

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by Todd Vargo, Planner I

SUBJECT: Resolution
DG 2-1-03 Boys and Girls Club, 7525 NW 33 Street/ Generally located at the northeast corner of NW 76 Avenue and NW 33 Street.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "DAVIE COMMUNITY FACILITIES IV PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Petitioner is requesting to amend the restrictive note on the "Davie Community Facilities IV Plat" from "This plat is restricted to 2,934 square feet of water and wastewater facility and a five acre park" to "This plat is restricted to 6.9241 acres of water and wastewater facility, and 13,500 square feet of Boys and Girls Club."

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Plat, Future Land Use Map, Zoning and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE RESTRICTIVE NOTE OF THE "DAVIE COMMUNITY FACILITY IV PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the Davie Community Facility IV Plat was recorded in the public records of Broward County in Plat Book 134, Page 40; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

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

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the Davie Community Facility IV Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Town of Davie	Name:	Thomas J. Willi
Address:	6591 Orange Drive	Address:	6591 Orange Drive
City:	Davie, FL 33314	City:	Davie, FL 33314
Phone:	(954) 797-1191	Phone:	(954) 797-1030

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend the restrictive note on "Davie Community Facilities IV Plat" from "This plat is restricted to 2,934 square feet of water and wastewater facility and a five acre park" to "This plat is restricted to 6.9241 acres of water and wastewater facility, and 13,500 square feet of Boys and Girls Club."

Address/Location: 7525 NW 33 Street/Generally located at the northeast corner of NW 76 Avenue and NW 33 Street.

Future Land Use Plan Designation: Utility

Zoning: Community Facilities (CF)

Existing Use: Wastewater treatment facility and basketball court facility.

Proposed Use: 8,681 square foot Boys and Girls Club with plans for an approximately 2,735 square foot expansion of the facility in the future.

Parcel Size: 9.6541 acres (419,663 square feet)

Surrounding Uses:

North: Wastewater treatment plant
South: Residential
East: Residential
West: Wastewater treatment plant

Use Plan Designation:

Utility
Residential (10 DU/AC)
Residential (16 DU/AC)
Residential (8 DU/AC)

Surrounding Zoning:

North: Utility District (U)

South: Low/Medium Density Dwelling District (R-5)

East: Medium-High Density Dwelling District (RM-16)

West: Utility District (U), Recreation/Open Space District (RS)

ZONING HISTORY

Previous Request on same property:

The plat, Davie Community Facility IV, was approved on July 1, 1986.

SP10-11-02, Boys & Girls Club at Driftwood Estates Park, was approved by Town Council on December 18, 2002.

DG 12-3-02, a request to change the restrictive note on the plat, was approved by Town Council on January 2, 2003.

APPLICATION DETAILS

Petitioner is requesting to amend the restrictive note on the “Davie Community Facilities IV Plat” to reflect the proposed level of development.

Current Plat Note: This plat is restricted to 2,934 square feet of water and wastewater facility and a five acre park.

Proposed Plat Note: This plat is restricted to 6.9241 acres of water and wastewater facility, and 13,500 square feet of Boys and Girls Club.

On January 2, 2003 Council approved a similar delegation request for this plat. Upon submittal of that request to Broward County, however, it was discovered that the five acre park mentioned in the restrictive note had not been fully developed to encompass all five acres and the County felt the request could not be processed with the language originally presented to and approved by Council. Hence, the new delegation request omits all mention of a five acre park and specifically notes the Boys and Girls Club.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Broward County Land Development Code requires Delegation Requests for plat note revisions.

Significant Development Review Agency Comments

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

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

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The boys and girls club is a staff-initiated project. The Town's Consolidated Plan for Federal Funds adopted in July 1997, set forth Neighborhood Revitalization/Redevelopment Plans for the three geographic areas in Davie. The Driftwood Target Area is a high priority for redevelopment due to the significant number of lower-income and minority families with children and at-risk youth.

The Davie Town Council adopted the "Harmony Village Community Redevelopment/Revitalization Plan" for the Driftwood neighborhood in February of 2001. This initiative is a multifaceted endeavor which contains both residential and nonresidential components. The Plan sets forth a holistic approach to neighborhood revitalization which encompasses infrastructure improvements, in-fill housing, expanding the recreational facilities for at-risk youth, educational opportunities, health care, and other social services.

Under the Harmony Village Community Plan, a new 8,681 square foot facility will be constructed on the southeast corner of Driftwood Park. The new facility will provide expanded educational & recreational opportunities for approximately 1,000 at-risk youth (representing a 70% increase in children served), in a more centralized location, that will entice the participation of all children in this culturally diverse neighborhood. The new facility will be buffered from the wastewater treatment plant by a 6' chain link fence. There are plans for an approximately 2,735 square foot expansion of the Boys and Girls Club facility in the future.

The proposed revision is consistent with the existing and proposed use of the subject site. Approval of this request is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie.

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Exhibits

1. Justification letter
2. Plat
3. Future Land Use Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

JUSTIFICATION RELATING TO PLAT NOTE AMENDMENT

The Davie Community Facilities IV Plat is generally located at the northeast corner of NW 76 Avenue and NW 33 Street in the Town of Davie. This area is a high priority for neighborhood redevelopment due to the significant number of lower-income and minority families with children and at-risk youth.

The current approved note on the Plat is as follows:

This plat is restricted to 2,934 square feet of water and wastewater facility and a five acre park.

We seek to revise the note, to read:

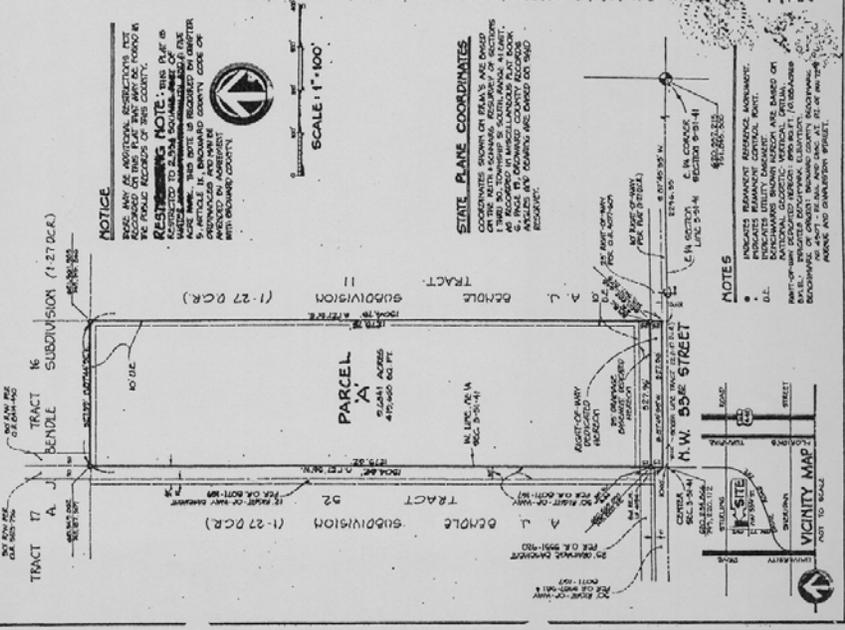
This plat is restricted to 6.9241 acres of water and wastewater facility, and 13,500 square feet of Boys and Girls Club.

This amendment is requested in connection with the development of a boys and girls club for the Town of Davie.

DAVIE COMMUNITY FACILITIES IV

A REPLAT OF A PORTION OF TRACT 12 OF "A. J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST," (1-27 DADE), TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

BERRY & CALVIN, SURVEYORS & ENGINEERS - 5123 N. 23rd AVENUE, HOLLYWOOD, FLORIDA 33020 (904) 923-6592



BROWARD COUNTY OFFICE OF PLANNING
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *David Powell* DIRECTOR

BROWARD COUNTY PLANNING COUNCIL
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *David Powell* DIRECTOR

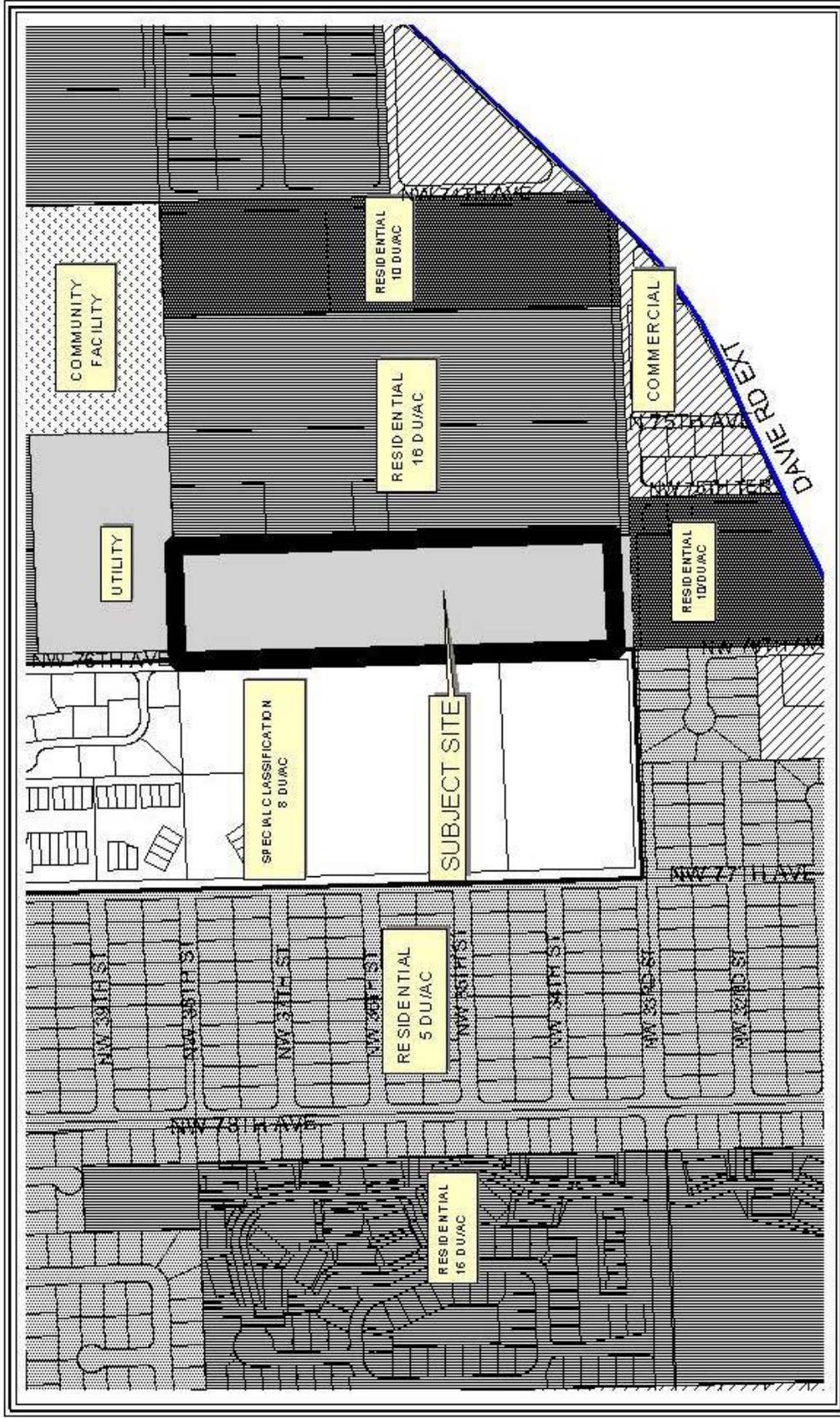
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION
THIS IS TO CERTIFY THAT THIS PLAT COMPLETES WITH ALL OF THE REQUIREMENTS OF THE FLORIDA STATUTES, CHAPTER 173, F.S., AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 173, F.S., AS AMENDED, AND IS SUBJECT TO THE PROVISIONS OF SAID STATUTES AND REGULATIONS.
ATTEST: L.A. MORTON COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION
THIS INSTRUMENT HAS BEEN RECORDED IN PLAT BOOK 15460, PAGE 816, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
ATTEST: L.A. MORTON COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *David Powell* DIRECTOR

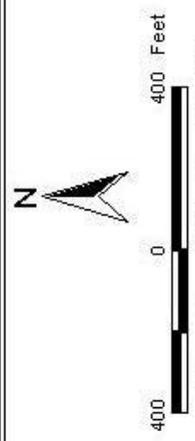
CENTRAL BROWARD DRAINAGE DISTRICT
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *David Powell* SECRETARY

SURVEYOR'S CERTIFICATE
I, BERRY & CALVIN, SURVEYORS & ENGINEERS, HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH ALL OF THE REQUIREMENTS OF THE FLORIDA STATUTES, CHAPTER 173, F.S., AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 173, F.S., AS AMENDED, AND IS SUBJECT TO THE PROVISIONS OF SAID STATUTES AND REGULATIONS. I HEREBY CERTIFY THAT THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 173, F.S., AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 173, F.S., AS AMENDED, AND IS SUBJECT TO THE PROVISIONS OF SAID STATUTES AND REGULATIONS. I HEREBY CERTIFY THAT THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 173, F.S., AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 173, F.S., AS AMENDED, AND IS SUBJECT TO THE PROVISIONS OF SAID STATUTES AND REGULATIONS.



DELEGATION REQUEST
DG 2-1-03
Future Land Use Map

Prepared By: ID
 Date Prepared: 2/13/03



Planning & Zoning Division



Date Flown:
12/31/00



Planning & Zoning Division



**DELEGATION REQUEST
DG 2-1-03
Zoning and Aerial Map**

Prepared By: ID
Date Prepared: 2/13/03