



# Town Council Agenda Report

**SUBJECT:** Resolution - Plat Amendment Request

Application No. and Location: DG 1-3-00, College Avenue Plat  
Located at the southeast corner of State Road 84 and College Avenue -  
(6850 State Road 84)

**CONTACT PERSON/NUMBER**

Mark A. Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:**

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

**REPORT IN BRIEF:**

The applicant is relocating the 50' access opening centered 192' from the east property line to a location centered approximately 48' west of the east property line, together with a non-vehicular access line in the remaining area. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County. The site plan ( SP 3-10-99) approved by Town Council on June 2, 1999 does not utilize the access opening on State Road 84. Should the delegation request be approved, the applicant will have to apply for site plan modification in order to incorporate the access opening on State Road 84.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**RECOMMENDATION(S):**

Motion to approve the resolution.

**Attachment(s):** Resolution, Planning Report, Application and Exhibit, Plat, Illustrative 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 "COLLEGE AVENUE PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as College Avenue Plat was recorded in the public records of Broward County in Plat Book 143, Page 43; 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 College Avenue 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 \_\_\_\_\_, 2000.

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

ATTEST:

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

**Application #:** DG 1-3-00  
College Avenue Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** February 8, 2000

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

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**Applicant Information**

**Owner**

**Name:** Nations Rent Inc.

**Address:** 450 East Las Olas Blvd.,  
Suite 1400

**City:** Ft. Laud., FL 33301

**Phone:** (954)

**Agent**

**Name:** Charles O. Buckalew

**Address:** 302 New Hampshire St., Ste. 3A

**City:** Hollywood, FL 33019

**Phone:** (954) 927-0561

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**Background Information**

**Application Request:** The applicant seeks to relocate the existing 50' access opening located along State Road 84 centered approximately 192 feet from the eastern property line to a location centered approximately 48' east of the eastern property line together with a non-vehicular access line in the remaining area.

**Address/Location:** 6850 State Road 84; Generally located at the southeast corner of State Road 84 and College Avenue.

**Land Use Plan Designation:** Regional Activity Center (RAC)

**Zoning:** M-4 (County) (Forman Agreement)

**Existing Use:** The subject site is under construction for the proposed use, below.

**Proposed Use:** Construction Equipment Rental and Office Facility for Nations Rent.

**Parcel Size:** 10.40 acres

**Surrounding Land Use:**

**North:** Trafficway

**South:** BFI Facility  
**East:** Public Storage  
**West:** Industrial

**Surrounding Zoning:**

**North:** T (Transportation District)  
**South:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)  
**East:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)  
**West:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

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**Zoning History**

**Related Zoning History:** This parcel is subject to a 1990 Annexation Agreement commonly referred to as the “Forman Agreement”.

**Previous Request on same property:** A site plan was approved on June 2, 1999 for construction equipment rental building. On August 18, 1999 Town Council approved a three story office building and related parking. Site Plan Committee on September 28, 1999 and December 7, 1999, approved a modifications to the construction equipment rental building, maintenance building and office building together with related parking areas.

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**Summary of Significant Development Review Agency Comments**

The FDOT conceptually approved the proposed access opening on January 7, 2000, with conditions, including an eastbound right-in only driveway and turn-lane approximately 100 feet west of the existing driveway serving the Public Storage facility with right-turn lane extending east to the Public Storage facility driveway.

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**Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Broward County Code as modified by the Forman Annexation Agreement.

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**Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the Planning Area 6 which is predominantly industrially zoned, and land used plan designated Regional Activity Center and Industrial. Commercial Flex has been applied to lands formally designated Industrial on both sides of Davie Road corridor between State Road 84 and Nova Drive, which are now designated Regional Activity Center.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 99.

**Concurrency Considerations:** The subject site is located within Flexibility Zone 99 and on Parcel A of the "College Avenue Plat" with a note restricting the plat to industrial use.

**Applicable Goals, Objectives & Policies:** None

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### **Staff Analysis/Findings**

The Planning and Zoning Division and Engineering Department have reviewed and approve this proposed request.

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### **Staff Recommendation**

**Recommendation:** Based upon the above and the positive findings of fact, staff recommends approval of application number DG 1-3-00.

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### **Exhibits**

Resolution, Planning Report, Application and Exhibit, Plat, Illustrative Site Plan w/opening, Land Use Map, Subject Site Map, and Aerial.

Prepared by: \_\_\_\_

Reviewed by: \_\_\_\_

Broward County Department of Planning and Environmental Protection  
 Development Management Division  
**Application to Change or Waive**  
**Requirements of the Broward County Land Development Code**

**INSTRUCTIONS:**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

- 1 Non-Vehicular Access Lines
- 2 Roadway Improvements (such as turn lanes, busways, traffic signals, etc.)
- 3 Right-of-way Dedications
- 4 Sidewalks and Paved Access
- 5 Design Criteria

**NON-ROADWAY RELATED**

- 6 Design Criteria
- 7 Waste Water Disposal / Source of Potable Water
- 8 Fire Protection
- 9 Parks and/or School Dedications
- 10 Impact Fees
- 11 Environmental Impact Report
- 12 Other Changes

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 the application form.

**PROJECT INFORMATION**

Plat / Project Name College Avenue Plat / NationsRent - Davie

Project Number \_\_\_\_\_ Plat Book - Page 141 / 41 (if recorded)

Owner / Applicant Jerry McDonald Phone 475-8332

Address 7951 S.W. 6th Street # 112 Plantation, FL 33324

Agent Charles O. Buckalew / Jerry McDonald

Contact Person Charles O. Buckalew / Jerry McDonald Phone 927-0561

Address 302 New Hampshire Street Suite # 3A Hollywood, FL 33019

Agent's E-mail Address cbuck76670@aol.com

**PROPOSED CHANGES**

Use the space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No's N 1

Land Development Code Citation(s) \_\_\_\_\_

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

If yes, indicate name(s), department, and date \_\_\_\_\_

Narrative explaining proposed changes in detail including the desired result, and justification for the request (attach additional sheet if necessary) Florida Dept. of Transportation will NOT allow the existing platted opening to be used, but have agreed to ALLOW an opening further EAST.

(See attached)

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

**REQUIRED DOCUMENTATION**

All requests listed under INSTRUCTIONS on the reverse side of this form must include the following:

- Letter from the applicable municipality stating their position on this request
- Six (6) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Development Management Staff.)
- A check made payable to the Broward County Board of County Commissioners for the application fee (if applicable). Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under INSTRUCTIONS on the reverse side of this form, the following additional documents are required:

- Six (6) folded copies of the proposed site plan which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, six folded (6) copies of a drawing which clearly illustrates the proposed change(s) may be accepted if, in the judgment of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a state road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the state.

For **NON-ROADWAY RELATED** items (6 through 12) listed under INSTRUCTIONS on the reverse side of this form, please consult with Development Management Staff for a determination of any additional required documentation.

**OWNER / AGENT CERTIFICATION**

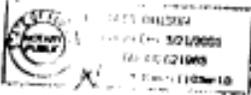
State of FL or Ida County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by the owner/agent.

Signature of owner/agent [Handwritten Signature]

Subscribed and sworn to before me on January 17, 2000 by [Handwritten Name]

He/she is personally known to me or has presented \_\_\_\_\_ as identification



Notary Public [Handwritten Name]  
Type or Print Name [Handwritten Name]  
Commission No. \_\_\_\_\_

**FOR DEVELOPMENT MANAGEMENT USE ONLY**

Time: 11:00 AM Application Date: 1/12/2000 Acceptance Date: \_\_\_\_\_

Comments Due:  Plats  See Plans/Drawings  City Letter  FDOT Letter

C.C. Mtg Date: 1/12/2000 Fee \$ 110.00

Other Attachments (Describe): See attached

Title of Request: \_\_\_\_\_

Distribute to:  Engineering  Traffic Engineering  Mass Transp  Other \_\_\_\_\_  Other \_\_\_\_\_

Comments: \_\_\_\_\_

Received by: \_\_\_\_\_

## EXHIBIT "A"

### Existing Non-Vehicular Access Line

#### College Avenue Plat Plat Book 143 Page 43

Beginning at the Northwest corner of the plat at the intersection of College Avenue and the State Road 84 / I-595 frontage road, bearing East along the northern property line at a bearing of South 75 degrees 15 minutes and 32 seconds, for a distance of 363 feet to the center of a fifty foot opening, then heading East along the same line and bearing for a distance of 192 feet to the northeast corner of the property and the end of the non-vehicular access line along State Road 84/I-595 frontage road.

## EXHIBIT "B"

### Proposed Non-Vehicular Access Line

#### College Avenue Plat Plat Book 143 Page 43

Beginning at the Northwest corner of the plat at the intersection of College Avenue and State Road 84/I-595 frontage road, bearing East along the Northern property line at a bearing of South 75 degrees, 15 minutes, and 32 seconds, for a distance of 507 feet to the center of a fifty foot opening, then heading East along the same line and bearing for a distance of 48 feet to the northeast corner of the property and the end of the non-vehicular access line along State Road 84/I-595 frontage road.

### COLLEGE AVENUE PLAT

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

THIS INSTRUMENT HAS BEEN FILED WITH THE COUNTY RECORDS DIVISION OF THE FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT OF BROWARD COUNTY, FLORIDA, ON JUNE 15, 1989.

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

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

**BROWARD COUNTY ENGINEERING DIVISION:**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

**BROWARD COUNTY OFFICE OF PLANNING:**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

**TOWN PLANNING AND ZONING BOARD:**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

**DEVELOPMENT SERVICES DEPARTMENT:**

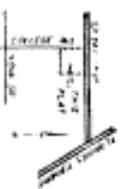
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

**PLAT BOOK MAP PAGE 42**

A REPEAT OF A PORTION OF TRACTS 1 AND 2, TRACT 27, ALL ACCORDING TO THE "NEWBURGH SURVEY PLAT" RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SECTIONS 14 AND 15, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TOWN OF LAVIEW, BROWARD COUNTY, FLORIDA, JUNE 15, 1989.

#### DESCRIPTION:

THIS PLAT IS A REPEAT OF A PORTION OF TRACTS 1 AND 2, TRACT 27, ALL ACCORDING TO THE "NEWBURGH SURVEY PLAT" RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SECTIONS 14 AND 15, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TOWN OF LAVIEW, BROWARD COUNTY, FLORIDA, JUNE 15, 1989.



LOCATION SKETCH

#### BROWARD COUNTY PLANNING COUNCIL:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

#### TOWN COUNCIL:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

#### TIDWELL HANNOCK DRAINAGE DISTRICT:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

#### DEDICATION:

THIS PLAT IS DEDICATED TO THE PUBLIC USE OF THE STATE OF FLORIDA.

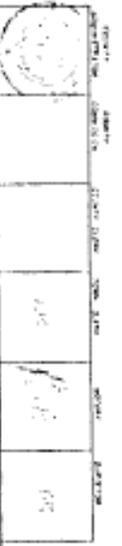
*[Handwritten signatures and names for the Dedication section]*

#### ACKNOWLEDGEMENT:

THE STATE OF FLORIDA, COUNTY OF BROWARD, AND THE TOWN OF LAVIEW, BROWARD COUNTY, FLORIDA, DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE PLAT.

#### SURVEYOR'S CERTIFICATE:

I, the undersigned, being a duly licensed and qualified surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me by the owner thereof.



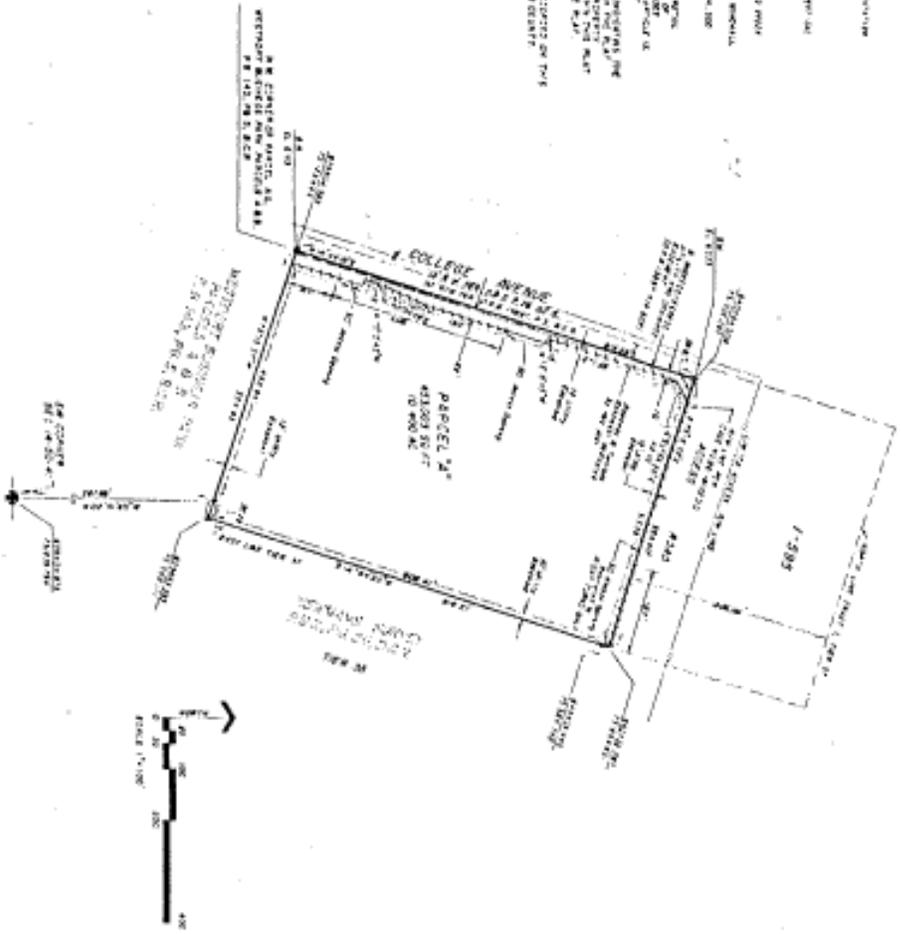
**DENISE EDWARDS & ASSOCIATES, INC.**  
 SURVEYORS  
 1477-1481-83

### COLLEGE AVENUE PLAT

A REPEAT OF A PORTION OF PARCELS 1 AND 2, TIER 37,  
AS ACCORDING TO THE "SEASONS SUBDIVISION PLAT"  
RECORDED IN PLAT BOOK 2, SHEET 68 OF THE PUBLIC  
RECORDS OF DADE COUNTY, FLORIDA, SECTIONS 14 AND 15,  
TOWNSHIP 20 SOUTH, RANGE 41 EAST  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA  
JUNE 1921

#### SURVEYOR'S NOTES:

1. THE LAND DESCRIBED AS TO BE A PORTION OF PARCELS 1 AND 2, TIER 37, AS ACCORDING TO THE "SEASONS SUBDIVISION PLAT" RECORDED IN PLAT BOOK 2, SHEET 68 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SECTIONS 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 41 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, IS SHOWN ON THIS PLAT AS BEING THE SAME AS THE LAND DESCRIBED AS TO BE A PORTION OF PARCELS 1 AND 2, TIER 37, AS ACCORDING TO THE "SEASONS SUBDIVISION PLAT" RECORDED IN PLAT BOOK 2, SHEET 68 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SECTIONS 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 41 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AS SHOWN ON THIS PLAT.
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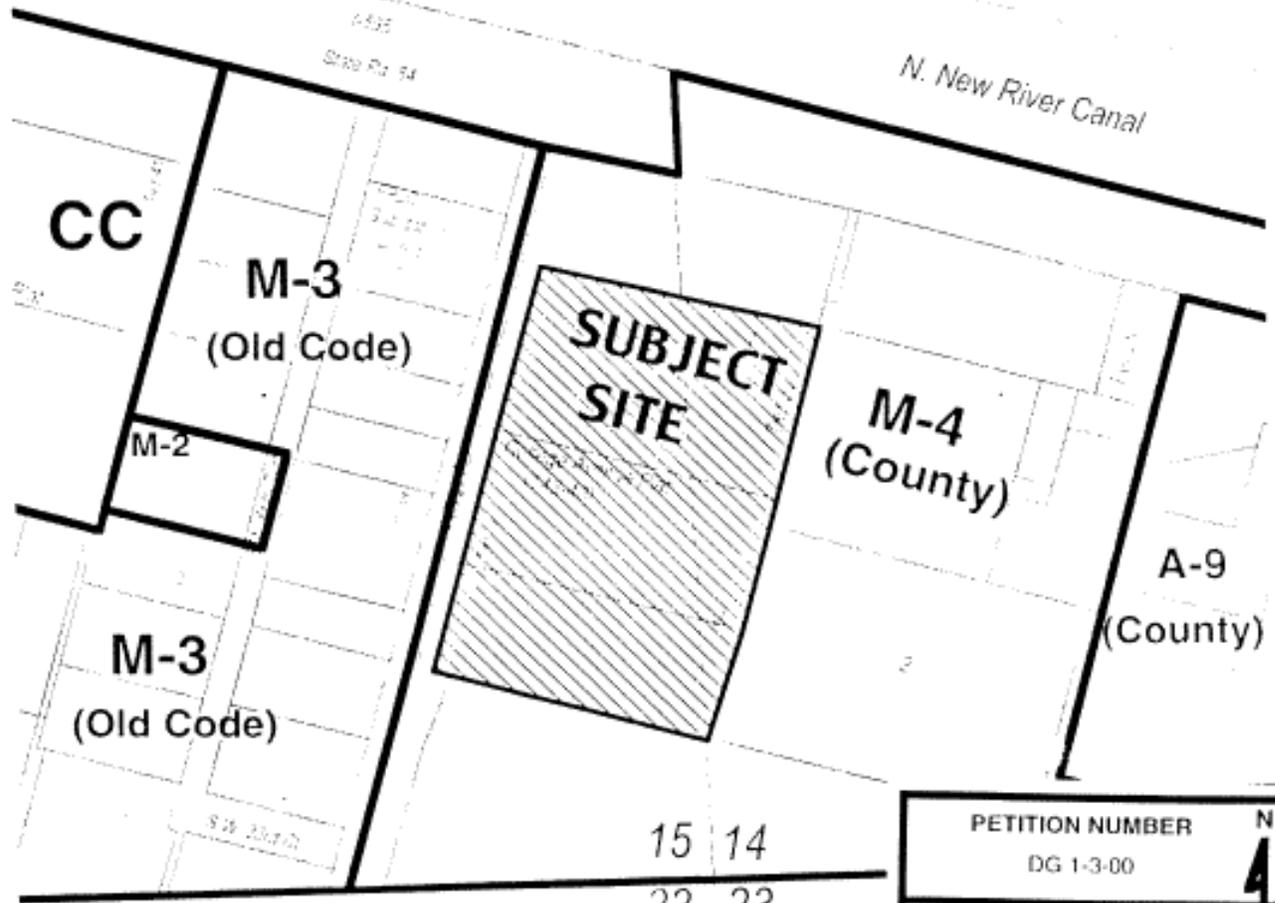

 OWEN R. DAVIE & ASSOCIATES, INC.  
 SURVEYING ENGINEERS  
 1277-140-89  
 1702 S.W. 11th St., Ft. Lauderdale, Fla. 33304





er Canal

N. New River Canal

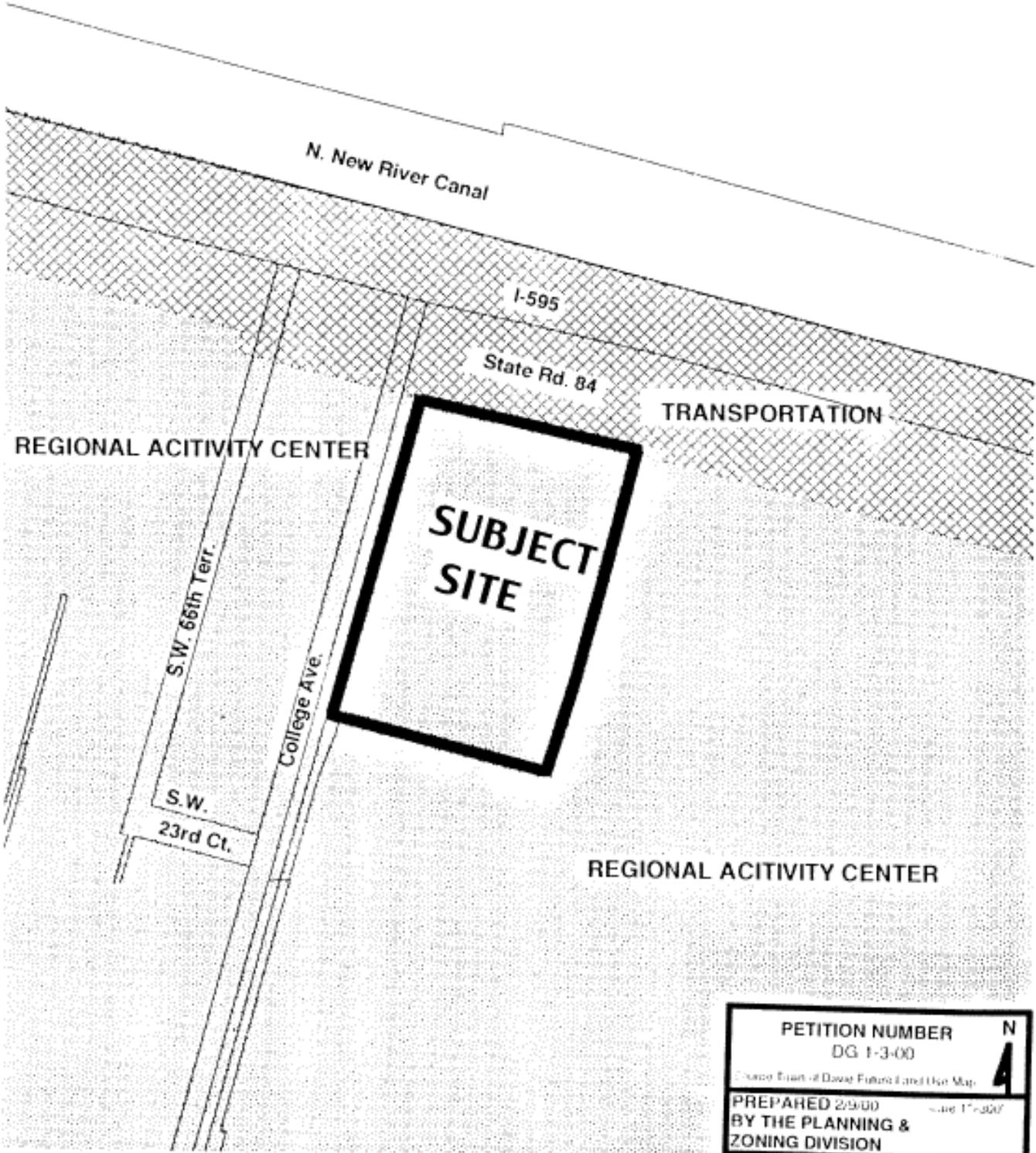


PETITION NUMBER  
DG 1-3-00

PREPARED 2/9/00 BY THE PLANNING & ZONING DIVISION

Scale 1" = 300'

N  
4



N. New River Canal

I-595

State Rd. 84

TRANSPORTATION

REGIONAL ACITIVITY CENTER

**SUBJECT  
SITE**

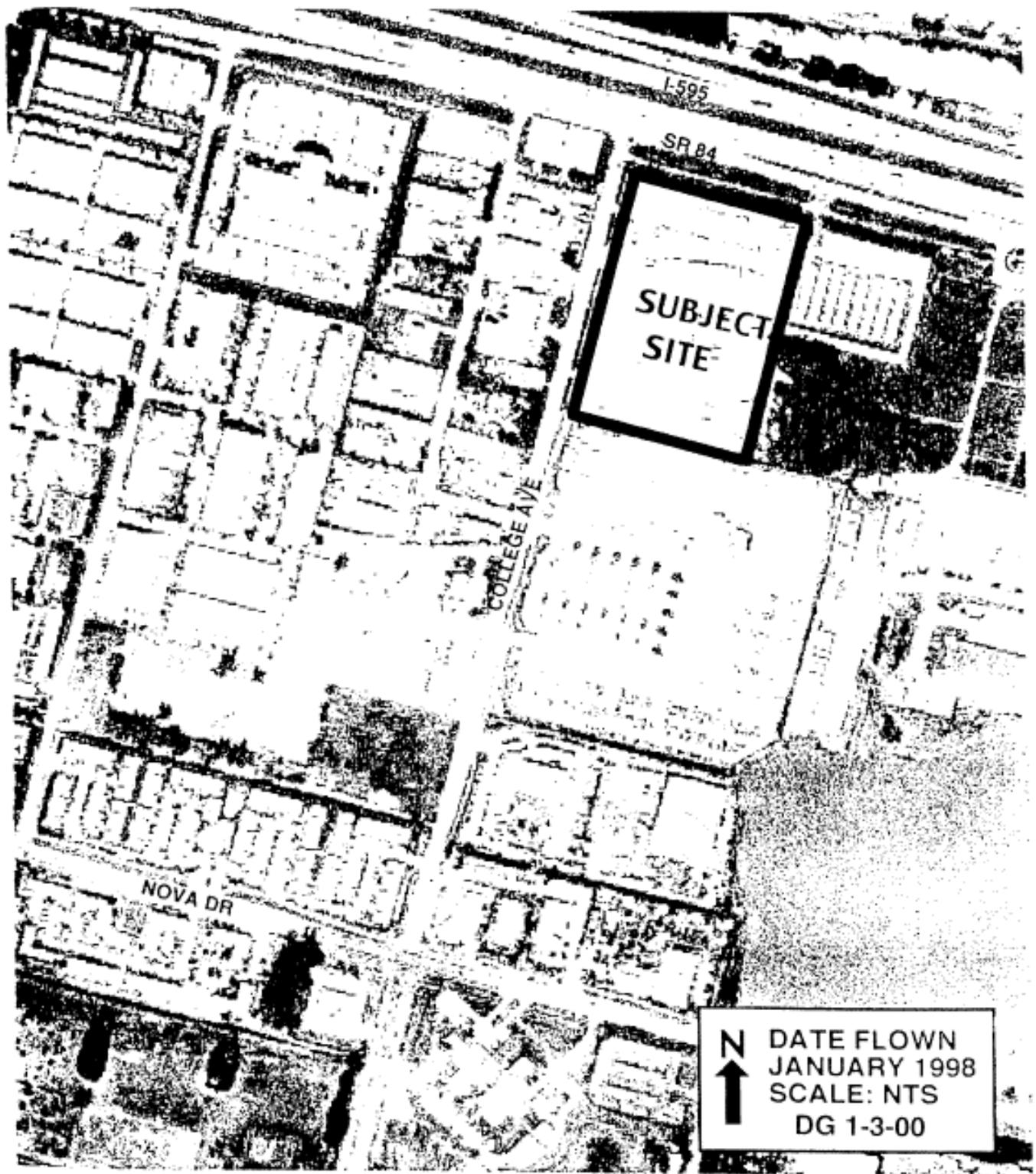
S.W. 66th Terr.

College Ave.

S.W.  
23rd Ct.

REGIONAL ACITIVITY CENTER

PETITION NUMBER	N
DG 1-3-00	4
Source: From 2007 Dade County Future Land Use Map.	
PREPARED 2/9/00	Scale 1"=200'
BY THE PLANNING & ZONING DIVISION	



I-595

SR 84

SUBJECT SITE

COLLEGE AVE

NOVA DR

N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
DG 1-3-00