



Town Council Agenda Report

SUBJECT: RESOLUTION

TITLE OF AGENDA ITEM:

P 5-2-99 - Miller Legg & Associates, petitioner / The Jewish Federation of Broward County, Inc., owner

REPORT IN BRIEF:

The petitioner plans to construct a private elementary school on a 9.4 acre piece of land. The property is currently unplatted and requires County and Town plat approval prior to development. This site is also the subject of a rezoning of the property from A-1 to CF to accommodate the elementary school use (ZB 5-3-99, scheduled for second reading on September 1, 1999).

DISCUSSION: (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workscope, evaluation and selection process, and conclusion)

Background: The subject property is currently zoned A-1, is vacant and abuts the existing JCC to the south and east.

Purpose of Request: To plat unplatted property which is required prior to development.

Significant Impacts: There are no negative impacts to the surrounding area.

Conclusion: The rezoning is consistent with the Town's Comprehensive Plan and will benefit the Town's economic base.

CONCURRENCES:

- Planning and Zoning Board Recommendation: Motion to approve (5-0), August 25, 1999.
- The Planning and Zoning Division, recommends approval of the proposed plat subject to the planning report.

FISCAL IMPACT:

Not applicable.

RECOMMENDATION(S):

Motion to approve the resolution subject to the planning report.

ATTACHMENTS:

Resolution, Planning Report, Plat Application, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE POSNACK CAMPUS PLAT, 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 plat of the subdivision to be known as the POSNACK CAMPUS PLAT has been approved by the Town Planning and Zoning Board on August 25, 1999.

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

SECTION 1. The plat of the subdivision know as the POSNACK CAMPUS PLAT 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 _____, 1999.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

DATE: September 1, 1999

REFERENCED: Plat - P 5-2-99

PLAT NAME: Posnack Campus Plat

APPLICANT: Surveyor: Miller Legg & Associates
Owner: The Jewish Federation of Broward County, Inc.

ANALYSIS: Land Use/Zoning: Residential (3 du/ac) / Current A-1,
Proposed CF pending approval of rezoning petition ZB 5-3-99
(Second Reading scheduled for September 1, 1999).

Location: Generally located on the west side of SW 82nd Ave.
approximately 1/4 mile north of Stirling Road.

Development Review Committee: see attached summary.

The proposed plat consists of approximately 9.4 acres of land proposed for construction of an education facility associated with the existing Jewish Community Center (JCC) abutting this property to the north and west. Access to this site will be provided via SW 82nd Avenue.

The plat is in conformance with Town Code requirements and can be considered in final form.

RECOMMENDATION: The Planning and Zoning Division, therefore recommends **APPROVAL** of the proposed plat subject to the following:

1. Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificates of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Upgrade SW 82nd Avenue to minimum safe and adequate access standards from the northern plat limits to Stirling Road.
2. Prior to water and sewer plan approval by Town Engineer and execution of water and sewer main extension applications to County agencies by the Town or Developer shall be required to execute a Water and/or Sewer Service Agreement.
3. Prior to Town Council approval the appropriate Drainage District signatures and dates in the text of the surveyor's certificate must also be provided.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to **APPROVE** (5-0), subject to the planning report, August 25, 1999.

Prepared by: _____

Reviewed by: _____

TOWN OF DAVIE
DEVELOPMENT REVIEW REPORT

Name: Posnack Campus Plat

Date: September 1, 1999

Number: P 5-2-99

PROJECT DESCRIPTION

Location: Generally located on the west side of SW 82nd Ave. approximately 1/4 mile north of Stirling Road.

Platted Yes _____ No _____ Required: Yes _____ No _____

Acreage/Existing use: 9.4 acres / Vacant

Proposed Use / Density: Proposed Elementary School.

Land Use / Zoning: Residential (3 du/ac) / Current A-1, Proposed CF upon approval of proposed rezoning (ZB 5-3-99 2nd reading scheduled for 9/1/99).

Existing Uses:

Adjacent Land Use / Zoning

North: Jewish Community Center

North: Res. (3 du/ac) / CF

South: Vacant

South: Res. (3 du/ac) / A-1

East: SW 82nd Ave, and Commercial

East: Commercial / B-2

West: Jewish Community Center

West: Res. (3 du/ac) / CF

SERVICES

Wastewater: Located within Town of Davie service area unless otherwise provided for by the Town of Davie

Potable Water: Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

Future Land Use Plan: Consistent with plan designation.

Drainage: Must meet District and Town retention requirements.

Solid Waste: Provider - Private carting company.

Fire Protection: No adverse comments.

Administration: No adverse comments.

Parks and Recreation: No adverse comments.

Regional Transportation: Impact to SW 82nd Avenue.

EXISTING ZONING: A-1
PROPOSED ZONING: CF
LAND USE DESIGNATION: Residential ldu/ac

TOWN OF DAVIE USE ONLY
PLAT NO. P5-299
FEE. # 830⁰⁰
Receipt No. # 7583

APPROVED
MAY 19 1999
TOWN OF DAVIE
PLANNING AND ZONING DEPARTMENT

TOWN OF DAVIE
PLAT REVIEW APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks payable to TOWN OF DAVIE

DATE FILED: 5/18/99 FINAL PLAT: _____
PRELIMINARY PLAT: _____ NON-RESIDENTIAL: X
RESIDENTIAL: _____ ACREAGE: 9.7

NO. OF UNITS:

N/A

PROPOSED SUBDIVISION NAME: POSNACK CAMPUS PLAT

ADDRESS AND/OR LOCATION: 5801 S.W. 82nd Avenue
Davie, FL

LEGAL DESCRIPTION: Tract 60 of "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION"
in Section 33, Township 50 South, Range 41 East.

NAME OF OWNER OF PROPERTY: The Jewish Federation of Broward County, Inc.
c/o H.J. Zimmerman & Associates

ADDRESS: 9000 Sheridan Street
Pembroke Pines, FL

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Miller, Legg & Associates

ADDRESS: 1800 N. Douglas Road
Pembroke Pines, FL 33024

PHONE: 954-436-7000
Fax: (954) 437-2958

OFFICE USE ONLY

Approved as to form: 5/18/99 gk Fee paid: # 830⁰⁰

Development Review Committee: 6/22/99

Planning and Zoning Board: _____

Town Council: _____

Stuart A. Epstein Gail Spatz
OWNER'S NAME(S)

Stuart Epstein Gail Spatz
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

1700 N.W. 97 Avenue 3830 North 31 Terr
ADDRESS

Plantation, Fl. 33322 Hollywood, Fl. 33021
CITY, STATE, ZIP

476-1287 963-7285
PHONE

Miller, Legg & Associates

PETITIONER'S NAME

Gladys A. DiGirolamo
PETITIONER'S SIGNATURE

1800 N. Douglas Road
ADDRESS

Pembroke Pines, FL 33024
CITY, STATE, ZIP

954-436-7000
PHONE

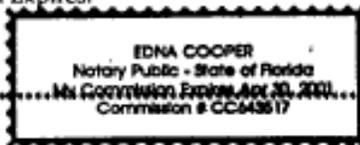
The foregoing instrument was acknowledged before me
this 13th day of May, 1999, by
Stuart Epstein
Gail Spatz who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Edna Cooper
Print: EDNA COOPER

My Commission Expires:



The foregoing instrument was acknowledged before me
this 18 day of May, 1999, by
Gladys A. DiGirolamo who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

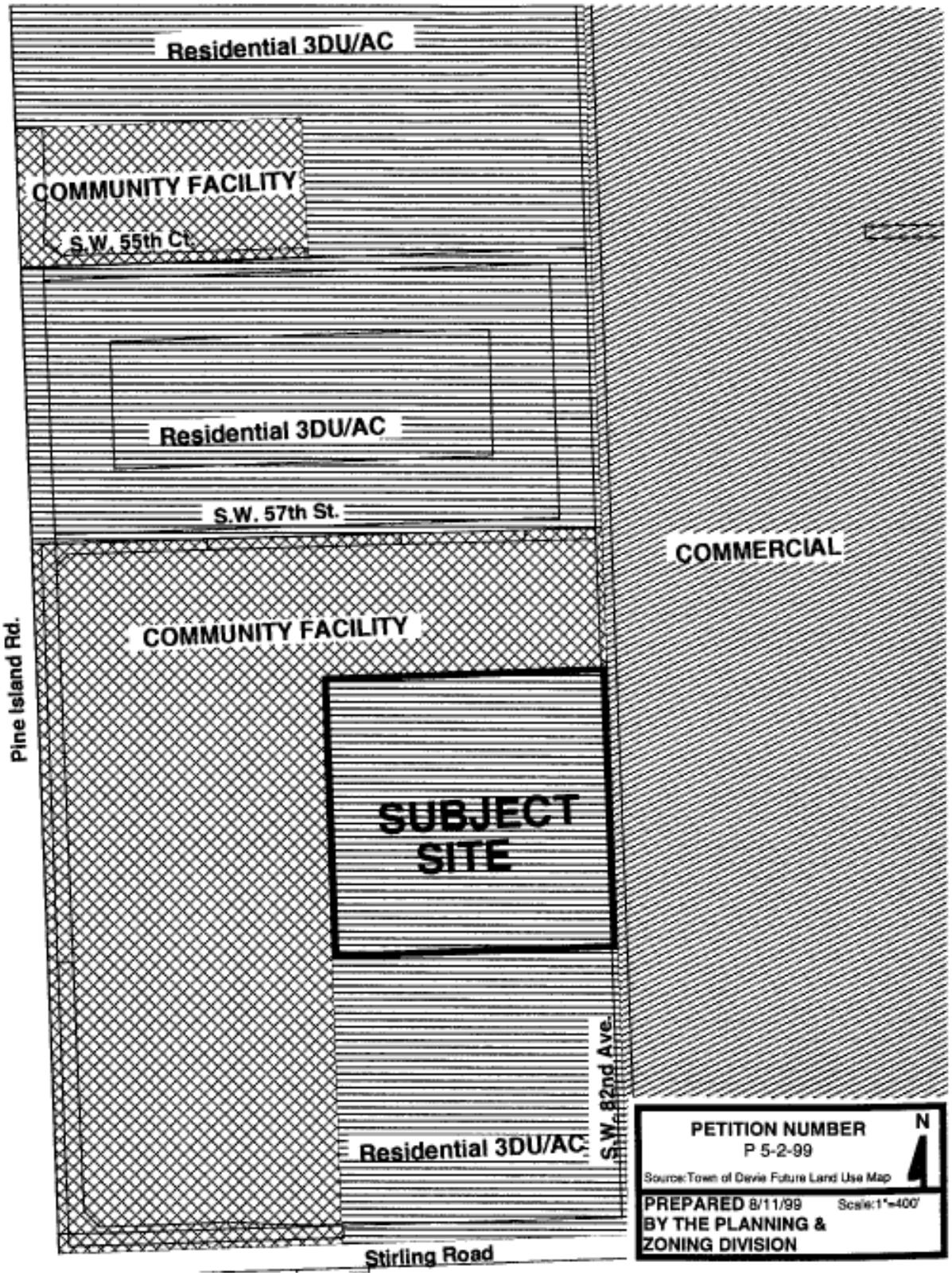
Sign: Suzanne J. Jackson
Print: SUZANNE J. JACKSON

My Commission Expires:



Suzanne J. Jackson
MY COMMISSION # CC835750 EXPIRES
May 5, 2003

OFFICE USE ONLY



COMMERCIAL

COMMUNITY FACILITY

**SUBJECT
SITE**

Residential 3DU/AC

Residential 3DU/AC

Residential 3DU/AC

Pine Island Rd.

S.W. 82nd Ave.

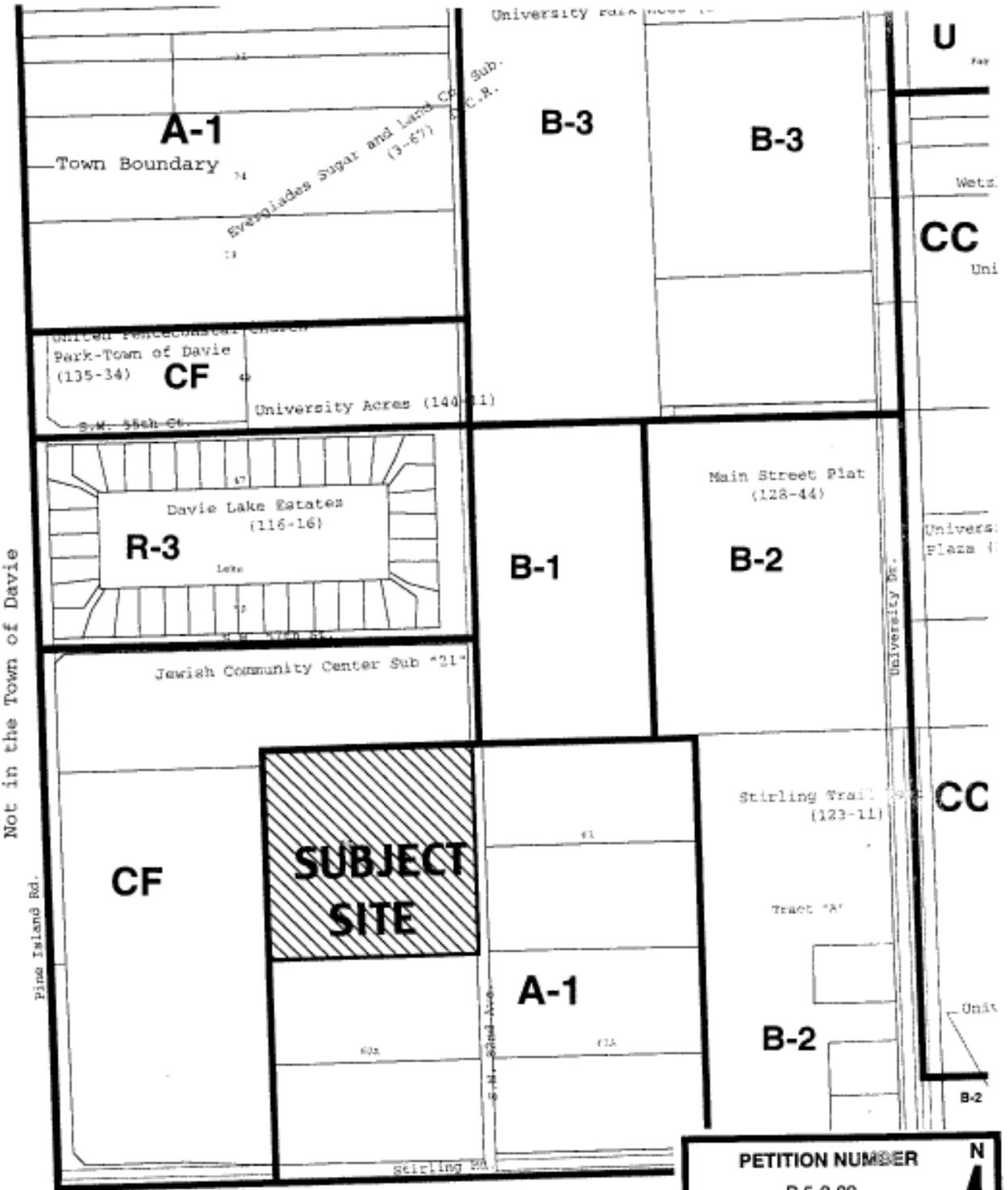
Stirling Road

COMMUNITY FACILITY

S.W. 55th Ct.

S.W. 57th St.

PETITION NUMBER	N
P 5-2-99	▲
Source: Town of Devle Future Land Use Map	
PREPARED 8/11/99	Scale: 1"=400'
BY THE PLANNING & ZONING DIVISION	



PETITION NUMBER
P 5-2-99

PREPARED 8/11/99 Scale: 1"= 400'
BY THE PLANNING & ZONING DIVISION

N
4



COMMERCIAL

COMMERCIAL

SINGLE FAMILY RESIDENTIAL

VACANT

COMMERCIAL

SUBJECT
SITE

COMMERCIAL

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
P 5-2-99

PINE ISLAND ROAD

STIRLING ROAD

SW 82 AVENUE

UNIVERSITY DRIVE