

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers
FROM/PHONE: Mark A. Kutney, AICP (797-1101)
SUBJECT: Resolution - Plat

Application No., Project Name and Location:
P 4-1-01, Hacienda Substation Plat, Generally located in the southeast corner of Oakes Road and Kean Road.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "HACIENDA SUBSTATION 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 666,729.36 square feet (15.306 acres) for the proposed development of FPL Substation on Tract "A" of the plat and future industrial property on Tract "B". The plat provides for one 60' access opening off of Oakes Road on Tract "A" of the plat located along the north limits approximately 160' west of the east limits of the plat and two access openings for Tract B located along the west limits, off of Keans Road which provides an opening located approximately 165' south of the north limits of Tract B and another 60' opening located 156' north of the south limits of the plat.

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 5-0, August 8, 2001).

RECOMMENDATION(S): Motion to approve the plat.

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, "HACIENDA SUBSTATION 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 plat of the subdivision to be known as the Hacienda Substation Plat has been approved by the Town Planning and Zoning Board on June 27, 2001.

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

SECTION 1. The plat of the subdivision known as the Hacienda Substation 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 4-1-01
Hacienda Substation Plat

Revisions:

Exhibit "A":

Original Report Date: June 19, 2001

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

APPLICANT INFORMATION

Owner/Agent

Name: Florida Power & Light Co.

Agent: Joe Lammert, Contract Siting Specialist

Address: 700 Universe Blvd.

City: Juno Beach, FL 33408

Phone: (561) 694-3273

BACKGROUND INFORMATION

Application Request: Approval of a subdivision plat.

Address/Location: 4900 Oakes Road, Generally located at the southeast corner of Oakes Road and Kean Road.

Land Use Plan Designation: Industrial

Zoning: M-4, Light Heavy Industrial District, (Hacienda Village)

Existing Use: Vacant Land

Proposed Use: FPL Substation and future industrial property

Parcel Size: 15.306 acres (666,729.36 square feet)

Surrounding Land Use:

Land Use Plan Designation

North: Office/Warehouse & Concrete Plant	Industrial
South: New Town Commerce Ctr.	Industrial
East: Office Warehouse & New Town Business Center	Industrial
West: Broward Business Park & Sadisco Auto Storage	Industrial

Surrounding Zoning:

North: M-4, Limited Heavy Industrial District, (County)
South: M-3, Planned Industrial Park
East: M-2, Medium Industrial District, M-4, Limited Heavy Industrial District, (Hacienda Village) and M-3, Planned Industrial Park
West: M-4, Limited Heavy Industrial District, (Hacienda Village)

ZONING HISTORY

Related Zoning History: Subject site was annexed into the Town of Davie by Resolution No. 84-127 and Senate Bill 1146, on September 4, 1984, after Hacienda Village was dissolved by the Legislature.

Previous Request on same property: A rezoning request was approved by Town Council at second reading on July 18, 2001, to rezone the subject site **from** M-4, Light Heavy Industrial District, Hacienda Village **to** U, Utility District and M-2, Medium Industrial District.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 666,729.36 square feet (15.306 acres) for the proposed development of FPL Substation on Tract "A" of the plat and future industrial property on Tract "B". The plat provides for one 60' access opening on Tract "A" of the plat located along the north limits approximately 160' west of the east limits of the plat and two access opening for Tract B located along the west limits which provides an opening located approximately 165' south of the north limits of Tract B and another 60' opening located 156' north of the south limits of the plat.
2. Drainage for the proposed project will be provided through dry retention, 100 percent on-site with no outfall and is also designed for a 25 year, 3 day storm. Details of the drainage system will be provided with the site plan submission.

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: This property falls within Planning Area 6. This planning area is generally located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along State Road 7 corridor. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's non-residential tax base for the future.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 58.

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.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development Regulations.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following Engineering and staff comments being reflected on the plat prior to Town

Council consideration:

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

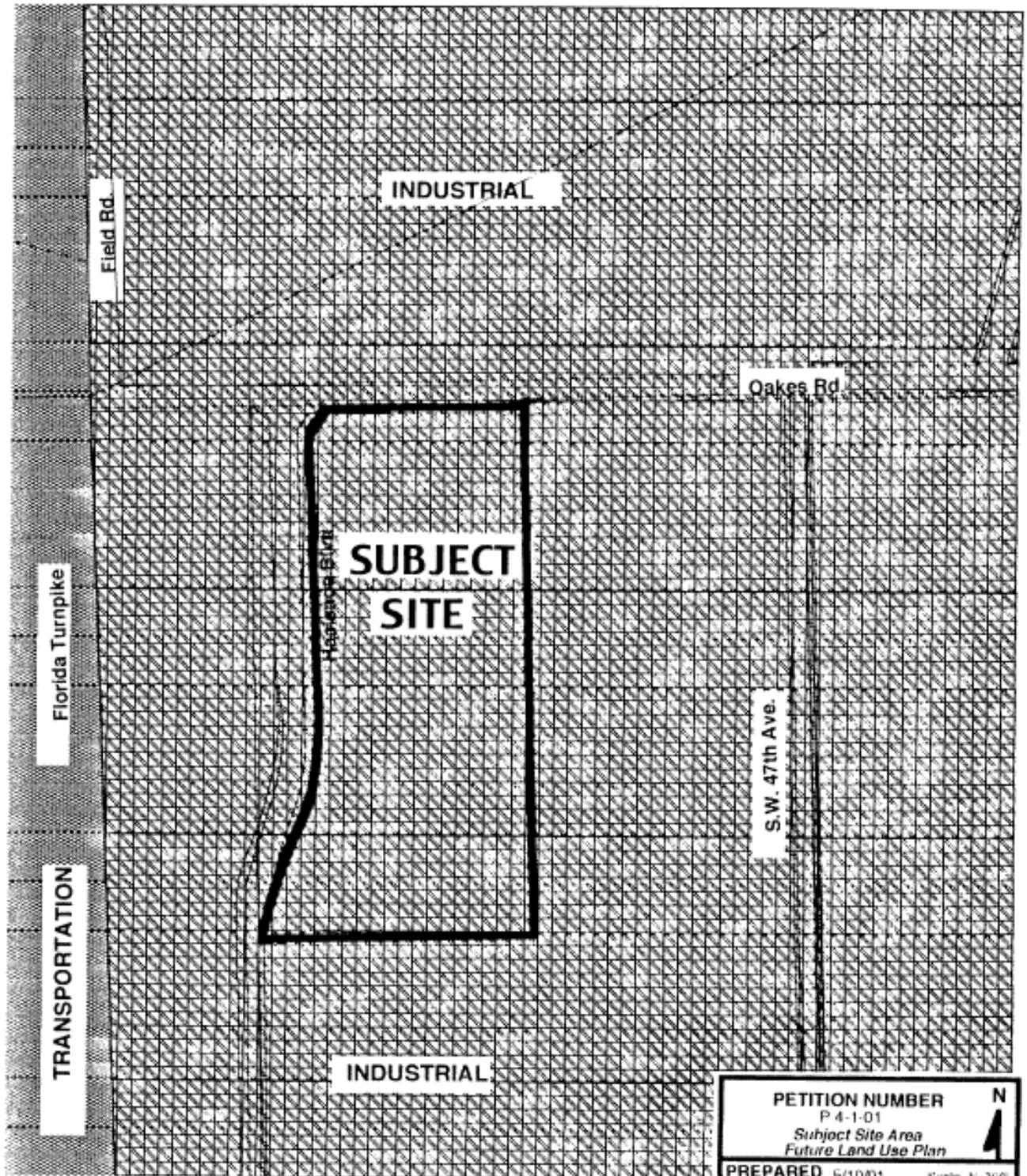
PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion carried: 5-0, August 8, 2001).

Exhibits

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

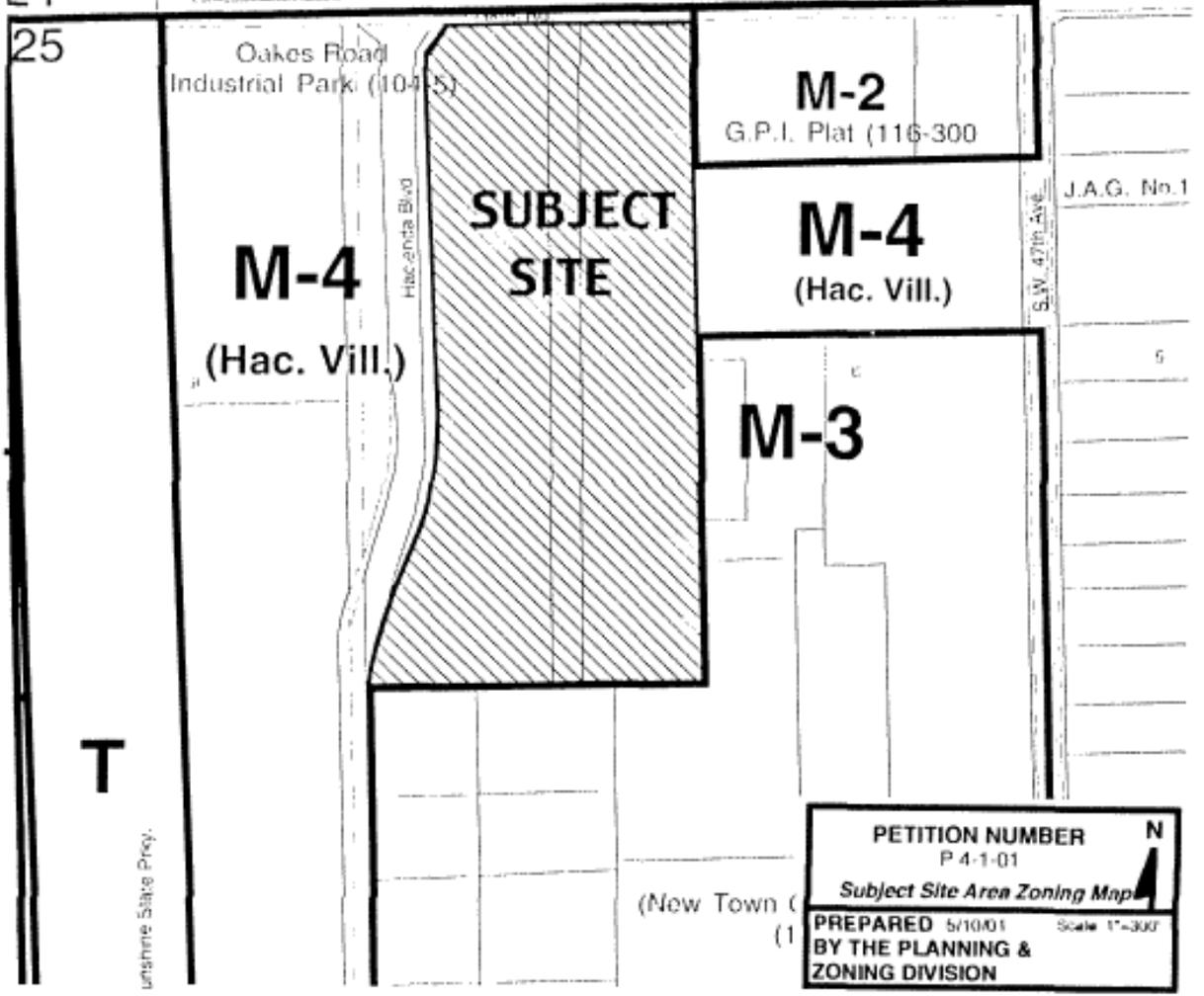
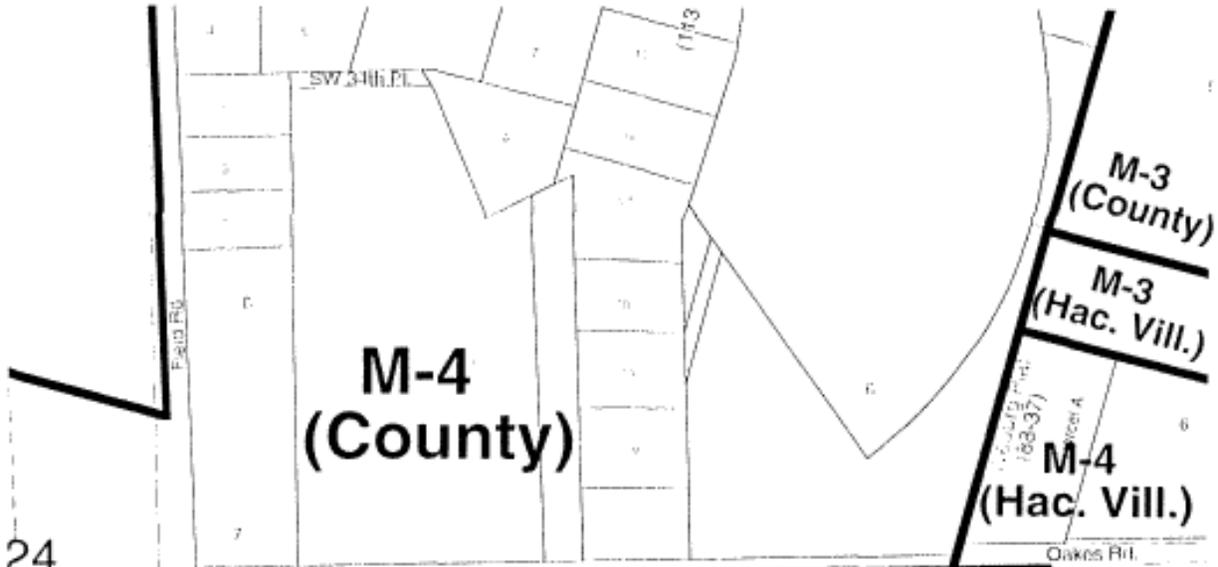
Prepared By: ____

Reviewed By: ____



PETITION NUMBER
P 4-1-01
*Subject Site Area
Future Land Use Plan*

PREPARED 5/10/01 Scale 1"=300'
BY THE PLANNING &
ZONING DIVISION



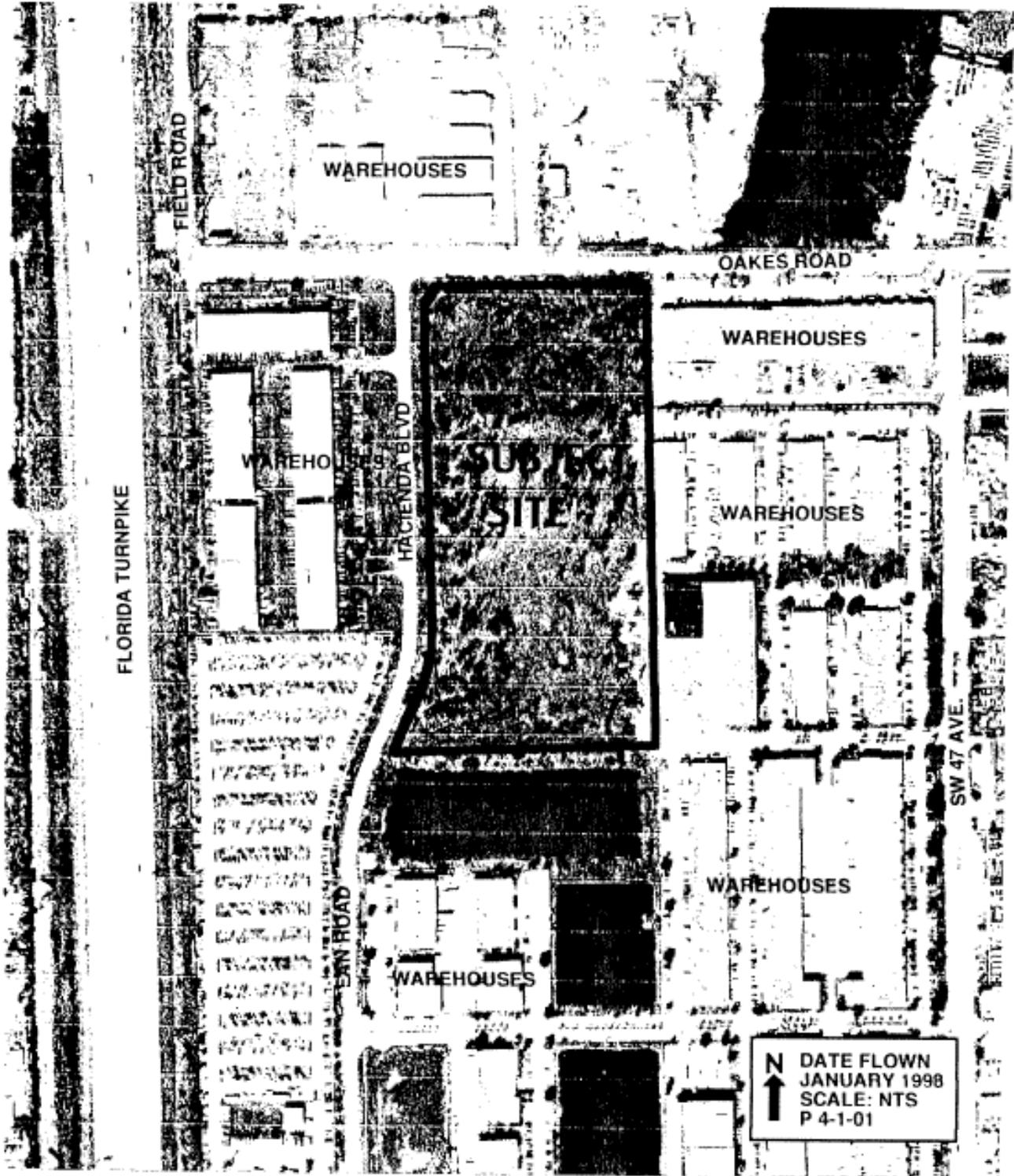
PETITION NUMBER
 P 4-1-01

Subject Site Area Zoning Map

PREPARED 5/10/01 **Scale** 1"=300'

BY THE PLANNING & ZONING DIVISION

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FLORIDA TURNPIKE

FIELD ROAD

WAREHOUSES

OAKES ROAD

WAREHOUSES

WAREHO

SUB SITE

WAREHOUSES

HACIENDA BLVD

SW 47 AVE

WAREHOUSES

WAREHOUSES

N
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DATE FLOWN
JANUARY 1998
SCALE: NTS
P 4-1-01