



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

PLANNING REPORT

Project Type Number Name
Plat P25-041 Beverly Townhomes

Representatives	
Agent	Lochrie & Chakas P. A.
Applicant	The Bev Corporation
Landowner	The Bev Corporation

Town	
Council District	4
Assigned Planner	Lise Bazinet, Planner III
Planning Report Date	03/25/26 04/16/26

Process			
Public Notice	N/A		
Board Review	04/07/26		
Council Review	05/06/26	Supermajority Required	N
Public Participation Report	Submitted	N/A	Expires N/A

Location	
Folio/Parcel ID Number	50401200-0190,-0192,-0193,-0201 and -0202
Address	990 and 1000 Flamingo Rd and 971 SW 121 Ave
General Location	East side of Flamingo Road between SR84 and SW 14 th Street
Nearest North/South Road	Flamingo Road
Nearest East/West Road	SR 84
Nearby Equestrian Trail	Peaceful Ridge Trail
Nearby Recreational Trail	Peaceful Ridge Trail
Nearby Park	Owl Lookout Park and Peaceful Ridge
Nearby Bus Route	16

Description	
Overall Size	17.53 Net Acres / 18.59 Gross Acres
Existing Use	Nursery, Single Family Home and Vacant Land
Future Land Use	Residential 5 DU/Acre
Zoning	Existing Agriculture (AG) District Proposed is Low Medium Dwelling RM-5 District
Overlay District	Scenic Corridor
Design Regulation	N/A
Redevelopment Area	N/A
Drainage District	Central Broward Water Control District (CBWCD)
Utilities Provider	City of Sunrise
Right-of-Way Acquisition	N/A



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Key Points

- The proposed plat would restrict the site to a maximum of 92 townhouse dwelling units ~~and a 5,000 sf. community center.~~
- The applicant has submitted concurrent rezoning and site plan applications.

History

Zoning Information: N/A

Previous Project(s): N/A

Concurrent Project(s)

1. Rezoning ZB25-040
2. Site Plan SP25-042 (92 Townhomes).

Analysis

1. **Site:** The boundary plat is 17.53 acres in size.
2. **Restrictive Note:** boundary plat restricting the site to a maximum of 92 townhouse dwelling units ~~and a 5,000 sf. community center.~~
3. **Access:** The property can be accessed from a 560-foot access opening on Frontage Road on the west side of the property. The site plan proposes a restriction to emergency access only at 121st Ave.
4. **Dedications:** Parcel “C” dedicated for Ingress and Egress Easement. Parcel “D” and “F” dedicated to Central Broward Water Control District (CBWCD) for drainage, storage and flowage easement. Parcels “E” and “G” dedicated for open space for the entire community.
5. **Drainage:** The proposed area to be platted includes lake maintenance easements, canal maintenance easements, boat ramp and emergency access easements dedicated to CBWCD.

Recommendations

Staff find the application complete and suitable for further review.

Attachments

1. Application Related Documents
2. Related Maps
3. Plat

February 18, 2025
Updated April 13, 2026

Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, Florida 33314

RE: Scope of Work Letter: Plat – The Beverly Townhomes – Generally Located at 990/1000 South Flamingo Road & 971 SW 121st Avenue, Davie, Florida 33325 (“Property”)

To Whom It May Concern:

This firm represents The Bev Corporation (“Owner”) in connection with the proposed Twilight Sky Plat (“Plat”), located on the Property referenced above, within the Town of Davie (“Town”). The Property consists of approximately 18.5927 gross acres, with a net site area of 17.5253 acres. It is currently used for landscape nurseries, staging areas for landscaping equipment, and small office buildings associated with these operations. Concurrent applications to rezone the Property from Agricultural (AG) District to Low Medium Dwelling (RM-5) District and for site plan approval are being submitted alongside the plat application.

As required by the Town’s Future Land Use Element and Broward County regulations, a plat must be approved and recorded before the issuance of a building permit for a principal structure. Since the Property has never been platted and does not qualify for an exemption, this application is being submitted for review and approval by the Town of Davie and the Broward County Commission. The proposed plat includes dedications for access, drainage, and infrastructure. Parcels A and B are restricted to a maximum of 92 townhouses. An emergency access easement is dedicated to the Central Broward Water Control District along the east side of the Property. The remainder of the parcels noted on the plat are related to ingress, egress, and drainage.

This Scope of Work Letter is submitted as part of the plat application package, which includes a survey of the Property, the proposed Plat, the pre-application form, the all-purpose application form, and the warranty deed. We trust this information satisfies the Town’s requirements for scope of work letters. Please do not hesitate to reach out with any questions or if you require additional information.

Sincerely,



Nectaria M. Chakas, Esq.

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That THE BEV CORPORATION, A FLORIDA PROFIT CORPORATION, owner of the lands described in and shown as included in this plat has caused said lands to be subdivided and platted as shown herein, said plat to be known as "TWILIGHT SKY", being a plat of a portion of the West one-half (W 1/2) of Section 12, Township 50 South, Range 40 East, Broward County, Florida, now being in the Town of Davie, Broward County, Florida.

Parcel "C" - is hereby dedicated to the THE BEV CORPORATION, ITS SUCCESSORS OR ASSIGNS for an Ingress and Egress Easement, and shall be the perpetual maintenance obligation of said Corporation, its successors and/or assigns. Parcel "D" and "E" - are hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns. Parcels "F" and "G" - are hereby dedicated to the THE BEV CORPORATION, its successors and/or assigns for Open Space, and shall be the perpetual maintenance obligation of said Corporation, its successors and/or assigns. Easement "H" - is hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns. Easement "I" - is hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns. Easement "J" - is hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns.

**THE BEV CORPORATION, INC.
A FLORIDA FOR PROFIT CORPORATION**

Officer: _____ Title: _____
Name of officer printed
Witness: _____
Name of witness printed
Witness: _____
Name of witness printed

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence _____ or online _____ of BROWARD SS notarization _____ this _____ day of _____, 20____, by _____ being the _____ of THE BEV CORPORATION, INC., a Florida for Profit Corporation, on behalf of said corporation.

ACKNOWLEDGMENT

He/She is _____, as identification,
[] personally known to me or [] has produced _____
and [] did take and oath. [] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA
Name of Notary printed _____

CENTRAL BROWARD WATER CONTROL DISTRICT.

No improvements, trees or encroachments including utilities (except for overhead power, cable or telephone lines with a minimum 25 foot clearance) or landscaping are allowed within easements dedicated to the Central Broward Water Control District without the approval of and a permit from the Central Broward Water Control District and the utility system owner entering into a hold harmless and indemnification agreement with the Central Broward Water Control District. It is the intent of this provision that all utilities (except for overhead power, cable or telephone lines with a minimum 25 foot clearance) proposed to be constructed within utility easements that cross or coincide with easements associated to the Central Broward Water Control District must be reviewed and permitted by the 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 _____, 2025. Prior to development of the 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 on the following dates:
By: _____ District Manager (date)

Chair: _____ (date)

**"TWILIGHT SKY"
BEING A PLAT OF A PORTION
SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA
FEBRUARY 2025**

PREPARED BY: CONTROL POINT ASSOCIATES, FL, LLC 1901 W. CYPRESS CREEK ROAD, SUITE 501 FORT LAUDERDALE FLORIDA 33309 TEL: (954) 763-7611 EMAIL: JIMMCLAUGHLIN@CPASURVEY.COM JOB NO. 15-240153-00 (ADD 1)

TOWN PLANNING AND ZONING DIVISION

THIS IS TO CERTIFY: That this plat was approved and accepted by the Planning & Zoning Division of the Town of Davie, Broward County, Florida.

By: _____ Name Printed: _____ Manager or Designee, this _____ day of _____, 20____.

TOWN PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this plat was reviewed and a recommendation was made by the Planning and Zoning Board of the Town of Davie, Broward County, Florida, has hereby approved and accepted this plat _____ day of _____, 20____.

By: _____ Name Printed: _____ Chair, this _____ day of _____, 20____.

TOWN COUNCIL
STATE OF FLORIDA THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the TOWN COUNCIL OF BROWARD COUNTY SS DAVIE, FLORIDA, in and by RESOLUTION NO. B2024____, adopted by the said Town Council, this _____ day of _____, 20____.

Concurrency/Impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

By: _____ Name Printed: Judy Paul Mayor, this _____ day of _____, 20____.

Attest: _____ Name Printed: Allan T. Weithal Town Attorney, this _____ day of _____, 20____.

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 20____.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Florida Statutes. This plat has been approved and accepted for record.

By: Roberto Chavez (date) _____
Richard Tornese (date) _____
Director Professional Engineer
Florida Registration Number: LS 7280

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
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this _____ day of _____, 20____. By: _____ Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, 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 CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this _____ day of _____, 20____. This plat conforms to all applicable sections of Chapter 50-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 13th day of February, 2025.

James M. McLaughlin, Jr.
Surveyor's Seal

Robert Chazac
Surveyor's Seal

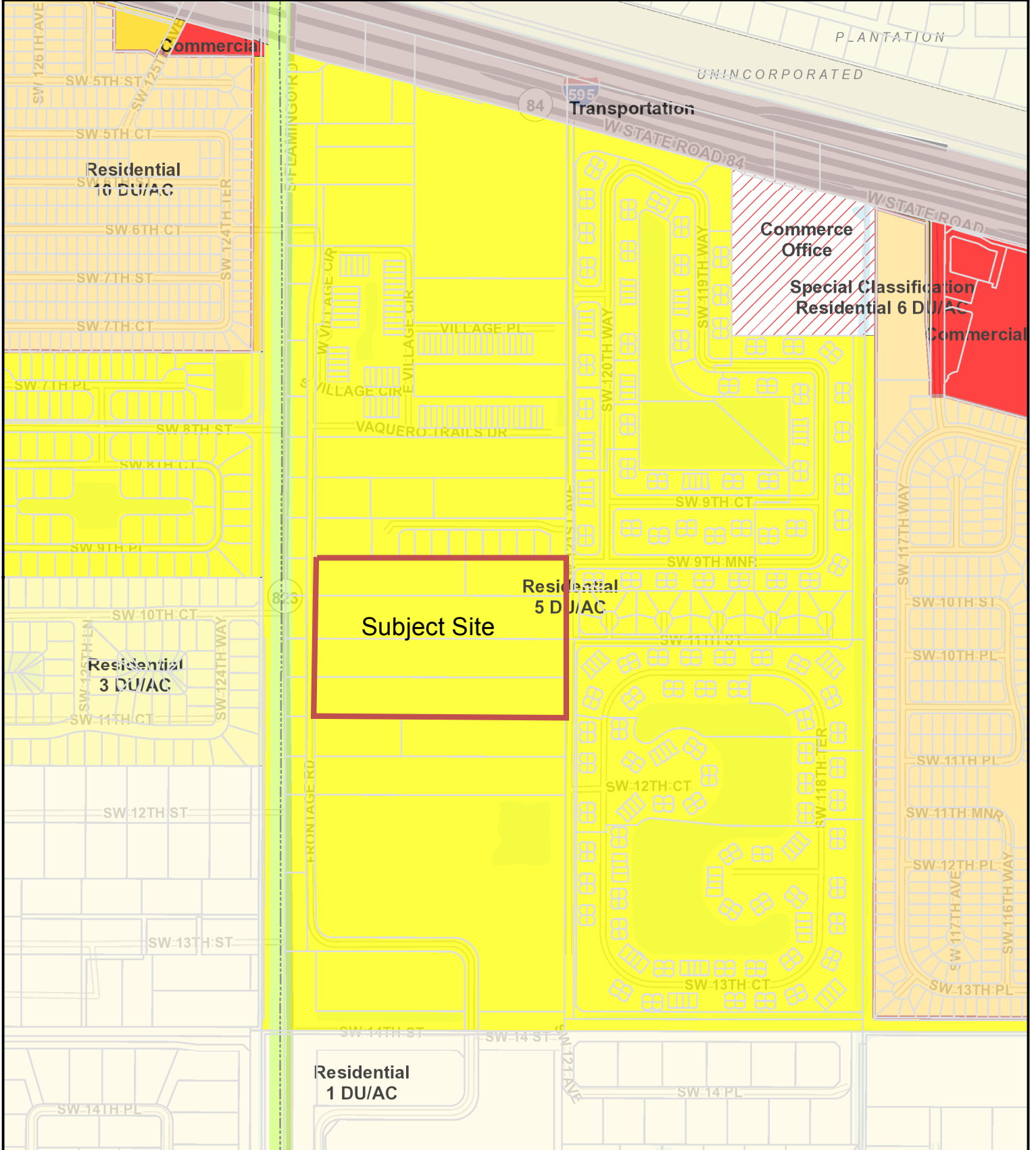
County Engineer's Seal

James M. McLaughlin, Jr.
Surveyor's Seal

James M. McLaughlin, Jr.
Surveyor's Seal
State of Florida
For: Central Point Associates, FL, LLC
1901 W. Cypress Creek Road, Suite 501
Fort Lauderdale, Florida 33309
Certificate of Authorization Number: LB#0137

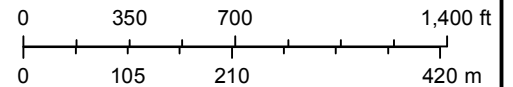


Land Use Map



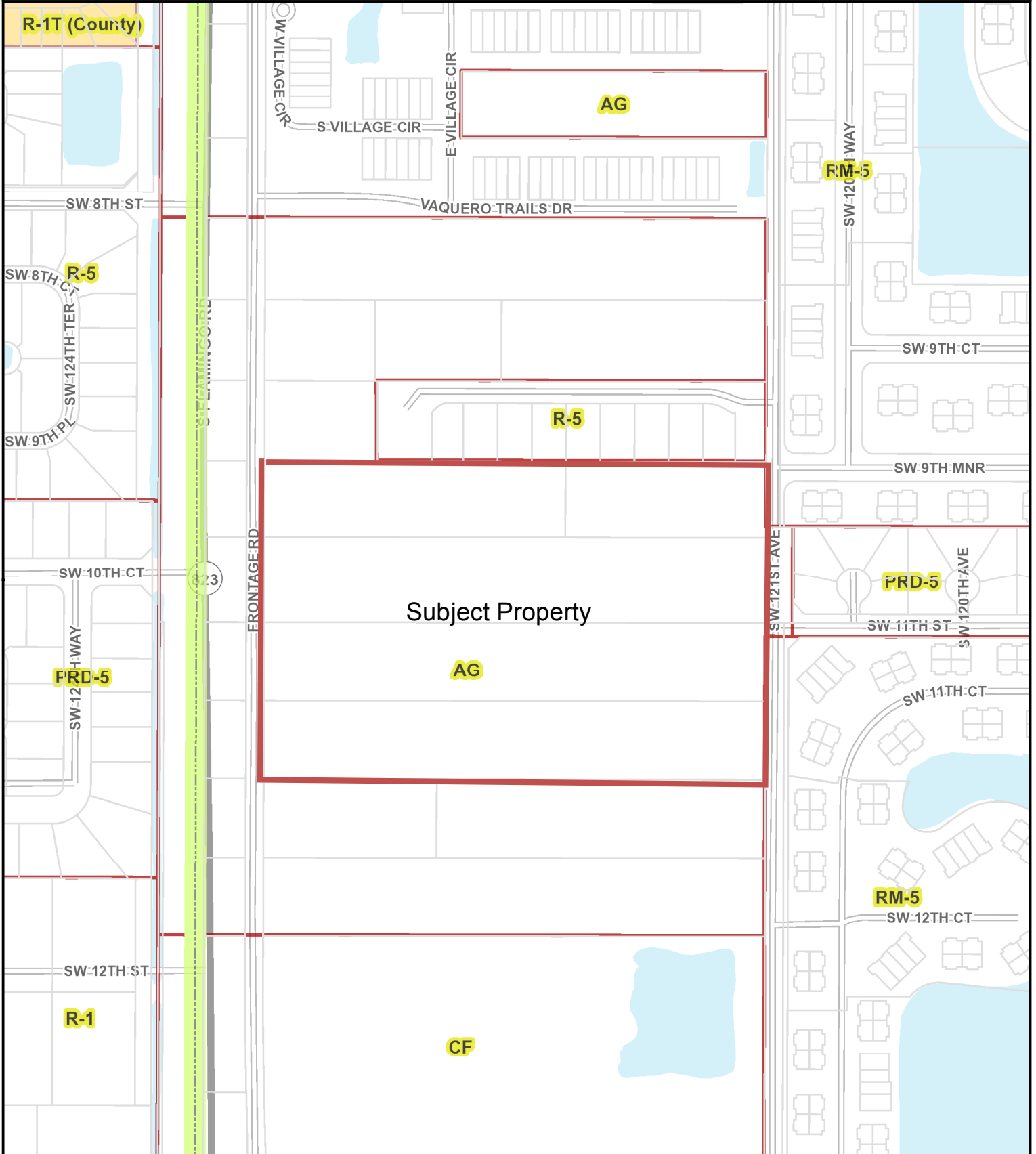
GIS MAP DISCLAIMER

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



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