

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101

**SUBJECT:** Resolution  
DG 1-2-02 Wolf Family Plat, 7611 South University Drive/Generally located at the corner of University Drive and Stirling Road.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR TO ENTER INTO A TRI-PARTY AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND MARY WOLF, AMY HECKER AND SUSAN WOLF, SUSAN CORYELL AND CAROL WOLF MOOMAW; PROVIDING FOR THE INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE ON THE MEEKS FARMS PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The petitioner is requesting the Town enter a tri-party agreement for the installation of required improvements associated with the recording of the previously approved amendment to the non-vehicular access line along University Drive. The property owner has requested that Broward County place a lien on the Wolf Family Plat as security for the construction of required improvements instead of posting a bond. In addition, the Town of Davie agrees to not issue any certificates of occupancy until the improvements are completed. When such a request is made to Broward County the Town of Davie is required to be a party to the agreement. Staff has no objection to the request.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve

**Attachment(s):** Planning Report, Resolution, Justification letter, Plat, Tri-party agreement, Landuse map, Subject site map, Aerial

**Application #:** DG 1-2-02  
**Exhibit "A"**  
**Original Report Date:** 2/1/02

**Revisions:**

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

<b><u>Owners:</u></b>	<b><u>Agent:</u></b>
<b>Name:</b> Mary Wolf, Amy Hecker & Susan Wolf, Susan Coryell & Carol Wolf Moomaw	<b>Name:</b> Gustavo Aguirre
<b>Address:</b> PO Box 215	<b>Address:</b> 5450 Griffin Road
<b>City:</b> Newville, AL 36353	<b>City:</b> Davie, FL 33314
<b>Phone:</b> (954)584-6880	<b>Phone:</b> (954)584-6880

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** The petitioner is requesting the Town enter a tri-party agreement for the installation of required improvements associated with the recording of the previously approved amendment to the non-vehicular access line.

**Address/Location:** 7611 South University Drive/Generally located at the corner of University Drive and Stirling Road.

**Future Land Use Plan Designation:** Commerce/Office

**Zoning:** CC, Commerce Center District

**Parcel Size:** 34.131 acres (1,486,813 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Vacant	Commerce/Office
<b>South:</b>	Vacant, SB Water Control District Office, Silverado	Commercial, Residential (5 DU/AC)
<b>East:</b>	Exotic Acres	Residential (1 DU/AC), Residential (10 DU/AC)
<b>West:</b>	University Creek Plaza	Commercial

**Surrounding Zoning:**

<b>North:</b>	CC, Commerce Center District
<b>South:</b>	A-1, Agricultural District, CF, Community Facilities District, RM-5, Medium Density Dwelling District
<b>East:</b>	A-1, Agriculture District, R-1, Estate Dwelling District
<b>West:</b>	B-2, Community Business District

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**ZONING HISTORY**

## ZONING HISTORY

**Related Zoning History:** Town Council approved a delegation request, DG 3-1-01 Meeks Farms Plat, on April 18, 2001, to modify the existing non-vehicular access line along University Drive to provide for an additional fifty (50) foot opening at the south plat limit in order to provide a one-hundred (100) foot shared access opening with the “Wolf Family Plat” to the south.

**Previous Request on same property:** Town Council approved plat request P 10-2-98 on December 16, 1998, with a plat note restricting the plat to 90,000 square feet of commercial use (restaurants, retail establishments and personal services shall not consume more than 20 percent of the gross floor area of any single development), 387,000 square feet of office use, 100,000 square feet of storage use, and a 185 room hotel.

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### Summary of Significant Development Review Agency Comments

None

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### Applicable Codes and Ordinances

Broward County Land Development Code requires Delegation Requests for plat note amendments.

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### Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

**Broward County Comprehensive Plan:** The Broward County Land Development Code requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Concurrency Considerations:** The application indicates no increase in trips on the roadway network.

**Applicable Goals, Objectives & Policies:** None

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### Staff Analysis/Findings of Fact

The petitioner is requesting the Town enter a tri-party agreement for the installation of required improvements associated with the recording of the previously approved amendment to the non-vehicular access line along University Drive. The property owner has requested that Broward County place a lien on the Wolf Family Plat as security for the construction of required improvements instead of posting a bond. In addition, the Town of Davie agrees to not issue any certificates of occupancy until the improvements are completed. When such a request is made to Broward County the Town of Davie is required to be a party to the agreement. Staff has no objection to the request.

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### Staff Recommendation

**Recommendation:** Based upon the above and the finding of facts in the positive, staff recommends approval, of petition DG 1-2-02.

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### Exhibits

1. Resolution
2. Justification letter
3. Plat
4. Tri-party agreement
5. Landuse map
6. Subject site map
7. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR TO ENTER INTO A TRI-PARTY AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND MARY WOLF, AMY HECKER AND SUSAN WOLF, SUSAN CORYELL AND CAROL WOLF MOOMAW; PROVIDING FOR THE INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE ON THE MEEKS FARMS PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Wolf Family Plat was approved by Town Council on December 16, 1998, with a plat note restricting the plat to 90,000 square feet of commercial use (restaurants, retail establishments and personal services shall not consume more than 20 percent of the gross floor area of any single development), 387,000 square feet of office use, 100,000 square feet of storage use, and a 185 room hotel; and

WHEREAS, Broward County requires the Town of Davie to enter into a tri-party agreement when a property owner wishes to provide to the County, as security for the construction of the required improvements, the rights to impose a lien on the real property being affected by the non-vehicular access line amendment.

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

SECTION 1. The Town Council of the Town of Davie does hereby authorize the Mayor and Town Administrator to enter into an Agreement, attached hereto as Exhibit "A", between Town of Davie, Broward County, and Mary Wolf, Amy Hecker and Susan Wolf, Susan Coryell and Carol Wolf Moomaw.

SECTION 2. The Town Administrator and Town Attorney are authorized to make and accept non-substantive revisions to the agreement in order for the agreement to be in final, recordable form.

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

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

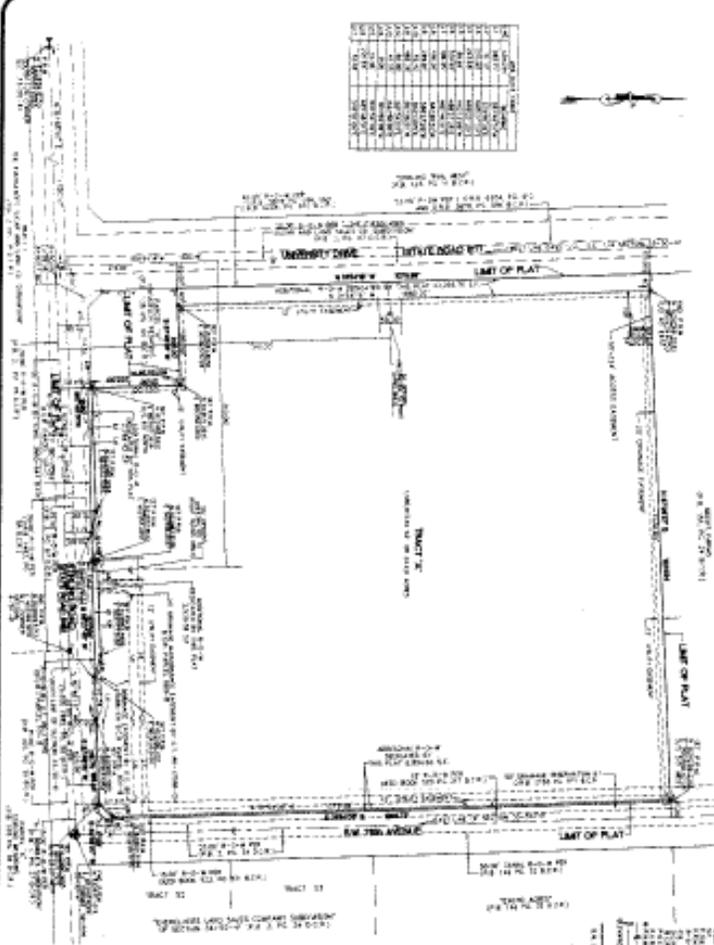


# WOLF FAMILY PLAT

REPLAT OF A PORTION OF TRACT 63A AND ALL OF TRACTS 63, 64 AND 64A OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, PLAT BOOK 3, PAGE 67  
 DADE COUNTY RECORDS, SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA

PREPARED BY  
 ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.  
 7125 CENTRAL EXPRESSWAY, SUITE 201, MIAMI, FLORIDA 33156  
 PROJECT NO. 98-148 TEL. (305) 291-4100 FAX (305) 291-4101

STATIONING AREA  
 1+00.00 TO 1+00.00  
 1+00.00 TO 1+00.00  
 1+00.00 TO 1+00.00



**SURVEYORS NOTES**

1. THIS PLAT IS A REPLAT OF A PORTION OF TRACT 63A AND ALL OF TRACTS 63, 64 AND 64A OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, PLAT BOOK 3, PAGE 67, DADE COUNTY RECORDS, SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA.
2. THE SURVEY WAS MADE BY THE ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP. ON 08/14/98.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.
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29. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.
30. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.

LOCATION MAP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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## **ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC**

**PLANNING • DESIGN • STUDIES • INSPECTION SERVICES**

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

January 10, 2002

**Town of Davie Planning & Zoning Dept.**  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

ATT: Geri Baluss

RE: Wolf Family Plat  
Agreement for installation of required improvements  
Our Project No. 98-03

Dear Geri:

This is written as our justification letter to our request to the Town Council to approve the tri-party agreement for the installation of required improvements associated with the recording of the previously approved plat. A tri-party Agreement is required when the property owner wishes to provide to the County, as security for the construction of the required improvements, the rights to impose a lien on the real property being platte. The Town of Davie becomes a party of the tri-party agreement, and as such, if the agreement is approved, it must execute said agreement.

Sincerely,

ASSOCIATED ENGINEERS  
OF SOUTH FLOIRDA, INC.

  
Gustavo X. Aguirre, President

9803-TOD gxaletters

Phone: (954) 584-6880

Fax: (954) 584-2862

Return recorded copy to:

Associated Engineers  
of South Florida, Inc.  
5450 Griffin Road  
Davie, FL 33314

Document prepared by:

Gustavo X. Aguirre, President  
Associated Engineers  
of South Florida, Inc.  
5450 Griffin Road  
Davie, FL 33314

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AGREEMENT

Among

BROWARD COUNTY

And

TOWN OF DAVIE

AND

Mary L. Wolf, individually, Amy R. Hecker and Susan M. Wolf  
as Co-trustees for the Joseph S. Wolf Family Trust, Susan  
M. Coryell and Carol Wolf Moomaw as Co-trustees for the  
Joseph S. Wolf Children's Land Trust

for

INSTALLATION OF REQUIRED IMPROVEMENTS  
RELATING TO

WOLF FAMILY PLAT

This is an Agreement among BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY," through its Board of County Commissioners,

AND

Town of Davie, a municipal corporation, organized and existing under the laws of the State of Florida, its successors and assigns, hereinafter referred to as "CITY";

AND

Mary L. Wolf, individually, Amy R. Hecker & Susan M. Wolf as Co-trustees for the Joseph S. Wolf Family Trust, Susan M. Coryell & Carol Wolf Moomaw as Co-trustees for the Joseph S. Wolf Children's Land Trust, hereinafter referred to as "DEVELOPER," its successors and assigns.

CAF#249  
06/29/98

WHEREAS, DEVELOPER'S plat, known as Wolf Family Plat  
(067-MP-98), hereinafter referred to as the "PLAT," was approved by the Board of  
County Commissioners of Broward County on November 7, 2000, and is  
described in Exhibit "A," attached hereto and incorporated herein; and

WHEREAS, the PLAT was approved subject to certain conditions to ensure the  
protection of the public health and safety, and one of the conditions imposed at the time  
of PLAT approval was the construction of certain improvements;

WHEREAS, the PLAT is located within the boundaries of the CITY; and

WHEREAS, the parties desire to enter into this agreement to provide for the  
construction, funding and security for the required improvements as described in Exhibit  
"B" attached hereto and incorporated herein; NOW THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, and payments  
hereinafter set forth, COUNTY and DEVELOPER agree as follows:

1. INSTALLATION OF REQUIRED IMPROVEMENTS.

- (a) DEVELOPER agrees to and DEVELOPER shall construct the improvements  
described in Exhibit "B" attached hereto, hereinafter referred to as "the  
Improvements." Said Improvements shall be constructed according to the  
schedule set forth in Exhibit "B."
- (b) The Improvements described in Exhibit "B" shall be installed in accordance  
with applicable COUNTY, State of Florida Department of Transportation  
standards and specifications and in accordance with the Development  
Review Report for the PLAT. The construction plans for the Improvements,  
including pavement marking and signing plans, shall be submitted to  
COUNTY for review and approval prior to 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  
Broward County Traffic Engineering Division, which Improvements shall be  
consistent with the previously approved plans.
- (c) Notwithstanding subparagraphs 1.(a) and (b) above, COUNTY agrees that  
the turn lane improvements(s) described in Exhibit "B" shall not be required  
if the associated opening(s) in the nonvehicular access line depicted on the  
PLAT are eliminated through the recordation of an agreement to amend the  
nonvehicular access line pursuant to approval by COUNTY. In that event,  
COUNTY agrees to authorize reduction of the security provided by  
DEVELOPER according to provisions of paragraph 5. below.

2. DEVELOPER understands and agrees that it is DEVELOPER'S responsibility to complete the Improvements described in Exhibit "B" and that all costs relating to the installation of the Improvements will be borne by the DEVELOPER.
3. CITY agrees not to issue building permits for construction of a principal building within the PLAT until such time as DEVELOPER provides CITY with written confirmation from COUNTY that DEVELOPER has complied with paragraph 5.(c) of this Agreement.
4. CITY agrees not to issue any certificates of occupancy for the plat prior to completion of improvements according to the schedule set forth in Exhibit "B."
5. SECURITY AND DEFAULT:
  - (a) A lien is hereby imposed by the COUNTY against the real property identified in Exhibit "A" in the amount of Two Hundred Fifty Two Thousand Three Fifty Nine & 00/100 Dollars (\$ 252,359.00 ). Such lien shall secure the construction of the Improvements identified in Exhibit "B" attached hereto. Such lien shall exist until fully paid, discharged, released, or barred by law. The lien created by this Agreement shall be superior to and shall have priority over any mortgage on the real property described in Exhibit "A." The DEVELOPER shall cause this Agreement to be executed by the holder of any such mortgage, which execution shall constitute the mortgagee's consent to such subordination.
  - (b) DEVELOPER agrees that this Agreement shall be recorded in the Official Records of Broward County, Florida, against the property described in Exhibit "A" to put subsequent purchasers, grantees, heirs, successors and assigns of any interest in such property on notice of the obligations set forth herein, which shall run with the property until fully performed.
  - (c) Prior to the DEVELOPER obtaining a building permit for construction of any portion of the PLAT which, according to the schedule set forth in Exhibit "B," requires the installation of the Improvements, or a portion thereof, DEVELOPER shall provide a form of security acceptable to the COUNTY in the form of a letter of credit, surety bond, or other acceptable security in the amount of Two Hundred Fifty Two Thousand, Three Hundred Fifty Nine and 00/100 Dollars (\$ 252,359.00 ), in substitution of the lien imposed hereby, and the COUNTY shall cause to be executed and recorded in the Official Records of Broward County a release or satisfaction of the lien upon the property described in Exhibit "A."
  - (d) Pursuant to subsection 5(c) above, DEVELOPER may elect to provide security for any individual phase as listed in Exhibit "B," in order to release a portion of the lien imposed on the PLAT for the individual phase. In that event, DEVELOPER shall submit a cost estimate prepared by a Registered Engineer for the Improvements required in such phase. Upon acceptance

For the CITY:

Davie Town Administrator

6591 Orange Drive

Davie, FL 33314-3399

For the DEVELOPER:

Blue Chip Properties

6553 Stirling Road

Davie, FL 33314

12. **RELEASE.** When all of the obligations set forth herein are fully paid and performed, COUNTY, at the request of DEVELOPER or its successor and upon payment of any applicable fees, shall cause a release to be recorded in the Official Records of Broward County, Florida, evidencing such performance. To the extent that the obligations set forth herein are divisible and attributable to a specific parcel or portion of the PLAT, COUNTY may grant a partial release of this agreement for a specific parcel or portion of the PLAT for which this road impact obligation has been satisfied.
13. **APPLICABLE LAW AND VENUE.** This Agreement shall be interpreted and construed in accordance with and governed by the laws of the state of Florida. Venue for litigation concerning this Agreement shall be in Broward County.

AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO  
THE Wolf Family PLAT

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature; BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, Town of Davie, signing by and through its Mayor \_\_\_\_\_, authorized to execute same by Commission/Council action on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, and Mary L. Wolf, Amy R. Hecker, et al, through its duly authorized representative to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
County Administrator and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

By \_\_\_\_\_  
Chair  
\_\_\_\_ day of \_\_\_\_\_

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By \_\_\_\_\_  
Assistant County Attorney

AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO  
THE Wolf Family PLAT

CITY

WITNESSES:

Town of Davie

\_\_\_\_\_  
\_\_\_\_\_

By \_\_\_\_\_  
Mayor-Commissioner

\_\_\_\_ day of \_\_\_\_\_, 2001

ATTEST:

\_\_\_\_\_  
Town Clerk

By \_\_\_\_\_  
Town Administrator

\_\_\_\_ day of \_\_\_\_\_, 2001

(CORPORATE SEAL)

APPROVED AS TO FORM:

By \_\_\_\_\_  
Town Attorney

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of  
\_\_\_\_\_, 2001, by Harry Venis, Mayor of  
Town of Davie. He or she is personally known to me or has  
(Municipality)  
produced \_\_\_\_\_ as identification.

(Seal)

NOTARY PUBLIC:

My commission expires:

\_\_\_\_\_  
Print name:  
Commission No.:

AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO  
THE Wolf FaMILY PLAT

DEVELOPER

Witnesses:

Gustav X. Aguirre  
Print name: GUSTAV X. AGUIRRE

Oscar E. Touan  
Print name: OSCAR E. TOUAN

By Mary L. Wolf  
Print name: Mary L. Wolf  
Title: Individual Owner

Address: P.O. Box 215  
Newville, Alabama 36353  
262-44-0689

Social Security # or Federal  
Tax ID #

29 day of December, 2001.

ACKNOWLEDGMENT - INDIVIDUAL

STATE OF Florida )  
COUNTY OF Franklin ) SS

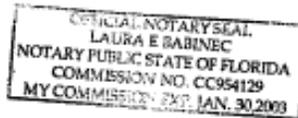
The foregoing instrument was acknowledged before me this 29 day of  
December, 2001, by Mary L. Wolf who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(Seal)

L. E. Babinec  
Print name: Laura E. Babinec  
Commission No.:

My commission expires:



CAF#249  
06/29/98

AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO  
THE Wolf Family PLAT

DEVELOPER

Witnesses:

Harris Trust Company of Florida

Naya Pasquier  
Print name: Naya Pasquier

Glenn Hamilton  
Print name: Glenn Hamilton

By Martin W. Finis  
Print name: **MARTIN W. FINIS** **VICE PRESIDENT**  
Title: Co-Trustee for Joseph S. Wolf  
Family Trust

Address: 111 W. Monroe St.  
Chicago, Illinois 60603

59-6716876  
Social Security # or Federal  
Tax ID #

7<sup>th</sup> day of January, 2002

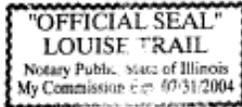
ACKNOWLEDGMENT - INDIVIDUAL

STATE OF ILLINOIS  
COUNTY OF COOK ) SS

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of  
January, 2002, by MARTIN W. FINIS who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(Seal)



Louise Trail  
Print name: LOUISE TRAIL  
Commission No.:

My commission expires: 7-31-04

AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO  
THE Wolf Family PLAT

DEVELOPER

Witnesses:

[Signature]  
Print name: GUSTAVO X. AGUIRRE

[Signature]  
Print name: OSCAR E. TOVAR

By [Signature]  
Print name: Susan M. Wolf  
Title: Co-trustee for Joseph S. Wolf Family Trust  
Address: 3040 SW 45 Street  
Ft. Lauderdale, FL 33312  
267-30-2477  
Social Security # or Federal  
Tax ID #  
29 day of December, 2001.

ACKNOWLEDGMENT - INDIVIDUAL

STATE OF Florida }  
COUNTY OF Broward } SS

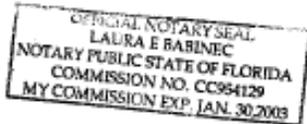
The foregoing instrument was acknowledged before me this 29 day of  
December, 2001, by Susan M. Wolf who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(Seal)

[Signature]  
Print name:  
Commission No.:

My commission expires:



CAF#249  
06/29/98

AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO  
THE Wolf Family PLAT

DEVELOPER

Witnesses:

Gustavo R. Aguiar  
Print name: GUSTAVO R. AGUIAR

OSCAR E. TOVAR  
Print name: OSCAR E. TOVAR

By Susan M. Coryell  
Print name: Susan M. Coryell  
Title: Co-trustee for the Joseph S. Wolf  
Children's Land Trust  
Address: 3040 SW 45 Street  
Ft. Lauderdale, FL 33312  
267-90-2486  
Social Security # or Federal  
Tax ID #

29 day of December, 2001.

ACKNOWLEDGMENT - INDIVIDUAL

STATE OF Florida )  
COUNTY OF Broward ) SS

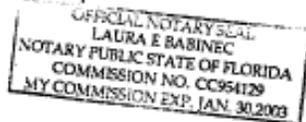
The foregoing instrument was acknowledged before me this 29 day of  
December, 2001, by Susan M. Coryell who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(Seal)

L. E. Babinec  
Print name: Laura E. Babinec  
Commission No.:

My commission expires:



CAF#249  
06/29/98



EXHIBIT "A"

LAND DESCRIPTION:

Tract 63A of EVERGLADES SUGAR AND LAND SUBDIVISION, 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 Rights-of-Way of record and excepting 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 SUBDIVISION less the West 40.00 feet and less Right-of-Way of record.

Tracts 64 and 64A of said EVERGLADES SUGAR AND LAND SUBDIVISION less Right-of-Way of record.

All of the above described land, situate, lying and being in the Town of Davie, Broward County, Florida, containing 35.40 acres more or less.

EXHIBIT B

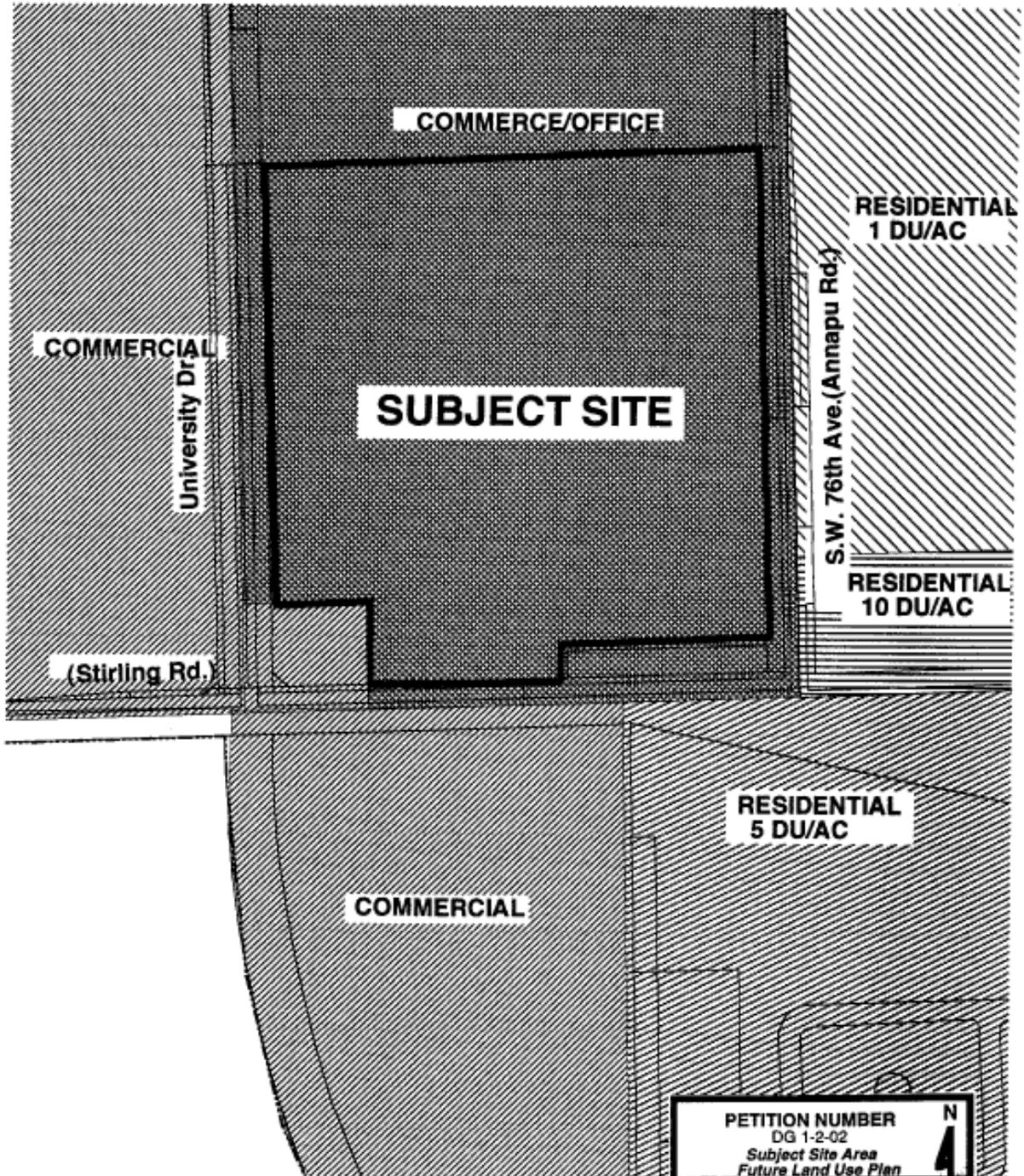
(List of Improvements)

<u>Staff Recomm. Number</u>	<u>Description of Improvements</u>	<u>Schedule of Completion</u>
14.	One (1) Northbound bus bay and right turn lane on University Drive.	Prior to issuance of any C.O.
15.	Provide a bus shelter pad at the far end of the storage segment (14 ft. in length and 8 ft. in width.	Prior to issuance of any C.O.
16.	The reconstruction of the existing median on University Drive at the North 50 ft. opening to prohibit outbound lefts.	Prior to issuance of any C.O. for this Plat or for the Meeks Farms Plat P.B. 161, Pg. 4 (B.C.R.) adjacent to this plat.
17.	A Northbound right turn lane at the South 50 ft. opening on University Dr.	Prior to issuance of any C.O.
18.	A Northbound right turn lane at the North 50 ft. opening on University Dr.	Prior to issuance of any C.O. for this Plat or for the Meeks Farms Plat P.B. 161, Pg. 4 (B.C.R.) adjacent to this plat.
19.	A Westbound right turn lane on Stirling Road at the 50 ft. opening.	Prior to issuance of any C.O.
20a.	Sidewalk construction along University Dr. adjacent to this plat.	Prior to issuance of any C.O.
20b.	Sidewalk construction along Stirling Road adjacent to this plat.	Prior to issuance of any C.O.

EXHIBIT B

(List of Improvements)

<u>Staff Recomm. Number</u>	<u>Description of Improvements</u>	<u>Schedule of Completion</u>
21.	An approved paved pedestrian access landing pad 80 ft. long and 8 ft. wide and a 5 ft. wide paved walkway to the access landing pad with the University Drive sidewalk.	Prior to issuance of any C.O.
22.	50% of the cost of a traffic signal at the intersection of University Drive and the North 50 foot opening.	2 years after completion of the total development of this plat or the Meeks Farms Plat. P.B. 161, Pg. 24 (B.C.R.) adjacent to the North if requested by B.C. Traffic Engineering Div.
24.	Traffic signal conduit relocation.	Prior to issuance of any C.O.
27.	Pavement Markings and Signing	Prior to issuance of any C.O.



COMMERCE/OFFICE

RESIDENTIAL  
1 DU/AC

COMMERCIAL

University Dr.

SUBJECT SITE

S.W. 76th Ave. (Annapu Rd.)

RESIDENTIAL  
10 DU/AC

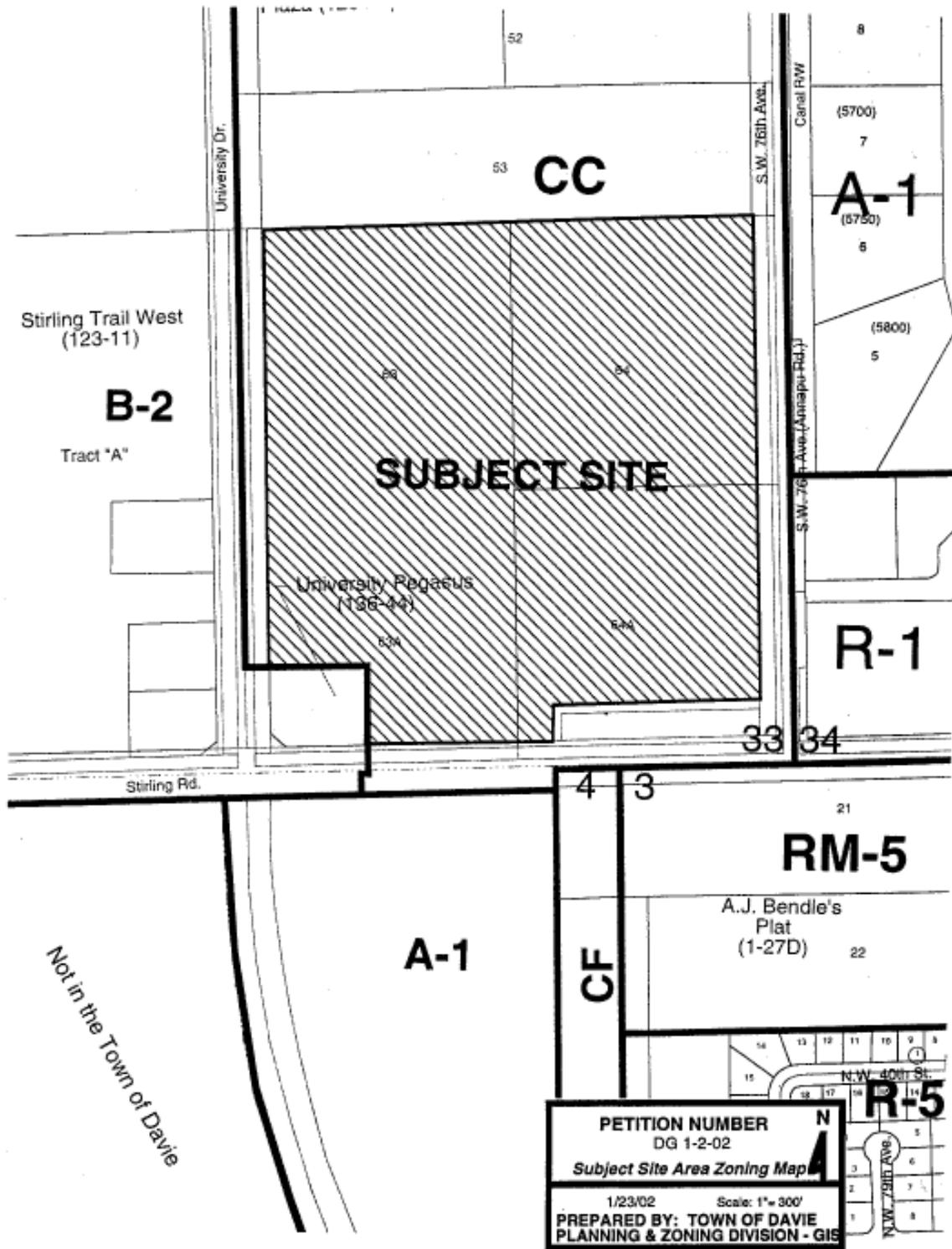
(Stirling Rd.)

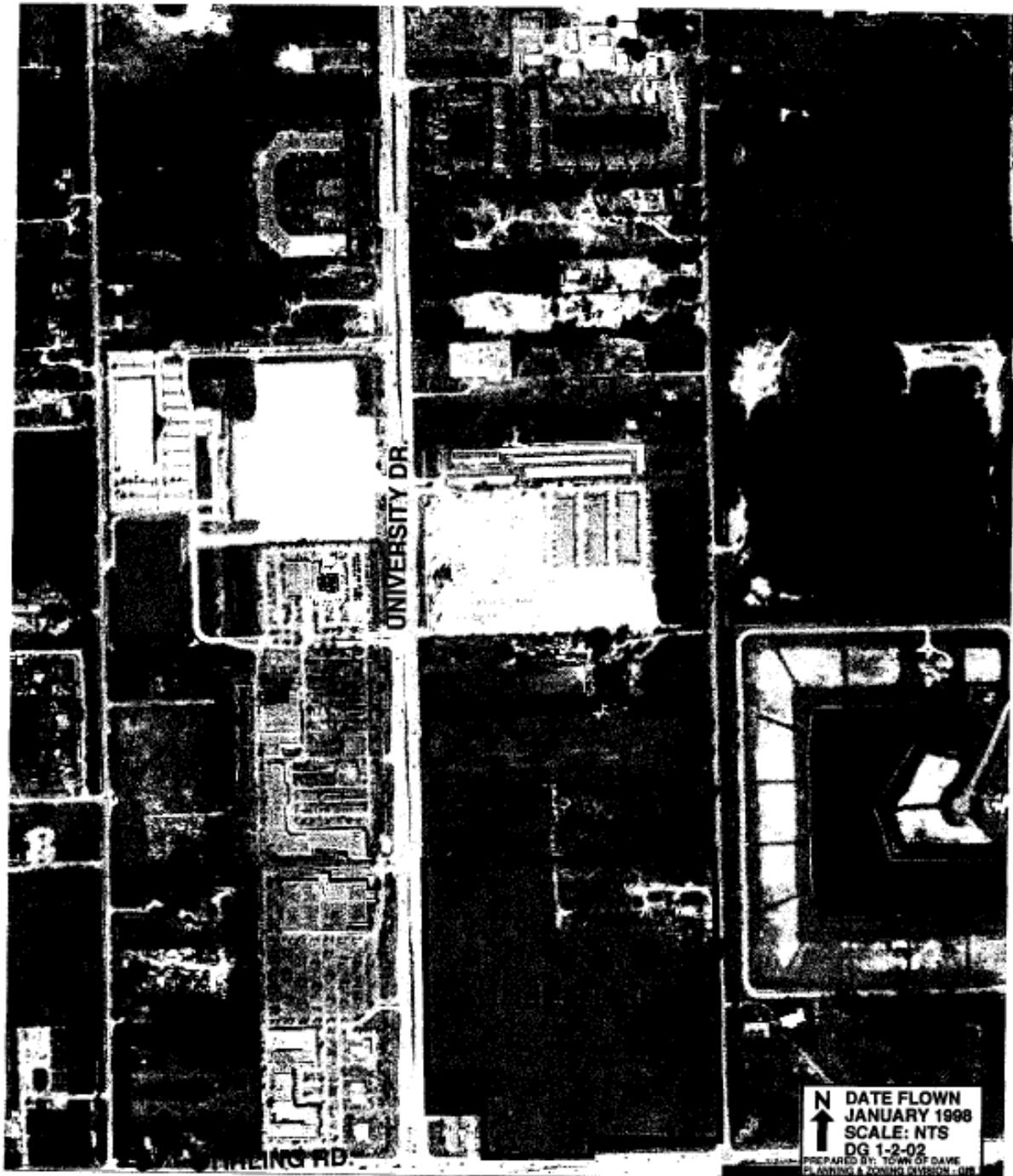
RESIDENTIAL  
5 DU/AC

COMMERCIAL

<b>PETITION NUMBER</b>	
DG 1-2-02	
<i>Subject Site Area</i>	
<i>Future Land Use Plan</i>	
1/23/02	Scale: 1"= 300'
PREPARED BY: TOWN OF DAVIE	
PLANNING & ZONING DIVISION - GIS	

N  
**4**





UNIVERSITY DR.

WINING RD.

N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
DG 1-2-02  
PREPARED BY: TOWN OF DAVIE  
PLANNING & ZONING DIVISION LHM