

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 10-4-07/08-11/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, APPROVING A
DELEGATION REQUEST TO AMEND THE LOCATION OF A TWENTY (20) FOOT
DRAINAGE EASEMENT ON THE PLAT KNOWN AS "TROTTERS CHASE," AND
PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The owner (Trotters Chase, LLC) requests approval to amend the location of a twenty (20) foot drainage easement approximately two (2) feet to the north of the plat known as "Trotters Chase." This request is the result of master site plan designed to coincide with the proposed drainage line. This plat was approved through resolution by Town Council of Town of Davie on January 3, 2007, however is still under review at Broward County and has not been recorded. Therefore, the requirement for easement holders to release this area is not necessary. This Delegation application is needed to ensure that the "Trotters Chase" plat is consistent with the proposed Master Site Plan application. Staff finds that the proposed amendment is consistent with the existing and 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, APPROVING A DELEGATION REQUEST TO AMEND THE LOCATION OF A TWENTY (20) FOOT DRAINAGE EASEMENT ON THE PLAT KNOWN AS "TROTTERS CHASE," 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 amend the said plat in accordance with all development applications associated to the development known as "Trotters Chase; and,

WHEREAS, the owner requests to amend the location of a twenty (20) foot drainage easement approximately two (2) feet to the north associated with said plat.

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 delegation request to amend the location of a twenty (20) foot drainage easement approximately two (2) feet to the north associated with said plat. The proposed revisions being specifically described in the planning exhibits attached hereto.

SECTION 2. This resolution shall be recorded in the Broward County public records.

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
Modification to Drainage Easement
"Trotters Chase" Plat (DG7-01-2007 Unrecorded)**

Justification

The petitioner is requesting to modify the Trotters Chase plat approved by the Town Council on January 3, 2007 to relocate a drainage easement.

The plat was approved in advance of the site plan as expiration was imminent. While it has been approved by the Town Council and the County Commission, it has not yet been recorded. The site plan has since been refined. To accommodate the site plan revision, the east-west 20-foot drainage easement shown through Parcel A of the plat needs to be relocated approximately two feet to the north to coincide with the proposed drainage line. The pipes were shifted to the north to ensure that they will be located within the drive aisles of the proposed parking area.

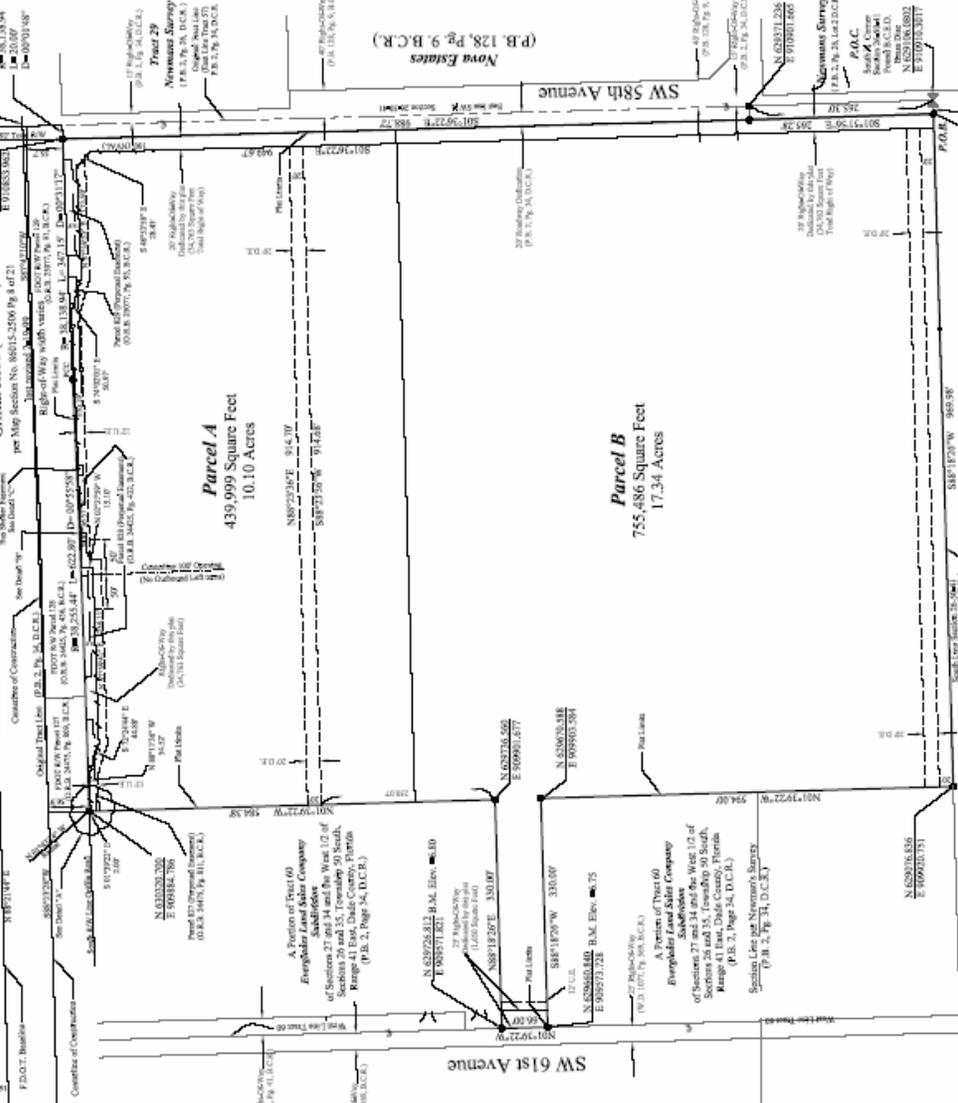
Exhibit (*Plat*)

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
 - R. = Range
 - D. = Degree
 - M. = Minute
 - S. = Second
 - W. = West
 - E. = East
 - N. = North
 - S. = South
 - Dist. = Distance
 - Bearing = Bearing
 - Area = Area
 - Permit = Permit
 - Utility = Utility
 - Easement = Easement
 - Right-of-Way = Right-of-Way
 - Setback = Setback
 - Enclosure = Enclosure
 - Survey = Survey
 - Point = Point
 - Line = Line
 - Circle = Circle
 - Square = Square
 - Triangle = Triangle
 - Star = Star
 - Circle with Cross = Circle with Cross
 - Circle with Dot = Circle with Dot
 - Circle with X = Circle with X
 - Circle with Plus = Circle with Plus
 - Circle with Asterisk = Circle with Asterisk
 - Circle with Hash = Circle with Hash
 - Circle with Dollar Sign = Circle with Dollar Sign
 - Circle with Percent Sign = Circle with Percent Sign
 - Circle with Caret = Circle with Caret
 - Circle with Underscore = Circle with Underscore
 - Circle with Tilde = Circle with Tilde
 - Circle with Superscript = Circle with Superscript
 - Circle with Subscript = Circle with Subscript
 - Circle with Exponent = Circle with Exponent
 - Circle with Root = Circle with Root
 - Circle with Fraction = Circle with Fraction
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 - Circle with Not Equal = Circle with Not Equal
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 - Circle with Eleven = Circle with Eleven
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 - Circle with Seventeen = Circle with Seventeen
 - Circle with Eighteen = Circle with Eighteen
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Surveyor's Notes:

- The State Plane Coordinates and Grid Bearings shown herein are based on the North American Datum of 1983 coordinate values shown on the plat. The datum is the North American Datum of 1983, which is the datum used for the plat. The datum is the North American Datum of 1983, which is the datum used for the plat.
- The bearings shown herein are based on the 1993 adjustment. The bearings shown herein are based on the 1993 adjustment. The bearings shown herein are based on the 1993 adjustment. The bearings shown herein are based on the 1993 adjustment.
- The distances shown herein are based on the 1993 adjustment. The distances shown herein are based on the 1993 adjustment. The distances shown herein are based on the 1993 adjustment. The distances shown herein are based on the 1993 adjustment.
- 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.



Everglades Land Sales Company Subdivision
 Sections 26 and 35, Township 50 South, Range 41 East, Dade County, Florida
 (P.B. 2, Page 34, D.C.R.)

Parcel A
 439,999 Square Feet
 10.10 Acres

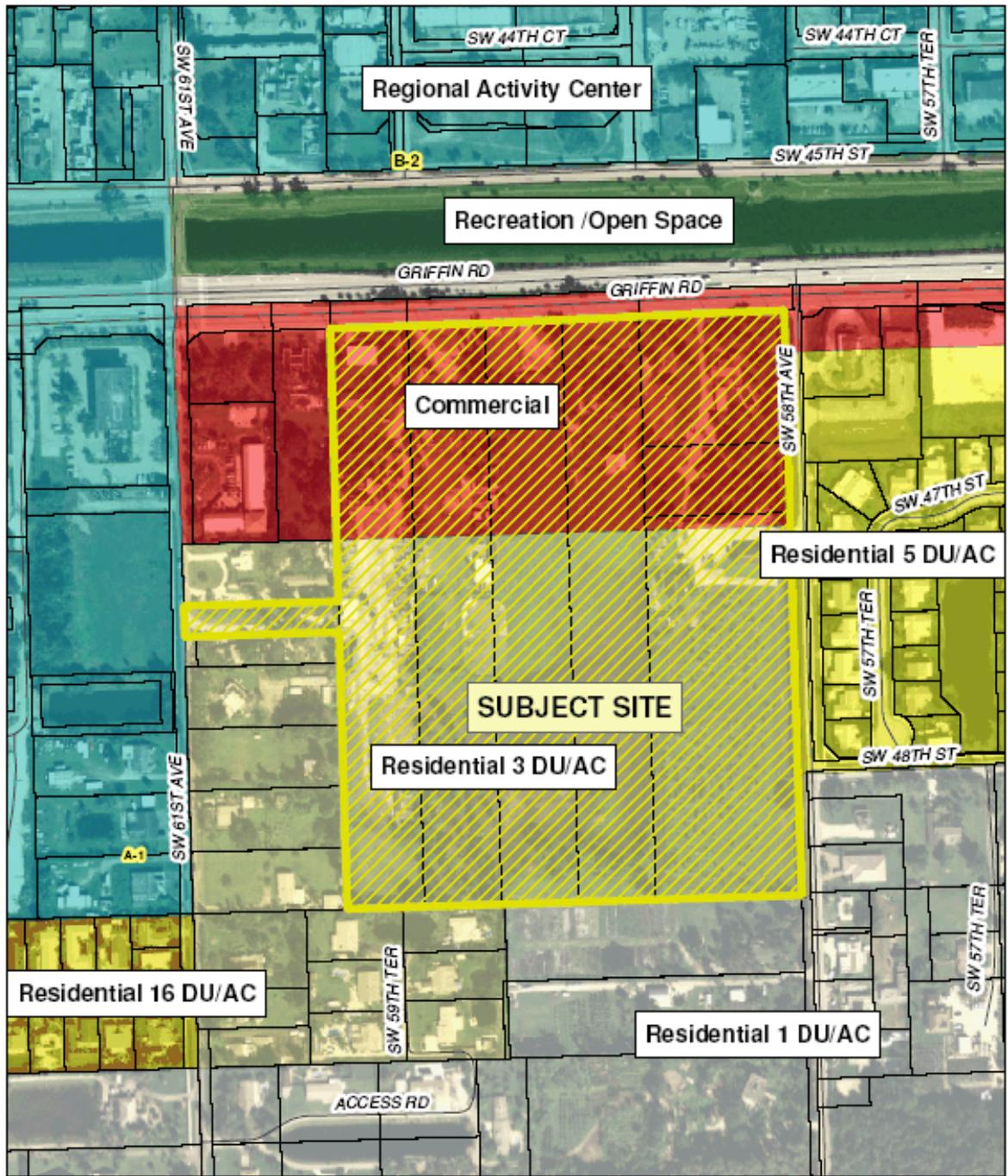
Parcel B
 755,486 Square Feet
 17.34 Acres

Tract 29
 Newmans Survey
 (P.B. 2, Pg. 28, D.C.R.)

Tract 35
 Everglades Land Sales Company Subdivision
 Sections 27 and 34 and the West 1/2 of Sections 26 and 35,
 Township 50 South, Range 41 East, Dade County, Florida
 (P.B. 2, Page 34, D.C.R.)

Patrick Surveying and Mapping, Inc.
 3749 RT 1249, Juno Beach, Florida 33408
 Phone (561) 866-0888 Fax (561) 485-0889

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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