

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Plat  
3201 West State Road 84/Generally located on the north side of State Road 84  
one-half mile east of State Road 441

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS STONE HARBOR, INC. 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 requests approval of the resolution for the proposed plat known as Stone Harbor, Inc. The site area consists of approximately 235,499 square feet, or 5.41 acres. Parcel “A” consists of 4.38 acres, or 190,633 square feet. Parcel “B” (Wetlands) consists of 1.03 acres, or 44,855 square feet. A note is provided that restricts the site to 65,280 square feet for boat repair and light manufacturing. There is one 50’ unrestricted access opening on State Road 84. A non-vehicular access line is and 12’ utility easement also are located on the southern boundary. A 20’ landscape easement is located on the northern plat limits. 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:** At the  
made a motion, seconded by Ms. Moore, to approve (Motion carried 5-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve

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

Application #: P 9-1-01 - Stone Harbor, Inc.  
Application Received: 9/21/01  
Exhibit "A"

Revisions:  
Original Report Date: 3/15/2002

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

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**APPLICANT INFORMATION**

<b><u>Owner:</u></b>		<b><u>Agent:</u></b>	
<b>Name:</b>	Roscioli Yacht Center, Inc.	<b>Name:</b>	Frank A. Aguirre, P.E.
<b>Address:</b>	3201 State Road 84	<b>Address:</b>	7320 Griffin Road, Suite 103
<b>City:</b>	Davie, Florida 33312	<b>City:</b>	Davie, Florida 33314
<b>Phone:</b>	((954) 581-9200	<b>Phone:</b>	(954) 791-2110

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Approval of the resolution for the proposed boundary plat.

**Address/Location:** 3201 /Generally  
half mile east of State Road 441.

**Future Land Use Plan Designation:** Industrial

**Zoning:** M-2, Medium Industrial District

**Existing Use:** Boat Building and Repairs and Dense Vegetation

**Proposed Use:** Boat Building and Repairs

**Parcel Size:** 5.41 acres (235,499 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	New River Canal, Single Family Residential in Unincorporated Broward County	Residential (5 DU/AC)
<b>South:</b>	State Road 84, I-595	Transportation
<b>East:</b>	Boat Building and Repairs	Industrial
<b>West:</b>	Dense Vegetation	Conservation

**Surrounding Zoning:**

- North:** RS-5, One Family Dwelling District (Broward County)  
**South:** M-1, Light Industrial District (Hacienda Village)  
**East:** C-1, Commercial (Broward County)  
**West:** RM-5, Low Medium Density Dwelling District (Hacienda Village)
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**ZONING HISTORY**

**Related Zoning History:** In 1984, Section 1, Chapter 84-420, Laws of Florida (Senate Bill 1139) was approved by the Florida Legislature which revised the legal description of the Town’s boundaries to include Hacienda Village.

Town Council approved ZB(TXT) 3-3-00 on May 17, 2000, which amended the Land Development Code to adequately accommodate boat building and repairs (Ordinance 2000-15).

**Previous Request on same property:** Town Council approved ZB 7-0-01 on October 3, 2001, which rezoned the property from M-1, Light Industrial District (Hacienda Village) to Town of Davie M-2, Medium Industrial District, thereby allowing boat building and repairs. As part of the rezoning, a Declaration of Restrictions was recorded to prohibit Auction Houses, Processing Facilities, Petroleum Refining, and Cement, Concrete, and Lime storage.

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**APPLICATION DETAILS**

The Applicant’s SUBMISSION indicates the following:

1. The site area consists of approximately 235,499 square feet, or 5.41 acres. Parcel “A” consists of 4.38 acres, or 190,633 square feet. Parcel “B” (Wetland) consists of 1.03 acres, or 44,866 square feet.
  2. A note restricting the site to 65,280 square feet of boat repair and light manufacturing.
  3. One 50’ unrestricted access opening on State Road 84 frontage.
  4. Non-vehicular access lines (NVAL) along the southern plat limits, exclusive of the access opening.
  5. A 20’ landscape easement along the northern plat limits.
  6. A 15’ Drainage Easement and a 12’ Utility Easement along the southern plat limit.
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**SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS**

All agency comments have been satisfied.

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## APPLICABLE CODES AND ORDINANCES

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

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## COMPREHENSIVE PLAN CONSIDERATIONS

**Planning Area:** The subject property falls within Planning Area 7. This Planning Area, the smallest of the planning districts, encompasses what was once Hacienda Village. Bordered on the north by the North New River Canal and on the south by state Road 84, the area stretches approximately one mile east of SR 7, and includes the Hacienda Flores and Pond Apple Slough wetland mitigation sites.

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

**Applicable Goals, Objectives & Policies:** Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

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## 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.

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## STAFF RECOMMENDATIONS

**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.

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## PLANNING & ZONING BOARD RECOMMENDATIONS

At the February 27, 2002 Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Ms. Moore, to approve (Motion carried 5-0).

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## EXHIBITS

1. Resolution
2. Land use map
3. Subject site map

4. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS STONE HARBOR, INC., 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 **Stone Harbor, Inc.** has been approved by the Town Planning and Zoning Board on February 27, 2002.

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

SECTION 1. The boundary plat known as **Stone Harbor, Inc.** 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.

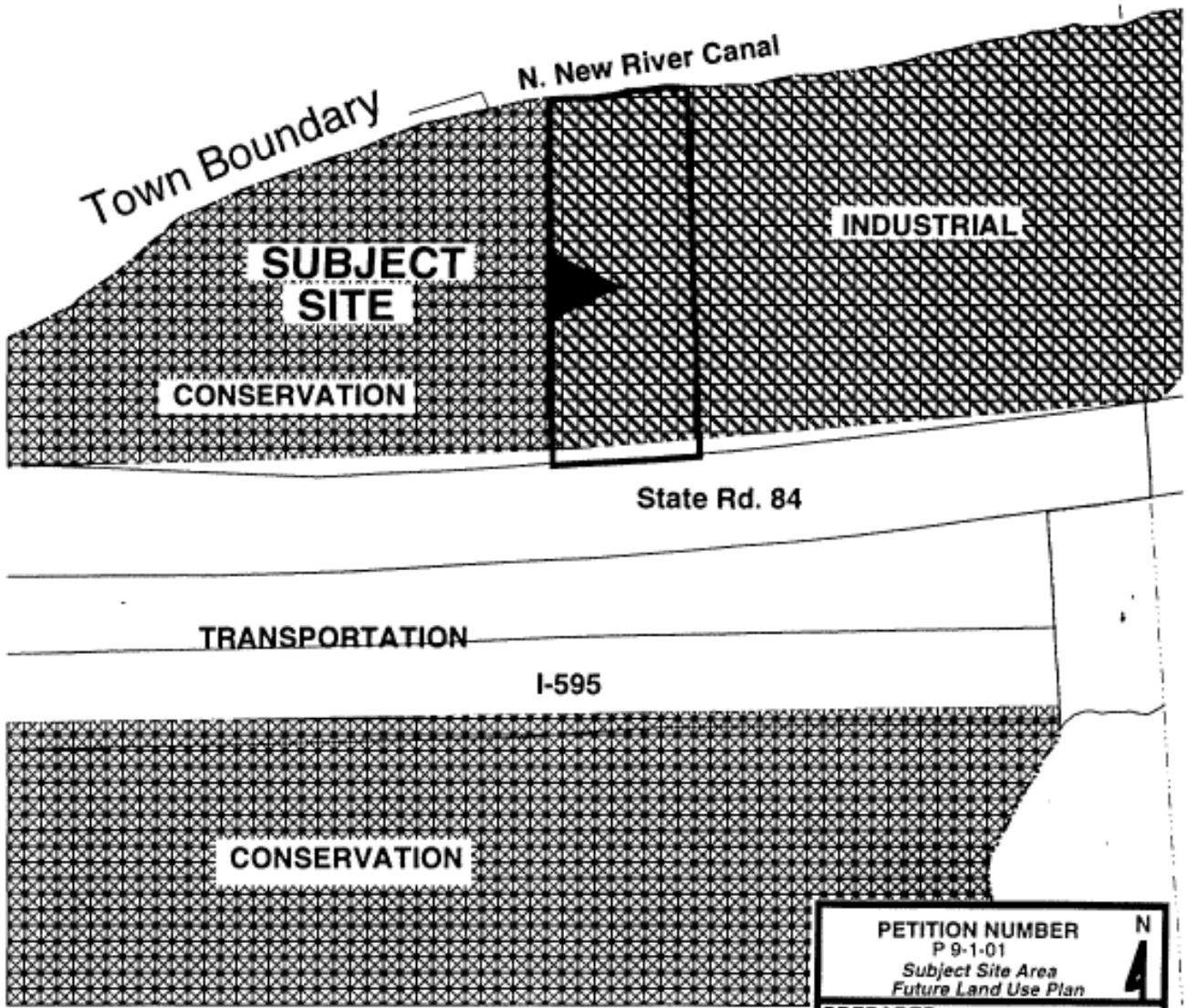
PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

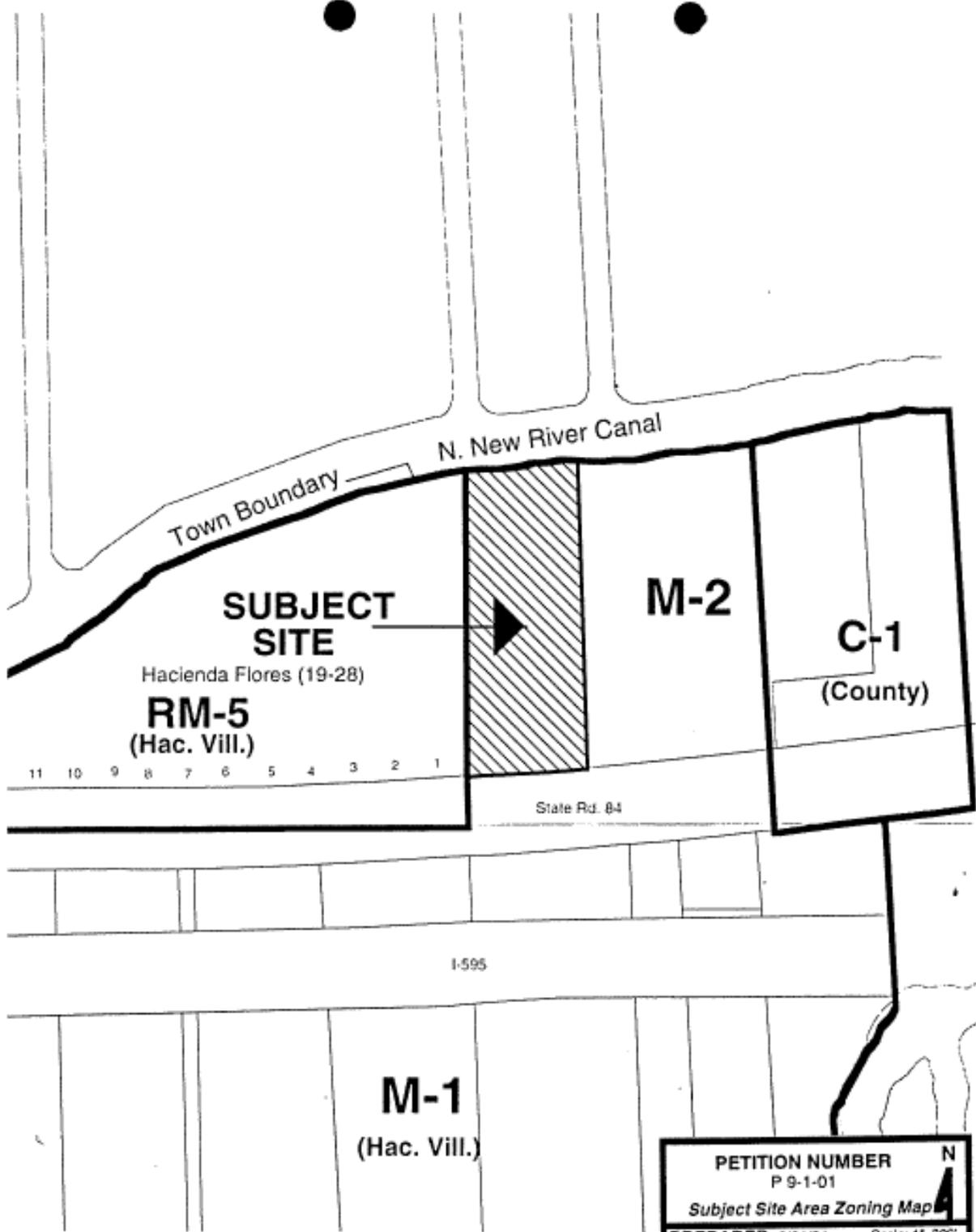
\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

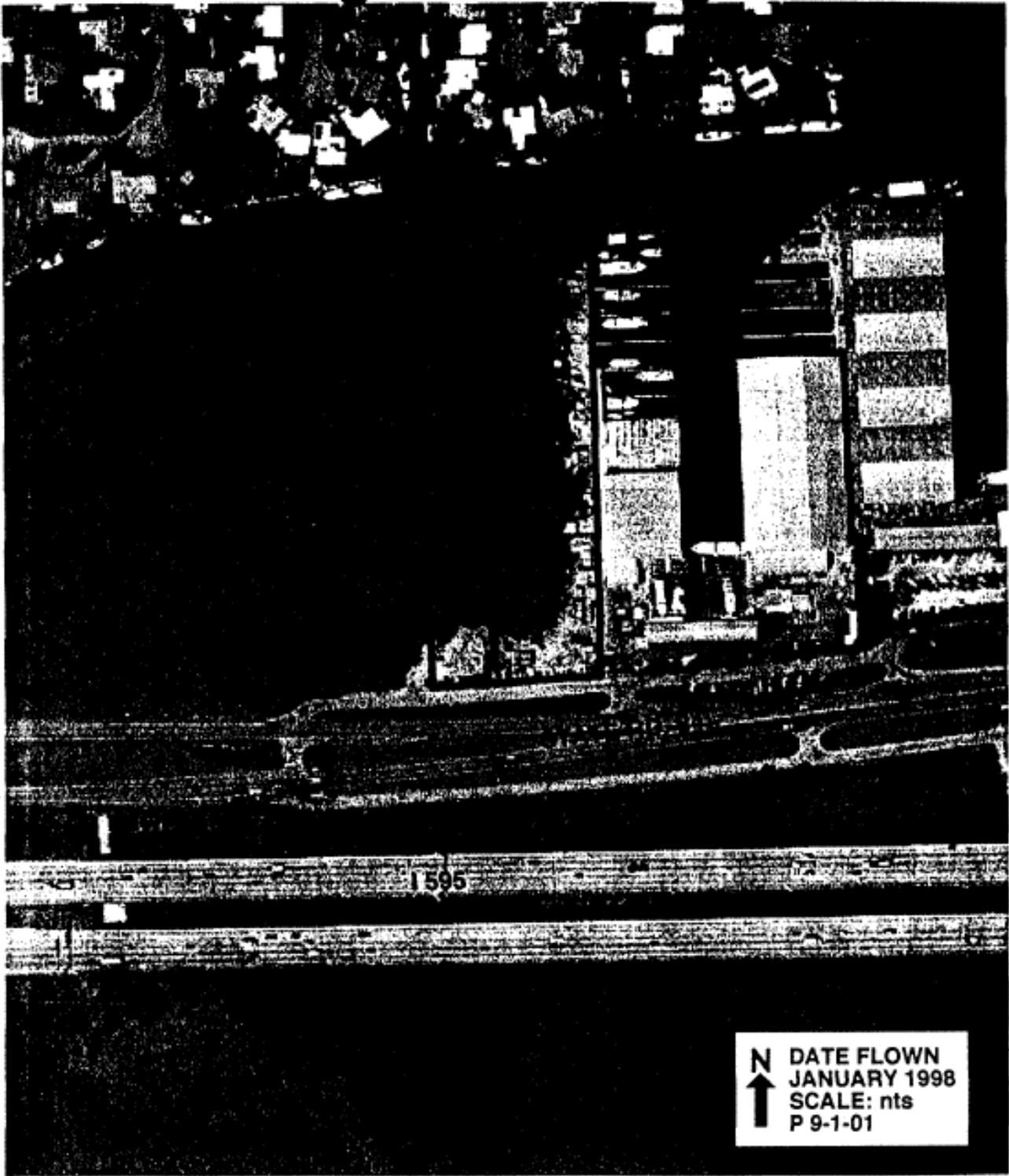


**PETITION NUMBER**  
P 9-1-01  
*Subject Site Area*  
*Future Land Use Plan*

**PREPARED** 9/21/01 **Scale:** 1"=300'  
**BY THE PLANNING &**  
**ZONING DIVISION**



PETITION NUMBER  
P 9-1-01  
*Subject Site Area Zoning Map* **4**  
PREPARED 9/21/01 Scale: 1"=300'  
BY THE PLANNING &  
ZONING DIVISION



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↑  
DATE FLOWN  
JANUARY 1998  
SCALE: nts  
P 9-1-01