Town Council Agenda Report

SUBJECT: Resolution

CONTACT PERSON/NUMBER

Name: Mark A. Kutney, AICP
Phone: (954) 797-1101

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENING OF THE "HERITAGE BUILDING PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant seeks to amend the access opening as indicated on the approved "Heritage Building Plat' to be located adjacent to the northern property line as opposed to the approved access opening located along the southern property line. Broward County Traffic Engineering - Plat Section has verbally approved the applicant's request based on an existing catch-basin along Davie Road at the location of the approved access opening that was not identified on the survey provided to both the Town and the County.

PREVIOUS ACTIONS: Town Council approved the 'Heritage Building Plat' by Resolution No. 99-254 at the August 4, 1999 Town Council meeting.

CONCURRENCES: None.

FISCAL IMPACT: None.

RECOMMENDATION(S): Motion to approve.

Attachment(s): Resolution, Planning Report, Justification Letter, Plat, Proposed access opening, Land Use Map, Subject Site Map, and Aerial.

Item No.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENING OF THE "HERITAGE BUILDING PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as Heritage Building Plat was approved by the Town Council of the Town of Davie on August 4, 1999; and

WHEREAS, the owners desire to amend the access opening as previously indicated on the approved 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 adjust the access opening further to the north on the Heritage Building Plat, the proposed revisions 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.

Application #: DG 4-4-00 **Revisions:**
Heritage Building Plat
Exhibit "A"

Original Report Date: May 3, 2000

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

Applicant Information

Owner/Agent
Name: Christina G. Rodriguez
Address: 2019 Nova Village
City: Davie, FL 33317
Phone: (954) 797-5060

Background Information

Application Request: The applicant is requesting an amendment to the Non-Vehicular Access Line (NVAL) for the Heritage Building Plat approved by Town Council through Resolution No. 99-254 on August 4, 1999. The proposed amendment reflects the following changes:

A 44-foot access opening, 66-feet in depth, is provided along the 100-foot frontage of the plat. The two-way access drive is to be centered within the 44-foot opening and provide a minimum pavement width of 24-feet. (See attached drawing)

Address/Location: 5220 SW 64th Avenue (Davie Road)
East side of Davie Road, between Griffin Road and Stirling Road.

Land Use Plan Designation: Residential / Office

Zoning: Residential / Office (RO)

Existing Use: Vacant

Proposed Use: The plat is restricted to 3,500 square feet of office use on Lot 1 and one single-family dwelling on Lot 2.

Parcel Size: 1.4 acres

Existing Use:

North: Vacant
South: FP&L Easement
East: Retirement home

West: Davie Road then agriculture

Surrounding Land Use and Zoning Designations:

North: Residential (5 du/ac) / Residential Office (RO) and Agricultural (A-1)
South: Residential (5 du/ac) / Agricultural (A-1)
East: Residential (1 du/ac) / Community Facilities (CF)
West: Residential (5 du/ac) / Agricultural (A-1)

History

Related Zoning History: This parcel was rezoned by Ordinance No. 97-52, approved by Town Council on September 3, 1997. The parcel was rezoned from Agricultural (A-1) to Residential/Office (RO). The Town applied commercial flexibility, as provided for by Article 2.5 of the Administrative Rules Document of the Broward County Land Use Plan, to allow for office use in conjunction with residential uses on the Heritage Building Plat.

Previous Request on same property: Town Council approved the Heritage Building Plat on August 4, 1999 by Resolution No. 99-254.

Summary of Significant Development Review Agency Comments

The Engineering Division has no objections to the proposed plat amendment.

Staff Analysis

On August 4, 1999, Town Council approved Heritage Building Plat with a 50' access opening at the southern property line traversing across the parcel at a 45 degree angle and connecting with an access easement running along the northern property line. The Heritage Plat was then approved by the Broward County Board of County Commissioners on November 16, 1999, with the access opening shown as approved by the Town Council. Prior to recordation of the Plat, the applicant's surveyor revised the prepared survey and indicated a catch basin existing at the previously approved access opening. This new information resulted in the applicant's requested amendment to the Non-Vehicular Access Line (NVAL). The proposed amendment is a result of the applicant's discussions with the Broward County Engineering Division. Prior to the County approving such an amendment, approval is required by the Town of Davie Town Council. The Town Engineering Division has no objections to the proposed non-vehicular line amendment.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 4-4-00.

Exhibits

Resolution, Plat, Proposed Justification Letter, Proposed access opening sketch, Land Use Map, Subject Site Map, and Aerial.

Prepared by: ___

Reviewed by: ___

4-13-2000

To Broward County Land Development
CC/ Town of Davie

Reference: Justification Letter
Application to change or waive requirements
Non Vehicular access lines and access requirements
Heritage Building
Plat 075-MP 98

Staff recommendations to read :

1)Along the ULTIMATE right of- way for Davie Road except at a 44 foot opening located at the North plat limits. Said non-access line shall include the corner chords and extend north along the access easement for a minimum distance of 66 feet.

3) The minimum distance from the ULTIMATE right -of- way line of the trafficway, at any ingress or egress driveway , to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 66 feet.

4) For the two-way driveway that will be centered in a 44 foot opening: the minimum pavement width shall be 24 feet. The minimum entrance radii shall be 25 feet.

6) Provide a 44 by 90 foot ingress-egress easement on Davie Road at the 44 foot opening…

This request is verbally accepted by Traffic engineering due to

1) The existence of a catch basin (that was originally omitted by the Surveyor) that would have to be relocated .
2) There was no acceptable arrangement of the parking spaces and traffic flow to the Town of Davie with the previous location and dimensions of the access and the other requirements due to the narrow nature of the lot.

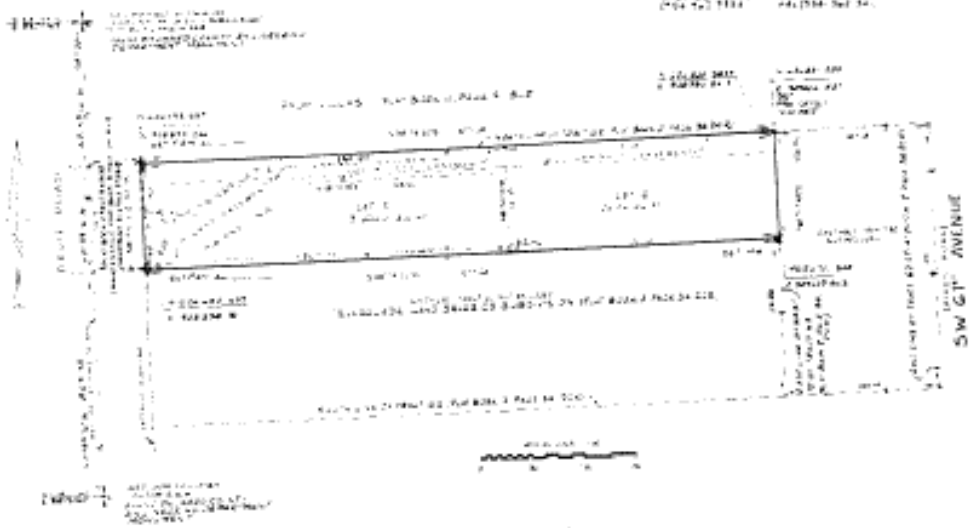
I thank you in advance for your help and cooperation.

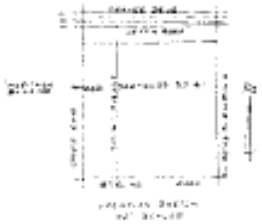
Sincerely

Cristina Rodriguez
2109 Nova Village Dr
Davie Fl 33317 (954) 797-5060

"HERITAGE BUILDING"

A REPLAT OF A PORTION OF TRACT 62, SECTION 35 TOWNSHIP 50 SOUTH, RANGE 41 EAST, EVERGLADE LAND SALES CO SUBDIVISION" PLAT BOOK 2 PAGE 34, DADE COUNTY RECORDS, LYING IN THE TOWN OF DAVIE, BROWARD COUNTY FLORIDA





RESTRICTION NOTE

MORTGAGE HOLDER

ACKNOWLEDGEMENT

"HERITAGE BUILDING

A SUBDIVISION IN TRACT 62, SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST
BROWARD COUNTY, FLORIDA, "EVERGLADES LAND SALES CO. SUBDIVISION"
PLAT BOOK 2, PAGE 74, MIAMI-DADE COUNTY RECORDS

PREPARED BY: PIONEER SURVEYORS, INC. LB#5614
7757 JOHNSON STREET, PEMBROKE PINES, FL - 33024

DESCRIPTION:

THE WEST HALF, LESS THE SOUTH 250.00' THEREOF, OF TRACT 62 IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS SHOWN ON THE PLAT OF "EVERGLADES LAND SALES CO. SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FORMERLY KNOWN AS DADE COUNTY, FLORIDA. SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CRISTINA RODRIGUEZ, OWNER OF LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN, SAID SUBDIVISION TO BE KNOWN AS "HERITAGE BUILDING", A REPLAT.
[illegible] THE PUBLIC IN FEE SIMPLE.
[illegible]

WITNESS [illegible]

CRISTINA RODRIGUEZ

ACKNOWLEDGMENT:

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATH AND TAKE ACKNOWLEDGMENTS, CRISTINA RODRIGUEZ, AND SHE ACKNOWLEDGED TO ME THE EXECUTION OF THE FORGOING INSTRUMENT OF DEDICATION FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT FORT LAUDERDALE, FLORIDA, THIS ____ DAY OF _____, A.D., 199__

MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD

DATE _____ BY _____
DIRECTOR

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS ____ DAY OF _____, 199__

CHAIRPERSON _____ DATE _____

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 199__

BY _____
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD BY

BY _____ _____
DIRECTOR DATE

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AN ACCEPTED OR RECORD

BY _____ BY _____
DIRECTOR OF ENGINEERING COUNTY SURVEYOR

DATE _____ DATE _____

TOWN COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, BROWARD COUNTY, FLORIDA BY RESOLUTION ADOPTED THIS 4th DAY OF [illegible], 199[illegible]

TOWN CLERK MAYOR

TOWN PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE TOWN PLANNING AND ZONING BOARD OF DAVIE BROWARD COUNTY, FLORIDA, HAS APPROVED THIS PLAT

DATE [illegible] BY _____
CHAIRMAN

DEVELOPMENT SERVICES DEPARTMENT:

THIS IS TO CERTIFY THAT THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT

DATE _____ BY _____

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 _____ A.D., 199__

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR BY _____
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____ A.D., 199__ AND RECORDED IN PLAT BOOK _____ PAGE _____ RECORD VERIFIED

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR BY _____
DEPUTY

CENTRAL BROWARD WATER CONTROL DISTRICT:

THIS PLAT IS APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THIS _____ DAY OF _____, 199__

BY _____ BY _____
SECRETARY CHAIRMAN

DATE _____ DATE _____

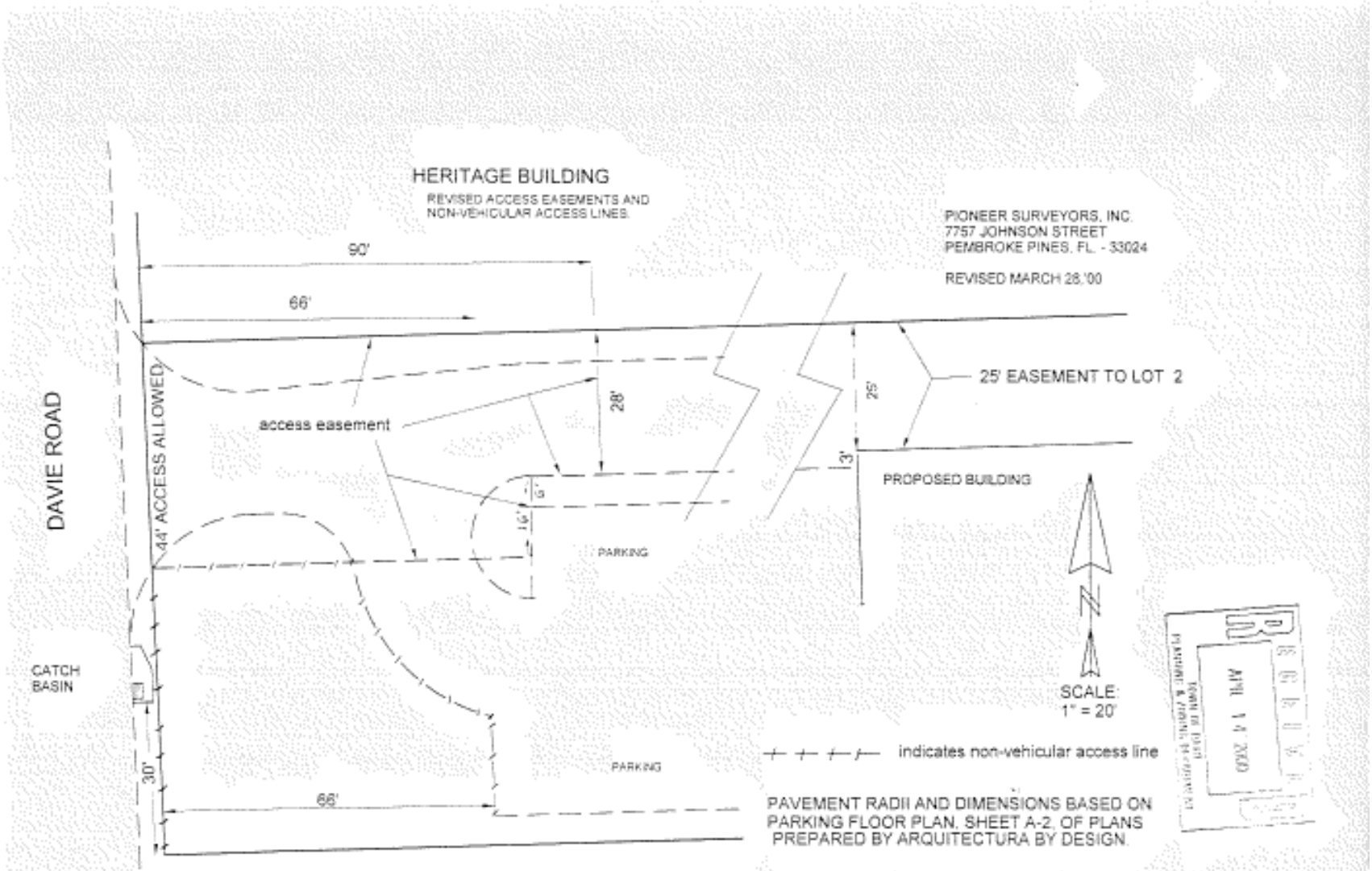
SURVEYOR'S CERTIFICATE:

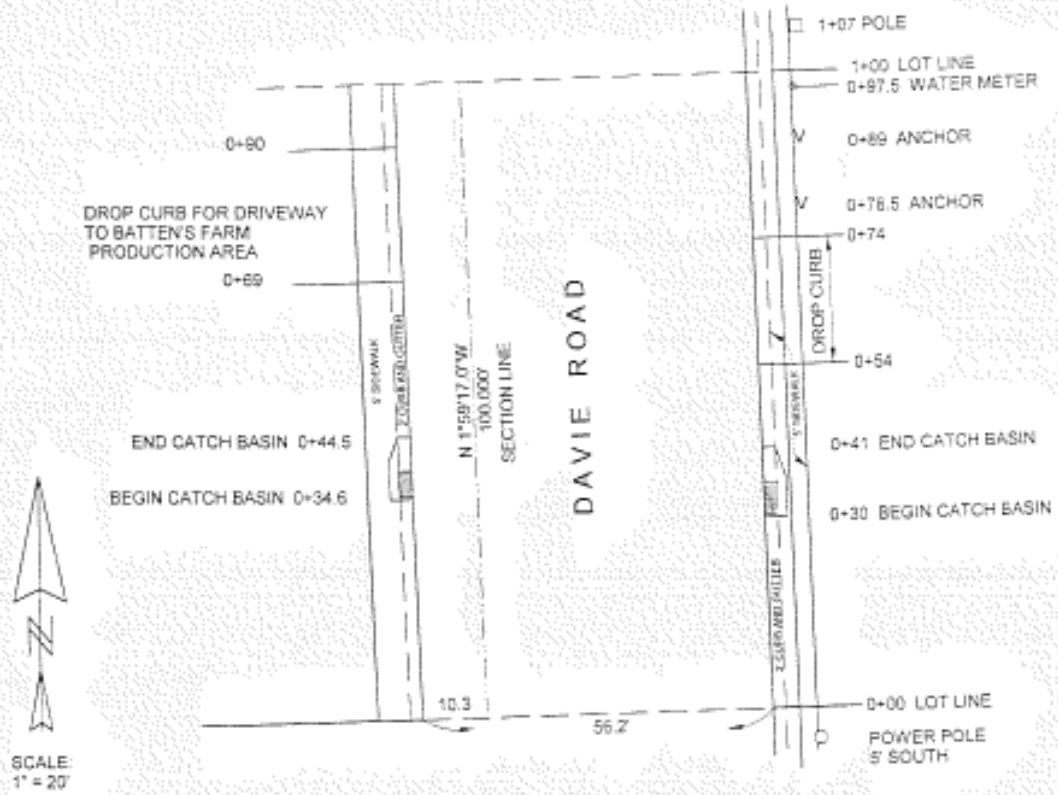
SURVEYOR

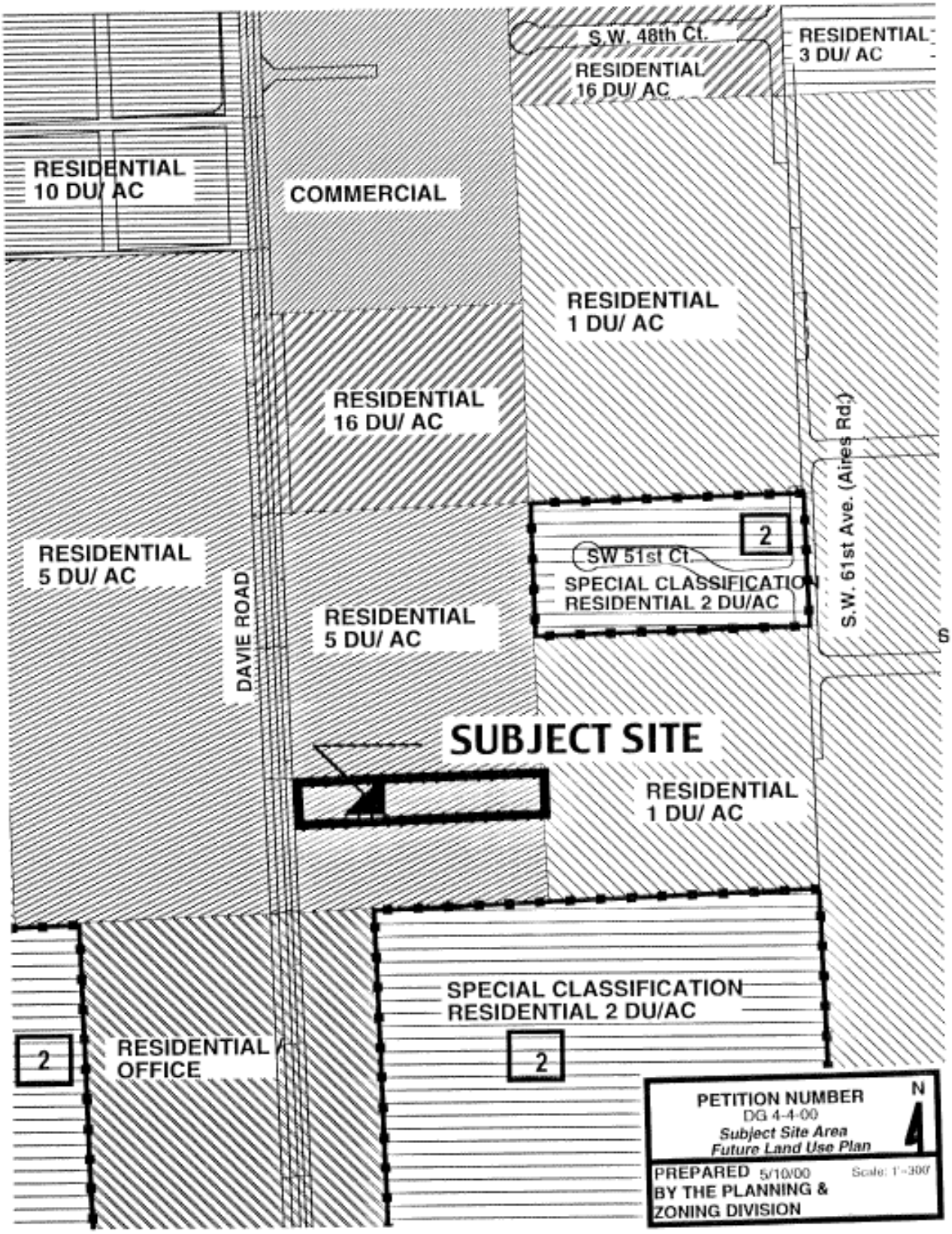
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS

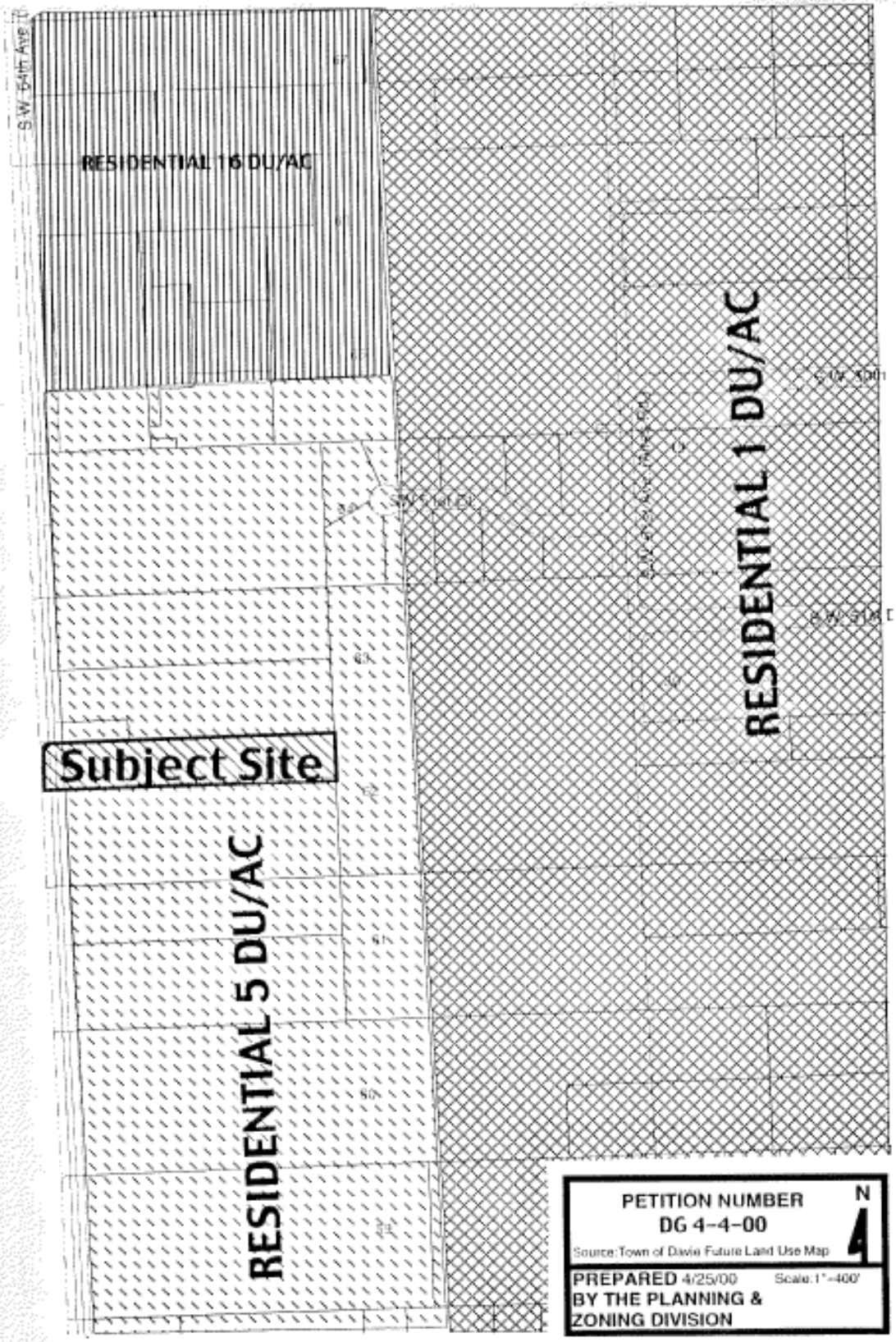
DATE _____ BY _____
LOUIS P. JOHNSTON
REGISTERED SURVEYOR & MAPPER
NO. 3376 STATE OF FLORIDA

COUNTY SURVEYOR	COUNTY ENGINEER	TOWN OF DAVIE	ACKNOWLEDGEMENT DEDICATION


HERITAGE BUILDING
REVISED ACCESS EASEMENTS AND
NON-VEHICULAR ACCESS LINES.
PIONEER SURVEYORS, INC.
7757 JOHNSON STREET
PEMBROKE PINES, FL. - 33024
REVISED MARCH 28,'00
90'
66'
DAVIE ROAD
44' ACCESS ALLOWED
access easement
28'
25'
25' EASEMENT TO LOT 2
3'
PROPOSED BUILDING
16'
PARKING
CATCH
BASIN
SCALE:
1" = 20'
30'
66'
PARKING
indicates non-vehicular access line
PAVEMENT RADII AND DIMENSIONS BASED ON
PARKING FLOOR PLAN, SHEET A-2, OF PLANS
PREPARED BY ARQUITECTURA BY DESIGN.


1+07 POLE
1+00 LOT LINE
0+97.5 WATER METER
0+89 ANCHOR
0+78.5 ANCHOR
0+74
DROP CURB
0+54
0+41 END CATCH BASIN
0+30 BEGIN CATCH BASIN
0+00 LOT LINE
POWER POLE
5' SOUTH
0+90
DROP CURB FOR DRIVEWAY
TO BATTEN'S FARM
PRODUCTION AREA
0+69
END CATCH BASIN 0+44.5
BEGIN CATCH BASIN 0+34.6
N 1°59'17.0"W
100.000'
SECTION LINE
DAVIE ROAD
10.3
56.2'
N
SCALE:
1" = 20'


S.W. 48th Ct.
RESIDENTIAL
3 DU/ AC
RESIDENTIAL
16 DU/ AC
RESIDENTIAL
10 DU/ AC
COMMERCIAL
RESIDENTIAL
1 DU/ AC
RESIDENTIAL
16 DU/ AC
S.W. 61st Ave. (Aires Rd.)
2
SW 51st Ct.
SPECIAL CLASSIFICATION
RESIDENTIAL 2 DU/AC
RESIDENTIAL
5 DU/ AC
DAVIE ROAD
RESIDENTIAL
5 DU/ AC
SUBJECT SITE
RESIDENTIAL
1 DU/ AC
SPECIAL CLASSIFICATION
RESIDENTIAL 2 DU/AC
2
RESIDENTIAL /
OFFICE
2
N
PETITION NUMBER
DG 4-4-00
Subject Site Area
Future Land Use Plan
4
PREPARED 5/10/00
Scale: 1"=300'
BY THE PLANNING &
ZONING DIVISION

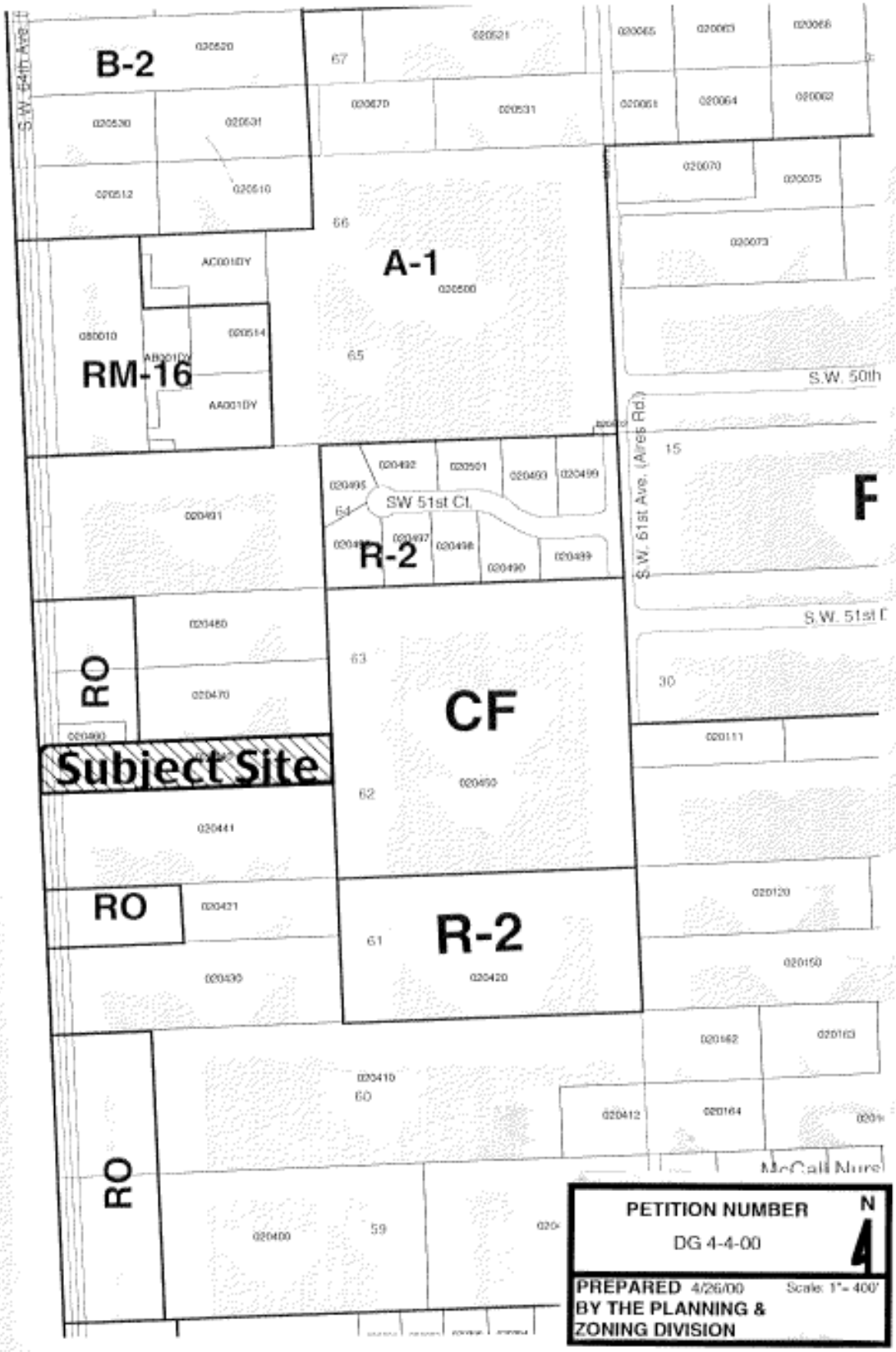


PETITION NUMBER
DG 4-4-00

Source: Town of Davie Future Land Use Map

N

PREPARED 4/25/00 Scale: 1"=400'
BY THE PLANNING & ZONING DIVISION


B-2
A-1
RM-16
R-2
CF
RO
Subject Site
S.W. 54th Ave.
S.W. 50th
S.W. 51st Ave. (Alres Rd.)
SW 51st Ct.
S.W. 51st
McCall Nurs
PETITION NUMBER
DG 4-4-00
N
PREPARED 4/26/00
Scale: 1"= 400'
BY THE PLANNING &
ZONING DIVISION


SW 64TH AVE (DAVIE RD)
SW 51TH CT
SW 61TH AVE
SUBJECT SITE
SW 55TH CT
N
DATE FLOWN
JANUARY 1999
SCALE: NTS
DG 4-4-00