



Town Council Agenda Report

SUBJECT: RESOLUTION - Plat - Gardens at Stirling Plat

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY 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.

(P 2-4-99 - Associated Engineers of South Florida, Petitioner/The Gardens at Stirling, Inc., Owner - 5911 SW 61 Avenue, Generally located on the west side of SW 61 Avenue approximately 200 feet north of Stirling Road)

REPORT IN BRIEF:

The proposed plat consists of approximately 2.75 acres shown as Parcel A. Proposed for the site are 28 multi-family units with access provided from SW 61 Avenue.

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

PREVIOUS ACTIONS: None

CONCURRENCES:

Planning and Zoning Board Recommendation: Motion to recommend APPROVAL subject to the planning report (4-0, Mr. Pisula absent), October 13, 1999.

Staff recommends approval of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Providing non-vehicular access line along south limits of the plat, prior to Town Council consideration.

FISCAL IMPACT

Is appropriation required?	no
Funding appropriated?	no

RECOMMENDATION(S):

Motion to approve the resolution.

Attachment(s): Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY 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 boundary to be known as the Gardens at Stirling Plat has been approved by the Town Planning and Zoning Board on October 13, 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 Gardens at Stirling 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.

TOWN OF DAVIE
PLANNING AND ZONING DEPARTMENT
PLANNING REPORT

REFERENCE: Plat - P 2-4-99

PLAT NAME: The Gardens at Stirling

APPLICANT: Surveyor: Associated Engineers of South Florida
Owner: The Gardens at Stirling, Inc.

ANALYSIS: Land Use/Zoning: Residential 10 du/ac/RM-10
Location: Generally located on the west side of SW 61 Avenue
approximately 200 feet north of Stirling Road.
Development Review Committee: see attached summary.

The proposed plat consists of approximately 2.75 acres shown as Parcel A. Proposed for the site are 28 multi-family units with access provided from SW 61 Avenue.

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. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Providing non-vehicular access line along the south limits of the plat, prior to Town Council consideration.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report (4-0, Mr. Pisula absent), October 13, 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.

Prepared By: _____

Reviewed By: _____

TOWN OF DAVIE
DEVELOPMENT REVIEW REPORT

Name: The Gardens at Stirling

Date: October 6, 1999

Number: P 2-4-99

PROJECT DESCRIPTION

Location: Generally located on the west side of SW 61 Avenue approximately 200 feet north of Stirling Road.

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

Acreage/Existing use: 2.75 acres/Vacant

Proposed Use/Density: 28 multi-family units

Land Use/Zoning: Residential (10 du/ac)/RM-10

Existing Uses:

North: Vacant

South: Commercial

East: Vacant

West: Office

Adjacent Land Use/Zoning:

North: Residential (2 du/ac)/R-2

South: Commercial/B-2

East: Commercial/B-2

West: Commercial/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 - Private carting company.

Fire Protection: See attached comments.

Administration: See attached comments.

Building:

Engineering:

Florida Power & Light:

Parks and Recreation: See attached comments.

Regional Transportation: Impacts SW 61 Avenue and Stirling Road.

EXISTING ZONING: RM-10
PROPOSED ZONING: RM-10
LAND USE DESIGNATION: Residential-Multiple

TOWN OF DAVIE USE ONLY	
PLAT NO.	<u>P2-4-99</u>
FEE.	<u>\$94.00</u>
Receipt No.	<u>7440</u>

TOWN OF DAVIE
PLAT REVIEW APPLICATION

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

DATE FILED: Feb. 26, 1999 FINAL PLAT: Yes
PRELIMINARY PLAT: _____ NON-RESIDENTIAL: _____
RESIDENTIAL: Yes ACREAGE: 2.83 Acres
NO. OF UNITS: 28

PROPOSED SUBDIVISION NAME: The Gardens at Stirling

ADDRESS AND/OR LOCATION: S.W. 61st Ave., approximately 220 Ft. North of Stirling Road.

LEGAL DESCRIPTION: The North 110.00 feet less the West 200.00 ft. of Tract 52 of "The Everglades Land Sales Co. Subdivision" of Section 35-50S-41E, as recorded in Plat Book 2, Page 34 of the Public Records of Dade County, Florida.

NAME OF OWNER OF PROPERTY: The Gardens at Stirling, Inc.

ADDRESS: 591 SW 61 AVENUE
~~650 S. White Highway Hollywood, FL 33020~~

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Francisco A. Aguirre, P.L.S.

ADDRESS: 7320 Griffin Road Suite 103 Davie, FL 33314 PHONE: (954) 791-2110

OFFICE USE ONLY

Approved as to form: Jat Fee paid: 94.00
Development Review Committee: 3/23/99
Planning and Zoning Board: 5/12/99
Town Council: _____

The Gardens at Stirling, Inc.
OWNER'S NAME(S)

Samuel Shapiro
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN) BY: Samuel Shapiro, Pres.

950 S. Dixie Highway
ADDRESS

Hollywood, FL 33020
CITY, STATE, ZIP

(954) 920-6180
PHONE

The foregoing instrument was acknowledged before me
this 26th day of February, 19 99 by
Samuel Shapiro who is personally
known to me ~~as a~~ owner

~~as a~~ and who did take an oath.
NOTARY PUBLIC:
Sign: [Signature]
Print: Laura E. Hawks

My Commission Expires:

OFFICIAL NOTARY SEAL
LAURA E HAWKS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC799985
MY COMMISSION EXP. JAN. 30, 2003

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

Gustavo X. Aguirre, Pres.
PETITIONER'S SIGNATURE
BY: Gustavo X. Aguirre, Pres.

5450 Griffin Road
ADDRESS

Davie, FL 33314
CITY, STATE, ZIP

(954) 584-6880
PHONE

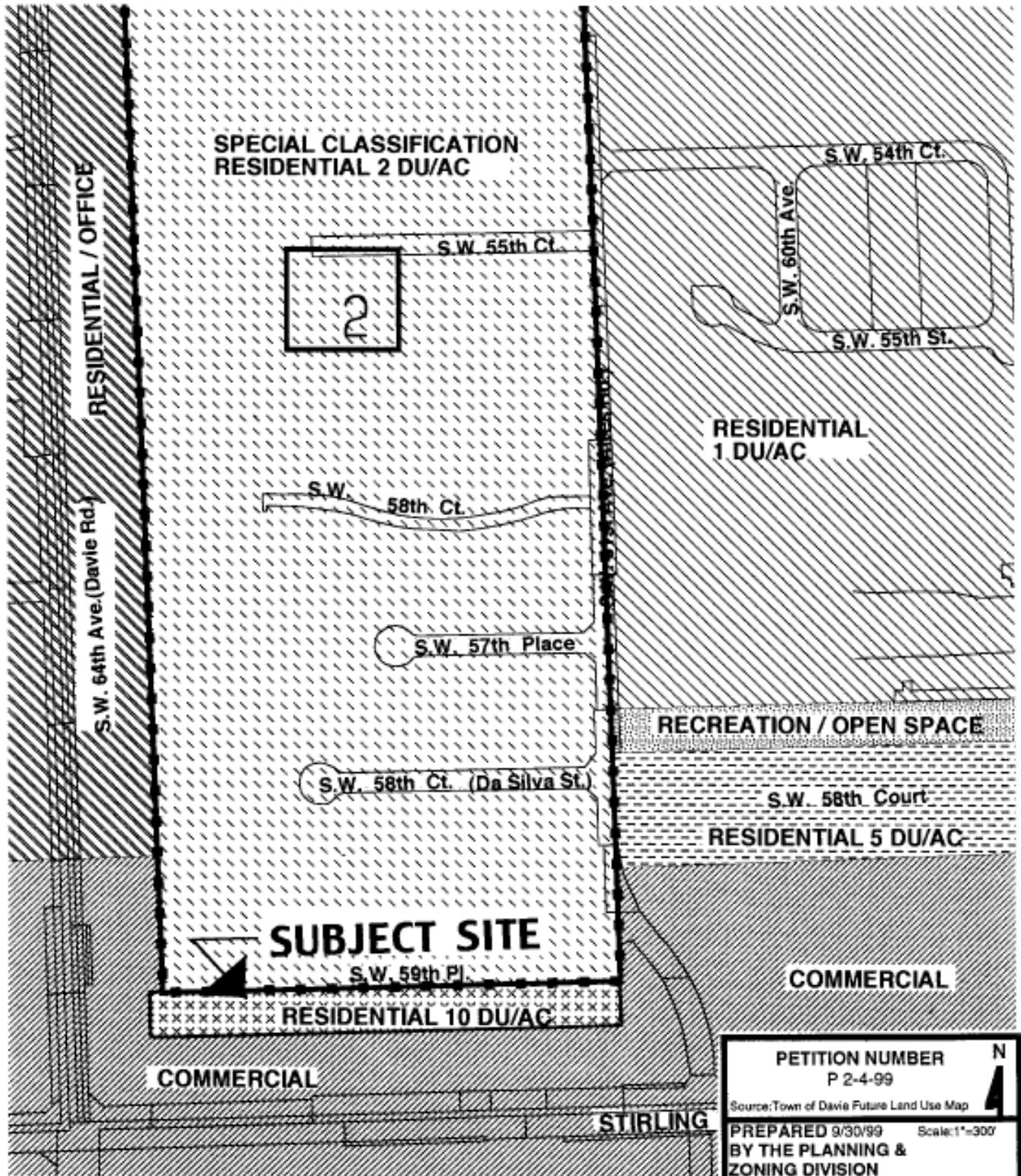
The foregoing instrument was acknowledged before me
this 26th day of February, 1999, by
Gustavo X. Aguirre, Pres. who is personally
known to me ~~as a~~ owner

~~as a~~ and who did take an oath.
NOTARY PUBLIC:
Sign: [Signature]
Print: Laura E. Hawks

My Commission Expires:

OFFICIAL NOTARY SEAL
LAURA E HAWKS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC799985
MY COMMISSION EXP. JAN. 30, 2003

OFFICE USE ONLY



**SPECIAL CLASSIFICATION
RESIDENTIAL 2 DU/AC**

RESIDENTIAL / OFFICE

S.W. 64th Ave. (Davie Rd.)

S.W. 55th Ct.



S.W. 54th Ct.

S.W. 60th Ave.

S.W. 55th St.

**RESIDENTIAL
1 DU/AC**

S.W. 58th Ct.

S.W. 57th Place

RECREATION / OPEN SPACE

S.W. 58th Ct. (Da Silva St.)

S.W. 58th Court

RESIDENTIAL 5 DU/AC

SUBJECT SITE

S.W. 59th Pl.

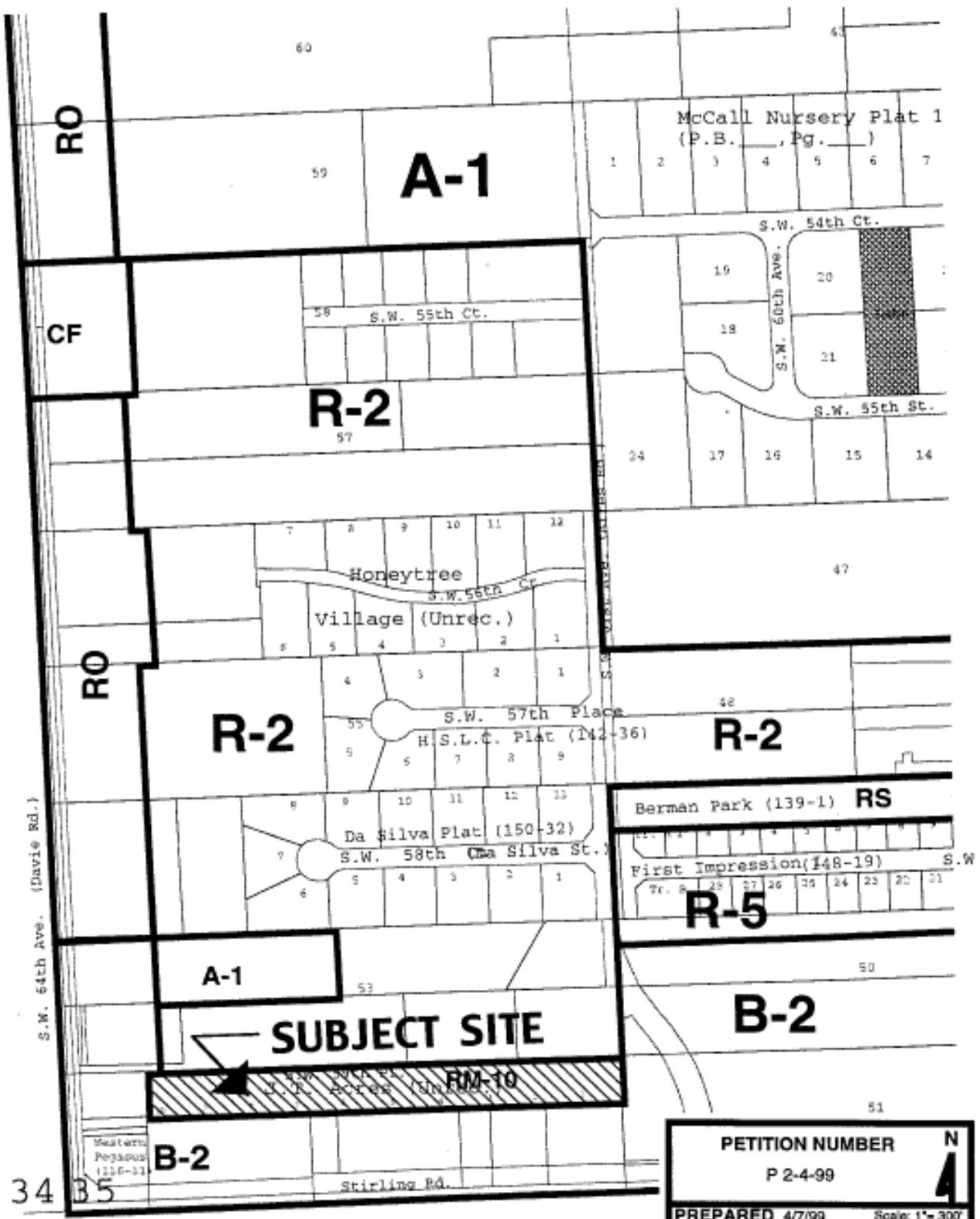
COMMERCIAL

RESIDENTIAL 10 DU/AC

COMMERCIAL

PETITION NUMBER		N ▲
P 2-4-99		
Source: Town of Davie Future Land Use Map		
PREPARED 9/30/99		Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION		

STIRLING



S.W. 64th Ave. (Davie Rd.)

34 35

Western Pegasus 1235-31

B-2

SUBJECT SITE

RM-10

Stirling Rd.

PETITION NUMBER		N 4
P 2-4-99		
PREPARED 4/7/99	Scale: 1" = 300'	
BY THE PLANNING & ZONING DIVISION		



S.W. 64th AVENUE (DAVIE ROAD)

SW 9th AVE

SUBJECT SITE

STIRLING ROAD

N
↑ DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
P 2-4-99