

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE:

SUBJECT: Resolution - Plat
P 8-4-01, Stirling Triangle Plat, 6099 Stirling Road

AFFECTED DISTRICT: District 1 - Geri Clark

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "STIRLING TRIANGLE 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 site area consists of approximately 1.030 acres (44,886.32 square feet). The proposed plat is restricted to 10,000 square of commercial with no restaurants. Access to the proposed development will be provided from old 61st Avenue and SW 61 Avenue to the east.

The plat is in conformance with the Town Code requirements and can be considered in final form.

PREVIOUS ACTION: None

CONCURRENCES:

Planning and Zoning Board recommended approval subject to the Planning Report (Motion By: Vice-Chair Bender, Seconded By: Ms. Moore, Motion carried 4-0, Mr. Waitkus absent, May 8, 2002).

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve the resolution.

Attachment(s): Resolution with Back up, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "STIRLING TRIANGLE 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 boundary plat known as the Stirling Triangle Plat has been approved by the Town Planning and Zoning Board on _____, 2001.

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

SECTION 1. The boundary plat known as the Stirling Triangle 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 8-4-01
Stirling Triangle Plat

Revisions:

Exhibit "A":

Original Report Date: 4/1/02

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

APPLICANT INFORMATION

Owner:

Agent:

Name: Mr. Samuel Shapiro

Name: Associated Engineers of
South Florida, Inc.

Address: 950 S. Dixie Highway

Address: 5450 Griffin Road

City: Hollywood, FL 33020

City: Davie, FL 33314

Phone: (954) 920-6180

Phone: (954) 584-6880

BACKGROUND INFORMATION

Application Request: Approval of a boundary plat.

Address/Location: General Address: 6099 Stirling Road/Generally located on the northwest corner of SW 61 Avenue and Stirling Road.

Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Vacant Land

Proposed Use: 10,000 square feet of commercial use with no restaurant

Parcel Size: 1.030 acres (44,886.32 square feet)

Surrounding Land Use:

Land Use Designation

North: Vacant Land and Road	Commercial
South: Shopping Center and Road	Commercial
East: Vacant Land	Commercial
West: Vacant Land, Davie Battery, & Single Family residences	Special Residential (2 du/ac), Residential (10 du/ac), and Commercial

Surrounding Zoning:

North: B-2, Community Business District and SW 61 Avenue
South: B-2, Community Business District and SW 61 Avenue
East: SW 61 Avenue and B-2, Community Business District
West: R-2, Low Density Dwelling District, RM-10, Medium Density Dwelling District, and B-2, Community Business District

PARCEL HISTORY

Related Zoning History: None

Previous Requests on same property: The subject property has been within the Town since incorporation. The land use plan designation was assigned to this parcel at the time of the adoption of the Comprehensive Plan in July 1989.

DEVELOPMENT PLAN DETAILS

The Applicant’s submission indicates the following:

1. The site area consists of approximately 1.030 acres (44,886.32 square feet). The proposed plat is restricted to 10,000 square of commercial with no restaurants. Access to the proposed development will be provided from old 61st Avenue and SW 61 Avenue to the east.
2. Details of the drainage system will be provided with the site plan submission.

Summary of Significant Development Review Agency Comments

None

Applicable 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 Planning Area 9 is generally located south of Griffin Road, north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominately agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines Griffin Road, Davie Road, And Stirling Road corridors. Properties adjacent to Griffin Road are affected by the widening of the roadway, creating an opportunity for the Town to seek redevelopment of the corridor, potentially enhancing the Town's non-residential tax base. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida Turnpike. Commercial developments along the south side of Stirling Road are somewhat deteriorated and should be evaluated for potential redevelopment opportunities.

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

The petitioner will be required to plat this property through the Town of Davie and Broward County. Concurrency review, including roadways and utilities infrastructure will be reviewed at the time of platting.

Applicable Goals, Objectives & Policies: *Future Land Use Objective 15:* Ensure that adequate rights-of-way are secured to accommodate the existing and future needs of the Town of Davie.

Staff Analysis/Findings of Fact

The proposed plat is consistent 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 comment 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 Recommendation

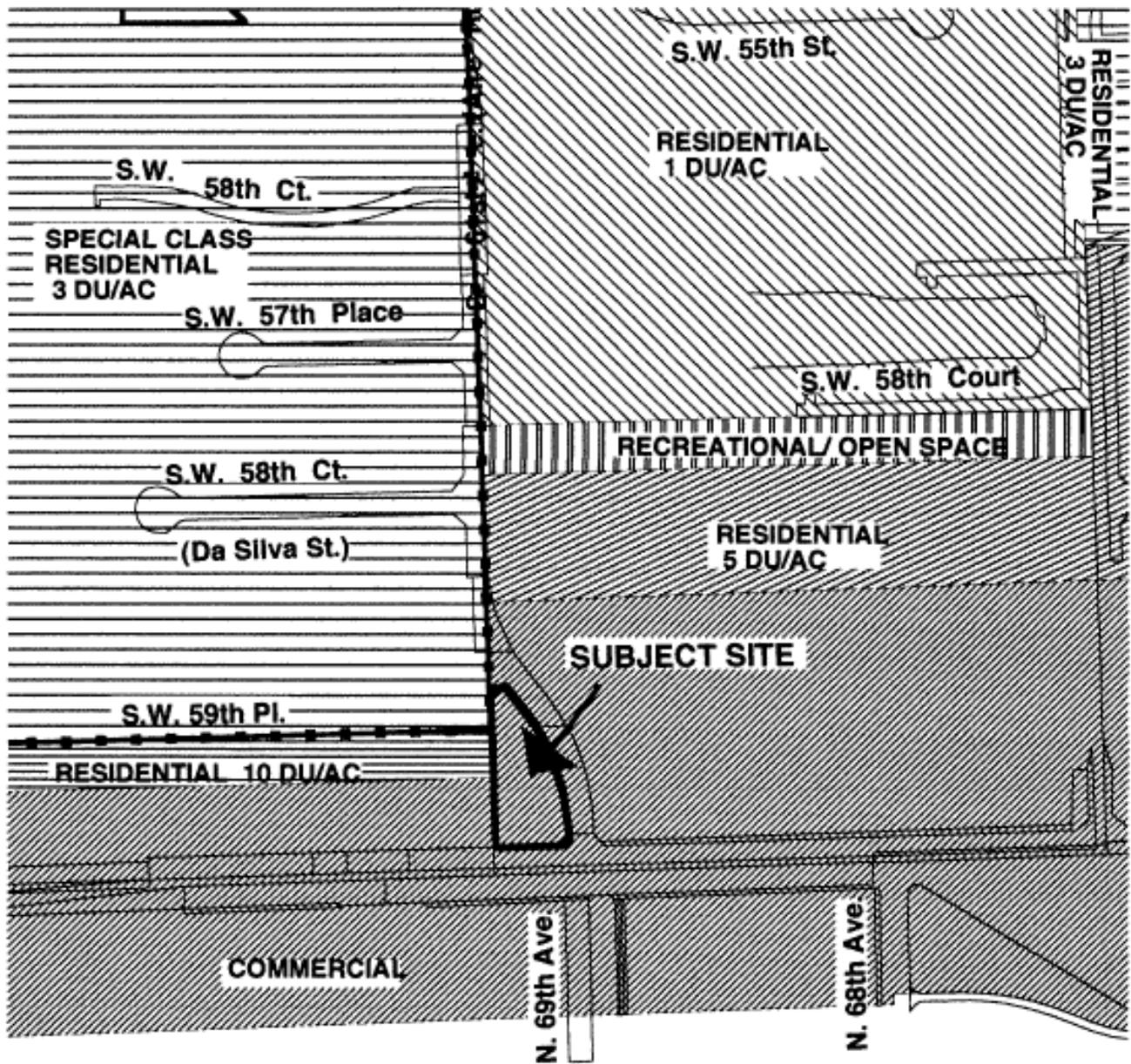
PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion By: Vice-Chairman Bender, Seconded By: Ms. Moore, Motion carried: 4-0, Mr. Waitkus absent, May 9, 2002).

Exhibits

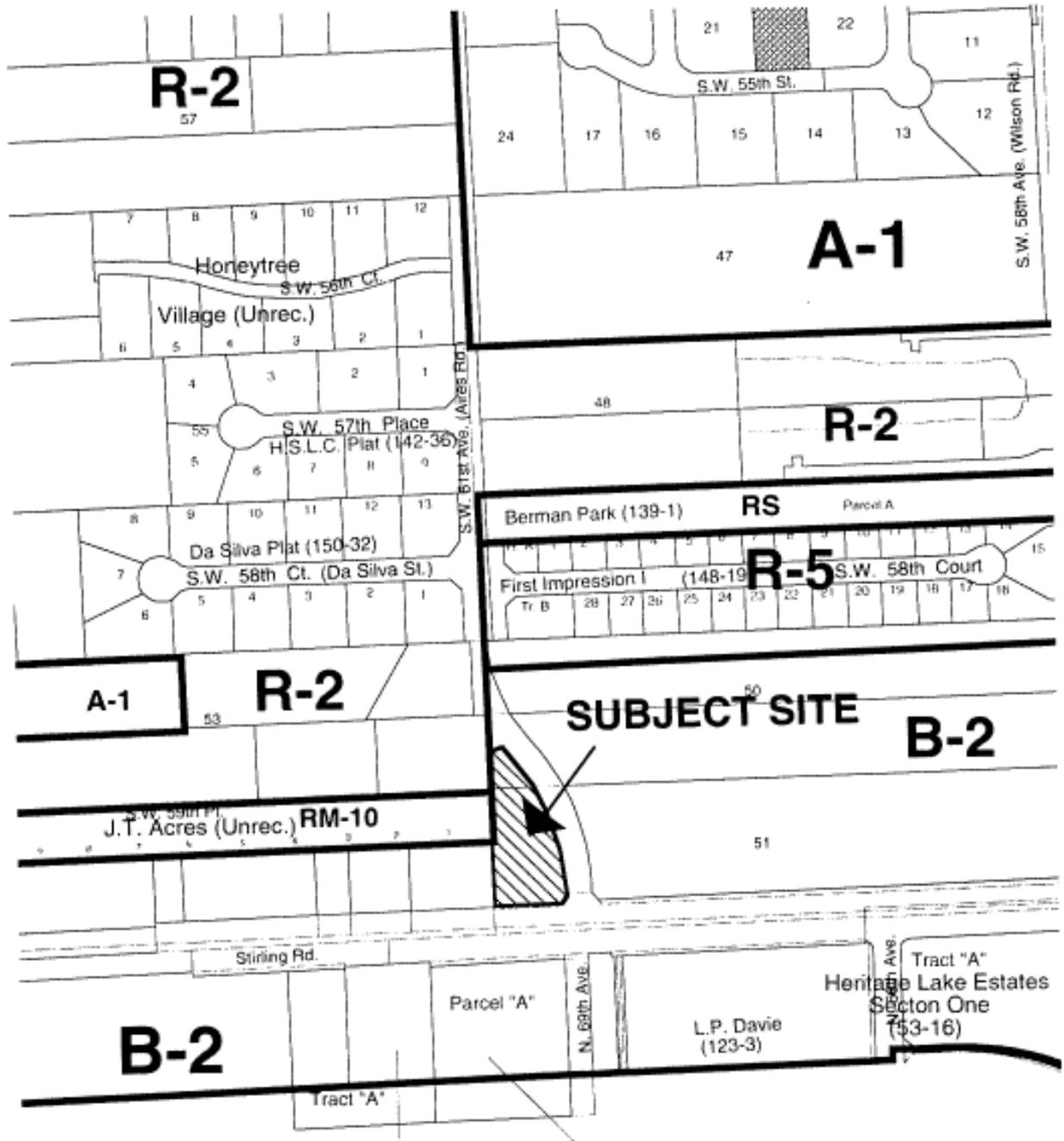
Land Use map, Subject Site map, and Aerial.

Prepared by: _____

Reviewed by: _____



PETITION NUMBER P 8-4-01 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 
PREPARED 9/5/01 BY THE PLANNING & ZONING DIVISION		
		Scale: 1"=300'



Scotty's-Thrifty-Subdivision (110-5)

The Shoppes of Carriage Hills (114-73)

PETITION NUMBER		N
P 8-4-01		
<i>Subject Site Area Zoning Map</i>		
PREPARED	9/5/01	Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION		

