



# Town Council Agenda Report

**SUBJECT:** Resolution - Plat Amendment

Application No. and Location: DG 10-2-99, Regency Plat  
4601 SW 148 Avenue

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "REGENCY PLAT", AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The applicant proposes to amend the restrictive note on the plat **from** 382 Multi-Family units, 25.5121 acres of Commercial use, and 10.5 acres of Office Park use **to** 172,500 square feet of Commercial use, 182 Single Family units, 120 Room Hotel, 12,500 square feet of Restaurant use, and 140,000 square feet of Office use. The proposed plat amendment does not increase the number of trips on the roadway network and is consistent with the permitted use of the PUD District.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

Planning and Zoning recommends Town Council approve the proposed plat amendment, which is consistent with the Regency Office Buildings Plan, SP 6-14-99, approved by Town Council on October 6, 1999.

**FISCAL IMPACT:**

Is appropriation required? no  
Funding appropriated? no

**RECOMMENDATION(S):**

Motion to approve.

**Attachment(s):** Resolution, Planning Report, Plat, Land Use Map, Subject Site, and Aerial.

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "REGENCY PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision plat known as Regency Plat was recorded in the public records of Broward County in Plat Book 121, Page 18; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires 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 proposed revision to the restrictive note shown on the Regency 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 \_\_\_\_\_, 1999.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

**Application #:** DG 10-2-99  
Regency Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** November 3, 1999

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

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**Applicant Information**

**Owner:**

**Agent:**

**Name:** Southeast Shopping Centers

**Name:** Charles Putnam & Associates

**Address:** 1541 Sunset Drive, Ste. 300

**Address:** 4722 NW Boca Raton Blvd.  
Suite C-106

**City:** Coral Gables, FL 33143

**City:** Boca Raton, FL 33431

**Phone:** (305) 666-2140

**Phone:** (561) 994-6411

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**Background Information**

**Application Request:** To amend the restrictive note on the plat from 382 Multi-Family units, 25.5121 acres of Commercial use, and 10.5 acres of Office Park use to 172,500 square feet of Commercial use, 182 Single Family units, 120 Room Hotel, 12,500 square feet of Restaurant use, and 140,000 square feet of Office use.

**Address/Location:** 4601 SW 148 Avenue, Generally located at the southwest corner of Griffin Road and SW 148 Avenue.

**Land Use Plan Designation:** Commercial & Residential (3 du/ac)

**Zoning:** PUD County

**Existing Use:** Vacant, Shopping Center, Out Parcels and Single Family

**Proposed Use:** Office, Hotel, and Restaurants on 14.01 acres, known as Tract B of the "Regency Plat" .

**Parcel Size:** Approximately 40 acres

**Surrounding Land Use:**

**North:** Griffin Road

**South:** Residential Single Family  
**East:** Residential Single Family  
**West:** Interstate 75

**Surrounding Zoning:**

**North:** Unzoned  
**South:** Unincorporated  
**East:** Unincorporated  
**West:** Unzoned

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**Zoning History**

**Related Zoning History:** The subject plat is part of the Ivanhoe PUD, annexed by the Town in 1988, which extends south from Griffin Road to Sheridan Street, and on both sides of I-75.

**Previous Request on same property:** Town Council approved a site development plan for two, three-story, 62,000 square foot office buildings, a perimeter access road, associated parking and landscaping on a 7.06 acre parcel, on October 6, 1999, with conditions.

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**Summary of Significant Development Review Agency Comments**

None

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**Applicable Codes and Ordinances**

None

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**Comprehensive Plan Considerations**

**Planning Area:** The proposed plat is in Planning Area 1 which includes the southwestern most portion of the Town, encompassing all the land south of Griffin Road and west of SW 148 Avenue. This planning area is bisected by I-75 which is accessed at Griffin Road and Sheridan Street. The predominant existing and planned land use is single family residential with a density of 3 dwelling unit per acre in this planned area.

**Broward County Comprehensive Plan:** The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 117.

**Concurrency Considerations:** Based upon the August 1999 edition of the Broward County Overcapacity Roadway Map, the subject area is in a compact deferral area. The application and accompanying trip calculations indicates no increase in trips on the roadway network.

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impacts on the development and maintenance of adopted levels of service (see concurrency considerations).

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### **Staff Analysis**

The delegation request is consistent with the PUD permitted uses and will not increase trip generation.

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### **Findings of Fact**

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended or any element or portion thereof.

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### **Staff Recommendation**

**Recommendation:** Based upon the above and the positive findings of fact, staff recommends approval of application number DG 10-2-99.

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### **Exhibits**

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

Prepared By: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS:

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please print legibly in ink or type on this application form.

PROJECT INFORMATION

Plat / Project Name: Regency Plat  
Project Number: \_\_\_\_\_ Plat Book - Page: PB 121. Pg 18 (if recorded)  
Owner / Applicant: Southeast Shopping Centers Phone: (305) 666-2140  
Address: 1541 Sunset Drive, Suite 300 Coral Gables, FL 33143  
Agent: CHARLES PUTMAN & ASSOC.  
Contact Person: CHARLES PUTMAN Phone: (561) 994-6411  
Address: 4722 NW BOCA RATON BLVD, Suite C-106, BOCA RATON, FL 33431  
Agent's E-mail Address: chasputman@aol.com

PROPOSED CHANGES

Use the space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary)

Current Note for entire plat: THIS PLAT IS RESTRICTED TO 382 MULTI-FAMILY units, 25.5121 ACRES OF COMMERCIAL USE AND 10.5 ACRES OF OFFICE PARK.

Proposed Note for entire plat: THIS PLAT IS RESTRICTED TO 172,500 SQ. FT. OF COMMERCIAL USE, 182 SINGLE FAMILY UNITS, A 120 ROOM HOTEL, 12,500 SQ. FT. OF RESTAURANT USE AND 140,000 SQ. FT. OF OFFICE USE.

Does the note change represent a change in Trips? Increase \_\_\_\_\_ Decrease \_\_\_\_\_ No Change

Does the note change represent a major change in Land Use? Yes \_\_\_\_\_ No

If there is a question as to whether the note amendment represents a change in Trips, or whether it is considered a major change in Land Use, please consult with Development Management Staff at 357-6666.

Estimate or state the total number of on-site parking spaces to be provided. SPACES: N/A

Number of seats for any proposed restaurant or public assembly facility, including places of worship. SEATING: N/A

Number of students for a day care center or school. STUDENTS: N/A

If existing buildings will remain on the property attach an additional sheet describing the use(s) and square footage of these buildings.

Are on site wells for potable water and/or septic tanks currently in use or proposed? If yes, see reverse side of this form for required letter from appropriate utility. Yes \_\_\_\_\_ No

Have you contacted anyone in County Government regarding this request? Yes  No \_\_\_\_\_

If yes, indicate name(s): Patti Gull & Marty Berger

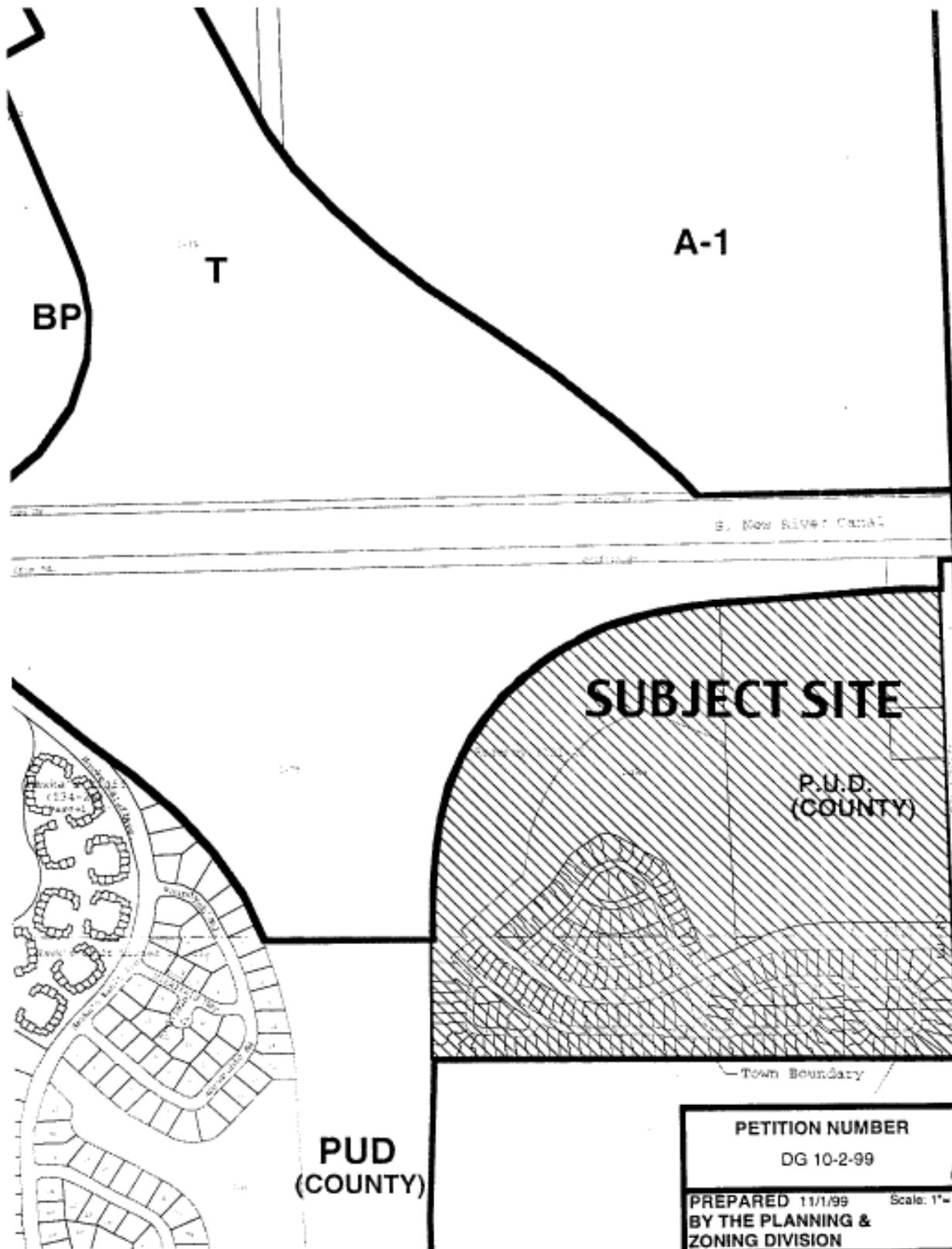
Narrative explaining proposed changes in detail including the desired result, and justification for the request (attach additional sheet if necessary): Applicant WISHES TO AMEND PLAT NOTE TO REFLECT CURRENT PROPOSED USE OF THE PROPERTY.

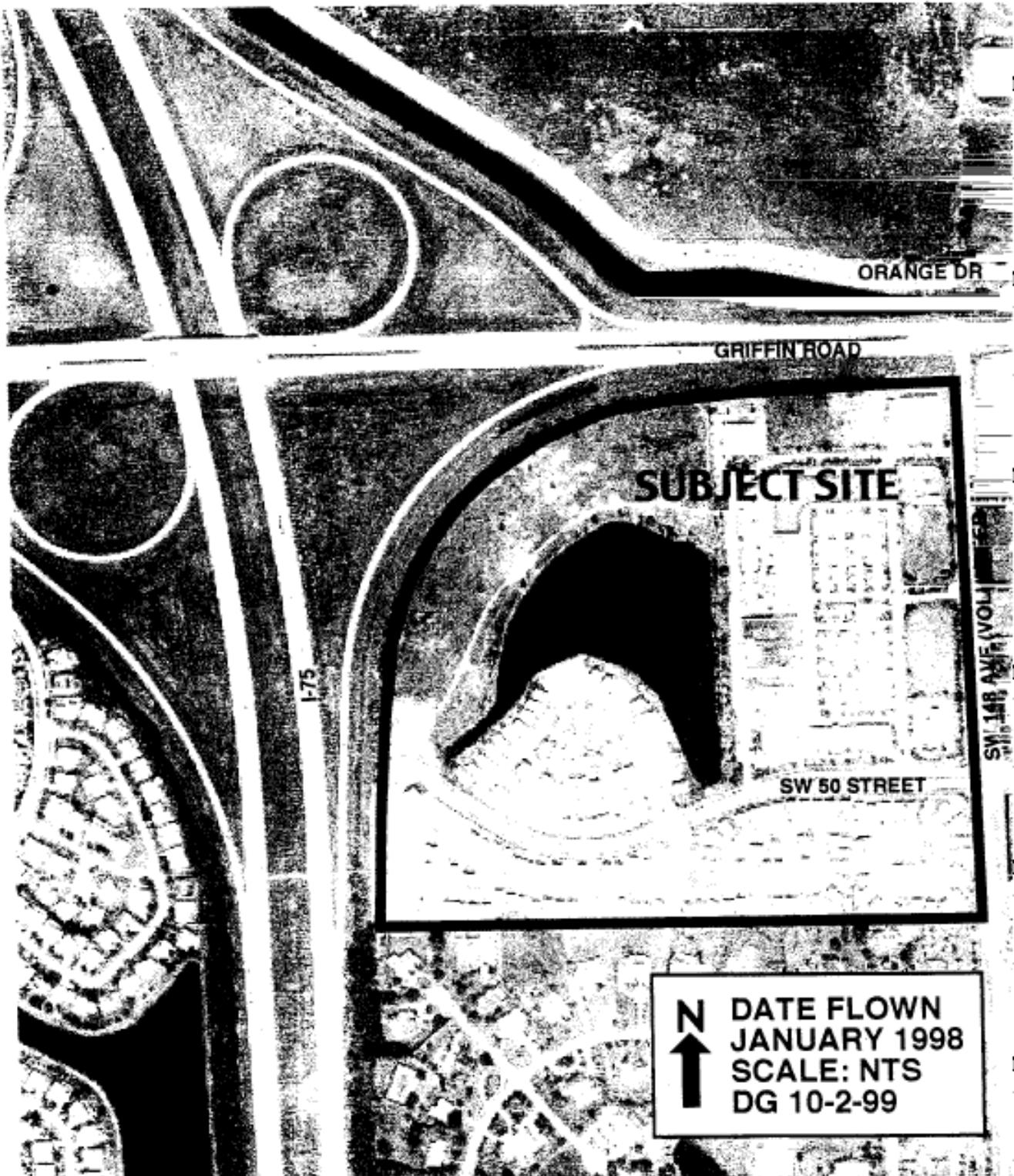
Please see the reverse side of this form for Required Documentation and Owner/Agent Certification.











ORANGE DR

GRIFFIN ROAD

**SUBJECT SITE**

SW 50 STREET

I-75

SW 148 AVE VOL



DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
DG 10-2-99