Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment

DG 6-1-00, University Park at Davie Plat - 5400 South University Drive

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 "UNIVERSITY PARK AT DAVIE PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant proposes to amend the restrictive note on the plat **from** 90,500 square feet of office use, 8,200 square feet of day-care, 110,000 square feet of self storage, and 2,500 square feet of unrestricted commercial use **to** 93,000 square feet of office use,8,200 square feet of day-care, 110,000 square feet of self storage. 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 approve.

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

Item No.

RESOLUTION _____

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

WHEREAS, the boundary plat known as University Park at Davie Plat was recorded in the public records of Broward County in Plat Book 137, Page 32; 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 University Park at Davie 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.

Item No.

Application #: DG 6-1-00 **Revisions:**
University Park at Davie Plat

Exhibit "A"

Original Report Date: June 23, 2000

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

Applicant Information

Owner:
Name: University Park Properties

Address: 5400 South University Drive
Suite 604 & 608
City: Davie, FL 33314

Phone: (954) 434-5010

Background Information

Application Request: To amend the restrictive note on the plat **from** 90,500 square feet of office use, 8,200 square feet of day-care, 110,000 square feet of self storage, and 2,500 square feet of unrestricted commercial use **to** 93,000 square feet of office use,8,200 square feet of day-care, 110,000 square feet of self storage.

Address/Location: 5400 South University Drive, Generally located on the east side of University, 1/2 mile north of Stirling Road.

Land Use Plan Designation: Commercial/Office

Zoning: CC, Commerce Center District

Existing Use: Office Park, Day Center, and Self Storage Facility

Parcel Size: Approximately 17.877 acres

Surrounding Land Use:

North: Vacant Land
South: Vacant Land
East: Wolf Lake Park
West: Seidle Mitsubishi Auto Dealership and University Bowl Bowling Alley

Item No.

Surrounding Zoning:

North: CC, Commerce Center District
South: CC, Commerce Center District
East: RS, Recreation / Open Space District
West: B-3, Planned Business District

Zoning History

Related Zoning History: None

Previous Request on same property: Town Council approved a plat amendment to provide for 90,500 square feet of office use, 8,200 square feet of day-care, 110,000 square feet of self storage, and 2,500 square feet of unrestricted commercial use, on June 2, 1999.

The subject plat was recorded by Broward County on January 24, 1989, Plat Book 137, Page 32 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 amendment is in Planning Area 10 which includes lands located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. This planning area is in the east side of the corridor which is predominantly small scale commercial development, with multi-family residential development (one existing and one under construction) and plant nurseries on the north half of the corridor, and commerce park development and cattle grazing on commerce park zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area.

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 amendment is in Flexibility Zone 102.

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

Broward County Overcapacity Roadway Map, the subject area is not in a compact deferral area, however, the roadway segment is approaching overcapacity. 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

The plat amendment increases the permitted office building area and eliminates the unrestricted commercial use for no net increase in trips.

Staff finds the plat amendment 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 6-1-00.

Exhibits

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

Prepared By: ____

Reviewed By: ____

University Office Park

To Whom It May Concern:

I am the property manager as well as a principal of University Office Park here in Davie. When developing the site we decided to build approximately 90,000 square feet of office space and 8,000 square feet of daycare. We had converted 2500 square feet of office to retail to provide an eatery for our tenants. After one year, the proprietor of the eatery realized the tenants alone could not support this eatery, and for this reason we realized it would be beneficial for all parties to convert the space back to office use to accommodate our waiting list. If you have any questions please call the below number.

Sincerely,

Item No.

UNIVERSITY PARK AT DAVIE

A RESUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "EVERGLADES SUGAR & LAND CO. SUBDIVISION (3-67 DADE)
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

SCALE 1"=100'

RESTRICTION NOTE:

NOTES

UNIVERSITY DRIVE

PARCEL 'A'

SITE

VICINITY MAP
NOT TO SCALE

S.W. 76TH AVENUE

DESCRIPTION

CENTRAL BROWARD DRAINAGE DISTRICT

DEDICATION

ACKNOWLEDGEMENT

BROWARD COUNTY PLANNING COUNCIL

BROWARD COUNTY ENGINEERING DIVISION

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

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

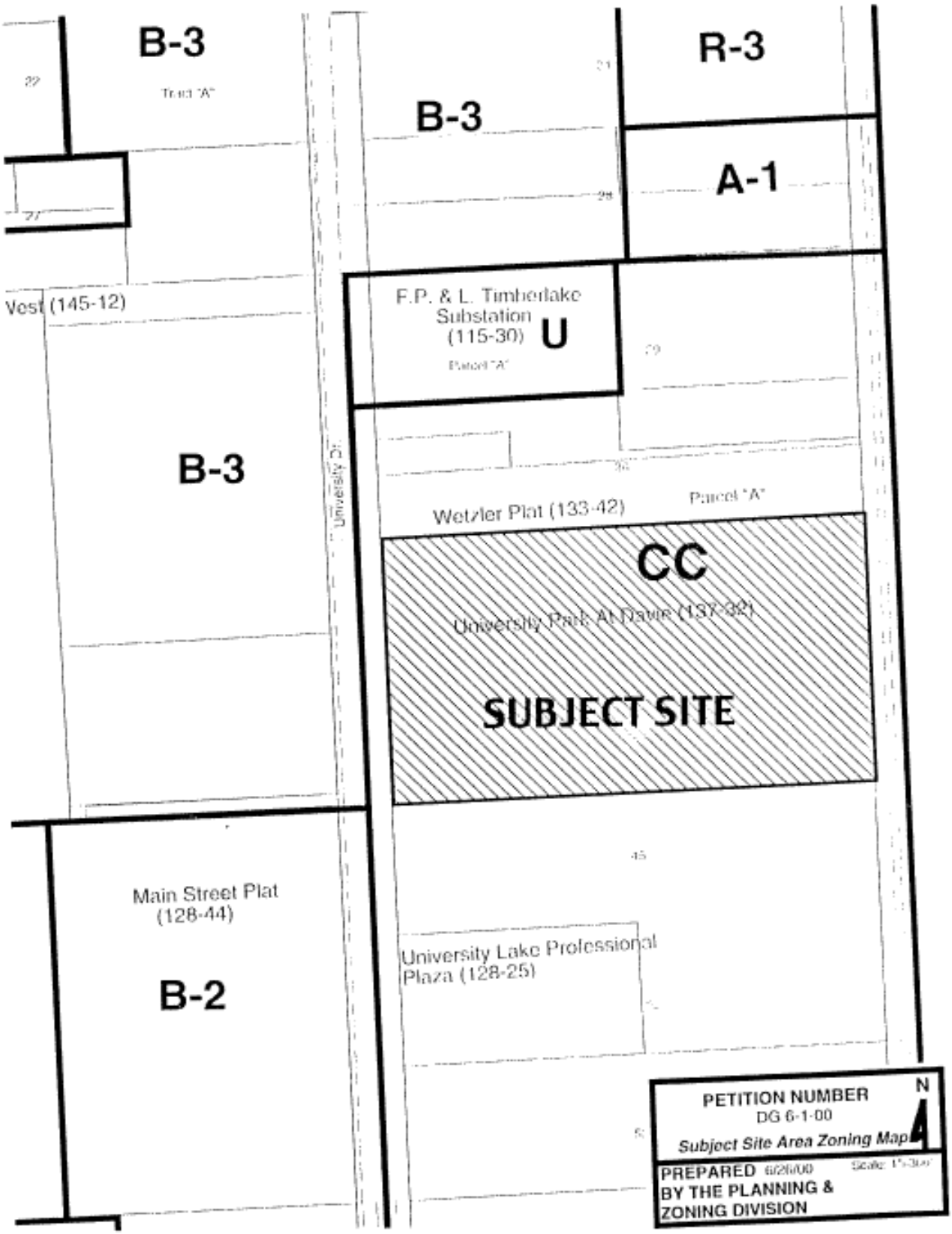
TOWN PLANNING AND ZONING BOARD

TOWN COUNCIL

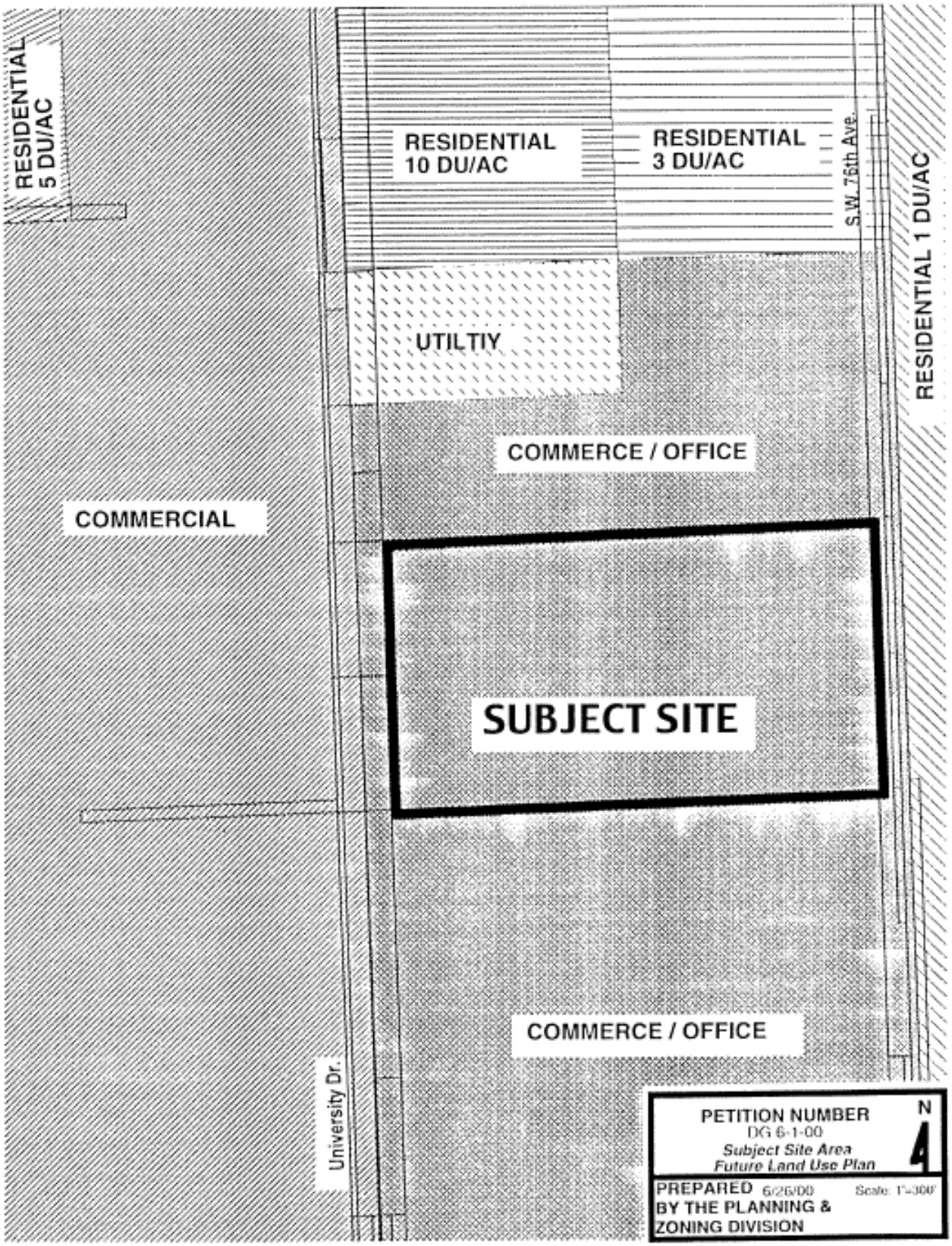
DEVELOPMENT SERVICES DEPARTMENT

SURVEYOR'S CERTIFICATE

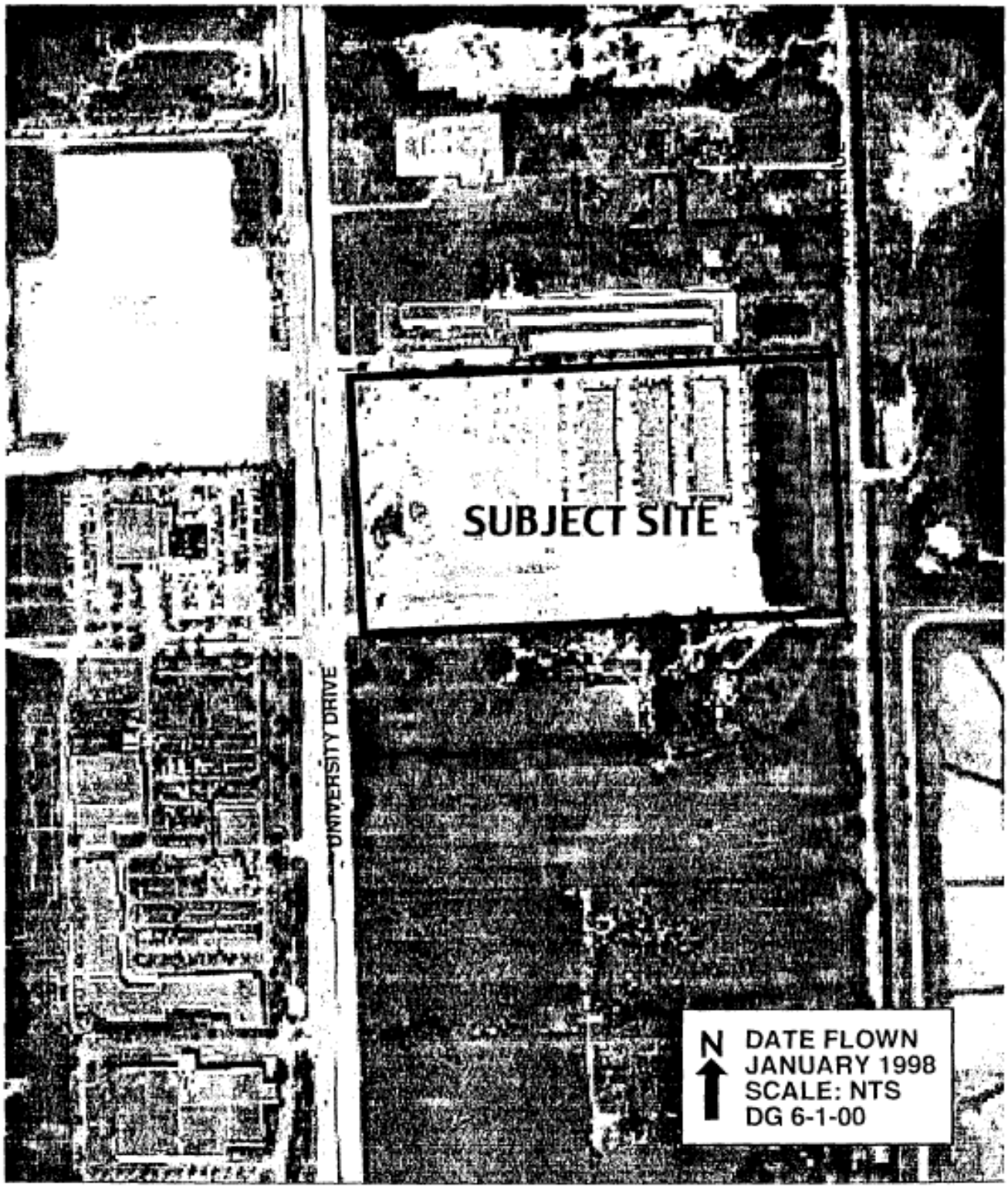
Item No.


B-3
Tract "A"
B-3
R-3
A-1
Vest (145-12)
F.P. & L. Timberlake Substation (115-30)
U
Parcel "A"
B-3
University Dr.
Wetzler Plat (133-42)
Parcel "A"
CC
University Park At Davie (137-32)
SUBJECT SITE
Main Street Plat (128-44)
B-2
University Lake Professional Plaza (128-25)
PETITION NUMBER
DG 6-1-00
Subject Site Area Zoning Map
N
PREPARED 6/26/00
BY THE PLANNING & ZONING DIVISION

Item No.


RESIDENTIAL
5 DU/AC
RESIDENTIAL
10 DU/AC
RESIDENTIAL
3 DU/AC
S.W. 76th Ave.
RESIDENTIAL 1 DU/AC
UTILTIY
COMMERCE / OFFICE
COMMERCIAL
SUBJECT SITE
COMMERCE / OFFICE
University Dr.
PETITION NUMBER
DG 6-1-00
Subject Site Area
Future Land Use Plan
N
4
PREPARED 6/26/00
Scale: 1"=300'
BY THE PLANNING &
ZONING DIVISION

Item No.


SUBJECT SITE
UNIVERSITY DRIVE
N
DATE FLOWN
JANUARY 1998
SCALE: NTS
DG 6-1-00

Item No.