

# **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 INVESTMENTS," 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, SP 5-4-05 Eddie's Collision Experts was tabled to November 15, 2006 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

At the November 15, 2006 Town Council Meeting, SP 5-4-05 Eddie's Collision Experts was tabled to December 20, 2006 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

At the December 20, 2006 Town Council Meeting, SP 5-4-05 Eddie's Collision Experts was tabled to January 17, 2007 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

**CONCURRENCES:** n/a

**FISCAL IMPACT:** n/a

Has request been budgeted? n/a

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

**Attachment(s):** Resolution, Justification letter, Plat, Future Land Use Map, Aerial, Zoning, & 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 INVESTMENTS," 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."

a. The subject property is described in attached Exhibits hereto and made a part hereof;

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

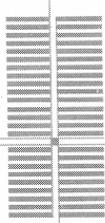
ATTEST:

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

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

Attachment (*Justification Letter*)



Engel and Associates, Inc.

Architecture □ Planning  
4800 S.W. 64<sup>th</sup> 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.

SEjr:cw



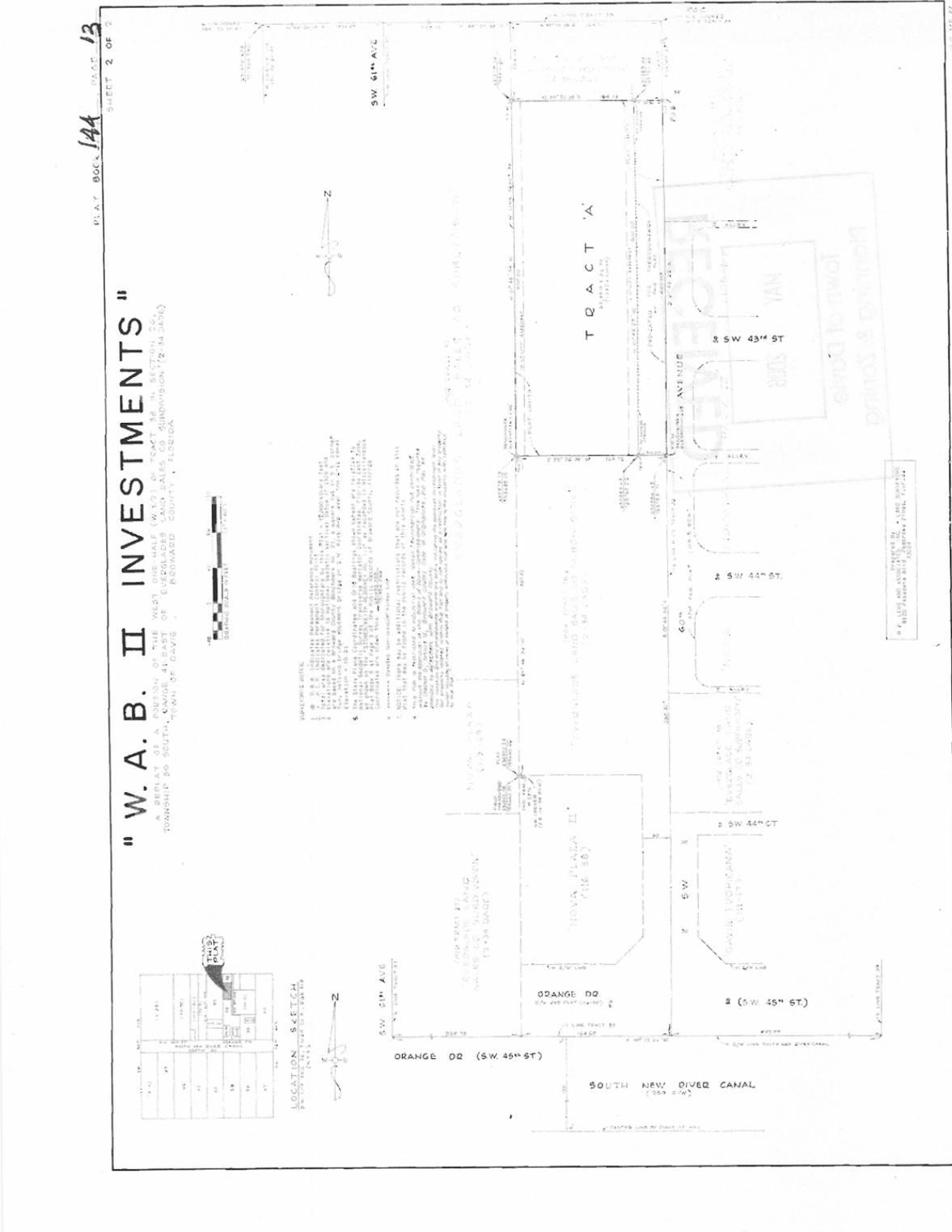
# " W.A.B. II INVESTMENTS "

A DEED OF A PORTION OF THE WEST ONE-HALF (W 1/2) OF TRACT 38 IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 41 EAST OF EVERGLADES LAND SALES CO. SUBDIVISION (72-34 DADE) TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LOCATION SKETCH  
SHOWING TRACTS

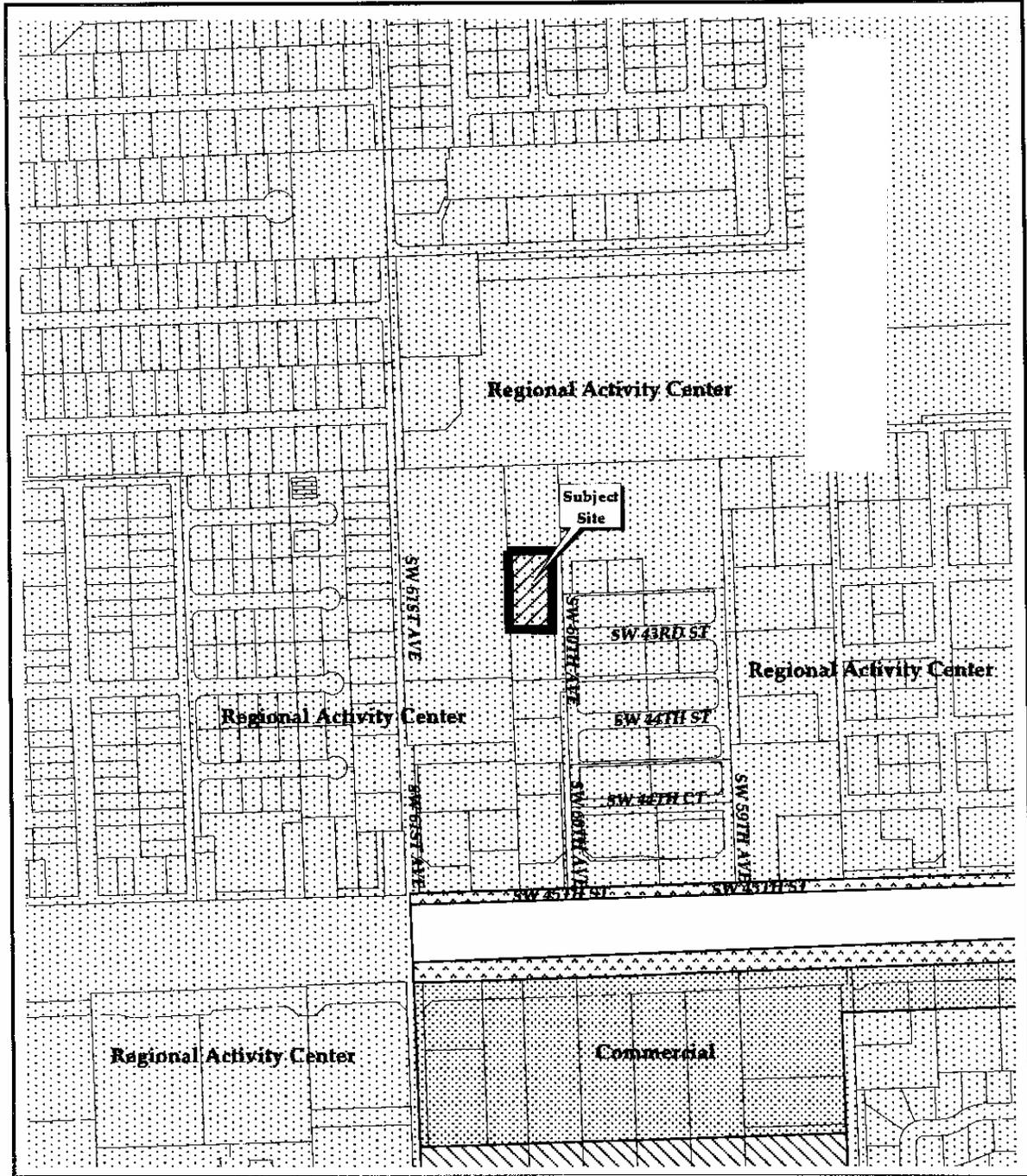


- WARNING NOTES:**
1. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY.
  2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY.
  3. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY.
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  5. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY.



PREPARED BY:  
BUD WATSON & ASSOCIATES, P.A.  
10001

Attachment (Future Land Use Map)



The Town of Davie  
Development Services Department  
Planning & Zoning Division

Type of Map:

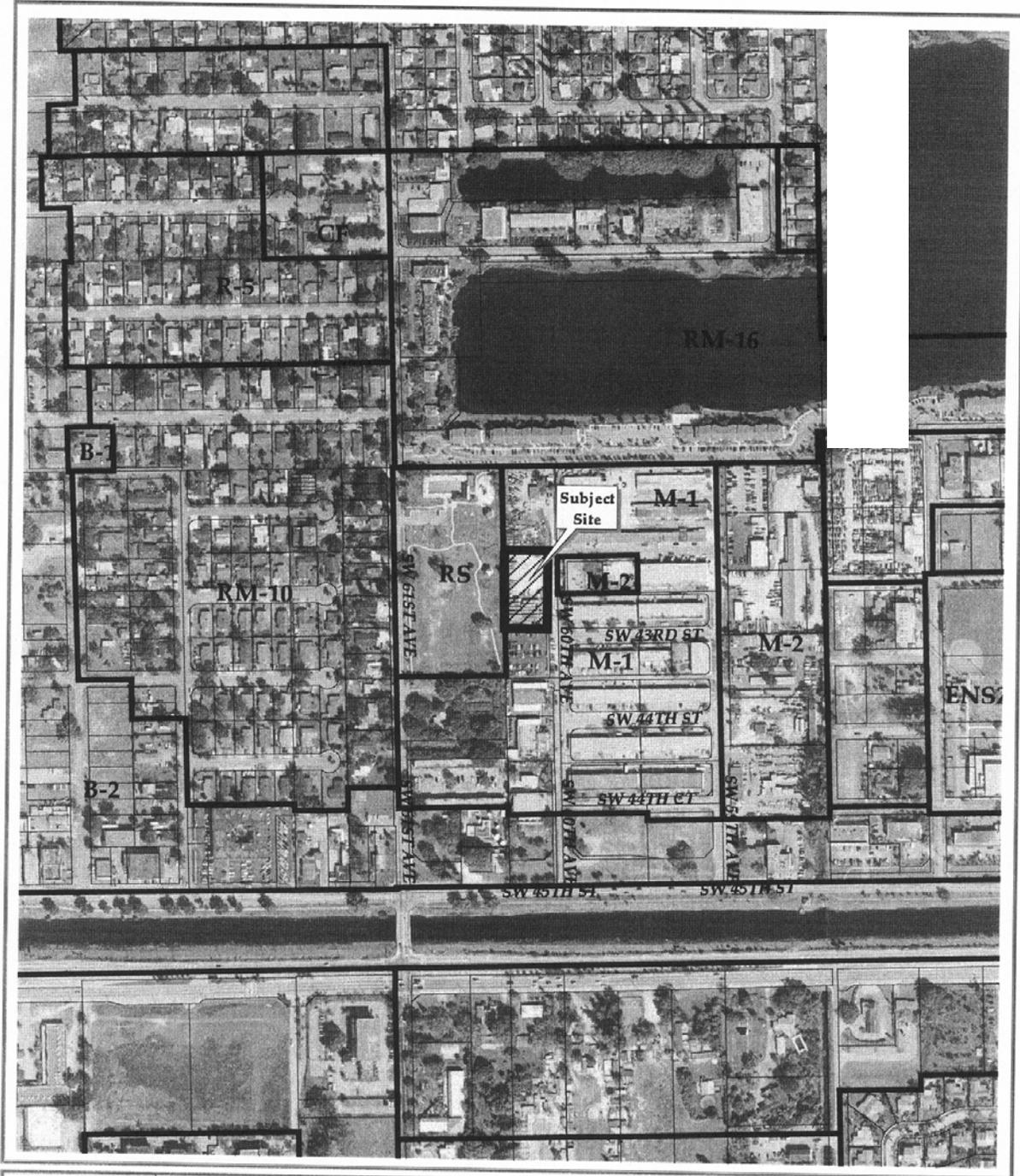
**Aerial, Zoning, and Subject Site**



Scale:

300 0 300 600 Feet

Attachment (Aerial, Zoning, and Subject Site Map)



	<p>The Town of Davie Development Services Department Planning &amp; Zoning Division</p> <p>Type of Map: <b>Aerial, Zoning, and Subject Site</b></p>	 <p>Scale: 300 0 300 600 Feet</p> 
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