

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP
(954) 797-1101

SUBJECT: Resolution - Plat Amendment

DG 5-1-01 Main Street Plat - 5645 South University Drive

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE INGRESS AND EGRESS EASEMENT OF THE "MAIN STREET PLAT", AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF:

The petitioner has requested to move the existing 60' by 75' right turn only ingress and egress easement, located 470 feet from the southern limit of the "Main Street Plat" (128-44) along University Drive, 35 feet to the south in order for the centerline of the easement to be located over the centerline of the existing access driveway. Staff has no objection to this request to make the plat consistent with existing site conditions.

PREVIOUS ACTIONS: None.

CONCURRENCES: None.

FISCAL IMPACT: None.

RECOMMENDATION(S): Motion to Approve.

Attachment(s): Resolution, Planning Report, Plat, Existing ingress and egress easement, Proposed ingress and egress easement, Landuse map, Subject site map, Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE INGRESS AND EGRESS EASEMENT OF THE "MAIN STREET PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Main Street Plat was recorded in the public records of Broward County in Plat Book 128, Page 44; and

WHEREAS, the owners desire to amend the ingress and egress easement associated with said plat; and

WHEREAS, Broward County requires the Town of Davie to concur with this amendment prior to a review of the proposed amendment 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 amendment to the ingress and egress easement shown on the Main Street 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 _____, 2001.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: DG 5-1-01

Revisions:

Exhibit "A"

Original Report Date: 6/15/01

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

APPLICANT INFORMATION

Owner:

Name: Davie Square Associates
Address: 1645 SE 3 Court
City: Deerfield Beach, FL 33441
Phone: (954)420-1001

Agent:

Name: Gary G. Bloom, P.E.
Address: 3109 Stirling Road, Suite 201
City: Fort Lauderdale, FL 33312
Phone: (954)986-9899

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to move the existing 60' by 75' right turn only ingress and egress easement, located 470 feet from the southern limit of the "Main Street Plat" (128-44) along University Drive, 35 feet to the south in order for the centerline of the easement to be located over the centerline of the existing access driveway.

Address/Location: 5645 South University Drive/Generally located on the west side of University Drive, approximately 1300 feet north of Stirling Road.

Future Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Davie Shopping Plaza

Proposed Use: same

Parcel Size: 15.35 acres (668, 414 square feet)

Surrounding Uses:
North: University Dodge
South: future Home Depot
East: Vacant
West: Vacant

**Surrounding Land
Use Plan Designation:**
Commercial
Commercial
Commerce/Office
Commercial

Surrounding Zoning:

North: B-3, Planned Business Center District
South: B-2, Community Business District

East: B-1, Neighborhood Business District
West: CC, Commerce Center District

ZONING HISTORY

Related Zoning History: None.

Previous Request on same property:

1. Town Council approved the plat request, P 3-4-85 "Main Street Plat" (128-44), on May 1, 1985, with a plat note restricting the plat to 114,484 square feet of commercial use and 31,628 square feet of office use.
2. Town Council approved the site plan request, SP 2-3-00 Davie Square Shopping Center, on November 15, 2000.

Summary of Significant Development Review Agency Comments

The Engineering Department has no objections to the request.

Applicable Codes and Ordinances

None.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern 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. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

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.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Concurrency Considerations: The application indicates no increase in trips on the roadway network.

Applicable Goals, Objectives & Policies: None.

Staff Analysis/Findings of Fact

This modification to the “Main Street Plat” (128-44) ingress and egress easement will make plat the consistent with existing site conditions. Staff has no objection.

Staff Recommendation

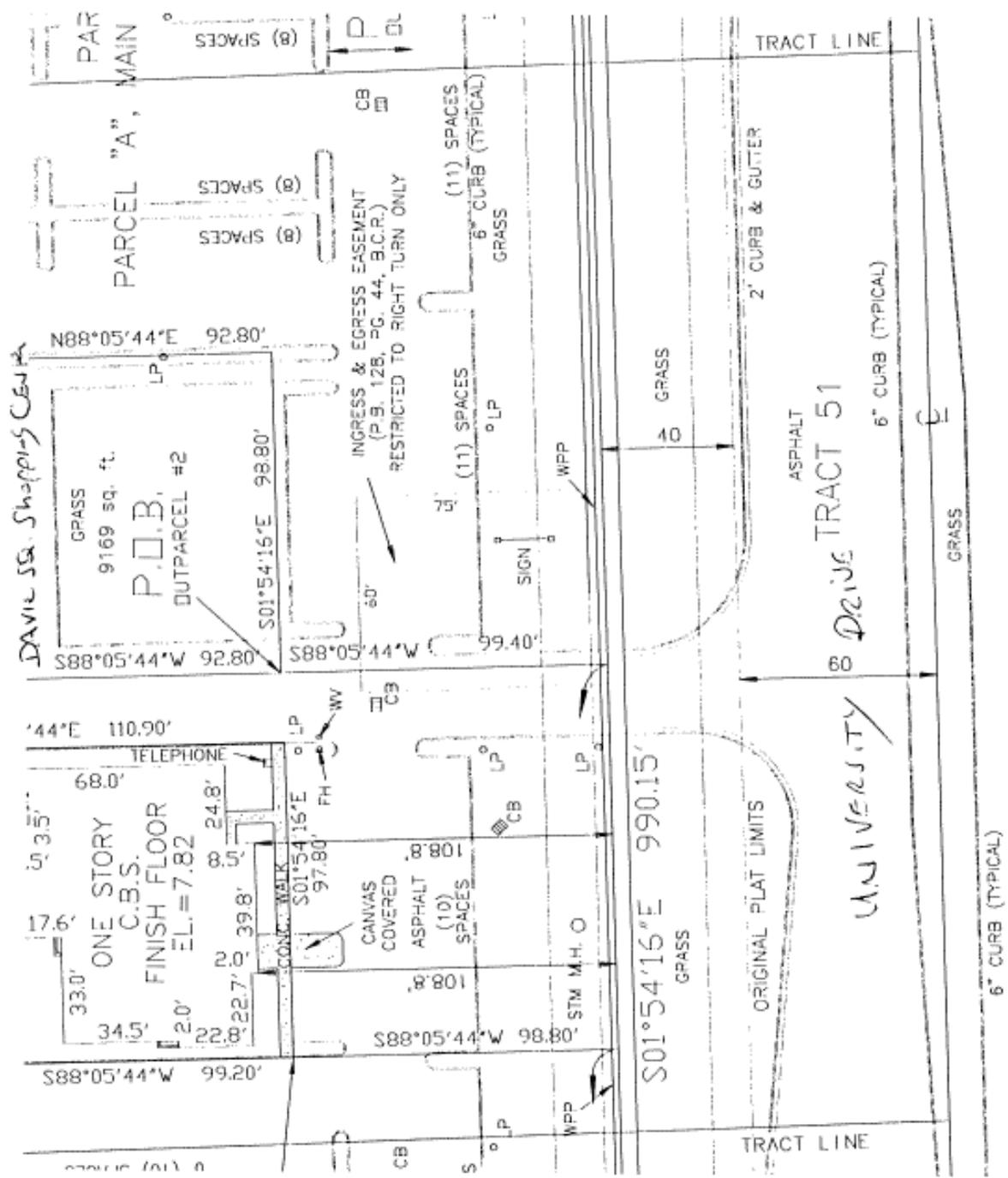
Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval**, of petition DG 5-1-01.

Exhibits

1. Resolution
2. Plat
3. Existing ingress and egress easement
4. Proposed ingress and egress easement
5. Landuse map
6. Subject site map
7. Aerial

Prepared by: _____

Reviewed by: _____



Dave Square Shopping Center
 Job No 2057
 DATE: April 30, 2001

ESIDENTIAL
3 DU/AC

COMMUNITY
FACILITY

RESIDENTIAL
3 DU/AC

S.W. 82nd Ave.

COMMERCIAL

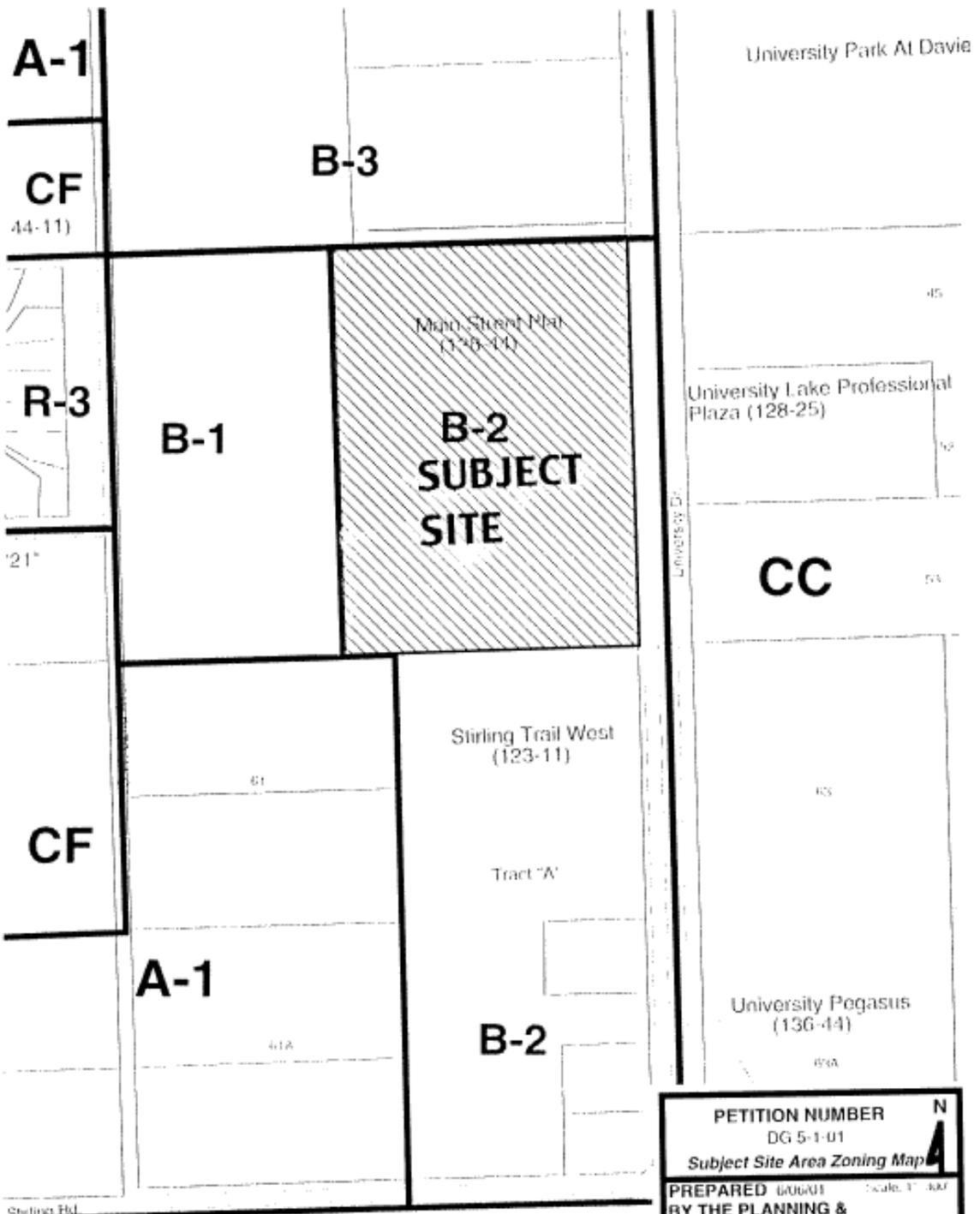
**SUBJECT
SITE**

University Dr.

COMMERCE / OFFICE

Stirling Road

PETITION NUMBER DG 5-1-01 Subject Site Area Future Land Use Plan	N 4
PREPARED 6/06/01 BY THE PLANNING & ZONING DIVISION	Scale: 1"=50'





**SUBJECT
SITE**

SW 82 AVENUE

UNIVERSITY DRIVE

STIRLING ROAD

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
DG 5-1-01