



Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment Request

Application No. and Location: DG 11-1-99, ICE Plat
Located at the northwest corner of Flamingo Road and Orange Drive -
(12451 Orange Drive)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENINGS OF THE "ICE PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant seeks to establish an additional access opening 80' in width along Flamingo Road (to support right turn in and right turn out) to be centered approximately 110' south of the east 1/4 section line of Section 26-50-40. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County.

PREVIOUS ACTIONS: None

CONCURRENCES:

The Planning and Zoning Division recommends Approval of the proposed revision to the subject access opening on the ICE Plat.

FISCAL IMPACT:

Is appropriation required?	no
Funding appropriated?	no

RECOMMENDATION(S):

Motion to approve the resolution.

Attachment(s): Resolution, Planning Report, Plat, Proposed Site Plan w/opening, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENINGS OF THE "ICE PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as ICE Plat was recorded in the public records of Broward County in Plat Book 165, Page 21; and

WHEREAS, the owners desire to revise the access openings associated with said plat; and

WHEREAS, Broward County requires 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 the proposed revision to the access openings shown on the ICE Plat, the proposed revisions 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 11-1-99
ICE Plat

Revisions:

Exhibit "A"

Original Report Date: November 16, 1999

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

Applicant Information

Owner

Name: ROHO Flamingo LTD and
Executive Centre LLC

Address: 10021 Pines Blvd., Ste. 106

City: Pembroke Pines, FL 33024

Phone: (954) 433-8162

Agent

Name: Robin Banks; Calvin, Giordano & Falls
Assoc., Inc.

Address: 1800 Eller Drive

City: Ft. Lauderdale, FL 33316

Phone: (954) 266-6467

Background Information

Application Request: The applicant seeks to establish an additional access opening 80' in width along Flamingo Road (to support right turn in and right turn out) to be centered approximately 110' south of the east 1/4 section line of Section 26-50-40.

Address/Location: 12451 Orange Drive, Generally located at the northwest corner of Flamingo Road and Orange Drive.

Land Use Plan Designation: Commercial

Zoning: B-3, Planned Business District

Existing Use: Vacant

Proposed Use: The plat is restricted to 300,000 square feet of commercial use.

Parcel Size: 27.499 acres

Surrounding Land Use:

North: Undeveloped, Currently under consideration for Private School.

South: Trafficway

East: Trafficway

West: Undeveloped, Currently under consideration for Private School.

Surrounding Zoning:

North: A-1, Agricultural District

South: Griffin Road

East: Flamingo Road

West: A-1, Agricultural District

Zoning History

Related Zoning History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

Previous Request on same property: Town Council approved by Resolution No. 96-115 the ICE Plat at its April 2, 1996 meeting.

Summary of Significant Development Review Agency Comments

The FDOT conceptually approved the proposed access opening on July 22, 1999, with conditions, including modification of a median opening and construction of a right turn lane.

Applicable Codes and Ordinances

Land Development Code Section 12-33(P)(6): Access to commercial/office facilities shall be restricted to strategic locations that represent the safest and most expedient method of directing traffic off the street into parking areas.

Comprehensive Plan Considerations

Planning Area: The plat is in Planning Area 2 which includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential with a density of 1 dwelling unit per acre in this planned area.

Flexibility Zone: The proposed plat is in Flexibility Zone 113.

Concurrency Considerations: A Traffic Concurrency Agreement was recorded on February 13, 1997 and amendment was recorded on January 6, 1998.

Applicable Goals, Objectives & Policies: None

Staff Analysis

On April 2, 1996, Town Council approved the plat with a 60' access opening (to support right turn in and right turn out) centered 110' south of the east 1/4 section line of Section 26-50-40. Upon recording the plat the opening was deleted by the applicant. The applicant is now requesting an 80' opening (to support right turn in and right turn out) in the same location.

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.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 11-1-99.

Exhibits

Resolution, Plat, Proposed Site Plan w/opening, Land Use Map, Subject Site Map, and Aerial.

Prepared by: ____

Reviewed by: ____

ICE PLAT

98-400627

A portion of the land of Section 34, Township 36 North, Range 10 East

PLAT BOOK 102, PAGE 21

SHEET 1 OF 2

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public in and for the State of Florida

NOTARIAL PUBLIC, My first commission was on _____ day of _____, 19____, and my commission expires on _____ day of _____, 19____.

I hereby certify that _____, the person whose name is subscribed to the foregoing instrument, is the person whose name is subscribed to the same, and that he executed the same for the purposes and consideration therein expressed.

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public in and for the State of Florida

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public in and for the State of Florida

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY	COUNTY CLERK	ASSAYER

100 N. Douglas Road
 Suite 203
 Pompano Beach, Florida 33064
 (954) 938-7000
 Fax: (954) 938-8004

NOTARIAL PUBLIC, My first commission was on _____ day of _____, 19____, and my commission expires on _____ day of _____, 19____.

I hereby certify that _____, the person whose name is subscribed to the foregoing instrument, is the person whose name is subscribed to the same, and that he executed the same for the purposes and consideration therein expressed.

Robert P. Day
 Notary Public in and for the State of Florida

WILBER
 300 Lakeside Blvd.
 Suite 200
 Fort Lauderdale, Florida 33304
 Telephone: (305) 555-2000
 Fax: (305) 555-2001

STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 DIVISION OF PROPERTY ACQUISITION
 1111 N. W. 11th Street
 Tallahassee, Florida 32304
 (904) 498-2000

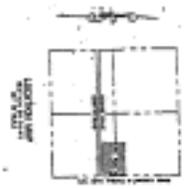
NOTICE TO THE PUBLIC
 THE STATE OF FLORIDA, DEPARTMENT OF REVENUE, DIVISION OF PROPERTY ACQUISITION, HAS RECEIVED A REPORT FROM THE COUNTY OF DADE, FLORIDA, THAT THE FOLLOWING PROPERTY IS UNCLAIMED:

PROPERTY:
 PARCEL 'M'
 1.00 ACRES
 10000 S.W. 124th AVENUE
 MIAMI, FLORIDA 33186

DATE OF ACQUISITION:
 01/15/2000

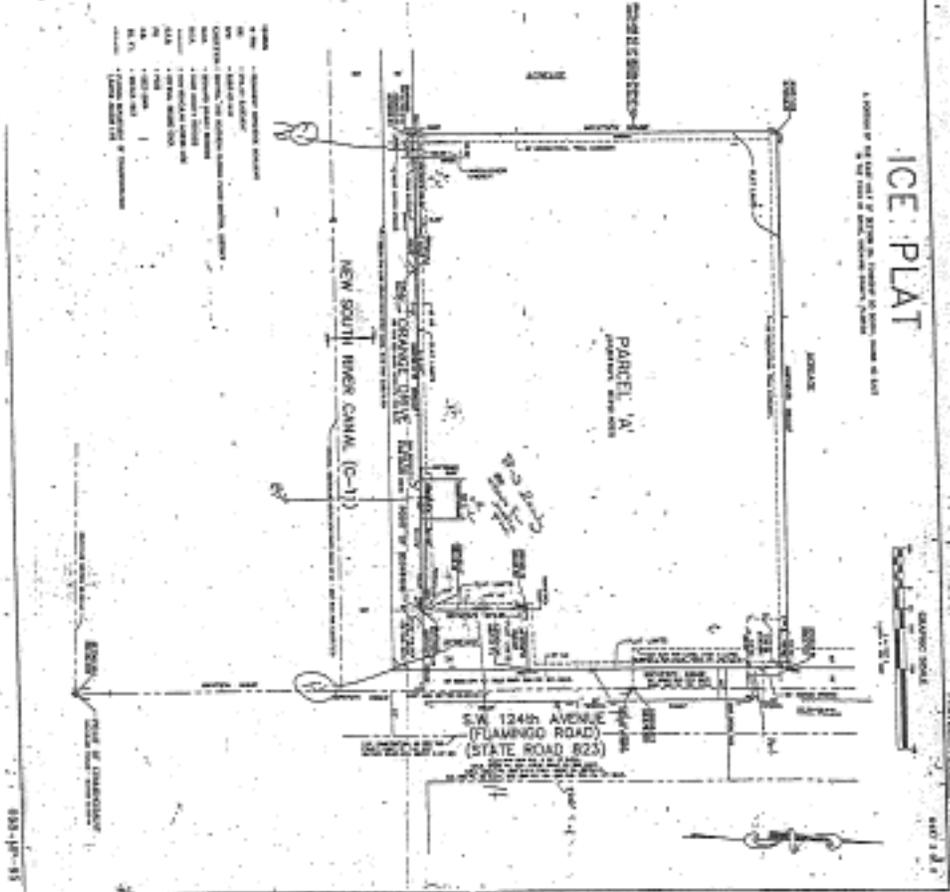
REASON FOR ACQUISITION:
 UNCLAIMED PROPERTY

IF YOU ARE THE OWNER OF THIS PROPERTY, YOU SHOULD CONTACT THE DIVISION OF PROPERTY ACQUISITION AT THE ADDRESS ABOVE OR BY TELEPHONE AT (904) 498-2000. IF YOU DO NOT CONTACT THE DIVISION OF PROPERTY ACQUISITION WITHIN 90 DAYS OF THE DATE OF THIS NOTICE, THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION.



ICE PLAT

A PLAT OF THE STATE OF FLORIDA, DEPARTMENT OF REVENUE, DIVISION OF PROPERTY ACQUISITION, SHOWING THE LOCATION OF THE PROPERTY DESCRIBED IN THE NOTICE TO THE PUBLIC.



LEGEND

1.00 ACRES
 10000 S.W. 124th AVENUE
 MIAMI, FLORIDA 33186

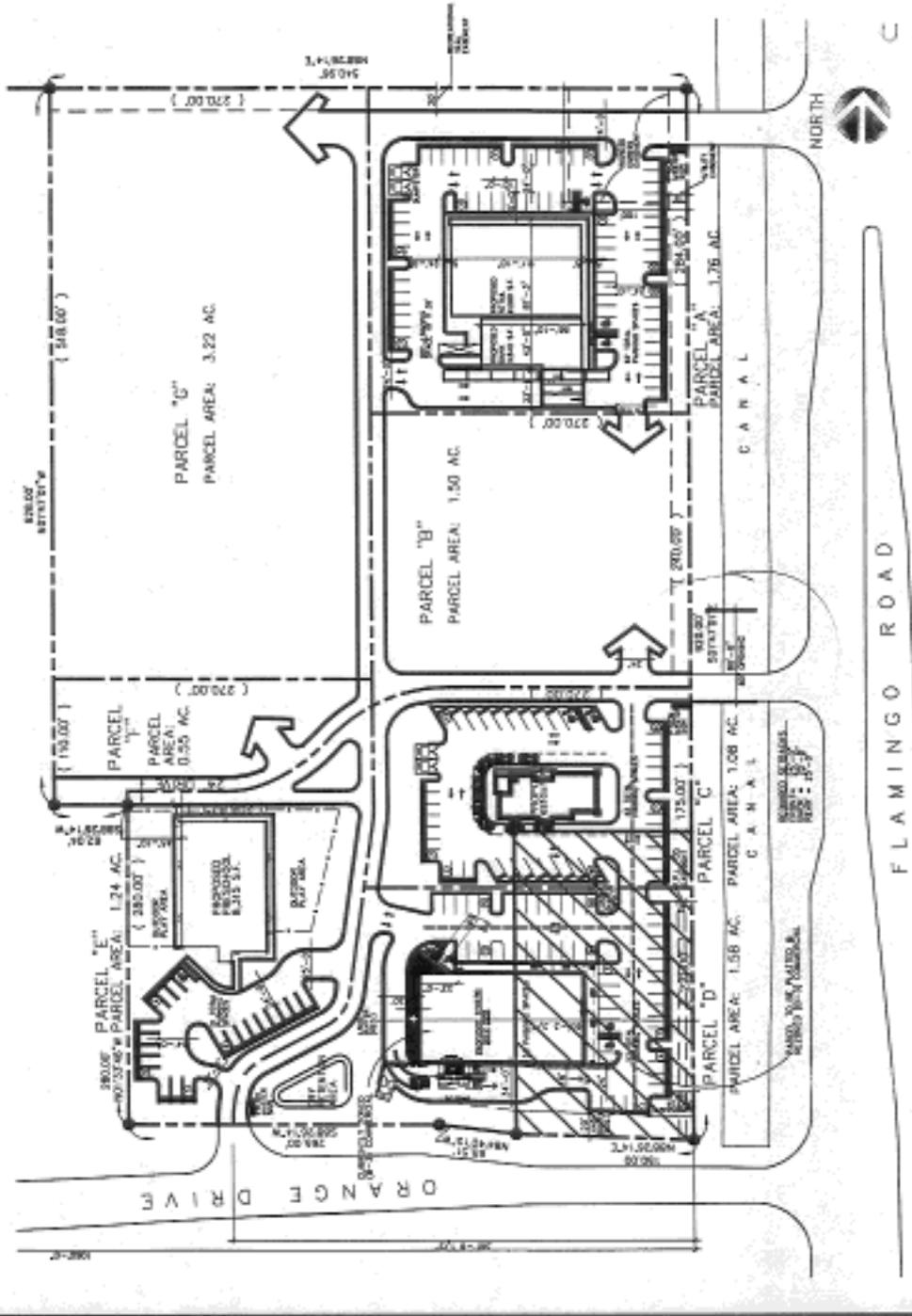
NEW SOUTH RIVER CANAL (C-11)

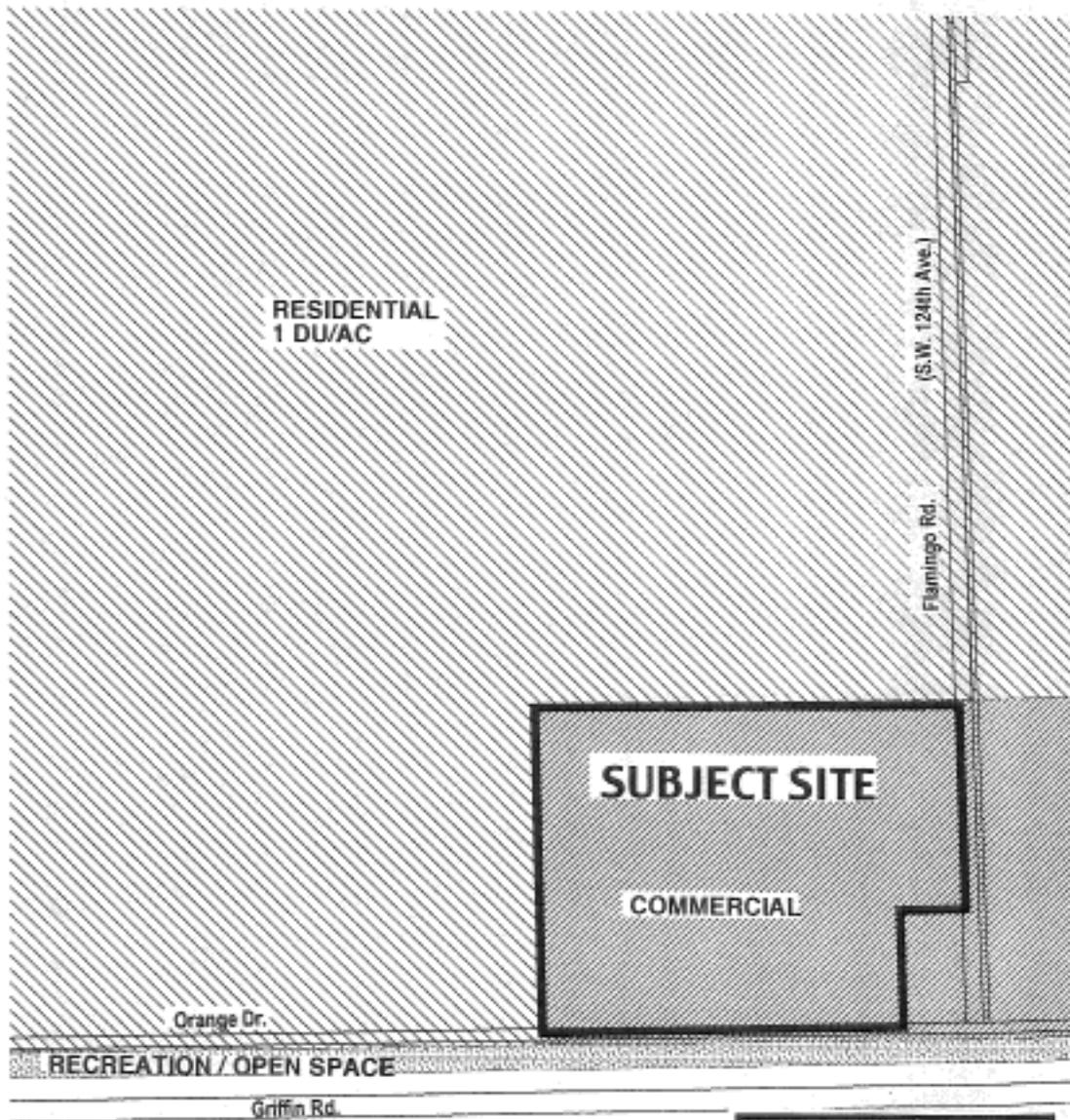
ORANGE GROVE CANAL

STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 DIVISION OF PROPERTY ACQUISITION
 1111 N. W. 11th Street
 Tallahassee, Florida 32304
 (904) 498-2000

ISS-10-15

11-4-99





PETITION NUMBER	N
DG 11-1-99	4
PREPARED 11/17/99	Scale: 1"=400'
BY THE PLANNING & ZONING DIVISION	

23 24

26 25

RS

AG



A-1

SUBJECT SITE

B-3

A-1

Orange Dr.
Town Boundary

Griffin Rd.

PETITION NUMBER		N ▲
DG 11-1-98		
<small>Source: Town of Davis Future Land Use Map</small>		
PREPARED 11/17/99	Scale: 1"=400'	
BY THE PLANNING & ZONING DIVISION		



N
↑
DATE FLOWN
JANUARY 1998
SCALE:NTS
DG 11-1-99