

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 All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.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

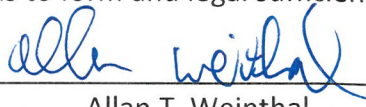
Authentication:



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

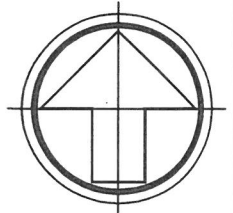
					 SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064 PH: 954-943-9433 • FAX: 954-7783-4754
REVISIONS	DWN	DATE	FB/PG	CHKD	

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

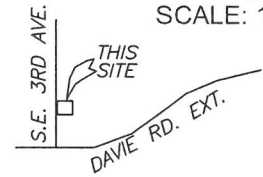
PARCEL "A"
PRIMA PROFESSIONAL CAMPUS
(P.B. 147, PG. 31, B.C.R.)

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

CERTIFICATE OF AUTHORIZATION NO. LB 6456
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PH: 954-943-9433 • FAX: 954-7783-4754

ENGINEERING
SURVEYING
PLANNING

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

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

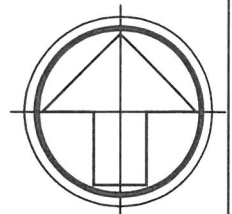
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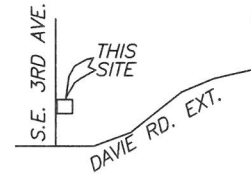
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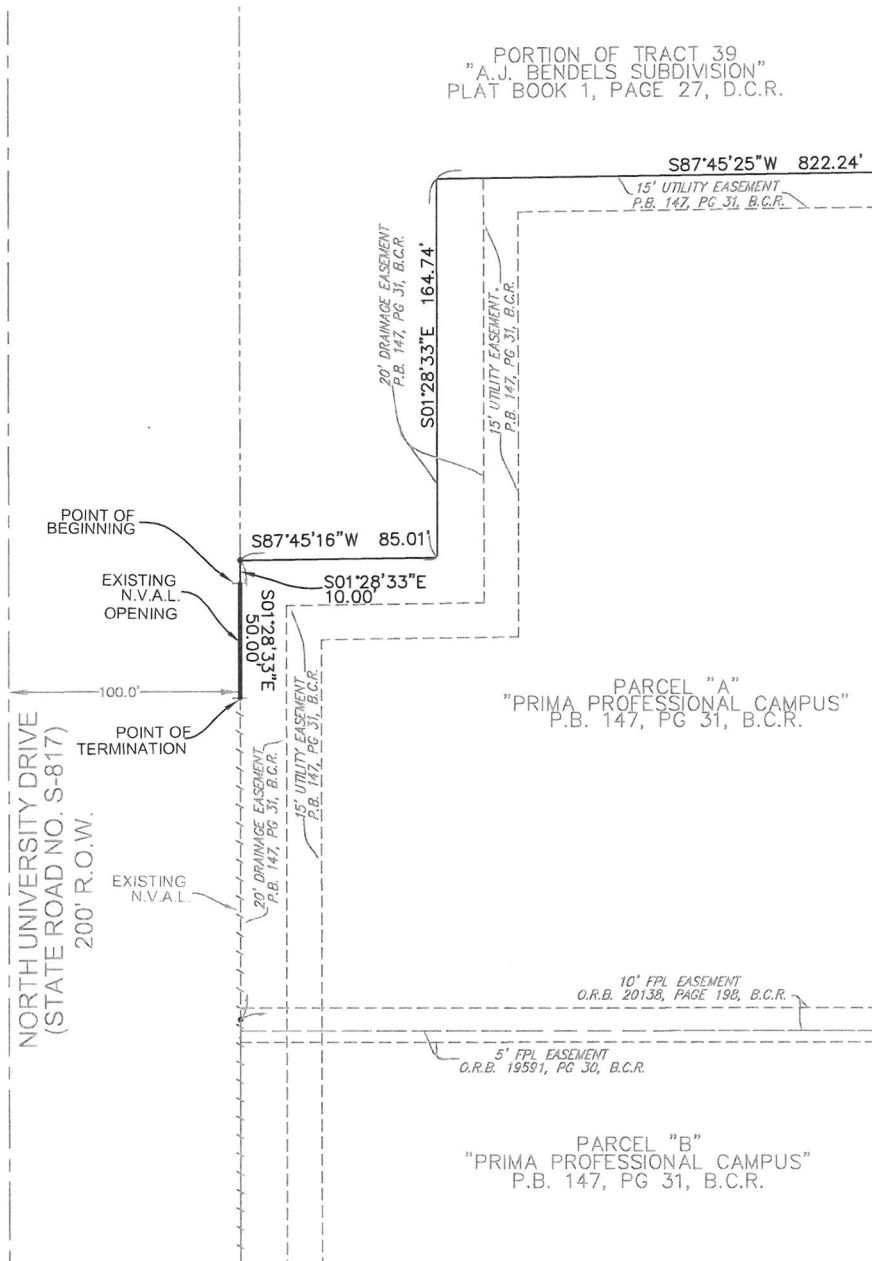


LOCATION MAP
NOT TO SCALE

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
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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;


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

THENCE SOUTH 01°28'33" EAST, 135.00 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;

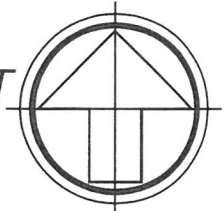
THENCE SOUTH 01°28'33" EAST, 50.00 FEET TO THE POINT OF TERMINATION.

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

SHEET 1 OF 3 SHEETS

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

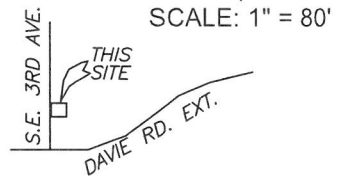
LEGEND:

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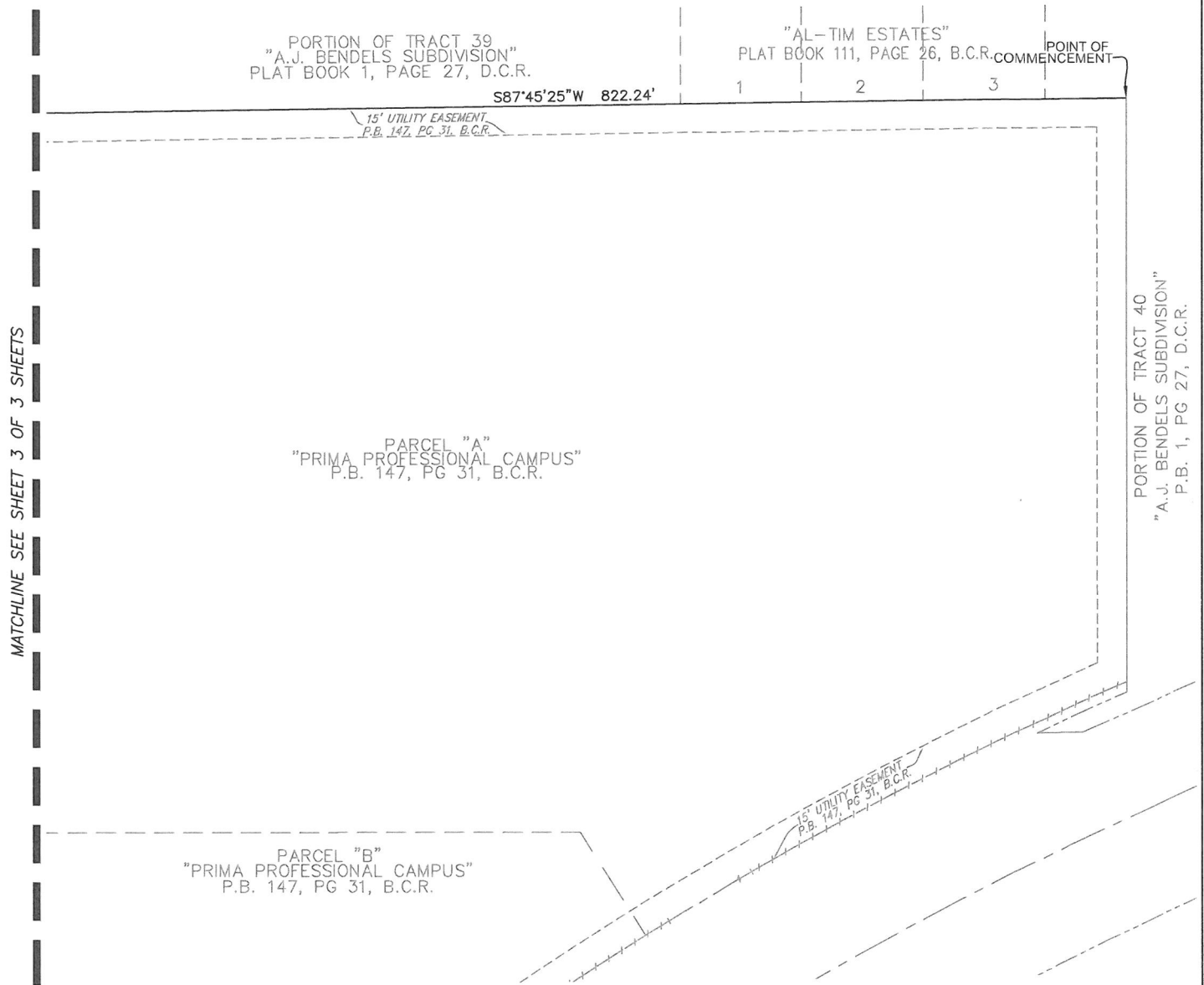
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SHEET 2 OF 3 SHEETS

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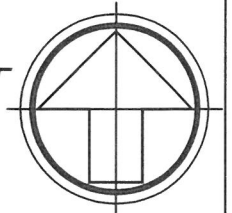
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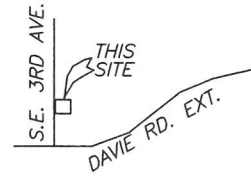
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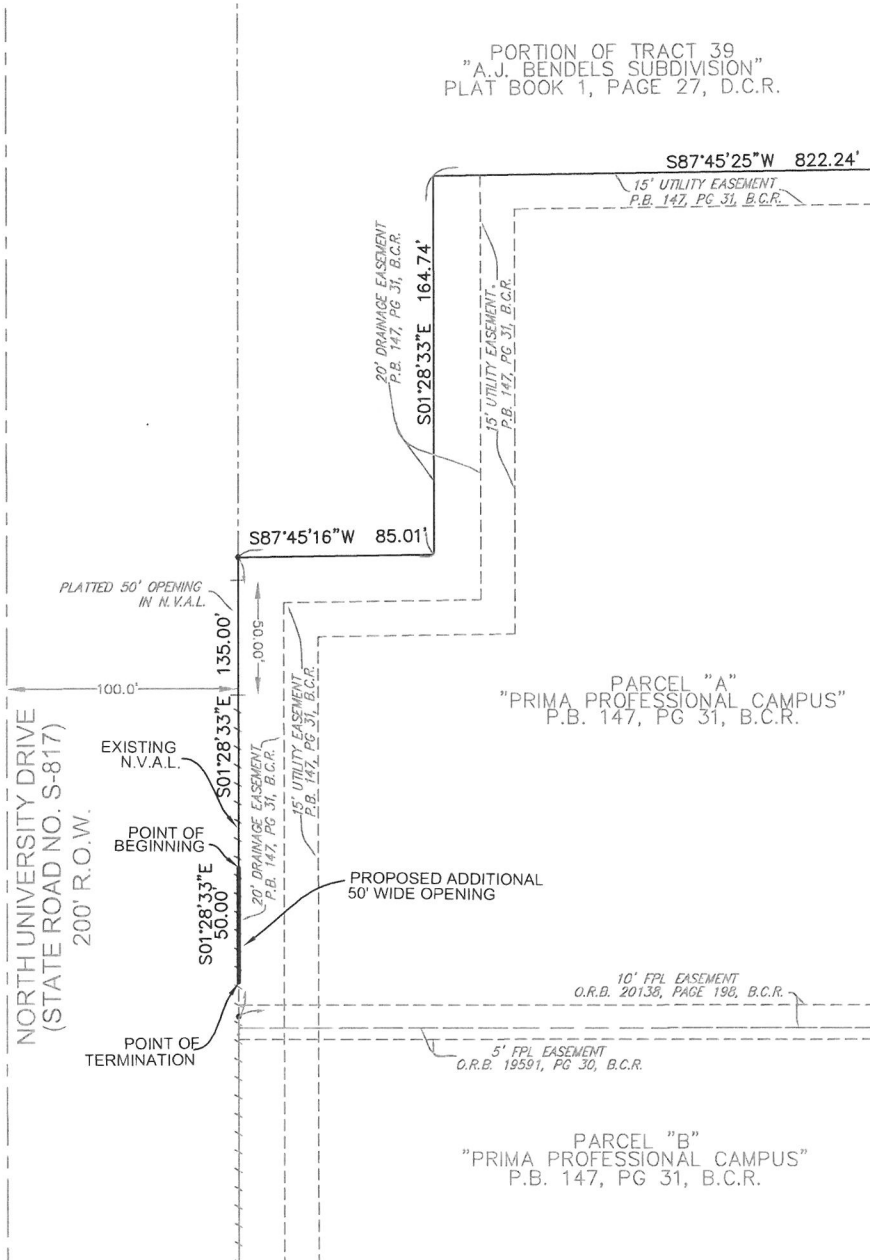


LOCATION MAP
NOT TO SCALE

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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PH: 954-943-9433 • FAX: 954-7783-4754

"PRIMA PROFESSIONAL CAMPUS"

A RESUBDIVISION OF A PORTION OF TRACTS 40, 41 AND 42 IN SECTION 3, TOWNSHIP 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 11th day of May, 1964, A.D.

Albert Cantor
Albert Cantor, President

Albert Cantor
Witness

ACKNOWLEDGEMENT

State of Florida } ss I hereby certify that on this day personally appeared before me Alberto Centor, President respectively of Prima Properties of Davis, Inc. a Florida Corporation, and as well known to be the duly authorized officer, executing this instrument and he acknowledged execution thereof to be his free act and deed as said President and he affixed thereto 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. BEND'S 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 Davie, Broward County, Florida.

BROWARD COUNTY PLANNING COUNCIL
This is to certify that the Broward County planning Council approved this plat
subject to its compliance with notification of public hearing by resolution
adopted this 25th day of MAY A.D. 1984
[Signature] Mayor

This plat complies with the resolution of the Broward County Planning Council of the above date, and is approved and accepted for record this _____ day of _____, A.D. 19____.

Duly attested:

By: _____
County Clerk

By: _____
Assistant County Clerk

by Administrator or Designee
BROWN COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION - RECORDING SECTION

This instrument was filed for record this 16th day of March

Attest: L. A. Hester
County Administrator

By: Carole C. Doyle
Deputy

A.D. 1977, and recorded in Plat Book 147 at page 31, record verified.

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
 A. D. 1989.

Attest: L. A. Hester, County Administrator *of* 11-17

By: Steve Karnad By: Deputy
Chairperson
County Commission

BROWARD COUNTY ENGINEERING DIVISION
This plat is approved and accepted for record,
By: *Ernest V. Williams* 5-4-91
W. Howard P. Kitch 3-1-91
Rev:

by <i>Dr. James V. MacLeod</i>	Editor	Henry P. Cook	Date
Emilio V. Zurfluo	No. 4428	Director of Engineering	
Florida P.L.B. 224	County Surveyor	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. 1951.
By: Dorothy 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: [Signature] 7/2/69

TOWN COUNCIL

This is to certify that this Plat was approved and accepted by the Town Council of Davie, Florida by resolution adopted this 15TH day of JULY 1922 A. D.

Attest: Berkare Bergegren
Clerk

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: Ronald L. Lewis Date: 3-4-91
Director

This Plat is approved and accepted for record.

Co. Grain	Date	6-6-89
Chancellor	Chancellor	James B. Lewis
	Date	3-28-91

SURVEYOR'S CERTIFICATE

Chairperson _____ Date _____

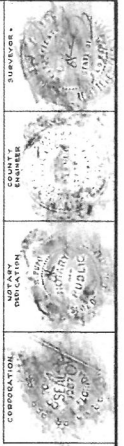
I, ROBERT P. LEON, hereby certify that this Plat is a true and correct representation of the lands surveyed and described herein and that the survey and Plat were made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes and the applicable Sections of Chapter 21HH-6 of the Florida

Administrative Code. The Permanent Reference Monuments (P.R.M.'s) as shown on this Plat have been set where indicated. The Permanent Control Points (P.C.P.'s) as shown on this Plat will be set within one year after the recording of this Plat or prior to expiration of the bond or other surety insuring construction of the required subdivision improvements.

Dated at Pasadena Pines, Broward County, Florida, this 10th day of September, A.D. 1950.

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

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



PLAT BOOK 147, PAGE 31
SHEET 2 OF 2

"PRIMA PROFESSIONAL CAMPUS"

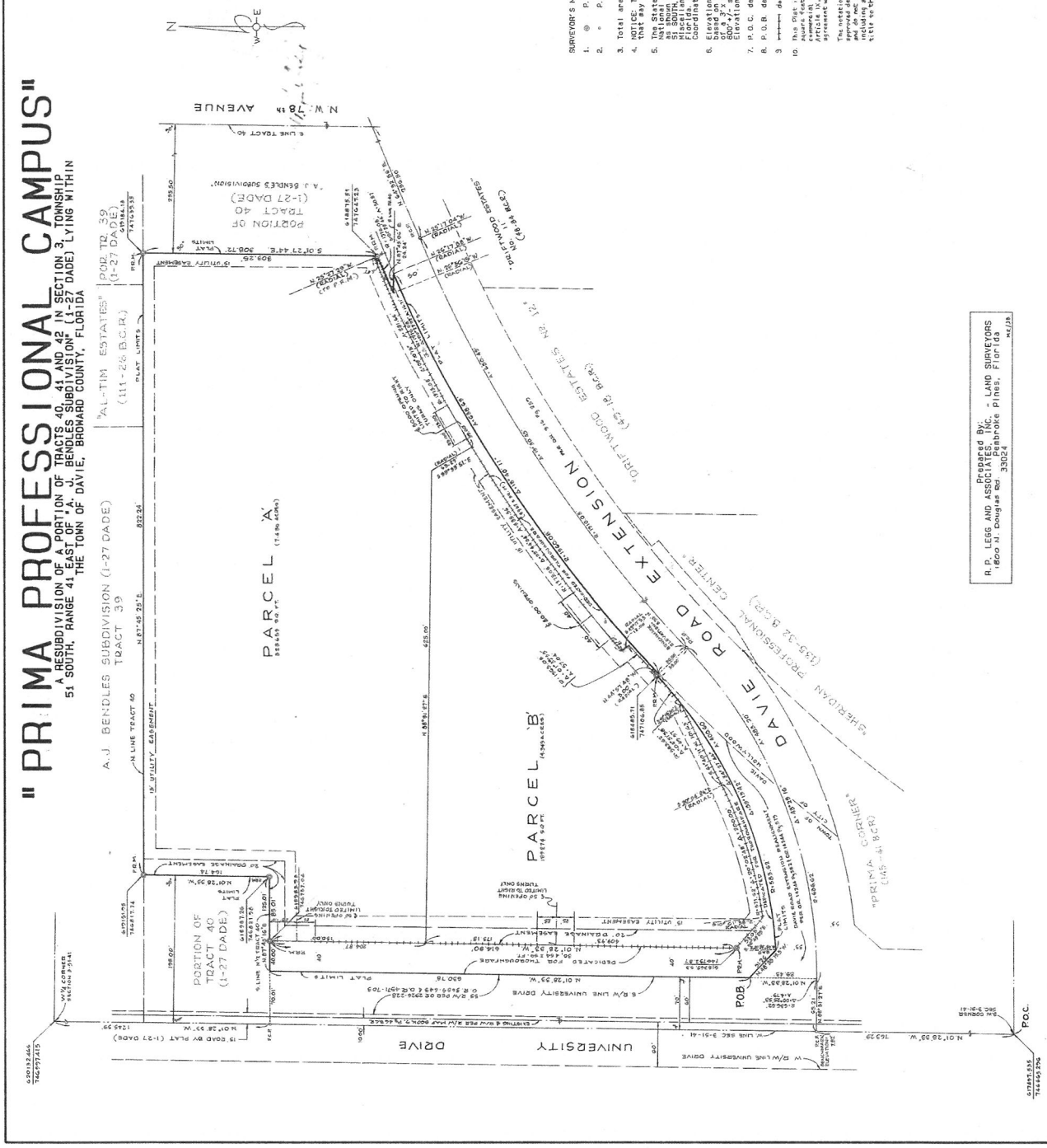
A RESUBDIVISION OF A PORTION OF TRACTS 40, 41 AND 42 IN SECTION 3, TOWNSHIP 31 NORTH, RANGE 41 EAST OF "A. J. BENDLES SUBDIVISION" (1-27 DADE) LYING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A. J. BENDLES SUBDIVISION (1-27 DADE)
TRACT 39
N. LINE TRACT 40
N. 1/4 TRACT 39
N. 1/4 TRACT 40
N. 1/4 TRACT 41
N. 1/4 TRACT 42

"AL-TIM ESTATES"
(1-27 DADE)
TRACT 39
TRACT 40
TRACT 41
TRACT 42

PORT TR 39
(1-27 DADE)
TRACT 39
TRACT 40
TRACT 41
TRACT 42

GRAPHIC SCALE IN FEET (1" = 60')



LOCATION MAP
SECTION 3, Township 31S, 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 thoroughfare by this Plat - 14.96 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 meridian as shown on the "REINHOLD AND SONS, P.A. REGENCY OF A PORTION OF TOWNSHIP 31 NORTH, RANGE 41 EAST OF "A. J. BENDLES SUBDIVISION" (1-27 DADE) PLAT" shown in Book 6 at Page 19 of the Public Records of Broward County. Coordinates shown thus: N 10° 10' 00" W 100.00 feet.
6. Elevations are relative to National Geodetic Vertical Datum of 1929, and are as shown on the "REINHOLD AND SONS, P.A. REGENCY OF A PORTION OF TOWNSHIP 31 NORTH, RANGE 41 EAST OF "A. J. BENDLES SUBDIVISION" (1-27 DADE) PLAT" shown in Book 6 at Page 19 of the Public Records of Broward County. Elevations shown thus: 100.00 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) PLAT" shown in Book 6 at Page 19 of the Public Records of Broward County. The section and any encumbrances thereon are hereby indicating the approved development of the property and the surveyor's name and address, including its name or owner of property, within this plat shall be taken into the property with reference to this Plat.

Prepared By:
R. P. LEE AND ASSOCIATES, INC. - LAND SURVEYORS
1800 N. Douglas Rd.
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