

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

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

SUBJECT: Plat
5990 SW 82nd Avenue/Generally located at the northeast corner of SW
82nd Avenue and Stirling Road

AFFECTED DISTRICT: District 2

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

REPORT IN BRIEF: The applicant requests approval of the resolution for the proposed plat known as MJB/Davie I. The site area consists of approximately 512,963 square feet, or 11.776 acres. A note is provided that restricts the site to 90,000 square feet of commercial use. There is one 50' access opening on the Stirling Road frontage road, restricted to right turns only, approximately 340' east of SW 82 Avenue.

of the eastern and southern plat limits. A 40' right-of-way has been dedicated along the western limits of the plat for a total 80' right-of-way on SW 82 Avenue. An additional 0.070 acres, or 3,056 square feet, has been dedicated as right-of-way at the southeastern plat limits. The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size, and access.

PREVIOUS ACTIONS: None

CONCURRENCES: At the February 27, 2002 Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Planning Report, Resolution, Land use map, Subject site map, Aerial

Application #: P 8-3-01 - MJB/Davie I Plat
Application Received: 8/29/01
Exhibit "A"

Revisions:
Original Report Date: 3/15/2002

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Nadine Curcie/University Creek Associates II, Ltd.	Name:	Dawn Sonneborn Miller, Legg & Associates
Address:	1645 SE 3rd Court, Suite 200	Address:	1800 N. Douglas Road
City:	Deerfield Beach, FL 33441	City:	Pembroke Pines, FL 33024
Phone:	(954) 420-1001	Phone:	(954) 436-7000 X279

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat.

Address/Location: 5990 SW
Stirling Road

Future Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Residential/Agricultural

Proposed Use: Commercial

Parcel Size: 11.776 acres (512,963 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Vegetation, Farm	Commercial
South:	Stirling Road, Waldrep Dairy	Town Boundary
East:	University Creek Plaza, future Home Depot	Commercial
West:	Nursery	Residential (3 DU/AC)

Surrounding Zoning:

- North:** B-2, Community Business District
South: Trafficway (Stirling Road); Town Boundary
East: B-2, Community Business District
West: CF, Community Facility, and A-1, Agricultural District
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ZONING HISTORY

Related Zoning History: None

Previous Request on same property: Town Council approved rezoning the site from A-1, Agricultural District, to B-2, Community Business District, on April 18, 2001.

APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 512,963 square feet, or 11.776 acres.
 2. A note restricting the site to 90,000 square feet of commercial use.
 3. One 50' access opening on Stirling Road frontage, restricted to right turns only, approximately 340' east of SW 82 Avenue.
 4. Non-vehicular
and southern limits of the plat.
 5. A 40' right-of-way has been dedicated along the western limits of the plat for a total 80' right-of-way on SW 82 Avenue.
 6. Along Stirling Road, 0.070 acres, or 3,056 square feet, has been dedicated as right-of-way at the southeastern plat limits.
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SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

All agency comments have been satisfied.

APPLICABLE CODES AND ORDINANCES

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

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

Applicable Goals, Objectives & Policies: 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.

STAFF ANALYSIS/FINDINGS OF FACT

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size. The site contains wetlands characteristics and a small pond. Because of insufficient detail about how the site will be developed, the Department of Planning and Environmental Protection was unable to determine the types of impacts that would result once development occurs. Staff recommends wetlands impacts and mitigation be addressed during site plan review.

STAFF RECOMMENDATIONS

Recommendation: Staff recommends **approval** of the proposed plat, subject to:

1. Sufficient capacity of the regional road network as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. At time of site plan review, address development impacts on the wetlands areas and compensatory mitigation considerations.

PLANNING & ZONING BOARD RECOMMENDATIONS

At the February 27, 2002 Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve (Motion carried 5-0).

EXHIBITS

1. Resolution
2. Land use map
3. Subject site map
4. Aerial

Prepared by: _____

Reviewed by: _____

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS MJB/DAVIE I AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat to be known as **MJB/Davie I** has been approved by the Town Planning and Zoning Board on February 27, 2002.

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

SECTION 1. The boundary plat known as **MJB/Davie I** is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

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

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

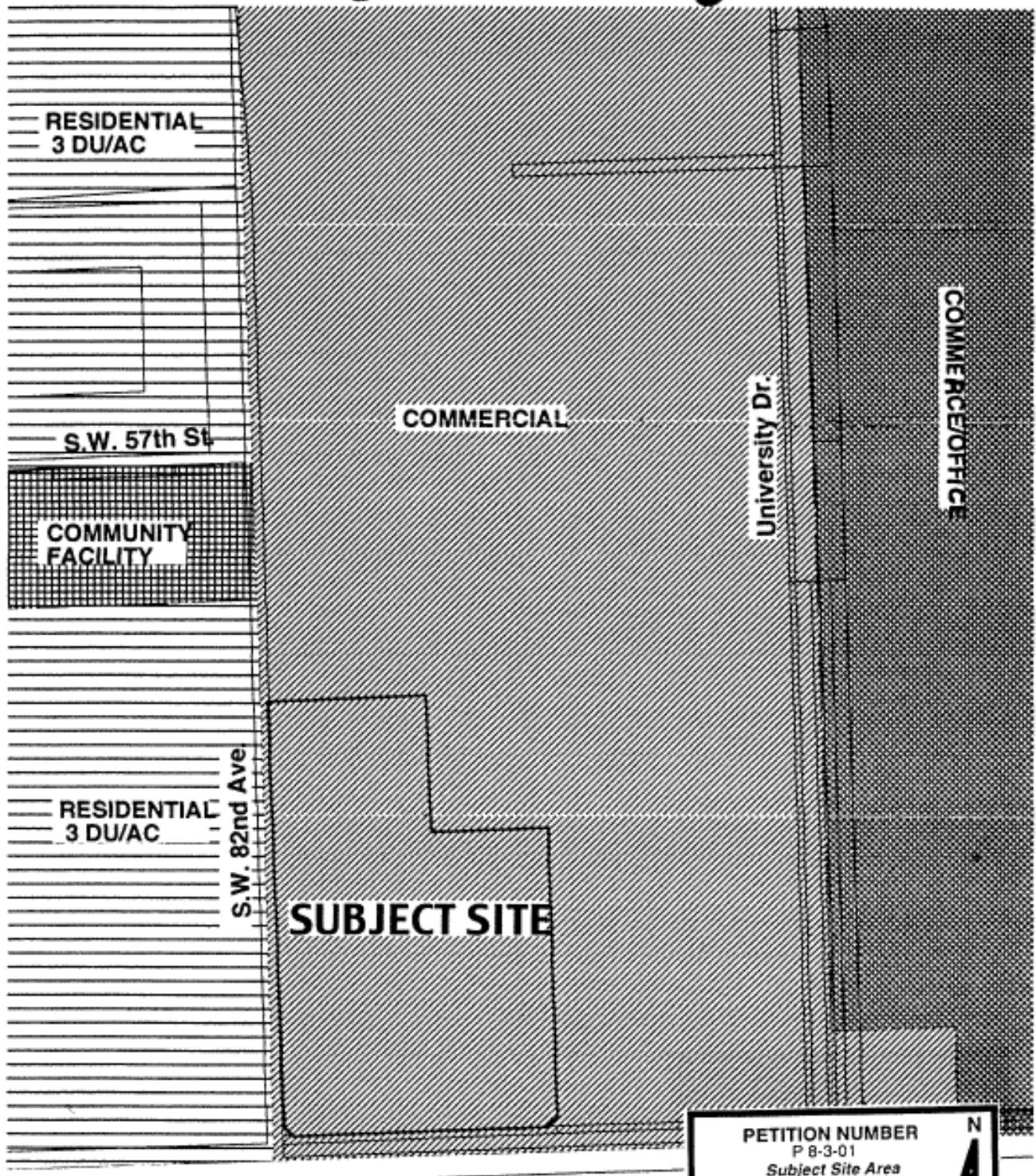
PASSED AND ADOPTED THIS _____ DAY OF _____, 2002.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 200



RESIDENTIAL
3 DU/AC

S.W. 57th St

COMMUNITY
FACILITY

RESIDENTIAL
3 DU/AC

S.W. 82nd Ave

SUBJECT SITE

COMMERCIAL

University Dr.

COMMERCIAL/OFFICE

PETITION NUMBER
P 8-3-01
Subject Site Area
Future Land Use Plan

PREPARED 9/5/01 Scale: 1"=300'
BY THE PLANNING &
ZONING DIVISION

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