

**TOWN OF DAVIE**  
**TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services  
Director/(954)797-1103

**PREPARED BY:** David M. Abramson, Acting Deputy Planning and Zoning  
Manager

**SUBJECT:** Delegation Request: DG 7-1-07/07-108/Trotters Chase/5820  
Griffin Road/Generally located on the south side of Griffin Road, between Southwest  
58th Avenue and Southwest 61st Avenue

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A  
REVISION TO THE RESTRICTIVE NOTE OF THE "TROTTERS CHASE" PLAT,  
AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The owner (Trotters Chase, LLC) is requesting approval to amend the restrictive note on  
the boundary plat known as "Trotters Chase":

FROM: Parcel "A" is restricted to 120,000 square feet of commercial. Parcel "B" is  
restricted to 18 single family homes.

TO: Parcel "A" is restricted to 124,000 square feet of commercial, 4,000 square feet of  
bank use and 168 garden apartments (148 one-bedroom and 20 two-bedroom). Parcel "B"  
is restricted to 16 duplexes (14 three-bedroom and 2 two-bedroom) and 20 townhouses  
(10 two-bedroom and 10 three-bedroom).

Staff finds that the proposed amendment consistent with the proposed use of the subject  
site.

**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 Town Council for further consideration.

**Attachment(s):**

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

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "TROTTERS CHASE" PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Trotters Chase" was approved through resolution by Town Council of Town of Davie on January 3, 2007; 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 "Trotters Chase" 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 on the local road network.

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

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

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

ATTEST:

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

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

**Exhibit** (*Justification Letter*)

**Delegation Request For  
Modifications to "Trotters Chase"  
PLAT NOTE AMENDMENT  
JUSTIFICATION STATEMENT**

The petitioner is requesting to amend the plat restriction note on "Trotters Chase Plat" to be consistent with the site plan currently under review by the Town. The current plat note restricts the site to 120,000 square feet of commercial use and 18 single family homes.

The proposed plat note would allow for "124,000 square feet of commercial use, 4,000 square feet of bank, 16 duplexes (14 three-bedroom and 2 two-bedroom), 20 townhouses (10 three-bedroom and 10 two-bedroom) and 168 garden apartments (148 one-bedroom and 20 two-bedroom)". The plat note terminology and details are required to comply with County impact fee criteria. The commercial square footage in the plat note is greater than that shown on the site plan to provide flexibility for a bank tenant or an overhang area which would incur additional County impact fees.

The developer of the Trotters Chase project has always anticipated a level of development comparable to that reflected by the proposed plat note, and has presented different variations of this level of development to the public in the many public participation meetings held regarding this project. The plat was approved with a much more restrictive plat note to allow the plat to continue through the County process without expiring with the understanding that a delegation request for a plat note amendment consistent with the site plan would be submitted for processing simultaneously with the site plan and associated rezoning and flex/reserve allocation requests.

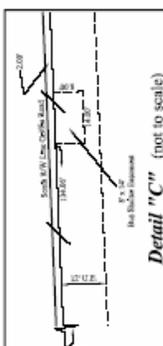
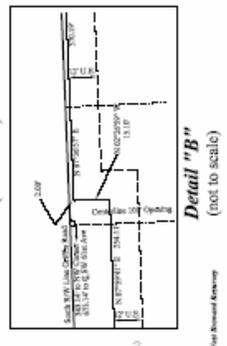
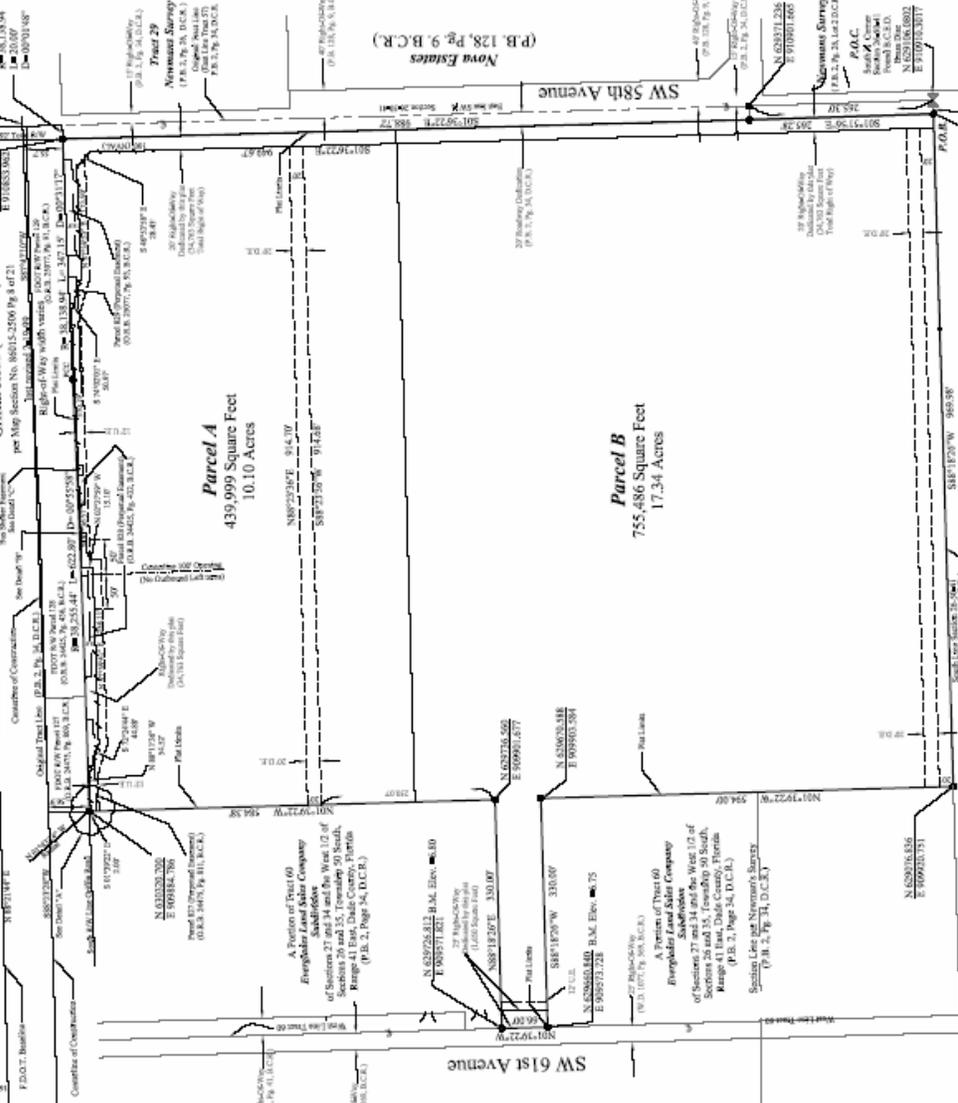
**Exhibit** (*Plat*)

# Trotters Chase

A replat of Tracts 57, 58, 59 and a portion of Tract 60, Everglades Land Sales Company Subdivision, as recorded in Plat Book 2, Page 34 of the Public Records of Dade County, Florida, lying in Section 26, Township 50 South, Range 41 East, Town of Davie, Broward County, Florida

## Plat Restrictions:

NOTES:  
 The plat is made to conform to the official description of the subdivision as shown on the plat. This may be subject to modification as to the location of the plat as shown on the plat. This may be subject to modification as to the location of the plat as shown on the plat. This may be subject to modification as to the location of the plat as shown on the plat.



- Legend**
- D.C.R. = Dade County Records
  - B.M. Elev. = Benchmark Elevation
  - D.M. = Official Record Book
  - P. = Page
  - H.W. = Highway
  - S.F. = Square Feet
  - A.C. = Acres
  - S.E. = Section
  - T. = Township
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### Surveyor's Notes:

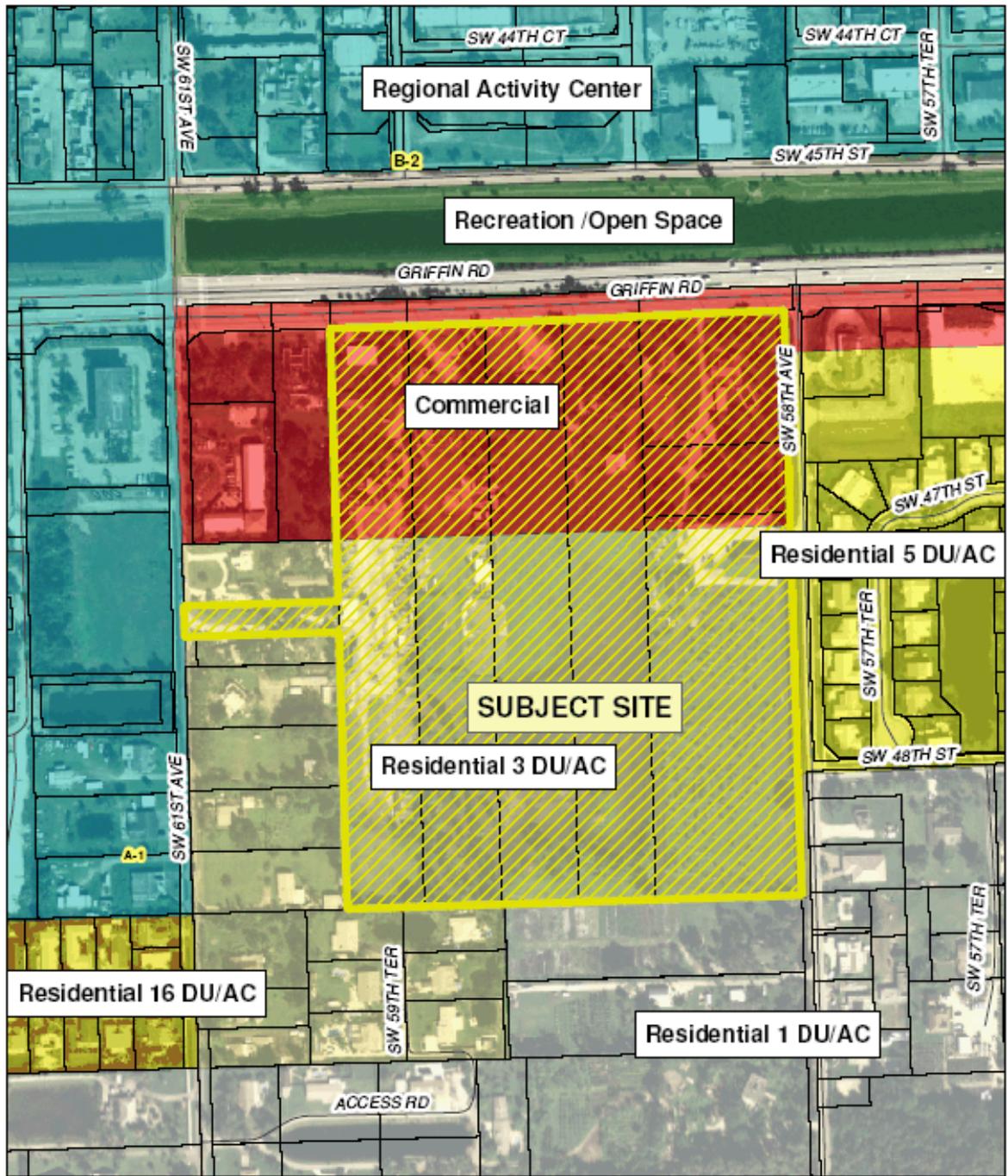
1. The State Plane Coordinates and Grid Bearings shown herein are based on the North American Datum of 1983 coordinates unless otherwise noted.
2. The bearings and distances shown herein are based on the bearings and distances as shown on the plat.
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Southwest Corner  
 Section 26-00-41  
 N. 26°00'00" E.  
 E. 0'00"00" S.

**Patrick Surveying and Mapping, Inc.**  
 3749 RT 1249, Juno Beach, Florida 33408  
 Phone (561) 266-0083 Fax (561) 495-0869

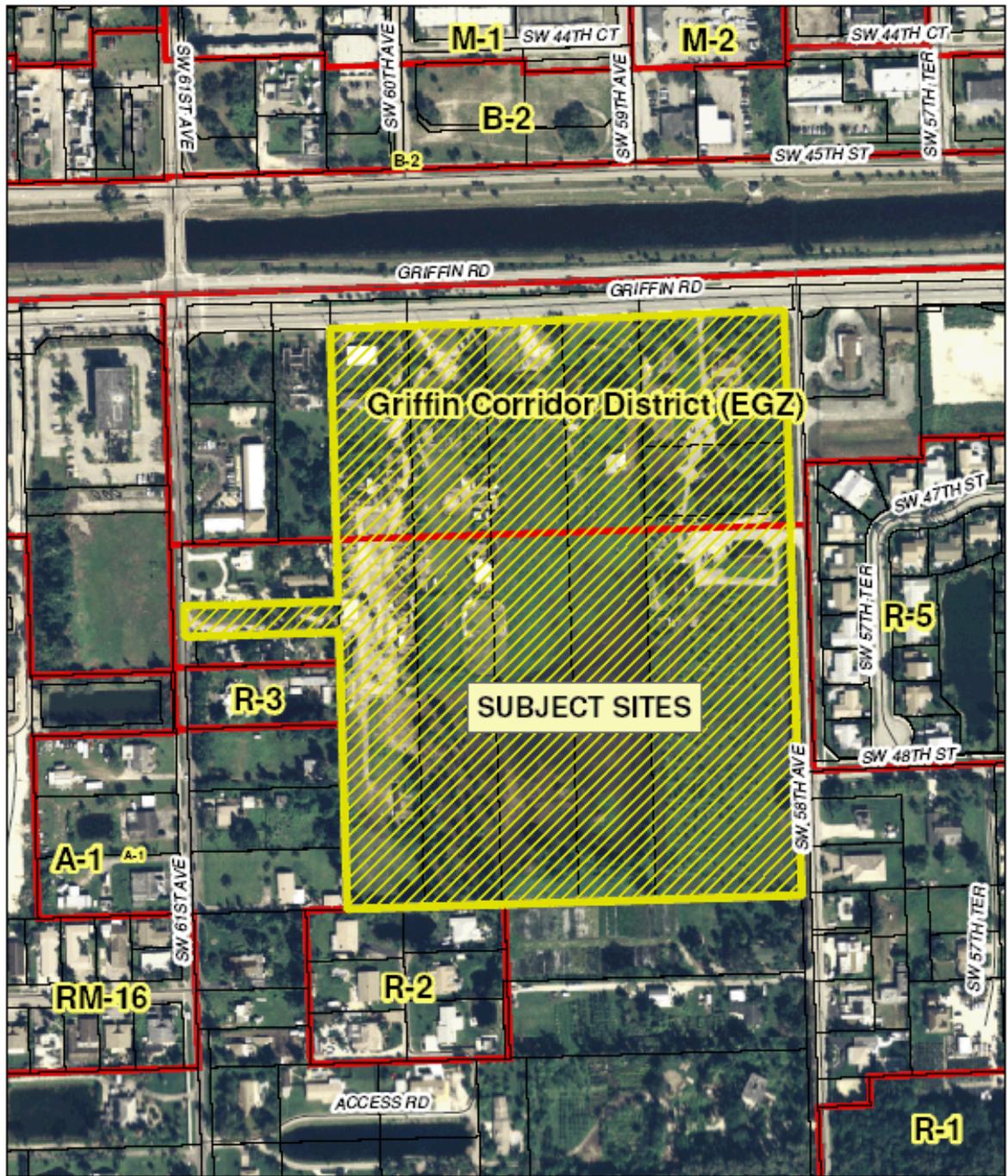


**Exhibit** (*Future Land Use Map*)



	<p>Date Flown: 12/2006</p> <p style="text-align: center;">N</p> <p style="text-align: center;">0    150    300    600 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 10/22/07</p>
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**Exhibit** (*Aerial, Zoning, and Subject Site Map*)



	<p>Date Flown: 12/29/06</p> <p style="text-align: center;">N</p>  <p style="text-align: center;">0    150    300    600 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Zoning and Aerial Map</p> <p>Prepared by : ID Date Prepared: 10/22/07</p>
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