

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: Plat, P 3-1-06/03-114/Extra Care Animal Hospital/950 South Flamingo Road/Generally located on the eastside of Frontage Road, between Interstate 595 and Southwest 14th Street.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE “EXTRA CARE ANIMAL HOSPITAL” 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: The petitioner requests approval of the plat known as the “Extra Care Animal Hospital.” The subject site consists of 1.00 Acres (43,560 sq. ft.) and restricted to 12,000 sq. ft. of commercial use. The proposed vehicular access is along the western boundary line. No NVAL (non-vehicular access line) is required for Frontage Road along the western boundary line.

Staff finds that the proposed “Extra Care Animal Hospital” plat is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The existing commercial use (Extra Care Animal Hospital) may be considered compatible with existing and future uses along Flamingo Road.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S):

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 shall be met:

1. 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.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
3. Contingent upon approval of the following development applications:
 - a. *Flex Application (FX 2-1-06), Extra Care Animal Hospital*

Attachment(s): Plat, Resolution, Planning Report

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "EXTRA CARE ANIMAL HOSPITAL" 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 to be known as the "Extra Care Animal Hospital" was considered by the Town of Davie Planning and Zoning Board on November 22, 2006;

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

SECTION 1. The plat known as the "Extra Care Animal Hospital" 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. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie.

SECTION 4. 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: P 3-1-06/03-114/Extra Care Animal Hospital

Original Report Date: 11/8/06

Revision(s): 11/29/06

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Petitioner:

Name: Paul E. Brewer
Paul Brewer & Associates, Inc.

Address: 12321 Northwest 35th Street

City: Coral Springs, Florida 33065

Phone: (954) 753-5210

Owner:

Name: Jodi L. Thannum D.V.M.
Extra Care Animal Hospital

Address: 950 South Flamingo Road

City: Davie, Florida 33314

Phone: (954) 370-0203

Background Information

Application Request: Approval of a plat known as "Extra Care Animal Hospital"

Address: 950 South Flamingo Road

Location: Generally located on the eastside of Frontage Road, between Interstate 595 and Southwest 14th Street.

Future Land

Use Plan Map: Residential 5 DU/AC

Zoning: AG, Agricultural District

Existing Use(s): One-story veterinarian office building (approximately 2,600 sq. ft.)

Parcel Size: 1.00 Acres (43,560 sq. ft.)

Proposed Use(s): One-story veterinarian office building

Surrounding Land

Surrounding Use(s):

North: Single-Family Dwellings

South: Single-Family Dwellings, Jane's Plant Nursery

East: Village at Lake Pines (Townhome Community)

West: Frontage Road/Flamingo Road

Use Plan Map Designation(s):

Residential 5 DU/AC

Residential 5 DU/AC

Residential 5 DU/AC

Residential 5 DU/AC

Surrounding Zoning(s):

North: AG, Agricultural District
South: AG, Agricultural District
East: RM-5, Low Medium Dwelling District (Farida Plat)
West: Right-of-way (Frontage Road/Flamingo Road)

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Request(s) on same property:

Site Plan Application (SP 6-5-00), on August 2, 2000, site plan application for Extra Care Animal Hospital was approved on the subject site.

Concurrent Request(s) on same property:

Flex Application (FX 2-1-06), the petitioner requests Town Council approval to utilize the Flexibility Rules to allocate 5% of the area designated for residential use on the Broward County Land Use Plan to be used for neighborhood office and/or retail sale of merchandise or services within Flexibility Zone 100.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 1.00 Acres (43,560 sq. ft.).
2. *Restrictive Note:* The proposed plat is restricted to 12,000 sq. ft. of commercial use.
3. *Access:* The proposed vehicular access is along the western boundary line. No NVAL (non-vehicular access line) is required for Frontage Road along the western boundary line.
4. *Trails:* No recreational and equestrian trails are on or adjacent to the proposed plat.
5. *Easements and Reservation:* The plat is proposing a ten (10) foot utility easement along the western boundary line parallel to Frontage Road. Additionally, the proposed plat illustrates an existing thirty (30) foot ingress/egress easement along the northern boundary recorded by Broward County allowing access to the Farida Plat contiguous to the east.
6. *Dedications:* The plat is not proposing any dedications.
7. *Drainage:* The plat lies within Central Broward Water Control District. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
8. *Compatibility:* The existing commercial use (Extra Care Animal Hospital) is consistent with the Town of Davie Comprehensive Plan and Land Development Code as it relates to access, location, and size.

Applicable Codes and Ordinances

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

Article XII Subdivisions and Site Plans.

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

Land Development Code (Section 12-366.1 (A) thru (D)) submission requirements for plats.

Land Development Code (Section 12-24), (A)Agricultural, (AG) District: This district is intended to maintain, preserve and protect areas of the Town of Davie that are predominately in agricultural uses, and/or have historically demonstrated agriculture productivity. This district is designed to protect the agricultural industry from scattered residential development that displaces agricultural uses from substantial areas of productive agricultural land for a limited number of dwelling units by providing for lots on an acre in size or larger. This district is intended to maintain the rural character of the town and implement the Town of Davie Comprehensive Plan.

Land Development Code (Section 12-81(A) Conventional Single-Family Development Standards), Minimum parcel requirements, Minimum lot area: 43,560 sq. ft. (B) Minimum Lot Frontage/Width: 150 ft. (C) Minimum Lot Depth: n/a

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West Ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, 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 Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

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.

Planning and Zoning Division:

1. Finalize the note restricting development uses on the proposed plat. *(This comment has not been completed)*

Engineering Division:

1. Provide lots and blocks of adjacent recorded plats, plat book and page number along with names of such plats. *(This comment has not been completed)*
2. Provide topographic survey of the property proposed to be platted, said topographic surveys shall show existing ground elevations, together with all existing structures within and adjacent to the plat. Survey shall be certified by land surveyor licensed in the State of Florida. *(This comment has not been completed)*
3. Show proposed points of access to Frontage Road. *(This comment has not been completed)*
4. Provide copy of document from O.R.B. 37588 P.G. 288 B.C.R. The proposed plat and survey description of 30 ft area don't match. *(This comment has not been completed)*

Staff Analysis

The proposed "Extra Care Animal Hospital" plat is required since the petitioner desires to increase the commercial use (Extra Care Animal Hospital) on the subject site. This proposed plat is consistent with the Comprehensive Plan and the Land Development Code as it relates to lot size, width, depth, and intent.

Findings of Fact

Staff finds that the proposed "Extra Care Animal Hospital" plat is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The existing commercial use (Extra Care Animal Hospital) may be considered compatible with existing and future uses along Flamingo Road.

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 shall be met:

1. 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.
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Planning and Zoning Board Recommendation

At the November 22, 2006, Planning and Zoning Board Meeting, Mr. McLaughlin made a motion, seconded by Ms. Turin to approve P 3-1-06/03-114/Extra Care Animal Hospital based on McLaughlin Engineering Company not involved and the planning report. **(Motion carried 5-0)**

Town Council Action

Exhibits

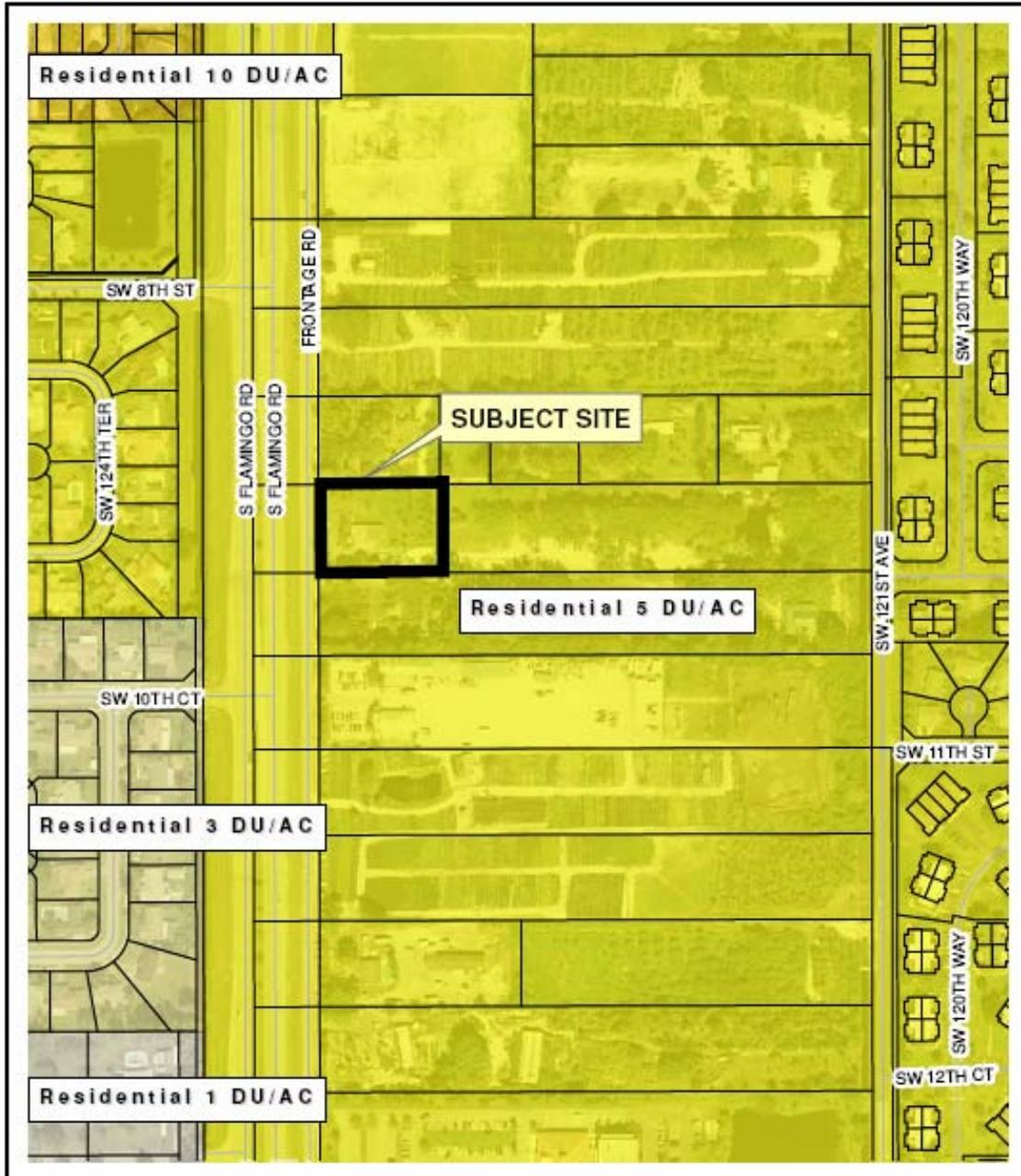
1. Future Land Use Plan Map
 2. Zoning and Aerial Map
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Prepared by: _____

Reviewed by: _____

File Location: P&Z\David Abramson\Applications\P_Plat\P_06\P 3-1-06 Extra Care Animal Hospital

Exhibit 1 (Future Land Use Plan Map)



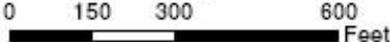
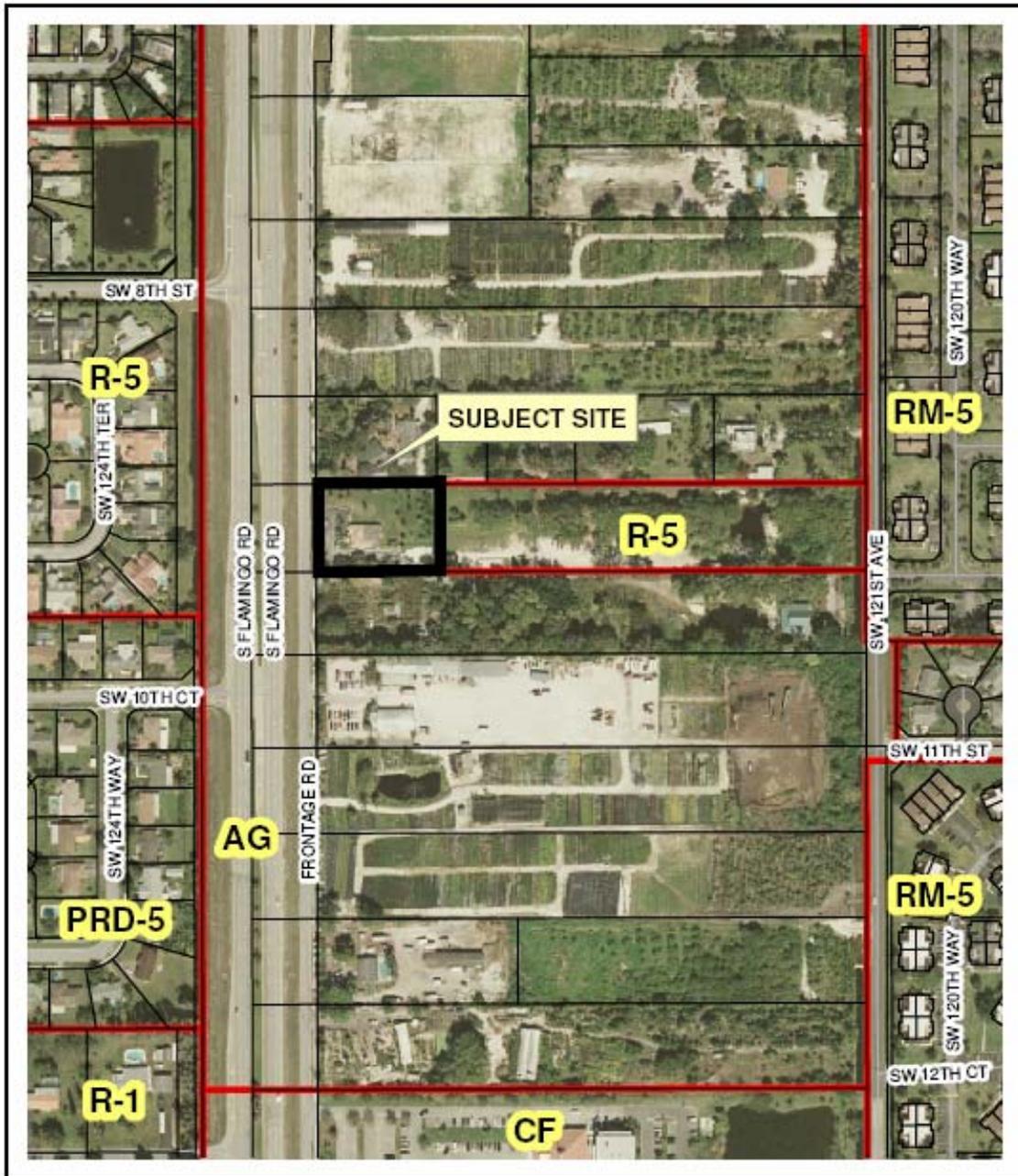
	<p>Date Flown: 12/2004</p>   <p>Prepared by the Town of Davie GIS Division</p>	<p>Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 10/31/06</p>
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Exhibit 2 (Aerial, Zoning, and Subject Map)



	<p>Date Flown: 12/2004</p>		<h3>Zoning and Aerial Map</h3>
	<p>0 150 300 600 Feet</p>		<p>Prepared by: ID Date Prepared: 10/31/06</p>
	<p>Prepared by the Town of Davie GIS Division</p>		

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