL 3 DU/AC  
ZONING: A-1

F.P. & L.  
TIMBERLAKE SUBSTATION  
P.B.115, PG.30 B.C.R.

LAND USE: UTILITY  
ZONING: U  
OWNER: FPL  
(UNDEVELOPABLE)

LEGEND

- CENTER LINE
- RIGHT OF WAY LINE (R/W)
- PROPERTY LINE (PL)
- EASEMENT LINE
- SETBACK LINE
- EXISTING PAVEMENT
- CONCRETE
- PAVEMENT

APPROVED  
DATE: 5/26/06  
BY: mn  
TOWN OF DAVIE  
PLANNING & ZONING

May 17, 2006  
JULY COHEN, P.L.L.C.  
LA 3600 05/17/2006

MATCH LINE - FOR CONTINUATION SEE SHEET SP-2

**RODEO VILLAGE**  
DAVIE, FLORIDA  
FOR: MATRIX UNIVERSITY, L.L.C.

**MILLER LEGG**  
6000 Pine Valley Road, Suite 200  
Pine Valley, Florida 32020-3200  
904-439-3399 Fax: 904-439-8844  
www.millerlegg.com

SITE PLAN

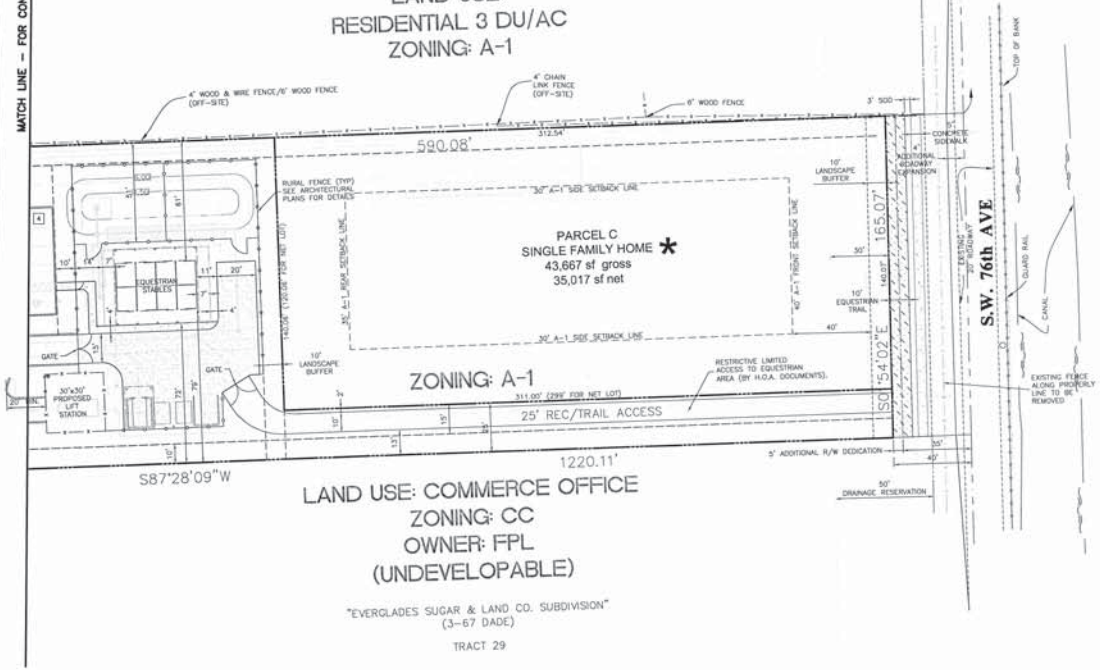
187358 186680 LC0337
FPG JBC
SP-1
04-00191
03/15/06 3 29

MATCH LINE - FOR CONTINUATION SEE SHEET SP-1

A PORTION OF TRACT 28  
THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION  
OF SECTION 33, TWP. 50 SO., RANGE 41 EAST,  
DADE COUNTY, FLORIDA

TRACT 28

LAND USE:  
RESIDENTIAL 3 DU/AC  
ZONING: A-1



LAND USE: COMMERCE OFFICE  
ZONING: CC  
OWNER: FPL  
(UNDEVELOPABLE)

"EVERGLADES SUGAR & LAND CO. SUBDIVISION"  
(3-67 DADE)  
TRACT 29



**SITE DATA**

**SITE LOCATION:**  
**LAND USE PLAN DESIGNATION:**  
**ZONING DISTRICT:**  
**EXISTING USE:**  
**PROPOSED USE:**

DAVE, FLORIDA  
West - Residential 10 DU/AC, East - Residential 3 DU/AC  
West - RM-10, East A-1  
West - Vacant, East - Single Family Residence  
West - Townhomes, East Single Family Amenity Center/Equestrian

	SF	ACRES	
<b>TOTAL GROSS SITE AREA</b>	<b>306,194</b>	<b>7.029</b>	
- RIGHT OF WAY DEDICATION (UNIVERSITY DRIVE)	(13,204)	-0.303	
- ADDITIONAL RIGHT OF WAY DEDICATION (SW 76 AVE)	(825)	-0.019	
<b>TOTAL NET SITE AREA</b>	<b>292,166</b>	<b>6.707</b>	<b>100%</b>
<b>IMPERVIOUS AREA (TOTAL)</b>	<b>114,927</b>	<b>2.638</b>	<b>39%</b>
A) BUILDINGS FOOTPRINT TOTAL	47,737	1.096	16%
B) VEHICULAR ACCESS	39,659	0.910	14%
C) SIDEWALK/WALKWAYS/CONCRETE	11,809	0.267	4%
D) PAVERS AREA	15,922	0.366	5%
<b>PERVIOUS AREA (TOTAL)</b>	<b>177,238</b>	<b>4.069</b>	<b>61%</b>
A) BUFFER AREA (30' AT UNIVERSITY DRIVE)	8,449	0.194	3%
B) MITIGATION AREA (INCLUDING BUFFERS)	74,181	1.703	25%
C) OTHER GREEN AREAS	94,607	2.172	32%
<b>SETBACKS - RM-10</b>	<b>REQUIRED (feet)</b>	<b>PROVIDED (feet)</b>	
WEST (UNIVERSITY DRIVE)	25	30	
EAST	20	20	
NORTH	20	121	
SOUTH	20	25	
DISTANCE BETWEEN BUILDINGS (MIN)	20	20.5	
<b>MAX. BLDG HEIGHT</b>	<b>35</b>	<b>&lt;35</b>	
<b>MAX. BLDG COVER (Ratio)</b>	<b>0.40</b>	<b>0.16</b>	

PARKING MULTI-FAMILY CODE REQUIREMENT	REQUIRED	PROVIDED	
2.3 SPACES PER UNIT (2.5 x 47 Units)	118	47	Garage Units
Guest			
1 space per every 10 Units	5	52	Onway Spaces
		28	Standard Spaces
HANDICAP SPACES	1	5	Handicap Spaces
<b>TOTAL</b>	<b>124</b>	<b>132</b>	

NOTE:  
\* A SINGLE FAMILY CUSTOM HOME WILL BE BUILT ON PARCEL "C" AND WILL BE SUBMITTED UNDER SEPARATE SUBMITTAL.

**GENERAL NOTES:**

- 1.) PRIOR TO FINAL ENGINEERING PERMITTING, OWNER SHALL PROVIDE ROAD AND DRAINAGE IMPROVEMENTS AS APPLICABLE TO THE TOWN OF DAVE, ENGINEERING STANDARDS FOR IMPROVEMENTS TO SW 76th AVENUE.
- 2.) PRIOR TO FINAL ENGINEERING PERMITTING, OWNER SHALL MAKE A CONTRIBUTION FOR LOCAL ROADWAY, TRAFFIC IMPROVEMENTS AS APPLICABLE FOR THE PROPOSED 47 TOWNHOUSE UNITS.

**LEGEND**

- CENTER LINE
- RIGHT OF WAY LINE (R/W)
- PROPERTY LINE (PL)
- EASEMENT LINE
- SETBACK LINE
- EXISTING PAVEMENT
- CONCRETE
- PAVEMENT

**APPROVED**  
DATE: 5-24-06  
BY: JMA  
TOWN OF DAVE  
PLANNING & ZONING

May 17, 2006  
JUL COHEN, S.I.C.  
LA 3650 05/17/2006

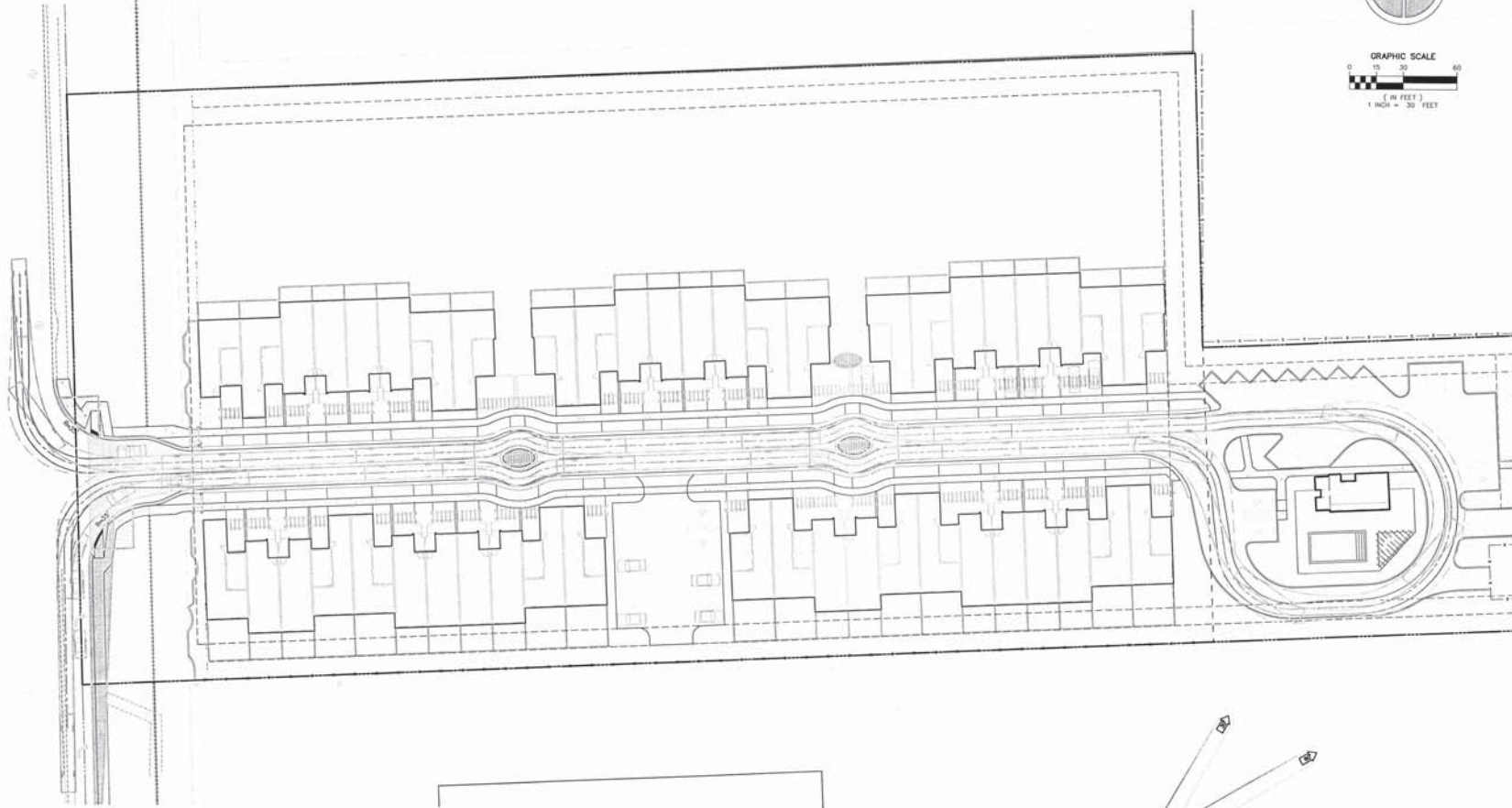
**RODEO VILLAGE**  
DAVE, FLORIDA  
FOR: MATRIX UNIVERSITY, I.L.C.

**MILLER LEGG**  
South Florida Office 1800 North Douglas Road, Suite 200  
Boca Raton, FL 33433-3900 Fax: 561-432-8888  
www.millerlegg.com

**SITE PLAN**

ERT/ML	LB/BRD	COL/ST
FPG	JBC	
SP-2		
04-00191		
03/19/06	4	29

UNIVERSITY DRIVE



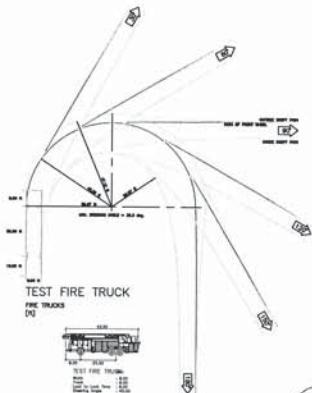
GRAPHIC SCALE  
0 15 30 60  
( IN FEET )  
1 inch = 30 FEET

# RODEO VILLAGE

DAVIE, FLORIDA  
FOR: MATRIX UNIVERSITY, L.L.C.

**MILLER LEGG**  
 Surveying & Mapping, Inc.  
 9514-135-0000 Fax 954-438-8866  
 www.millerlegg.com

AUTOTURN EXHIBIT



APPROVED  
DATE: 5-26-06  
BY: *[Signature]*  
TOWN OF DAVIE  
PLANNING & ZONING

May 17, 2006

ALL COHEN, L.L.C.  
LA 1600 05/17/2006

03/21/06 136680 LC0337

FPG FPG JBC

AT-1

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