

DAVIE, FLORIDA

RESOLUTION NO. R 2023-193

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST (DG21-040) TO AMEND THE PLAT KNOWN AS "PRIMA PROFESSIONAL CAMPUS"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the plat known as "Prima Professional Campus" was recorded in the public records of Broward County, Plat Book 147, Page 31, as described in Exhibit "A";

WHEREAS, as more particularly described in Exhibit "B", the landowner has requested to amend two non-vehicular access lines (NVAL) associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

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

Section 1. Legislative Findings/Recitals. The above recitals are hereby adopted by the Town of Davie as its legislative findings relative to the subjects and matters set forth in this Resolution.

Section 2. The Town Council of the Town of Davie has no objection to amending the Pine Island Commercial plat as being specifically described in Exhibit "B".

Section 3. Conflict. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 4. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, it is the intent of the Town Council that such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are declared severable.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED by the Town of Davie Town Council on this 1st day of November 2023.





Mayor Judy Paul

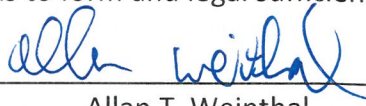
Authentication:



Evelyn Roig
Town Clerk

Motion:	Vice Mayor Luis		
Second:	Councilmember Whitman		
Vote		Yea	Nay
Mayor Paul		✓	
Vice Mayor Luis		✓	
Councilmember Whitman		✓	
Councilmember Hattan		✓	
Councilmember Starkey		✓	

Approved by the Town Attorney
as to form and legal sufficiency:



Allan T. Weinthal

ACORN SELF STORAGE DAVIE EXISTING 50' NON-VEHICULAR ACCESS LINE OPENING SKETCH AND DESCRIPTION

PARCEL "A"
PRIMA PROFESSIONAL CAMPUS
(P.B. 147, PG. 31, B.C.R.)

AN EXISTING OPENING WITHIN THE NON-VEHICULAR ACCESS LINE ALONG THE WEST PROPERTY LINE OF PARCEL "A", PRIMA PROFESSIONAL CAMPUS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 87°45'25" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 822.24 FEET;

THENCE SOUTH 01°28'33" EAST, 164.74 FEET;

THENCE SOUTH 87°45'16" WEST, 85.01 FEET;

THENCE SOUTH 01°28'33" EAST, 10.00 FEET ALONG THE WEST LINE OF SAID PARCEL "A", ALSO KNOWN AS THE EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY DRIVE, TO THE POINT OF BEGINNING;

THENCE SOUTH 01°28'33" EAST, 50.00 FEET TO THE POINT OF TERMINATION.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS

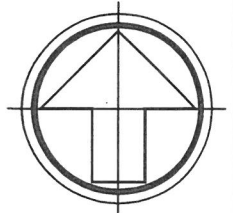
					 SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064 PH: 954-943-9433 • FAX: 954-7783-4754
REVISIONS	DWN	DATE	FB/PG	CHKD	

ACORN SELF STORAGE DAVIE EXISTING 50' NON-VEHICULAR ACCESS LINE OPENING SKETCH AND DESCRIPTION

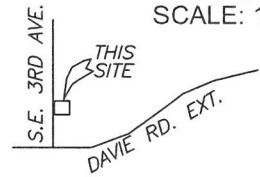
PARCEL "A"
PRIMA PROFESSIONAL CAMPUS
(P.B. 147, PG. 31, B.C.R.)

LEGEND:

P.B. = PLAT BOOK
O.R.B = OFFICIAL RECORDS BOOK
B.C.R. = BROWARD COUNTY RECORDS
P.G. = PAGE



SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE



SHEET 2 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
& ASSOCIATES DROTOS

ENGINEERING
SURVEYING
PLANNING

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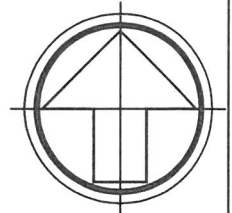
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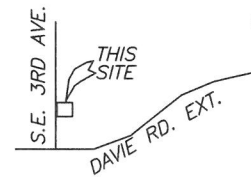
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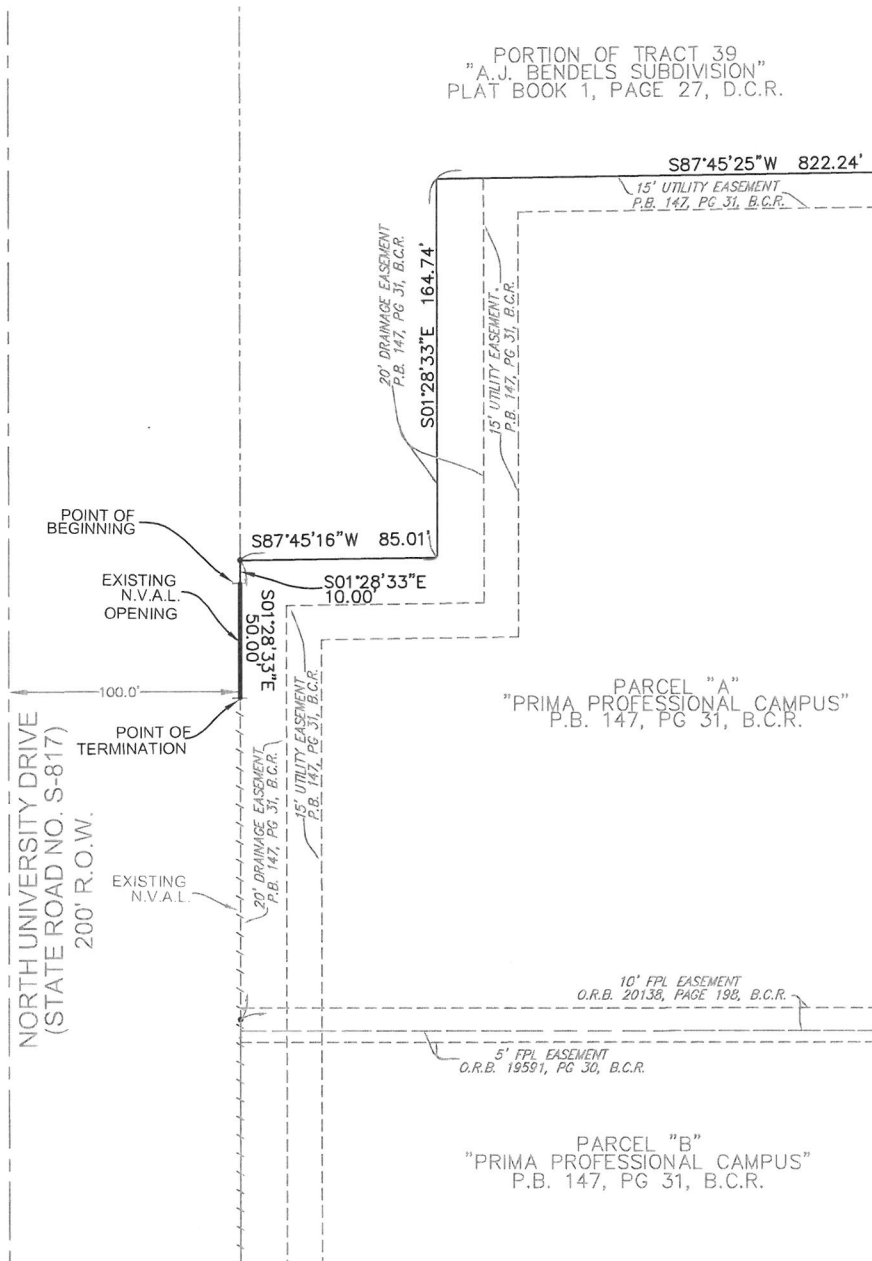


LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

MATCHLINE SEE SHEET 2 OF 3 SHEETS



FOR THE FIRM, BY:

MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174

SHEET 3 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
DROTOS
& ASSOCIATES

ENGINEERING
SURVEYING
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CERTIFICATE OF AUTHORIZATION NO. LB 6456
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ACORN SELF STORAGE DAVIE PROPOSED NON-VEHICULAR ACCESS LINE AMENDMENT SKETCH AND DESCRIPTION

PARCEL "A"
PRIMA PROFESSIONAL CAMPUS
(P.B. 147, PG. 31, B.C.R.)

A PROPOSED OPENING WITHIN THE EXISTING NON-VEHICULAR ACCESS LINE ALONG THE WEST PROPERTY LINE OF PARCEL "A", PRIMA PROFESSIONAL CAMPUS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 01°28'33" EAST, 164.74 FEET;

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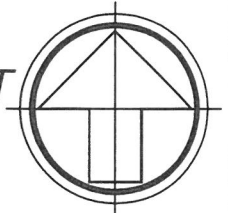
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(P.B. 147, PG. 31, B.C.R.)

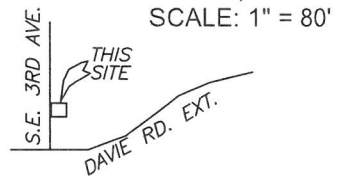
LEGEND:

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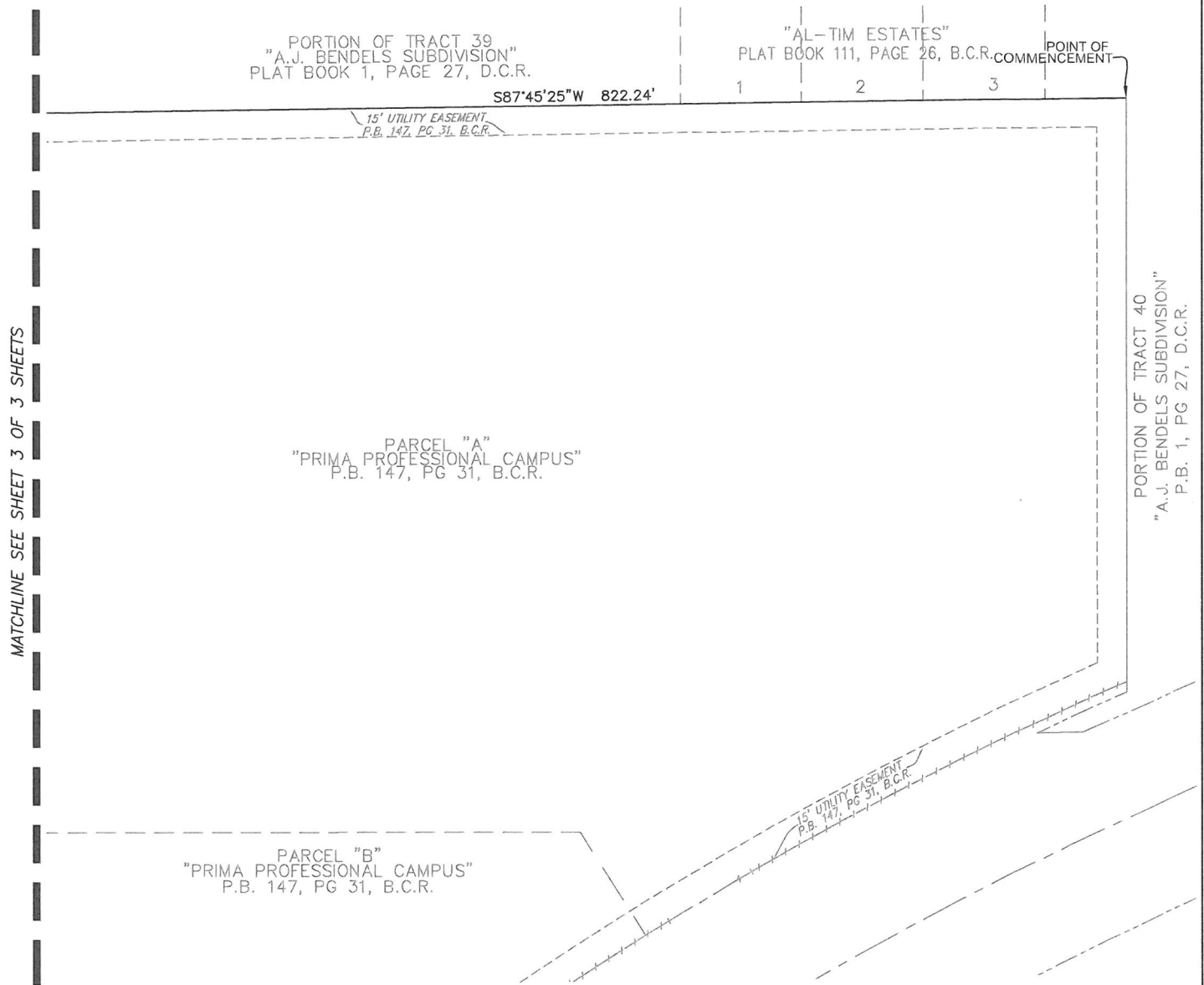
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SHEET 2 OF 3 SHEETS

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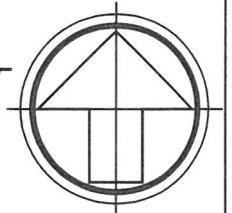
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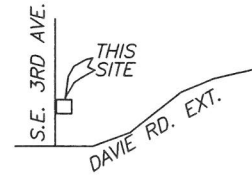
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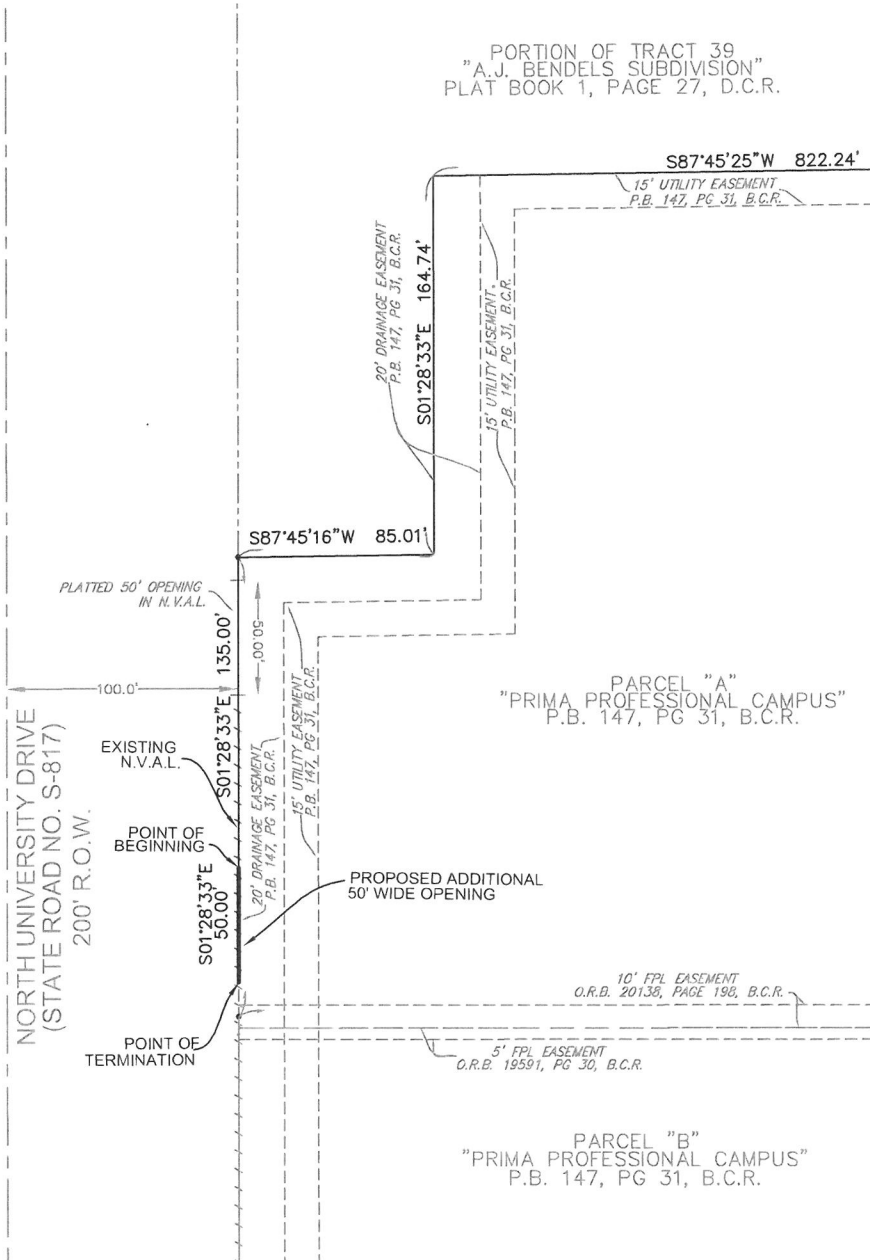


LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DRTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
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REVISIONS	DWN	DATE	FB/PG	CHKD

"PRIMA PROFESSIONAL CAMPUS"

51 SOUTH, RANGE 41 EAST OF "A. J. BENDLES SUBDIVISION" (1-27 DADE) LYING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

DEDICATION

[illegible]

In witness whereof, said Price Properties at Davis, Inc., a Florida Corporation, has caused these presents to be signed by its President, and the corporate seal hereunto is affixed this 11 day of July, 1964, A.D.

Albert Cantor Albert Cantor
 Witness President

ACKNOWLEDGEMENT

I hereby certify that on this day personally appeared before me Alberto Centor, President respectively of Prisa Properties of Davis, Inc., a Florida Corporation, who as well known to be the authorized signatory thereof to be his free act and deed and he acknowledged execution of the official seal of said corporation and that said instrument is the free act and deed of said corporation.

Witness my signature and official seal at _____, _____, A.D. 1924, this 17 day of May.

 My commission expires: July 10, 1927

DATE _____

Notary Public - State of Florida

DESCRIPTION: Per Official Records Book 1425, Page 204, Broward County Records that portion of Tracts 40, 41 and 42 in Section 3, Township 51 South, Range 41 East of "A, J. BENDIS" SUBDIVISION, according to the plat therefor as recorded in Plat Book 1, Page 27 of the Public Records of Dade County, Florida, more particularly described as follows:

[illegible]

Said lands situate, lying and being in the Town of Davis, Broward County, Florida, and containing 1364 acres, more or less.

SEWARD COUNTY PLANNING COUNCIL
This is to certify that the Seward County Planning Council approved this map
on this _____ day of _____ A.D. 19____
adopted this _____ day of _____ A.D. 19____
by _____ Mayor _____ 8/31/89

This plan complies with the resolution of the Broward County Planning Council of the above date, and is approved and accepted for record this 15th day of
A.D. 1937.

By W. H. C. C. C.
Administrator or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT.
COUNT RECORDS DIVISION - RECORDING SECTION.

This instrument was filed for record 141 6th day of March
A.D. 1947, and recorded in Plat Book 31, at page 31, record verified.

Attest: L. A. Hester By: Charles C. Day
County Administrator

Deputy
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT.
COUNTY RECORDS DIVISION - MINUTES SECTION

This is to certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 5th day of September, 1915.

Attest: L. A. Hester, County Administrator
By: John K. Hester By: Deputy

BROWARD COUNTY ENGINEERING DIVISION
County Commission

By: Emilio V. Zurlo 3-4-81 Date: 3-1-81
 Emilio V. Zurlo
 Florida P.L.B. Reg. No. 4428
 County Surveyor

By: Henry P. Cook 3-1-81 Date: 3-1-81
 Henry P. Cook
 Director of Engineering
 Florida P.E. Registration No. 12506

BERNARD COUNTY OFFICE OF PLANNING
THIS PLAN IS APPROVED AND ACCEPTED FOR RECORD THIS 1ST DAY OF MARCH
A. D. 1991 By: Dorell Howell

TOWN PLANNING AND ZONING BOARD

This is to certify that this Plat was approved and accepted by the Planning and Zoning Board of the Town of Davie, Broward County, Florida.

By: Christy Mann Date: 7/2/09

TOWN COUNCIL

This is to certify that this Plat was approved and accepted by the Town Council of Davis, Florida by resolution adopted this 10th day of July 1988 A.D.

Attest: Selva Bragmini
Mayor/Town Clerk

Approved: [Signature] Mayor

DEVELOPMENT SERVICES DEPARTMENT
This is to certify that this Plat is approved and accepted by the Development

Services Department of the Town of Davie, Broward County, Florida.

By: Richard D. Smith 3-4-91
Director Date

CENTRAL BROWARD DRAINAGE DISTRICT
This Plat is approved and accepted for record,
John R. Lewis 2-25-91

SURVEYOR'S CERTIFICATE

[illegible]

Dated at Pembroke Pines, Broward County, Florida, this 18th day of _____

ROBERT P. LEGG
Professional Land Surveyor
State of Florida Registration No. 2972

Prepared By: - LAND SURVEYORS
R. P. LEGG AND ASSOCIATES, INC.
1800 N. Douglas Road
Pembroke Pines, Florida
33024



PLAT BOOK 147, PAGE 31
SHEET 2 OF 2

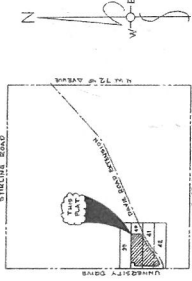
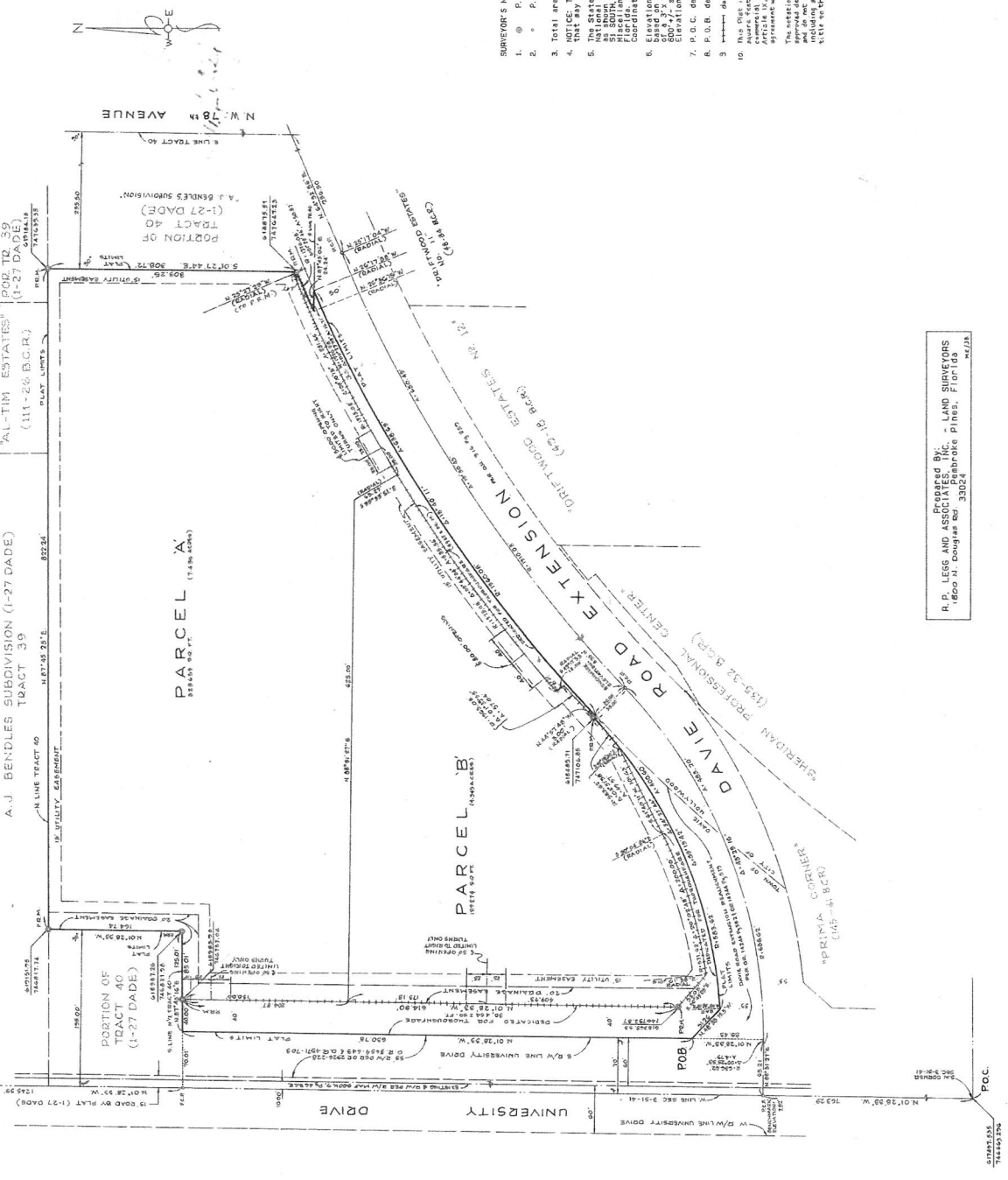
"PRIMA PROFESSIONAL CAMPUS"

A RESUBDIVISION OF A PORTION OF TRACTS 40, 41 AND 42 IN SECTION 3, TOWNSHIP 31 NORTH, RANGE 41 EAST OF "A. J. BENDLES SUBDIVISION" (1-27 DADE) LYING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A. J. BENDLES SUBDIVISION (1-27 DADE)
TRACT 39
N. LINE TRACT 40
E. LINE TRACT 40
S. LINE TRACT 40
W. LINE TRACT 40

"AL-TIM ESTATES"
(1-27 DADE)
TRACT 39
N. LINE TRACT 40
E. LINE TRACT 40
S. LINE TRACT 40
W. LINE TRACT 40

GRAPHIC SCALE IN FEET (1" = 60')
0' 60' 120' 180' 240'



LOCATION MAP
SECTION 3, TOWNSHIP 31, RANGE 41E
NTS.

SURVEYOR'S NOTES

1. P.R.M. Indicates Permanent Reference Monument
2. P.C.P. Indicates Permanent Control Point
3. Total area dedicated for the purposes by this Plat - 1,450 square feet.
4. UTM CO: There may be additional restrictions that are not shown on this plat that may be found in the public records of this County.
5. The State Plane Coordinates and Bearings shown herein are relative to the North Magnetic Pole. The bearings and distances are relative to the North Magnetic Pole. The bearings and distances are relative to the North Magnetic Pole. The bearings and distances are relative to the North Magnetic Pole.
6. Elevations are relative to National Geodetic Vertical Datum of 1929, and are shown in feet. The elevations are relative to the National Geodetic Vertical Datum of 1929, and are shown in feet. The elevations are relative to the National Geodetic Vertical Datum of 1929, and are shown in feet.
7. P.O.C. denotes Point of Commencement
8. P.O.B. denotes Point of Beginning
9. --- denotes Non-Vehicular Access Line
10. This plat is a resubdivision of a portion of Tracts 40, 41 and 42 in Section 3, Township 31 North, Range 41 East of "A. J. Bendles Subdivision" (1-27 Dade) lying within the Town of Davie, Broward County, Florida. This plat is a resubdivision of a portion of Tracts 40, 41 and 42 in Section 3, Township 31 North, Range 41 East of "A. J. Bendles Subdivision" (1-27 Dade) lying within the Town of Davie, Broward County, Florida.

Prepared By:
R. P. LEE & ASSOCIATES, INC.
1800 N. Douglas Rd.
Pembroke Pines, Florida 33024
11/73



Engineering

Surveying

Planning

3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
PH: (954) 943-9433
FAX: (954) 783-4754

May 4, 2023

Ms. Lise Bazinet, Planner II
Town of Davie Planning & Zoning Division
6591 Orange Dr.
Davie, FL 33314

Re: ***Acorn Self Storage Delegation Request Application***
Scope of Work Letter for NVAL Amendment.

Dear Ms. Bazinet,

The proposed Acorn Self Storage project is situated on a 2.71 acre parcel, located along the east side of N. University Drive, just north of the intersection with Davie Road Ext.

The project will consist of the construction of a new three-story, 118,449 square foot self storage facility that will contain 1,031 interior storage units.

In order to construct a two-way (right-in, right-out) driveway within the existing platted 50' NVAL opening for the subject parcel located on N. University Drive, the existing driveway to the north (currently serving the flower shop) would need to be closed and a shared-access connection provided for the subject site and flower shop. During the initial site plan submittal, we were informed by the Town that the existing development on that adjacent parcel (the flower shop) did not comply with the Town's development codes, and that a shared-access connection would not be permitted with that parcel until it was redeveloped sometime in the future.

In December of 2019, an agreement was reached between the Town of Davie, FDOT, and our client to allow for the temporary construction of a one-way, ingress only driveway on the south end of the storage site frontage until the parcel to the north was re-developed. At such time, the one-way ingress only driveway will be closed and a new two-way (right-in, right-out) shared-access driveway will be constructed within the existing NVAL opening as originally intended.

We are requesting an amendment to the existing NVAL along our frontage with N. University Drive for a new 50' wide opening to allow for the construction of the temporary one-way ingress only driveway. Please find enclosed an exhibit showing the proposed location of the new opening and temporary driveway, along with a copy of the approved pre-development letter from FDOT.

Please let me know if you have any questions, or need any additional information for this permit submittal.

Yours truly,

Shah Drotos & Associates

A handwritten signature in black ink, appearing to read 'M. Giani', with a stylized flourish at the end.

Michael F. Giani, P.E.
Project Manager
954-943-9433
mgiani@shahdrotos.com

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

Item Number: 23.

To: Mayor and Councilmembers

From: David Quigley, AICP, Planning and Zoning Manager (954) 797-1075

Prepared By: Lise Bazinet, Planner III (954) 797-1180 - Planning Zoning

Subject: Resolution

Affected District: District 2

Item Request: Schedule for Council Meeting

Title of Agenda Item: **DELEGATION REQUEST- A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST (DG21-040) TO AMEND THE PLAT KNOWN AS "PRIMA PROFESSIONAL CAMPUS"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (DG21-040,** generally located 500 feet northeast of the intersection at University Drive and Davie Road Extension (Zoned B-2).

Executive Summary: The request is to amend the non-vehicular access lines located at the west boundaries of parcel "A" of the "Prima Professional Campus" Plat as recorded in Plat Book 147, Page 31 of the Broward County public records as described in Exhibit "A" attached. The proposed amendment would create an additional driveway access point along University Drive.

Key Points:

- The original non-vehicular access line was part of the "Prima Professional Campus" plat approved on July 19, 1989 by Town Council.
- Site plan, special permit, and two delegations to amend the restriction note and non-vehicular access line (NVAL) are being reviewed concurrently on this parcel.
- The Town Engineering Division has reviewed this request and has no objections.

Previous Actions: N/A

Concurrences: N/A

Fiscal Impact:

Has request been budgeted? N/A

If yes expected cost:

Account name and number:

If no, amount needed:

Account name funds will be appropriated from

Additional Comments

Recommendation: Motion to approve

Strategic Goals This Item Supports:

ATTACHMENTS:

File Name	Description
 DG21-040_Resolution.docx	Resolution
 EXHIBIT_A.pdf	Exhibit A
 EXHIBIT_B.pdf	Exhibit B
 002_Current_Plat_small.pdf	Plat
 Scope_of_Work_Letter_(NVAL_DG)_5-4-23.pdf	Scope of Work Letter