



TOWN OF DAVIE
PLANNING & ZONING DIVISION
 6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
 Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

| Project Name | |
|--------------------------------------|--|
| First Healthcare of University Drive | |

| Application | |
|------------------------------|--|
| Request/Number: | Plat (P)/16-019 |
| Owner | Elias &Deborah Goldstein |
| Petitioner | American Enginnering & Construction Inc. |
| Project Planner | Lise Bazinet |
| Date of Report | 09/20/2016 |
| Date of Public Participation | N/A |
| Date of Public Notification | N/A |
| Date of Board Review | 09/28/2016 |
| Date of Town Council Review | 10/19/2016 |

| Location/Site | |
|-----------------------------|--|
| Folio/Identification Number | 50-41-33-01-0171 |
| Address | 5051 South University Drive |
| Nearest North/South Road | University Drive |
| Nearest East/West Road | Stirling Road |
| Size (Approx. Acres) | 2 |
| Existing Use | Vacant |
| Future Land Use | Commercial |
| Zoning | A -1 (B-2 Proposed) |
| Council District | 2 |
| Redevelopment Area | N/A |
| Overlay District | N/A |
| Design Regulation | N/A |
| Flexibility Zone | 102 |
| Planning Area | 10 |
| Right-of-way Acquisition | N/A |
| Utilities Provider | Town of Davie |
| Drainage District | Central Broward Water Control District (CBWCD) |
| Nearby Equestrian Trail | N/A |
| Nearby Recreational Trail | N/A |
| Nearby Park | N/A |
| Nearby Bus Route | Route 2 (University Drive) |

| Key Points | |
|--|--|
| <ul style="list-style-type: none"> • The request is for a boundary plat restricted to 20,000 sf of office use and 10,000 SF of commercial use. • The aplicant has submitted concurrent site plan and rezoning in order to develop a commercial building. | |



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History

1. Related Zoning Information: N/A
2. Previous Request: N/A
3. Concurrent Request:
 - Site Plan, SP 16-018, A First Healthcare Building – a request to develop a three-story commercial building.
 - Rezoning, ZB 16-017, A First Healthcare Building – a rezone the property from Agricultural (A-1) District to Community Business (B-2) District.

Analysis

1. Site: The property consists of 2.12 net acres of vacant land.
2. Restrictive Note: This plat is restricted to 20,000 SF of office use and 10,000 SF of commercial use.
3. Access: The proposed plat provides a 24 foot access off an existing access easement, restricted to right turns only and connecting to University drive.
4. Easements: A 12 foot utility easement is included along the property line abutting University Drive.
5. Dedications: A 40 foot right-of-way dedication along University Drive.
6. Drainage: No drainage is being included on this plat.

Recommendation

Staff finds the application complete and suitable for transmittal for further consideration.

Attachments

4. Petitioner Documentation
5. Land Use Map
6. Zoning Map
7. Citizen Participation Information
8. Noticing Information Petitioner Documentation

**AMERICAN ENGINEERING AND
CONSTRUCTION, INC.**

13420 SW 36 COURT DAVIE, FLORIDA 33330 PHONE (954)224-1380
GENRTAL CONTRACTOR CGC 061463, LICENCE ENGINEERING EB 8411

DATE: January 25, 2016

To: Mr. David Abramson
Deputy Manager Planning & Zoning Division

Ref.: A First Healthcare Building
5051 University Drive
Davie, Florida 33328

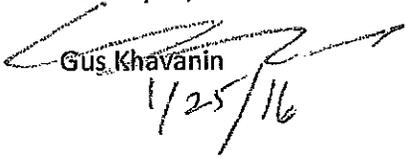
Dear Mr. Abramson;

This is a letter of intent for A First Healthcare Building for the development of one three story building retails and office building. The applicant is Gus Khavanin and these applications are for plating, site plan approval and also include a rezoning request from A-1 to B-2.

The site is almost 2.28 acres and the proposed building will use as retail on first floor and second and third floor will be use as office which 75% of that will be use for medical office and the rest will be use as general office.

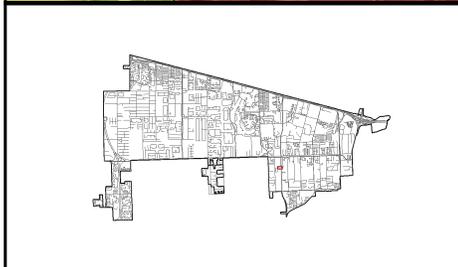
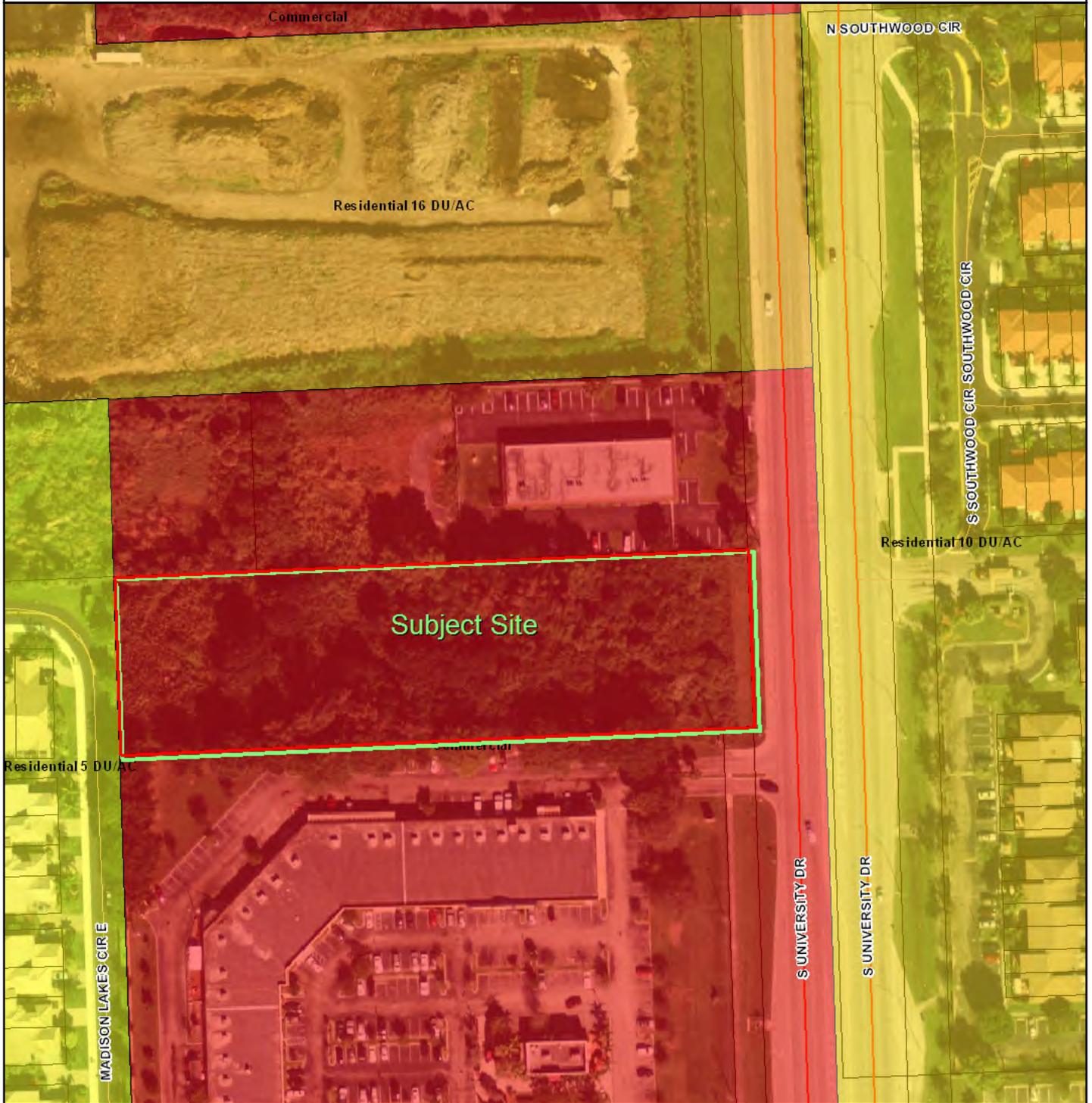
Should you have any questions or require additional information, please do not hesitate to call me.

Thank you;


Gus Khavanin

1/25/16

Aerial Future Land Use Map



N

504133010171

134 ft

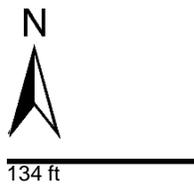
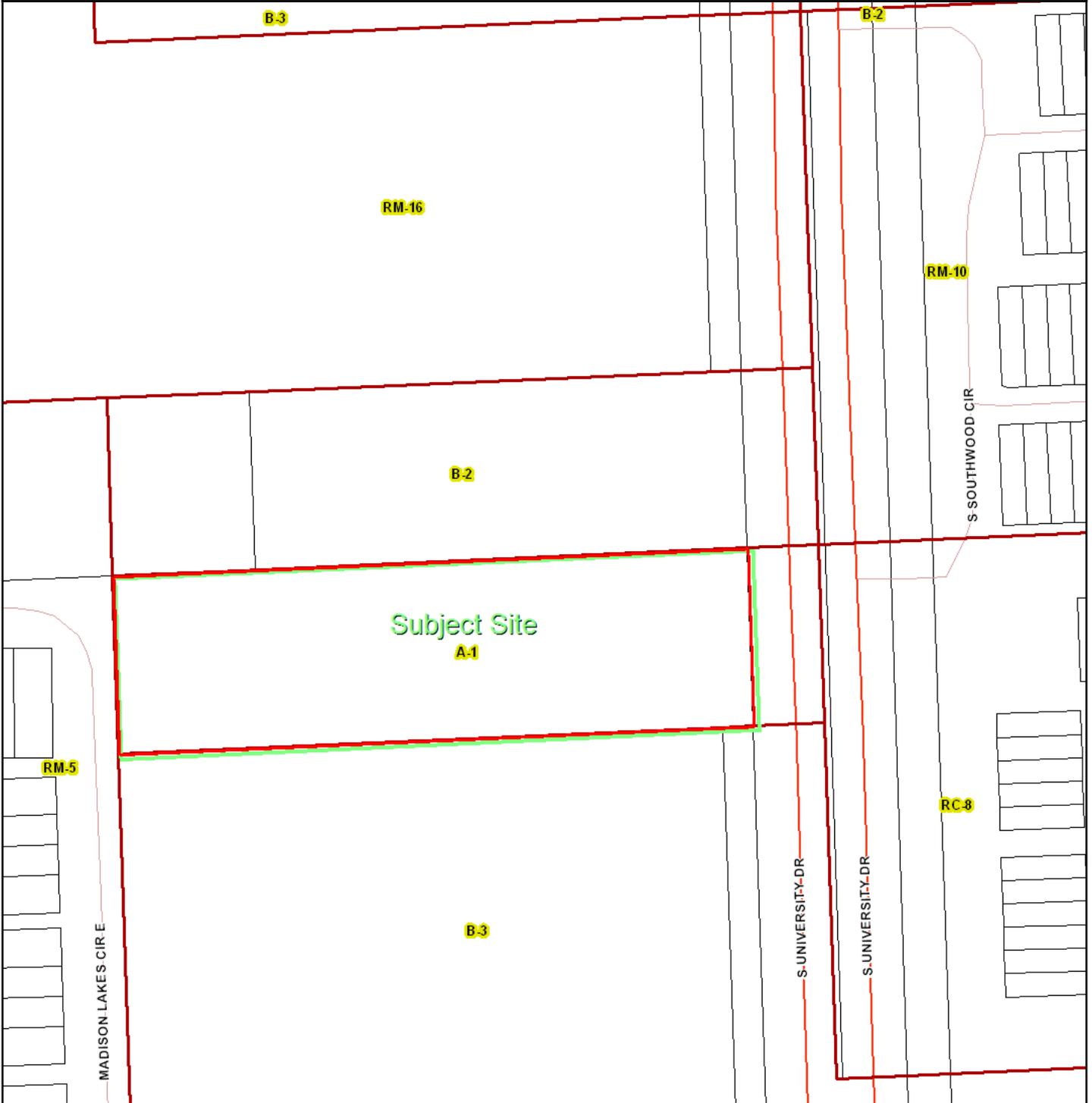
This block contains a north arrow pointing upwards, a scale bar representing 134 feet, and the alphanumeric identifier 504133010171.



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

Zoning Map



504133010171



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BY 2" X 2" CONCRETE MONUMENT WITH 1/2" BRASS
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NOTED)
DENOTES: PERMANENT CONTROL POINT (MAG. NAIL &
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& EASTING
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DENOTES: SECTION CORNER
DENOTES: QUARTER SECTION CORNER
DENOTES: RIGHT-OF-WAY
DENOTES: PLAT BOOK
DENOTES: PAGE
DENOTES: RIGHT-OF-WAY

LEGEND:
P.A.M. (D)
P.C.P.
ET 1224.56
LB
D.C.R.
B.C.R.
C
R/W
P.B.
R/W

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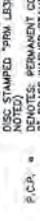
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'FIRST HEALTHCARE OF UNIVERSITY DRIVE'

A REPLAT OF THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 14 LESS THE EAST 80 FEET FOR ROAD, OF
"EVERGLADES SUGAR AND LAND COMPANY'S SUBDIVISION, SECTION 33, TOWNSHIP 50 SOUTH,
RANGE 41 EAST," ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE
27, PUBLIC RECORDS OF DADE COUNTY, FLORIDA
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE 1" = 50'
GRAPHIC SCALE

1) THIS PLAT IS SUBMITTED TO 10,000 SQUARE FEET OF AERIAL AND 20,000
SQUARE FEET OF OFFICE USE.

2) BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH
AMERICAN DATUM OF 1983 WITH 1980 CORRECTION FOR STATION/NETIN
INFLUENCE OF POSITIVE SOUTH BROWARD COUNTY, FLORIDA
THE WEST RIGHT-OF-WAY LINE OF SOUTH UNIVERSITY DRIVE BEING S0175°41'11"E

3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS,
SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT
ISSUED BY THE COUNTY WITHIN THE COUNTY'S FINDING OF ACCURACY
DATE AND 200 DAYS AFTER THE COUNTY'S FINDING OF ACCURACY
DATE, SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE
APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE
FINDING OF ACCURACY DATE, THE COUNTY SHALL BE RESPONSIBLE FOR PROVIDING
OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING
EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY,
DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE
RECORDED TIME FRAME AND/OR

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR
UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION,
MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED,
HOWEVER, THAT SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION
SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE
EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC,
ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES
DO NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR
PERSON OR ENTITY TO PROVIDE CABLE TELEVISION SERVICES TO SUCH PERSON OR ENTITY
ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE
COMMISSION.

5) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE
ROAD BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED
BY THE DATE OF THE COUNTY'S FINDING OF ACCURACY SHALL
THE COUNTY TO ADDITIONAL BUILDING PERMITS SUBJECTS TO BE ISSUED HAVE SUCH
DATE AS 90 DAYS AFTER THE COUNTY'S FINDING OF ACCURACY DATE, THE COUNTY
APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE
BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY
OBTAINING THIS PLAT SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY,
DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE
RECORDED TIME FRAME.

