

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

SUBJECT: Ordinance
ZB 4-2-01, Struc.Tech Engineering, Inc./St Philips Orthodox Church,
4870 Griffin Road/Generally located at the end of the cul-de-sac on the
south side of Old Griffin Road between Florida's Turnpike and State
Road 7.

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM B-3, PLANNED BUSINESS CENTER DISTRICT TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: This request is associated with the expansion of St. Philip Orthodox Church. The applicant is proposing to utilize this land for parking, landscaping and dry retention. The subject site is a 0.96 acre parcel zoned B-3, Planned Business Center District with an Industrial land use classification. It is also the back piece of a reverse "L" shaped parcel that was platted for commercial use as the "Ken Plaza Plat" and was entirely zoned B-3, Planned Business Center District. The zoning designation for the front 2.27 acres of the "Ken Plaza Plat" was changed to Griffin Corridor District, Commerce Zone 4. Due to the site's Industrial land use classification the Griffin Corridor District was not applied. This request will change the subject site's inconsistent B-3, Planned Business Center District designation to a consistent CF, Community Facilities District designation. The existing zoning district boundaries are illogically drawn, and staff finds the request reasonable and the use will be in harmony with the surrounding area.

PREVIOUS ACTIONS: Town Council approved the request on its merits at its November 7, 2001 meeting (5-0).

CONCURRENCES: The Planning and Zoning Board recommended approval at its October 10, 2001 meeting (4-0, Mr. Waitkus absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Ordinance, Land use map, Subject site map, Aerial

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM B-3, PLANNED BUSINESS CENTER DISTRICT TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from B-3, Planned Business Center District to CF, Community Facilities District;

WHEREAS, said notice was given and publication made as required by law, and a public hearing thereunder was held on the date of the adoption of this ordinance.

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

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from B-3, Planned Business Center District to CF, Community Facilities District:

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as CF, Community Facilities District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2001.

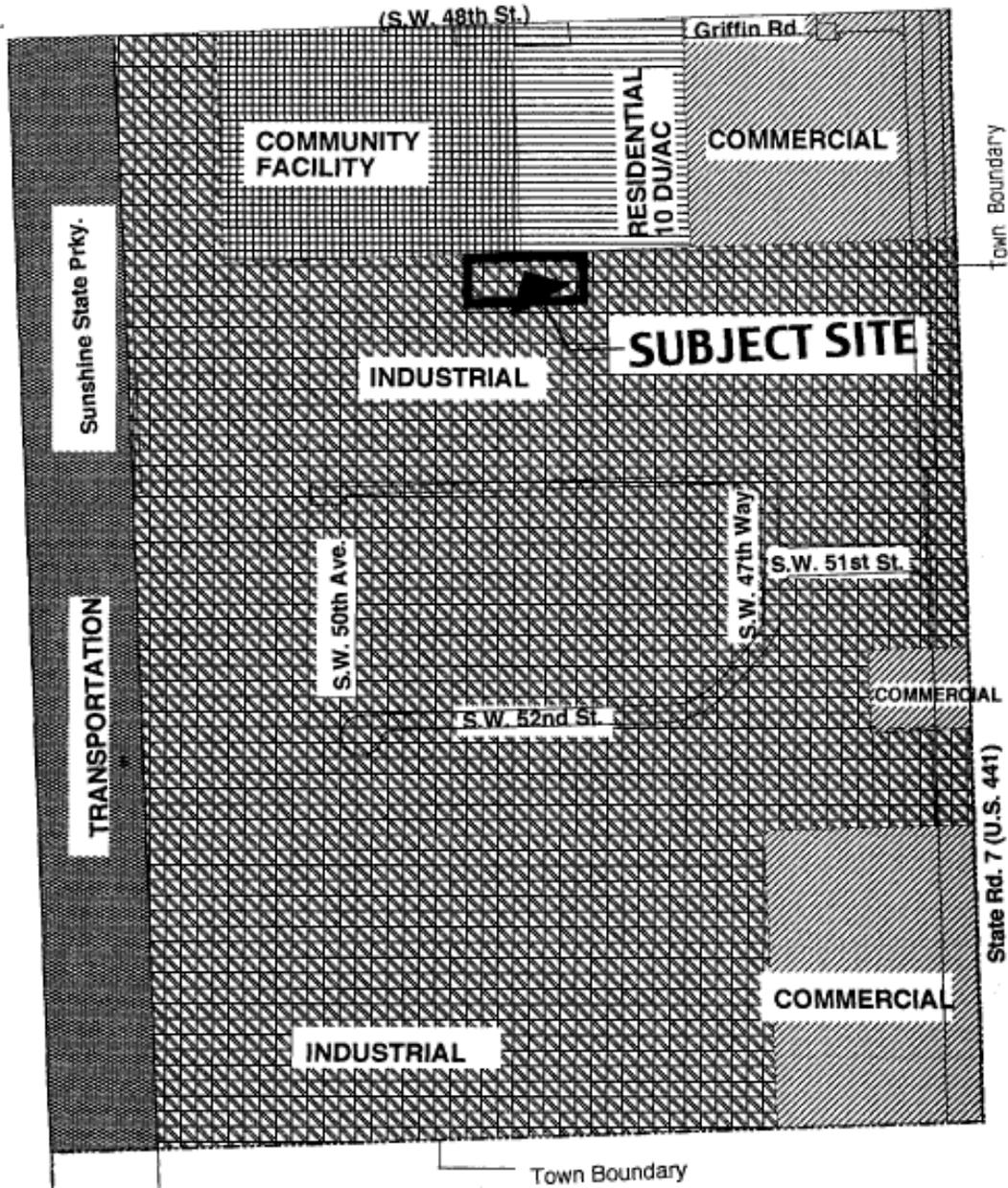
PASSED ON SECOND READING THIS _____ DAY OF _____, 2001.

ATTEST:

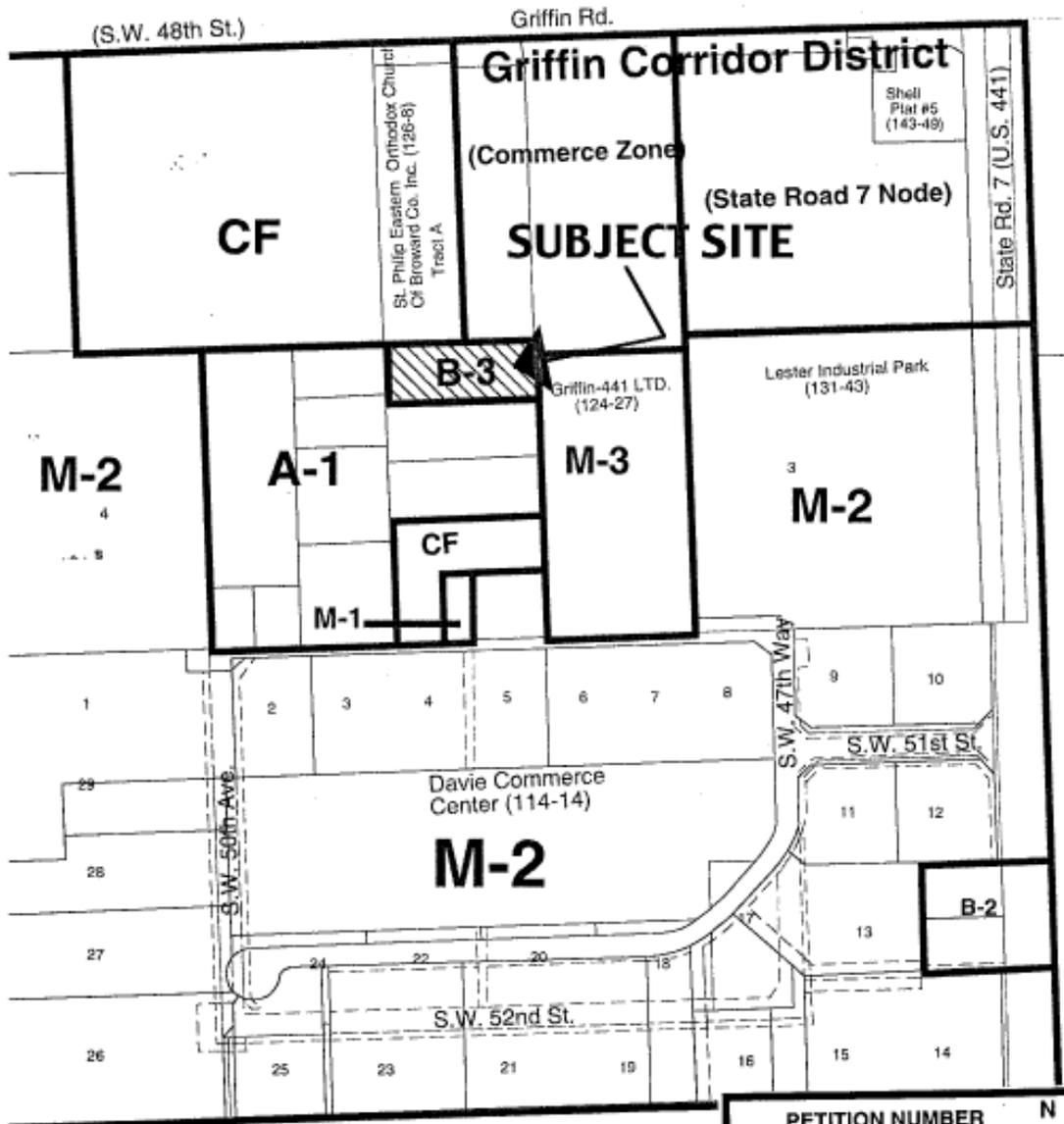
MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.



PETITION NUMBER ZB 4-2-01 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 4
PREPARED 8/29/01 Scale: 1"-300' BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER
ZB 4-2-01

Subject Site Area Zoning Map

PREPARED 8/29/01 Scale: 1"=300'

BY THE PLANNING &
ZONING DIVISION

