



Town Council Agenda Report

SUBJECT: Resolution - Plat

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "UNIVERSITY PARC PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

(P 5-2-00 - CCL Consultants, Inc., Petitioner/Sundance at Davie, Inc., Owner - 7085 Nova Drive and 2200 SW 71 Terrace, Generally located on the northeast corner of Nova Drive and SW 71 Terrace)

REPORT IN BRIEF:

The proposed plat consists of 9.786 acres and restricts development to 94 multi-family units on Parcel "A" with access from Nova Drive to the south and SW 71 Terrace to the west and 140,000 square feet of industrial use with 1,200 square feet of watchman's quarters on Parcel "B" with access from SW 71 Terrace.

The plat is in conformance with Town Code requirements and can be considered in final form.

PREVIOUS ACTIONS:

None

CONCURRENCES:

Planning and Zoning Board recommended approval subject to the Planning Report (Motion carried 4-0, Mr. Davis absent, July 12, 2000).

FISCAL IMPACT

Is appropriation required?	no
Funding appropriated?	no

RECOMMENDATION(S): Motion to approve the resolution.

Attachment(s): Resolution with backup, Land Use map, Subject Site map, and Aerial.



RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "UNIVERSITY PARC PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the University Parc Plat has been approved by the Town Planning and Zoning Board on July 12, 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as the University Parc Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie

SECTION 4. 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 #: P 5-2-00
University Parc

Revisions:

Exhibit "A"

Original Report Date: June 30, 2000

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

APPLICANT INFORMATION

Owner

Name: Sundance at Davie, Inc.

Agent

Name: CCL Consultants, Inc.

Address: 3971 SW 8 Street,
Suite 205

Address: 2200 Park Central Blvd.

City: Miami, FL 33134

City: Pompano Beach, FL 33064

Phone: (954) 981-1154

Phone: (954) 974-2200

BACKGROUND INFORMATION

Application Request: Approval of a subdivision plat.

Address/Location: 7085 Nova Drive and 2200 SW 71 Terrace, Generally located on the northeast corner of Nova Drive and SW 71 Terrace.

Land Use Designation: RAC, (Regional Activity Center)

Existing Zoning: R-4A (Old Code) and M-1 (Old Code)

Existing Use: Vacant

Proposed Use: 94 multi family units on Parcel "A" and 140,000 square feet of industrial use with 1,200 square feet watchman's quarters on Parcel "B"

Parcel Size: 9.786 net acres (426,295 square feet)

Surrounding Land Use:

North: Hayberg Industrial Park and I-595 Business Center (under construction)

South: Nova Gardens Condo.

East: Nova Villas Condo. and Nova Enterprises Industrial Park

West: Arista Park Condo. and Village of Arista Park Townhouses

Surrounding Zoning:

North: M-1 Old Code (Light Industrial District)

South: RM- 16 (Residential Multi-family (16 du/ac))

East: R-4A Old Code (Planned Apartment District) and M-1 Old Code (Light Industrial District)

West: R-4A Old Code (Planned Apartment District) and R-6 Old Code (Hotel District)

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: In April 1999, this same property owner petitioned the Town to rezone all of said property to the M-1, Light Industrial District to accommodate a self-storage facility (ZB 4-2-99). On May 26, 1999, the Planning and Zoning Board recommended denial of the request. In July 1999, the petitioner withdrew the petition prior to presentation to the Town Council.

Town Council is considering a rezoning request (ZB 12-2-99) utilizing residential to commercial flexibility on seconding reading February 3, 1999, from AG, Agricultural District to BP, Business Park District for 6.45 acres.

DEVELOPMENT PLAN DETAILS

Development Details:

The applicant's submission indicates the following:

1. The site area consists of 426,295 square feet (9.786 net acres). Consisting of approximately 6.112 acres for 94 multi-family units on Parcel "A" and 3.888 acres for 140,000 square feet of industrial use on Parcel "B".
2. The plat provides for non-vehicular access line except for two 60' access openings along SW 71 Terrace, one centered 287.50 feet north from the corner chord and the other opening centered 110' south of the northwest corner of the plat. The plat also provides for a non-vehicular access line along Nova Drive except for a 50' access opening centered 225.77' west of the southeast corner of the plat.
3. Drainage/Open Space information: Will be addressed during the of site plan review process.

Summary of Significant Development Review Agency Comments

None

Application Codes and Ordinances

Land Development Code Section 12-360(B)(1) provides that no application for a building permit for the construction of a principal building on a parcel of land shall be approved unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The subject site is located within planning area 6, generally located south of State Road 84, east of University Drive and north of Nova Drive. The majority of this planning area is industrially zoned and land used plan designated. There is one large retail center which is located on the southeast corner of University Drive and State Road 84. Commercial flex has been applied to industrially land use plan designated lands on Nova Drive.

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

Concurrency Considerations: Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Staff Analysis/Findings of Fact

The proposed plat is consistent with the Comprehensive Plan and Land Development Code regulations.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. The developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure the following improvements:
 - a. Two right turn lanes on Nova Drive.
 - b. One left turn lane on SW 71 Terrace.
 - c. Sidewalk for the length of the plat on Nova Drive and SW 71 Terrace.

Planning and Zoning Board

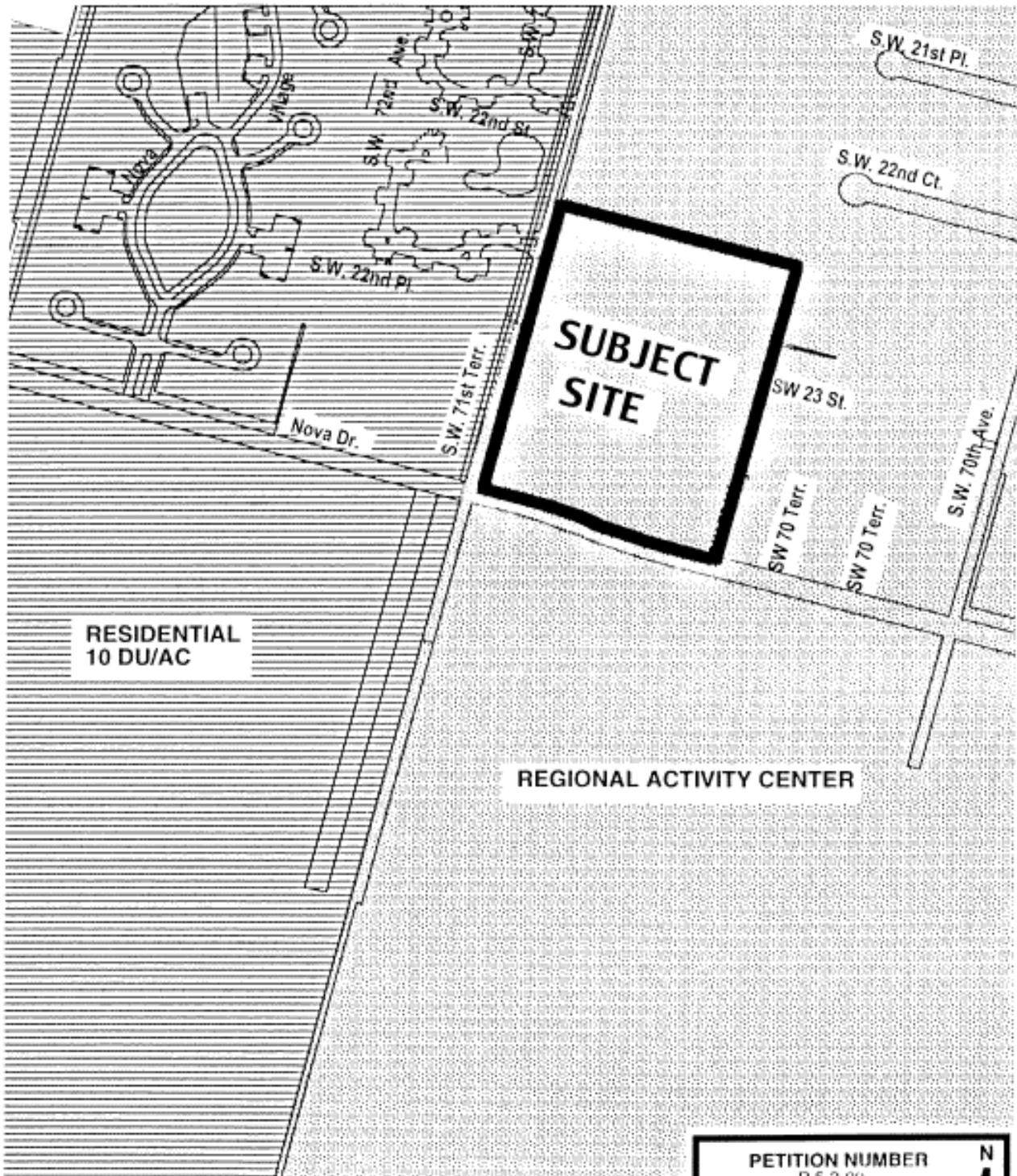
PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion carried: 4-0, Larry Davis absent, July 12, 2000).

Exhibits

Resolution with backup, Land Use Map, Subject Site Map, Aerial.

Prepared By: ____

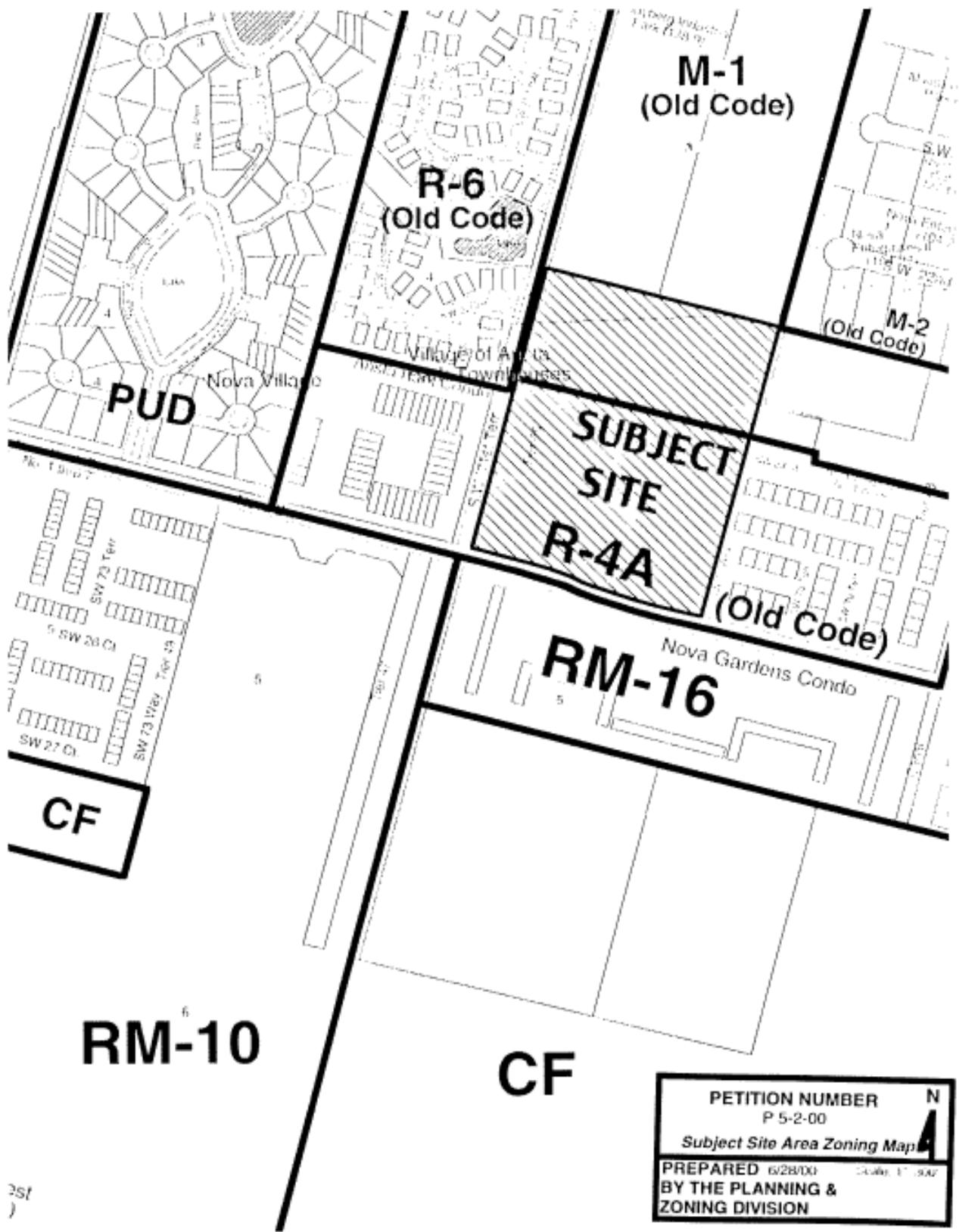
Reviewed By: ____



RESIDENTIAL
10 DU/AC

REGIONAL ACTIVITY CENTER

PETITION NUMBER P 5-2-00 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 
PREPARED 6/28/00 <i>Scale: 1"=300'</i> BY THE PLANNING & ZONING DIVISION		



M-1
(Old Code)

R-6
(Old Code)

M-2
(Old Code)

PUD

SUBJECT SITE
R-4A
(Old Code)

RM-16

CF

RM-10

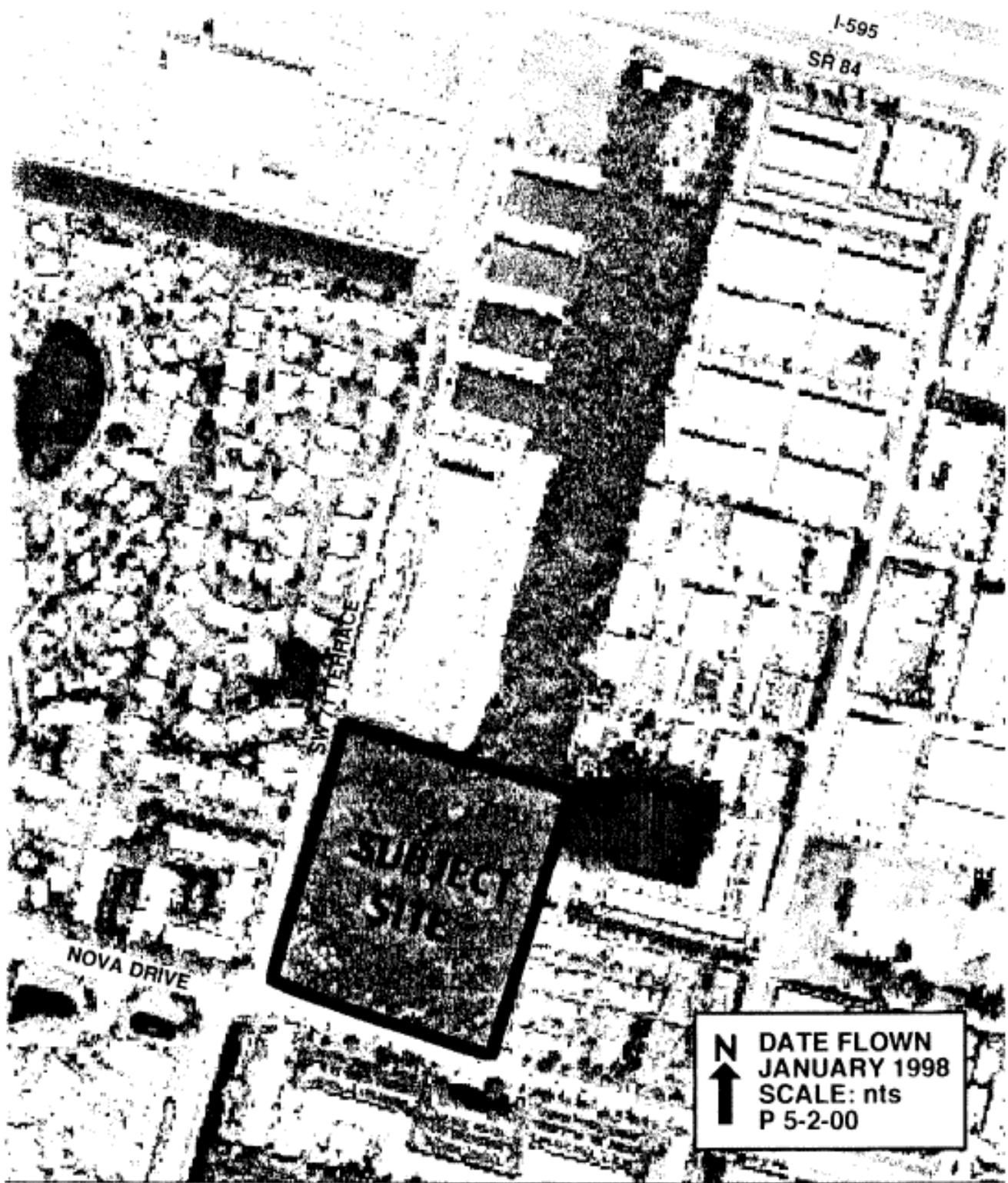
CF

PETITION NUMBER
P 5-2-00
Subject Site Area Zoning Map
PREPARED 6/28/00
BY THE PLANNING &
ZONING DIVISION

N



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I-595

SR 84

SUNSHINE TERRACE

NOVA DRIVE

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
P 5-2-00