Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment Request

Application No. and Location: DG 4-5-00, Sessoms Plat
7485 Davie Road Extension

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING REVISIONS TO THE SITE AREA AND ACCESS OPENING OF THE "SESSOMS PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant is relocating the 50 foot access opening from Davie Road Extension to the west limits of the site, adjacent to NW 75 Avenue together with a non-vehicular access line in the remaining areas. The applicant is also increasing the site area from 77,495 square feet (1.78 acres) to 84,902 square feet (1.95 acres) due to a vacation of right-of-way for a portion of NW 33 Street, being initiated by the Town of Davie. In order to modify requirements of a plat, the applicant must file a plat amendment with the Town and Broward County.

PREVIOUS ACTIONS:

Town Council approved the plat Sessoms by Resolution No. R 99-119 at its April 7, 1999 meeting.

CONCURRENCES:

The Planning and Zoning Division recommends approval of the proposed revision to the subject access opening and site area on the Sessoms Plat.

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S):
Motion to approve the resolution.

Attachment(s): Resolution, Planning Report, Justification, Plat, Existing and Proposed Plats, 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 "PELICAN COAST PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Pelican Coast Plat was recorded in the public records of Broward County in Plat Book 167, Page 24; and

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

WHEREAS, Broward County requires the Town of Davie to concur with this revision prior to a review of the proposed revision by the 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 Pelican Coast 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.

Application #: DG 4-3-00 **Revisions:**
Pelican Coast Plat

Exhibit "A"

Original Report Date: April 19, 2000

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

Applicant Information

Owner:	**Agent:**
Name: Pelican Coast Holdings, Inc.	**Name:** C. William Laystrom, Jr.
Address: 7201 NW 9 Street	**Address:** 1177 SE 3 Avenue
City: Plantation. FL 33317	**City:** Fort Lauderdale, FL 33316
Phone: (954) 525-3441	**Phone:** (954) 762-3400

Background Information

Application Request: To amend the restrictive note on the plat **from** 125,000 square feet of industrial use **to** 123,712 square feet of industrial use and 1 watchman's apartment within the building.

Address/Location: 405 SW 148 Avenue, Generally located on the west side of SW 148 Avenue approximately one-third of a mile south of I-595.

Land Use Plan Designation: Industrial

Zoning: M-1 (Light Industrial District)

Existing Use: Vacant

Proposed Use: Proposed for construction is a 87,462 square foot self storage facility together with a watchman's residence within the building.

Parcel Size: Approximately 2.29 acres

Surrounding Land Use:

North: I-75
South: Vacant City of Sunrise

East: Vista Filare single family development
West: I-75

Surrounding Zoning:

North: T, Transportation District
South: City of Sunrise
East: R-5, Low Medium Dwelling Density (Residential 5 du/ac)
West: T, Transportation

Zoning History

Related Zoning History: None

Previous Request on same property: Town Council approved a rezoning request from T, Transportation District to M-1, Light Industrial District, (ZB 10-1-97) by Ordinance No. 98-3, together with a voluntary deed restriction, on seconding reading January 7, 1998.

The subject plat was recorded by Broward County on July 30, 1999, Plat Book 167, Page 24 of the Broward County records.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

Subsections 12-32(C) and 12-34(W)(2) permit watchman's residence within the M-1 District.

Comprehensive Plan Considerations

Planning Area: The proposed plat is in Planning Area 3 which is bound by I-595 on the north, I-75 on the west side, SW 14 Street on the south and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwelling per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home park subdivisions. Additional residential development at a density of between 6 and 7 dwelling units per acre is underway between Shenandoah and State Road 84, to be called Poinciana Parc. Commercial development lines State Road 84 corridor.

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 113.

Concurrency Considerations: Based upon the most recently distributed edition of the

The application 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/Findings of Fact

The plat amendment reduces the square footage of industrial use and provides one watchman's residence with no net increase in trips.

Staff finds the plat amendment is consistent with the permitted uses of the Industrial Future Land Use Plan designation of the Comprehensive Plan, is a permitted use within the M-1 District, and will not increase trip generation committed to this plat.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 4-3-00.

Exhibits

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

Prepared By: ____

Reviewed By: ____

SUPPORT STATEMENT
SESSOMS PLAT AMENDMENTS

The owner of the property known as the Sessoms Plat is requesting two modifications to the plat that was approved by the Town Council. The subject property is located on the north side of Davie Road Extension between NW 74th Avenue and 75th Avenue. The owner of the property has proposed constructing a 5, 000 square foot office building on the west potion of the property.

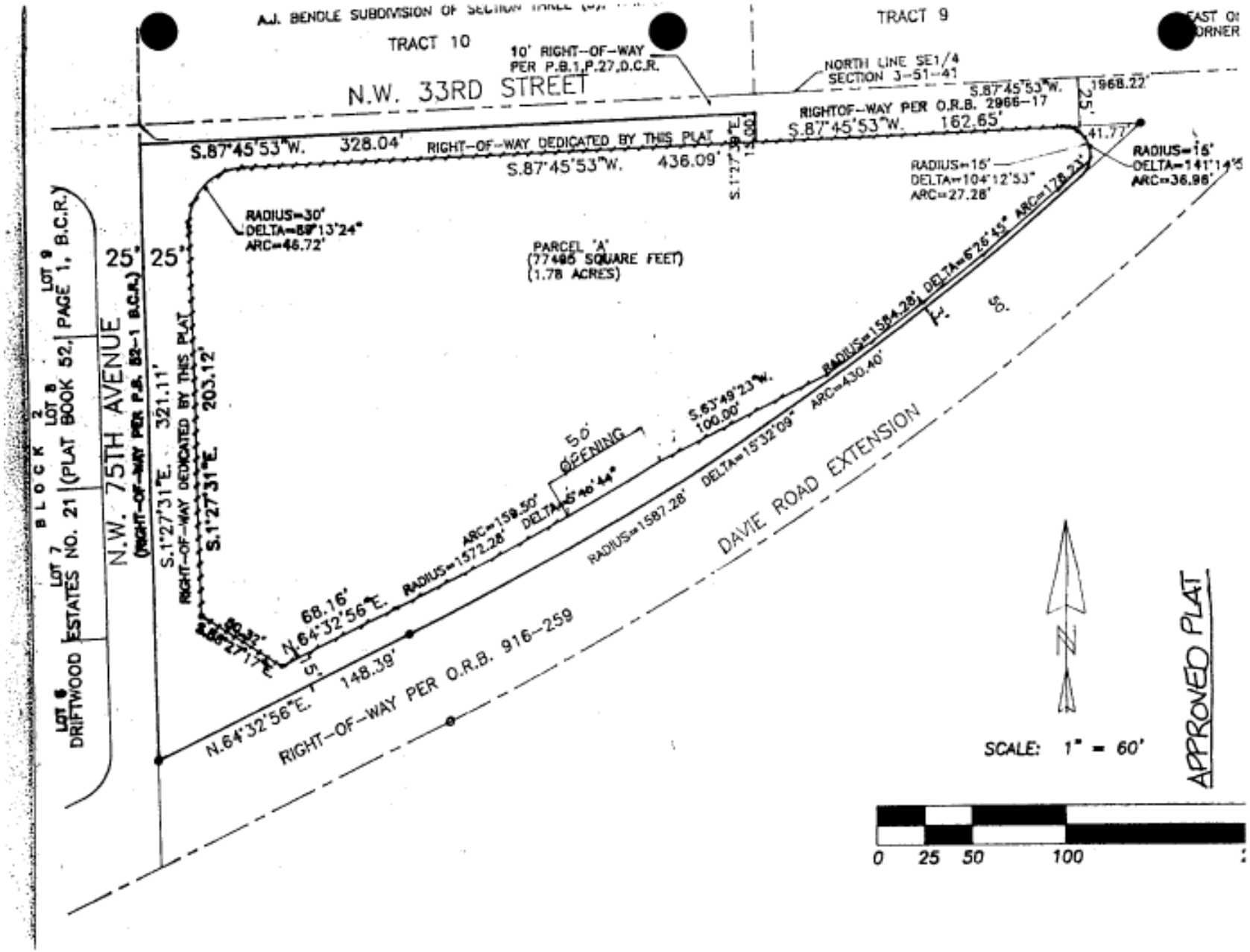
The first amendment regards the location of the access opening. Originally it had been proposed that this opening be centered on the property line on Davie Road Extension. This opening would have been located in the turn lane for NW 75th Avenue. However, Broward County decided that it wanted to have a full turn lane for the access opening, which would have required dedication of a turn lane for the entire length of the property and the construction of the turn lane from east of NW 74th Avenue to 75th Avenue. The applicant found the cost for the construction of two turn lanes to be prohibitive.

The applicant hired a traffic engineer who proposed that the access opening be moved to NW 75th Avenue. This request is based on the small number of trips that will be generated by the proposed development, the inability of this traffic to use the neighborhood streets to the north for access to Stirling Road, and that the property owner had agreed to widen and improve NW 75th Ave to its intersection with NW 33rd Street. This amendment was reviewed by the Town Engineer and Broward County Traffic Engineering and found to be acceptable.

The second amendment to the plat was a by-product of conversations with the Town Engineer. In reviewing the access opening request it was discovered that when Davie Road Extension is widened that the intersection of Davie Road Extension, NW 33rd Street and NW 74th Avenue would be both difficult to design and operate.

Since the adjacent properties do not use the eastern portion of NW 33rd Street between NW 74th and NW 75th avenues for access it was suggested to vacate a portion of Nw 33rd Street and eliminate the design and operation problems in the intersection. It was agreed that if the applicant would prepare the vacation application and the legal descriptions for the land to be vacated that the fees would be waived and the land could be added to the plat by amendment. The application for vacation has been filed by the property owner and the plat has been amended to reflect the additional land that is being added to the plat by the vacation.

To summarize the request to move the access opening will reduce the development costs and at the same time will not have any negative affects on the surrounding residential areas. The amendment to add the vacated property will simplify the intersection design at Davie Road Extension, NW 33rd Street and NW 74th Avenue and prevent a problem intersection from being built.

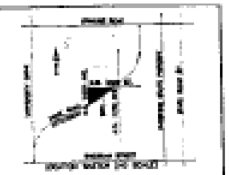

A.J. BENDLE SUBDIVISION OF SECTION
TRACT 10
TRACT 9
10' RIGHT-OF-WAY PER P.B.1,P.27,D.C.R.
N.W. 33RD STREET
NORTH LINE SE1/4 SECTION 3-51-41
S.87°45'53"W. 1968.22'
RIGHT-OF-WAY PER O.R.B. 2966-17
S.87°45'53"W. 162.65'
41.77'
S.87°45'53"W. 328.04'
RIGHT-OF-WAY DEDICATED BY THIS PLAT
S.87°45'53"W. 436.09'
RADIUS=15' DELTA=104°12'53" ARC=27.28'
RADIUS=15' DELTA=141°14'5 ARC=36.96'
RADIUS=30' DELTA=88°13'24" ARC=46.72'
PARCEL "A" (77495 SQUARE FEET) (1.78 ACRES)
25'
25'
N.W. 75TH AVENUE
(RIGHT-OF-WAY PER P.B. 82-1 B.C.R.)
BLOCK 2
LOT 7
LOT 8
LOT 9
DRIFTWOOD ESTATES NO. 21 (PLAT BOOK 52, PAGE 1, B.C.R.)
S.1°27'31"E. 321.11'
RIGHT-OF-WAY DEDICATED BY THIS PLAT
S.1°27'31"E. 203.12'
68.16'
N.64°32'56"E.
RADIUS=1572.28' ARC=159.50' DELTA=5°40'44"
5.0' OPENING
S.63°49'23"W. 100.00'
RADIUS=1587.28' DELTA=15°32'09" ARC=430.40'
RADIUS=1584.28' DELTA=6°26'45" ARC=178.23'
N.64°32'56"E. 148.39'
RIGHT-OF-WAY PER O.R.B. 916-259
DAVIE ROAD EXTENSION
N
SCALE: 1" = 60'
0 25 50 100
APPROVED PLAT

PROPOSED PLAT

PREPARED AUGUST 20, 1997 & REVISED FEBRUARY 24, 1999

SESSOMS PLAT

A REPLAT OF A PORTION OF TRACTS 61 & 62 OF A.J. BENDLE SUBDIVISION OF SECTION 3
TOWNSHIP 51 SOUTH, RANGE 41 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



DESCRIPTION

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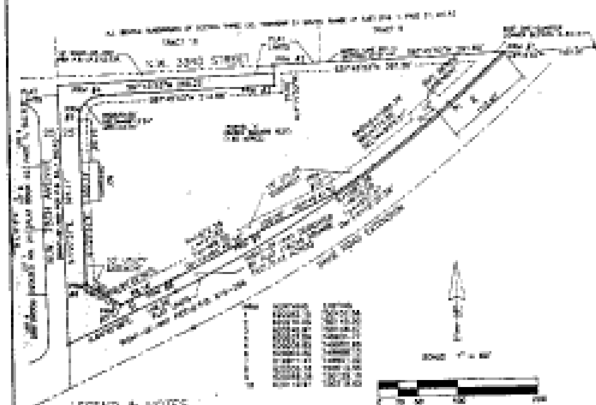


LEGEND & NOTES

[illegible]

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

THIS 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 ________ 199__.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: ________ DEPUTY

BY: ________ CHAIR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – RECORDING SECTION

THIS PLAT WAS FILED FOR RECORD THIS ____ DAY OF ________ 199__, AND RECORDED IN PLAT BOOK ____, PAGE ____, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: ________ DEPUTY

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: ________ HENRY P. COPA, DATE, DIRECTOR OF ENGINEERING, FLA. P.E. REG. NO. 10508

BY: ________ WILLIAM E. PAYNE, DATE, COUNTY SURVEYOR, PROFESSIONAL SURVEYOR & MAPPER L.S. 3565–STATE OF FLORIDA

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: ________ DIRECTOR, DATE

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 April, 199_.

BY: ________ CHAIRPERSON, DATE

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 ________ 199__.

BY: ________ ADMINISTRATOR OR DESIGNEE

CENTRAL BROWARD WATER CONTROL DISTRICT

THIS PLAT WAS APPROVED BY THE CENTRAL BROWARD DRAINAGE DISTRICT ON THE FOLLOWING DATES:

________ SECRETARY, DATE

BY: ________ CHAIRPERSON, DATE

NOTICE:

[illegible]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT FLETCHER L. SESSOMS, OWNER OF THE LANDS TO BE PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SESSOMS PLAT", A REPLAT. THE RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF: FLETCHER L. SESSOMS, HAS CAUSED THIS DEDICATION TO BE SIGNED AND SEALED THIS ____ DAY OF ________, 1999.

WITNESS: ________ PRINT NAME

WITNESS: ________ PRINT NAME

BY: ________ FLETCHER L. SESSOMS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, FLETCHER L. SESSOMS, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED, AND WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICER.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS ____ DAY OF ________ 1999.

MY COMMISSION EXPIRES: ________
COMMISSION NO.: ________

BY: ________ NOTARY PUBLIC – STATE OF FLORIDA

TOWN PLANNING AND ZONING BOARD

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

BY: ________ CHAIRMAN, DATE

DEVELOPMENT SERVICES DEPARTMENT

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

BY: ________ DIRECTOR, 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 ____ DAY OF ________, 199__.

ATTEST: ________ TOWN CLERK

APPROVED: ________ MAYOR

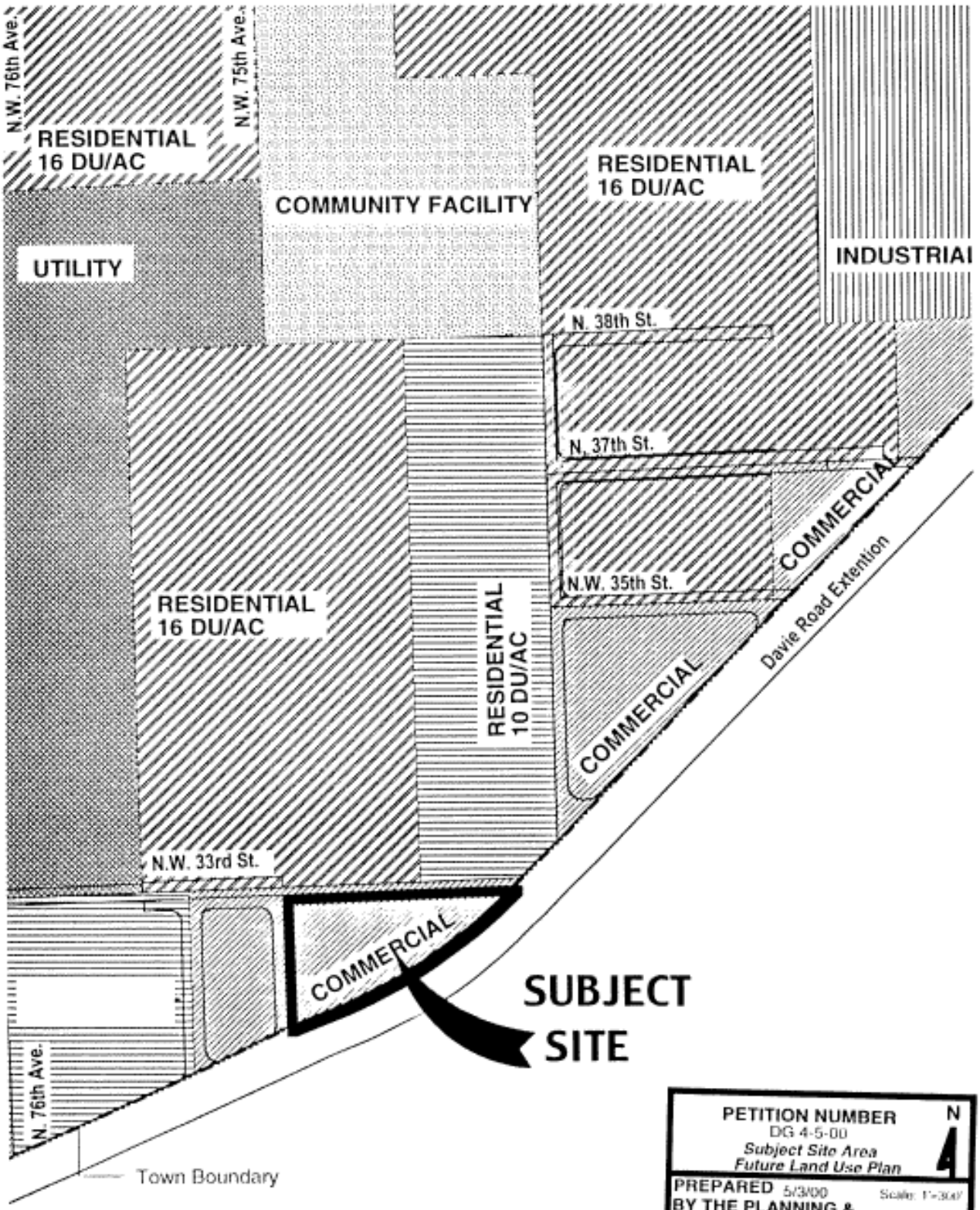
SURVEYOR'S CERTIFICATE

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 CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THE ____ DAY OF ________, 199__. 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.

BY: ________ STEPHEN H. DIBBS, PSM NO. 4084, STATE OF FLORIDA

STEPHEN H. DIBBS LAND SURVEYORS, INC.
5131 HOLLYWOOD BOULEVARD, STE. 221
HOLLYWOOD, FLORIDA
LICENSED BUSINESS NO. 3635

TOWN OF DAVIE		COUNTY SURVEYOR	COUNTY COMMISSION	COUNTY ENGINEER	SURVEYOR

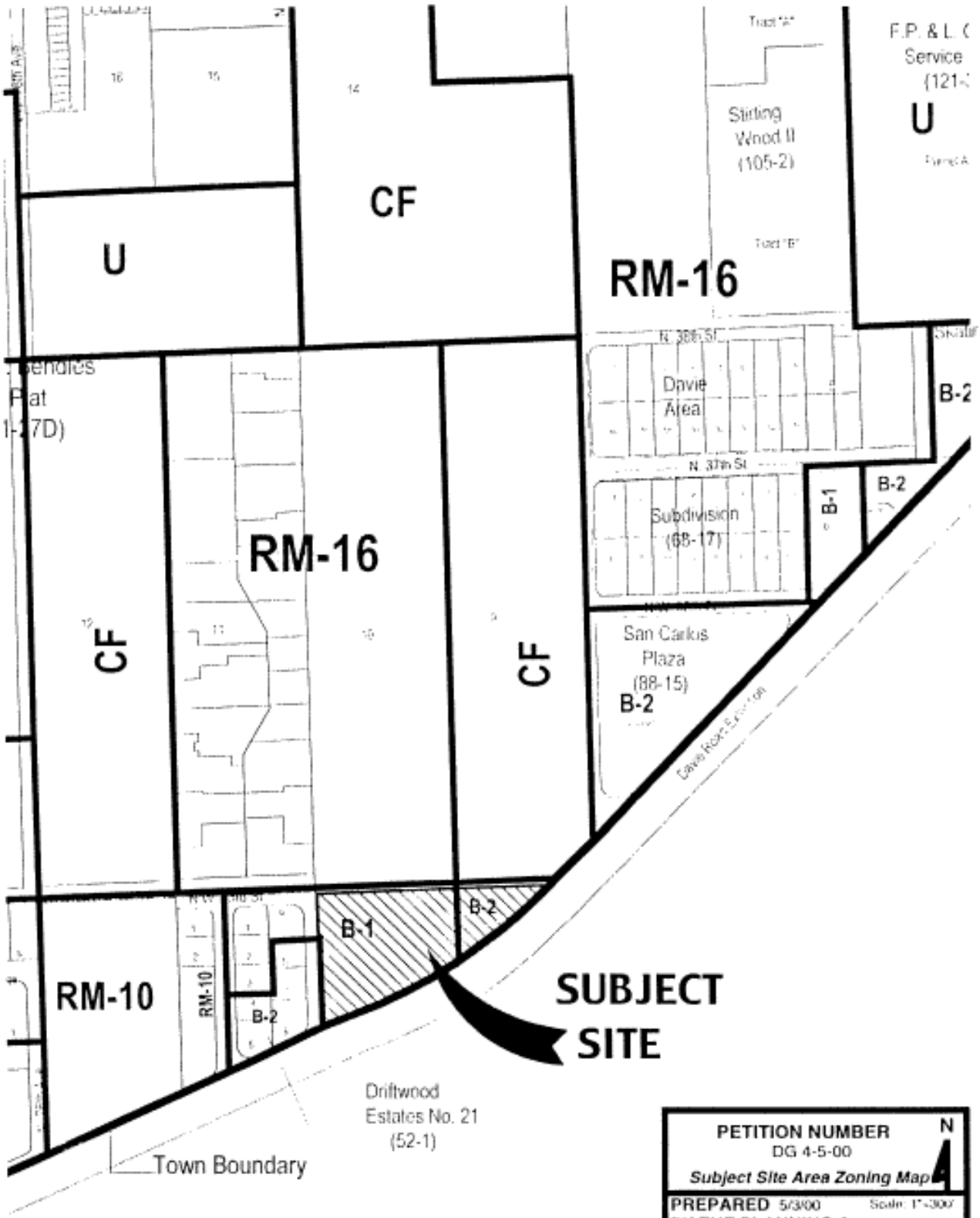


PETITION NUMBER
DG 4-5-00
Subject Site Area
Future Land Use Plan

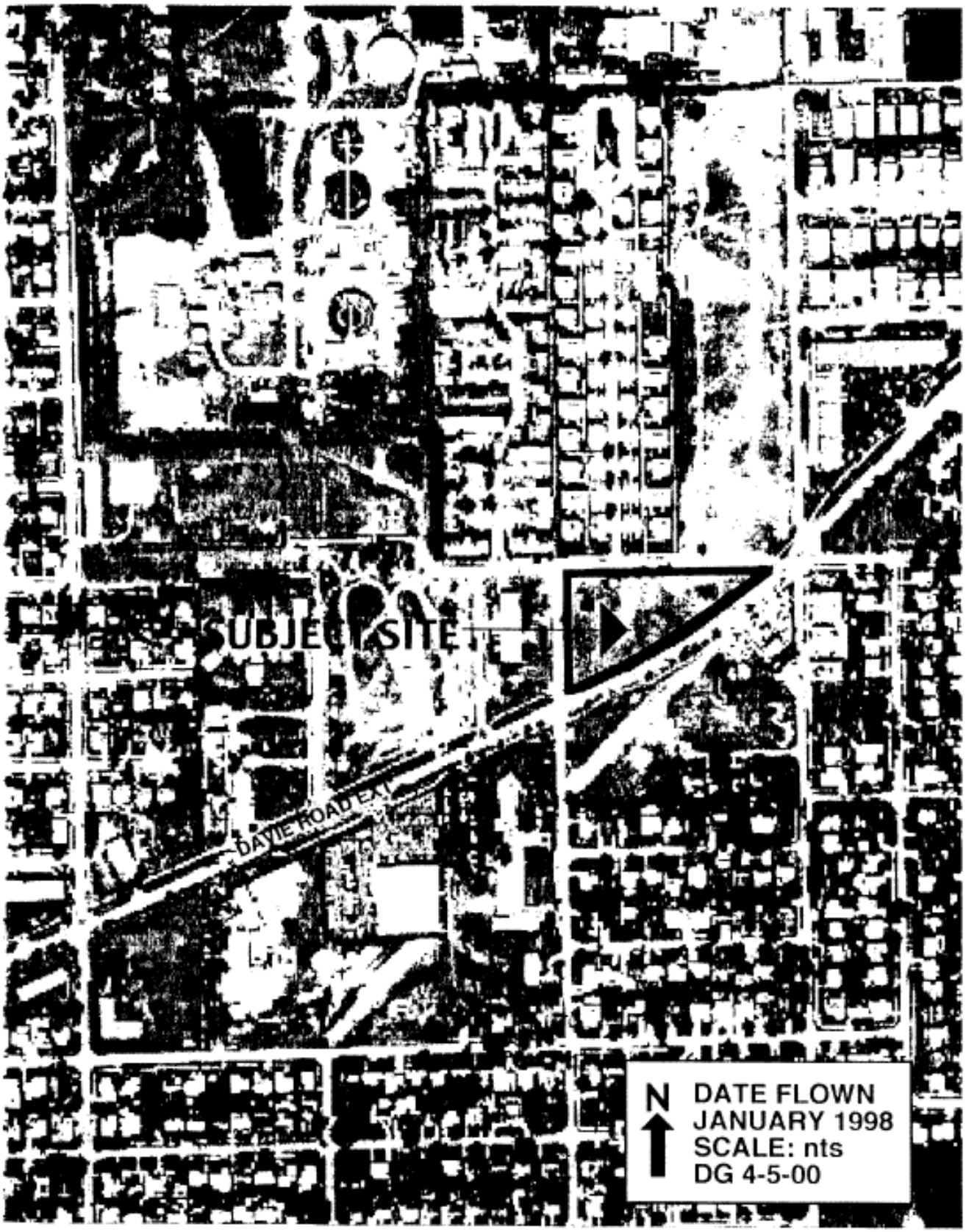
N

PREPARED 5/3/00
BY THE PLANNING &
ZONING DIVISION

Scale: 1"=300'



PETITION NUMBER
DG 4-5-00
Subject Site Area Zoning Map
N
PREPARED 5/3/00 Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION


SUBJECT SITE
DAVIE ROAD EXT
N
DATE FLOWN
JANUARY 1998
SCALE: nts
DG 4-5-00