



Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment

DG 1-2-00, Sara Plat - 7050 State Road 84

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "SARA PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant proposes to amend the restrictive note on the plat **from** 142,000 square feet of light industrial development on Parcel "A"; and 26,560 square feet of 2 story office and 6,640 square feet of commercial on Parcel "B"; **to** 152,200 square feet of light industrial development; 22,912 square feet of 2 story office; and 6,640 square feet of commercial. The proposed plat amendment does not increase the number trips on the roadway network and is consistent with the permitted use of the CC (Commerce Center) District.

PREVIOUS ACTIONS: None

CONCURRENCES: None

RECOMMENDATION(S): Motion to recommend approval of the resolution.

Attachment(s): Resolution, Planning report, Justification, Plat, Land Use map, Subject Site map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "SARA PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Sara Plat was recorded in the public records of Broward County in Plat Book 147, Page 33; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision 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 proposed revision to the restrictive note shown on the Sara Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2000.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000.

Exhibit "A"

Original Report Date: March 1, 2000

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

Applicant Information

Owner:

Name: I-595 Business Plaza Ltd.

Address: 1096 E. Newport Ctr. Drive
Suite 100

City: Deerfield Bch. FL 33442

Phone: (954) 570-8111

Agent:

Name: C. William Laystrom, Jr.

Address: 1177 SE 3 Avenue

City: Ft. Laud., FL 33316

Phone: (954) 762-3400

Background Information

Application Request: To amend the restrictive note on the plat from 142,000 square feet of light industrial development on Parcel "A"; and 26,560 square feet of 2 story office and 6,640 square feet of commercial on Parcel "B"; to 152,200 square feet of light industrial development; 22,912 square feet of 2 story office; and 6,640 square feet of commercial.

Address/Location: 7050 State Road 84, Generally located on the south side of State Road 84 between University Drive and Davie Road.

Land Use Plan Designation: RAC, Regional Activity Center

Zoning: CC, Commerce Center District

Existing Use: Vacant

Proposed Use: Proposed for construction is a 150,701 square foot commerce center on 12.23 acres.

Parcel Size: Approximately 12.23 acres

Surrounding Land Use:

North: State Road 84/I-595

South: Vacant (Being petitioned for rezoning to RM-16 as application
ZB 12-2-99

East: Warehouses, Davie 84 Industrial Center

West: Vacant and 595/Zacco Warehouses

Surrounding Zoning:

North: T, Transportation District

South: M-1, Light Industrial District

East: CC, Commerce Center District/M-2, Medium Industrial District

West: CC, Commerce Center District/M-1, Light Industrial District

Zoning History

Related Zoning History: None

Previous Request on same property: Town Council approved a site development plan for a 150,701 square foot commerce center, with associated parking and landscaping on a 12.23 acre parcel, on June 2, 1999, with conditions.

The subject plat was recorded by Broward County on February 7, 1991, Plat Book 147, Page 3 of the Broward County records.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

None

Comprehensive Plan Considerations

Planning Area: The proposed plat is in Planning Area 6 which includes lands located south of State Road 84, east of University Drive and north of Nova Drive and west of the Florida Turnpike, extending south to the Town boundary between the Florida Turnpike and State 7. This planning area is industrially zoned with land use plan designations of Industrial and RAC, Regional Activity Center. Commercial flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive.

Broward County Comprehensive Plan: The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

Flexibility Zone: The proposed plat is in Flexibility Zone 99.

Concurrency Considerations: Based upon the most recently distributed edition of the Broward County Overcapacity Roadway Map, the subject area is in a compact deferral area. The application and accompanying trip calculations indicates no increase in trips on the roadway network.

Applicable Goals, Objectives & Policies: Several plan policies require consideration of traffic impacts from proposed development, and maintenance of adopted levels of service (see concurrency considerations).

Staff Analysis

The delegation request reduces the permitted office building and increases the allowable warehouse area for no net increase in trips. The request also eliminates the parcel line dividing the plat into Tracts A and B.

Staff finds the delegation request is consistent with the Commerce Center permitted uses and will not increase trip generation committed to this plat.

Findings of Fact

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended, or any element or portion thereof.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 1-2-00.

Exhibits

Resolution, Planning Report, Justification letter, Plat, Land Use Map, Subject Site, and Aerial

Prepared By: _____

Reviewed By: _____

SHEET 2 OF 2

SARA PLAT
 A REPLAT OF THE EAST 1/2 OF TRACTS
 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP.
 50S., RGE. 41E., NEWMAN'S SURVEY, P.B.
 2, PG. 28, DADE COUNTY RECORDS.
 TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

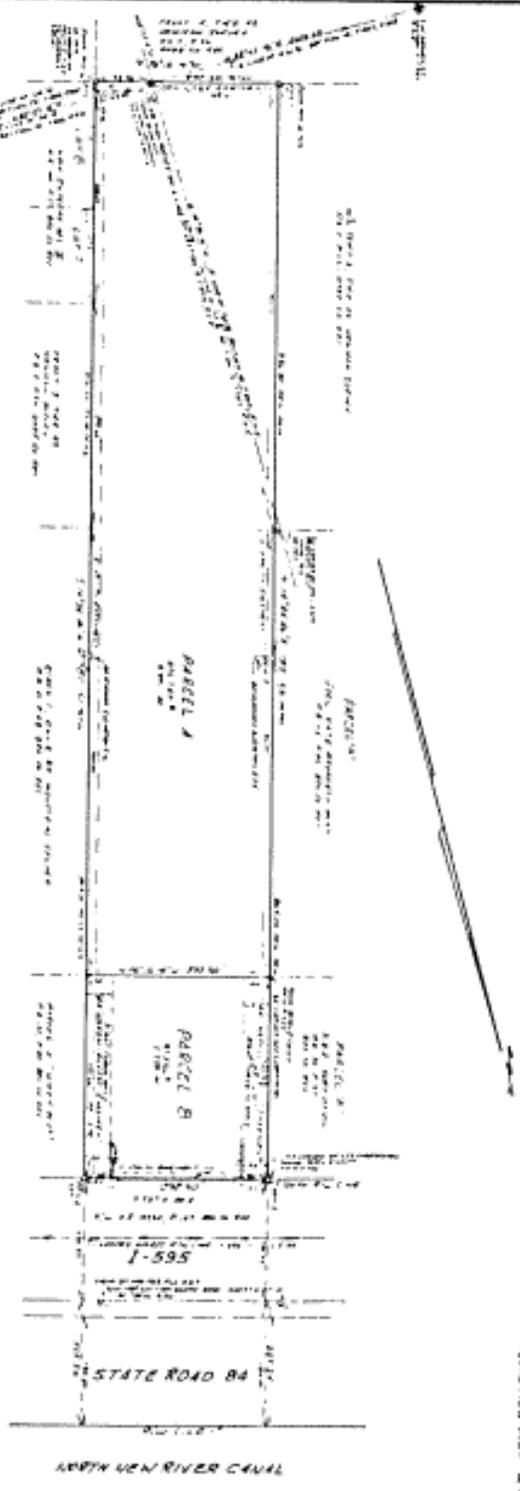


TABLE 1 - SUMMARY OF SURVEY DATA

LINE NO.	BEARING	DISTANCE	AREA
1	N 00° 00' 00" E	100.00	0.00
2	S 00° 00' 00" E	100.00	0.00
3	S 00° 00' 00" W	100.00	0.00
4	N 00° 00' 00" W	100.00	0.00
5	N 00° 00' 00" E	100.00	0.00
6	S 00° 00' 00" E	100.00	0.00
7	S 00° 00' 00" W	100.00	0.00
8	N 00° 00' 00" W	100.00	0.00
9	N 00° 00' 00" E	100.00	0.00
10	S 00° 00' 00" E	100.00	0.00
11	S 00° 00' 00" W	100.00	0.00
12	N 00° 00' 00" W	100.00	0.00
13	N 00° 00' 00" E	100.00	0.00
14	S 00° 00' 00" E	100.00	0.00
15	S 00° 00' 00" W	100.00	0.00
16	N 00° 00' 00" W	100.00	0.00
17	N 00° 00' 00" E	100.00	0.00
18	S 00° 00' 00" E	100.00	0.00
19	S 00° 00' 00" W	100.00	0.00
20	N 00° 00' 00" W	100.00	0.00
21	N 00° 00' 00" E	100.00	0.00
22	S 00° 00' 00" E	100.00	0.00
23	S 00° 00' 00" W	100.00	0.00
24	N 00° 00' 00" W	100.00	0.00
25	N 00° 00' 00" E	100.00	0.00
26	S 00° 00' 00" E	100.00	0.00
27	S 00° 00' 00" W	100.00	0.00
28	N 00° 00' 00" W	100.00	0.00
29	N 00° 00' 00" E	100.00	0.00
30	S 00° 00' 00" E	100.00	0.00
31	S 00° 00' 00" W	100.00	0.00
32	N 00° 00' 00" W	100.00	0.00
33	N 00° 00' 00" E	100.00	0.00
34	S 00° 00' 00" E	100.00	0.00
35	S 00° 00' 00" W	100.00	0.00
36	N 00° 00' 00" W	100.00	0.00
37	N 00° 00' 00" E	100.00	0.00
38	S 00° 00' 00" E	100.00	0.00
39	S 00° 00' 00" W	100.00	0.00
40	N 00° 00' 00" W	100.00	0.00
41	N 00° 00' 00" E	100.00	0.00
42	S 00° 00' 00" E	100.00	0.00
43	S 00° 00' 00" W	100.00	0.00
44	N 00° 00' 00" W	100.00	0.00
45	N 00° 00' 00" E	100.00	0.00
46	S 00° 00' 00" E	100.00	0.00
47	S 00° 00' 00" W	100.00	0.00
48	N 00° 00' 00" W	100.00	0.00
49	N 00° 00' 00" E	100.00	0.00
50	S 00° 00' 00" E	100.00	0.00
51	S 00° 00' 00" W	100.00	0.00
52	N 00° 00' 00" W	100.00	0.00
53	N 00° 00' 00" E	100.00	0.00
54	S 00° 00' 00" E	100.00	0.00
55	S 00° 00' 00" W	100.00	0.00
56	N 00° 00' 00" W	100.00	0.00
57	N 00° 00' 00" E	100.00	0.00
58	S 00° 00' 00" E	100.00	0.00
59	S 00° 00' 00" W	100.00	0.00
60	N 00° 00' 00" W	100.00	0.00
61	N 00° 00' 00" E	100.00	0.00
62	S 00° 00' 00" E	100.00	0.00
63	S 00° 00' 00" W	100.00	0.00
64	N 00° 00' 00" W	100.00	0.00
65	N 00° 00' 00" E	100.00	0.00
66	S 00° 00' 00" E	100.00	0.00
67	S 00° 00' 00" W	100.00	0.00
68	N 00° 00' 00" W	100.00	0.00
69	N 00° 00' 00" E	100.00	0.00
70	S 00° 00' 00" E	100.00	0.00
71	S 00° 00' 00" W	100.00	0.00
72	N 00° 00' 00" W	100.00	0.00
73	N 00° 00' 00" E	100.00	0.00
74	S 00° 00' 00" E	100.00	0.00
75	S 00° 00' 00" W	100.00	0.00
76	N 00° 00' 00" W	100.00	0.00
77	N 00° 00' 00" E	100.00	0.00
78	S 00° 00' 00" E	100.00	0.00
79	S 00° 00' 00" W	100.00	0.00
80	N 00° 00' 00" W	100.00	0.00
81	N 00° 00' 00" E	100.00	0.00
82	S 00° 00' 00" E	100.00	0.00
83	S 00° 00' 00" W	100.00	0.00
84	N 00° 00' 00" W	100.00	0.00
85	N 00° 00' 00" E	100.00	0.00
86	S 00° 00' 00" E	100.00	0.00
87	S 00° 00' 00" W	100.00	0.00
88	N 00° 00' 00" W	100.00	0.00
89	N 00° 00' 00" E	100.00	0.00
90	S 00° 00' 00" E	100.00	0.00
91	S 00° 00' 00" W	100.00	0.00
92	N 00° 00' 00" W	100.00	0.00
93	N 00° 00' 00" E	100.00	0.00
94	S 00° 00' 00" E	100.00	0.00
95	S 00° 00' 00" W	100.00	0.00
96	N 00° 00' 00" W	100.00	0.00
97	N 00° 00' 00" E	100.00	0.00
98	S 00° 00' 00" E	100.00	0.00
99	S 00° 00' 00" W	100.00	0.00
100	N 00° 00' 00" W	100.00	0.00

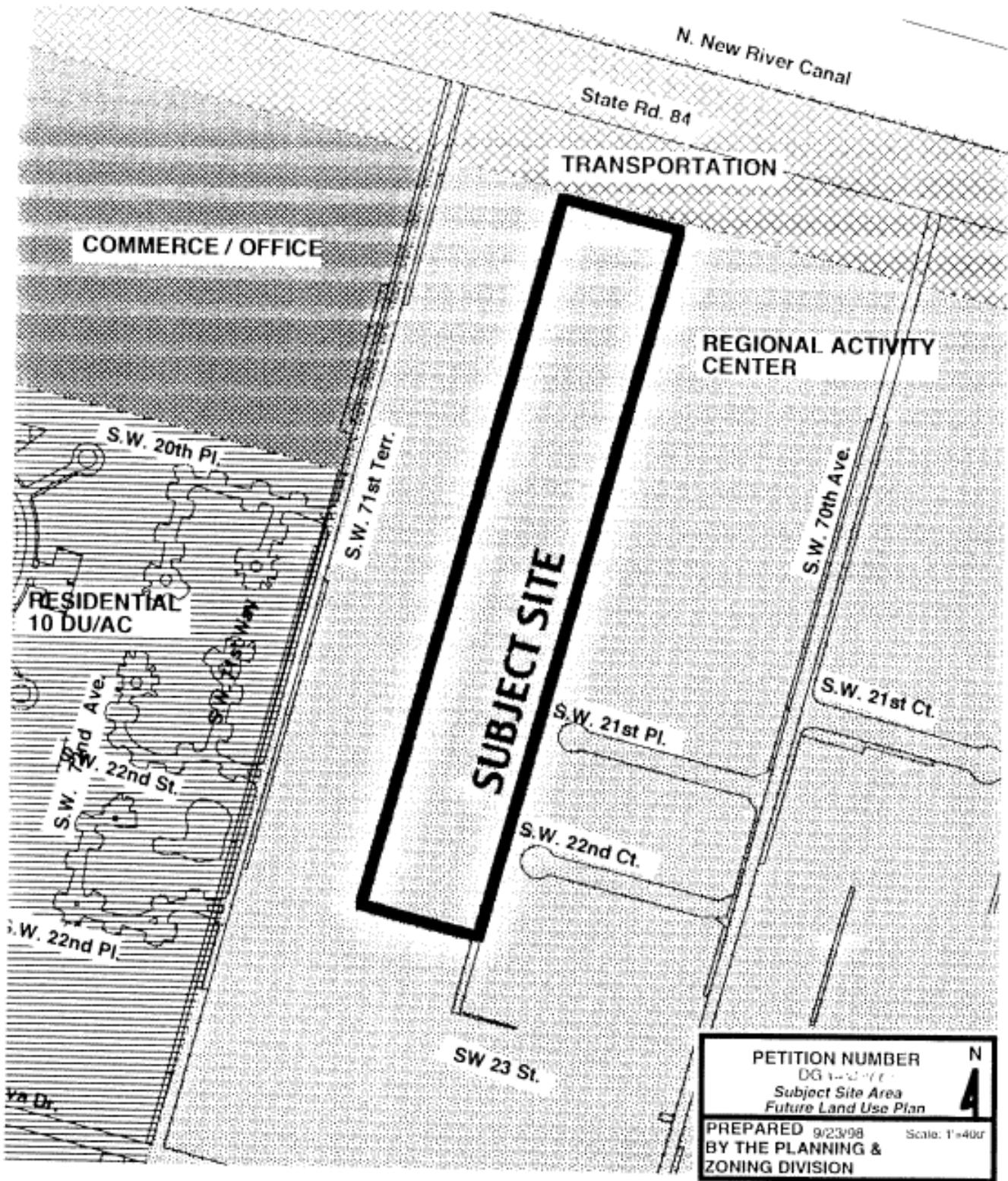
STATEMENT OF WORK

1. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
2. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
3. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
4. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
5. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
6. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
7. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
8. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
9. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
10. THE SURVEYOR HAS CONDUCTED A RE-PLAT OF THE EAST 1/2 OF TRACTS 1, 2, & 3, TIER 45, SEC. 15 & 22, TWP. 50S., RGE. 41E., NEWMAN'S SURVEY, P.B. 2, PG. 28, DADE COUNTY RECORDS, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.



DAVIS ASSOCIATES, INC.
 SURVEYING & CIVIL ENGINEERING
 10000 W. BROWARD BLVD., SUITE 100
 FORT LAUDERDALE, FL 33304
 (954) 475-1111

10/1/2018
 10:11 AM



COMMERCE / OFFICE

N. New River Canal

State Rd. 84

TRANSPORTATION

REGIONAL ACTIVITY CENTER

S.W. 20th Pl.

RESIDENTIAL
10 DU/AC

S.W. 71st Terr.

S.W. 70th Ave.

SUBJECT SITE

S.W. 21st Ct.

S.W. 21st Pl.

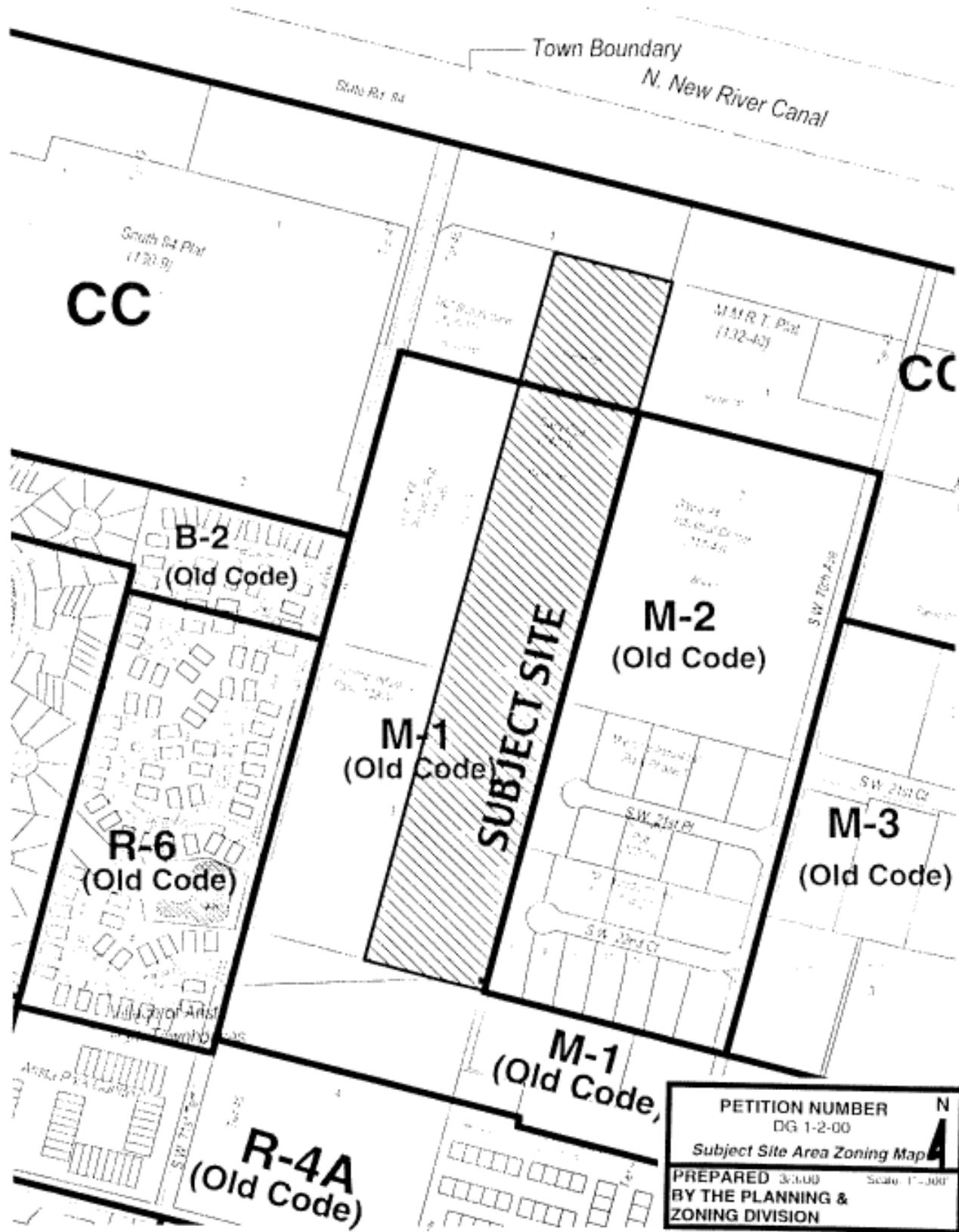
S.W. 22nd Ct.

S.W. 72nd Ave.
S.W. 22nd St.

S.W. 22nd Pl.

SW 23 St.

PETITION NUMBER DG 1-2-11 Subject Site Area Future Land Use Plan		N 4
PREPARED 9/23/98 BY THE PLANNING & ZONING DIVISION		
		Scale: 1"=400'



Town Boundary
N. New River Canal

CC

CC

B-2
(Old Code)

R-6
(Old Code)

R-4A
(Old Code)

M-1
(Old Code)

SUBJECT SITE

M-2
(Old Code)

M-1
(Old Code)

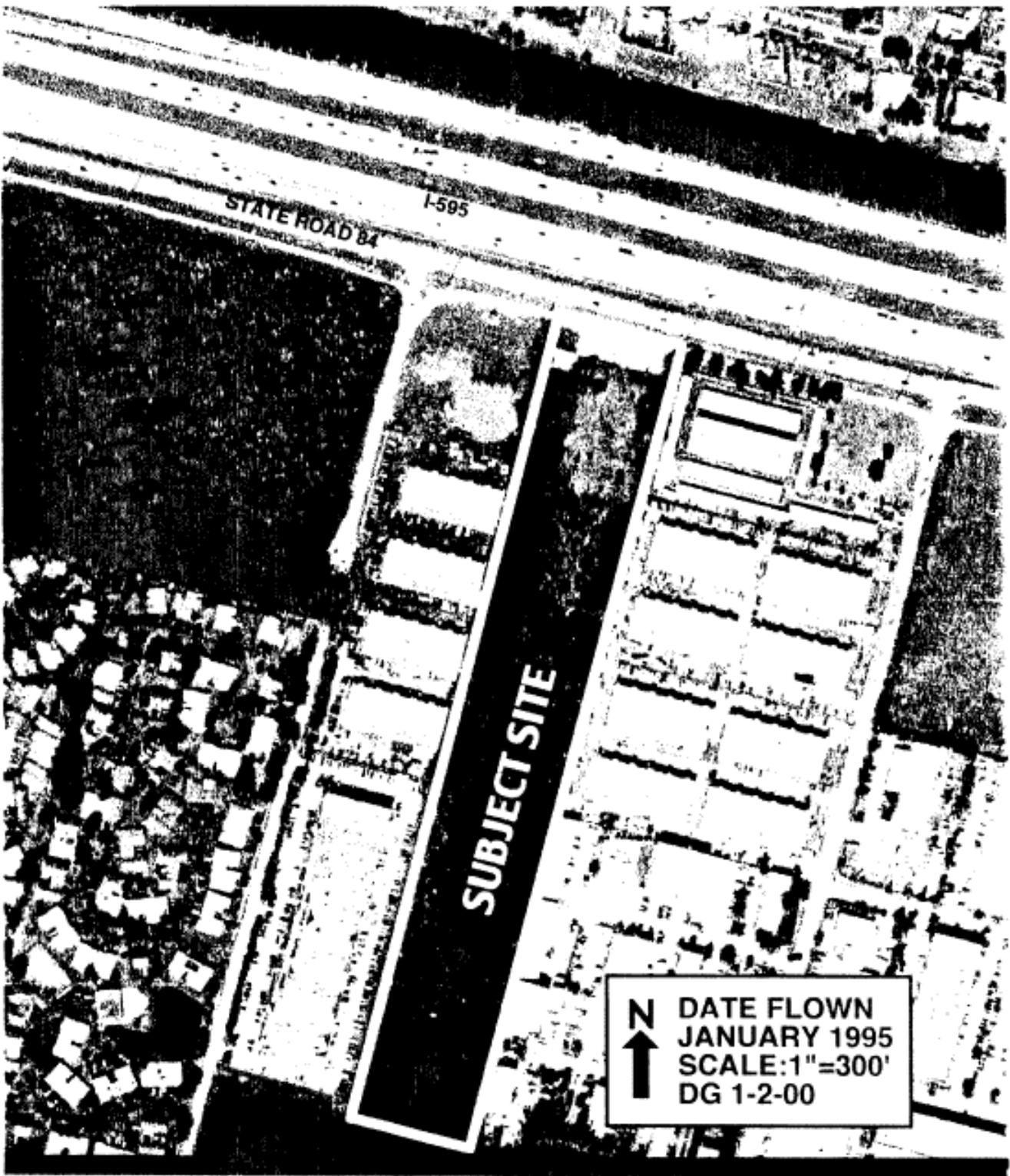
M-3
(Old Code)

PETITION NUMBER
DG 1-2-00

Subject Site Area Zoning Map

PREPARED 3/3/00 Scale: 1"=300'

BY THE PLANNING &
ZONING DIVISION



STATE ROAD 84

I-595

SUBJECT SITE

N
↑
DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
DG 1-2-00