

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by Annie Feng, Planner II

SUBJECT: Resolution DG 6-1-04, McFatter Vocational Site, 6500 Nova Drive/Generally located at the southwest corner of Nova Drive and Davie Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE RESTRICTIVE NOTE OF THE "MCFATTER VOCATIONAL SITE" PLAT, AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner is requesting to amend the restrictive note on the "McFatter Vocational Site" plat from "This plat is restricted to 164,801 square feet of adult educational facility (147,221 square feet existing, 17,580 square feet proposed) to "This plat is restricted to 272,206 square feet of existing adult educational facility and proposed 23,760 square feet of community facility use."

The proposed delegation request is required due to the proposed site plan (SP 3-5-04) for a freestanding 18,760-square-foot Boys and Girls Club located on the McFatter Vocational site at the southwest corner of Nova Drive and Davie Road.

The subject parcel is approximately 39.452 net acres. It consists of nine (9) existing educational buildings of a total of 272,206 square feet. The applicant is proposing a Boys and Girls Club east of the existing ITV Center on site. The Boys and Girls Club will share parking spaces with the existing facilities.

The proposed amendment will accurately reflect the existing development level and add the proposed development level consistent with the proposed use on the plat. Approval of this request is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

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

Attachments: Resolution, Planning Report, Plat, Existing Future Land Use Map, and Subject Site and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE RESTRICTIVE NOTE OF THE "MCFATTER VOCATIONAL SITE" PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision plat known as "McFatter Vocational Site" was recorded in the public records of Broward County in Plat Book 163, Page 17; and

WHEREAS, the petitioner desires 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 revision 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 of the proposed revision to the restrictive note shown on the McFatter Vocational Site 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 _____, 2004.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004.

Application #: DG 6-1-04 McFatter Vocational
Exhibit "A"

Revisions:
Original Report Date: 7/14/04

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

Applicant Information

Owner:

Name: The School Board
of Broward County

Address: 600 SE 3 Avenue
City: Ft. Lauderdale, FL 33301
Phone: (954) 321-2161

Petitioner:

Boys & Girls Clubs of Broward County

1401 NE 26 Street
Ft. Lauderdale, FL 33305
(954) 537-1010

Background Information

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend the restrictive note on the "McFatter Vocational Site" plat from "This plat is restricted to 164,801 square feet of adult educational facility (147,221 square feet existing, 17,580 square feet proposed) to "This plat is restricted to 272,206 square feet of existing adult educational facility and proposed 23,760 square feet of community facility use."

Address/Location: 6500 Nova Drive/Generally located at the southwest corner of Nova Drive and Davie Road

Future Land Use Plan Designation: RAC, Regional Activity Center

Zoning: CF, Community Facilities District

Existing Use: 272,206 square feet of adult educational facility buildings

Proposed Use: Boys and Girls Club of 18,760 square feet

Parcel Size: 39.452 net acres
44.07 gross acres

Surrounding Uses:

North: Commercial Buildings
South: Broward Community College
East: Commercial Buildings

Surrounding Land

Use Plan Designation:

Regional Activity Center
Regional Activity Center
Regional Activity Center

West: Broward Community College Regional Activity Center
Surrounding Zoning:
North: M-4 (County)
South: CF, Community Facilities District
East: B-2, Community Business District
West: CF, Community Facilities District

Zoning History

Previous Requests on same property:

The plat, McFatter Vocational Site, was approved by Town Council on August 16, 1995, and was recorded into the County records in 1997. The Plat is restricted to 164,801 square feet of adult educational facility (147,221 square feet existing, 17,580 square feet proposed).

Application Details

Petitioner is requesting to amend the restrictive note on the “McFatter Vocational Site” plat to reflect the existing and proposed level of development.

Current Plat Note: This plat is restricted to 164,801 square feet of adult educational facility (147,221 square feet existing, 17,580 square feet proposed).

Proposed Plat Note: This plat is restricted to 272,206 square feet of existing adult educational facility and proposed 23,760 square feet of community facility use.

Applicable Codes and Ordinances

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

The Broward County Land Development Code requires Delegation Requests for plat note amendments.

Significant Development Review Agency Comments

Broward County Development Management Division is the County leading agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat, such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Policy Group 10: Regional Activity Center Use, Policy 10-1: states that the Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitate a coordinated and balanced mix of land uses. Included in the list of land uses is recreation.

The proposed amendment is generally consistent with the goals, objectives, and policies of the Comprehensive Plan.

Staff Analysis

The proposed delegation request is required due to the proposed site plan (SP 3-5-04) for a freestanding 18,760-square-foot Boys and Girls Club located on the McFatter Vocational site at the southwest corner of Nova Drive and Davie Road.

The subject parcel is approximately 39.452 net acres. It consists of nine (9) existing educational buildings of a total of 272,206 square feet. The applicant is proposing a Boys and Girls Club east of the existing ITV Center on site. The Boys and Girls Club will share parking spaces with the existing facilities.

The proposed amendment will accurately reflect the existing development level and add the proposed development level consistent with the proposed use on the plat. Approval of this request is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie.

Findings of Fact

Staff finds that the delegation request is in conformance with all applicable Codes and Ordinances. The proposed amendment is consistent with the existing uses on the property and the proposed site plan.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, approval for this delegation request is subject to the following condition:

1. Approval of this request is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie.

Town Council Action

Exhibits

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

Prepared by: _____

Reviewed by: _____

July 19, 2004

Ms. Annie Feng
Town of Davie- Development Services Department
6591 Orange Drive
Davie, FL 33314-3399

Dear Ms. Feng:

The McFatter Vocational Site-Plat was approved in 1995 by the Town of Davie and recorded into the County records in 1997. The Broward County School Board has leased a 1.65 acre parcel of property to the Boys & Girls Clubs of Broward County. The Boys & Girls Club intends to build a recreational facility within the plat for young people. We are required to amend the plat restriction note to permit the construction of the Boys & Girls Club facility. Listed below is the existing plat note and proposed plat note.

CRAYEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors

EXISTING NOTE:

THIS PLAT IS RESTRICTED TO A 164,801 SQUARE FEET ADULT EDUCATIONAL FACILITY (147,221 SQUARE FEET EXISTING, 17,580 SQUARE FEET PROPOSED).

PROPOSED NOTE:

THIS PLAT IS RESTRICTED TO 272,206 SQUARE FEET OF EXISTING ADULT EDUCATIONAL FACILITY AND PROPOSED 23,760 SQUARE FEET OF COMMUNITY FACILITY USE.

We respectfully request a No Objection Letter form the Town of Davie, as required by Broward County, to submit a delegation request application to amend the plat restriction note for the construction of the Boys & Girls Club facility.

Please do not hesitate to call me if you have any questions on this request at (954) 739-2002, ext. 202.

Sincerely,

CRAYEN THOMPSON & ASSOCIATES, INC.

Edward P. Fleski
Senior Planner

Enclosure

cc: David Hughes, Executive Director - Boys & Girls Clubs of Broward County
Walter W. Bertschinger, AICP - Miller Legg & Associates, Inc.
Alex Zalez, Senior Project Manager - Gracia Brenner Stromberg

3563 N.W. 53rd Street
Fort Lauderdale, FL 33308-6311
(954) 739-6400
Fax (954) 739-6439

West Palm Beach

EPP/sc

AT BOOK 163 PAGE 11

SHEET 1 OF 2 SHEETS

McFATTER VOCATIONAL SITE

A REPLAT OF A PORTION OF TRACTS 5 & 6, LYING IN TIERS 31, 33, 35 AND 37 OF NEWMAN'S SURVEY, PLAT BOOK 2, PAGE 26, DADE COUNTY RECORDS LYING IN SECTIONS 22 AND 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST TOWN OF DAVIE, BROWARD COUNTY, FLORIDA DECEMBER, 1994

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, RECORDS DIVISION - RECORDING



FILED FOR RECORDING AND RECORDING BOOK AT THIS OFFICE ON THIS DAY OF 1994

ATTEST: COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE PLANNING AND ZONING ACT OF 1962

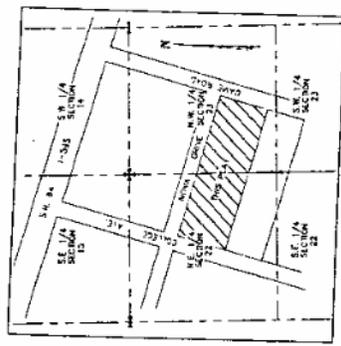
THIS PLAT COMPLETES THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

BROWARD COUNTY ENGINEERING DIVISION

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

CENTRAL BROWARD DRAINAGE DISTRICT

TOWN PLANNING AND ZONING BOARD



DESCRIPTION:

A PORTION OF TRACTS 5 & 6, LYING IN TIERS 31, 33, 35 AND 37 OF NEWMAN'S SURVEY, PLAT BOOK 2, PAGE 26, DADE COUNTY RECORDS LYING IN SECTIONS 22 AND 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: ...

TOWN COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, BROWARD COUNTY, FLORIDA, ON THIS DAY OF 1994.

ATTEST: TOWN CLERK

PLANNING AND ZONING DEPARTMENT:

THIS IS TO CERTIFY THAT THE DEVELOPMENT OF THIS PLAT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ACT OF 1962 AND THE ZONING ORDINANCE OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AS APPROVED AND ACCEPTED BY THE TOWN COUNCIL.

DATE: 12/15/94

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PLAT AS SHOWN TO ME BY THE SURVEYOR AND THAT THE SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING ACT OF 1948 AND THE FLORIDA BOARD OF SURVEYING AND MAPPING.

ATTEST: SURVEYOR

DEDICATION:

I HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY, EASES, AND INTERESTS SHOWN ON THIS PLAT FOR THE PURPOSES OF THE PLANNING AND ZONING ACT OF 1962 AND THE ZONING ORDINANCE OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ATTEST: TOWN CLERK

DATE: 12/15/94

ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, WILLIAM M. ...

ATTEST: NOTARY PUBLIC

DATE: 12/15/94

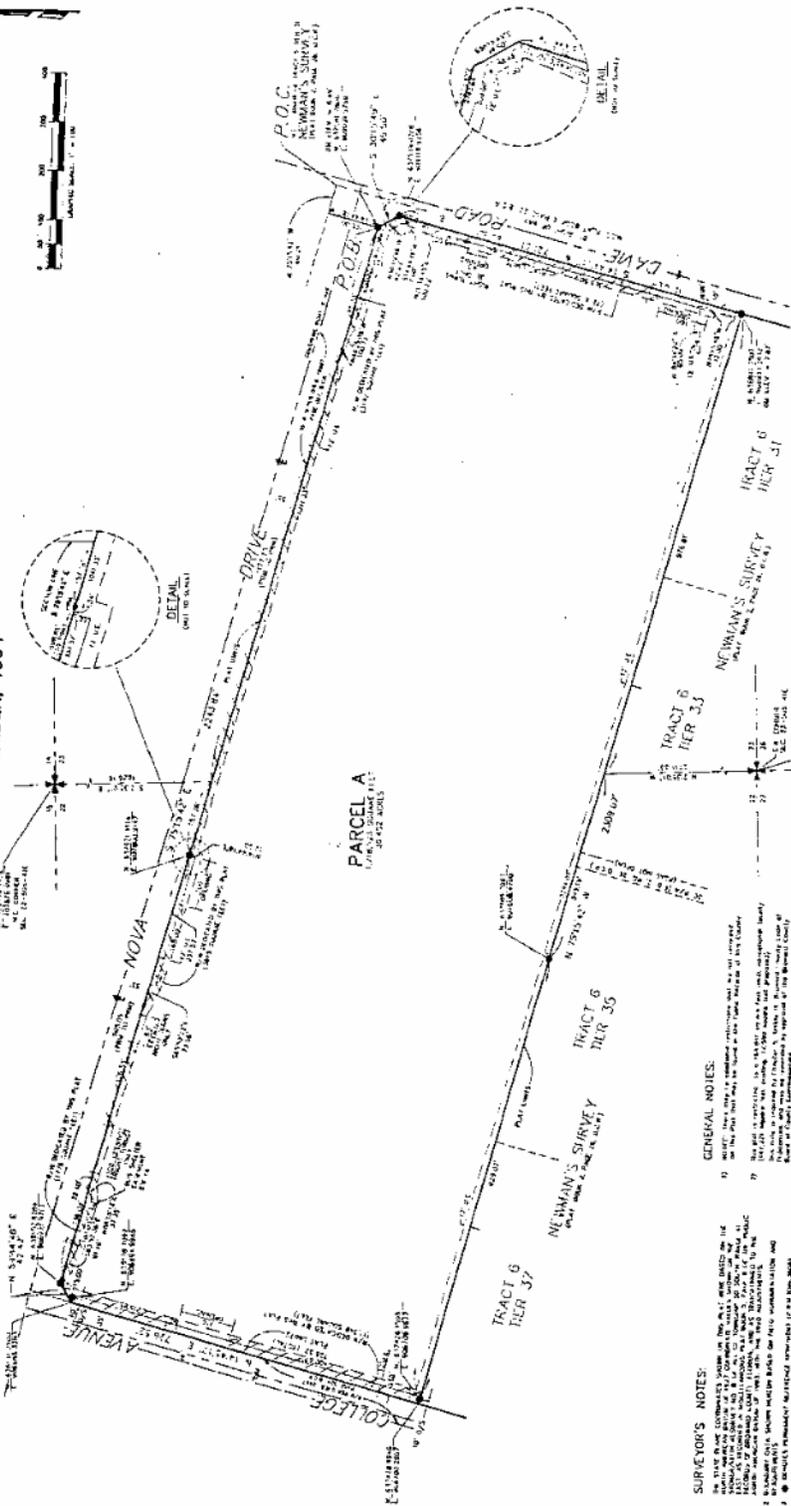
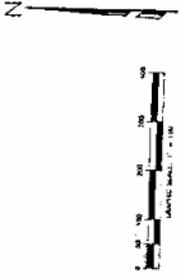


CRAVEN THOMPSON & ASSOCIATES, INC. SURVEYORS

117-1162-05 117-1162-05

MCFATTER VOCATIONAL SITE

A REPLAT OF A PORTION OF TRACTS 5 & 6, LYING IN TIERS 31, 33, 35 AND 37 OF
NEWMAN'S SURVEY, PLAT BOOK 2, PAGE 26, DADE COUNTY RECORDS
LYING IN SECTIONS 22 AND 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA
DECEMBER, 1994

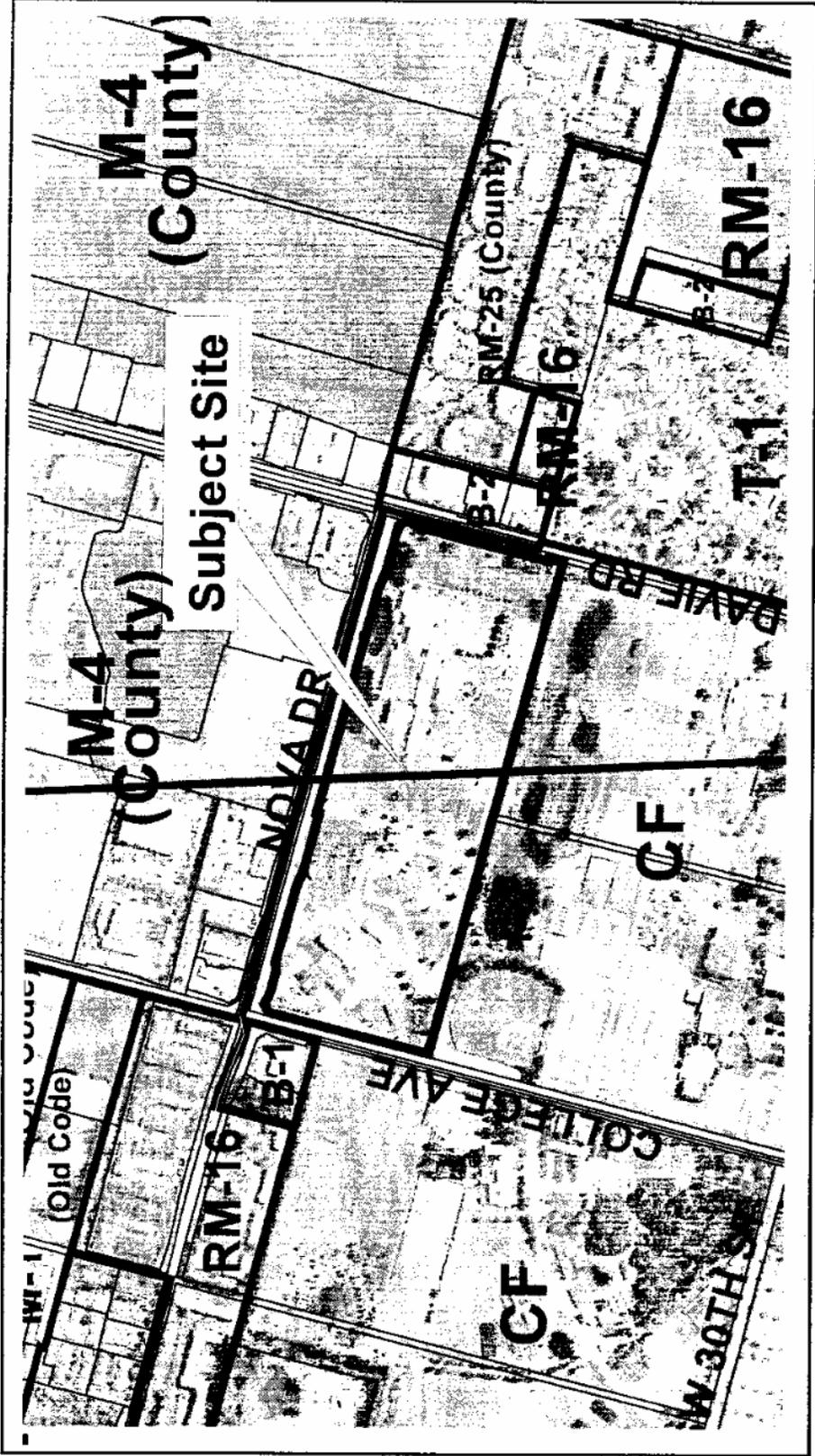


ABBREVIATIONS:
 D.M. = DISTANCE MARK
 I.P. = INTERIOR POINT
 S.P. = SURVEY POINT
 T.P. = TIER POINT
 W.P. = WELLS POINT
 W.P. = WELLS POINT

SURVEYOR'S NOTES:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.
 2. THE PLAT IS BASED ON THE NATIONAL ADJUSTED MEAN SEA LEVEL DATUM OF 1983.
 3. THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENTS:
 a. TOTAL STATION: SOKKIA TS-10
 b. DISTANCE MEASUREMENT: SOKKIA DISTANCE MEASUREMENT SYSTEM (DMS)
 c. MAGNETIC DECLINATION: 8.1 MINUTES WEST (AS OF 1994)
 4. THE SURVEY WAS CONDUCTED ON THE FOLLOWING DATES:
 a. NOVEMBER 15, 1994
 b. NOVEMBER 16, 1994
 c. NOVEMBER 17, 1994
 5. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE FOLLOWING WITNESSES:
 a. JAMES M. NEWMAN, SURVEYOR
 b. JAMES M. NEWMAN, SURVEYOR
 c. JAMES M. NEWMAN, SURVEYOR
 6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING INSTRUMENTS:
 a. TOTAL STATION: SOKKIA TS-10
 b. DISTANCE MEASUREMENT: SOKKIA DISTANCE MEASUREMENT SYSTEM (DMS)
 c. MAGNETIC DECLINATION: 8.1 MINUTES WEST (AS OF 1994)
 7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING INSTRUMENTS:
 a. TOTAL STATION: SOKKIA TS-10
 b. DISTANCE MEASUREMENT: SOKKIA DISTANCE MEASUREMENT SYSTEM (DMS)
 c. MAGNETIC DECLINATION: 8.1 MINUTES WEST (AS OF 1994)
 8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING INSTRUMENTS:
 a. TOTAL STATION: SOKKIA TS-10
 b. DISTANCE MEASUREMENT: SOKKIA DISTANCE MEASUREMENT SYSTEM (DMS)
 c. MAGNETIC DECLINATION: 8.1 MINUTES WEST (AS OF 1994)

GENERAL NOTES:
 1. THE PLAT IS BASED ON THE NATIONAL ADJUSTED MEAN SEA LEVEL DATUM OF 1983.
 2. THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENTS:
 a. TOTAL STATION: SOKKIA TS-10
 b. DISTANCE MEASUREMENT: SOKKIA DISTANCE MEASUREMENT SYSTEM (DMS)
 c. MAGNETIC DECLINATION: 8.1 MINUTES WEST (AS OF 1994)
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 a. TOTAL STATION: SOKKIA TS-10
 b. DISTANCE MEASUREMENT: SOKKIA DISTANCE MEASUREMENT SYSTEM (DMS)
 c. MAGNETIC DECLINATION: 8.1 MINUTES WEST (AS OF 1994)
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING INSTRUMENTS:
 a. TOTAL STATION: SOKKIA TS-10
 b. DISTANCE MEASUREMENT: SOKKIA DISTANCE MEASUREMENT SYSTEM (DMS)
 c. MAGNETIC DECLINATION: 8.1 MINUTES WEST (AS OF 1994)

PREPARED BY:
CRAVEN THOMPSON & ASSOCIATES, INC.
 SURVEYORS
 1000 N. W. 10th Street, Suite 1000
 Fort Lauderdale, Florida 33304
 PHONE: (305) 555-1111
 FAX: (305) 555-1112



Date Flown:
12/31/00



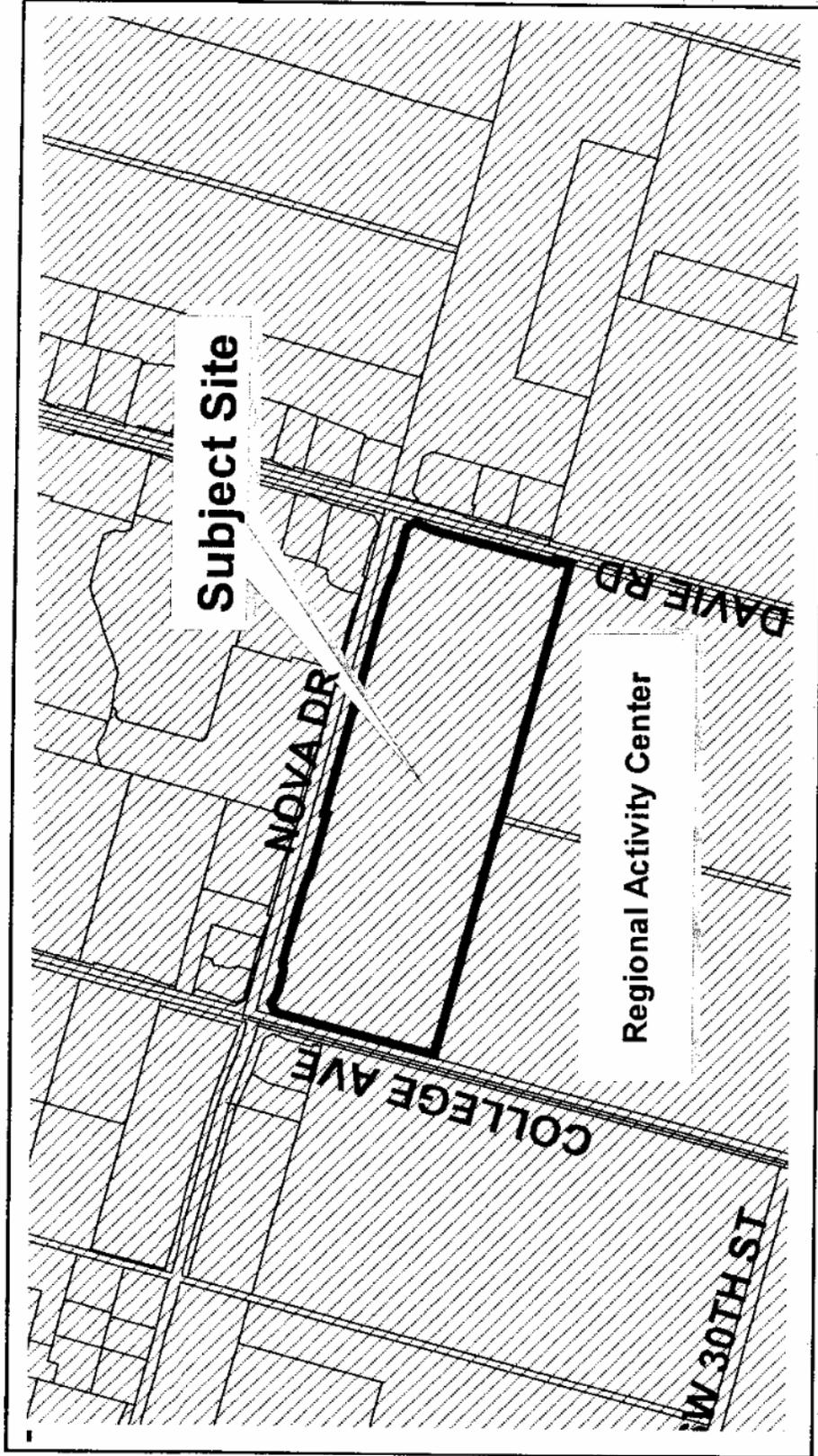
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Planning & Zoning Division - GIS



DELEGATION REQUEST
DG 6-1-04
Zoning and Aerial Map

Prepared By: AYF
Date Prepared: 7/16/04



Date Flown:
12/31/00



600 0 600 Feet

Planning & Zoning Division - GIS



DELEGATION REQUEST
DG 6-1-04
Future Land Use Map

Prepared By: AYF
Date Prepared: 7/16/04

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