

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: Todd Vargo, Planner I

SUBJECT: Plat, P 4-1-03 United Warehouses, Pulice Land Surveyors, Inc./Davie United Warehouses, Inc., 4350 SW 59 Avenue/ Generally located on the east side of SW 59 Avenue approximately 575 feet north of SW 45 Street (Orange Drive).

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS UNITED WAREHOUSES 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 boundary plat to be known as United Warehouses. The plat is located on the east side of SW 59 Avenue just north of SW 45 Street (Orange Drive). The subject site consists of approximately 1.8216 acres (79,350 square feet) and 16,678 square feet of existing industrial development. The applicant wishes to plat in order to add 3,145 square feet of industrial use. This parcel was originally platted as Everglades Land Sales Co. Subdivision in Plat Book 2, Page 34 in the public records of Dade County, Florida. Based on the age of the original Plat, the land must be replatted in order for development to occur.

Four access openings are shown on the plat; 1) a 40-foot access opening on the eastern edge of the 30-foot non-exclusive private roadway easement beginning 43.72 feet south of the northern boundary, 2) a 40-foot access opening on the eastern edge of the 30-foot non-exclusive private roadway easement beginning 144.24 feet south of the northern boundary, 3) a 40-foot access opening on the eastern boundary of the plat beginning 64.3 feet south of the northern boundary, and 4) another 40-foot access opening on the eastern boundary of the plat. The southern edge of the fourth access opening is 19.11 feet north of the southeast corner of the plat. All four access openings are existing according to the provided survey.

A 30-foot non-exclusive private roadway easement is shown along the western limits of the plat. This dedication consists of 10,502 square feet for the widening of SW 59 Avenue. This additional right-of-way is dedicated to the public in fee simple for road and related purposes.

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 8, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve. Motion carried 5-0

FISCAL IMPACT: N/A

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

Attachment(s): Plat, Resolution, Future Land Use Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS UNITED WAREHOUSES 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 United Warehouses has been approved by the Town Planning and Zoning Board on October 8, 2003.

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

SECTION 1. The boundary plat known as United Warehouses 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 _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

Application #: P 4-1-03/United Warehouses
Exhibit "A"

Revisions:
Original Report Date: 10/30/2003

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

APPLICANT INFORMATION

Owner:

Name: Davie United Warehouses, Inc.
Address: 4350 SW 59 Avenue
City: Davie, FL 33314
Phone: (954) 584-5258

Agent/Council:

Name: Pulice Land Surveyors, Inc.
Address: 5381 Nob Hill Road
City: Sunrise, FL 33351
Phone: (954) 572-1777

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat to be known as United Warehouses Plat for the development of 20,000 square feet of industrial use (16,855 existing and 3,145 proposed) on 1.8216 acres.

Address/Location: 4350 SW 59 Avenue/Generally located on the east side of SW 59 Avenue approximately 575 feet north of SW 45 Street (Orange Drive).

Future Land Use Plan Designation: Regional Activity Center

<u>Existing Use:</u>	Office	1,399 square feet
	Industrial/Warehouse	9,026 square feet
	Mini Storage	6,253 square feet
	Total	16,678 square feet

Existing Zoning: M-2 (Medium Industrial District)

Proposed Use: Industrial/Warehouse 20,000 square feet

Parcel Size: 1.8216 acres (79,350 square feet)

Surrounding Existing Use:

North: Industrial
South: Industrial
East: Vacant
West: Industrial

Surrounding Future Land Use Plan Designation:

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

Surrounding Zoning:

North: M-2, Medium Industrial District
South: M-2, Medium Industrial District
East: R-5, Low Medium Density Dwelling District
West: M-1, Light Industrial District

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: This parcel was originally platted as Everglades Land Sales Co. Subdivision in Plat Book 2, Page 34 in the public records of Dade County, Florida. Based on the age of the original Plat, the land must be replatted in order for development to occur.

APPLICATION DETAILS

The applicant's submission indicates the following:

1. *Site:* The subject site consists of approximately 1.8216 acres (79,350 square feet) and 16,678 square feet of existing industrial development.
2. *Access:* Four access openings are shown on the plat; a 40-foot access opening on the eastern edge of the 30-foot non-exclusive private roadway easement beginning 43.72 feet south of the northern boundary, a 40-foot access opening on the eastern edge of the 30-foot non-exclusive private roadway easement beginning 144.24 feet south of the northern boundary, a 40-foot access opening on the eastern boundary of the plat beginning 64.3 feet south of the northern boundary, and another 40-foot access opening on the eastern boundary of the plat. The southern edge of the final access opening is 19.11 feet north of the southeast corner of the plat. All four access openings are existing according to the provided survey.

3. *Dedication:* A 30-foot non-exclusive private roadway easement is shown along the western limits of the plat. This dedication consists of 10,502 square feet for the widening of SW 59 Avenue. This additional right-of-way is dedicated to the public in fee simple for road and related purposes.
4. *Restrictive Note:* A note restricting the plat to 20,000 square feet (16,855 square feet existing and 3,145 square feet proposed) of Industrial use.

APPLICABLE CODES AND ORDINANCES

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

Comprehensive Plan Considerations

Planning Area: The subject property is located within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 98.

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

This parcel is being replatted so that the owner may increase the amount of industrial development on the plat from 16,855 square feet to 20,000 square feet.

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, use, location and size.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

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.

2. A Mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Planning and Zoning Recommendation

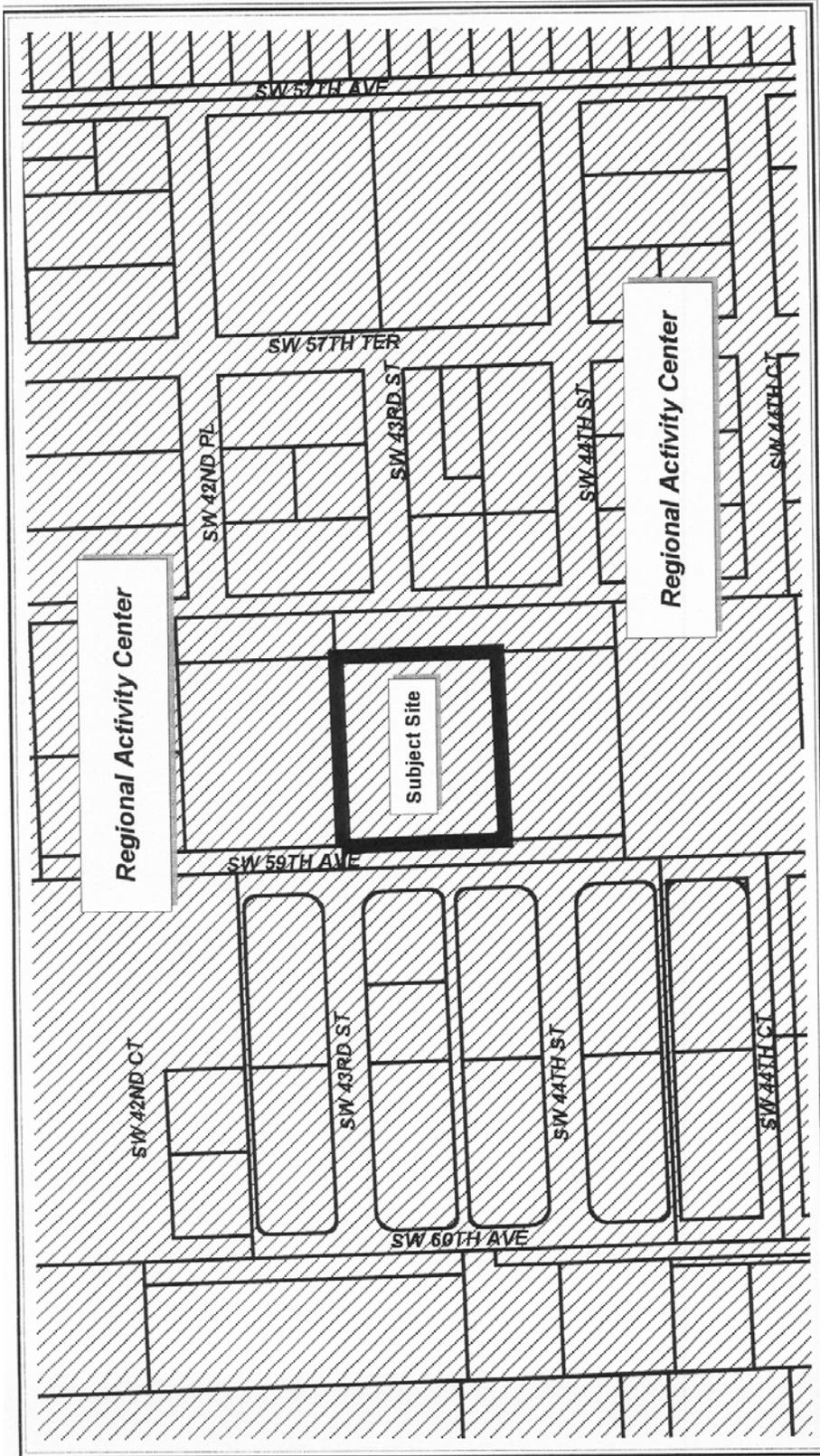
At the October 8, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve. Motion carried 5-0

Exhibits

1. Plat
2. Existing Future Land Use Map
3. Subject Site and Aerial Map

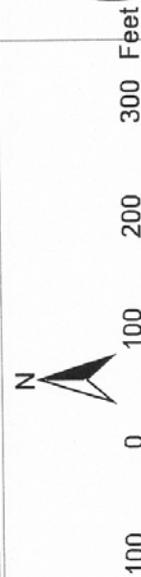
Prepared by: _____

Reviewed by: _____

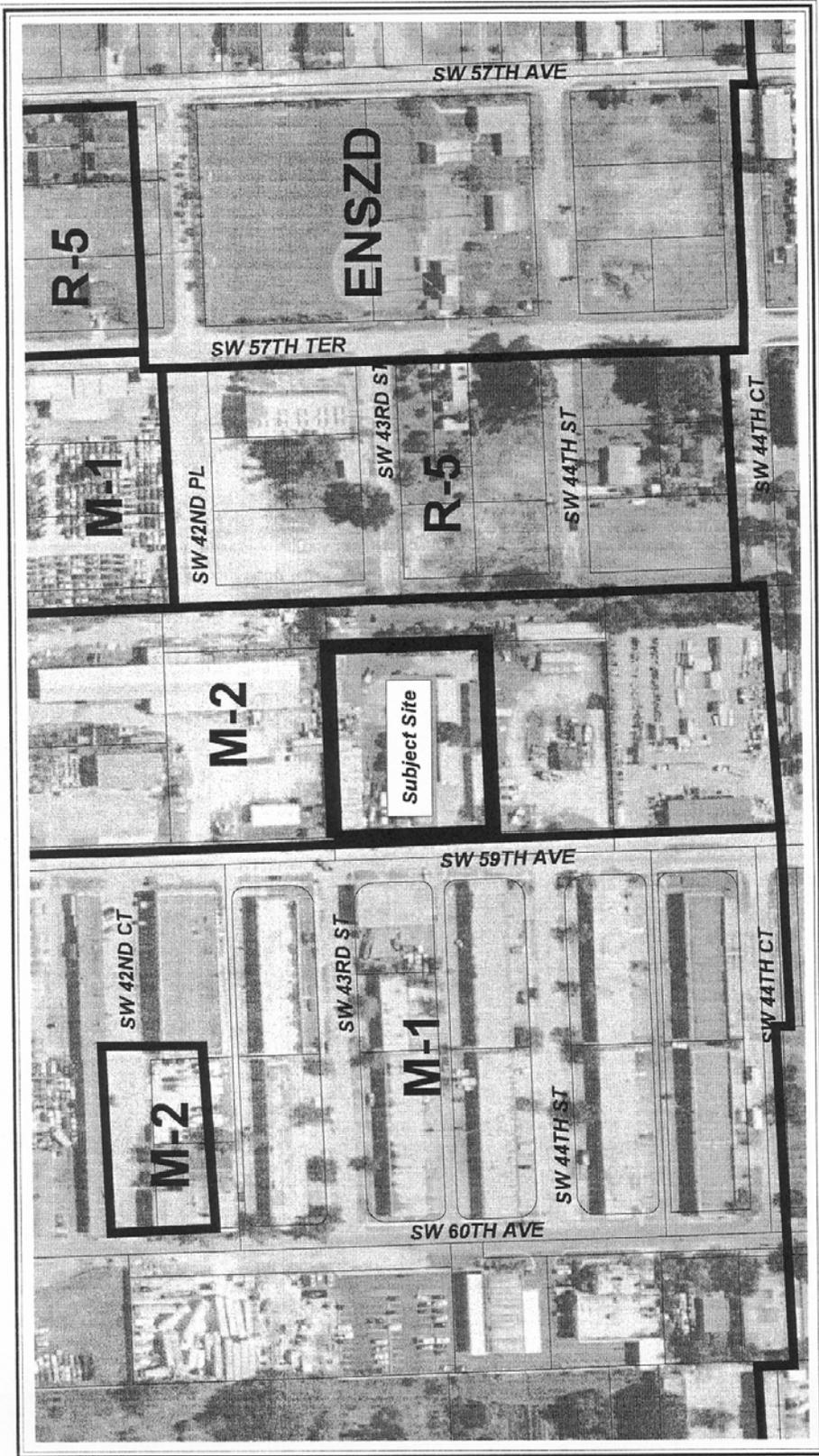


PLAT
P 4-01-03
Future Land Use Map

Prepared By: TAV
 Date Prepared: 5/30/03



Planning & Zoning Division - GIS



**PLAT
P 4-01-03
Zoning and Aerial Map**

Prepared By: TAV
Date Prepared: 5/30/03



Date Flown:
12/31/00



100 0 100 200 300 Feet



Planning & Zoning Division - GIS