

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Lise Bazinet, Planner II

**SUBJECT:** DG 2-3-06 / 06-47 / Pine Island Office Centre / 8501 Orange drive / Located at the northwest corner of Orange Drive and Pine Island Road.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING FOR THE AMENDING OF THE PLAT NOTE RESTRICTION OF THE “PINE ISLAND COMMERCIAL,” AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The petitioner requests approval of this resolution to authorize the change in the restrictive note on the “Pine Island Commercial” Plat. The proposed note change is as follows:

**From:** “Tract A is restricted to 100 townhouse units; and Tract B is restricted to 4,800 square feet of commercial use; and Tract C is restricted open space.” **To:** “Tract A is restricted to 100 townhouse units; and Tract B is restricted to 24,000 square feet of commercial use; and Tract C is restricted open space.”

This delegation request is concurrent with site plan application SP 2-5-06/04-315/Pine Island Office Centre. Staff finds this amendment to the plat consistent with the proposed use of the subject site.

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** N/A

**FISCAL IMPACT:** N/A

**RECOMMENDATION:**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachments:**

Resolution, Justification letter, Plat, Future Land Use Plan Map, Aerial, Zoning, and Subject Site Map

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE DELETION TO THE NON-VEHICULAR ACCESS LINE OF THE "PINE ISLAND COMMERCIAL," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "Pine Island Commercial" was recorded in the public records of Broward County in Plat Book 167, Page 50; and

WHEREAS, the owners desire to amend the plat restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment 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.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "Pine Island Commercial Plat." The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

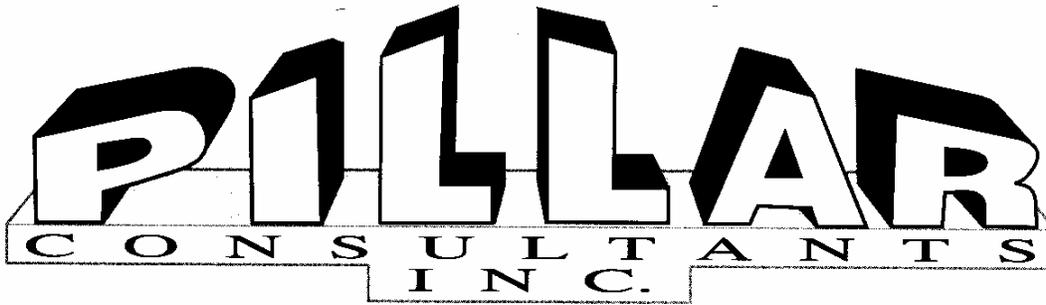
ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

Exhibit 1 (*Justification Letter*)



Town of Davie  
Planning and Zoning Division,  
Development Services Department  
6591 Orange Drive  
Davie, Florida 33314

Lic. #QB-0015697

Pillar Project No. 05077X

RE: Justification letter for proposed note Change

To Whom It May Concern:

This letter is in reference to the "Pine Island Commercial" plat as recorded in plat book 167, page 50 of the public records of Broward County, Florida. The current amended restriction note as recorded in Official Records Book 36705, Page 901 of the public records of Broward County, Florida, limits Tract B to 4,800 square feet of commercial use which would ostensibly be a gas station complex. The note change will be required to allow the construction of an office building complex significantly larger than a gas station.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy N. Townsend".

Troy N. Townsend, PSM  
Director of Surveying

**General Contracting • Design/Build • Construction Management**  
**Consulting Engineers • Planners • Surveyors**  
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323



PINE ISLAND COMMERCIAL

A RECONSTRUCTION OF PORTIONS OF TRACTS OF LAND AND THE RELATED ROADWAY LINKING BETWEEN TRACTS OF LAND AND A CORNER TO NEIGHBORING TRACTS OF LAND IN THE TOWN OF PALM BEACH, BROWARD COUNTY, FLORIDA.

DESCRIPTION: A RECONSTRUCTION OF PORTIONS OF TRACTS OF LAND AND THE RELATED ROADWAY LINKING BETWEEN TRACTS OF LAND AND A CORNER TO NEIGHBORING TRACTS OF LAND IN THE TOWN OF PALM BEACH, BROWARD COUNTY, FLORIDA.

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BROWARD COUNTY PLANNING BOARD: APPROVED AND ADOPTED FOR THE COUNTY OF BROWARD, FLORIDA, THIS 11th DAY OF NOVEMBER, 1999.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT: APPROVED AND ADOPTED FOR THE COUNTY OF BROWARD, FLORIDA, THIS 11th DAY OF NOVEMBER, 1999.

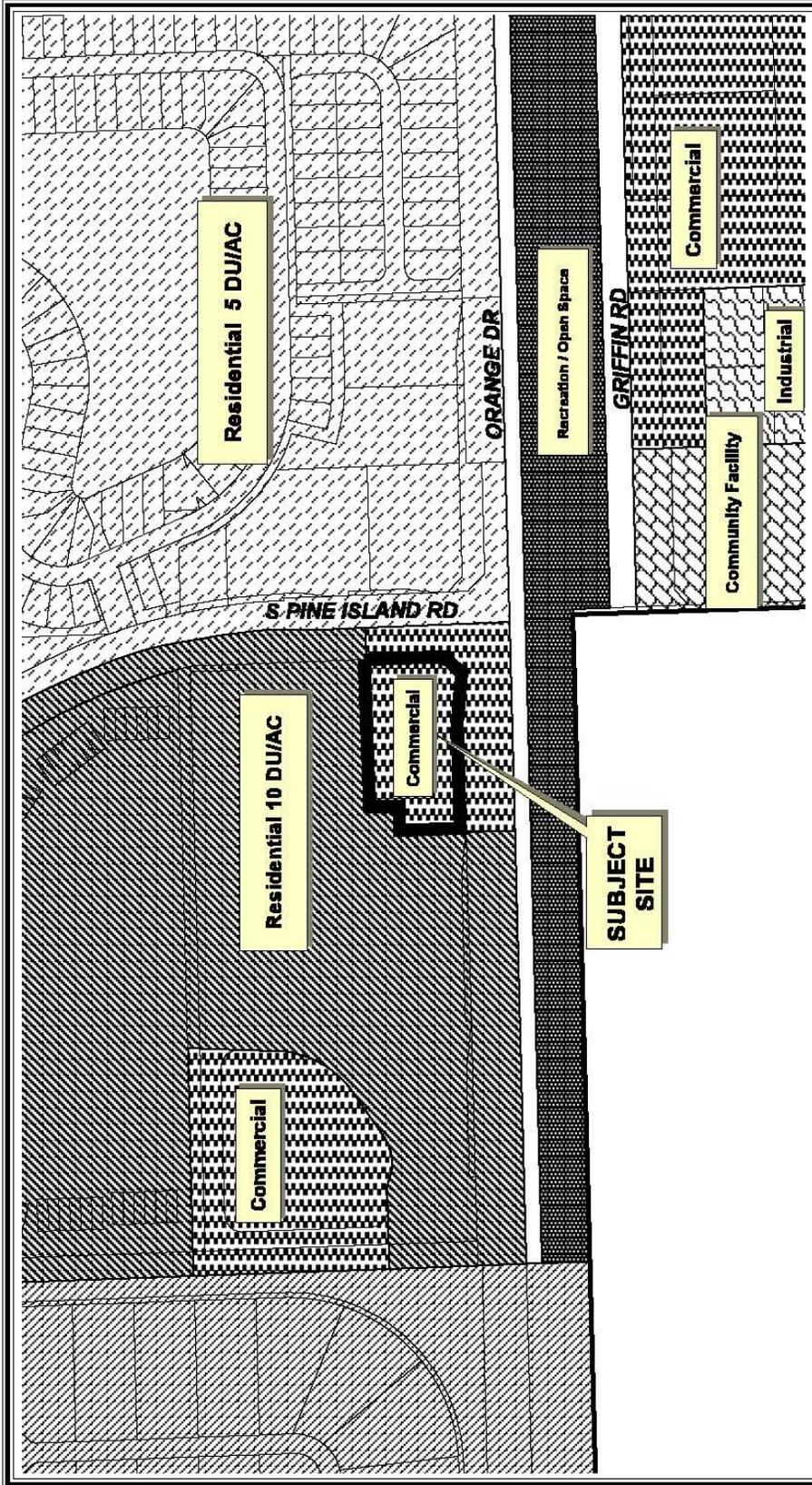
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SEAL OF BROWARD COUNTY, FLORIDA

Exhibit 3 (Future Land Use Plan Map)



**SITE PLAN  
SP 2-5-06  
Future Land Use Map**

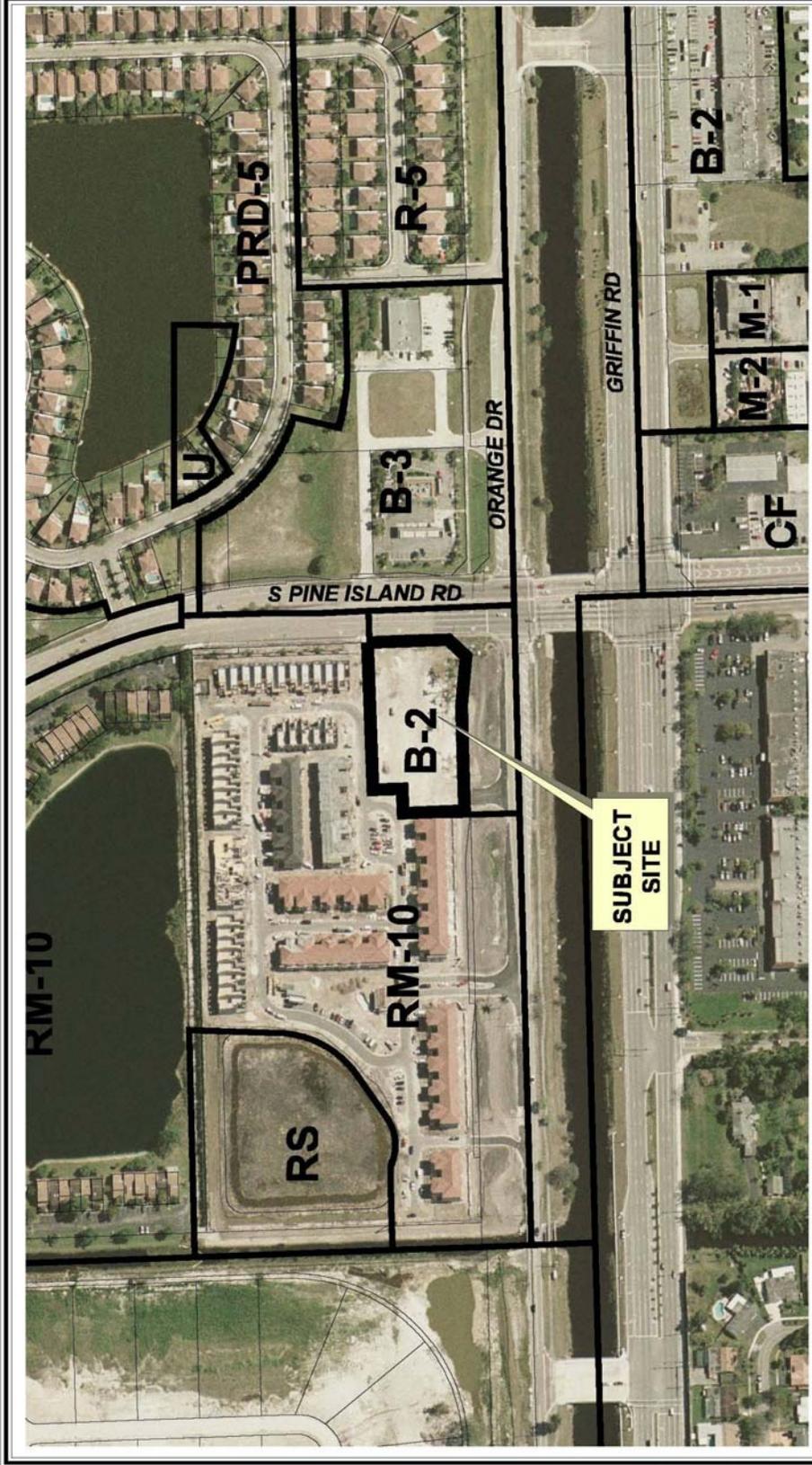
Prepared By: ID  
Date Prepared: 3/22/06



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division

Exhibit 4 (Zoning and Aerial Map)



Date Flown:  
12/31/04



300 0 300 600 Feet



Prepared by the Town of Davie GIS Division



# SITE PLAN SP 2-5-06 and Aerial Map

Prepared By: ID  
Date Prepared: 3/22/06

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