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: David M. Abramson, Planner III

SUBJECT: DG 5-1-06 / 05-544 / Eddie's Collision Experts / 4375 Southwest 60th Avenue / Generally located at the northwest corner of Southwest 60th Avenue and Southwest 43rd Street

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:
A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE DELETION TO THE NON-VEHICULAR ACCESS LINE OF THE "W.A.B. II INVESTEMENTS," AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:
The petitioner is requesting to delete an existing Non-Vehicular Access Line (NVAL) on the "W.A.B. II Investments" Plat. The NVAL is located along the eastern boundary line, parallel to Southwest 60th Avenue. This delegation request is concurrent with a site plan application for a new warehouse building on the subject site. Additionally, this request will ensure access onto the subject site via Southwest 60th Avenue and is consistent with the proposed site plan. Southwest 60th Avenue is a local right-of-way, Town of Davie Code only requires NVALs along County Roads illustrated on the adopted Trafficways Plan. Staff finds that the proposed amendment to the plat consistent with the proposed use of the subject site.

PREVIOUS ACTIONS:
At the October 18, 2006, Town Council Meeting, DG 5-1-06 Eddie's Collision Experts was tabled to November 15, 2006 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

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, Planning Report, 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 "W.A.B. II INVESTEMENTS," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "W.A.B. II Investments" was recorded in the public records of Broward County in Plat Book 144, Page 13; and

WHEREAS, the owners desire to delete the non-vehicular access line 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 the proposed deletion of the non-vehicular access line shown on the "W.A.B. II Investments."

SECTION 2. 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.

Attachment 1 ***(Justification Letter)***

Engel and Associates, Inc.

Architecture ▫ Planning

4800 S.W. 64th Avenue, Suite 104 ▫ Davie, Florida 33314

954.791.4810 ▫ Fax 954.791.4811 ▫ AA0003607

April 26, 2006

Mr. Mark Kutney
Development Services
Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: W.A.B. II Investments - Justification

Dear Mr. Kutney:

This letter is written to provide justification for this application for removal of the non-vehicular access line from the plat. The purpose of this removal is to conform with the site plan.

Please call with any questions or comments you may have.

Thank you.

Sincerely yours,

Sam Engel Jr.

SAM ENGEL, JR.

SEjr:cw

Sam Engel Jr., AIA ▫ AR0003129 ▫ sengel-aia@att.net ▫ Mark Engel, AIA ▫ AR0017517 ▫ mengel-aia@att.net

" W. A. B. II INVESTMENTS "

A REPLAT OF A PORTION OF THE WEST ONE-HALF (W 1/2) OF TRACT 38 IN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "EVERGLADES LAND SALES CO. SUBDIVISION" (2-24 DADE)
TOWN OF DAVIE , BROWARD COUNTY , FLORIDA

DESCRIPTION

Beginning at a point 664 feet South of the Northeast corner of the West one-half (W 1/2) of Tract 38, EVERGLADES LAND SALES COMPANY SUBDIVISION of the west one-half (W 1/2) of Section 26, Township 50 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 2, Page 24, of the Public Records of Dade County, Florida, thence South along the East line thereof 400 feet to a point; thence West 100 feet to a point; thence North 400 feet to a point; thence East to the Point of Beginning.

(Description continued on right)

Also described as follows:

A portion of the west one-half (W 1/2) of Tract 38, in section 26, Township 50 South, Range 41 East of "EVERGLADES LAND SALES CO. SUBDIVISION", according to the Plat thereof as recorded in Plat Book 2, page 24 of the Public Records of Dade County, Florida, more particularly described as follows:

COMMENCE at the northeast corner of the west one-half (W 1/2) of said Tract 38, thence on a bind north bearing of South 01°25'10" East (Point on "Broward Water Resources" NO 111" as recorded in Model Drainage Plat Book 2 at Page 2, Broward County Records) along the East line of the West one-half (W 1/2) of said Tract 38 a distance of 664.00 feet to the POINT OF BEGINNING, thence continue South 01°25'10" East along said East line a distance of 400.00 feet, thence South 88°50'38" West, and parallel with the North line of said Tract 38, a distance of 164.70 feet to an intersection with the Weste line of said Tract 38; thence North 01°25'10" West along said West line a distance of 400.00 feet, thence North 88°50'38" East, and parallel with the North line of said Tract 38 a distance of 164.70 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida, and containing 65,880 square feet (1.512 acres) more or less

DEDICATION

State of Florida
County of Broward ss

Know all men by these presents that Winfred A. Post II is the owner of the lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "W.A.B.II INVESTMENTS", and that the streets shown hereon are hereby dedicated to the perpetual use of the public for proper purposes.

In witness whereof, Winfred A. Post II hereunto set his hand and seal this 12th day of January, 1990.

Bruce R. Cudahy — Witness
Joanne C. Harris — Witness
Winfred A. Post II

ACKNOWLEDGEMENT

State of Florida
County of Broward ss

I hereby certify that on this day personally appeared before me Winfred A. Post II to me well known to be the individual described in and who executed the foregoing Plat and instrument of dedication and he acknowledged to me that he executed the same freely and voluntarily for the purposes expressed therein.

Witness my signature and official seal at Pembroke Pines in the County of Broward, State of Florida this 12th day of January, 1990 A.D.

My commission expires 2-3-90 Date

Joanne C. Harris
Notary Public - State of Florida

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, hereby certify that this Plat is a true and correct representation of the lands surveyed and described hereon 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 61G17-6 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. The benchmarks shown hereon were established in conformity with the National Geodetic Vertical Datum (NGVD) and National Ocean Survey Third Order Control Standards

Dated at Pembroke Pines, Broward County, Florida, this 5th day of March A.D. 1990

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

BROWARD COUNTY CONSERVATION COUNCIL

This Plat, subject to the restrictions of the Broward County Planning Council and Resolution dated 3-20-90 was approved by the Planning Council of Broward County this 20th day of March A.D. 1990.

By: Richard E. Bromley
Chairman — Date

BROWARD COUNTY PLANNING COUNCIL (continued)

This is to certify, that the Broward County Planning Council approved this Plat with regard to dedication of the rights of way, traffic ways, etc. by resolution duly adopted this 3rd day of May A.D. 1988

By: John Cook 12-1-88
Chairman — Date

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORDS DIVISION - RECORDING SECTION

This instrument was filed for record this 13th day of June A.D. 1990 and recorded in Plat Book 144 on page 13 of the Public Records of Broward County, Florida.

Attest: L. A. Hatter, County Administrator
By: Carolyn C. Dwyer
Deputy Clerk

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 26th day of December A.D. 1989

Attest: L. A. Hatter, County Administrator
By: Phyllis Hult Jung
Chairperson, County Commission — Date

BROWARD COUNTY ENGINEERING DIVISION

This Plat is approved and accepted for record

By: Mario P. Cecchi — Date
Director of Engineering
Florida P.E. Registration No. 13504

BROWARD COUNTY OFFICE OF PLANNING

This Plat is approved and accepted for record this 8th day of June A.D. 1990

By: Lund Weaver
Director

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: George Hurd 6-4-90
Chairman — Date

TOWN COUNCIL

This is to certify, that this Plat was approved and accepted by the Town Council of the Town of Davie, Florida by resolution adopted this 2nd day of May A.D. 1990, and that by said resolution the thoroughfares and easements shown on this Plat were accepted in the name of the Town.

Attest: Arlene McDermid, Town Clerk — Approved: Fred Cannata, Mayor

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: Robert Cook, Director — 6-4-90 Date

CENTRAL BROWARD DRAINAGE DISTRICT

This Plat is approved and accepted for record

March 8, 1990 — Chairman, Date
Director, Secretary — 5/25/90 Date

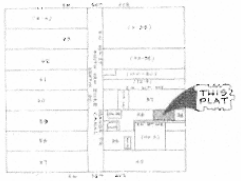
Prepared By:
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS
3150 Pasadena Blvd. Pembroke Pines, Florida
33024

O.R.BK. 17465 PG 966

Attachment 2 (*Plat*)

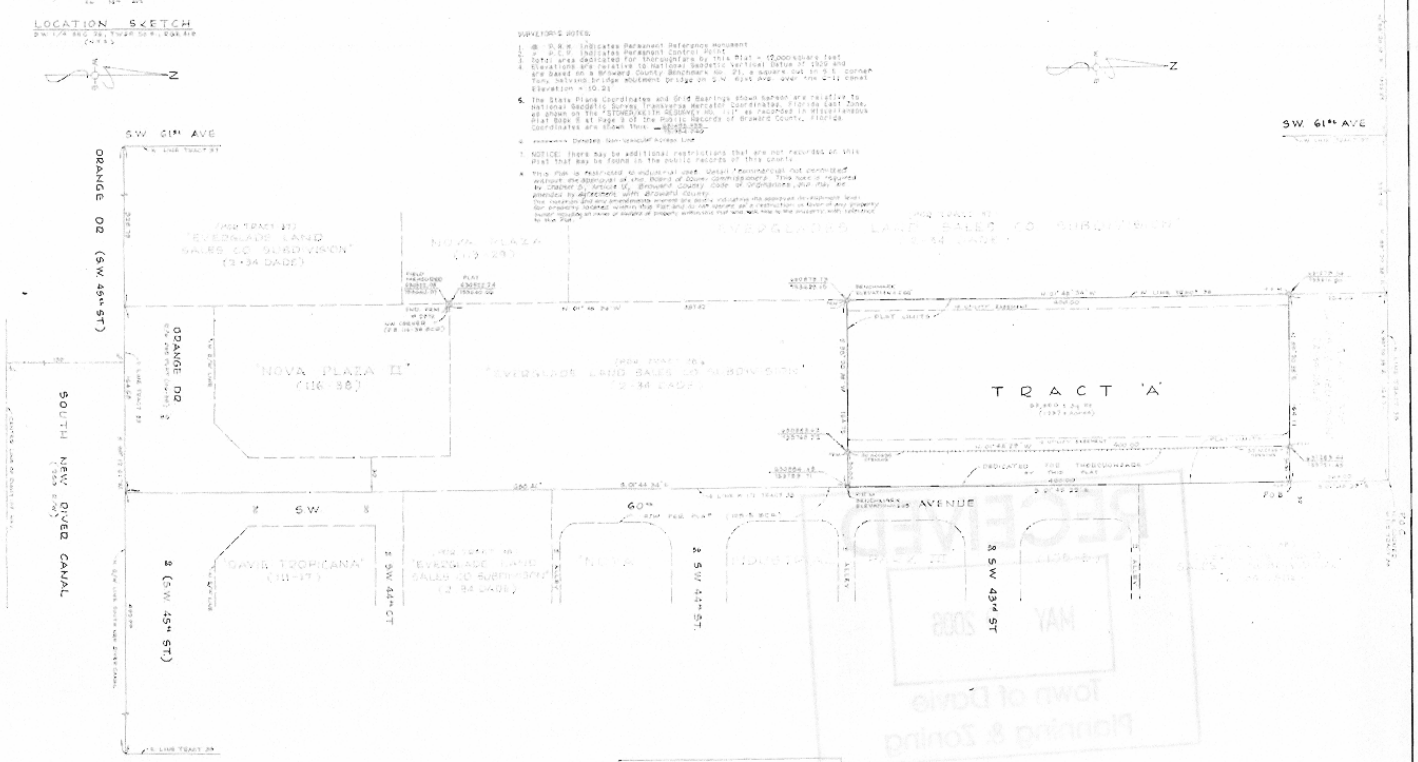
"W. A. B. II INVESTMENTS"

A REPLAT OF A PORTION OF THE WEST ONE-HALF (W.1/2) OF TRACT 38 IN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "EVERGLADES LAND SALES CO. SUBDIVISION" (2-34 DADE)
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES:

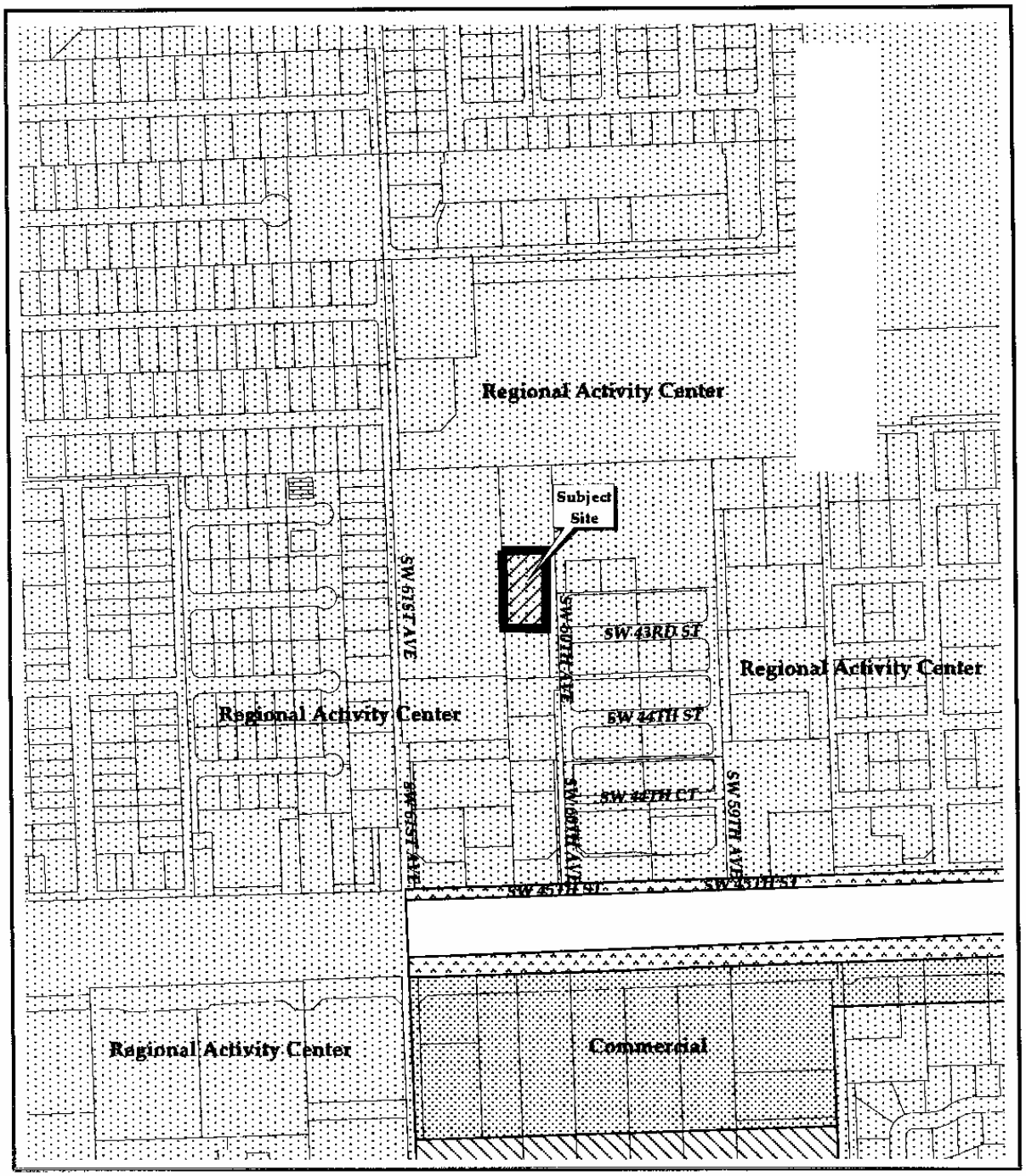
1. ⊕ P.R.M. indicates Permanent Reference monument
2. ⊕ P.C.P. indicates Permanent Control Point
3. Total area dedicated for thoroughfare by this Plat = 12,000 square feet.
4. Elevations are relative to National Geodetic vertical Datum of 1929 and are based on a Broward County Benchmark No. 21, a square cut in S.E. corner Toro, relaying bridge abutment bridge on S.W. 61st Ave. over the C-11 Canal. Elevation = 10.21
5. The State Plane Coordinates and Grid Bearings shown hereon are relative to National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as shown on the "STONEWALL" (R.3004) in no. 117 as recorded in Miscellaneous Plat Book 8 at Page 9 of the public records of Broward County, Florida. Coordinates are State Plane.
6. ▨ Denotes Non-Vehicular Access line
7. NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the public records of this county.
8. This Plat is restricted to industrial use. Retail commercial not permitted without the approval of the Board of Commissioners. This note is required by Chapter 5, Article 5, Broward County Code of Ordinances. (Ref. Plat 44 pledges by agreement with Broward County)
The reversion and any amendments thereof are hereby vacating the approval in perpetuity that for property located within this Plat and by this reference do a restriction in favor of any property owner residing on lands or people of property adjacent that will be the property with right-of-way to this Plat.



Prepared By:
R.F. LEWIS AND ASSOCIATES, INC. - LAND SURVEYORS
8120 Pasadena Blvd. Pembroke Pines, Florida 33024

RECEIVED
MAY 2006
Town of Davie
Planning & Zoning

Attachment 3 *(Future Land Use Map)*



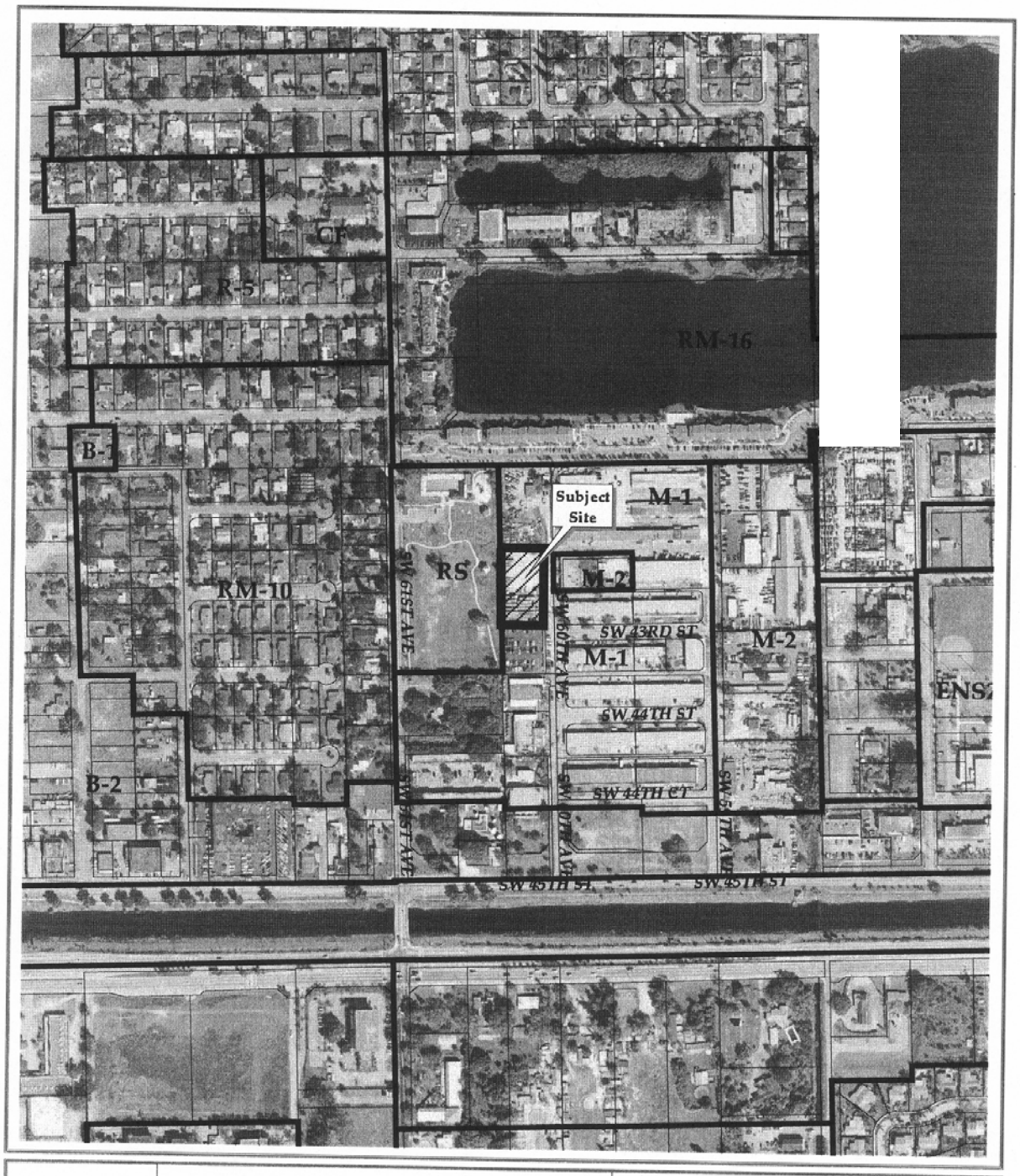
The Town of Davie
Development Services Department
Planning & Zoning Division

Type of Map:
Aerial, Zoning, and Subject Site

N W E S

Scale:
300 0 300 600 Feet

Attachment 4 ***(Aerial, Zoning, and Subject Site Map)***



The Town of Davie
Development Services Department
Planning & Zoning Division

Type of Map:
Aerial, Zoning, and Subject Site

N W E S

Scale:
300 0 300 600 Feet

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