

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE DC CENTER 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 DC CENTER PLAT has been approved by the Town Planning and Zoning Board on December 9, 1998.

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 DC CENTER 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 12-29-98

01/06/98 COUNCIL AGENDA ITEM

TO: Robert Rawls, Interim Town Administrator

THRU: Gayle Easterling, AICP, Planning & Zoning Manager

BY: Gustavo Zambrano, AICP, Planner II

DATE: December 21, 1998

RE: DC Center Plat

The attached resolution authorizes approval of a plat, restricted to 15, 000 square feet of day care uses on Parcel "A" and a single family residence on Parcel "B". The property is 5.38 acres in size and located on the east side of Flamingo Road approximately 250 feet north of SW 26 Street.

EXHIBIT "A"
TOWN OF DAVIE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
PLANNING REPORT

DATE: December 21, 1998

REFERENCE: Plat - P 10-6-98

PLAT NAME: DC Center

APPLICANT: Surveyor: Griffin/Evans & Associates, Inc.
Owner: Mr. & Mrs. Raymond Moses

ANALYSIS: Land Use/Zoning: Residential (1 du/ac)/CF and AG
Location: Generally located on the east side of Flamingo Road
approximately 250 feet north of SW 26 Street.
Development Review Committee: see attached summary.

The proposed plat consists of approximately 5.38 acres. Proposed for the site is a 15,000 square foot day care center on Parcel "A" and one single family residence on Parcel "B" with access provided from the Flamingo Road service road.

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

RECOMMENDATION: The Planning and Zoning Division, therefore, recommends **APPROVAL** of the proposed plat **SUBJECT TO** the following:

1. Prior to Town Council approval, the appropriate Drainage District signatures and dates, dedication and acknowledgement signatures and dates be provided, as well as changing the appropriate dates to reflect signing in 1999.
2. Prior to Town Council approval, the Town Council block be corrected to read "Town Clerk" under the signature, and the distance of the west side access from the point of curvature (PC) be indicated.
3. 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), December 9, 1998.

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: DC Center Plat

Date: December 21, 1998

Number: P 10-6-98

PROJECT DESCRIPTION

Location: Generally located 375 feet north of SW 26 Street on the east side Flamingo Road.

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

Acreage/Existing use: 5.38 acres/ Vacant

Proposed Use/Density: 15,000 sq. ft. daycare center and 1 single family residence

Land Use/Zoning: Residential 1 du/ac / CF and AG

Existing Uses:

North: Vacant

South: Vacant

East: Single Family Residential

West: Flamingo Road (frontage road)

Adjacent Land Use/Zoning:

North: Residential 1 du/ac / AG

South: Residential 1 du/ac / AG and A-1

East: Residential 1 du/ac / AG

West: Flamingo Road (frontage road)

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 comments.

Utilities: No comments

Engineering: No comments.

Fire: No comments.

Police: No comments

Community Services: No comments.

Florida Power & Light: No comments.

Regional Transportation: Impacts Flamingo Road.

1/10/98

EXISTING ZONING: A9/CF
PROPOSED ZONING:
LAND USE DESIGNATION: Residential Duplex

TOWN OF DAVIE USE ONLY	
PLAT NO.	<u>P10-6-98</u>
FEE.	<u>\$600.85</u>
Receipt No.	<u>7261</u>

RECEIVED
OCT 22 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: _____ FINAL PLAT: _____
PRELIMINARY PLAT: yes NON-RESIDENTIAL: Yes
RESIDENTIAL: _____ ACREAGE: _____
NO. OF UNITS: _____

PROPOSED SUBDIVISION NAME: DC CENTER

ADDRESS AND/OR LOCATION: SW 26th St. & Flamingo Rd., Davie, FL.

LEGAL DESCRIPTION: The west 1/2 of Tract 42, and the west 1/2 of Tract 43, of Section Township 50 South, Range 40 East, according to the Florida First Lands Company's Map No. as recorded in Plat Book 2, Page 17, of the Public Records of Duval County, Florida. Said lots situate and lying and being in Broward County, Florida; less those lands described on the attached schedule.

NAME OF OWNER OF PROPERTY: Mr. & Mrs. Raymond Moses
ADDRESS: 3651 S.W. 116th Ave. Davie, FL 33330

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Griffin/Evans Associates, Inc
ADDRESS: 5400 S. University Dr, Suite 101 Davie, FL 33328 PHONE: (954) 680-6533

OFFICE USE ONLY

Approved as to form: Jot Fee paid: \$600.85
Development Review Committee: 11/10/98
Planning and Zoning Board: 12/9/98
Town Council: 1/6/99 2/17/99

Mr. + Mrs. Raymond Moses
OWNER'S NAME(S)
Raymond M. Moses
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3651 S.W. 116th Ave.
ADDRESS

Davie, FL, 33330
CITY, STATE, ZIP

(954) 476-8663
PHONE

Mr + Mrs. Raymond Moses
PETITIONER'S NAME
Raymond M. Moses
PETITIONER'S SIGNATURE

3651 S.W. 116th Ave.
ADDRESS

Davie, FL, 33330
CITY, STATE, ZIP

(954) 476-8663
PHONE

The foregoing instrument was acknowledged before me this 16 day of October, 1998, by Raymond Moses who is personally known to me or who has produced NA

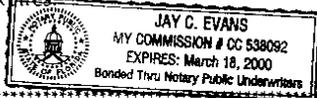
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Jay C. Evans

Print: JAY C. EVANS

My Commission Expires



The foregoing instrument was acknowledged before me this 16 day of October, 1998, by Raymond Moses who is personally known to me or who has produced NA/17

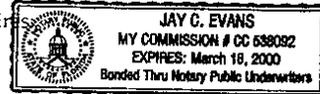
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Jay C. Evans

Print: JAY C. EVANS

My Commission Expires



OFFICE USE ONLY

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION:

PLANNING AND ZONING BOARD RECOMMENDATION:

12/09/98 - approval subject to the planning report and

TOWN COUNCIL ACTION:

28. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.

29. ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

30. BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF STONER/KEITH RESURVEY NO. 11, AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID SOUTH LINE BEARS SOUTH-89°42'27" WEST.

DESCRIPTION:

THE WEST 1/2 OF TRACT 42, AND THE WEST 1/2 OF TRACT 43, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE "FLORIDA FRUIT LANDS COMPANY'S MAP NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THOSE LANDS DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST ONE-HALF OF TRACTS 42 AND 43 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 13, NORTH 89°42'27" EAST A DISTANCE OF 34.95 FEET; THENCE NORTH 00°09'38" WEST A DISTANCE OF 330.62 FEET; THENCE NORTH 89°42'46" EAST A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR FLAMINGO ROAD (S.R. 823), NORTH 00°10'03" WEST A DISTANCE OF 661.25 FEET; THENCE ALONG THE NORTH LINE OF TRACT 43, NORTH 89°43'25" EAST A DISTANCE OF 181.00 FEET; THENCE SOUTH 00°10'03" EAST A DISTANCE OF 661.21 FEET; THENCE SOUTH 89°42'46" WEST A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

THAT PART OF THE WEST ONE-HALF OF TRACTS 42 AND 43 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 13, NORTH 89°42'27" EAST A DISTANCE OF 34.95 FEET; THENCE NORTH 00°09'38" WEST A DISTANCE OF 330.62 FEET; THENCE NORTH 89°42'46" EAST A DISTANCE OF 196.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'03" WEST A DISTANCE OF 661.21 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT 43, NORTH 89°43'25" EAST A DISTANCE OF 39.01 FEET; THENCE SOUTH 00°10'03" EAST A DISTANCE OF 530.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 71.00 FEET AND A CHORD BEARING OF SOUTH 45°13'38" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 111.67 FEET THROUGH A CENTRAL ANGLE OF 90°07'11" TO THE END OF SAID CURVE; THENCE NORTH 89°42'46" EAST A DISTANCE OF 266.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 59.87 FEET AND A CHORD BEARING OF SOUTH 45°35'17" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 93.35 FEET THROUGH A CENTRAL ANGLE OF 89°23'34" TO THE END OF SAID CURVE; THENCE ALONG THE SOUTH LINE OF SAID TRACT 42, SOUTH 89°42'46" WEST A DISTANCE OF 436.47 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:

Tam C. Edwards

