TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP
(954) 797-1101

SUBJECT: Resolution - Plat Amendment

DG 3-1-01 Meeks Farms Plat - 5700 South University Drive

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE OF THE "MEEKS FARMS PLAT", AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF:

Petitioner is requesting a modification of the existing non-vehicular access line along University Drive to provide for an additional fifty (50) foot opening at the south plat limit in order to provide a one-hundred (100) foot shared access opening with the "Wolf Family Plat" to the south, as recommended by Broward County Traffic Engineering Division to the State of Florida Department of Transportation.

PREVIOUS ACTIONS: None.

CONCURRENCES:

The Broward County Board of Commissioners made the modification a condition of approval for the "Wolf Family Plat". The modification was recommended by the Broward County Traffic Engineering Division and Florida Department of Transportation.

FISCAL IMPACT: None.

RECOMMENDATION(S): Motion to Approve.

Attachment(s): Resolution, Planning Report, Landuse map, Subject Site map, Aerial.

Application #: DG 3-1-01 **Revisions:**

Exhibit "A"

Original Report Date: 4/13/01

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

APPLICANT INFORMATION

Owner:

Name: William and Elise Meeks
Address: 2601 East Oakland Park Blvd, Suite 400
City: Fort Lauderdale, FL 33306
Phone: (954)565-2200

Agent:

Name: Gustavo Aguirre
Address: 5450 Griffin Road
City: Davie, FL 33314
Phone: (954)584-6880

BACKGROUND INFORMATION

Application History: None.

Application Request: Petitioner is requesting a modification of the existing non-vehicular access line along University Drive to provide for an additional fifty (50) foot opening at the south plat limit in order to provide a one-hundred (100) foot shared access opening with the "Wolf Family Plat" to the south.

Address/Location: 5700 South University Drive / Generally located on the east side of University Drive, approximately 1000 feet north of Stirling Road.

Future Land Use Plan Designation: Commerce / Office

Zoning: CC, Commerce Center District

Parcel Size: 8.9 acres (389,222 square feet)

	Surrounding Uses:	Surrounding Land Use Plan Designation:
North:	Vacant	Commerce / Office
South:	Vacant	Commerce / Office
East:	Vacant	Residential (1 DU / AC)
West:	Commercial	Commercial

Surrounding Zoning:

North: CC, Commerce Center District

South: CC, Commerce Center District
East: A-1, Agriculture District
West: B-2, Community Business District

ZONING HISTORY

Related Zoning History: None.

Previous Request on same property: Town Council approved plat request P 6-2-93 on February 16, 1994, with a plat note restricting the plat to 125,000 square feet of office use.

Summary of Significant Development Review Agency Comments

The Broward County Board of Commissioners made the modification a condition of approval for the "Wolf Family Plat". The modification was recommended by the Broward County Traffic Engineering Division and Florida Department of Transportation.

Applicable Codes and Ordinances

None.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

Broward County Comprehensive Plan: The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Concurrency Considerations: The application indicates no increase in trips on the roadway

network.

Applicable Goals, Objectives & Policies: None.

Staff Analysis/Findings of Fact

This amendment to the Meeks Farms Plat non-vehicular access line was a condition of approval of the Wolf Family Plat set forth by the Broward County Commission. In order for the Wolf Family Plat to have access to University Drive, a shared access opening with the Meeks Farms Plat was required. Staff has no objection to the plat amendment.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval**, of petition DG 3-1-01.

Exhibits

1. Resolution
2. Plat
3. Sketch and description of existing N.V.A.L.
4. Sketch and description of new N.V.A.L.
5. Landuse map
6. Subject Site map
7. Aerial

Prepared by: _____ Reviewed by: _____

Sheet 1 of 2 Sheets

07-12-96 12:59pm OR Book 25128 Pg 475

" MEEKS FARMS "

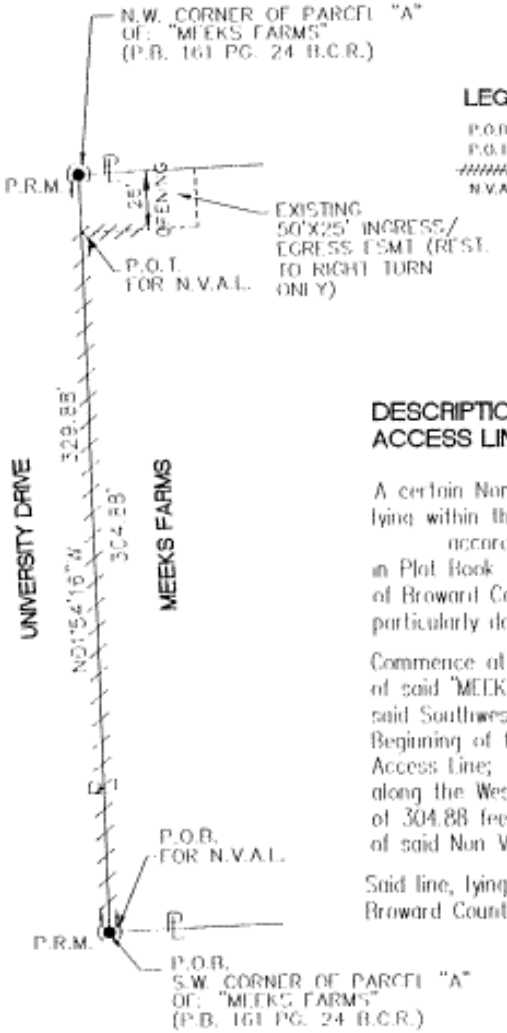
BEING A REPLAT OF A PORTION OF TRACT 53,
THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION
OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
(PLAT BOOK 3, PAGE 67, D.C.R.)
TOWN OF DAVIE * BROWARD COUNTY * FLORIDA
JUNE 1993

GRAPHIC SCALE

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY BUT ONLY A GRAPHICAL REPRESENTATION OF THE DESCRIPTION SHOWN HEREON

EXHIBIT "A"



LEGEND:

P.O.B.=	INDICATES POINT OF BEGINNING
P.O.T.=	INDICATES POINT OF TERMINATION
//////////	INDICATES NON VEHICULAR ACCESS LINE
N.V.A.L.=	INDICATES NON VEHICULAR ACCESS LINE

DESCRIPTION OF EXISTING NON-VEHICULAR ACCESS LINE:

A certain Non-Vehicular Access Line (NVAL) lying within the Plat of "MEEKS FARMS" according to the Plat thereof as recorded in Plat Book 161, Page 24 of the Public Records of Broward County, Florida; said line being more particularly described as follows:

Commence at the Southwest corner of Parcel "A" of said "MEEKS FARMS" plat, said Southwest corner being the Point of Beginning of the herein described Non-Vehicular Access Line; thence proceed N 01° 54' 16" W along the West line of said Parcel "A" a distance of 304.88 feet to the point of Termination of said Non Vehicular Access Line.

Said line, lying and being in the Town of Davie, Broward County, Florida.

I HEREBY CERTIFY
THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 5J-17 (5) FLORIDA ADMINISTRATIVE CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTE: THE UNDERSIGNED AND ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC. MAKES NO REPRESENTATIONS, NOR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REPRESENTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF PUBLIC RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT ONLY THOSE ITEMS SHOWN IN THE REFERENCE ABOVE. ASOSF DID NOT RESEARCH THE PUBLIC RECORDS IN CONNECTION WITH THE LANDS DESCRIBED HEREON. THIS INSTRUMENT IS THE PROPERTY OF ASOSF AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM ASOSF.

FAZE FEARA, P.L.S.
REGISTERED ENGINEER No. 32574
STATE OF FLORIDA

REVISIONS/REMARKS:

DATED: DECEMBER 15th, 1999

SCALE: 1"=50'	DRAWN BY: M.J.	CHECKED BY: G.K.A.		PROJECT No. 98-03

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.
PLANNING ENGINEER DESIGN INSPECTION SERVICES

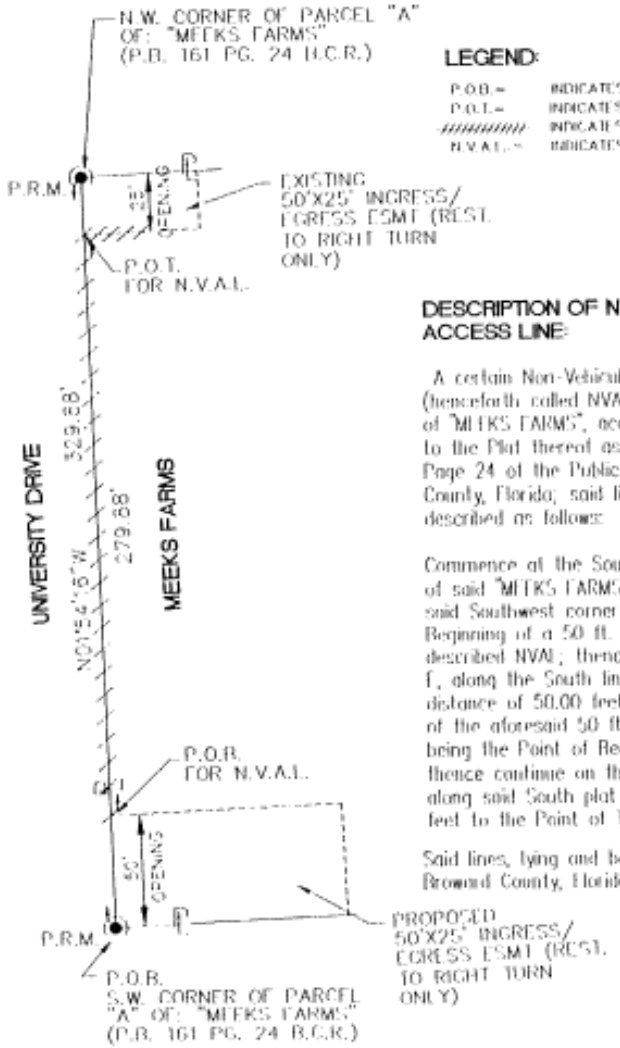
WOLF FAMILY PLAT

SKETCH AND DESCRIPTION OF EXISTG. N.V.A.L.

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY BUT ONLY A GRAPHICAL REPRESENTATION OF THE DESCRIPTION SHOWN HEREON

EXHIBIT "B"



LEGEND:

P.O.B.=	INDICATES POINT OF BEGINNING
P.O.T.=	INDICATES POINT OF TERMINATION
//////////	INDICATES NON VEHICULAR ACCESS LINE
N.V.A.L.=	INDICATES NON VEHICULAR ACCESS LINE

DESCRIPTION OF NEW NON-VEHICULAR ACCESS LINE:

A certain Non-Vehicular Access Line (henceforth called NVAL) lying within the Plat of "MEEKS FARMS", according to the Plat thereof as recorded in Plat Book 161, Page 24 of the Public Records of Broward County, Florida; said line being more particularly described as follows:

Commence at the Southwest corner of Parcel "A" of said "MEEKS FARMS" plat, said Southwest corner being the Point of Beginning of a 50 ft. opening of the herein described NVAL; thence proceed N 01° 54' 16" W f, along the South line of said Parcel "A" a distance of 50.00 feet to the Point of Termination of the aforesaid 50 ft. opening, said point also being the Point of Beginning of the said NVAL; thence continue on the last described course along said South plat line a distance of 279.88 feet to the Point of Termination of said NVAL.

Said lines, lying and being in the Town of Davie, Broward County, Florida.

I HEREBY CERTIFY
THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 2001-61C (1) OF FLORIDA ADMINISTRATIVE CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

NOTE: THE UNDERSIGNED AND ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC. MAKES NO REPRESENTATIONS NOR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REPRESENTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESTRICTIONS, AGREEMENTS OR OTHER MATTERS OF PUBLIC RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN ON THE REFERENCE MAP. ALTHOUGH DIGNITY RESEARCH THE PUBLIC RECORDS IN CONNECTION WITH THE LANDS DESCRIBED HEREON. THIS INSTRUMENT IS THE PROPERTY OF ABOVE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM ABOVE

PAUL F. PARK, JR.
REGISTERED ENGINEER No. 37554
STATE OF FLORIDA

REVISIONS/UPDATES:

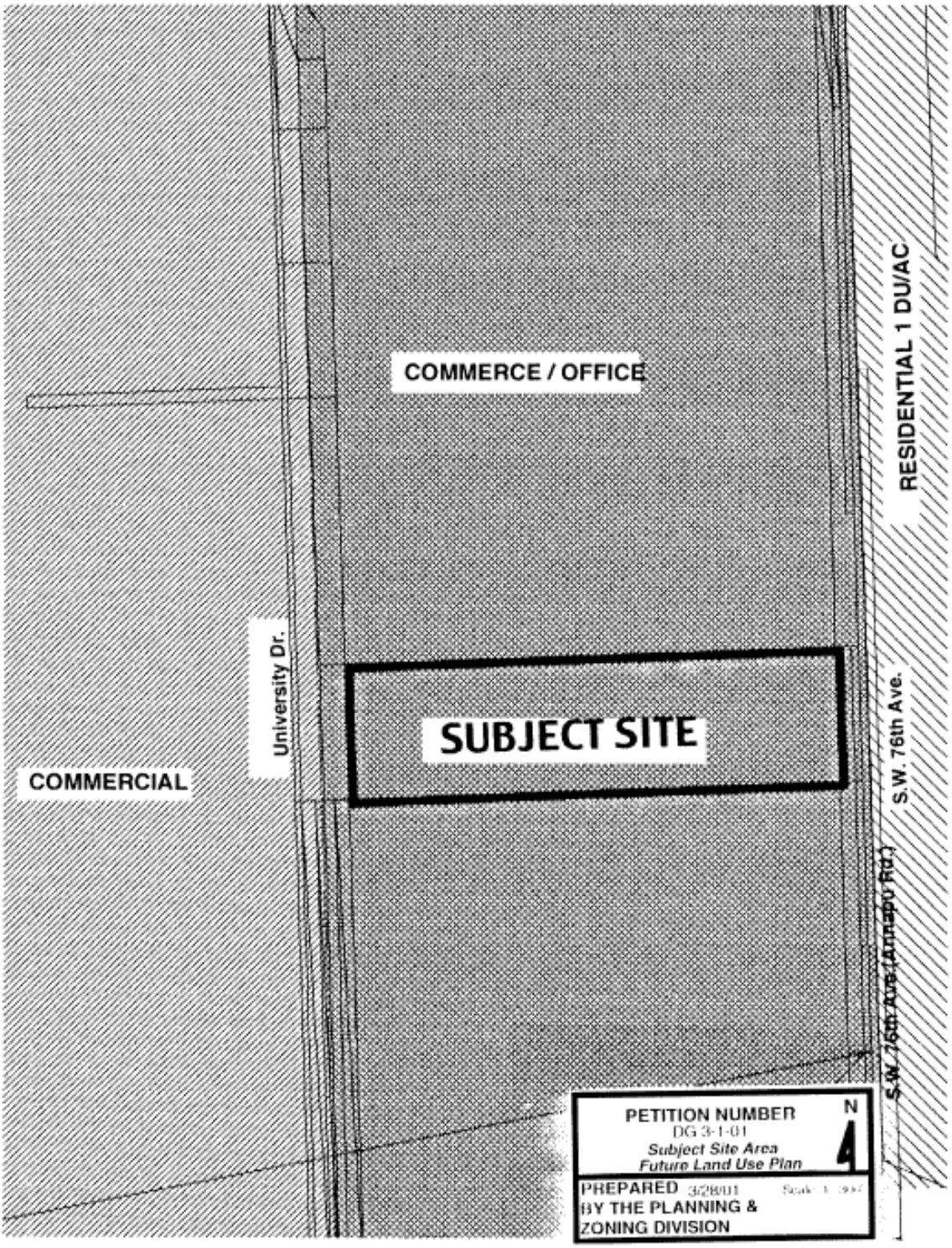
DATED: DECEMBER 15th, 1999

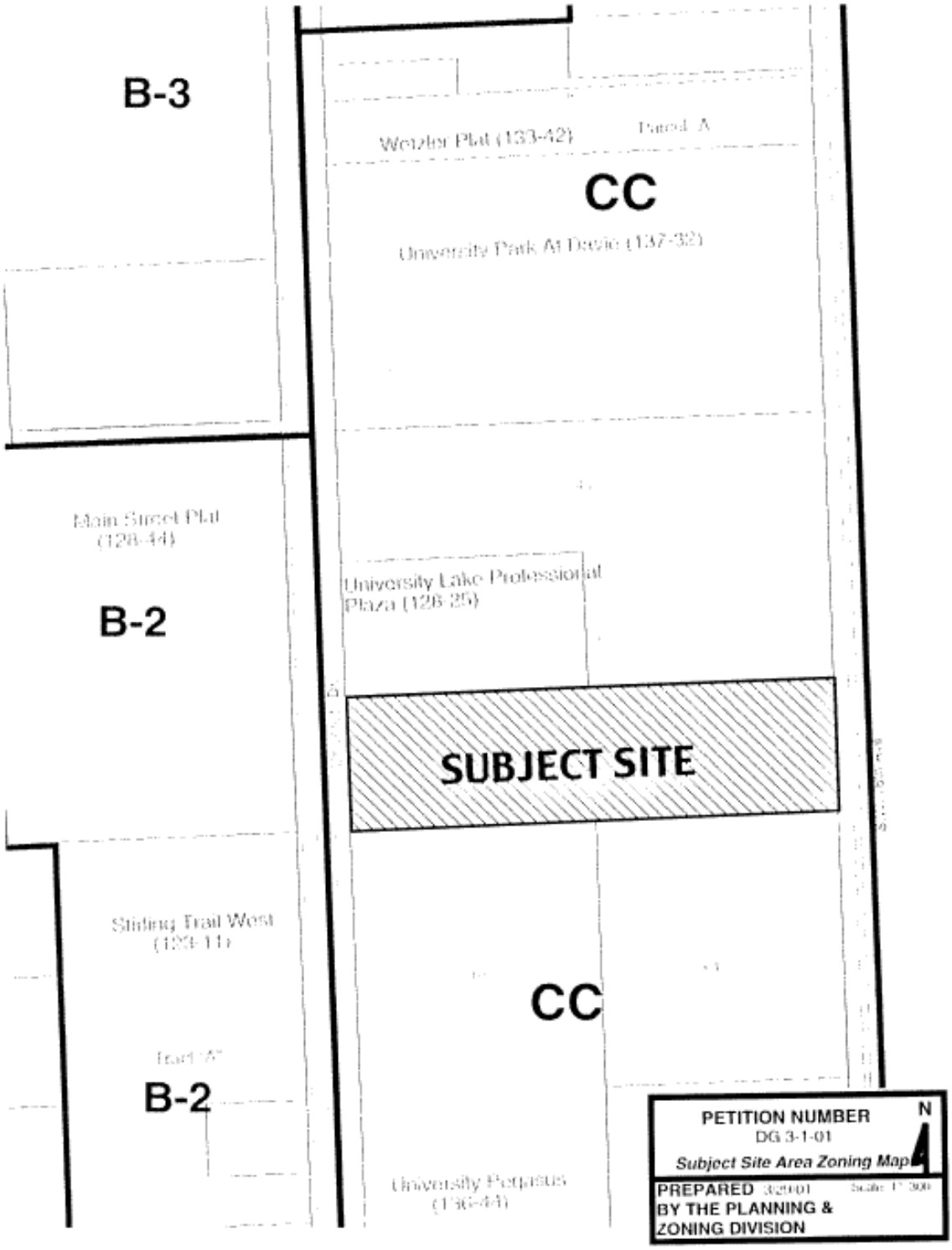
SCALE: 1"=50'	DRAWN BY: M.J.	CHECKED BY: G.K.A.	PROJECT No.: 98-03

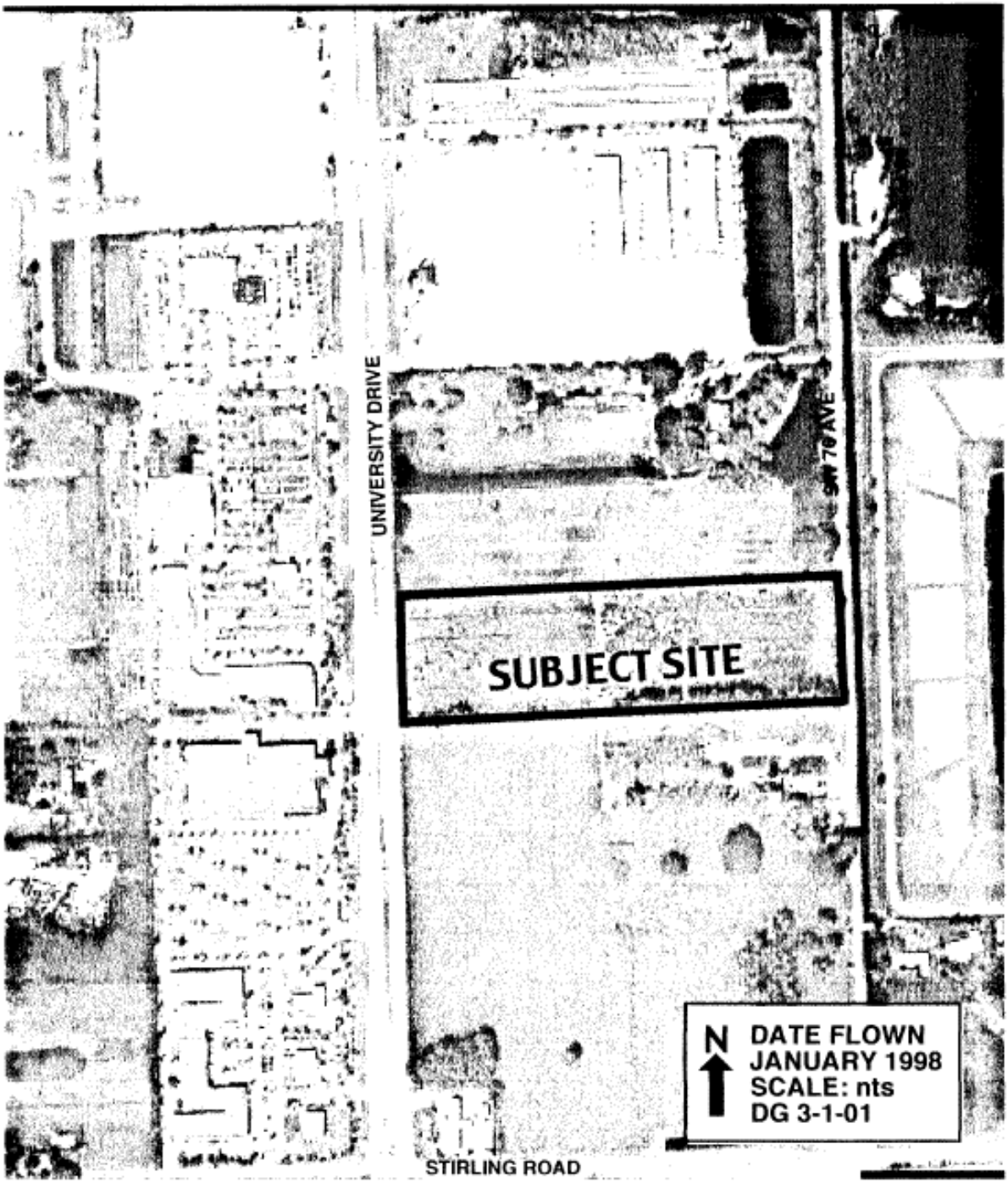
ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.
PLANNING · STUDIES · DESIGN · INSPECTION SERVICES

WOLF FAMILY PLAT

SKETCH AND DESCRIPTION OF NEW N.V.A.L.


COMMERCE / OFFICE
RESIDENTIAL 1 DU/AC
University Dr.
SUBJECT SITE
COMMERCIAL
S.W. 76th Ave.
S.W. 76th Ave. (Annapo Rd.)
PETITION NUMBER
DG 3-1-01
Subject Site Area
Future Land Use Plan
N
4
PREPARED 3/28/01
BY THE PLANNING &
ZONING DIVISION


B-3
Weizler Plat (133-42)
Parcel A
CC
University Park At Davie (137-32)
Main Street Plat
(128-44)
B-2
University Lake Professional
Plaza (128-25)
SUBJECT SITE
Sliding Trail West
(123-11)
Tract "A"
B-2
CC
University Petpatus
(136-44)
PETITION NUMBER
DG 3-1-01
Subject Site Area Zoning Map
N
PREPARED 3/20/01
BY THE PLANNING &
ZONING DIVISION


UNIVERSITY DRIVE
SW 70 AVE
SUBJECT SITE
STIRLING ROAD
N
DATE FLOWN
JANUARY 1998
SCALE: nts
DG 3-1-01