

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

SUBJECT: Plat
P 8-2-01 V.I. Pet Resort, 2100 Flamingo Road/Generally located at the northeast corner of Flamingo Road and SW 26 Street

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS V. I. PET RESORT 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 applicant request approval of the resolution for the proposal subdivision plat known as V.I. Pet Resort. The site area consists of approximately 347,096 square feet or 7.97 acres. Provided is a note restricting the site to 10,000 square feet of animal hospital, 25,000 square feet of kennel uses on Parcel "A"; and three (3) single-family detached units on Parcel "B". Commercial flexibility has been applied to Parcel "A" pursuant to FX 11-1-01. There is one 130' access opening on the Flamingo Road frontage road, and non-vehicular access lines (NVAL) along the remaining portion of the western limits of the plat. The NVAL are located in accordance with FDOT recommendations so that there will be adequate separation between access openings on parcels along the Flamingo frontage road. Along the eastern limits of the plat a 25' thoroughfare dedication has been made. Provided along the northern, southern, and western limits of the plat is a 12' utility easement. Staff notes that the applicant desires to remove the 12' utility easement shown on the northern limits and has no objection to the request as there will be a masonry wall constructed in this area. In addition, a 10' recreational and 10' landscape easements have been dedicated along the eastern limits of the plat, as well as a 20' landscape easement along the western limits of the plat. The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size, and access.

PREVIOUS ACTIONS: None

CONCURRENCES: The Planning and Zoning Board recommended approval at its November 14, 2001 meeting (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Plat, Planning Report, Resolution, Land use map, Subject site map, Aerial

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS V. I. PET RESORT 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 **V. I. Pet Resort** has been approved by the Town Planning and Zoning Board on November 14, 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 **V. I. Pet Resort** 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. 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.

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

APPLICANT INFORMATION

Owner:		Agent:	
Name:	Victor Silva Kellner Development Inc.	Name:	Daniel A. Fee, PE CDI Engineering & Planning
Address:	10462 Harrier Street	Address:	320 West Davie Boulevard
City:	Plantation, FL 33324	City:	Fort Lauderdale, FL 33315
Phone:	(954)472-0107	Phone:	(954)524-9800

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed subdivision plat.

Address/Location: 2100 Flamingo Road/Generally located at the northeast corner of Flamingo Road and SW 26 Street.

Future Land Use Plan Designation: Residential (1 DU/AC), Commercial flexibility has been applied to Parcel "A" pursuant to FX 11-1-01.

Zoning: AG, Agricultural District

Existing Use: Vacant

Proposed Use: Animal hospital, kennel, three (3) single family dwellings

Parcel Size: 7.97 acres (347,096 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Vacant, future site of animal recreation & rehabilitation facility pursuant to SE 1-1-01	Residential (1 DU/AC)
South:	Vacant	Residential (1 DU/AC)
East:	Vacant	Residential (1 DU/AC)
West:	Vacant	Residential (1 DU/AC)

Surrounding Zoning:

North: AG, Agricultural District
South: AG, Agricultural District
East: AG, Agricultural District
West: AG, Agricultural District

ZONING HISTORY

Related Zoning History: Special Permit application, SE 1-1-01 Loeser/Milhem and Katz,

for an outdoor exercise area for animals, was approved by Town Council on March 7, 2001.

Previous Request on same property: Flexibility application, FX 11-1-01 Monica Silva/Thorite of Florida Inc., and Kligman, allocating 5 acres of commercial flexibility to allow for kennel use in order to be consistent with the Broward County Land Use Plan, was approved by Town Council on March 7, 2001.

APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 347,096 square feet or 7.97 acres.
2. A note restricting the site to 10,000 square feet of animal hospital, 25,000 square feet of kennel uses on Parcel "A"; and three (3) single-family detached units on Parcel "B".
3. One 130' access opening on the Flamingo Road frontage road, and non-vehicular access lines (NVAL) along the remaining portion of the western limits of the plat. Along the eastern limits of the plat a 25' thoroughfare dedication has been made.
4. Provided along the northern, southern, and western limits of the plat is a 12' utility easement.
6. 10' recreational and 10' landscape easements have been dedicated along the eastern limits of the plat, as well as a 20' landscape easement along the western limits of the plat.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

Section 12-360(B)(1) of the Land Development Code, platting requirements.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100. Approval of the plat shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event that 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 consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size. However, staff questions the need for the 130' access opening and will discuss further with Broward County.

Staff Recommendation

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

1. Sufficient capacity of the regional road network as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Planning & Zoning Board Recommendation

The Planning and Zoning Board recommended approval, subject to the staff recommendation, at its November 14, 2001 meeting (Motion carried 5-0).

Exhibits

1. Justification letter
2. Resolution
3. Land use map
4. Subject site map
5. Aerial

Prepared by: _____

Reviewed by: _____



ENGINEERING AND PLANNING

320 Davie Boulevard, Fort Lauderdale, Florida 33315
P.O. Box 2147, Fort Lauderdale, Florida 33303
(954) 524-9800, Fax (954) 522-6502. www.tam-cdi.com

October 25, 2001

Mr. Chris Gratz
Town of Davie
Development Services Department
6591 Orange Drive
Davie, Florida 33314

RE: V.I. Pet Resort Plat

Dear Chris:

Enclosed are twelve (12) copies of the revised V.I. Pet Resort Plat. We have incorporated the Town's review comments, and the following is an itemized response to those comments:

PLANNING:

1. The signature block for Planning and Zoning has been revised from "Department" to "Division."
2. The Central Broward Water Control District has approved and signed the plat.

ENGINEERING:

1. Access to parcel 'B', the 3 residential units, will be provided from SW 121st Avenue. Currently SW 121st Avenue ends on a cul-de-sac approximately 300' south of this parcel. Access to parcel 'B' can be provided by extending the road and cul-de-sac north to the parcel line. As an alternate, a road with a cul-de-sac could be extended from SW 20th street, once the proposed project on tract 48 (Dr. Loesers) is completed. The proposed pet resort development on parcel 'A' will require the construction of a perimeter wall to separate the residential and non-residential uses, thus eliminating cross-access between parcels 'A' and 'B'.

You should be aware that the property owner has no intention to proceed with the residential portion of the development at this time. He acknowledges that 25' of additional right-of-way will be needed from tract 46 (south of this site) in order to complete the 50' right-of-way section, and is willing to wait until such time as this right-of-way is obtained if the alternate to exceed the road from the south is utilized.

Engineering • Planning • Project Management

2. The proposed utility easements have been added to the plat.
3. The NVAL has been added per the FDOT requirement.
4. The proposed driveway to parcel 'A' will be from the Flamingo Road frontage road. The access to parcel 'B' will be from SW 121st Avenue. There will be no proposed roadway/driveway connect between the residential and non-residential uses.

I trust the revised plat will allow the Town staff to complete its review and schedule the plat for the next available Planning and Zoning meeting. Should you have any questions or need any additional information, please feel free to call.

Sincerely,

CDI ENGINEERING AND PLANNING



Daniel A. Fee, P.E.
Principal/Vice President

enc.

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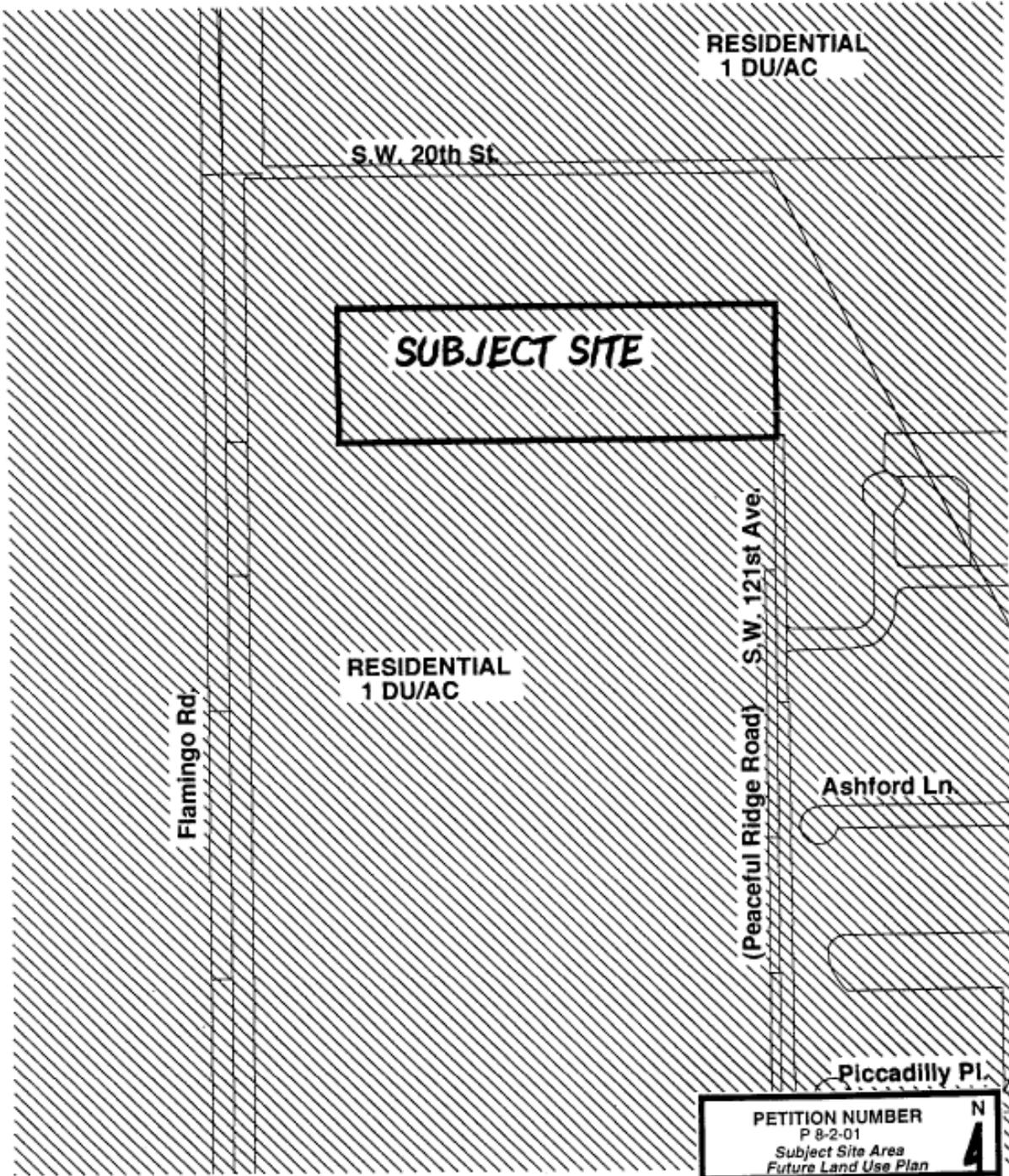
PASSED AND ADOPTED THIS ____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2001.



**RESIDENTIAL
1 DU/AC**

S.W. 20th St.

SUBJECT SITE

**RESIDENTIAL
1 DU/AC**

Flamingo Rd.

**S.W. 121st Ave.
(Peaceful Ridge Road)**

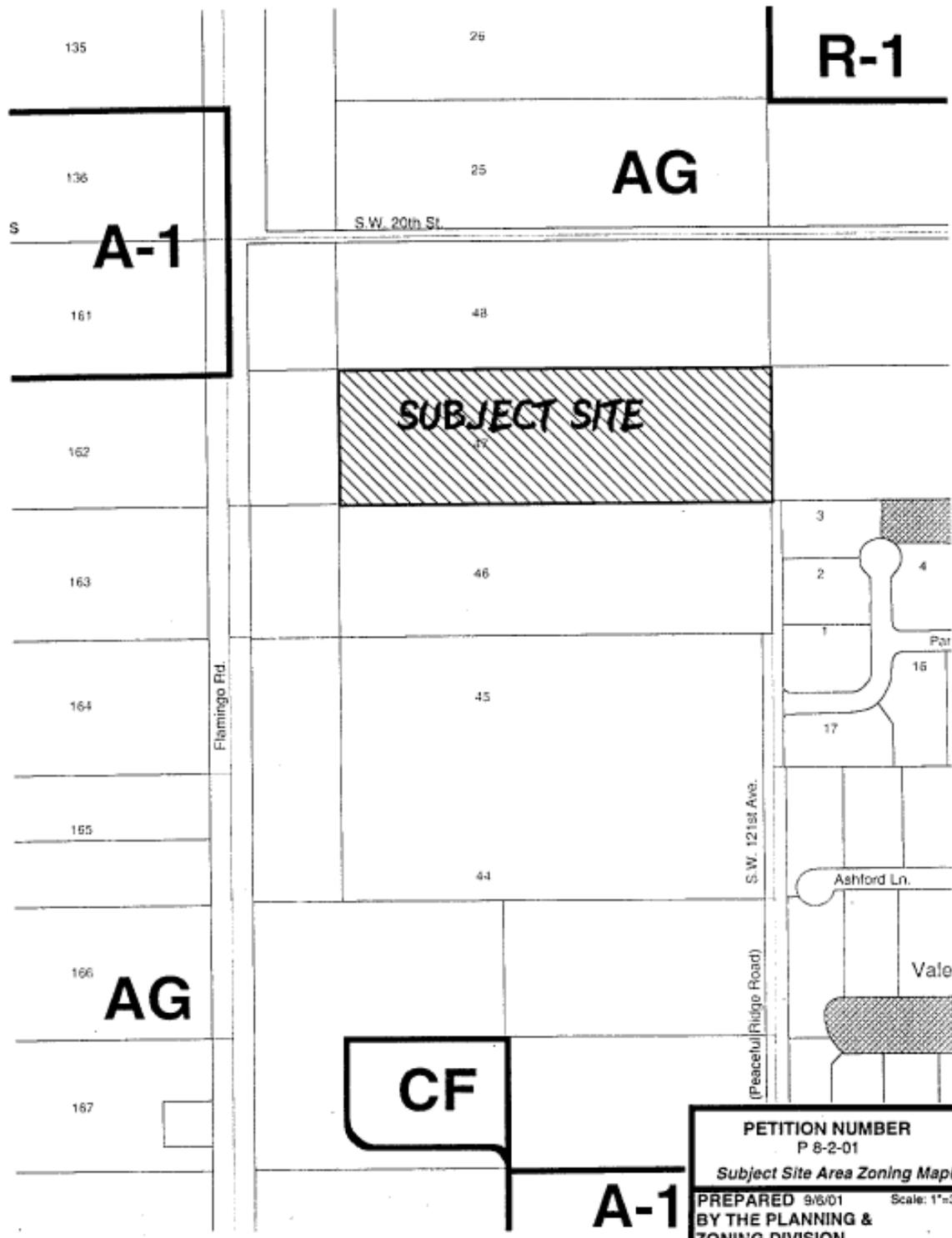
Ashford Ln.

Piccadilly Pl.

PETITION NUMBER
P 8-2-01
Subject Site Area
Future Land Use Plan

PREPARED 9/6/01 **Scale:** 1"=300'
BY THE PLANNING &
ZONING DIVISION





PETITION NUMBER
 P 8-2-01
Subject Site Area Zoning Map

PREPARED 9/6/01 **Scale:** 1"=300'
BY THE PLANNING & ZONING DIVISION

A-1

