



**TOWN OF DAVIE**  
**PLANNING & ZONING DIVISION**  
 8800 SOUTHWEST 36<sup>TH</sup> STREET • DAVIE, FLORIDA 33328  
 Phone: 954.797.1103 • www.davie-fl.gov

**PLANNING REPORT**

<b>Project Type Number and Name</b>	
Plat P21-115 Spykes Grove	

<b>Application</b>	
Petitioner/Representative	Pillar Consultants, Inc.
Owner	Davie Tropical Fruit Company LLC, etal.
Project Planner	David Abramson
Date of Report	08/10/2022
Date of Public Participation	An online video presentation was available from 04/05/2022 to 04/26/2022
Date of Public Notification	N/A
Date of Board Review	07/26/2022, 08/16/2022
Date of Town Council Review	09/21/2022

<b>Location/Site</b>	
Folio/Identification Number	50-41-27-01-0750, -0760, and -0761
Address (General Location)	7250 Griffin Road
Nearest North/South Road	Southwest 73 <sup>rd</sup> Avenue
Nearest East/West Road	Griffin Road
Size (Acres)	17.97 (Parcels A and B)
Existing Use	Single-Family Home, Agricultural Uses and Structures
Future Land Use	Commercial (Parcel A) and Residential 3DU/Acre (Parcel B)
Zoning	Griffin Corridor District - West Gateway Zone (Parcel A) and Agriculture A-1 District (Parcel B)
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	Griffin Corridor District Design Manual
Planning Area	9
Right-of-way Acquisition	Griffin Road and Southwest 73 <sup>rd</sup> Avenue
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	Wolf Lake Park Trail
Nearby Recreational Trail	Linear Park Trail and Wolf Lake Park
Nearby Park	Linear Park, Wolf Lake Park, and Firefighters Park
Nearby Bus Route	N/A

<b>Key Points</b>	
<ul style="list-style-type: none"> <li>• The proposed boundary plat is restricted to 51 townhomes on Parcel A and 35 single-family homes on Parcel B.</li> <li>• The subject site is generally located on the southeast corner of Griffin Road and Southwest 73<sup>rd</sup> Avenue.</li> </ul>	



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- The plat has been designed to allow for vehicular access via a single driveway to Griffin Road. A Non-Vehicular Access Line (NVAL) extends across the remainder of Griffin Road and along a portion of Southwest 73<sup>rd</sup> Avenue. The associated site plan limits vehicular access to Griffin Road and there is no vehicular access proposed on Southwest 73<sup>rd</sup> Avenue other than a gated access for emergency service vehicles.
- The plat provides for an equestrian trail easement along both the south and west boundary lines to be maintained by the homeowner's association.
- The application has been reviewed by the Town's Development Review Committee (DRC) and there are no objections.

### History

1. Related Zoning Information:
  - The Griffin Corridor District was created through Ordinance 2000-7 on February 2, 2000.
2. Concurrent Request(s):
  - Land Use Plan Amendment LA21-113 Spykes Grove: To allow a land use designation change of Parcel A, within the subject site, from Commercial to Residential 10DU/Acre on both the Town's and County's Comprehensive Plan.
  - Rezoning ZB21-114 Spykes Grove: To allow a zoning change of Parcel B, within the subject site, from Agricultural (A-1) District to Griffin Corridor District – West Gateway Zone.
  - Plat P21-115 Spykes Grove: To allow a boundary plat restricted to 51 townhomes on Parcel A and 35 single-family homes on Parcel B.
  - Site Plan SP21-116 Spykes Grove: To allow the development of a new residential community consisting of 51 townhomes on Parcel A and 35 single-family homes on Parcel B.

### Analysis

1. Site: The boundary plat consists of two (2) separate parcels and is approximately 17.97 acres in size.
2. Restrictive Note: The plat is restricted to 51 townhomes on Parcel A, and 35 single-family homes on Parcel B.
3. Access: The plat has been designed to allow for vehicular access via a single driveway to Griffin Road. A Non-Vehicular Access Line (NVAL) extends across the remainder of Griffin Road and along a portion of Southwest 73<sup>rd</sup> Avenue. The associated site plan limits vehicular access to Griffin Road and there is no vehicular access proposed on Southwest 73<sup>rd</sup> Avenue other than a gated access for emergency service vehicles.
4. Easements:
  - A 10ft. proposed equestrian trail easement along both the western and southern boundary lines is to be dedicated to the public and to be maintained by the homeowner's association.
5. Dedications:
  - Parcel C is a proposed 12ft. dedication of additional right-of-way along the northern boundary for a right-turn lane off Griffin Road.
  - Parcel D is a proposed 20ft. dedication of additional right-of-way along the western boundary to provide the appropriate road width for Southwest 73<sup>rd</sup> Avenue.



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**Recommendations**

Staff finds the application complete and suitable for further review.

**Attachments**

1. Petitioner Documentation
2. Plat
3. Related Maps

**PILLAR CONSULTANTS, INC.**

*Consulting Engineers, Planners & Surveyors*

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone: (954) 680-6533

June 28, 2022

David Abramson  
Planning and Zoning  
Town of Davie  
6591 Orange Dr.  
Building B  
Davie, FL 33314

Re: Residential Boundary Plat Scope of Work – **Spykes Grove**

Dear Mr. Abramson,

D.R. Horton, Inc. is proposing to develop a multi-family and single-family home community on approximately 20 acres located south of Griffin Road approx. 3,000 feet east of University Drive. Proposed are 51 multi-family units and 35 single family home units. The proposed site is composed of 3 parcels:

Folio No.	504127010750
	504127010761
	504127010760

All parcels are currently legally described as subdivisions of Everglade Land Sales Co. This application is for the purpose of re-platting the 3 parcels onto a single Residential Boundary Plat.

Respectfully submitted,

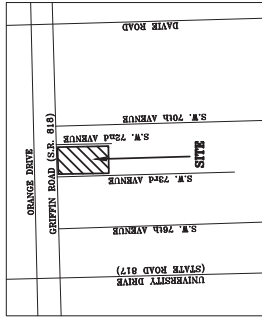


Jason Wilson  
President

THIS INSTRUMENT PREPARED BY:  
**PILLAR CONSULTANTS, INC.**  
Consulting Engineers, Planners, and Surveyors  
825 S. Dixie, Suite 3328  
Miami, Florida 33133  
JOB #20023

# SPYKES GROVE

A REPLAT OF TRACTS 59 AND 60, ACCORDING TO "EVERGLADES LANDS SALES COMPANY SUBDIVISION" OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.



### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS  
KNOW ALL MEN BY THESE PRESENTS, THAT BOTH DAVIE TROPICAL FRUIT CO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PILLAR CONSULTANTS, INC., CONSULTING ENGINEERS, PLANNERS, AND SURVEYORS, AS THE DEVELOPER, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATED IN THE MANNER SHOWN HEREON.

1. THE LANDS SHOWN HEREON AS PARCEL 'C', ARE HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY AND OTHER PROPER PURPOSES. IT IS THE INTENT OF THIS DEDICATION INSTRUMENT TO CONVEY TO THE PUBLIC THE RIGHT-TITLE AND INTEREST TO THE LAND ALONG WITH ASSOCIATED CONVEYANCE, OWNERSHIP, AND MAINTENANCE OBLIGATIONS OF PARCEL 'C'.
2. THE LANDS SHOWN HEREON AS PARCEL 'D', ARE HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY AND OTHER PROPER PURPOSES. IT IS THE INTENT OF THIS DEDICATION INSTRUMENT TO CONVEY TO THE PUBLIC THE RIGHT-TITLE AND INTEREST TO THE LAND ALONG WITH ASSOCIATED CONVEYANCE, OWNERSHIP, AND MAINTENANCE OBLIGATIONS OF PARCEL 'D'.
3. THE EQUESTRIAN TRAIL SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE HOA.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THE PRESENTS TO BE SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS AS TO BOTH \_\_\_\_\_

WITNESS AS TO BOTH \_\_\_\_\_

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS  
I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_ (NAME)

WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSE HEREIN EXPRESSED.

MY COMMISSION EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_ PRINT NAME \_\_\_\_\_

### CENTRAL BROWARD WATER CONTROL DISTRICT:

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DETERMINATION OF ADDITIONAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE OR ACCESS PURPOSES.

THIS PLAT WAS APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THE FOLLOWING DATES:

BY: \_\_\_\_\_ CHAIR \_\_\_\_\_ DATE \_\_\_\_\_ BY: \_\_\_\_\_ DISTRICT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION:**  
TRACTS FIFTY-NINE (59) AND SIXTY (60) OF TRACT 60, IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO "EVERGLADES LANDS SALES COMPANY SUBDIVISION" OF SECTION 27, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 24970, PAGE 289, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND FURTHER, LESS AND EXCEPT THE WEST 15 FEET OF SAID TRACT 60 PER THAT CERTAIN MAINTENANCE MAP AS RECORDED IN MISCELLANEOUS MAP BOOK 22, PAGE 22 (AS TO S.W. 73RD AVENUE), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND FURTHER, LESS AND EXCEPT THE WEST 15 FEET OF SAID TRACT 60 PER THAT CERTAIN MAINTENANCE MAP AS RECORDED IN MISCELLANEOUS MAP BOOK 3, PAGE 22 (AS TO S.W. 73RD AVENUE), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 810.389,405 SQUARE FEET (18,680 ACRES) MORE OR LESS.

### TOWN OF DAVIE - TOWN COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE TOWN OF DAVIE, FLORIDA, BY RESOLUTION ADOPTED BY SAID TOWN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WHEREAS, RESOLVE SHALL BE REVISED FOR THE CONSERVATION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME THAT THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

### TOWN OF DAVIE - PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE HAS APPROVED THIS PLAT FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DESIGNEE \_\_\_\_\_

### TOWN OF DAVIE - PLANNING AND ZONING:

THIS IS TO CERTIFY THAT THE TOWN OF DAVIE PLANNING AND ZONING HAS CONSIDERED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DESIGNEE \_\_\_\_\_

### BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT COMPLIES WITH THE APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ EXECUTIVE DIRECTOR OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

### BROWARD COUNTY RESILIENT ENVIRONMENTAL DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_ DIRECTOR/DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: \_\_\_\_\_ ROBERTO CHAVEZ \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NUMBER: L57280  
BY: \_\_\_\_\_ RICHARD TORRESSE \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263

### BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS PLAT IS HEREBY APPROVED BY THE COMMISSIONERS OF BROWARD COUNTY, FLORIDA, STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR - COUNTY COMMISSION \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "SPYKES GROVE" PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND CALCULATIONS THEREON ARE TRUE AND CORRECT. I AM A LICENSED SURVEYOR IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF CHAPTER S-17 OF THE FLORIDA ADMINISTRATIVE CODE, THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091, CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

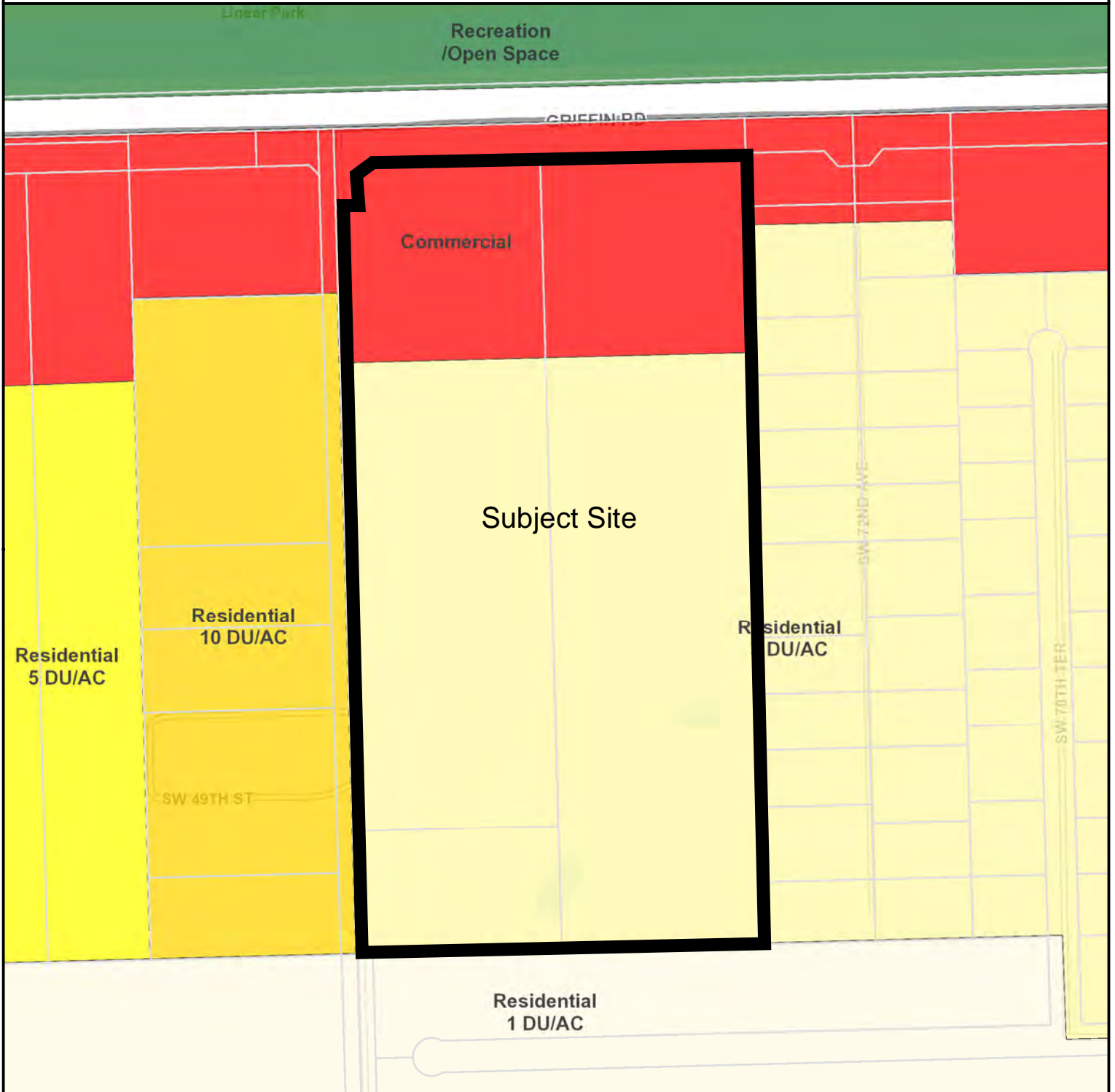
BY: \_\_\_\_\_ JAY C. EWANS \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR AND MAPKER  
REGISTRATION NUMBER: L54711  
PILLAR CONSULTANTS, INC.  
104 DAVIE, FLORIDA 33328  
CERTIFICATE OF AUTHORIZATION NUMBER LB7024

NOTARY (DEDICATION)	TOWN ENGINEER	COUNTY SUPERVISOR	COUNTY ENGINEER	COUNTY COMMISSION	SUPERVISOR
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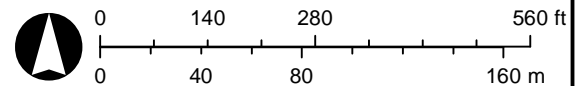


# Land Use Map



Parcels

7/6/2022, 8:49:10 AM



### 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

Linear Park

GRIFFIN RD

Griffin  
Corridor  
District (WGZ)

MH-10

Subject Site

R-3

A-1



MH-10

SW-49TH ST

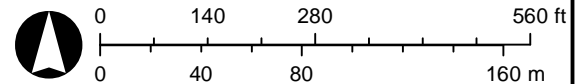
SW-72ND AVE

SW-70TH TER

R-1

-  Parcels
-  Zoning

7/6/2022, 8:47:32 AM



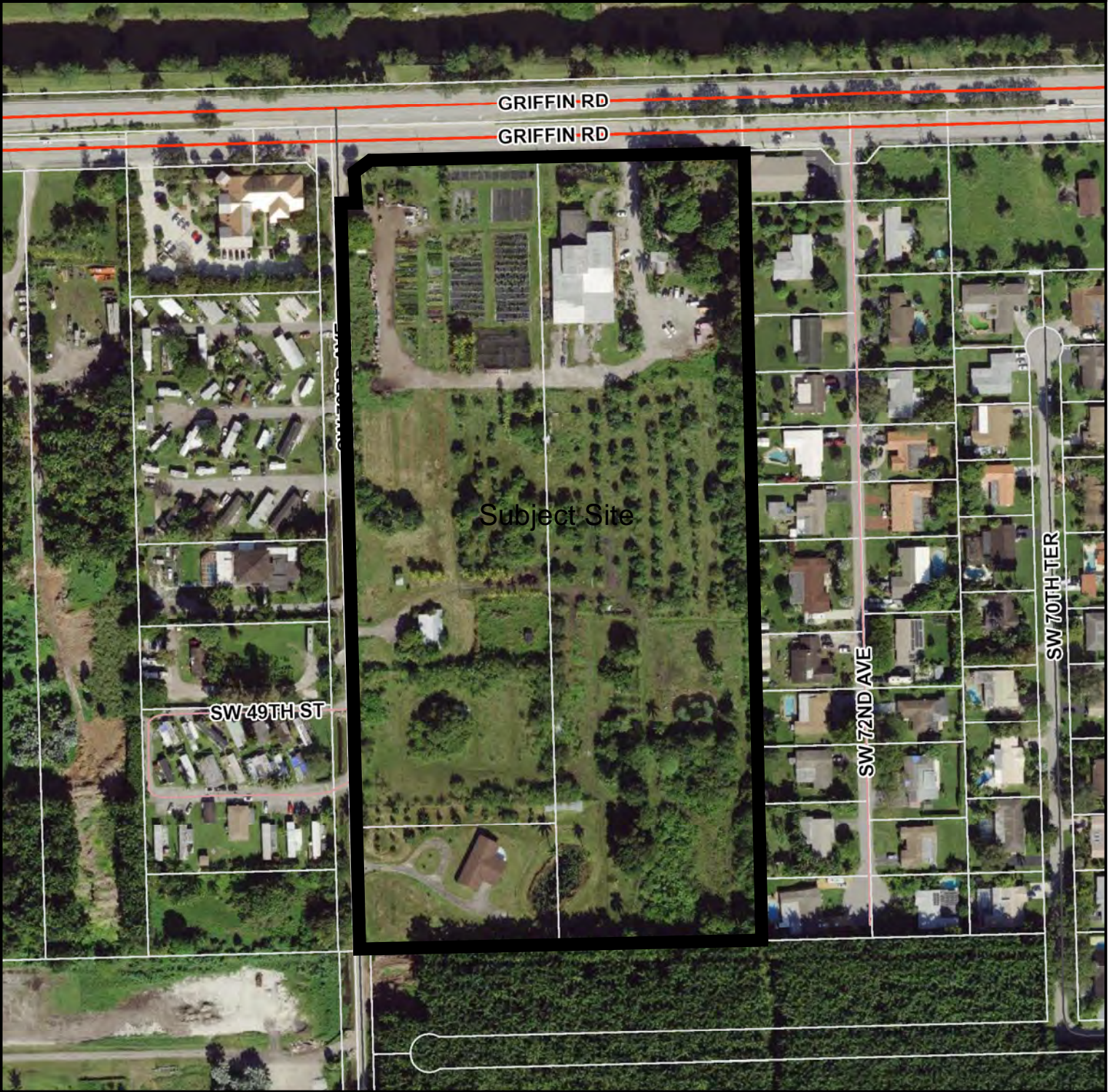
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# Aerial Map

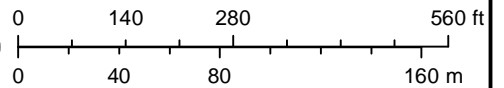


### Streets by Owner

- STATE RD
- COUNTY RD
- LOCAL PAVED RD
- - - LOCAL UNPAVED RD
- PRIVATE RD

Parcels

7/6/2022, 8:51:20 AM



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