

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan AICP, Acting Development Services
Director/(954)797-1101

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Delegation Application: DG 12-1-07/08-29 / Berman Stirling Plat/
Generally located on the Northeast corner of Stirling Road and Southwest 58th Avenue

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "BERMAN STIRLING PLAT"; PROVIDING FOR THE MAYORS SIGNATURE; AND PROVIDING FOR AN EFFECTIVE DATE. (DG 12-1-07, Berman Stirling Plat, generally located on the northeast corner of Stirling Road and SW 58 Avenue)

REPORT IN BRIEF: The owner (NAV 99, Inc.) is requesting approval to amend the restrictive note on the boundary plat known as "Berman Stirling Plat" to construct a retail development (Navarro Pharmacy) on the site.

From: This plat is restricted to 100,000 square feet of office use on Parcel "A" and 50,000 square feet of office use on Parcel "B".

To: This plat is restricted to 100,000 square feet of office use on Parcel "A" and 55,000 square feet of commercial/retail use on Parcel "B".

PREVIOUS ACTIONS: N/A

CONCURRENCES: N/A

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Resolution, Justification Letter, Plat, Future Land Use Map, Zoning and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "BERMAN STIRLING PLAT;" PROVIDING FOR THE MAYORS SIGNATURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Berman Stirling Plat" was approved through _____ resolution by Town Council of Town of Davie on March 7, 1984; and,

WHEREAS, the owner desires to revise the restrictive note 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.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "Berman Stirling Plat". The proposed revision being specifically described in the planning exhibits attached hereto.

SECTION 2. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie network to the greatest extent possible.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit (*Justification Letter*)



ENGINEERING AND PLANNING
320 Davie Boulevard, Fort Lauderdale, Florida 33315
P.O. Box 2147, Fort Lauderdale, Florida 33303
(954) 524-9800, Fax (954) 522-6502, teamcdi@aol.com

December 14, 2007

Mr. David Abramson
Town of Davie
6591 Orange drive
Davie, FL 33314

**Re: Parcel 'B', Berman Stirling Plat, Davie;
Justification Letter for Note on Plat Amendment**

Dear Mr. Abramson:

The purpose of this letter is to request a proposed amendment to the note on Parcel 'B' of the Berman Stirling Plat. At the time we prepared the plat in 1997, we were developing a 100,000 sq. ft. office building (Bristol Insurance) on Parcel 'A' of the plat. At that time there was no plan to develop Parcel 'B', so we chose to restrict it to 50,000 sq. ft. of office use knowing that any future buyer would have the opportunity to amend the note to any other potential use consistent with the Town's B-2 zoning. Navarro Pharmacies has recently purchased the property and intends to construct a retail development on the site, which necessitates the change from office use to commercial retail use.

The existing plat note reads as follows:

The plat is restricted to 100,000 square feet of office use on Parcel 'A' and 50,000 square feet of office use on Parcel 'B'.

The proposed plat note will read as follows:

The plat is restricted to 100,000 square feet of office use on Parcel 'A' and 55,000 square feet of commercial/retail use on Parcel 'B'.

I trust this application package will allow us to proceed to the Town Council. Should you have any questions or need any additional information, please feel free to call.

Sincerely,

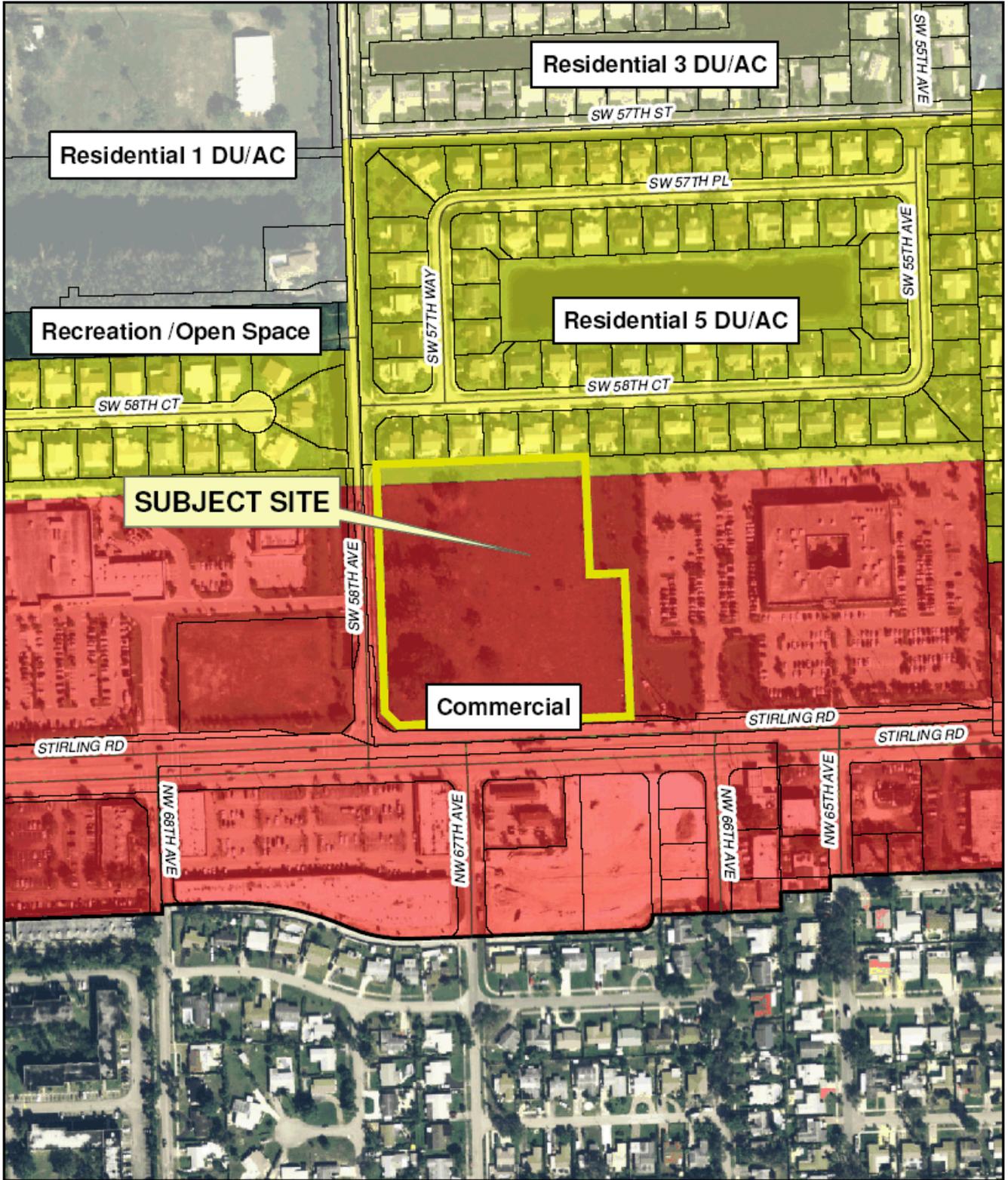
CDI ENGINEERING AND PLANNING


Daniel A. Fee, P.E.
Principal/Vice President

Engineering • Planning • Project Management

Exhibit (*Plat 2 of 2*)

Exhibit (Future Land Use Map)



Date Flown:
12/2006

N



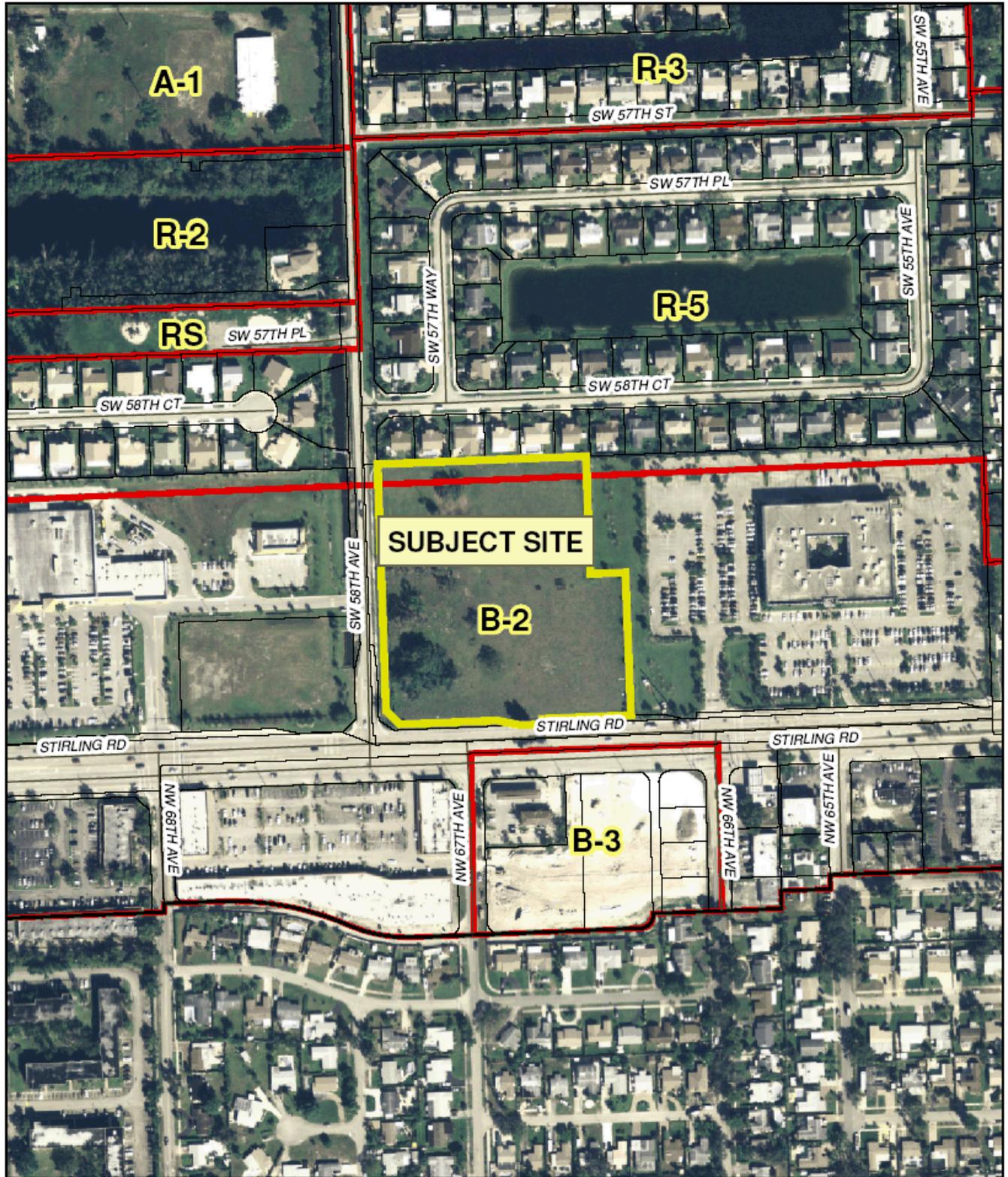
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Prepared by the Town of Davie GIS Division

Delegation Request
DG 12-1-07
Future Land Use Map

Prepared by: ID
Date Prepared: 1/11/08

Exhibit (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2006

N



0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Delegation Request
DG 12-1-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 1/8/08

