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: Christopher M. Gratz, Planner II

SUBJECT: Delegation Request, DG 3-3-03 Prima Professional Campus, Pulice Land Surveyors/Davie Road, LLC, 7901 Davie Road Extension/Generally located 500' east of the northeast corner of University Drive and Davie Road Extension

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE SUBDIVISION PLAT KNOWN AS THE PRIMA PROFESSIONAL CAMPUS PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant requests approval of the resolution to authorize the change in the restrictive note on the Prima Professional Campus Plat **FROM:** This plat is restricted to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B; **TO:** "This plat is restricted to 9,900 square feet of commercial use and 70 townhomes on Parcel A and 41,410 square feet of commercial use in Parcel B". Rezoning and site plan applications have been filed concurrently in order to develop the subject site with 70 affordable housing units.

PREVIOUS ACTIONS: None

CONCURRENCES: None.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Planning Report, Justification, Plat, Land Use Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE SUBDIVISION PLAT KNOWN AS THE PRIMA PROFESSIONAL CAMPUS PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision known as the Prima Professional Campus has been recorded in Plat Book 147, Page 31, of the Official Records of Broward County; and

WHEREAS, the owners desire to revise the restrictive note 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 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 the delegation request to change the restrictive note on the Prima Professional Campus Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2003.

_____
MAYOR/COUNCILMEMBER

Attest:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

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

Applicant Information

Owner:		**Agent:**	
Name:	Davie Road, LLC.	**Name:**	Pulice Land Surveyors, Inc.
Address:	6714 Pines Boulevard	**Address:**	5381 Nob Hill Road
City:	Pembroke Pines, FL 33024	**City:**	Sunrise, FL 33351
Phone:	(954) 961-5222	**Phone:**	(954) 572-1777

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the resolution to authorize the change in the restrictive note on the Prima Professional Campus Plat **FROM:** This plat is restricted to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B; **TO:** "This plat is restricted to 9,900 square feet of commercial use and 70 townhomes on Parcel A and 41,410 square feet of commercial use in Parcel B".

Address/Location: 7901 Davie Road Extension/Generally located 500' east of the northeast corner of University Drive and Davie Road Extension.

Future Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Vacant

Proposed Use: 70 affordable townhouses

Parcel Size: 6.99 acres (304,636 square feet)

Proposed Density: 10 DU/AC

	Surrounding Uses:	Surrounding Land Use Plan Designation:
North:	Pop's Landscape Nursery	Residential (5 DU/AC)
	Multi-family dwellings	Residential (16 DU/AC)
	Single family dwelling	Residential (5 DU/AC)
South:	Davie Road Extension	Commercial
East:	Retail plaza	Commercial
West:	Pop's Landscape Nursery	Commercial
	Vacant outparcel	
	Walgreen's and retail	

Surrounding Zoning:

North:	B-2, Community Business District
	R-5, Low Medium Density Dwelling District
	RM-16, Medium High Density Dwelling District
South:	City of Hollywood
East:	B-2, Community Business District
West:	B-2, Community Business District

Zoning History

Related Zoning History:

Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981

Previous Requests on same property:

Available records indicate the Future Land Use Plan Map designation and zoning classification were in place prior to the site's annexation.

The plat, P 3-7-89 Prima Professional Campus, was approved on July 19, 1989, with a note restricting it to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B, and was subsequently recorded in Plat Book 147, Page 31, of the official records of Broward County.

The site plans, SP 3-3-89 and SP 3-4-89 University Professional Campus Shopping Center, were approved on August 15, 1990.

The site plan modifications, SP 6-11-90 and SP 5-5-91 University Professional Campus Shopping Center, were approved on June 19, 1991.

The rezoning, ZB 3-4-03 Village Parc Townhomes, has been submitted concurrently with this rezoning request.

The site plan, SP 2-6-03 Village Parc Townhomes, has been submitted concurrently with this request.

Application Details

The request is to change the restrictive note on the Prima Professional Campus Plat to allow residential use. Rezoning and site plan applications have been filed concurrently in order to develop the subject site with 70 affordable housing units.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

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

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Housing Element, Goals, Objectives, and Policies, Goal: Provide opportunities for affordable and adequate housing to meet the needs of the existing and future populations of the Town.

Housing Element, Goals, Objectives, and Policies, Objective 2: Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

Comments from Housing and Community Development Director, Shirley Taylor-Prakelt:

This property is located at the pivotal entry to the Driftwood Community Redevelopment Block Grant (CDBG) Target Area on the corner of University Drive and Davie Road Extension. The site is also located just a few blocks southwest of the Town's "Harmony Village Community Initiative" where 22 new single family homes are being developed by Habitat for Humanity, and a new Boys and Girls Club facility is being constructed on the southeast corner of Driftwood Park.

The development of this site as affordable housing is desirable, and is consistent with the Town's Housing and Community Development Initiatives and the Town's Consolidated Plan for Federal Funds 2002-07. The Consolidated Plan clearly delineates the need for moderately priced, for-sale housing units. The developer has agreed to work with the Town's Office of

Housing and Community Development regarding an entry sign/landscape feature for the Target Area, on their property at the corner of University Drive and Davie Road Extension.

The developer is to be commended for their unique, sensitive, approach to addressing the affordable housing needs of Davie's low/moderate-income residents, and for improving the aesthetics of a CDBG Target Area.

Staff Analysis/Findings of Fact

This request will allow 70 affordable townhouses to be developed on the subject plat. The applicant states that the request does not represent a change in the traffic that will be generated from the site.

Staff Recommendation

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

Exhibits

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

Prepared by: _____ Reviewed by: _____

DG 3-3-03

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE (954) 572-1777 • FACSIMILE (954) 572-1778
e-mail: surveys@pulicelandsurveyors.com

March 27, 2003

Mr. Todd Vargo, Planner I
Development Services Dept.
Town of Davie
6591 Orange Dr.
Davie, FL 33314

RE: "PRIMA PROFESSIONAL CAMPUS" DELEGATION REQUEST
PLAT BOOK 147 Page 31

Dear Mr. Vargo,

Enclosed is a request to amend the plat note on the subject plat. The present note reads: "This plat is restricted to 72,500 square feet of office and 5000 square feet commercial use in Parcel 'A' and 41,410 square feet of commercial use in Parcel 'B'.

The proposed note would read: "This plat is restricted to 9,900 square feet of commercial use and 70 town homes on Parcel 'A' and 41,410 square feet commercial use in Parcel 'B'.

This request does not represent an increase in trips. There are rezone and site plan applications that will allow the town home request that have already been submitted to the Town.

Please find 3 copies of plat, site plan and check for $500.00 for your Review.

Please contact me should you need additional information. Thank you for your help with this project.

Sincerely,
PULICE LAND SURVEYORS, INC.

Jane Storms
Director of Platting Services

Encl.

SHEET 1 OF 2

"PRIMA PROFESSIONAL CAMPUS"

A RESUBDIVISION OF A PORTION OF TRACTS 40, 41 AND 42 IN SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF "A. J. BENDLES SUBDIVISION" (1-27 DADE) LYING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

DEDICATION

State of Florida } ss
County of Broward }

Know all men by these presents that Prima Properties at Davie, Inc., a Florida Corporation is the owner of the lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "PRIMA PROFESSIONAL CAMPUS", said Plat being a replat.

The thoroughfares shown hereon are hereby dedicated to the Public in Fee Simple. The utility easements shown hereon are hereby dedicated to the perpetual use of the Public for proper purposes. The drainage easements shown hereon are hereby dedicated to the Central Broward Drainage District.

In witness whereof, said Prima Properties at Davie, Inc., a Florida Corporation, has caused these presents to be signed by it's President and the corporate seal affixed thereto this 17 day of May 1989 A.D.

Witness Date Witness Alberto Cantor, President

ACKNOWLEDGEMENT

State of Florida } ss
County of Broward }

I hereby certify that on this day personally appeared before me Alberto Cantor, President respectively of Prima Properties at Davie, Inc., a Florida Corporation, to me well known to be the President described in and who executed the foregoing Plat and instrument of dedication and he acknowledged execution thereof to be his free act and deed as said President and he affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

Witness my signature and official seal at Davie County, Florida this 17 day of May 1989 A.D.

My commission expires: 5-10-91
Date

Notary Public - State of Florida

DESCRIPTION: Per Official Records Book 14425, Page 204, Broward County Records

That portion of Tracts 40, 41 and 42 in Section 3, Township 51 South, Range 41 East of "A.J. BENDLE'S SUBDIVISION", according to the Plat thereof as recorded in Plat Book 1, Page 27 of the Public Records of Dade County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of said Section 3; thence on a Grid Bearing (based on the "KEITH & SCHNARS RESURVEY" recorded in Miscellaneous Plat Book 6, Page 19, Broward County Records) of North 01°29'33" West along the West boundary of said Section 3 a distance of 763.20 feet; thence North 88°31'27" East a distance of 65.21 feet to a point of curvature of a 636.62 foot radius curve, concave to the North; thence Easterly along said curve, through a central angle of 00°28'53" an arc distance of 4.79 feet to an intersection with a line being parallel with and 70.00 feet East of (as measured at right angles to) the West boundary of said Section 3, said parallel line also being the existing East right-of-way line of University Drive as recorded in Official Records Book 2926, Page 228, Broward County Records; thence North 01°29'33" West along said parallel line and said Right-of-Way line a distance of 69.43 feet to the POINT OF BEGINNING; thence continue North 01°29'33" West along said parallel line and said Right-of-Way line a distance of 530.78 feet to an intersection with the South line of the North one-half (N 1/2) of said Tract 40; thence North 87°45'19" East along said South line a distance of 125.01 feet to an intersection with a line being parallel with and 195.00 feet East of (as measured at right angles to) the West line of said Section 3; thence North 01°29'33" West along said parallel line a distance of 184.74 feet to an intersection with the North line of said Tract 40; thence North 87°45'25" East along said North line a distance 622.24 feet to an intersection with a line being parallel with and 295.00 feet West of, (as measured at right angles to) the East line of said Tract 42; thence South 01°37'44" East along said parallel line a distance of 306.72 feet to an intersection with the Northeasterly Right-of-Way line of Davie Road Extension, (as described in Official Records Book 8775, Page 847, Broward County Records), said intersection lying on the arc of a 1970.08 foot radius curve, concave to the Southeast, a radial line through said point bears North 28°12'29" West; thence Southwesterly along said curve through a central angle of 02°29'48" an arc distance of 85.97 feet to an intersection with the South line of said Tract 42; thence North 87°45'06" East along said South line a distance of 24.24 feet to an intersection with the arc of a 1980.08 foot radius non-tangent curve concave to the Southeast, a radial line through said intersection bears North 29°17'17" West said curve also being concentric with aforesaid 1970.08 foot radius curve); thence Southwesterly along said curve, being the Northwesterly Right-of-Way line of Davie Road Extension as described in Official Records Book 916, Page 259, Broward County Records, through a central angle of 18°40'11" an arc distance of 645.69 feet; thence North 44°57'48" West and radial to the last described curve also being on a prolongation of a radial from the next described curve, a distance of 3.00 feet to a point on the arc of a 583.62 foot radius curve, concave to the Northeast; thence Southwesterly along said curve through a central angle of 39°19'42" an arc distance of 400.60 feet; thence North 48°33'19.0" West a distance of 61.28 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida and containing 12.681 acres, more or less.

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this Plat, subject to its compliance with dedication of rights-of-way for traffic ways by resolution adopted this 21st day of May A.D. 1985

By: Chairperson 8/21/89

This Plat complies with the resolution of the Broward County Planning Council of the above date, and is approved and accepted for record this 2nd day of March A.D. 19 90

By: Administrator or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT. COUNTY RECORDS DIVISION - RECORDING SECTION

This instrument was filed for record this 2nd day of March A.D. 1990 and recorded in Plat Book 147 at page 37 record verified.

Attest: L. A. Hester, County Administrator By: Deputy

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT. COUNTY RECORDS DIVISION - MINUTES SECTION

This is to certify that this Plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of County Commissioners of Broward County, Florida this 5th day of September A.D. 1989.

Attest: L. A. Hester, County Administrator

By: Chairperson, County Commission By: Deputy

BROWARD COUNTY ENGINEERING DIVISION

This Plat is approved and accepted for record.

By: Emily V. Eleftio, Florida P.L.S. Reg. No. 4429, County Surveyor Date

By: Henry P. Cook, Director of Engineering, Florida P.E. Registration No. 12606 Date 3-1-91

BROWARD COUNTY OFFICE OF PLANNING

This Plat is approved and accepted for record this 1st day of MARCH A.D. 1991.

By: Director

TOWN PLANNING AND ZONING BOARD

This is to certify that this Plat was approved and accepted by the Planning and Zoning Board of the Town of Davie, Broward County, Florida.

By: Chairman 7/5/89 Date

TOWN COUNCIL

This is to certify that this Plat was approved and accepted by the Town Council of Davie, Florida by resolution adopted this 2nd day of NOV 1989 A.D.

Attest: Barbara Bregamin, Deputy Town Clerk Approved: Mayor

DEVELOPMENT SERVICES DEPARTMENT

This is to certify that this Plat is approved and accepted by the Development Services Department of the Town of Davie, Broward County, Florida.

By: Director 3-4-91 Date

CENTRAL BROWARD DRAINAGE DISTRICT

This Plat is approved and accepted for record.

Chairman 6-6-89 Date Chairperson 2-28-91 Date

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, hereby certify that this Plat is a true and correct representation of the lands surveyed and described hereon and that the survey and Plat were made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177 Florida Statutes and the applicable Sections of Chapter 21HH-6 of the Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) as shown on this Plat have been set where indicated. The Permanent Control Points (P.C.P.'s) as shown on this Plat will be set within one year after the recording of this Plat or prior to expiration of the bond or other surety insuring construction of the required subdivision improvements. The benchmarks shown hereon were established in conformity with the National Geodetic Vertical Datum (NGVD) and National Ocean Survey Third Order Control Standards.

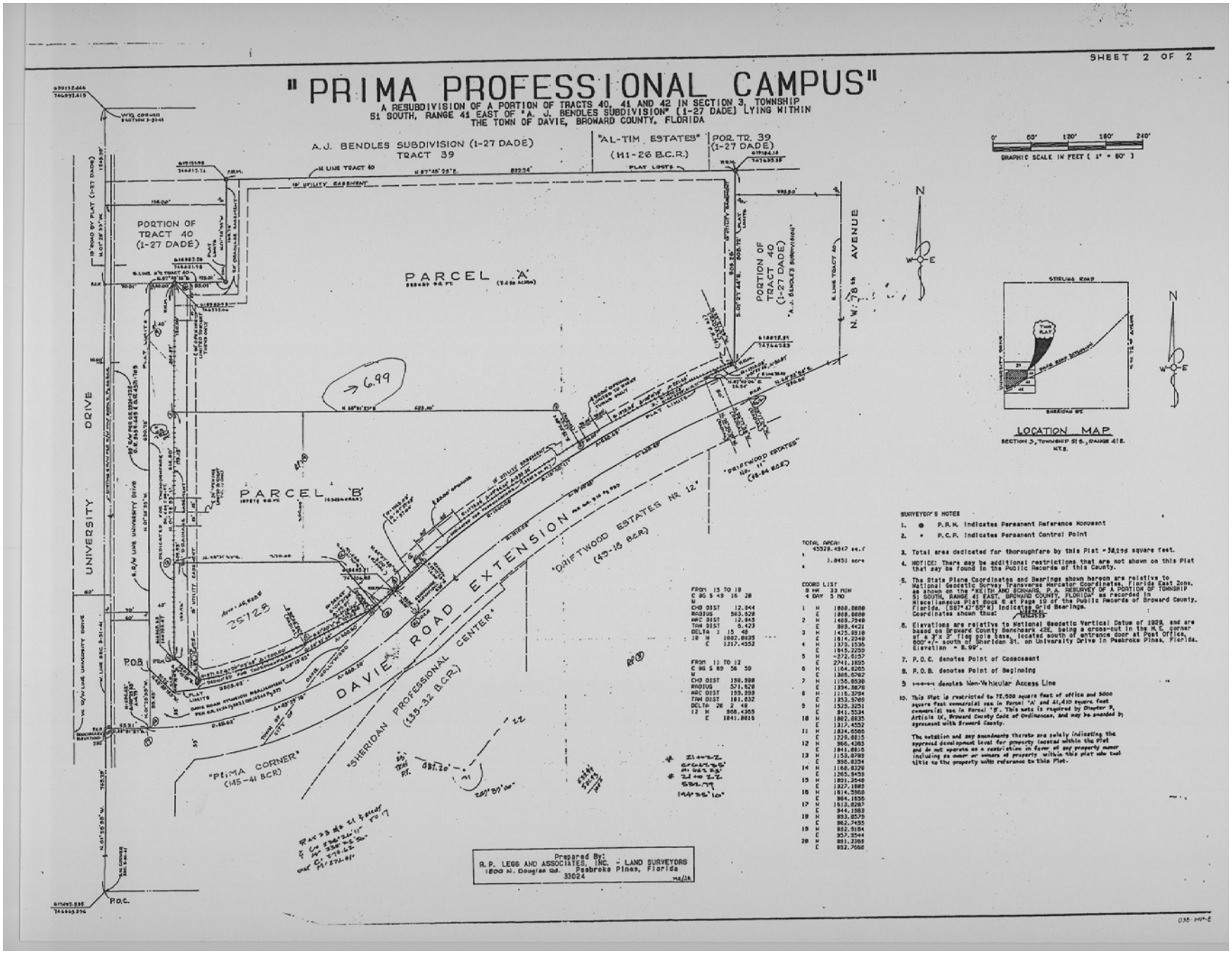
Dated at Pembroke Pines, Broward County, Florida, this 18th day of September A.D. 1990

ROBERT P. LEGG
Professional Land Surveyor
State of Florida Registration No. 2272

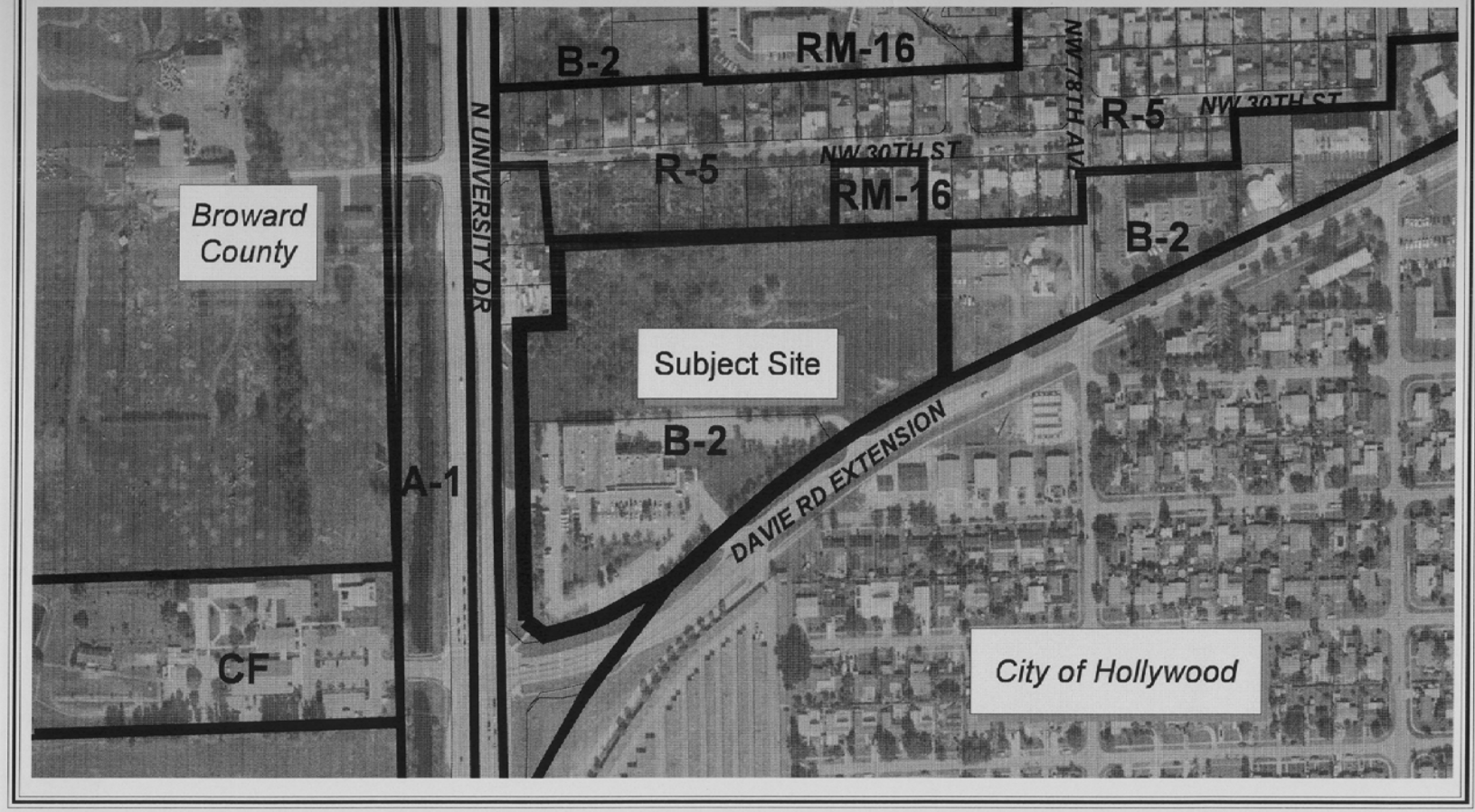
Prepared By:
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS
1600 N. Douglas Road, Pembroke Pines, Florida 33024
JB

RECEIVED
MAR 28
TOWN OF DAVIE
PLANNING & ZONING DIV

CORPORATION | NOTARY DEDICATION | COUNTY ENGINEER | SURVEYOR


SHEET 2 OF 2
"PRIMA PROFESSIONAL CAMPUS"
A RESUBDIVISION OF A PORTION OF TRACTS 40, 41 AND 42 IN SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF "A. J. BENDLES SUBDIVISION" (1-27 DADE) LYING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA
A.J. BENDLES SUBDIVISION (1-27 DADE) TRACT 39
"AL-TIM ESTATES" (41-26 B.C.R.)
POR. TR. 39 (1-27 DADE)
PORTION OF TRACT 40 (1-27 DADE)
PARCEL 'A'
PARCEL 'B'
UNIVERSITY DRIVE
N.W. 76th AVENUE
DAVIE ROAD EXTENSION
"DRIFTWOOD ESTATES NR. 12" (43-18 B.C.R.)
"SHERIDAN PROFESSIONAL CENTER" (135-32 B.C.R.)
"PRIMA CORNER" (145-41 B.C.R.)
"DRIFTWOOD ESTATES" No. 11 (78-84 B.C.R.)
P.O.B.
P.O.C.
GRAPHIC SCALE IN FEET (1" = 60')
LOCATION MAP
SURVEYOR'S NOTES
1. P.R.M. Indicates Permanent Reference Monument
2. P.C.P. Indicates Permanent Control Point
3. Total area dedicated for thoroughfare by this Plat = 58,196 square feet.
4. NOTICE: There may be additional restrictions that are not shown on this Plat that may be found in the Public Records of this County.
5. The State Plane Coordinates and Bearings shown hereon are relative to National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as shown on the "KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA" as recorded in Miscellaneous Plat Book 6 at Page 19 of the Public Records of Broward County, Florida. (S81°42'55"W) Indicates Grid Bearings.
Coordinates shown thus:
6. Elevations are relative to National Geodetic Vertical Datum of 1929, and are based on Broward County Benchmark 426, being a cross-cut in the N.E. corner of a 3"ø 3' flag pole base, located south of entrance door at Post Office, 800'+/- south of Sheridan St. on University Drive in Pembroke Pines, Florida. Elevation = 8.99'.
7. P.O.C. denotes Point of Commencement
8. P.O.B. denotes Point of Beginning
9. denotes Non-Vehicular Access Line
10. This Plat is restricted to 72,500 square feet of office and 8000 square feet commercial use in Parcel 'A' and 41,410 square feet commercial use in Parcel 'B'. This note is required by Chapter 19, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.
The notation and any amendments thereto are solely indicating the approved development level for property located within the Plat and do not operate as a restriction in favor of any property owner including as owner or owners of property within this plat who own title to the property with reference to this Plat.
Prepared By:
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS
1600 N. Douglas Rd. Pembroke Pines, Florida 33024

Residential
5 DU/AC
Commercial
Residential
16 DU/AC
Commercial
Subject Site
DAVIE RD EXTENSION
City of Hollywood
N UNIVERSITY DR
Broward
County
Residential
1 DU/AC
N
300
0
300
600
Feet
Planning & Zoning Division - GIS
TOWN OF DAVIE FLORIDA
DELEGATION REQUEST
DG 3-3-03
Future Land Use Map
Prepared By: TAV
Date Prepared: 6/26/03



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12/31/00

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300 0 300 600 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

Delegation Request
DG 3-3-03
Zoning and Aerial Map

Prepared By: TAV
Date Prepared: 6/26/03