



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 038-MP-89

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Prima Professional Campus / Acorn Self Storage Davie			
Plat/Site Number 47495/916		Plat Book - Page (if recorded) Plat Book 147, Page 31	
Owner/Applicant/Petitioner Name David Fahmie Sr., President Acorn Davie, LLC			
Address 4055 77th St.		City Vero Beach	State FL
Phone 321-327-5002		Email davidfahmie@acornmini.com	
Agent for Owner/Applicant/Petitioner SDA Engineering		Contact Person Michael F. Giani, P.E.	
Address 3410 N. Andrews Ave. Ext.		City Pompano Beach	State FL
Phone 954-943-9433		Email mgiani@shahdrotos.com	
Folio(s) 514103600010,51403600011, 51403600012,514103600021,514103600022			
Location East side of N. University Dr. at/between/and Davie Road Extension and/of NW 30th St. <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- ☐ **Site Plan** (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- ☒ **Note Amendment** (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- ☐ **Vacation** (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)
 - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (**Notary Continuation Form Affidavit** required, fill out **Business Notary** if needed)

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 038-MP-89	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Prima Professional Campus / Acorn Self Storage Davie		<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 checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
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
If YES, please answer the following questions.	
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
If YES, please answer the following questions.	
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.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
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
<p>If the answer is "Yes" to any of the questions above</p> <p>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.</p>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce	Land Use Plan Designation(s) Commerce
Zoning District(s) B2	Zoning District(s) B2

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years 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>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?
Residential (Parcel A-1)	88	current	YES NO	YES NO	HAS WILL NO
Residential (Parcel B)	12	current	YES NO	YES NO	HAS WILL NO
Commercial (Parcel B)	35,655 sf	current	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 is 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
		Self Storage	120,000 SF

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.


Owner/Agent Signature

11/6/24
Date

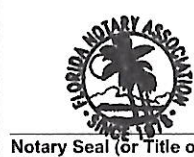
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6th day of November, 20 24, who ☒ is personally known to me | ☐ has produced _____ as identification.


Name of Notary Typed, Printed or Stamped


Signature of Notary Public – State of Florida

 **CHRISTINA MAGGIO**
Notary Public
State of Florida
Comm# HH210342
Expires 12/21/2025
Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type
Note Amendment

Application Date December 4, 2024	Acceptance Date December 9, 2024	Fee \$2,260
Comments Due January 8, 2025	Report Due January 20, 2025	CC Meeting Date TBD
Adjacent City or Cities		

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☐ City Letter ☐ Agreements

☒ Other: FDOT,

Distribute To
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other:

Received By
Diego Munoz



Engineering

Surveying

Planning

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

April 25, 2025

Jennifer Lu-Chong, AICP, Planning Section Supervisor
Resilient Environmental Department
Urban Planning Division
1 N. University Drive, Box 102
Plantation, FL 33324
954-357-5760

Re: ***Acorn Self Storage Davie Project Update
Plat Note Amendment
SDA Project No. 1124A.00***

Dear Ms. Lu-Chong,

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, self-storage facility containing up to a maximum of 120,000 square feet.

In order to proceed with this development, the existing plat note must be amended to allow for self-storage use on the property. The self-storage property boundary currently encompasses all of Parcel A-2 and a portion of Parcel A-1.

The proposed amendment will create a new parcel (Parcel "C") whose boundary coincides with the ownership and overall boundary of the proposed self-storage property (Broward County Parcel ID 514103600011 and 514103600012). Parcel "C" will overlie a portion of Parcel "A-1", and Parcel "A-2" will be removed from the plat.

The proposed amendment is as follows:

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 Amendment:

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.**

The existing uses within the Prima Professional Campus Plat are as follows:

Parcel A-1 Residential – 88 total dwelling units.

Parcel A-1 Commercial – 0 sq. ft. (vacant)

Parcel B Residential – 12 total dwelling units.

Parcel B Commercial – Unknown existing sq. ft. (Town of Davie approved site plan allows up to 35,655 sq. ft.)

Please let me know if you have any questions or need any additional information.

Yours truly,

Shah Drotos & Associates



Michael F. Giani, P.E.

Project Manager

954-943-9433

mgiani@shahdrotos.com

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

A PORTION OF PARCEL "A", OF THE PRIMA PROFESSIONAL CAMPUS, 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" 438.82 FEET;

THENCE SOUTH 02°12'38" EAST 141.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02°12'38" EAST 196.28 FEET;

THENCE SOUTH 87°38'01" WEST 72.72 FEET;

THENCE SOUTH 01°28'33" EAST 32.50 FEET;

THENCE SOUTH 88°28'35" WEST 150.00 FEET

THENCE SOUTH 88°31'27" WEST 250.00 FEET;

THENCE NORTH 01°28'33" WEST 200.00 FEET;

THENCE NORTH 87°45'16" EAST 124.97 FEET;

THENCE NORTH 01°28'33" WEST 80.34 FEET;

THENCE NORTH 88°08'25" EAST 300.00 FEET;

THENCE SOUTH 02°12'38" EAST 12.81 FEET;

THENCE SOUTH 87°47'22" WEST 18.77 FEET;

THENCE SOUTH 02°13'00" EAST 25.78 FEET;

THENCE NORTH 87°47'22" EAST 27.78 FEET;

THENCE SOUTH 02°13'00" EAST 16.01 FEET;

THENCE NORTH 87°46'41" EAST 35.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 117,983 SQUARE FEET (2.71 ACRES) MORE OR LESS.

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. THIS DOCUMENT NOT VALID WITHOUT ALL 3 SHEETS.

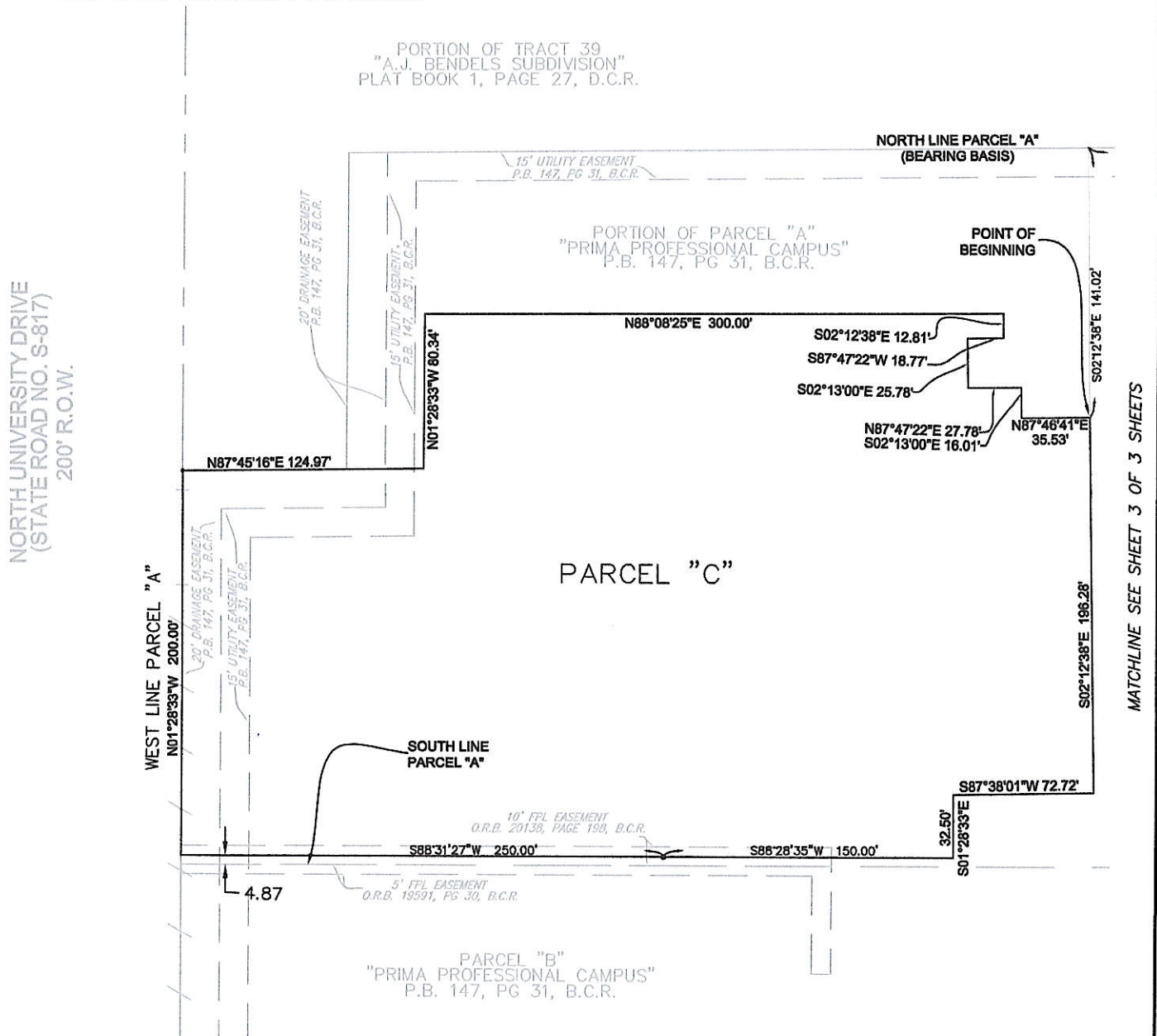
FOR THE FIRM OF
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174
SHEET 7 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA 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

LOCATION MAP
NOT TO SCALE

P.B. = PLAT BOOK
O.R.B = OFFICIAL RECORDS BOOK
B.C.R. = BROWARD COUNTY RECORDS
P.G. = PAGE
ID+ = BROWARD COUNTY APPRAISER FOLIO NUMBER



SHEET 2 OF 3 SHEETS

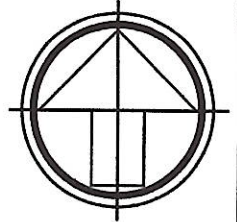
REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
DROTOS
& ASSOCIATES

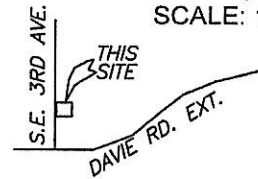
**ENGINEERING
SURVEYING
PLANNING**

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-7783-4754

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



SCALE: 1" = 80'

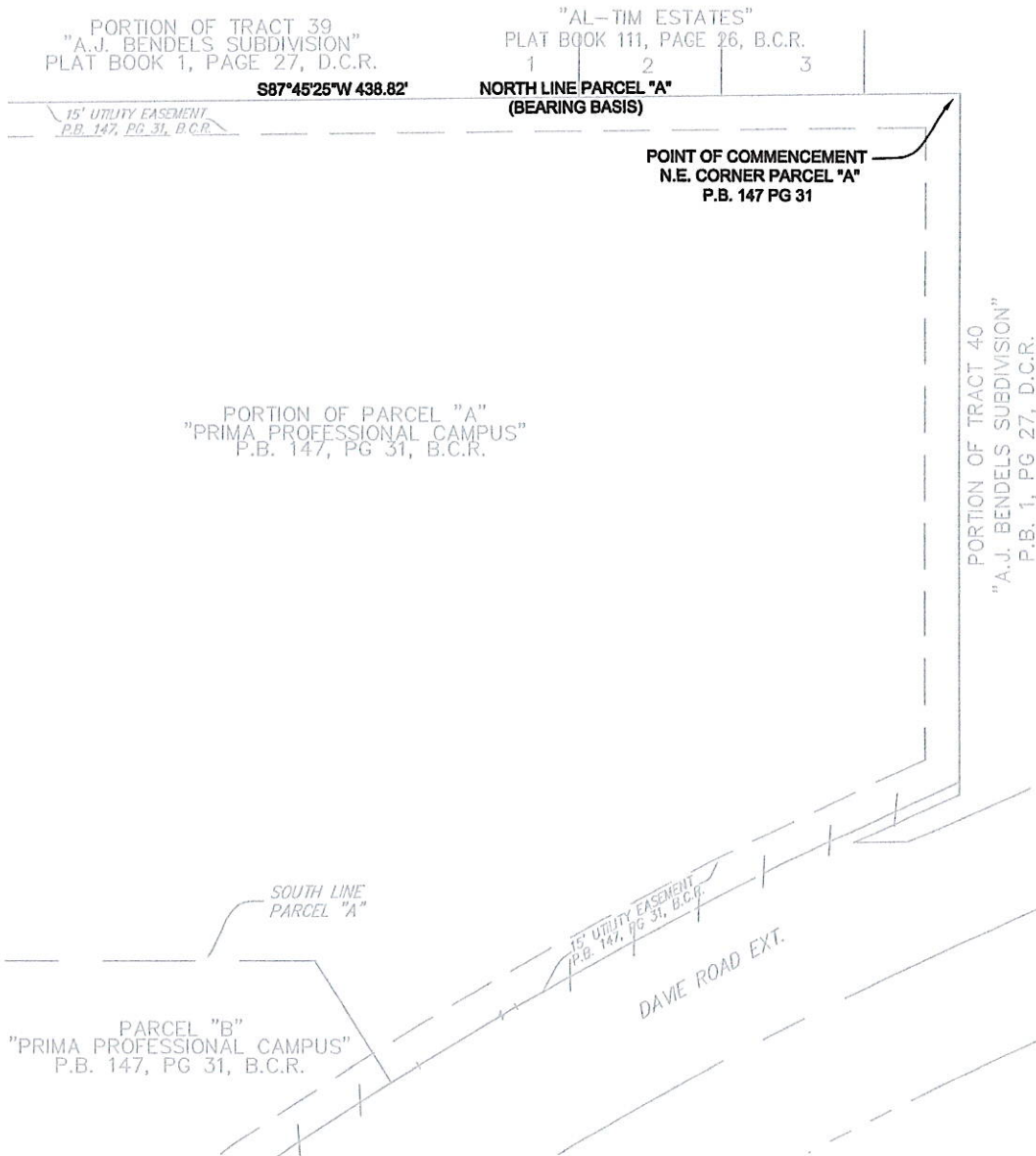


LOCATION MAP
NOT TO SCALE

LEGEND:

P.B. = PLAT BOOK
O.R.B = OFFICIAL RECORDS BOOK
B.C.R. = BROWARD COUNTY RECORDS
P.G. = PAGE
ID+ = BROWARD COUNTY APPRAISER FOLIO NUMBER

MATCHLINE SEE SHEET 2 OF 3 SHEETS



SHEET 3 OF 3 SHEETS

SDA SHAH
DROTOS
& ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

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REVISIONS	DWN	DATE	FB/PG	CHKD