



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Prima Professional Campus	Application Number:	038-MP-89
Application Type:	Note Amendment	Legistar Number:	25-818
Owner/Applicant:	David Fahmie Sr. / Acorn Davie, LLC	Commission District:	5
Authorized Agent:	Michael F. Giani, P.E. / SDA Engineering	Section/Twn./Range:	03/51/41
Location:	East side of University Drive, between Davie Road Extension and Northwest 30 Street	Folio Number (s):	5141-03-60-0011, 5141-03-60-0012, 5141-03-60-0010, 5141-03-60-0022, 5141-03-60-0021
Municipality:	Town of Davie	Platted Area:	2.71 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	August 21, 2025		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 4**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Platting History and Development Rights			
Plat Board Approval:	September 5, 1989	Plat Book and Page Number:	147-31
Date Recorded:	March 6, 1991	Current Instrument Number:	114146801
Plat Note Restriction			
Current Plat Note:	Parcel A-1 (see attached legal description) is restricted to 27,127 square feet of commercial use, 10 "very low income" garden apartment units (3 one bedroom, 4 two bedroom, and 3 three bedroom) and 78 "low income" garden apartments (15 one bedroom, 48 two bedroom, and 15 three bedroom); Parcel A-2 (see attached legal description) is restricted to 13,000 square feet of commercial use, 11,000 square feet of preschool/daycare use with 2,000 square feet of detached covered play area; and Parcel B is restricted to 31,437 square feet of commercial use (21,268		

	square feet existing, 10,169 square feet proposed) and 12 "low income" garden apartment units (6 two bedroom and 6 three bedroom). Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Freestanding multi-family residential units are permitted provided that the gross acreage does not exceed 5 acres or 40% of the total gross acreage of the commercially designated parcel, whichever is greater.
Proposed Note:	Parcel A-1 is restricted to 27,127 square feet of commercial use, 10 "very low income" garden apartment units (3 one bedroom, 4 two bedroom, and 3 three bedroom) and 78 "low income" garden apartments (15 one bedroom, 48 two bedroom, and 15 three bedroom); and Parcel B is restricted to 31,437 square feet of commercial use (21,268 square feet existing, 10,169 square feet proposed) and 12 "low income" garden apartment units (6 two bedroom and 6 three bedroom). Freestanding multi-family residential units are permitted provided that the gross acreage does not exceed 5 acres or 40% of the total gross acreage of the commercially designated parcel, whichever is greater. Parcel C (see attached legal description) is restricted to 120,000 square feet of self-storage use.

1. Land Use

Planning Council staff has reviewed this application and determined that the Town of Davie Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Commercial" land use category. The proposed self-storage use on Parcel C use is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Municipal Review

The Town of Davie has submitted Resolution No. R2025-109 dated May 21, 2025, supporting the plat note amendment.

3. Adjacent Municipality

The City of Hollywood has been advised of this note amendment and did not provide a response.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and have no objection to this plat note amendment and recommend approval of the companion application item for the amendment to a nonvehicular access line (NVAL).

This project is located on State Road 817. FDOT has issued an approval with conditions letter and will expire June 13, 2026. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

5. Concurrency – Transportation

This plat is located in the South-Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed note amendment generates 22 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	0	22
Total		22

This plat was recorded with a note requiring development to occur before five (5) years from the date of plat approval. This note is no longer required by the Land Development Code.

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	Town of Davie	Town of Davie
Plant name:	Davie Water Treatment Plant (05/24)	Davie 2 (DA2) (09/24)
Design Capacity:	8 MGD	5.34 MGD
Annual Average Flow:	5.2 MGD	2.12 MGD
Estimated Project Flow:	0.012 MGD	0.012 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

7. Impact Fee

All impact fees (transportation impact and administrative fee) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

Parcel A was subject to a road impact fee agreement recorded in Book 18194, Page 136, in the Official Records of Broward County, Florida. This agreement was terminated in instrument number 109683943. Also, Parcel B was subject to a road impact fee agreement recorded in Book 18194, Page 156, in the Official Records of Broward County, Florida. This agreement was terminated in instrument number 109683944.

8. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should

there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

B. Aquatic and Wetland Resources

The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

C. Tree Preservation

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Environmental Permitting Division at 954-519-1483 or at Tree@broward.org for further information.

D. Clean-Up and Waste Regulation

Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at:

<https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

9. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

10. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The subject property is in the Town of Davie, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact David Quigley, Manager, Planning & Zoning Division, at 6591 Orange Drive, Davie, Florida 33314 or by phone at (954) 797-1000 to seek project review for compliance with municipal historic preservation regulations.

In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and contact Broward County Medical Examiner, at 5301 S.W. 31st Avenue, Fort Lauderdale, Florida 33312 or by phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

11. Aviation

The Broward County Aviation Department (BCAD) has no objection to this plat. This property is within close proximity to Broward County's North Perry Airport (HWO) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to aviation. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports) and may also be subject to Federal Aviation Regulation Part 77. The applicant should visit www.FLL.net/Airspacerreview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map.

This serves as notice of potential aircraft overflight noise impacts- Recording required per Broward County Code of Ordinances §5-182-10(b).

To initiate the Broward County Review, please contact AirspaceReview@Broward.org

To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>

12. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no response.

13. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the South-Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 21, 2026**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. Prior to the recordation of the Note Amendment Agreement, the companion NVAL application for this plat must be reviewed, approved, and recorded.
4. Pursuant to Section 5-182-10(b), Notice of potential airport noise impacts, prior to plat recordation, record a separate document against all the property within the plat, acceptable to the Broward County Attorney's Office, advising prospective purchasers of potential aircraft overflight and noise impacts.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

[DM]