

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: David M. Abramson, Planner III

SUBJECT: DG 11-1-06/05-538/Griffin 78(B&R Development)/7780 Griffin Road/Generally located on the southeast corner of Griffin Road and Southwest 78th Avenue

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE FINDING OF ADEQUACY DATE ON THE PLAT KNOWN AS THE “GRIFFIN 78,” AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner requests approval to amend the finding of adequacy date on the plat known as “Griffin 78.” The five (5) year adequacy date on the said plat expires December 4, 2006 (five (5) years from the date of approval by Broward County). To satisfy Broward County requirements, the petitioner requests an approval in writing, from the Town of Davie, extending the finding of adequacy date on the plat known as “Griffin 78.”

Staff finds that the proposed change to the plat known as “Griffin 78” consistent with the proposed uses on the subject site.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

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

Attachment(s):

Resolution, Planning Report

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE FINDING OF ADEQUACY DATE ON THE PLAT KNOWN AS THE "GRIFFIN 78," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "Griffin 78" was recorded in the public records of Broward County in Plat Book 171, Page 134; and

WHEREAS, the owners desire to change the finding of adequacy date, extending for another five (5) years 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 change to the finding of adequacy date shown on the plat known as "Griffin 78." The proposed change being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie on the local road network.

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.

Exhibit "A"

Application: DG 11-1-06/ 05-538 /Griffin 78 (B & R Development)

Original Report Date: 11/28/06

Revisions:

TOWN OF DAVIE

Development Services Department

Planning and Zoning Division

Staff Report and Recommendation

Applicant Information

Owner:

Name: Ron Barr
B & R Development
Address: 4621 Hollywood Boulevard
City: Hollywood, Florida 33021
Phone: (954) 274-9438

Petitioner:

Name: Jerald A. McLaughlin
McLaughlin Engineering Company
Address: 400 J.W. McLaughlin Avenue (N.E. 3rd Avenue)
City: Ft. Lauderdale, Florida 33301
Phone: (954) 763-7611

Background Information

Application Request: Delegation request approval to amend the finding of adequacy date on the plat known as "Griffin 78."
Address: 7780 Griffin Road
Location: Generally located on the southeast corner of Griffin Road and Southwest 78th Avenue
Future Land Use Plan Map: Commercial
Zoning: Griffin Corridor District / University Drive Node
Existing/Proposed Use(s): Vacant / Retail and Office building approx. 19,600 Square Feet
Parcel Size: 76,105 Square Feet (1.74 Acres)

<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designation:</u>
North: C-11 Canal	Recreation Open Space
South: Vacant	Commercial
East: Vacant	Commercial
West: CVS	Commercial

Surrounding Zoning:

North: T, Transportation District
South, East, West: Griffin Corridor District / University Drive

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property:

Plat Request (P 8-2-99): Town Council approved Griffin 78 Plat on November 15, 2000, and was subsequently recorded in Plat Book 2, Page 26 in the official records of Broward County.

Developer's Agreement (DA 3-2-02): Town Council approved this agreement on April 17, 2002, for installation of required improvements relating to the Griffin 78 Plat. According to Exhibit "B" of this agreement, the required improvements include an eastbound right turn lane on Griffin Road, sidewalk along Griffin Road, traffic signal conduit relocation, and pavement markings and signs.

Site Plan Application (SP 7-4-04): Town Council approved on October 19, 2005 subject to adding pavers on the entrance to 78th Avenue crosswalk, to the applicant meeting with staff, Mayor and Council on the architectural design of the building itself, and to the Site Plan Committee's comments.

Applicable Codes and Ordinances

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

Land Development Code Section 12-32.303, (E) Intersection Commercial Nodes (Nodes). Within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map. (1) University Drive Node: Located between University Drive and SW 76 Avenue within the West Gateway Zone.

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

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. 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:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Plan – Policy Group 7: Commercial Use Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

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

Application Details

The petitioner requests approval to amend the finding of adequacy date on the plat known as “Griffin 78.” The five (5) year adequacy date on the said plat expires December 4, 2006 (five (5) years from the date of approval by Broward County). Additionally, the petitioner intends extend the plat adequacy for another five (5) years and maintain the plat restriction of 20,000 sq. ft commercial use.

Staff Analysis

The purpose of this delegation request is to provide the petitioner (for Broward County) an approval, in writing, from the Town of Davie extending the finding of adequacy date for another five (5) years on the plat known as “Griffin 78.”

Findings of Fact

Staff finds that the proposal to develop approximately 20,000 square feet of commercial use on the plat known as “Griffin 78” consistent with the Griffin Corridor District - University Drive Node, Commercial Land Use Plan Designation, and is compatible with the surrounding area. Staff has no objection to the request.

Staff Recommendation

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

Town Council Action

Exhibits

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

Prepared by: _____

Reviewed by: _____

Exhibit 1 (Justification Letter)

11/29/2006 16:42 9547637515

MCLAUGHLIN ENG CO

PAGE 02

M c L A U G H L I N E N G I N E E R I N G C O .

J. W. McLAUGHLIN, P.E. 1910-1984
ROBERT G. McLAUGHLIN, R.L.S. 1940-1997
JERALD A. McLAUGHLIN, R.L.S.



SINCE 1938

CARLE ALBREKTSEN, R.L.S.
SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.

SURVEYING • PLATTING • ENGINEERING • LAND PLANNING
November 9, 2006

ATTN: Mr. David Abramson, Planner III
Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314
954-797-1048 fax 954-797-12104

Re: Finding of Adequacy/note Amendment – "Griffin 78" (P.B. 171, Pgs 134-5, BCR))

Dear Mr. Abramson:

The above referenced plat was approved and recorded. The finding of adequacy date of December 4, 2006 is about to expire. The site owner would like to go through the Town/County process to extend the date for another 5 years.

Please contact me if there are additional questions or concerns with regard to this request.

Very Truly Yours,
McLaughlin Engineering Company

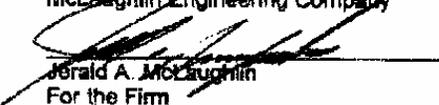
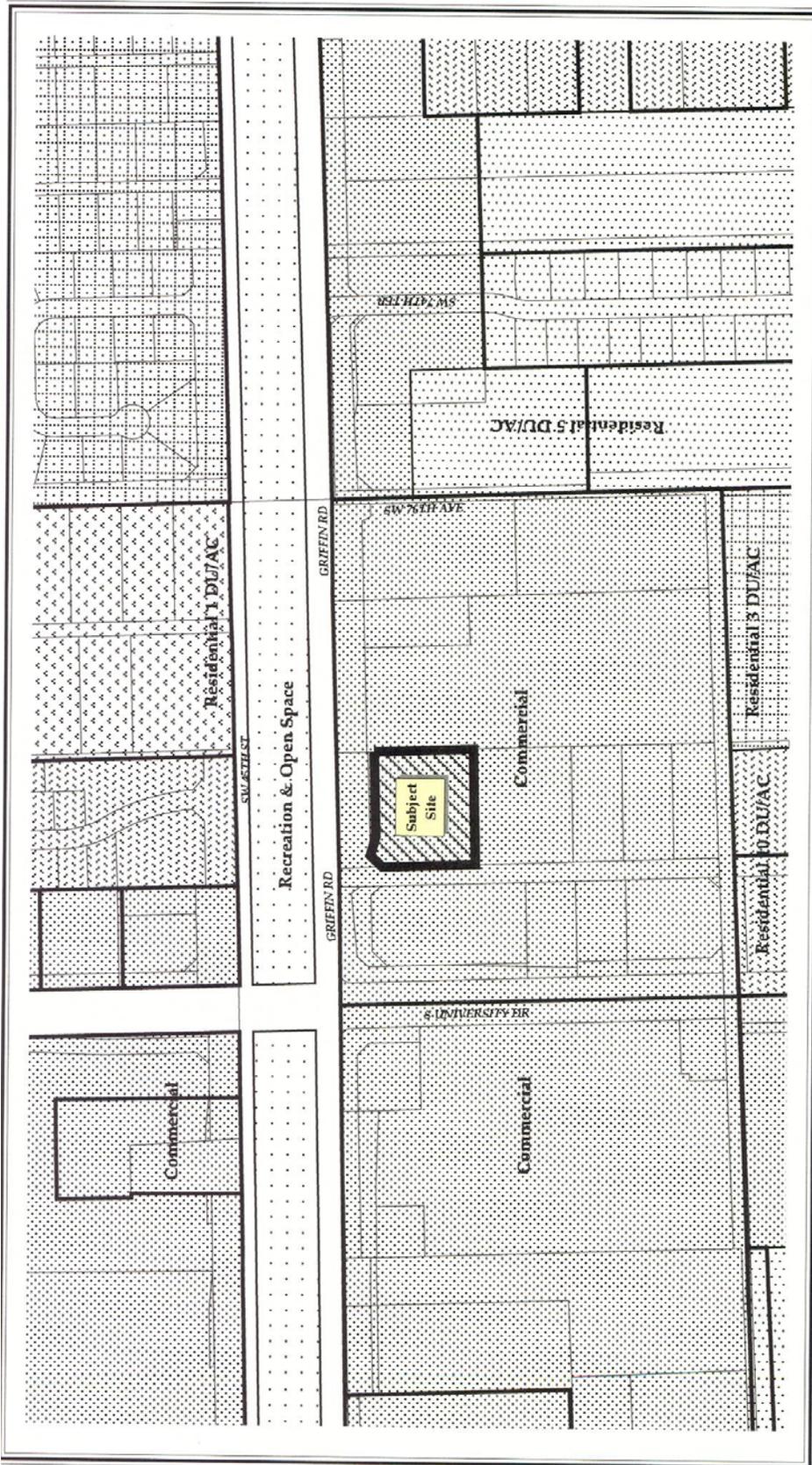

Jerald A. McLaughlin
For the Firm

Exhibit 3 (Future Land Use Map)



The Town of Davie
 Development Service Department
 Planning & Zoning Division

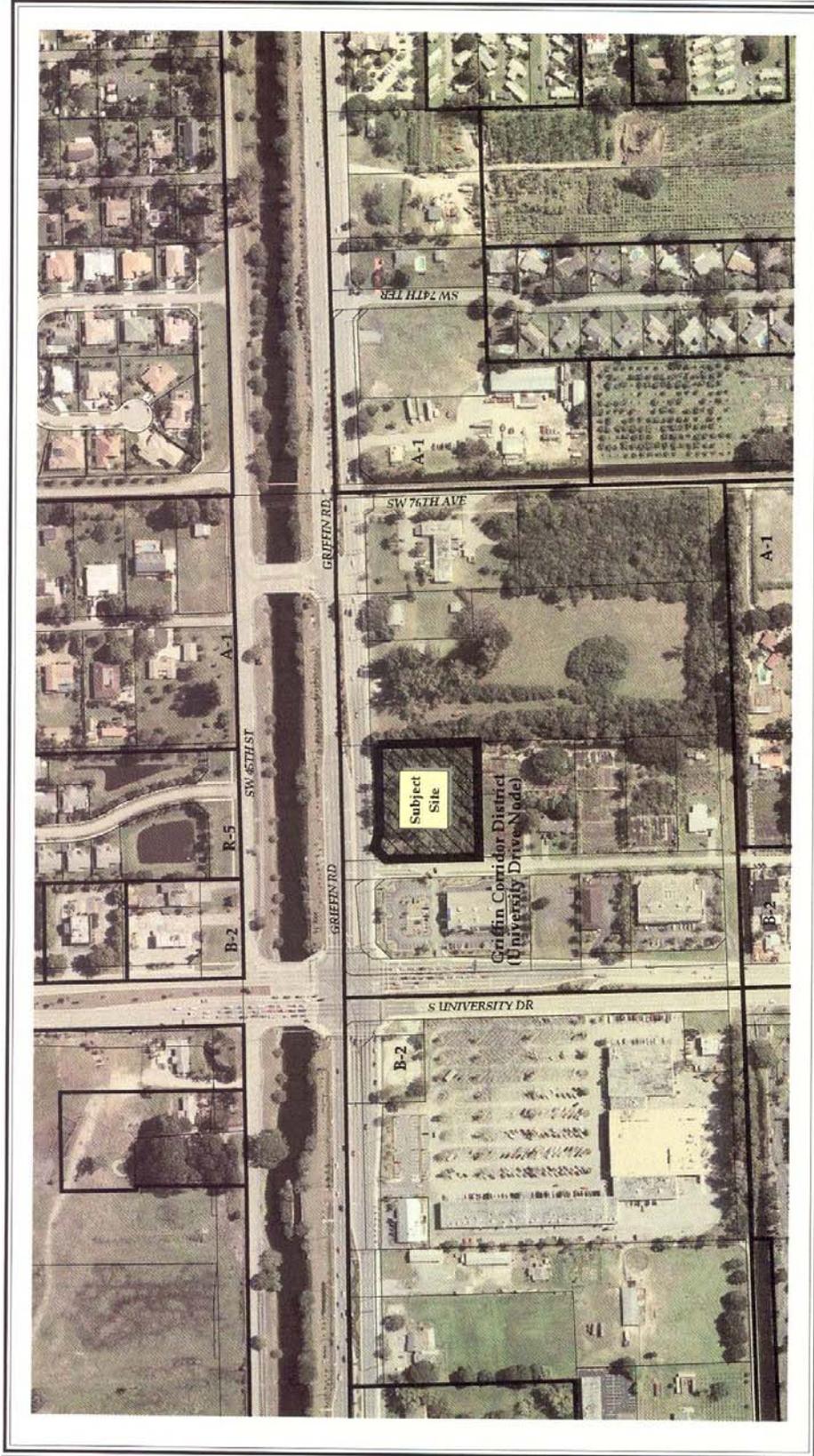
Scale
 500 0 500 Feet



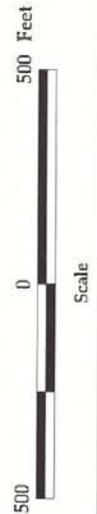
Future Land Use Plan Map

Prepared By: D.M.A.
 Date Prepared: 7/19/05

Exhibit 4 (Aerial, Zoning, and Subject Site Map)



The Town of Davie
 Development Service Department
 Planning & Zoning Division



Site Plan Application
 SP 7-4-04, B & R Development
 Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
 Date Prepared: 7/19/05