

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: Carlo F. Galluccio III Planning Aide

SUBJECT: Delegation Application: DG 8-1-07/07-132/ Parc 64 Plaza / 4120, 4100, and 4110 Davie Road Extension/ Generally located on the east side of Davie Road Extension and approximately 750' south of Stirling 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 DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "DAVIE 64th"; PROVIDING FOR THE MAYORS SIGNATURE; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: In accordance with Site Plan Application, (SP 8-5-05/Parc 64 Plaza) that was approved by Town Council on August 16, 2006, the petitioner is requesting to amend the restrictive note on the Plat known as "Davie 64th." Upon submittal of building plans to Broward County, the petitioner was required to include the square footage of covered walkways towards the existing restrictive note of 23,000 square foot for the purposes of impact fees. The Town of Davie calculations are based on the building coverage of the project not including walkways, while Broward County calculations are based on total gross square footage. Therefore, the applicant is required to amend the plat note to be consistent with Broward County requirements. The request is:

From: "This plat is restricted to 23,000 square feet of office and 17,000 square feet of commercial use with no restaurants.

To: "This plat is restricted to 25,000 square feet of office and 17,000 square feet of commercial use with no restaurants.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

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

Attachment(s): Resolution, Justification letter, Plat, Future Land Use Map, Aerial, Zoning, & Site Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "DAVIE 64th"; PROVIDING FOR THE MAYORS SIGNATURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner (Olin Hill, Parc Sixty-Four Plaza, Inc.) desires to develop the subject site in accordance with the approved Site Plan Application (SP 8-5-05) for the Parc 64 Plaza; and

WHEREAS, the owner is requesting the plat be restricted to 25,000 square feet of office and 17,000 square feet of commercial use with no restaurants; and

WHEREAS, Broward County required that the Town of Davie concur with this revision.

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 delegation request to change the restrictive note; **From:** "This plat is restricted to 23,000 square feet of office and 17,000 square feet of commercial use with no restaurants". **To:** "This plat is restricted to 25,000 square feet of office and 17,000 square feet of commercial use with no restaurants".

SECTION 2. Any improvements required to satisfy Transit Oriented Concurrency should be located within the Town of Davie transit concurrency areas to the greatest extent possible.

SECTION 3. 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 (Justification Letter)



Lic. #QB-0015697

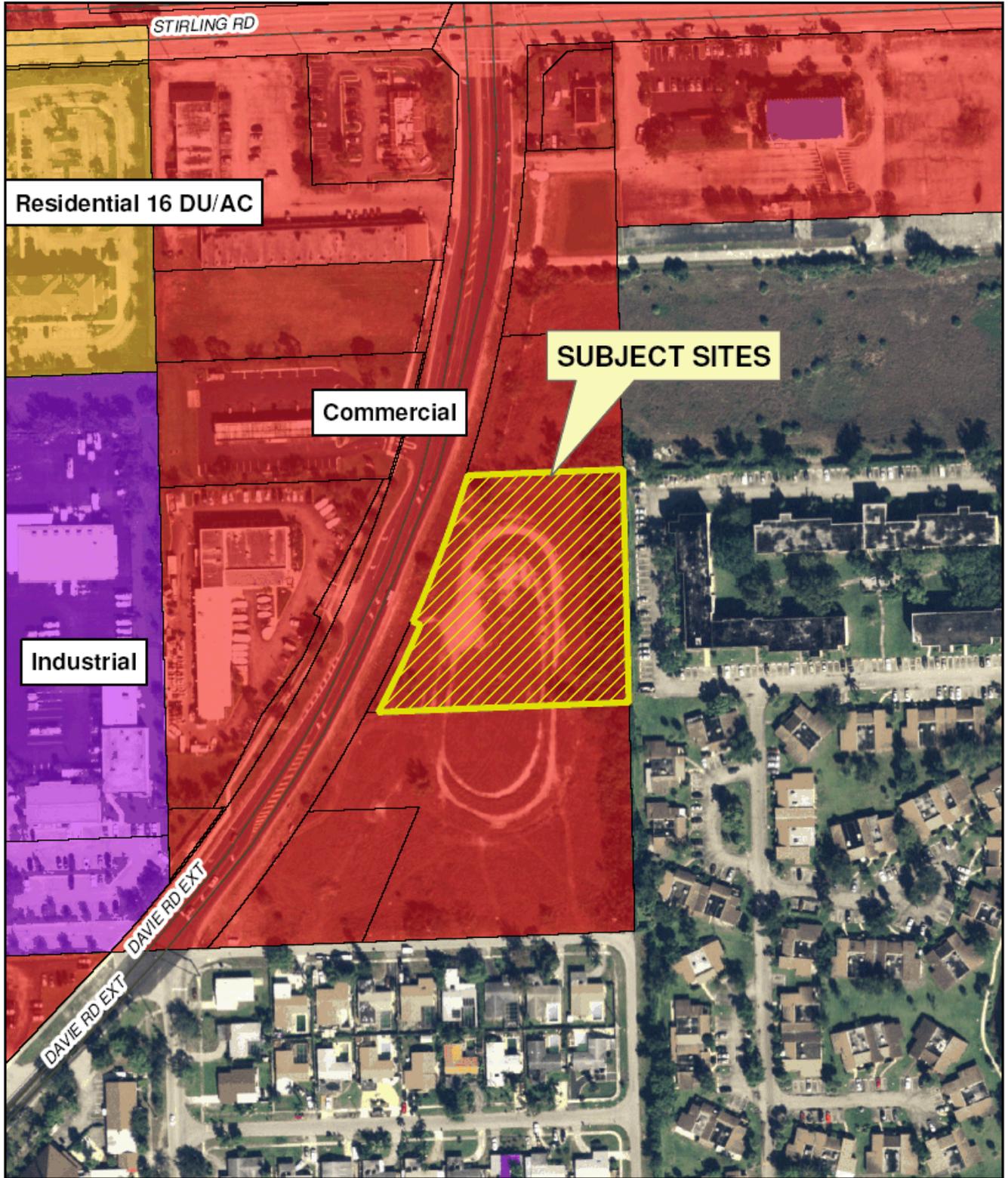
JUSTIFICATION STATEMENT
IN SUPPORT OF A PLAT NOTE AMENDMENT
DAVIE 64TH PLAT BK 133 PG 38

August 17, 2007

The subject property had a site plan and plat approved at the Town of Davie with a plat note restriction of 23,000 SF for office. The plat was recorded at the county with the same restriction. Upon submittal of the building plans to Broward County, they have counted the 2nd floor open-air walkway towards 23,000 SF (maximum) for purposes of impact fees. The approved buildings (per town of Davie) as shown on the site plan now exceed the 23,000 SF restriction per calculations by the County (based on the inclusion of the 2nd floor open-air walkway). The granting of this plat note amendment only allows the buildings to be constructed in conformance to what was approved on the site plan. There will be no modification to the site plan per the granting of this plat note amendment.

General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

Exhibit (*Future Land Use Map*)



Date Flown:
12/2006

N



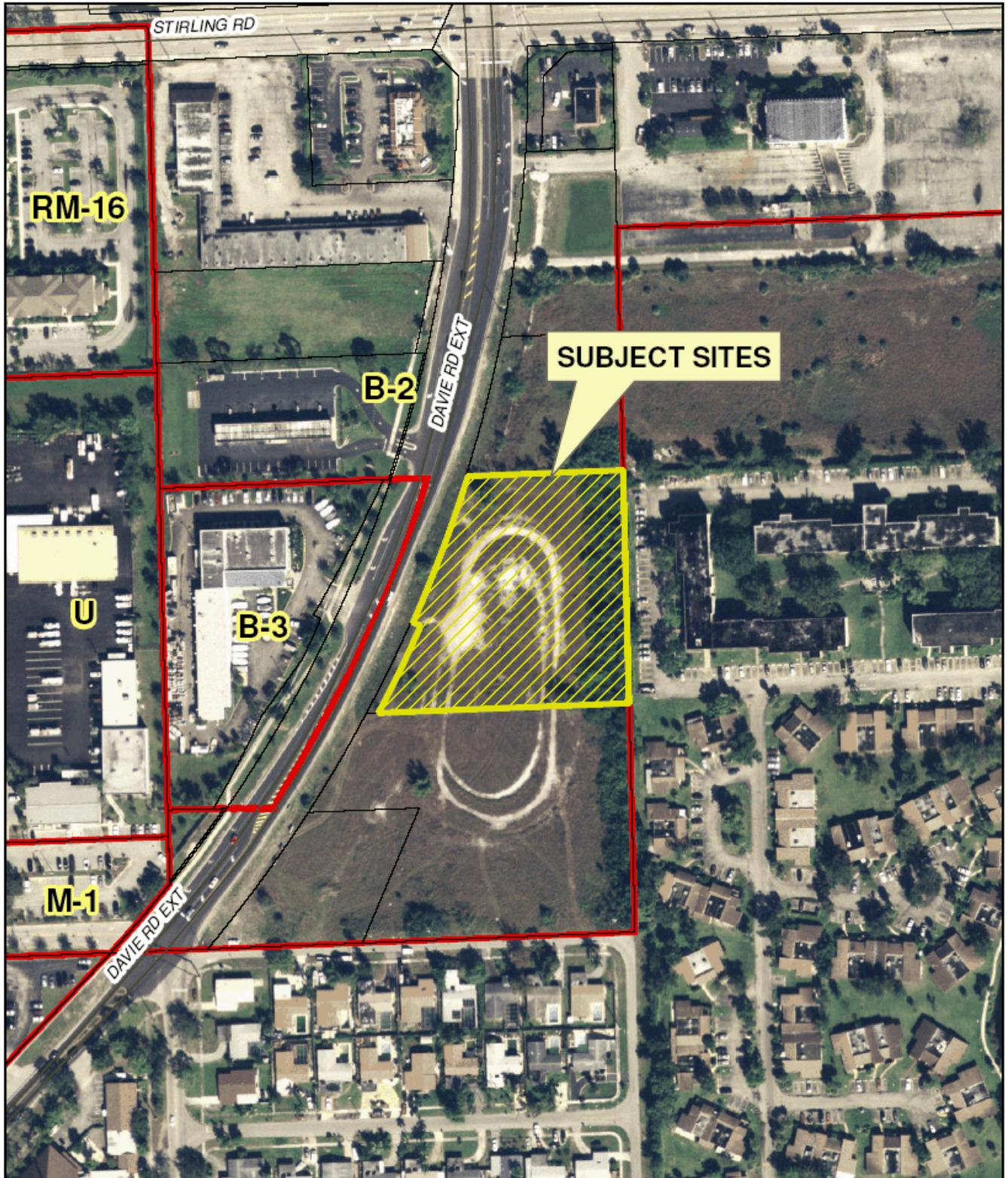
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Prepared by the Town of Davie GIS Division

Delegation Request
DG 8-1-07
Future Land Use Map

Prepared by: ID
Date Prepared: 9/25/07

Exhibit (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2006

N



0 100 200 400 Feet

Prepared by the Town of Davie GIS Division

Delegation Request
DG 8-1-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 9/25/07

Exhibit (*Plat*)

