

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE WOLF FAMILY PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat of the subdivision to be known as the WOLF FAMILY PLAT has been approved by the Town Planning and Zoning Board on February 24, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the WOLF FAMILY PLAT is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 1999.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.

DEVELOPMENT SERVICES DEPARTMENT
Planning & Zoning Division

MEMORANDUM

PZ 03-06-99

03/17/99 COUNCIL AGENDA ITEM

TO: Robert Rawls, Interim Town Administrator

THRU: Mark Kutney, AICP, Development Services Director

BY: Gayle Easterling, AICP, Planning & Zoning Manager

DATE: March 3, 1999

RE: Wolf Family Plat

The attached resolution authorizes approval of a plat restricted to 90,000 square feet of unrestricted commercial, 20,000 square feet of bank use, 180,000 square feet of office, 60,000 square feet of hotel/motel use (185 rooms), and 100,00 square feet of storage use with access from University Drive and Stirling Road. The subject site is 34.74 acres in size and located on the northeast corner of University Drive and Stirling Road.

TOWN OF DAVIE
PLANNING AND ZONING DEPARTMENT
PLANNING REPORT

DATE: February 19, 1999

REFERENCE: Plat - P 10-1-98

PLAT NAME: Wolf Family

APPLICANT: Surveyor: Associated Engineers of South Florida, Inc.
Owners: Mary L. Wolf, Amy R. Hecker, Susan M. Coryell,
Carol Wolf Moomaw, & Susan M. Wolf

ANALYSIS: Land Use/Zoning: Commerce/Office/CC
Location: Generally located on the northeast corner of
University Drive and Stirling
Road.

Development Review Committee: see attached summary.

The proposed plat consists of approximately 34.74 acres and proposed for the site is 90,000 square feet of unrestricted commercial, 20,000 square feet of bank use, 180,000 square feet of office, 60,000 square feet of Hotel/Motel use (185 rooms), and 100,00 square feet of storage use with access provided from Stirling Road and University Drive.

The plat is in conformance with Town Code requirements and can be considered in final form.

RECOMMENDATION: The Planning and Zoning Department, therefore, recommends **APPROVAL** of the proposed plat subject to the following:

1. Indicate road right-of-way dedication width (5') on SW 76 Avenue.
2. Sufficient capacity of the regional road network as determined by Broward County.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend **APPROVAL, SUBJECT TO** the planning report (5-0), February 24, 1999.

Note: In order to obtain the final signature prior to plat recordation or expiration from the Town of Davie Development Services Department, the petitioner or property owner must provide the Development Services Department notice of at least 3 business days, but no more than 10 business days prior.

TOWN OF DAVIE
DEVELOPMENT REVIEW REPORT

Name: Wolf Family Plat

Date: March 3, 1999

Number: P 10-1-98

PROJECT DESCRIPTION

Location: Generally located on the northeast corner of University Drive and Stirling Road.

Platted: Yes ___ No X Required: Yes X No ___

Acreage/Existing use: 34.74 acres/ Vacant

Proposed Use/Density: 90,000 sq. ft. of unrestricted commercial, 20,000 sq. ft. of bank use, 180,000 sq. ft. of office, 60,000 sq. ft. of hotel/motel use, and 100,000 sq. ft. of storage use/ Not applicable

Land Use/Zoning: Commerce-Office / CC

Existing Uses:

North: Vacant / Agriculture

South: Stirling Road

East: SW 76 Avenue

West: University Drive

Adjacent Land Use/Zoning:

North: Commerce/Office / CC

South: Stirling Road & Commercial / B-2

East: SW 76 Avenue/R-1 & A-1

West: University Drive/B-2

SERVICES

Wastewater: Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

Potable Water: Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

Future Land Use Plan: Consistent with plan designation.

Drainage: Must meet District and Town retention requirements.

Solid Waste: Provider will be private carting company.

Building: No adverse comments.

Utilities: No adverse comments.

Engineering: No adverse comments.

Fire: No adverse comments.

Police: No adverse comments.

Community Services: No adverse comments.

Florida Power & Light: No adverse comments.

Regional Transportation: Impacts University Drive and Stirling Road.

1000

EXISTING ZONING: CC
PROPOSED ZONING:
LAND USE DESIGNATION: Commerce /office

TOWN OF DAVIE USE ONLY	
PLAT NO.	<u>P10-1-98</u>
FEE.	<u>\$ 2080.00</u>
Receipt No.	<u>7242</u>

RECEIVED
OCT 09 1998

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

TOWN OF DAVIE
PLAT REVIEW APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks payable to TOWN OF DAVIE

DATE FILED: July 24, 1998 FINAL PLAT: X
 PRELIMINARY PLAT: _____ NON-RESIDENTIAL: X
 RESIDENTIAL: _____ ACREAGE: 34.74
 NO. OF UNITS: _____

PROPOSED SUBDIVISION NAME: Wolf Family Plat

ADDRESS AND/OR LOCATION: N.E. corner of University Dr. & Stirling Road

LEGAL DESCRIPTION: See Attached Survey

NAME OF OWNER OF PROPERTY: Mary L. Wolf, Amy R. Hecker, Susan M. Coryell,
Carol Wolf Moomaw, Susan M. Wolf.
ADDRESS: C/O Blue Chip Properties
6453 Stirling Rd., Davie, Fl. 33314

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Associated Engineers of So. Fl
ADDRESS: 5450 Griffin Road PHONE: (954) 584-6880
Davie, FL 33314

OFFICE USE ONLY

Approved as to form: Jat Fee paid: 2,080.00
 Development Review Committee: 10-27-98
 Planning and Zoning Board: 2/24/99
 Town Council: 3/16/99

MARY L. WOLF
OWNER'S NAME(S)

Mary L. Wolf
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

P.O. Box 215
ADDRESS

Neoville, AL. 36353
CITY, STATE, ZIP

334 795 6117
PHONE

Associated Engineers of
South Florida, Inc.
PETITIONER'S NAME

Gustavo X. Aguirre, Pres.
PETITIONER'S SIGNATURE
By: Gustavo X. Aguirre, President

5450 Griffin Road
ADDRESS

Davie, FL 33314
CITY, STATE, ZIP

(954) 584-6880
PHONE

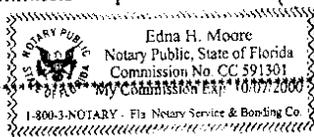
The foregoing instrument was acknowledged before me
this 21st day of JULY, 1998, by
Mary L. Wolf who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Edna H. Moore
Print: EDNA H. MOORE

My Commission Expires:



OFFICE USE ONLY

PLANNING AND ZONING BOARD RECOMMENDATION:
02/24/99 - approval subject to the planning report.

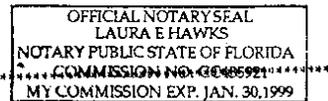
The foregoing instrument was acknowledged before me
this 8th day of October, 1998, by
Gustavo X. Aguirre who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Laura E. Hawks
Print: Laura E. Hawks

My Commission Expires:



AMY R. HECKER ^{CO-TRUSTEE}
OWNER'S NAME(S)
Amy R. Hecker Amy R. Hecker
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
Harris Trust/Bank of Montreal*
formerly Harris Trust Company of Florida
Trust Real Estate
ADDRESS
111 W. Monroe Street, 7E
Chicago, Illinois 60603
CITY, STATE, ZIP
*Harris Trust and Savings Bank
(312) 461-6546
PHONE

Associated Engineers of
South Florida, Inc.
PETITIONER'S NAME
Gustavo X. Aguirre Pres.
PETITIONER'S SIGNATURE
By: Gustavo X. Aguirre, President
5450 Griffin Road
ADDRESS
Davie, FL 33314
CITY, STATE, ZIP
(954) 584-6880
PHONE

The foregoing instrument was acknowledged before me
this 30th day of JULY, 1998, by
AMY R. HECKER who is personally
known to me ~~or who has produced~~

The foregoing instrument was acknowledged before me
this 8th day of October, 1998, by
Gustavo X. Aguirre who is personally
known to me ~~or who has produced~~

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: Flynn Callaway-Small
Print: FYLYNNE CALLAWAY-SMALL
My Commission Expires: 10-27-98

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: Laura E. Hawks
Print: Laura E. Hawks
My Commission Expires:

~~~~~  
"OFFICIAL SEAL"  
Flynn Callaway-Small  
Notary Public, State of Illinois  
My Commission Expires 10/27/98  
~~~~~

OFFICIAL NOTARY SEAL
LAURA E HAWKS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC435921
MY COMMISSION EXP. JAN. 30, 1999

OFFICE USE ONLY

SUSAN M. CORKELL
OWNER'S NAME(S)
Susan M. Corkell
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

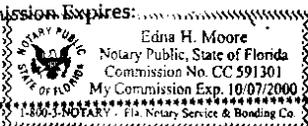
3040 SW 45th ST.
ADDRESS
FT. LAUDERDALE, FL 33312
CITY, STATE, ZIP
954-981-1057
PHONE

The foregoing instrument was acknowledged before me
this 27th day of July, 1998, by
Susan M. Corkell who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Edna H. Moore
Print: EDNA H. MOORE

My Commission Expires: 10/07/2000


Associated Engineers of
South Florida, Inc.
PETITIONER'S NAME

Gustavo X. Aguirre, Pres.
PETITIONER'S SIGNATURE
By: Gustavo X. Aguirre, President

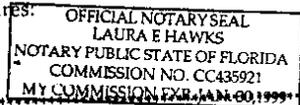
5450 Griffin Road
ADDRESS
Davie, FL 33314
CITY, STATE, ZIP
(954) 584-6880
PHONE

The foregoing instrument was acknowledged before me
this 8th day of October, 1998, by
Gustavo X. Aguirre who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: L. E. Hawks
Print: Laura E. Hawks

My Commission Expires: 10/07/2000


OFFICE USE ONLY

CAROL WOLF MOOMAW
OWNER'S NAME(S)

Carol Wolf Moomaw
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

4812 SW 65 Way
ADDRESS

Davie, FL 33314
CITY, STATE, ZIP

954/584-9318
PHONE

The foregoing instrument was acknowledged before me this 21st day of July, 1998, by CAROL WOLF MOOMAW who is personally known to me or who has produced _____

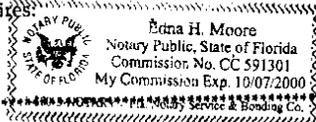
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Edna H. Moore

Print: EDNA H. MOORE

My Commission Expires:



Associated Engineers of South Florida, Inc.

PETITIONER'S NAME

Gustavo X. Aguirre Pres
PETITIONER'S SIGNATURE
By: Gustavo X. Aguirre, President

5450 Griffin Road
ADDRESS

Davie, FL 33314
CITY, STATE, ZIP

(954) 584-6880
PHONE

The foregoing instrument was acknowledged before me this 21st day of July, 1998, by Gustavo X. Aguirre who is personally known to me or who has produced _____

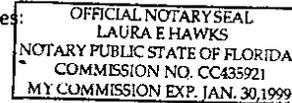
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Laura E. Hawks

Print: Laura E. Hawks

My Commission Expires:



OFFICE USE ONLY

SUSAN M. WOLF
OWNER'S NAME(S)

Susan M. Wolf
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3057 S.W. 45TH ST.
ADDRESS

FT. LAUDERDALE, FL 33312
CITY, STATE, ZIP

981-1057
PHONE

The foregoing instrument was acknowledged before me this 21st day of JULY, 1998, by SUSAN M. WOLF who is personally known to me or who has produced _____

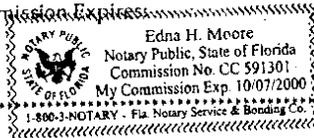
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Edna H. Moore

Print: EDNA H. MOORE

My Commission Expires _____



Associated Engineers of South Florida, Inc.
PETITIONER'S NAME

Gustavo X. Aguirre, Pres.
PETITIONER'S SIGNATURE
By: Gustavo X. Aguirre, President

5450 Griffin Road
ADDRESS

Davie, FL 33314
CITY, STATE, ZIP

(954) 584-6880
PHONE

The foregoing instrument was acknowledged before me this 8th day of October, 1998, by _____ who is personally known to me or who has produced _____

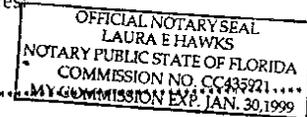
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Laura E. Hawks

Print: Laura E. Hawks

My Commission Expires _____



OFFICE USE ONLY

ELEVATION NOTES:
LIVING AREA LOWEST FLOOR EL
LOWEST GRADE ADJACENT TO
APPLICABLE DIAGRAM NO. IS 1

Surveyor's Notes:

- *Elevations shown hereon are Na
Geodetic vertical datum of 192
- *No attempt was made to locat
underground encroachments.
- *Bearings herein are in reference
subject plat, specifically the be
the: CL. OF STIRLING ROAD.

LEGAL DESCRIPTION:

Tract 63A of EVERGLADES SUGAR AND LAND CO. SUBDIVISION, in section 33, Township 50 South, Range 41 East, according to the Plat thereof as recorded in Plat Book 3, Page 67 of the Public Records of Dade County, Florida less the West 40.00 feet and the South 30.00 feet thereof, and less Right-of-Way Record and expecting therefrom a parcel of land in the Southwest corner recorded in O.R. Book 7985 Page 347 of the Public Records of Broward County, Florida. Being more particularly described as follows: A portion of Tract 63A described as commencing at the intersection of centerline of University Drive and Southline of Section 33, thence Northerly 275.00 feet thence Easterly 60.00 feet to the Point of Beginning; continuing Easterly 225.00 feet; thence Southerly 225.00 feet to a point on the North Right-of-Way line of Stirling Road (old R/W line), thence Westerly 174.74 feet to a Point of Curvature; thence Northerly along the arc of said curve a distance of 76.76 feet to a Point on East Right-of-Way line of University Drive (old R/W line); thence Northerly 174.74 feet to the Point of Beginning.

AND

Tract 63 of said EVERGLADES SUGAR AND LAND CO. SUBDIVISION less the West 40.00 feet and less Right-of-Way of record. Said land situate, lying and being in the Town of Davic, Broward County, Florida, containing 684,327 square feet or 15.71 acres.

SKETCH OF SURVEY

FLOOD

COMMUNAL
PANEL
FLOOD
BASE F
LOWEST

DATE

ELEVATION NOTES:

LIVING AREA LOWEST FLOOR EL.=N.A.
LOWEST GRADE ADJACENT TO BLDG.=N.A.
APPLICABLE DIAGRAM NO.IS 1

Surveyor's Notes:

- *Elevations shown hereon are National Geodetic vertical datum of 1929.
- *No attempt was made to locate underground encroachments.
- *Bearings herein are in reference to the subject plat, specifically the bearing of the: CL. OF STIRLING ROAD.

LEGAL DESCRIPTION:

Tracts 64 & 64A of the EVERGLADES SUGAR AND LAND CO. SUBDIVISION, in section 33, Township 50 South, Range 41 East, Broward County, Florida. Less Right-of-Way of record. Said land situate, lying and being in the Town of Davie, containing 828,947 square feet or 19.03 acres.

LEGEND

A. E. =
A/C =
ASPH. =
BLK. =
B.M. =
CL =
C.B. =
C.B.S. =
CLR. =
COR. =
C.L.F. =
CONC. =
D.E. =
DR. HO. =
D. =
EL =
E.O.P. =
E.O.W. =
F.B. =
F.F. =
F.H. =
FND. =
FR =
F.P. & L. E. =
G.V. =
G.W.A. =
I./E. E. =
I.R. =
M. =
M.H. =
M.E. =
NA. & TA. =
N.G.V.D. =
NO. (or #) =
O/H =
O/S =
O.R.B./PG. =
PL =
P.I. =
P.O.B. =
P.O.C. =
P.P. =
P.R.M. =
PVMT. =
R. =
R. P. =
R/W =
S.P. =
S.B.T.E. =
S.B.T.R. =
SR =

