

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: Plat, P 5-1-05 Davie Road Triangle Plat, Associated Engineers of South Florida Inc./Stirling Triangle Professional Building Corp., 3800 Davie Road Extension/Generally located at the northeast corner of Davie Road Extension and NW 38 Street, approximately ¼ mile south of the intersection of Stirling Road and Davie Road Extension

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS THE "DAVIE ROAD TRIANGLE PLAT" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

Approval of the plat to be known as "Davie Road Triangle Plat" is being requested. The subject site consists of a 142,310.06 square feet (3.28 acres), and is generally located at the northeast corner of Davie Road Extension and NW 38 Street, approximately ¼ mile south of the intersection of Stirling Road and Davie Road Extension.

The plat is restricted to 47,170 square feet of office use. Access is provided by a 50' opening on the western boundary to Davie Road Extension. Non-vehicular access lines have been provided on the entire southern boundary.

To the north is a vacant site with the same zoning and a similar use has been proposed for the site; to the south is NW 38 Street, then single family dwellings in the City of Hollywood; to the east is Davie Road, then the FP&L Gulfstream Service Center and Broward Motor sports; and to the west are multi-family dwellings within the City of Hollywood. Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 25, 2006, Planning and Zoning Board meeting, Mr. Luis made a motion, seconded by Ms. Turin, to approve. Motion carried 3-0, (Chair Bender and Mr. Stevens were absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for consideration. In addition, the following conditions shall be met:

1. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS THE "DAVIE ROAD TRIANGLE PLAT" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat known as the "Davie Road Triangle Plat" was considered by the Town of Davie Planning and Zoning Board;

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

SECTION 1. The plat known as the "Davie Road Triangle Plat" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2006.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2006.

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

Applicant Information

Owner:

Name: Samuel Shapiro
Triangle Professional Building Corp.
Address: 6101 Garden Court
City: Davie, FL 33314
Phone: (954) 316-6626

Petitioner:

Name: Gustavo X. Aguirre, President
Associated Engineers of South Florida, Inc.
Address: 5450 Griffin Road
City: Davie, FL 33314
Phone: (954) 584-6880

Background Information

Application History: No deferrals have been requested

Application Request: Approval of the plat known as the "Davie Road Triangle Plat"

Address/Location: 3800 Davie Road Extension/Generally located at the northeast corner of Davie Road Extension and NW 38 Street, approximately ¼ mile south of the intersection of Stirling Road and Davie Road Extension

Future Land Use

Plan Map Designation: Commercial

Zoning: B-2, Community Business District

Gross Parcel Size: 157,325.24 square feet (3.62 acres)

Net Parcel Size: 142,310.06 square feet (3.28 acres)

Existing/Proposed Use: Vacant/47,170 square feet of office use

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Map Designations:</u>
North:	Vacant (proposed office complex)	Commercial
South:	Single family residential	City of Hollywood
East:	Multi-family residential	City of Hollywood
West:	FP&L Gulf Stream Service Center, and Broward Motor Sports	Industrial and Commercial
	<u>Surrounding Zoning:</u>	
North:	B-2, Community Business District	
South:	City of Hollywood	
East:	City of Hollywood	
West:	M-1, Light Industrial District, B-2, Community Business District,	

Zoning History

Annexation: Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981. Available records indicate the Future Land Use Plan Map designation and zoning classification were in place prior to the site's annexation.

Application Details

The applicant's submission indicates the following:

1. *Site:* Approval of the plat to be known as "Davie Road Triangle Plat" is being requested. The subject site consists of a 142,310.06 square feet (3.28 acres), and is generally located at the northeast corner of Davie Road Extension and NW 38 Street, approximately ¼ mile south of the intersection of Stirling Road and Davie Road Extension.
2. *Restrictive Note:* The plat is restricted to 47,170 square feet of office use.
3. *Access:* Access is provided by a 50' opening on the western boundary to Davie Road Extension. Non-vehicular access lines have been provided on the entire southern boundary.
4. *Trails:* There are no trails, existing or planned, adjacent to the site.
5. *Dedications and Easements:* A 10' utility easement adjacent to the northern, eastern, and southern boundary is shown.
6. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency has been obtained.

7. *Road Concurrency:* The plat is located within the South Central Transit Oriented Concurrency District. This district meets the regional transportation standards specified in the Broward County Land Development Code.
8. *Compatibility:* To the north is a vacant site with the same zoning and a similar use has been proposed for the site; to the south is NW 38 Street, then single family dwellings in the City of Hollywood; to the east is Davie Road, then the FP&L Gulfstream Service Center and Broward Motor sports; and to the west are multi-family dwellings within the City of Hollywood. Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties.

Applicable Codes and Ordinances

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200' frontage and depth, 20' on sides abutting residentially zoned properties, 25' adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35' maximum height.

§12-360 (B) Platting requirement:

(1) The town may not grant an application for a building permit for the construction of a principal building on a parcel of land 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. This section will not apply to an application for a building permit which meets any of the following criteria:

(a) Construction of one (1) single-family dwelling unit or duplex unit on a lot or parcel, which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989; or

(b) Construction on any multifamily or nonresidential lot or parcel which is less than five (5) acres in size and specifically delineated on a plat recorded on or before June 4, 1953;

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.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)plating, 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.*

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.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Engineering: Provide additional right-of-way on Davie Road Extension for a turn lane, and provide additional right-of-way for NW 38 Street. *(Items provided)*

Staff Analysis

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

The plat is in conformance with the applicable Codes and Ordinances. This proposed plat for office use can be considered compatible with the uses on the surrounding properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for consideration. In addition, the following condition shall be met:

1. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Planning and Zoning Board Recommendation

At the January 25, 2006, Planning and Zoning Board meeting, Mr. Luis made a motion, seconded by Ms. Turin, to approve. Motion carried 3-0, (Chair Bender and Mr. Stevens were absent)

Town Council Action

Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat

Prepared by: _____

Reviewed by: _____



Subject Site



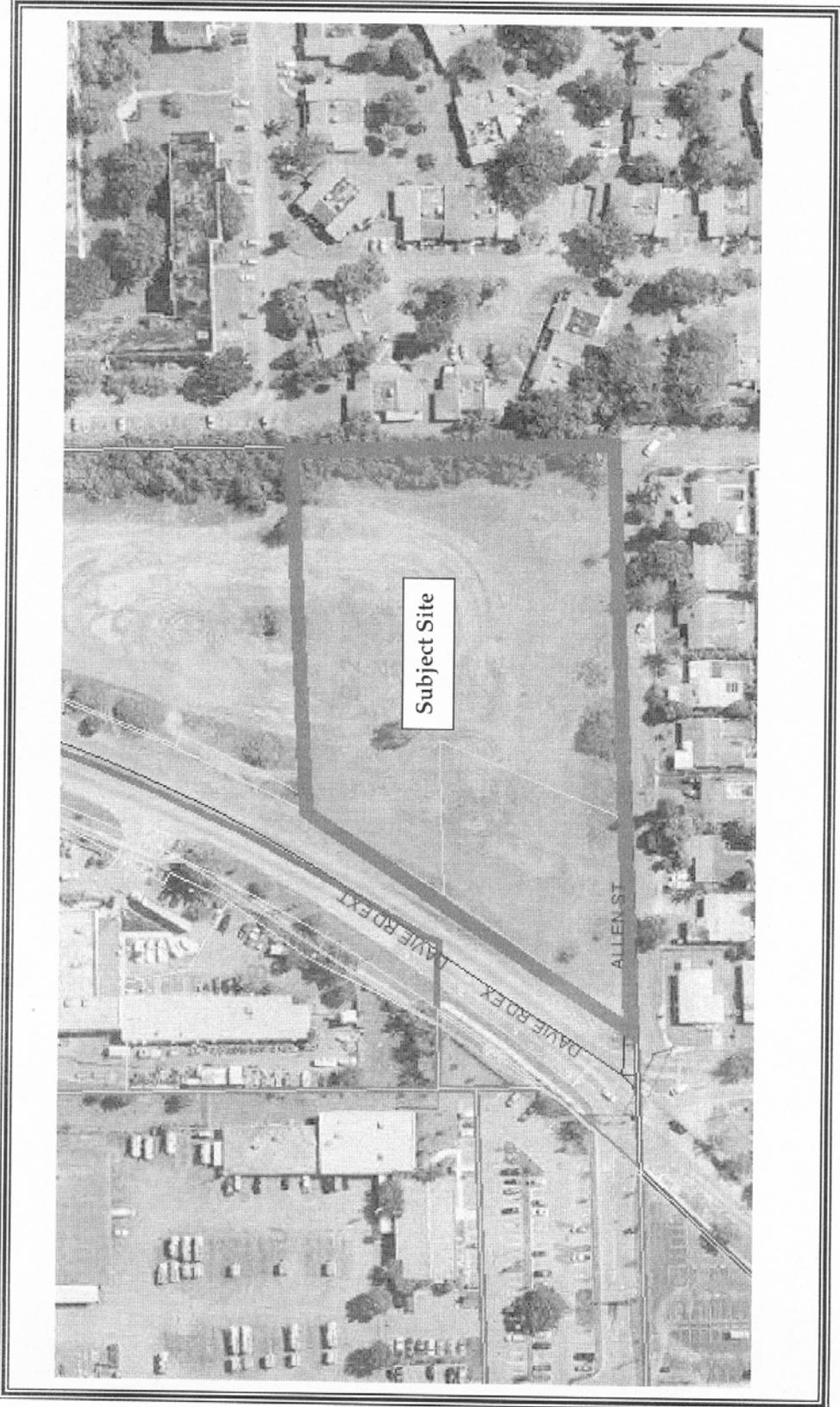
The Town of Davie
 Development Services Department
 Planning and Zoning Division

Scale: N.T.S.



Plat Application
P 5-1-05, Davie Road Triangle
Future Land Use Plan Map

Prepared By: C.M.G.
 Date Prepared: 1/20/06



The Town of Davie
Development Services Department
Planning and Zoning Division



Scale: N.T.S.

Plat Application
P 5-1-05, Davie Road Triangle
Zoning and Aerial Map

Prepared By: C.M.G.
Date Prepared: 1/20/06