



Application Number 067-MP-98

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Wolf Family Plat</b>			
Plat/Site Number <b>067-MP-98</b>	Plat Book - Page (if recorded) <b>171 - Page 85</b>		
Owner/Applicant/Petitioner Name <b>Target Corporation</b>			
Address <b>1000 Nicolet Mall</b>	City <b>Minneapolis</b>	State <b>MN</b>	Zip <b>55403</b>
Phone <b>1-800-424-6888</b>	Email		
Agent for Owner/Applicant/Petitioner <b>H&amp;T Consultants, Inc.</b>		Contact Person <b>Francis Dayao</b>	
Address <b>9310 Old Kings Road South, Suite 1001</b>	City <b>Jacksonville</b>	State <b>FL</b>	Zip <b>32257</b>
Phone <b>904-419-1001</b>	Email <b>francisdayao@bellsouth.net</b>		
Folio(s) <b>See attached Exhibit A</b>			
Location <b>Near corner of</b> <u>side of S. University Drive</u> <b>at/between/and</b> <u>and Stirling Road (SR848)</u> <b>and/of</b> _____ <small>north side/corner north street name street name / side/corner street name</small>			

<b>Type of Application (this form required for all applications)</b>
Please check all that apply (use attached <b>Instructions</b> for this form).
<input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )
<input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i> )
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)
<input type="checkbox"/> <b>Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)</b>

<b>Application Status</b>			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<b>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) Urban Commercial (UC)	Zoning District(s) Urban Commercial (UC)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated <u>within</u> eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
<p>Are there any existing structures on the site? <span style="float: right;"><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</span></p>					
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Commercial (gross sq. footage allowed by plat note)	290,000	occupied	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
Commercial (bank use - allowed by plat note)	6,200	occupied	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			YES   NO	YES   NO	HAS   WILL   NO
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
NA	NA	Commercial - autocare	8,500 sq. ft. gross floor area

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

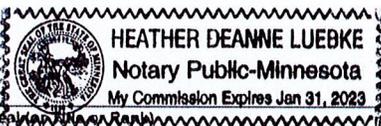

8/20/2020  
 Owner/Agent Signature Date

**NOTARY PUBLIC**

STATE OF FLORIDA ~~MINNESOTA~~  
 COUNTY OF BROWARD ~~HUNTER~~

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 20 day of August, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Heather Deanne Luebke   
 Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida


31057562  
 Notary Seal Serial Number (if applicable)

**For Office Use Only**

Application Type: Note Amendment

Application Date <u>10/13/2020</u>	Acceptance Date <u>10/14/2020</u>	Fee <u>\$2,090.00</u>
Comments Due <u>11/4/2020</u>	Report Due <u>11/13/2020</u>	CC Meeting Date <u>T.B.D</u>
Adjacent City or Cities <u>Cooper City</u>		
<input checked="" type="checkbox"/> Plats <input type="checkbox"/> Surveys <input checked="" type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input checked="" type="checkbox"/> City <del>Letter</del> <u>Resolution</u> <input type="checkbox"/> Agreements		
<input checked="" type="checkbox"/> Other: <u>FDOT letter, Sketches, narrative, questionnaire</u>		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSD only) <input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By <u>M. Randino</u>		

## **EXHIBIT A**

FOLIO NO.

504133010010

504133310020

504133310070

504133310060

504133310013

504133310030

504133310012

504133310050

504133310040

**H & T CONSULTANTS, INC.**  
**Civil Engineering – Land Development**  
9310 Old Kings Road S, Suite 1001  
Jacksonville, FL 32257  
(904) 419-1001 Phone • (904) 419-1004 Fax

**NARRATIVE**

**PLAT NOTE AMMENDMENT – WOLF FAMILY PLAT**

The proposed plat note amendment to the Wolf Family Plat is to allow an additional 8500 sq. feet of autocare center at Outparcel #6 for the construction of a proposed Discount Tire store at an existing 1.039-acre. Outparcel #6 is an existing parking lot south of the Target Superstore between the Well Fargo Bank and a Mobil 1 gas station near the corner of South University Drive and Stirling Road (please refer to the Site Plan). The proposed lot is currently owned by Target Corporation and is under a purchase agreement with Halle Properties, LLC, developer for Discount Tire. The subject lot fronts Stirling Road (State Road 848). The subject site is located in Section 33, Township 50 South, and Range 41 East.

The current plat note is as follows:

The plat is restricted to 290,000 square feet of commercial use (272,375 square feet existing; 17,625 square feet proposed) and 6,200 square feet of existing bank use.

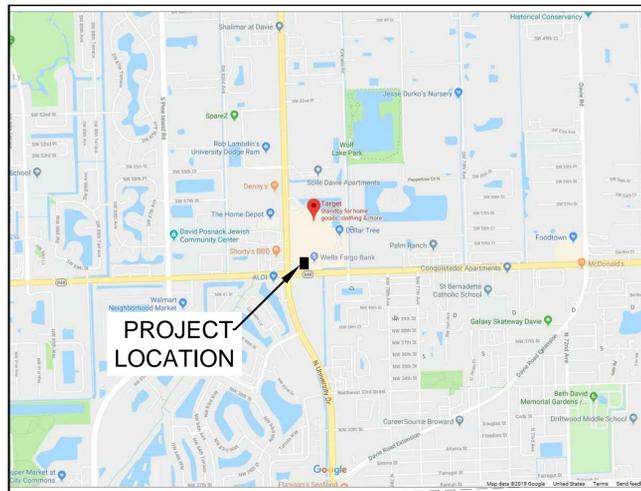
The proposed plat note is as follows:

The plat is restricted to 290,000 square feet of commercial use, 6,200 square feet of existing bank use and 8,500 square feet of autocare center at Outparcel #6.

Per Broward County's request, the proposed plat note amendment has been revised to exclude existing and proposed square footage.

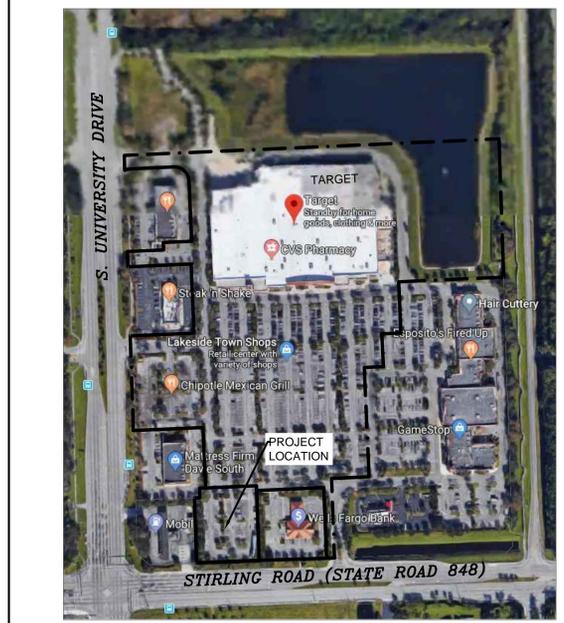
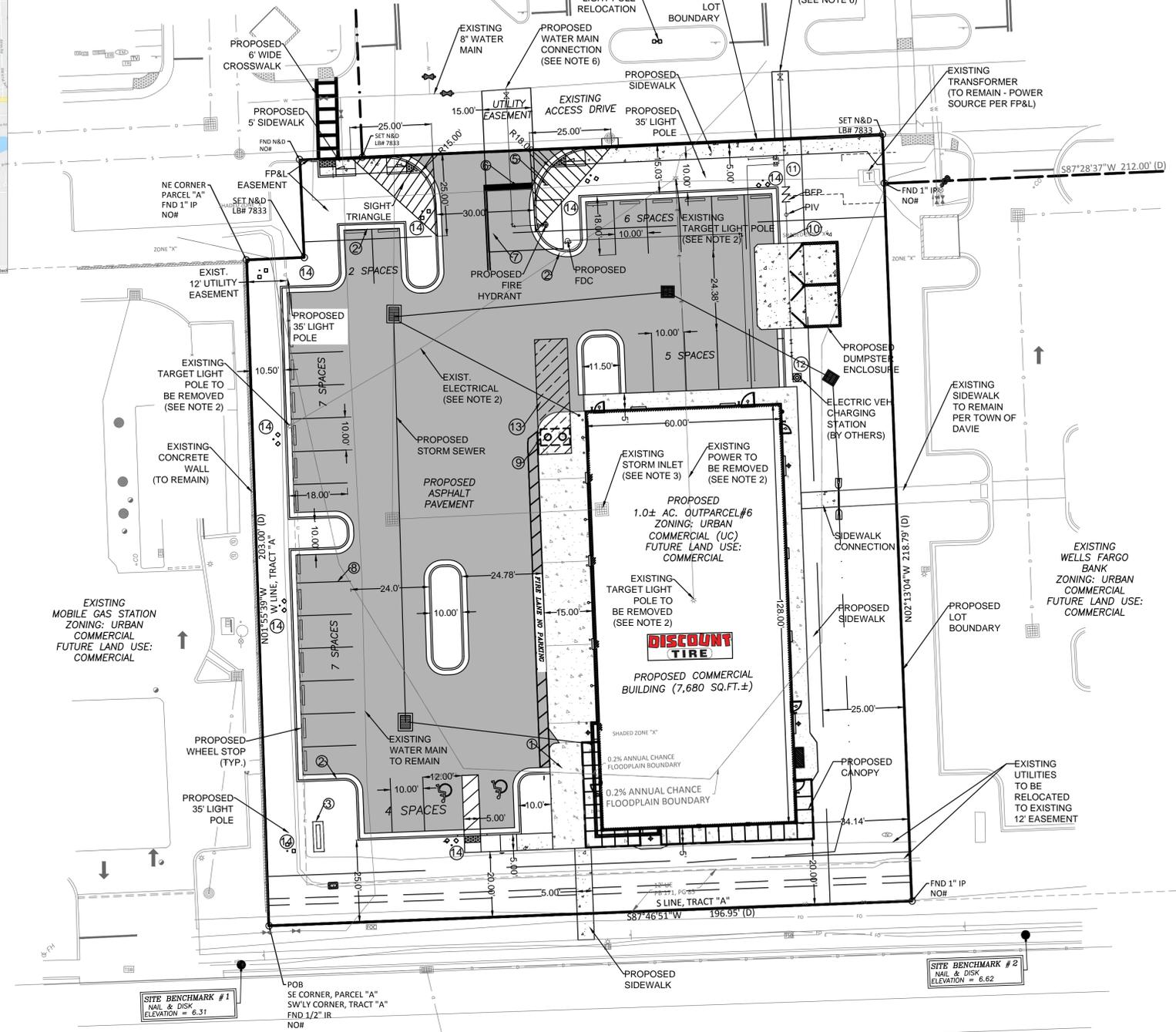
A copy of the Delegation Approval from the Town of Davie is included in the submittal.

The additional 8,500 square feet of autocare center will allow construction of a new Discount Tire store including a new commercial building, parking and drive aisles, drainage, utilities and irrigation. Discount Tire is a national tire and wheel retail store. There is no automotive repair work conducted at any of the 1000+ stores nationwide. Broward County Property Appraiser will assign a new parcel ID number for Outparcel #6 after the purchase has been completed and the deed has been recorded. The Target parcel ID# is 5041-33-31-0010 for your reference.



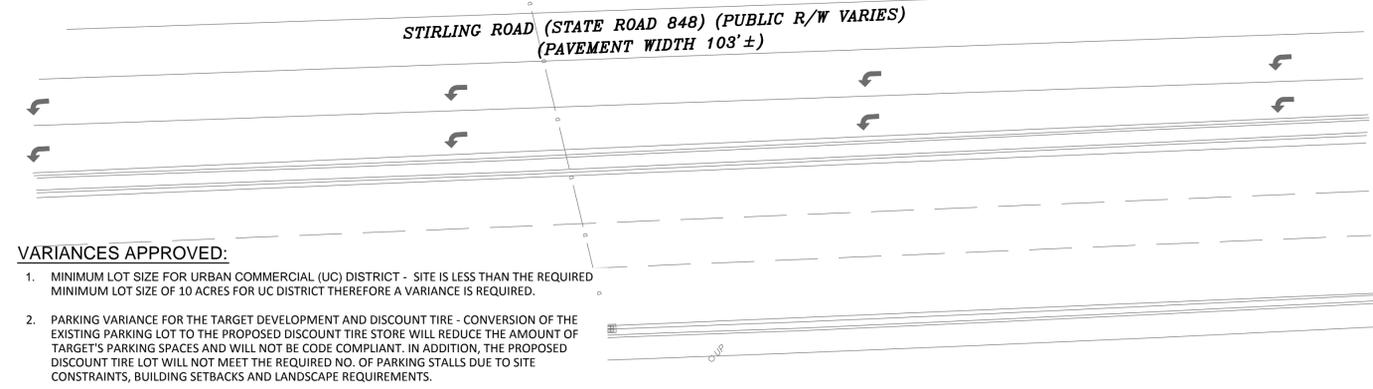
**VICINITY MAP**  
NOT TO SCALE

**PARCEL INFORMATION**  
PROPERTY OWNER: TARGET CORPORATION  
PROPERTY ADDRESS: 5800 SOUTH UNIVERSITY DRIVE, DAVIE FL 33328  
PARCEL ID NUMBER: 5041 33 31 0010  
SECTION: 33 TOWNSHIP: 50 SOUTH RANGE: 41 EAST  
FLOOD ZONE: ZONE "X" 0.2% CHANCE FLOOD HAZARD PER  
FIRM MAP 12011C0545H EFFECTIVE DATE: AUGUST 8, 2014



**OVERALL MAP**  
NOT TO SCALE

- NOTES:**
- IRRIGATION DESIGN SHALL USE THE LOWEST QUALITY WATER FEASIBLE. EXISTING IRRIGATION SYSTEM ON THE SUBJECT SITE IS TO BE DISCONNECTED FROM EXISTING TARGET IRRIGATION SYSTEM. THE TARGET SITE IRRIGATION SYSTEM SHALL BE IMMEDIATELY RESTORED TO BE FULLY FUNCTIONAL SO AS TO AVOID A LACK OF WATER TO THE TARGET PROPERTY LANDSCAPE. CONTRACTOR IS TO COORDINATE WITH TARGET STORE TEAM TO ENSURE THAT TARGET IRRIGATION SYSTEM IS FULLY FUNCTIONAL AFTER DISCONNECTION IS COMPLETE.
  - EXISTING LIGHT POLES ON THE SUBJECT SITE ARE TO BE DISCONNECTED FROM THE EXISTING TARGET LIGHTING SYSTEM. THE TARGET SITE LIGHTING SHALL BE IMMEDIATELY RESTORED TO BE FULLY FUNCTIONAL SO AS TO AVOID ANY NON-LIGHTED CONDITIONS. CONTRACTOR IS TO COORDINATE WITH TARGET STORE TEAM TO ENSURE THAT TARGET LIGHTING SYSTEMS ARE FULLY FUNCTIONAL AFTER DISCONNECTION IS COMPLETE. EXISTING ELECTRICAL LINES TO POWER POLES SHALL BE DISCONNECTED. EXISTING LIGHT POLES MAY BE RELOCATED TO A DIFFERENT LOCATION SELECTED BY TARGET TO ENSURE EXISTING LIGHTING IN THE AREA IS NOT REDUCED.
  - ALL EXISTING DRAINAGE INLETS WITHIN THE SITE TO BE REMOVED. A NEW DRAINAGE SYSTEM WILL BE CONSTRUCTED AND SHALL CONNECT TO TARGET CORPORATIONS EXISTING STORMWATER SYSTEM. EXISTING DRAINAGE EASEMENTS WITHIN SITE SHALL BE AMENDED TO SHOW NEW EASEMENTS FOR NEW DRAINAGE SYSTEM.
  - CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.
  - THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.
  - WHEN TAPPING INTO EXISTING UTILITIES, EXCAVATING AND TRENCHING ON TARGET PROPERTY THIS SHALL OCCUR NO EARLIER THAN 1 HOUR AFTER THE TARGET STORE HAS CLOSED AND SHALL END 1 HOUR BEFORE STORE OPENING. CONTRACTOR SHALL NOTIFY THE STORE MANAGER 72 HOURS IN ADVANCE OF PERFORMING ANY WORK ON TARGET PROPERTY.
  - FOR LOCATIONS ON TARGET PROPERTY, ANY EXCAVATION WITHIN PAVED AND OR AREAS TRAVELED BY VEHICLES AND PEDESTRIANS, REMOVAL OF PAVEMENT AND OR TRENCHES MUST BE IMMEDIATELY BACKFILLED AND COMPACTED SO THAT IT IS SAFE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. PEDESTRIAN AND OR VEHICULAR ROUTES MUST BE SAFE AND USEABLE AT ALL TIMES DURING THE TARGET STORE HOURS OF OPERATION AND FOR 1 HOUR BEFORE OPENING AND 1 HOUR AFTER CLOSING. REMOVED PAVEMENT WILL BE RESTORED WITH LIKE MATERIALS PROMPTLY. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS AND THE LIKE.



- VARIANCES APPROVED:**
- MINIMUM LOT SIZE FOR URBAN COMMERCIAL (UC) DISTRICT - SITE IS LESS THAN THE REQUIRED MINIMUM LOT SIZE OF 10 ACRES FOR UC DISTRICT THEREFORE A VARIANCE IS REQUIRED.
  - PARKING VARIANCE FOR THE TARGET DEVELOPMENT AND DISCOUNT TIRE - CONVERSION OF THE EXISTING PARKING LOT TO THE PROPOSED DISCOUNT TIRE STORE WILL REDUCE THE AMOUNT OF TARGET'S PARKING SPACES AND WILL NOT BE CODE COMPLIANT. IN ADDITION, THE PROPOSED DISCOUNT TIRE LOT WILL NOT MEET THE REQUIRED NO. OF PARKING STALLS DUE TO SITE CONSTRAINTS, BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS.

SITE DATA TABLE			
<b>DEVELOPER:</b> HALLE PROPERTIES, LLC 20225 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 PHONE: (480) 606-6838 MAIN POC: SCOTT FOURNIER (V.P. OF REAL ESTATE DEV.)			
<b>ENGINEER:</b> H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001 MAIN POC: LEE THOMPSON (VICE PRESIDENT)			
<b>PROJECT NAME:</b> DISCOUNT TIRE STORE			
<b>PROPOSED USE:</b> AUTOMOTIVE TIRE RETAIL STORE			
<b>USE PER CODE:</b> MINOR VEHICLE REPAIR			
<b>PROPOSED NUMBER OF STORIES:</b> 1 STORY WITH MEZZANINE			
<b>PROPOSED BUILDING SQUARE FOOTAGE:</b> 7,680±SF			
<b>FUTURE LAND USE CLASSIFICATION:</b> COMMERCIAL			
<b>ZONING MAP DESIGNATION:</b> URBAN COMMERCIAL (UC)			
<b>SIZE OF LOT:</b> 1.039 AC± (45,258.84 S.F.±)			
<b>OPEN SPACE/LANDSCAPE AREA</b>	<b>SQ. FT.</b>	<b>ACRE</b>	<b>%</b>
TOTAL OPEN SPACE (% OF TOTAL AREA)	14,242	0.33	32%
LANDSCAPE WITHIN VEHICLE USE AREA	2,595	0.06	
<b>SUMMARY: IMPERVIOUS AREAS</b>			
<b>TOTAL IMPERVIOUS AREA (% OF TOTAL AREA)</b>	<b>SQ. FT.</b>	<b>ACRE</b>	<b>%</b>
(1) PARKING SPACES AND DRIVE AISLES	18,260	0.42	
(2) SIDEWALKS AND CONCRETE APRONS	4,411	0.10	
(3) BUILDING SQUARE FOOTAGE	7,680	0.176	
(4) DUMPSTER PAD AND ENCLOSURE	666	0.015	
<b>% OF SITE OCCUPIED BY BUILDING</b>		0.176	17%
<b>PARKING SPACES</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
VEHICLE MINOR REPAIR (⊙ 7,680/200 S.F.)	39	29	
HANDICAP PARKING (⊙ 1/25 SPACES)		2	
<b>TOTAL PARKING*</b>		31	
<b>* PARKING VARIANCE APPROVED BY DAVIE</b>			
	<b>REQUIRED</b>	<b>PROVIDED</b>	
LOADING SPACES (OFF-STREET)	1	1	
(PER SEC. 12-212 5000 S.F. - 25,000 S.F. PROVIDE 1 SPACE)			
<b>BUILDING SETBACK</b>			
	<b>REQUIRED</b>	<b>PROPOSED</b>	
FRONT (S)	15'	20.0'	
REAR (E)	25'	34.14'	
SIDES (N)	25'	80.30'	
SIDES (W)	25'	102.03'	
<b>LANDSCAPE BUFFER</b>			
	<b>REQUIRED</b>	<b>PROPOSED</b>	
FRONT (S)	20'	20.00'	
REAR (E)	10'	10.0'	
SIDES (N)	10'	10.0'	
SIDES (W)	10'	10.50'	
<b>UTILITIES</b>			
	<b>PROPOSED UTILITY PROVIDER</b>		
ELECTRIC	FLORIDA POWER & LIGHT (FP&L)		
WATER & SEWER	TOWN OF DAVIE		
TELEPHONE	AT&T DIRECT TV		
CABLE	AT&T DIRECT TV		
GAS	FLORIDA CITY GAS		

KEY	LEGEND
1	PROPOSED CONCRETE APRON
2	PROPOSED FDOT TYPE 'F' CURB AND GUTTER (SPILLOUT)
3	PROPOSED DISCOUNT TIRE SIGN
4	PROPOSED HANDICAP SIGN (TYPICAL)
5	PROPOSED STOP SIGN (R1-1)
6	PROPOSED 24" WHITE STOP BAR (THERMOPLASTIC)
7	PROPOSED 4" WIDE SOLID YELLOW DOUBLE LINE (THERMOPLASTIC)
8	PROPOSED 4" SOLID WHITE PARKING STALL STRIPING
9	PROPOSED OIL SAND INTERCEPTOR (CONCRETE STRUCTURE)
10	TO PROPOSED BUILDING FIRE SPRINKLER SYSTEM
11	TO PROPOSED BUILDING DOMESTIC WATER LINE AND IRRIGATION SYSTEM
12	DESIGNATED ELECTRIC VEHICLE PARKING AND CHARGING STATION
13	PROPOSED LOADING AREA (10X35)
14	PROPOSED LIGHT POLE (DOUBLE)

**FIRE MARSHALL NOTE:**  
A SEPARATE FIRE DEPARTMENT PERMIT WILL BE OBTAINED THROUGH THE TOWN OF DAVIE BUILDING DEPARTMENT FOR THE UNDERGROUND FIRE LINES BY A STATE OF FLORIDA FIRE PROTECTION SYSTEM CONTRACTOR I, II AND V WHO MAY INSTALL THE UNDERGROUND PIPING OF A FIRE PROTECTION SYSTEM.



DISCOUNT TIRE

H & T

CONSULTANTS, INC.

PLANNING - ENGINEERING

SITE PLAN

REVISIONS

5800 S. UNIVERSITY DRIVE  
DAVIE, FL 33328

JOB NO:

DRAWN: FD

CHECK: ALT/SH

DATE: JULY 2020

SHEET NO.

C001

PHONE: 904-419-1001 FAX: 904-419-1004

**SKETCH OF DESCRIPTION****SHEET 1 OF 2****LEGAL DESCRIPTION:**

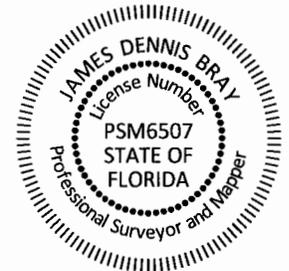
TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGES 85 AND 86 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LESS AND EXCEPT:**

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: (1) ON A PLAT BEARING OF SOUTH 87°46'16" WEST 196.43 FEET; (2) SOUTH 88°27'20" WEST 24.27 FEET; (3) NORTH 76°20'49" WEST 51.98 (4) SOUTH 87°46'51" WEST 260.08 FEET TO THE POINT OF BEGINNING; (5) CONTINUE SOUTH 87°46'51" WEST 24.92 FEET TO A CORNER OF SAID TRACT "A"; THENCE NORTH 02°13'09" WEST 17.19; THENCE NORTH 88°30'24" EAST 24.97 FEET; THENCE SOUTH 02°04'43" EAST 16.87 FEET TO THE POINT OF BEGINNING.

ALSO LESS ROAD RIGHT-OF-WAY PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 41303, PAGE 1808, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



JOB #903882
CF #BRW-171-85-TRACTA-SOD
DATE: 10/5/2020
SCALE: 1" = 200'
DRAWN BY: SAH

**CERTIFIED TO:**  
H&T Consultants

**LEGEND**

<b>CL</b>	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
A	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
INST	- INSTRUMENT NUMBER
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
(M)	- MEASURED
MS	- METAL SHED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
(T)	- TOTAL DISTANCE
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

**REVISIONS****GENERAL NOTES:**

- Bearing structure is based on the East line of Tract "A", also being the West right-of-way line of SW 76th Avenue; being: S01°54'03"E (PER PLAT).
- This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
- This Sketch of Description has been made for the exclusive use of the entities prepared for, heron and does not extend to any unnamed parties.
- This Sketch of Description is not a Survey.
- This Sketch is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: [www.altamaxsurveying.com](http://www.altamaxsurveying.com) for instructions on signature validation). The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

**Altamax Surveying**

910 Belle Avenue, Suite 1100  
Casselberry, FL 32708  
Phone: 407-677-0200  
Licensed Business No. 7833  
[www.altamaxsurveying.com](http://www.altamaxsurveying.com)

Digitally signed by James D  
Bray  
DN: cn=James D Bray c=US  
o=Unaffiliated  
ou=A01427D000001667EAA  
C3E300001793  
Date: 2020-10-06 11:44-04:00

James D. Bray PSM 6507

# SKETCH OF DESCRIPTION

SHEET 2 OF 2

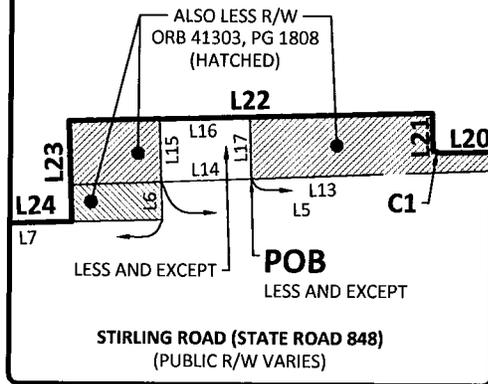
PORTION, TRACT "A"  
MEEKS FARM  
PB 161, PG 24

PORTION, TRACT "A"  
MEEKS FARM  
PB 161, PG 24

N87°28'37"E 1179.94' (P)

DETAIL "A" - SCALE: 1" = 50'

## TRACT "A"



### LINE CHART

L1	S42°56'00"W	42.55' (P)
L2	S87°46'16"W	196.44' (P)
L3	S88°27'40"W	24.27' (P)
L4	N76°20'49"W	51.98' (P)
L5	S87°46'51"W	285.00' (P)
L6	S02°13'09"E	10.27' (P)
L7	S88°27'40"W	73.24' (P)
L8	N79°56'39"W	51.17' (P)
L9	S87°46'51"W	285.71' (P)
L10	S87°46'16"W	196.43' (D)
L11	S88°27'20"W	24.27' (D)
L12	N76°20'49"W	51.98' (D)
L13	S87°46'51"W	260.08' (D)
L14	S87°46'51"W	24.92' (D)
L15	N02°13'09"W	17.19' (D)
L16	N88°30'24"E	24.97' (D)
L17	S02°04'43"E	16.87' (D)
L18	S87°46'16"W	181.70' (D)
L19	S73°55'13"E	53.13' (D)
L20	S88°30'24"W	246.44' (D)
L21	N01°54'16"W	10.28' (D)
L22	N88°30'24"E	100.01' (D)
L23	S01°54'16"E	27.48' (D)
L24	S88°27'40"W	48.19' (D)

E. LINE, TRACT "A"  
W. R/W LINE  
(BEARING BASIS)

UNIVERSITY DRIVE (SR 817)  
(R/W VARIES)

N01°54'16"W 1080.20' (P)

S01°54'03"E 1275.39' (P)

SW 76TH AVENUE  
(R/W VARIES)

## TRACT "A"

### C1-CURVE DATA

Δ = 04°00'04"  
R = 31.40'  
L = 2.19'  
CHORD  
N74°55'56"W  
2.19' (D)

110.5'  
S87°46'51"W  
185.00' (P)

POC  
LESS AND EXCEPT  
SOUTHERNMOST  
SE CORNER, TRACT "A"

N01°55'39"W  
203.00' (P)

SEE DETAIL "A"  
LESS AND EXCEPT  
ALSO LESS R/W  
ORB 41303, PG 1808  
(HATCHED)  
S. LINE, TRACT "A"



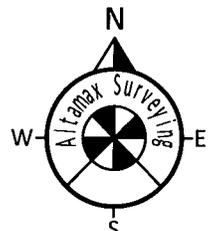
STIRLING ROAD (STATE ROAD 848)  
(PUBLIC R/W VARIES)

POB  
LESS AND EXCEPT

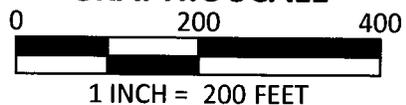
ALSO LESS R/W  
ORB 41303, PG 1808  
(HATCHED)

## Altamax Surveying

910 Belle Avenue, Suite 1140  
Casselberry, FL 32708  
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### GRAPHIC SCALE



# SKETCH OF DESCRIPTION

SHEET 1 OF 3

## LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A SOUTHWESTERLY CORNER OF SAID TRACT "A"; ALSO BEING THE SOUTHEAST CORNER OF PARCEL "A" OF UNIVERSITY PEGASUS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN N01°55'39"W, ALONG THE WEST LINE OF SAID TRACT "A" AND EAST LINE OF SAID PARCEL "A", A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE N87°28'37"E A DISTANCE OF 17.57 FEET; THENCE N02°31'23"W A DISTANCE OF 29.70 FEET; THENCE N87°28'38"E A DISTANCE OF 178.51 FEET; THENCE S02°13'04"E, A DISTANCE OF 233.74 FEET TO THE NORTH RIGHT OF WAY LINE OF STIRLING ROAD (STATE ROAD 848), AND THE SOUTH LINE OF SAID TRACT "A"; THENCE RUN S87°46'51"W, ALONG SAID NORTH RIGHT OF WAY LINE OF STIRLING ROAD (STATE ROAD 848) AND SAID SOUTH LINE OF TRACT "A", A DISTANCE OF 196.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: 45,277 SQUARE FEET OR 1.0394 ACRES MORE OR LESS.



JOB # 903837
CF # BRW-171-85-DISCOUNT TIRE-SOD
DATE: 09/01/2020
SCALE: 1" = 40'
DRAWN BY: GLT

**CERTIFIED TO:**  
H&T CONSULTANTS

LEGEND	
⊘	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
Δ	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
INST	- INSTRUMENT NUMBER
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
(M)	- MEASURED
MS	- METAL SHED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

REVISIONS

**GENERAL NOTES:**

1. BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF STIRLING ROAD; BEING: S87°46'51"W PER PLAT BOOK 171, PAGES 85 & 86, OF THE PUBLIC RECORDS FOR BROWARD COUNTY, FLORIDA
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for, heron and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Sketch is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: [www.altamaxsurveying.com](http://www.altamaxsurveying.com) for instructions on signature validation). The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

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James D. Bray PSM 6507

# SKETCH OF DESCRIPTION

## SHEET 2 OF 3



PORTION, TRACT "A"  
OWNER: LAKESIDE TOWN SHOPS (E&A) LLC  
ID#:5041 33 31 0030  
ORB 44391, PG 931

WOLF FAMILY PLAT  
PB 171, PGS 85 & 86

PARENT PARCEL  
PORTION, TRACT "A"  
OWNER: TARGET CORPORATION  
ID#:5041 33 31 0010  
ORB 38905, PG 934

N87°28'38"E 178.51'

NORTHEAST CORNER  
PARCEL "A"

FP&L CO. EASEMENT  
ORB 40172, PG 1803

LINE	BEARING	DISTANCE
L1	N87°28'37"E	17.57'
L2	N02°31'23"W	29.70'

WEST LINE OF TRACT "A"  
EAST LINE OF PARCEL "A"

12' UTILITY ESMT  
PB 171, PG 85

N01°55'39"W 203.00'

DRAINAGE ESMT  
ORB 41197, PG 476

S02°13'04"E 233.74'

### PROPOSED DISCOUNT TIRE OUTPARCEL #6

PARCEL "A"  
UNIVERSITY PEGASUS  
PB 136, PG 44

OWNER: 7-ELEVEN INC  
ID#:5041 33 19 0010  
INSTRUMENT#:113348514

BLANKET TYPE  
INGRESS/EGRESS  
AND UTILITY EASEMENT  
ORB 38415, PG 720

NON-VEHICULAR ACCESS  
PB 171, PG 85

POB  
SOUTHWESTERLY CORNER,  
TRACT A, WOLF FAMILY PLAT  
PB 171, PG 85  
ALSO BEING  
SOUTHEAST CORNER,  
PARCEL "A"  
UNIVERSITY PEGASUS  
PB 136, PG 44

BEARING BASIS  
NORTH R/W LINE  
SOUTH LINE, TRACT "A"

12' UTILITY ESMT  
PB 171, PG 85

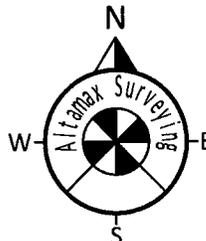
S87°46'51"W 196.95'

NON-VEHICULAR ACCESS  
PB 171, PG 85

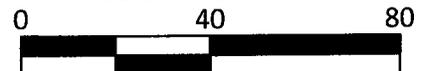
STIRLING ROAD (STATE ROAD 848) (PUBLIC R/W VARIES)

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### GRAPHIC SCALE

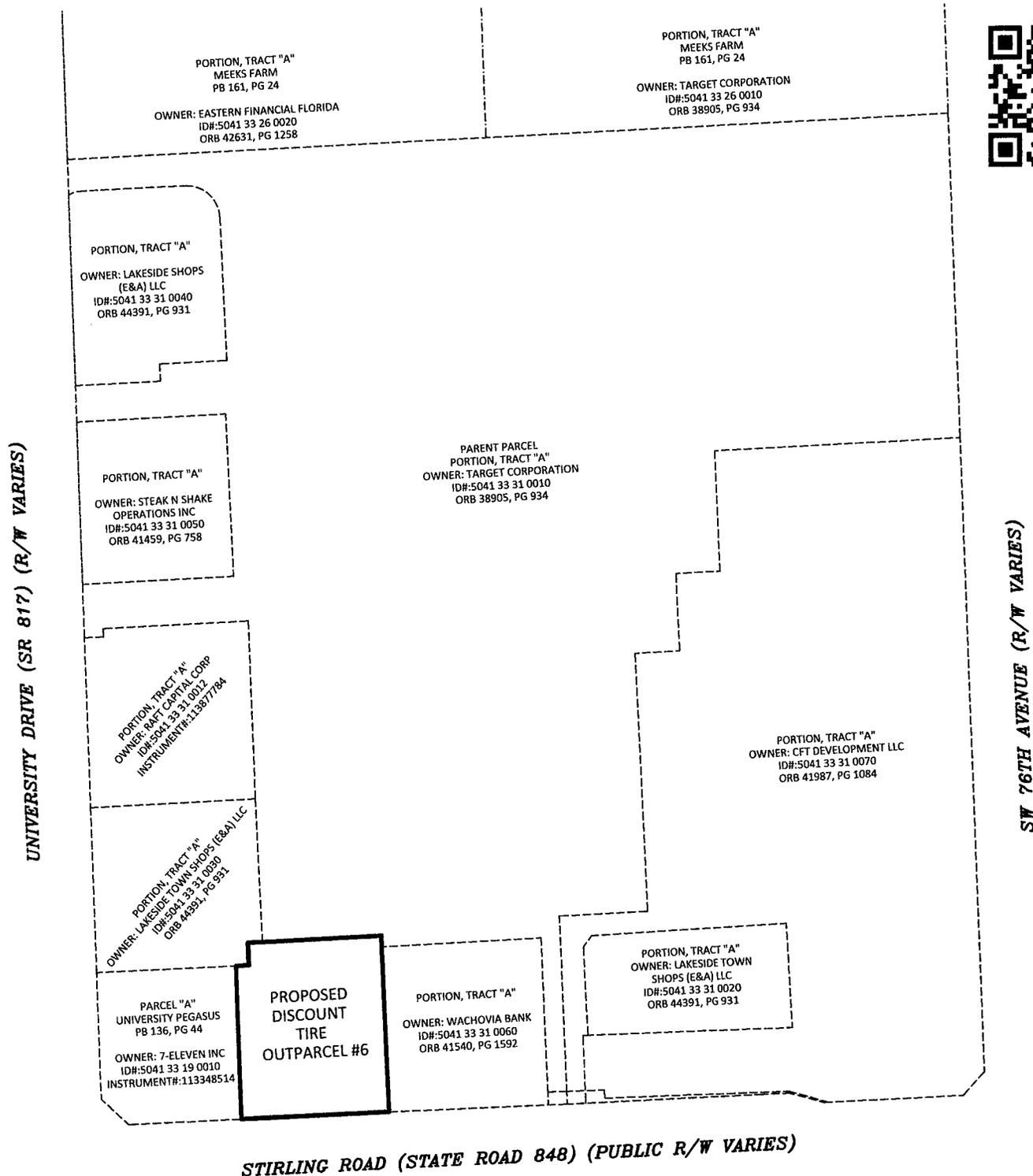


1 INCH = 40 FEET

# SKETCH OF DESCRIPTION

SHEET 3 OF 3

KEY MAP



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