

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: Lise Bazinet, Planner II

SUBJECT: Plat Application, Resolution: P 11-1-06/07-17 / Caseyco Commerce Center / 1056 West State Road 84 / Generally located on the south side of State Road 84 and west of Bright Road and Nob Hill Road.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "CASEYCO COMMERCE CENTER" 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 "Caseyco Commerce Center". The proposed plat consists of 6.45 net acres (280,962 sq. ft.) and is restricted to 97,000 sq. ft. of office use and 128 sq. ft. of guard house (existing for the mobil home community to the south). Vehicular access onto the proposed plat is through the proposed right-of-way dedication of Bright Road. There are no trails designated on the master trail map in this location.

A Fifteen (15) foot utility easement along the northern boundary line, and a fifty (50) foot right-of-way (Bright Road) are proposed to be dedicated by this plat. The petitioner obtained Town Council approval to utilize 5.9 acres of Commercial Flexibility Rule via Ordinance 2002-17, approved on June 5th, 2002. The subject site was originally platted according to "Newman's Survey" as recorded in Plat Book 2, Page 26 of the public records of Dade County, Florida.

The petitioner's plat meets the intent of the proposed CC, Commerce Center District. Additionally, the petitioner's previously approved Flex Application ensures that the office project will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 5 DU/Acre.

PREVIOUS ACTIONS: N/A

CONCURRENCES:

At the July 11, 2007 Planning and Zoning meeting, Mr. Pignato made a motion, seconded by Mr. Busey, to approve. Chair Bender and Ms. Turin were absent. **(Motion carried 3-0).**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following conditions:

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.
2. 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 A PLAT KNOWN AS THE "CASEYCO COMMERCE CENTER" 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 "Caseyco Commerce Center" was considered by the Town of Davie Planning and Zoning Board on July 11, 2007;

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

SECTION 1. The plat known as the "Caseyco Commerce Center" 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 Concurrence 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 _____, 2007.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Exhibit “A”

Application: P 11-1-06/07-17/Caseyco Commerce Center

Original Report Date: 7/6/07

07/12/2007

Revision(s):

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

Applicant Information

Owner:

Name: Prestige Duke Joint Venture, c/o Skyline Management Group

Address: 4040 NE 2nd Avenue, Suite 305

City: Miami, Florida 33137

Phone: (305) 573-2620

Petitioner:

Name: Mikki Ulrich

Deni Land Surveyors

Address: 1991 Northwest 35th Avenue

City: Coconut Creek, Florida 33066

Phone: (954) 973-0343

Background Information

Application Request: Approval of the plat known as the “Caseyco Commerce Center”

Address: 1056 West State Road 84

Location: Generally located on the south side of State Road 84 and west of Bright Road and Nob Hill Road.

Future Land

Use Plan Map: Residential 5 DU/Acre

Existing Zoning(s): CC, Commerce Center

Existing Use(s): Vacant land

Parcel Size: 7.77 Gross Acres (338,461 sq. ft.)
6.45 Net Acres (280,962 sq. ft.)

Proposed Use(s): Professional offices

Proposed Density: N/A

Surrounding Land

Surrounding Use(s):

North: State Road 84 / Interstate 595
South: Existing Mobil Home Park (Park City West)
Acre
East: Satellite Property, vacant land
West: Single family residences
DU/Acre

Use Plan Map

Designation(s):

Transportation
Residential 10 DU/
Commerce Office
Residential 5

Surrounding Zoning(s):

North: State Road 84, City of Plantation
South: T-1 (County), Mobile Homes
East: CC, Commerce Center District
West: B-2, Community Business District, and PDR 5.1, Planned Residential Development

Zoning History

Related zoning history:

Ordinance 2002-17 was approved on June 5th, 2002 for rezoning of the property from T-1, Trailer Park to CC, Commerce Center District, and utilizing 5 % residential to commercial flexibility rule.

Previous requests on same property: n/a

Concurrent Request(s) on same property:

Site Plan Application (SP 11-5-06), the petitioner requests site plan approval for a development project consisting of a professional office building.

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, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code Section 12-24, The CC, Commerce Center District is intended to implement the commerce/office classification of the Town of Davie Comprehensive Plan by providing for development of office, research, business and light industrial complexes at suitable locations throughout the town.

Land Development Code Section 12-83, in CC, Commerce Center District all structures shall be built with a minimum front setback of 60 feet, the total side setback of both side lot lines combined shall equal ten (10) percent of the lot frontage, with a minimum of five (5) foot. The minimum rear setback shall be twenty five (25) feet.

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, Policy 5-2: The (re)zoning, (re)planning, 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, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 6.45 net acres (280,962 sq. ft.).
2. *Restrictive Note:* The proposed plat is restricted to 97,000 sq. ft. of office use and 128 sq. ft. of guard house (existing).
3. *Access:* Vehicular access onto the proposed plat is through the proposed right-of-way dedication of Bright Road.
4. *Trails:* There are no trails designated on the master trail map in this location.
5. *Easements and Reservation:* The following easements are proposed by this plat:
 - a. Fifteen (15) foot utility easement along the northern boundary line.
6. *Vacations and Dedications:* The following dedications and vacations are proposed by this plat:
 - a. Fifty (50) foot right-of-way (Bright Road) dedication along the eastern boundary line.
7. *Drainage:* The subject site 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. *Flexibility Rule:* The petitioner received Town Council approval to utilize 5.9 acres of Commercial Flexibility Rule in accordance with the concurrent site plan application.
9. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan application.
10. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is

sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The petitioner has agreed to improve Bright Road, as indicated on the proposed site plan.

11. *Compatibility:* The proposed professional office building is compatible with neighboring office uses off State Road 84.

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 Division:

1. Provide fifteen (15) foot utility easement along the northern boundary line.
 2. The plat is to be signed and sealed by a professional surveyor.
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Staff Analysis

The plat as proposed will accommodate a development project consisting of professional offices. The subject site was originally platted according to “Newman’s Survey” as recorded in Plat Book 2, Page 26 of the public records of Dade County, Florida.

The petitioner’s plat meets the intent of the proposed CC, Commerce Center District. Additionally, the petitioner’s previously approved Flex Application ensures that the office project will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 5 DU/Acre.

Staff finds that the proposed “Caseyco Commerce Center” plat is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The proposed professional office building is compatible with neighboring office uses off State Road 84.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

3. 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.
 4. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
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Planning and Zoning Board Recommendation

At the July 11, 2007 Planning and Zoning meeting, Mr. Pignato made a motion, seconded by Mr. Busey, to approve. Chair Bender and Ms. Turin were absent. **(Motion carried 3-0).**

Town Council Action

Exhibits

1. Future Land Use Plan Map

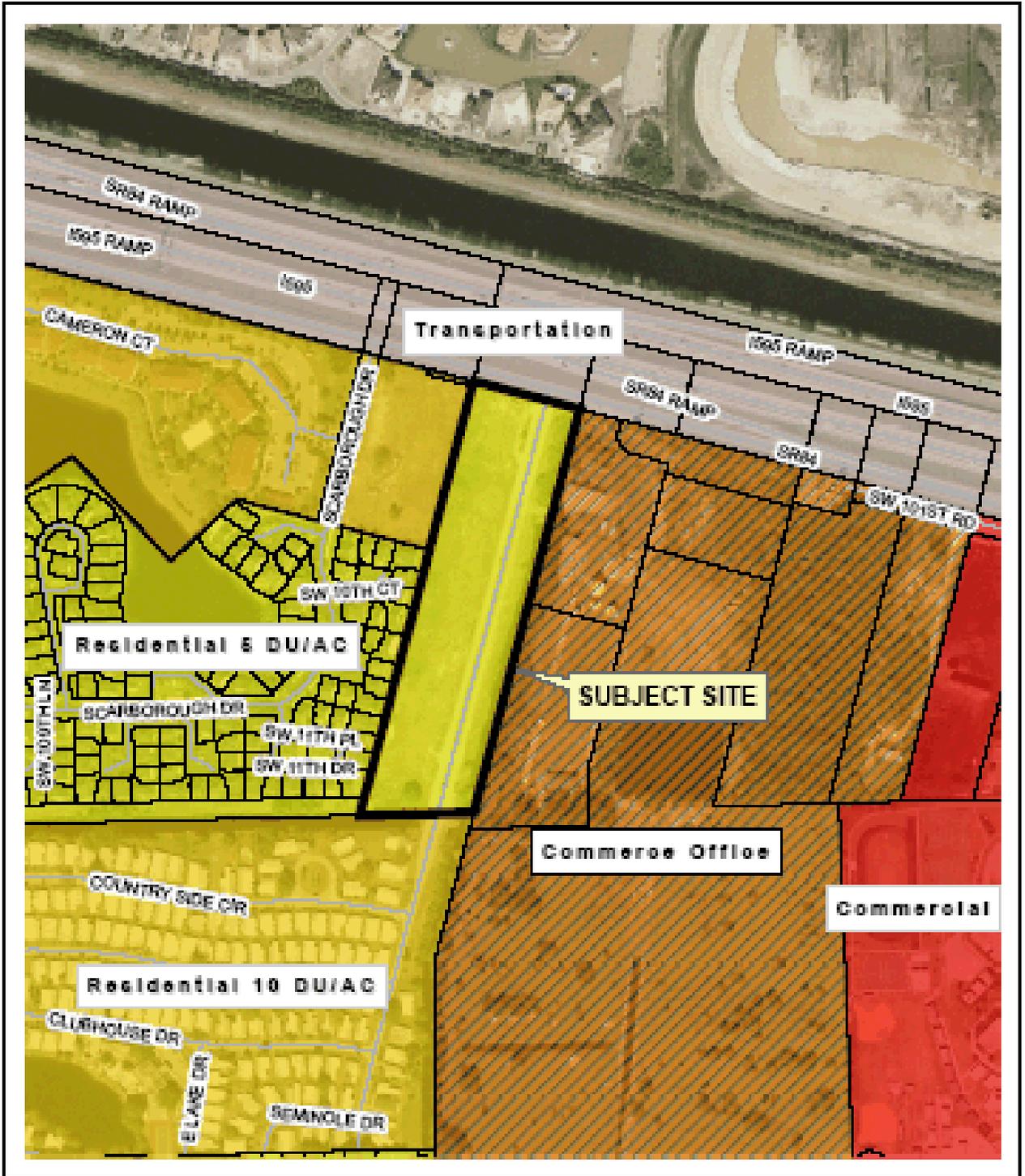
2. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\P_Plat\P_06\P 11-1-06 Caseyco

Exhibit 1 (Future Land Use Plan Map)



Date Plotted:
12/2004

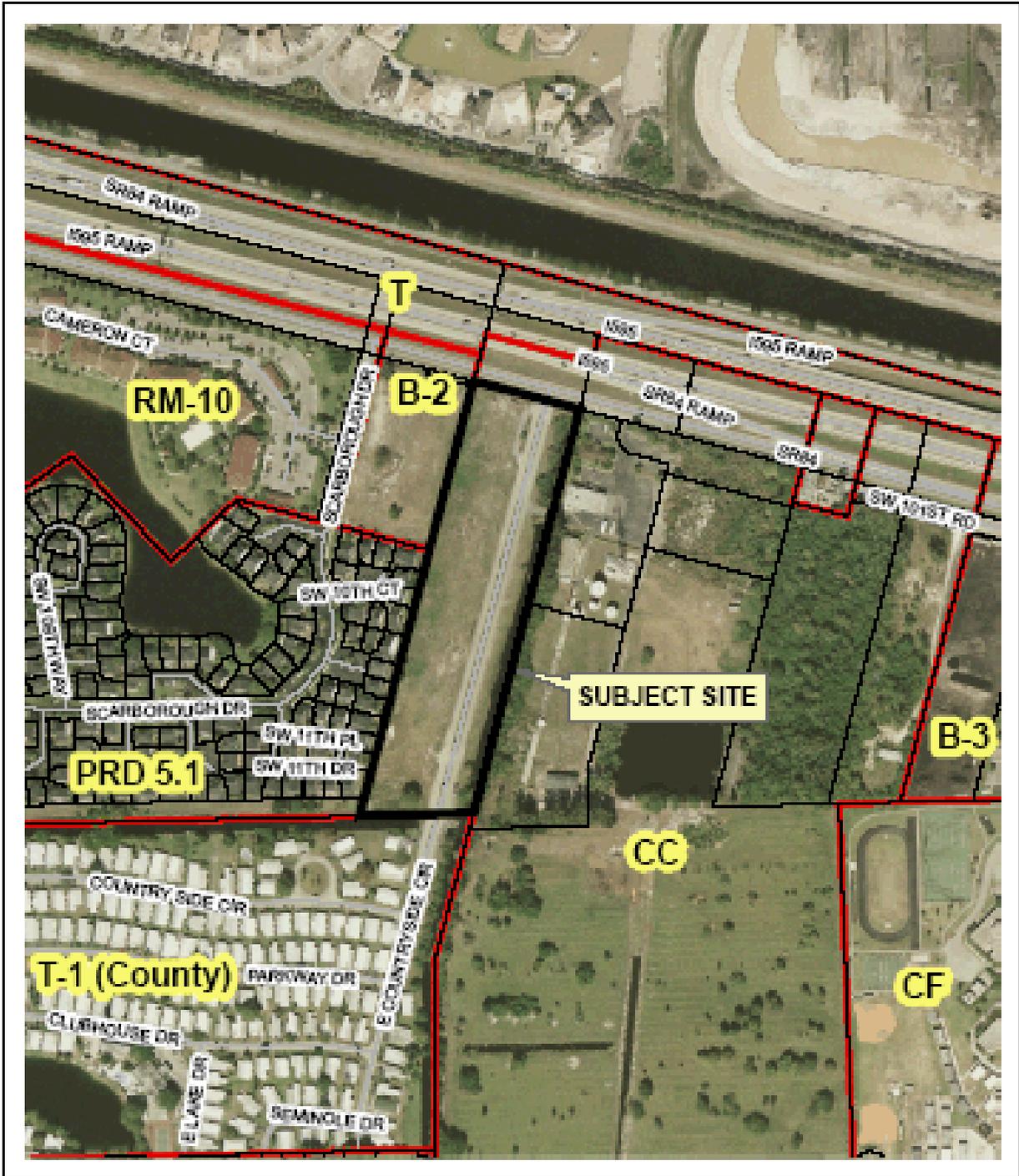


Prepared by the Town of Davis GIS Division

Site Plan SP 11-5-05 Future Land Use Map

Prepared by: JD
Date Prepared: 12/2004

Exhibit 2 (Aerial, Zoning, and Subject Map)



Date Plotted:
12/2004



Prepared by the Town of Davis GIS Division

Site Plan
SP 11-5-05
Zoning and Aerial Map

Prepared by: JD
Date Prepared: 12/05/05