

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP (797-1101)

SUBJECT: Resolution - Plat

P 9-1-00, Davie Professional Building Plat, 4179 Davie Road

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE DAVIE PROFESSIONAL BUILDING 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.

REPORT IN BRIEF:

The proposed plat consists of approximately 0.107 acres shown as Parcel A. Proposed for the site are 6,300 square feet of office use with access provided from Davie Road.

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

PREVIOUS ACTIONS: None

CONCURRENCES:

The Planning and Zoning Board motion to recommend approval subject to staff recommendations (Motion carried: 5-0) January 10, 2001 meeting.

FISCAL IMPACT: Not Applicable

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 THE DAVIE PROFESSIONAL BUILDING 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 proposed boundary plat to be known as the Davie Professional Building Plat has been approved by the Town Planning and Zoning Board on January 10, 2001.

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

SECTION 1. The boundary plat known as the Davie Professional Building 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 _____, 2001.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: P 9-1-00

Revisions:

Exhibit "A": Davie Professional Building Plat

Original Report Date: December 13, 2000

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

APPLICANT INFORMATION

Owner

Name: Davie Professional Bldg., Inc.

Address: 8001 SW 36 Street
Suite 10

City: Davie, FL 33328

Phone: (954) 474-9000

Agent

Name: Carnahan Proctor Cross

Address: 6101 West Atlantic Blvd.

City: Margate, FL 33063

Phone: (954) 972-3959

BACKGROUND INFORMATION

Application Request: Approval of a boundary plat.

Address/Location: 4179 Davie Road, Generally located on the west side of Davie Road approximately 1/4 mile north of Orange Drive.

Land Use Designation: Regional Activity Center

Existing Zoning: B-2, Community Business District (Western Theme)

Existing Use: Vacant

Proposed Use: 6,300 square feet of office use

Parcel Size: 0.107 acres (4,646.82 square feet)

Surrounding Land Use:

North: Office Building

South: Davie/Cooper City Chamber of Commerce

East: Davie Road and Retail Shopping Center

West: Parking Lot for Office Building

Surrounding Zoning:

North: B-2, Community Business District (Western Theme)

South: B-2, Community Business District (Western Theme)

East: B-2, Community Business District (Western Theme)

West: B-2, Community Business District (Western Theme)

ZONING HISTORY

Related Zoning History: Subject site is within the Western Theme District.

Previous Request on same property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The applicant's submission indicates the following:

1. The site area consists of 4,646.82 square feet.
2. The plat provides for a non-vehicular access line along the entire east limits of the plat. Access to the parcel is being provided from the existing office building site adjacent to the proposed plat.
3. Drainage/Open Space information: Will be addressed during the site plan review process.

Summary of Significant Development Review Agency Comments

The Engineering Department recommends approval of the proposed request.

Application Codes and Ordinances

Land Development Code Section 12-360(B)(1) precludes issuance of a non-residential building permit on land under 5 acres in area which is not specifically delineated on a plat recorded in Broward County subsequent to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The subject site is located within Planning Area 8, which is the “heart” of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve rapidly growing South Florida Education Center. The planning area also encompasses the downtown Davie Business District, where western-theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities recently annexed into the Town, and industrial land. Planning Area 8 contains the Only CBDG redevelopment target area within the Town.

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.

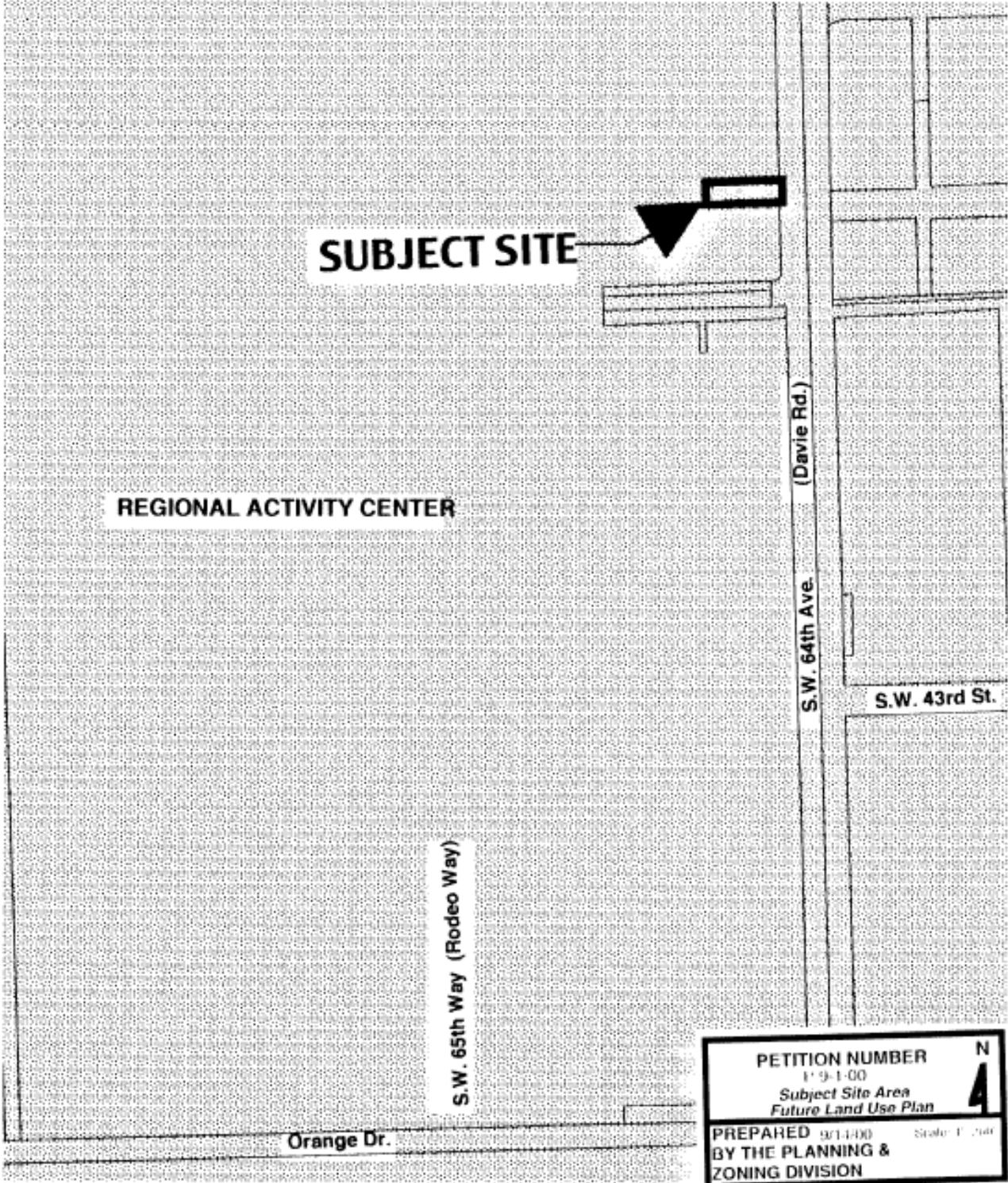
Planning and Zoning Board

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board motion to recommend approval subject to staff recommendations (Motion carried: 5-0) January 10, 2001 meeting.

Exhibits

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

Prepared By: ____ Reviewed By: ____



SUBJECT SITE

REGIONAL ACTIVITY CENTER

S.W. 64th Ave. (Davie Rd.)

S.W. 43rd St.

S.W. 65th Way (Rodeo Way)

Orange Dr.

PETITION NUMBER P 9-1-00 <i>Subject Site Area</i> <i>Future Land Use Plan</i>	N 4
PREPARED 07/11/00 <small>Scale: 1" = 200'</small> BY THE PLANNING & ZONING DIVISION	

RM-16

Brentwood Townhouse
Condos 1 Thru 3

Brentwood Townhouse
Condos No. 4

Brentwood West
Townhouse Condo

S.W. 64th Ave

Misc

SUBJECT SITE

Orange Blossom
Mobile Home Park

Rodeo
Arena

6

Day
Block
(

MH-10

RS

CF

B-2

45

46

S.W. 65th Way (Rodeo way)

CF

5

B-3

Davie Town
Hall

Orange Dr.

PETITION NUMBER P 9-1-00 Subject Site Area Zoning Map 4	N
PREPARED 9/14/00 Scale 1"=50' BY THE PLANNING & ZONING DIVISION	



SUBJECT SITE

SW 42 ST.

DAVIE ROAD

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
P 9-1-00