

STAFF REPORT
Berman Stirling Plat
087-MP-97

A request to amend the platted non-vehicular access line has been filed with the Planning and Redevelopment Division. This plat was approved by the County Commission on April 21, 1998, for 100,000 square feet of office use on Parcel A and 50,000 square feet of office use on Parcel B. The property is located at the northeast corner of Stirling Road (SR 848) and Southwest 58 Avenue (Wilson Road), in the Town of Davie, and contains approximately 17.24 acres. The plat was recorded on July 8, 1998 (P.B. 165, PG. 20).

A companion request to amend the note on Parcel B of the plat by adding 45,000 square feet of commercial/retail and 5,000 square feet of bank uses in lieu of the office use is also scheduled for County Commission action on April 8, 2014.

The plat was approved with a 50-foot opening on the north side Stirling Road (SR 848) adjacent to Parcel B, with centerline located approximately 390 feet east of the west quarter section line of Section 35-50-41, restricted to right turns only. The non-vehicular access line (NVAL) includes the corner chord and extends north along Southwest 58 Avenue for a minimum of 300 feet.

The applicant is requesting to increase size of this 50-foot opening to 80 feet, and modify the turn restrictions by allowing for right turns and left turns IN only. In addition, the request would decrease the NVAL extension along Southwest 58 Avenue by 200 feet to allow for an opening on the east side of Southwest 58 Avenue that would align with an existing driveway on the adjacent Publix shopping center to the west (Lot 2, Davie-Berman Plat, Plat Book 171, Page 184), as shown on the submitted Stirling Shops site plan. According to the applicant, this request conforms to the attached variance as granted by the Florida Department of Transportation.

The attached Resolution (No. 2014-13) from the Town of Davie indicates municipal approval of this request. In addition, the attached variance letter from the Florida Department of Transportation dated April 9, 2013, approves the request for the opening on Stirling Road (SR 848).

Staff has reviewed this request and recommends approval, subject to approval of the companion request to amend the note on the plat, and subject to compliance with the conditions contained in the attached memorandum from the Highway Construction and Engineering Division and Transit Division. In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. *smh*

Continued



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: February 26, 2014

TO: Henry Sniezek, Director
Planning and Redevelopment Division

FROM: David Huizenga, Engineer III
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transit Division, Service Development

SUBJECT: Delegation Request: Amendment to Non-Vehicular Access Line
BERMAN STIRLING PLAT (087-MP-97)

The Highway Construction and Engineering Division and the Transit Division have reviewed the request to amend the non-vehicular access line (NVAL) along Stirling Road adjacent to Parcel B and staff recommends **APPROVAL** of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

- 1) The property owners of Parcel B (Folio Number 504135200020) must fully execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 2) The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
- 3) An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - A) Same legal description as the affected portion of the recorded plat.
 - B) Record owner(s) name(s).
 - C) Mortgage holder(s) name(s). If none, it should so state.
 - D) Date through which records were searched (within 30 days of submittal).

Continued

- E) Original signature and/or seal.
- 4) For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON-VEHICULAR ACCESS LINE REQUIREMENTS

- 5) Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along Stirling Road adjacent to Parcel B except at an 80-foot opening centered approximately 150 feet west of the east boundary of Parcel B. This opening shall be labeled on Exhibit C: OUTBOUND LEFT TURNS ARE PROHIBITED. Said non-vehicular access line shall include the corner chord and extend north along Southwest 58 Avenue for a minimum of 100 feet.

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 6) This property is subject to an Agreement for Required Improvements that is recorded in Official Records Book 28520, Page 607. The Improvement Agreement requires the construction of right turn lanes and sidewalks prior to the issuance of any Certificates of Occupancy within Parcel "B."
- 7) Section 1(b) of the Improvement Agreement requires the submittal of construction plans for the required improvements to the County prior to construction. The construction plans (including pavement marking and signing plans) should be submitted to the Highway Construction and Engineering Division for review and approval. Pavement marking and signing shall be provided for all improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

GENERAL REQUIREMENTS

- 8) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this delegation request may be modified for minor technical conflicts which are identified by details included in the submitted construction plans.
- 9) The Service Development staff from the Transit Division notes that this plat is served by BC Transit Route 16 on Stirling Road with stop ID #4716.
- 10) Standard forms are available for downloading from the Highway Construction and Engineering Division's web page.

Continued

- 11) The developer shall prepare and deliver all required documents, securities, deeds, easements and agreement(s) within 18 months of approval of this delegation request. **Failure to complete this process within the 18 month time frame shall render the approval of this delegation request null and void.**

dhh

Continued



RESOLUTION NO. R-2014-13

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE DELEGATION REQUEST TO AMEND THE NON-VEHICULAR ACCESS LINE (NVAL) OPENING ON THE PLAT KNOWN AS "BERMAN STIRLING PLAT" AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the boundary plat known as the "Berman Stirling Plat", was recorded in the public records of Broward County in P.B. 165, PG. 20 B.C.R.; and

WHEREAS, the owner desires to amend the non-vehicular access line (nval) opening associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this request prior to a review of the proposal by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

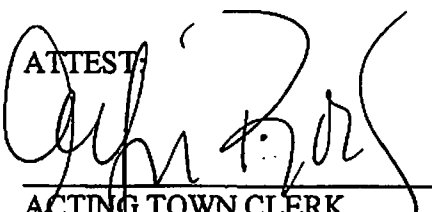
SECTION 1. The Town Council of the Town of Davie does hereby approve the request to amend the non-vehicular access line (nval) opening on the "Berman Stirling Plat" plat (P.B. 165, PG. 20 B.C.R.) as specifically described in the exhibits attached hereto.

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 15th DAY OF January, 2014.


MAYOR/COUNCILMEMBER

ATTEST:

ACTING TOWN CLERK

APPROVED THIS 15th DAY OF January, 2014.

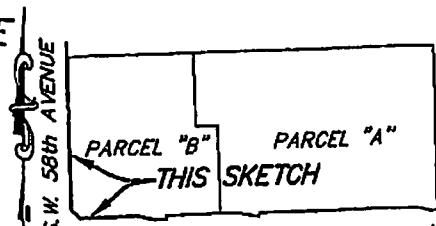


McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615

**SKETCH AND DESCRIPTION
PLATTED NON-VEHICULAR ACCESS LINE
PARCEL "B", BERMAN STIRLING PLAT
(P.B. 165, PG. 20, B.C.R.)**



STIRLING ROAD (STATE ROAD #848)

**SITE LAYOUT
NOT TO SCALE**

LEGAL DESCRIPTION:

The South and West line of Parcel "B", BERMAN STIRLING PLAT, according to the plat thereof, as recorded in Plat Book 165, Page 20, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Southeast corner of said Parcel "B", being the beginning of a Non Vehicular Access line; thence South 87°45'13" West, a distance of 140.00 feet to the Point of Termination of said Non Vehicular Access Line and to the Point of Beginning (2) of a 50 foot Access Opening (restricted to right turns only); thence continuing South 87°45'13" West, a distance of 50.00 feet to the Point of Termination (2) of said Access Opening and to the Point of Beginning (3) of a Non Vehicular Access line; thence South 02°14'47" East, a distance of 12.00 feet; thence South 87°45'13" West, a distance of 48.93 feet; thence North 78°21'35" West, a distance of 50.00 feet; thence South 87°45'13" West, a distance of 207.02 feet; thence North 47°05'32" West, a distance of 42.54; thence North 01°56'18" West, a distance of 300.00 feet to the Point of Termination (3) of said Non Vehicular access Line and to the Point of Beginning (4) of a 76.85 foot Access Opening; thence continuing North 01°56'18" West, a distance of 76.85 feet to the Point of Termination (4) of said Access Opening and to the Point of Beginning (5) of a Non Vehicular Access Line; thence continuing North 01°56'18" West, a distance of 150.00 feet to the Northwest corner of said Parcel "B" and to the Point of Termination of said Non Vehicular Access Line.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
30th day of July, 2012.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (183/20) and assume the West line of said Parcel "B", as North 01°56'18" West.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMM/j

JOB ORDER NO. U-7497

CHECKED BY: CA

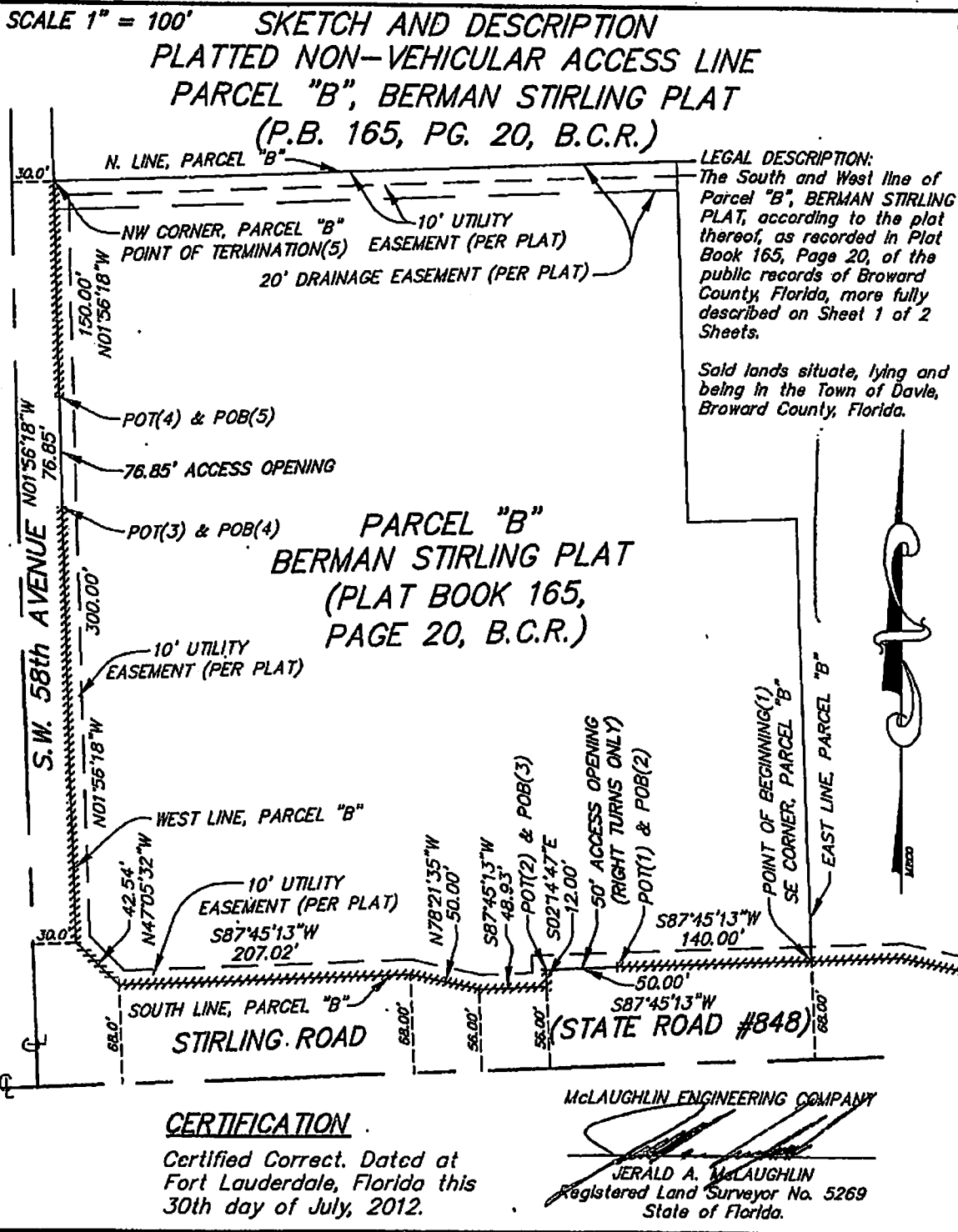
REF. DWG.: R-116 & AA-486

C: \JMM\j\2012\U7497



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301, PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-7497

CHECKED BY: CA

REF. DWG.: R-116 & AA-486

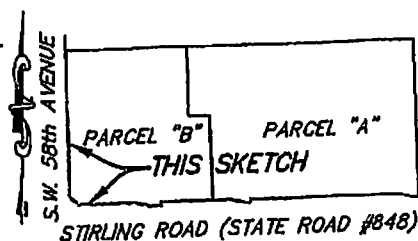
C: \JMM\2012\U7497



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
PARCEL "B", BERMAN STIRLING PLAT
(P.B. 165, PG. 20, B.C.R.)



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

The South and West line of Parcel "B", BERMAN STIRLING PLAT, according to the plat thereof, as recorded in Plat Book 165, Page 20, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Southeast corner of said Parcel "B", being the beginning of a Non Vehicular Access line; thence South 87°45'13" West, a distance of 110.00 feet to the Point of Termination of said Non Vehicular Access Line and to the Point of Beginning (2) of a 80 foot Access Opening (restricted to right turns in and out and left turns in only); thence continuing South 87°45'13" West, a distance of 80.00 feet to the Point of Termination (2) of said Access Opening and to the Point of Beginning (3) of a Non Vehicular Access line; thence South 02°14'47" East, a distance of 12.00 feet; thence South 87°45'13" West, a distance of 48.93 feet; thence North 78°21'35" West, a distance of 50.00 feet; thence South 87°45'13" West, a distance of 207.02 feet; thence North 47°05'32" West, a distance of 42.54; thence North 01°56'18" West, a distance of 100.00 feet to the Point of Termination (3) of herein described Non Vehicular Access Line.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
1st day of August, 2013.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (165/20) and assume the West line of said Parcel "B", as North 01°56'18" West.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-7497, U-8423

CHECKED BY: _____

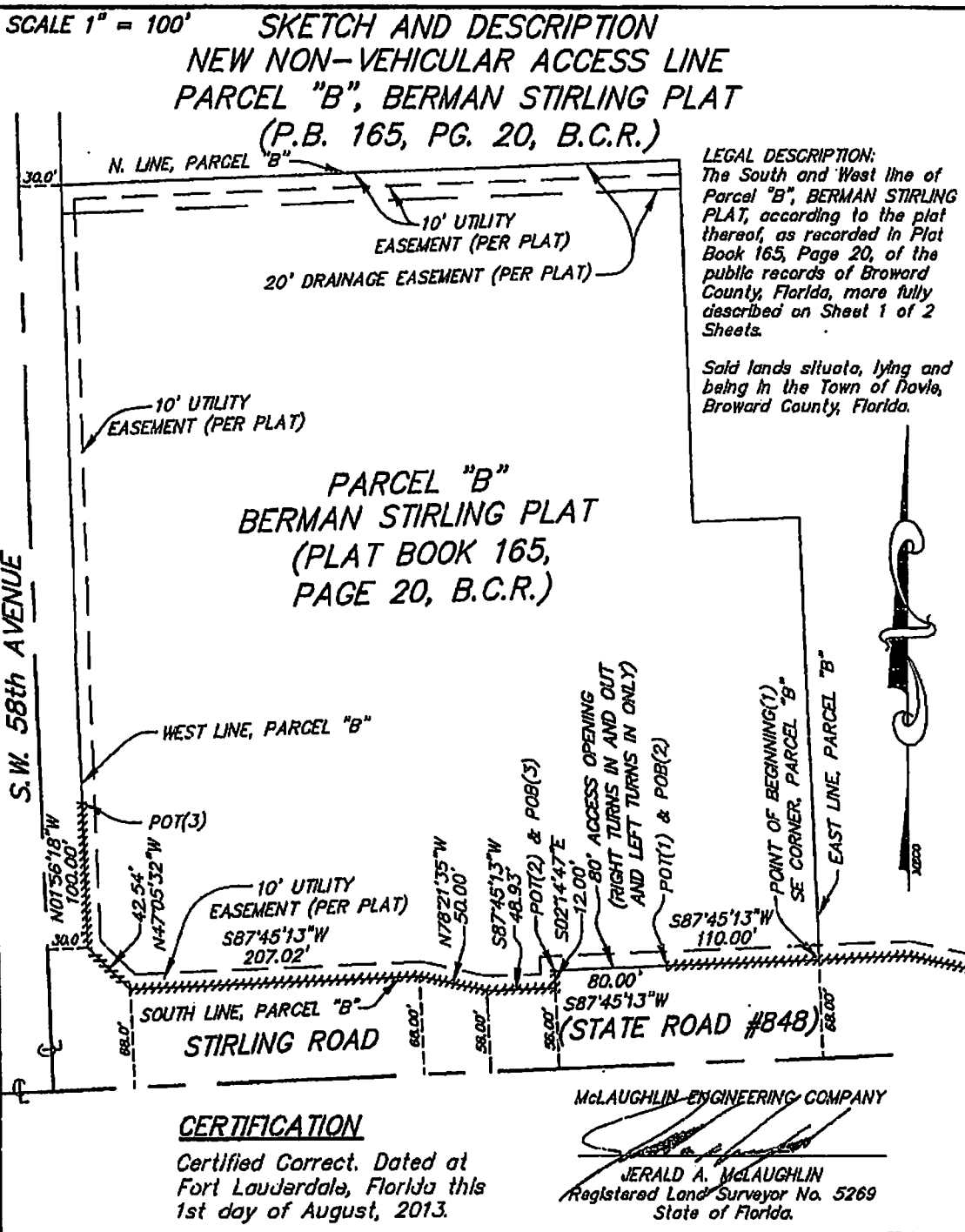
REF. DWG.: R-116 & AA-486

C: \JMM\2013\U8423 NVAL



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-7497, U-8423

CHECKED BY: _____

REF. DWG.: R-116 & AA-486

C: \JMM\2013\U8423 NVAL



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

April 9, 2013

Mr. Daniel A. Fee
CDI Engineering & Planning
2703 East Commercial Boulevard
Fort Lauderdale, Florida 33308

Dear Mr. Fee:

RE: March 7, 2013 Variance Committee Review for Category D Driveway
Date of Pre-application Review: August 9, 2012
Broward County, Urban, In the City of Town of Davie
State Road 848, State Section 86016, Milepost 1.760, Access Class 3, Posted Speed: 45 mph
Reference Project 428725-1, 427926-1, Location: Northeast corner of Stirling Road and Southwest 58th
Avenue, Site Acreage: 6.25, Proposed Land Use: Shopping Center, Maximum Square Footage: 40,000
Plat Name: Berman- Stirling, Plat No. 87-MP-97, Plat Book: 165, Page: 20
Applicant: NAV 99, Inc., Property Owner: NAV 99, Inc.
Proposed Project Name & Address: Stirling Shops, Stirling Road and Southwest 58th Avenue

Your Request: A left-in, right-in/right-out driveway, located 345 west of Southwest 58th Avenue.

This request is: Approved

Conditions:

A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.

A right turn lane is required and must include bicycle lane width.

The queue length for the proposed left turn lane and any adjacent affected left turn lanes must be determined by a traffic study approved by the District Traffic Access Manager.

A cross access easement to the property to the east must be recorded with the County/City.

- **Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.**
- **A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)**
- **If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.**
- **All existing driveways not approved in this letter must be fully removed and the area restored.**

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Please note that this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Mr. Daniel A. Fee
April 9, 2013
Page 2

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than 12 months.

Please submit a copy of this letter with your permit application.




Please contact Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

For right-of-way dedication requirements go to:

<http://www.dot.state.fl.us/statemaintenanceoffice/District4PermitInformation.shtm>:

Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT VARIANCE COMMITTEE

With the above ruling I:	Agree	Disagree	
Howard Webb, P.E.  District Design Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	April 9, 2013
Mark Plass, P.E.  District Traffic Operations Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	April 9, 2013
Maria Connolly, P.E.  District Maintenance Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	April 9, 2013

cc: Christine Nabong Bacomo, P.E.
Geysa Sosa/Stam Williams

File: s:\permit_d\permits\variance\0000-03-07-2013\NAV 99, Inc - SR848.doc

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Redevelopment Division
**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name Berman Stirling Plat
Plat/Site Plan Number 87-MP-97 Plat Book - Page 165-20 (If recorded)
Owner/Applicant NAV 99, Inc. Phone (305) 637-7300
Address 9155 S. Dadeland Blvd., Suite 1216 City Miami State FL Zip Code 33156
Owner's E-mail Address mpico@mmqequitypartners.com Fax # (305) 637-7302
Agent CDI Engineering and Planning Phone (954) 524-9800
Contact Person Daniel A. Fee, PE
Address 8461 Lake Worth Road City Lake Worth State FL Zip Code 33467
Agent's E-mail Address teamcdi@aol.com Fax # (954) 522-6502

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) 1 C

Land Development Code citation(s) Sec 5-185(b)(10)

Have you contacted anyone in County Government regarding this request? ☐ Yes ☒ No

If yes, indicate name(s), department and date _____

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary)

The proposed request is to modify the NVAL by changing the 50' right turn only opening on Stirling Road to an 80' opening which permits right turns and a left turn in, per the approved FDOT variance. In addition the current NVAL on SW 58th Ave. reflects a 76.85' opening located 300' north of Stirling Road. The proposed is to extend the NVAL 100' north on Stirling Road in order to permit the drive to this site to align with the drive on the adjacent Publix shopping center.

**Please see the reverse side of this form for Required Documentation
and Owner/Agent Certification**

REQUIRED DOCUMENTATION - All copies of plats, site plans, surveys or drawings must be folded to a size approximately 9" X 12"

All requests listed on the reverse side of this form must include the following:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Six (6) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with PER Division Staff).
- A check made payable to the Broward County Board of County Commissioners for the application fees (if applicable). Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on the reverse side of this form, the following additional documents are requested:

- Six (6) folded copies of the proposed site plan which shows at a minimum the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, six (6) folded copies of a drawing which clearly illustrates the proposed change(s) may be accepted, if, in the judgement of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the state.

For **NON-ROADWAY RELATED** items (6 through 12) listed under **INSTRUCTIONS** on the reverse side of this form, please consult with Planning & Redevelopment Division (PRD) staff for a determination of any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida
County of Palm Beach

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

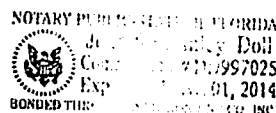
Signature of owner/agent [Signature]

Sworn and subscribed to before me this 24 day of January, 2014

by [Signature] ☐ He/she is personally known to me or
☒ Has presented [Signature] as identification.

Signature of Notary Public [Signature]

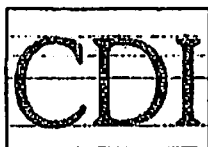
Type or Print Name [Signature]



FOR PLANNING & REDEVELOPMENT DIVISION USE ONLY

Time 10:30 Application Date 1/27/14 Acceptance Date 02/05/14
Comments Due 02/28/14 C.C. Mtg. Date 04/08/14 Fee \$ 2246
Report Due _____ Adjacent City none
☒ Plats ☒ Site Plans/Drawings ☒ City Letter ☒ FDOT Letter
☐ Other (Describe) _____ Reso No. R-2014-13
Title of Request amend NVAL
Distribute to: ☒ Engineering ☒ Traffic Engineering ☒ Mass Transit
☒ Other FDOT ☐ Other _____
Comments _____
Received by [Signature]

[Signature] (note amendment
app also scheduled for 4/9/14)



ENGINEERING AND PLANNING
2703 E. Commercial Blvd., Fort Lauderdale, Florida 33308
P.O. Box 2147, Fort Lauderdale, Florida 33303
(954) 524-9800, Fax (954) 522-6502, teamcdi@aol.com
www.cdiengineeringandplanning.com

July 20, 2012

Mr. David Abramson
Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: Parcel 'B', Berman Stirling Plat, Davie;
NVAL Amendment

Dear Mr. Abramson:

Enclosed you will find a proposed non-vehicular access line (NVAL) delegation/plat amendment application which includes the following:

1. an executed delegation/plat amendment application
2. a copy of the pre-application meeting form
3. a check in the amount of \$500
4. a copy of the Broward County plat application form
5. two (2) 8-1/2"x11" copies of the recorded plat
6. two (2) 8-1/2"x11" copies of the survey

This application is being submitted in conjunction with the proposed site plan application for the proposed Stirling Shops which is being submitted simultaneously with this application.

The location of the proposed driveway connection to SW 58th Avenue was established at the time the plat was recorded in 1998. Since that time the Publix center to the west was developed and we are proposing to shift the driveway location to the south to align with their driveway.

I trust this application will allow us to proceed to the Town Council. Should you have any questions or need any additional information, please feel free to call.

Sincerely,

CDI ENGINEERING AND PLANNING

Daniel A. Fee, P.E.
Principal/Vice President

cc: Martin Pico