

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Delegation Request, DG 5-2-03 Stirling Road Triangle Plat, Samuel Shapiro & Associates/5995 SW 61 Avenue /Generally located at the northwest corner of Stirling Road and SW 61 Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE SUBDIVISION PLAT KNOWN AS THE STIRLING ROAD TRIANGLE PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant requests approval of the resolution to authorize the change in the restrictive note on the Stirling Road Triangle Plat **FROM:** "This plat is restricted to 10,000 square feet of commercial use"; **TO:** "This plat is restricted to 17,125 square feet of commercial use." The applicant states that the purpose of the request is to maximize use of the site. Broward County will evaluate the request and may require measures to mitigate traffic that will be generated by the increase in the development potential of the site.

PREVIOUS ACTIONS: None

CONCURRENCES: None.

FISCAL IMPACT: None

RECOMMENDATION(S):

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

Attachment(s):

Resolution, Planning Report, Justification, Plat, Land Use Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE SUBDIVISION PLAT KNOWN AS THE STIRLING ROAD TRIANGLE PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision known as the Stirling Road Triangle Plat was approved by the Town Council of the Town of Davie on June 5, 2002; 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 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 the delegation request to change the restrictive note on the Stirling Road Triangle 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 and Zoning Division Staff
Report and Recommendation

Applicant Information

Owner/Agent:

Name: Samuel Shapiro & Associates
Architects & Planners
Address: PO Box 2001
950 South Dixie Highway
City: Hollywood, FL 33020
Phone: (954) 920-7711

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the resolution to authorize the change in the restrictive note on the Stirling Road Triangle Plat **FROM:** "This plat is restricted to 10,000 square feet of commercial use"; **TO:** "This plat is restricted to 17,125 square feet of commercial use."

Address/Location: 5995 SW 61 Avenue/Generally located at the northwest corner of Stirling Road and SW 61 Avenue.

Future Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use: Vacant/17,125 square feet of commercial use

Parcel Size: 1.03 acres (44,886.32 square feet)

Surrounding Uses:
North: The Gardens at Stirling
Single family dwelling
South: Stirling Road
The Shoppes of Carriage Hills
East: Paradise Promenade (Publix)
West: Vacant (former site of Broward Clutch)

Surrounding Land Use Plan Designation:
Residential (10 DU/AC)
Residential (2 DU/AC)
Commercial
Commercial
Commercial

Surrounding Zoning:

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

Zoning History

Previous Requests on same property:

Available records indicate the Future Land Use Plan Map designation and zoning classification were in place since the Town’s incorporation.

The plat, P 8-4-01 Stirling Road Triangle Plat, was approved on June 5, 2002, with a note restricting it to 10,000 square feet of commercial use. The plat has yet to be recorded in the official records of Broward County.

Application Details

The applicant states that the purpose of the request is to maximize use of the site. Approval of the request will authorize changing the restrictive note on the Stirling Road Triangle Plat from 10,000 to 17,125 square feet of commercial use.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

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

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

This request will allow 17,125 square feet of commercial use to be developed on the subject site. Broward County will evaluate the request and may require measures to mitigate traffic that will be generated by the increase in the development potential of the site.

Staff Recommendation

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

Exhibits

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

Prepared by: _____

Reviewed by: _____

**SAMUEL SHAPIRO & ASSOCIATES
ARCHITECTS & PLANNERS**

P.O. Box 2001
950 SOUTH DIXIE HIGHWAY, HOLLYWOOD, FL 33020
PHONE (954) 920-7711 ~ FAX (954) 920-0827

May 19, 2003

Town of Davie
C/O Mr. Bradley Swing, AICP
6591 Orange Dr
Davie, FL 33314-3399

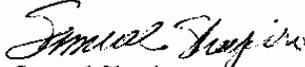
Ref: Delegation Request Justification Letter
Stirling Road Triangle Plat Project # 99-108

Dear Sir:

We are seeking a change in the restrictive note on the Stirling Road Triangle plat, from existing 10,000 square feet to 17,125 square feet.

Before we started platting this property we didn't know the exact need and design of the site, but now that we are getting into the actual design phase and with the cost of commercial land today we are trying to maximize the use of this site and the need for professional space in this neighborhood.

Respectfully


Samuel Shapiro
Architect/Owner

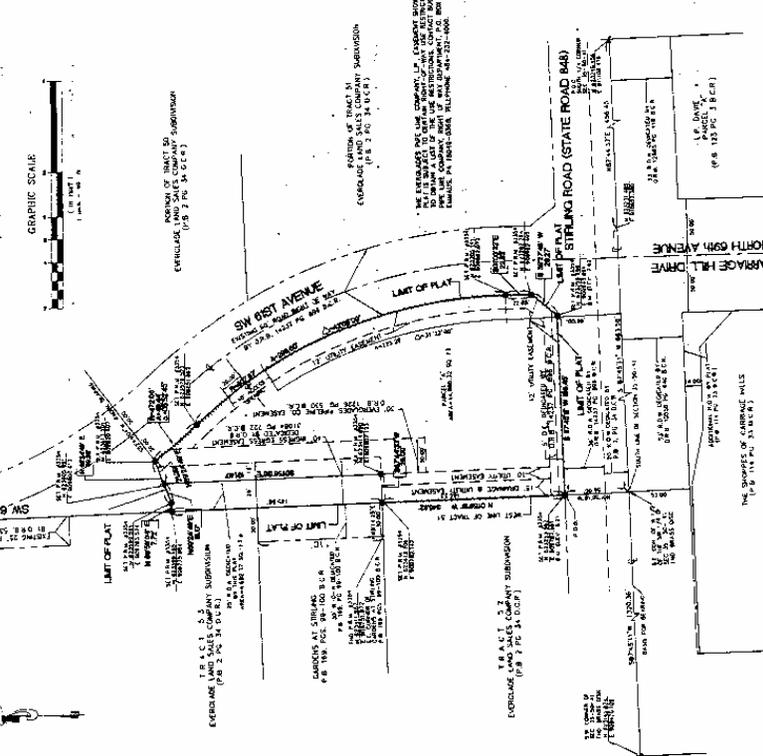
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STIRLING ROAD TRIANGLE PLAT

REPLAT OF A PORTION OF TRACTS 50 AND 51 IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF EVERGLADE LAND SALES COMPANY SUBDIVISION P.B. 2, AT PAGE 34 OF DADE COUNTY RECORDS, SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

PREPARED BY:
ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.
 CONSULTING ENGINEERS, LAND PLANNERS, LAND SURVEYORS
 7320 CENTER ROAD, DAVIE, FLORIDA 33314 TEL. (954) 791-2110
 PROJECT NO. 01-114 DATE: AUGUST, 2001



SURVEYOR'S NOTES

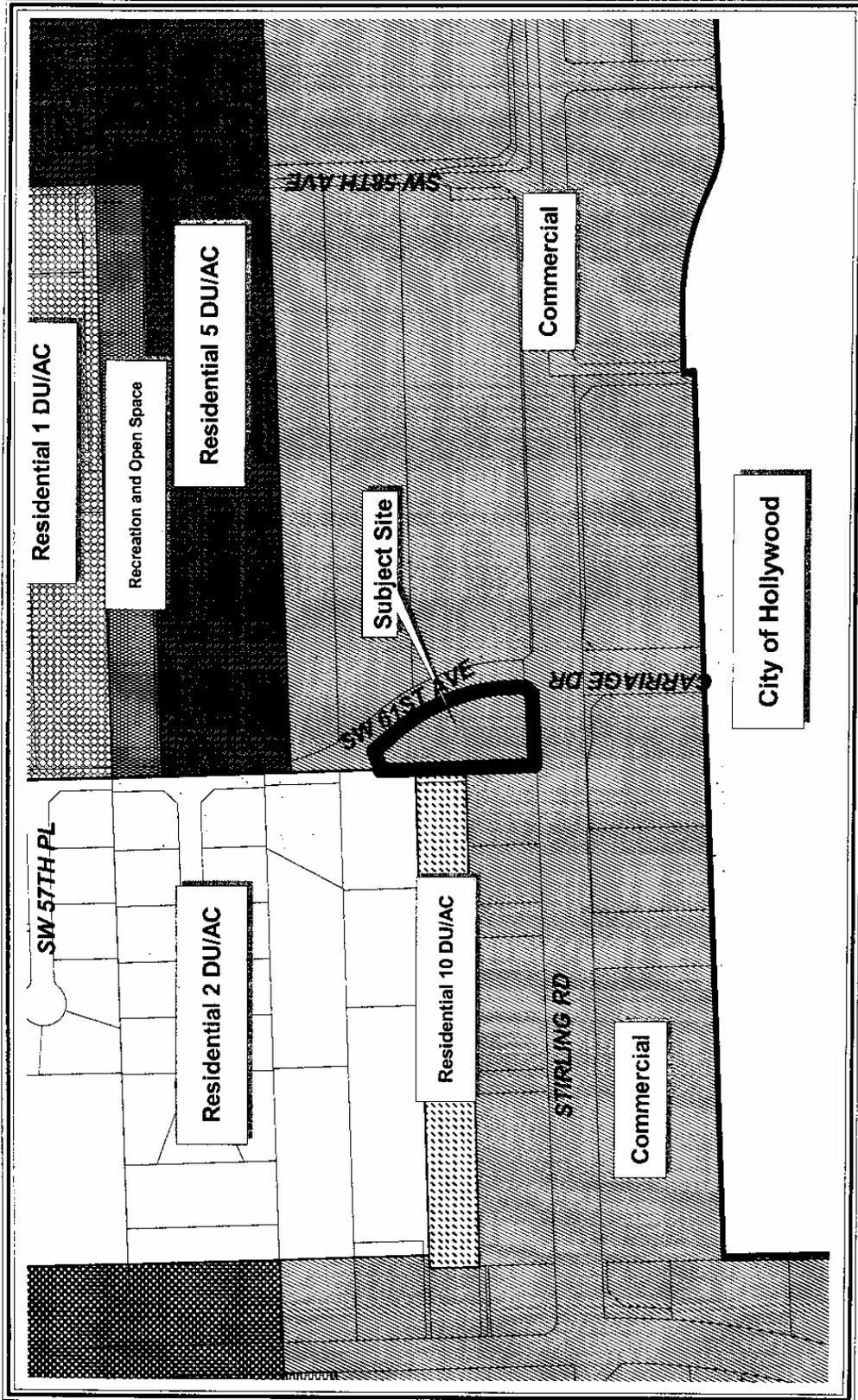
1. THIS PLAT IS SUBMITTED TO THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, FOR RECORDATION.
2. THE STATE PLANS COMPILED AND THE RECORDS SHOW THE RELATIVE POSITIONS OF THE TRACTS AND THE STIRLING ROAD TRIANGLE.
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9. THE STATE PLANS COMPILED AND THE RECORDS SHOW THE RELATIVE POSITIONS OF THE TRACTS AND THE STIRLING ROAD TRIANGLE.
10. THE STATE PLANS COMPILED AND THE RECORDS SHOW THE RELATIVE POSITIONS OF THE TRACTS AND THE STIRLING ROAD TRIANGLE.

NOTE

THIS PLAT, AS LOCATED IN ITS ORIGINAL FORM, IS THE PROPERTY OF THE ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.

AREA TABULATION

TRACT 5.2	1.00 AC.
TRACT 5.3	1.00 AC.
TRACT 5.4	1.00 AC.
TOTAL	3.00 AC.



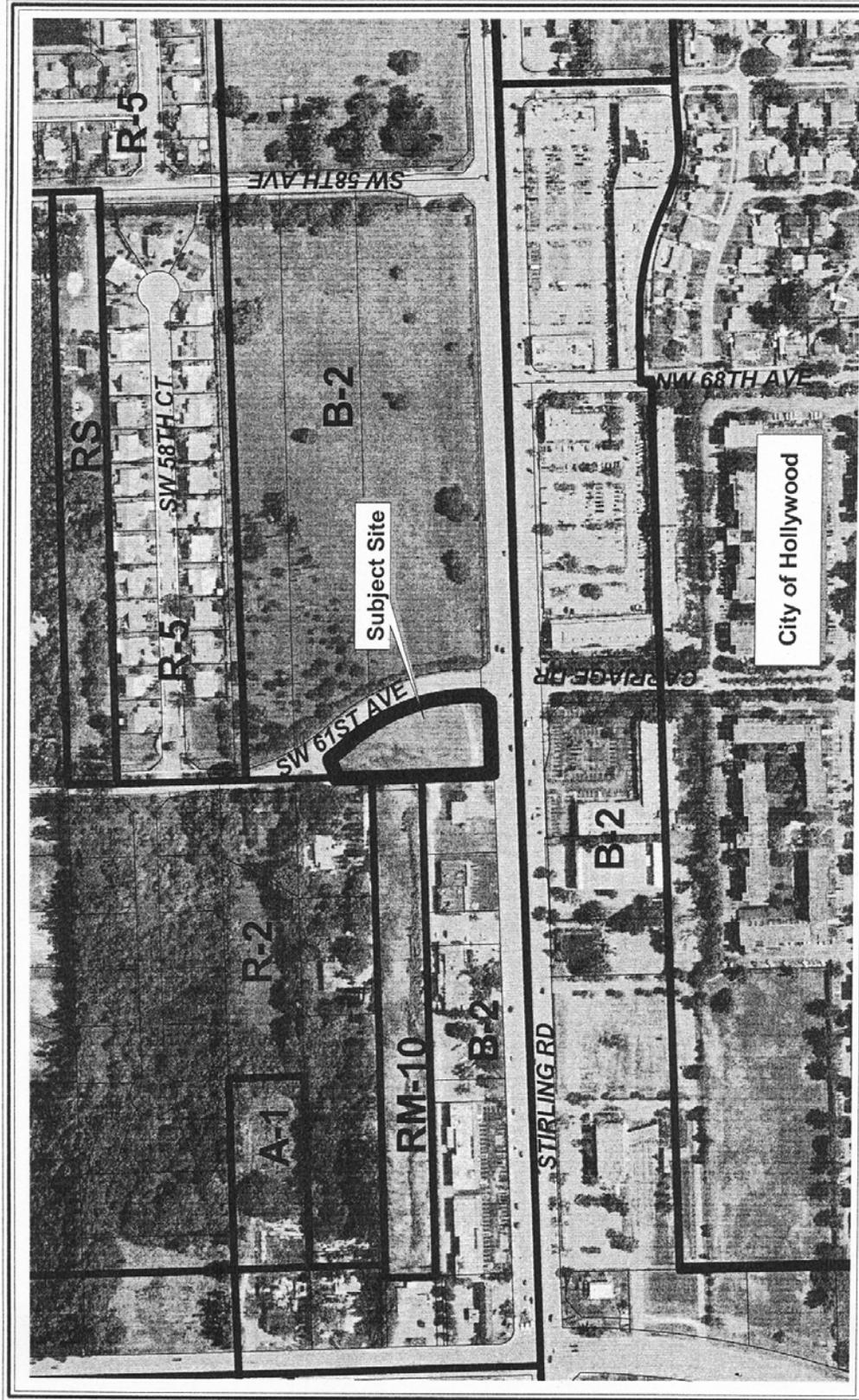
**DELEGATION REQUEST
DG 5-2-03
Future Land Use Map**

Prepared By: TAV
Date Prepared: 7/23/03



300 0 300 600 Feet

Planning & Zoning Division - GIS



Date Flown:
12/31/00



300 0 300 600 Feet



Planning & Zoning Division - GIS



DELEGATION REQUEST DG 5-2-03 Zoning and Aerial Map

Prepared By: TAV
Date Prepared: 7/23/03