



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 MODIFICATIONS TO CONDITIONS OF PLAT APPROVAL

Project Description			
Plat Name:	Pine Island Commercial	Application Number:	001-MP-98
Application Type:	Modifications to Conditions of Plat Approval	Legistar Number:	23-1036
Owner/Applicant:	Aroma Davie, LLC	Commission District:	5
Authorized Agent:	Calvin, Giordano & Associates, Inc	Section/Twn./Range:	28/50/41
Location:	Northwest corner of Orange Drive/Southwest 45 Street and Pine Island Road/Southwest 88 Avenue	Folio Number (s):	5041-28-32-0020
Municipality:	Town of Davie	Platted Area:	15.24 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until April 29, 2025		
Meeting Date:	April 22, 2025		

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

The application is attached (**Exhibit 3**). The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 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:	January 19, 1999	Plat Book and Page Number:	167-50
Date Recorded:	November 4, 1999	Current Instrument Number:	107655135
Existing Condition:	Non-Vehicular Access Lines (NVAL) along the right-of-way line for Orange Drive except at a 50-foot opening with centerline located approximately 400 feet west of the centerline of Pine Island Road, restricted right turns only .		
Proposed Condition:	NVAL along the right-of-way line for Orange Drive except at a 50-foot opening with centerline located approximately 400 feet west of the centerline of Pine Island Road, rights in, rights out, lefts in and lefts out . Specific location is shown and described in sketch included with Exhibit 3 .		

1. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed the requested modification of the turning lanes restriction to the opening on Orange Drive and recommend **approval** subject to the conditions contains in the attached memorandum (**Exhibit 4**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

The applicant also requested a modification of the turning lanes restriction to an opening on the Pine Island Road; however, pursuant to subsection 5-192(a)(4)d)6) of the Broward County Land Development Code, the requested modification would create an unsafe vehicular use environment.

2. Municipal Review

The Town of Davie has submitted the Resolution No. R 2023-029 adopted February 1, 2023, and a Letter of No Objection dated April 1, 2023, supporting the requested modification.

3. Adjacent Municipal Review

The City of Cooper City was notified of this request and has responded by email on June 21, 2023, with no objection.

RECOMMENDATIONS

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

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.

[AO]