



Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment

DG 9-1-99, Davie Tropicana Replat
5950 Orange Drive

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 "DAVIE TROPICANA REPLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant seeks to establish a shared access opening 60' in width between Parcels A and B along Orange Drive (to support full movement) to be centered approximately 231.47' west of the east plat limits. The applicant also seeks to remove the westbound right turn lane on Orange Drive at SW 60 Avenue and to also remove the eastbound left turn lane on Orange Drive at SW 59 Avenue. Both turn lanes were originally required by Broward County. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County.

PREVIOUS ACTIONS:

Town Council approved the plat Davie Tropicana Replat by Resolution No. 95-311 at its November 1, 1995 meeting.

CONCURRENCES:

None

RECOMMENDATION(S):

Motion to approve the resolution.

Attachment(s): Resolution, Planning Report, Justification Letter, 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 "DAVIE TROPICANA REPLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as Davie Tropicana Replat was recorded in the public records of Broward County in Plat Book 165, Page 12; and

WHEREAS, the owners desire to establish an access opening and deletion of turn lanes 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 establish an access opening and deletion of turn lanes shown on the Davie Tropicana Replat, 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.

Exhibit "A"

Original Report Date: March 27, 2000

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

Applicant Information

Owner

Name: Curtis J. Flanagan &
Zbar, Trustee

Agent

Name: Dawn Sonneborn; Miller Legg & Marcus
Assoc., Inc.

Address: 4900 Davie Road

Address: 1800 Douglas Rd., Ste. 200

City: Davie, FL 33314

City: Pembroke Pines, FL 33024

Phone: (954) 583-0831

Phone: (954) 436-7000

Background Information

Application Request: The applicant seeks to establish a shared access opening 60' in width along Orange Drive to support full movement (right-in, right-out, left-in, and left-out turns) to be centered approximately 231.47' west of the east plat limits. The applicant also seeks to remove the westbound right turn lane on Orange Drive at SW 60 Avenue and to also remove the eastbound left turn lane on Orange Drive at SW 59 Avenue, both of which were required by Broward County during the original plat approval.

Address/Location: 5950 Orange Drive, Generally located between SW 60 Avenue and SW 59 Avenue on the north side of Orange Drive.

Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Vacant

Proposed Use: The plat is restricted to 8,000 square feet of commercial use.

Parcel Size: 2.09 acres

Surrounding Land Use:

North: Warehousing

South: Orange Drive and South New River Canal
East: Commercial
West: Commercial

Surrounding Zoning:

North: M-1, Light Industrial District
South: Orange Drive, Recreation & Open Space, C-11 Canal
East: B-2, Community Business District, M-2, Medium Industrial District
West: B-2, Community Business District

Zoning History

Related Zoning History: None

Previous Request on same property: Town Council approved the Davie Tropicana Replat by Resolution No. 95-311 at its November 1, 1995 meeting.

This plat was reviewed by Broward County Commission and recorded on June 23, 1998 in Plat Book 165, Page 12 of the public records of Broward County.

Summary of Significant Development Review Agency Comments

The Town Engineering Department has reviewed and recommended approval of the subject request.

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 8 which is the “heart” of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods. This planning area also contains the only CBDG redevelopment target area within the Town. Residential development east of the Davie Road corridor is substandard and has been the subject of community redevelopment efforts.

Flexibility Zone: The proposed plat is in Flexibility Zone 98.

Concurrency Considerations: None

Applicable Goals, Objectives & Policies:

Policy 15-3: Land development regulations shall address and control access to the regional

roadway network as depicted on the Broward County Trafficways Plan.

Policy 15-4: Land development regulations shall provide for adequate, convenient and safe on-site circulation and off-street parking facilities.

Staff Analysis

The recorded plat provided for no access onto Orange Drive with a westbound right turn lane on Orange Drive at SW 60 Avenue with 150 feet of storage and 100 feet of transition together with an eastbound left turn lane on Orange Drive at SW 59 Avenue with 200 feet of storage and 100 feet of transition. Access for the subject site would be provided from SW 44 Court.

The applicant is requesting the approval to provide for a shared access opening in order to development one 8,000 square foot commercial building over both Parcels "A" and "B", as provided for in other commercial projects along Orange Drive.

The applicant is also requesting the approval to eliminate turn lanes required by Broward County during the Development Review process. Based upon a traffic analysis performed by Tinter Associates, Inc., the projected site volumes for a proposed 12,000 square foot commercial building found the total trips per day to be 1,878 trips. Broward County has restricted the subject site to 8,000 square feet of commercial use with a total of 1,315 trips per day projected. The analysis found the projected site volumes for a 12,000 square foot commercial to be lower than the threshold requirements for turn lanes as required by the Broward County land Development Code.

The Town Engineering Department requested a conceptual site layout which provided for three access openings locations. It was considered that not all the traffic would enter from Orange Drive which should bring the volumes even lower than projected in the analysis.

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 9-1-99.

Exhibits

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

Prepared by: ____

Reviewed by: ____

**JUSTIFICATION STATEMENT FOR THE DAVIE TROPICANA
REPLAT DELEGATION REQUEST
4/6/00**

Miller, Legg & Associates has submitted a Delegation Request to the Town of Davie for the Davie Tropicana Replat. The request is to amend the requirements of the Broward County Development Review Report for the plat as follows:

1. Modify Staff Recommendation No. 1 by amending the non-vehicular access line to allow a 60-foot shared access opening between Parcel A & B of the plat onto Orange Drive.
2. Eliminate Staff Recommendation No. 6, a westbound right turn lane on Orange Drive at S.W. 60th Avenue from the Broward County Development Review Report.
3. Eliminate Staff Recommendation No. 7, an eastbound left turn lane on Orange Drive at SW 59th Avenue from the Broward County Development Review Report.

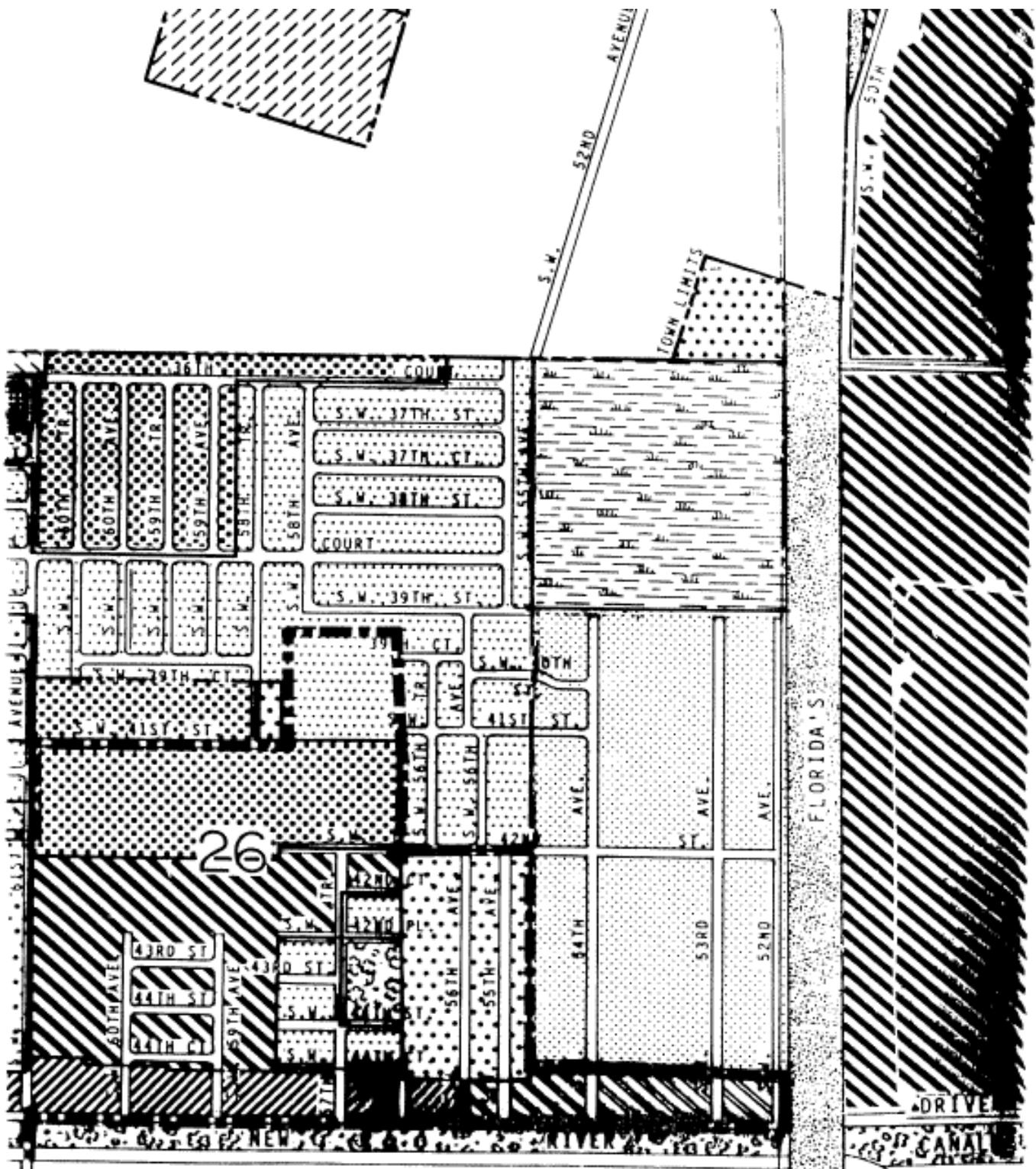
A traffic analysis was performed by Tinter Associates, Inc., projecting the site volumes for a proposed 12,000 square foot commercial building for this site. The total trips per day for 12,000 square feet of commercial is 1,878 trips.

The plat is currently restricted to only 8,000 square feet of commercial use, with a total of 1,315 trips per day assessed by Broward. However, for this analysis the higher volumes will be used, which still falls below the Broward County thresholds for required turn lanes.

The site volumes expected for a 12,000 square foot building do not meet the above threshold requirements for turn lanes as required by the Broward County Land Development Code (25 or more peak hour inbound left turns, and 100 or more peak hour right turns).

As suggested by the Town of Davie, a conceptual layout of the site has been prepared and provides three access locations. Taking into consideration that not all traffic will enter from Orange Drive should bring the volumes even lower than what was projected by Tinter Associates, Inc.

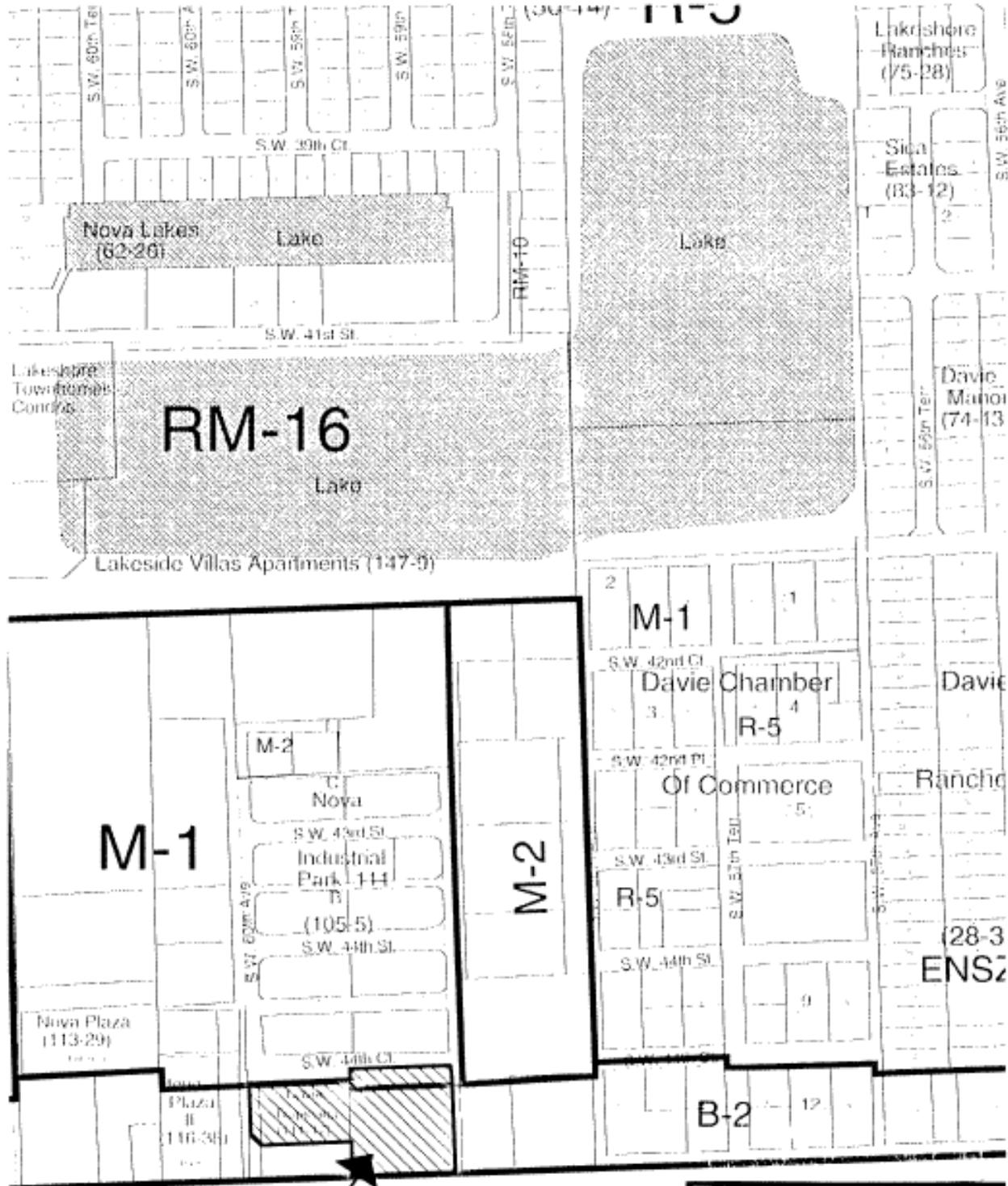
The request for the additional 60' access opening between the two parcels is for full turning movements (right-in, right-out, left-in, left-out), as shown on the conceptual plan submitted with this application. Access from Orange Drive is essential for this proposed commercial development, as provided for with other established commercial development along Orange Drive.



PETITION NUMBER
 DG 9-1-99

Scale 1" = 100'
 PREPARED 3/27/03
 BY THE PLANNING &
 ZONING DIVISION

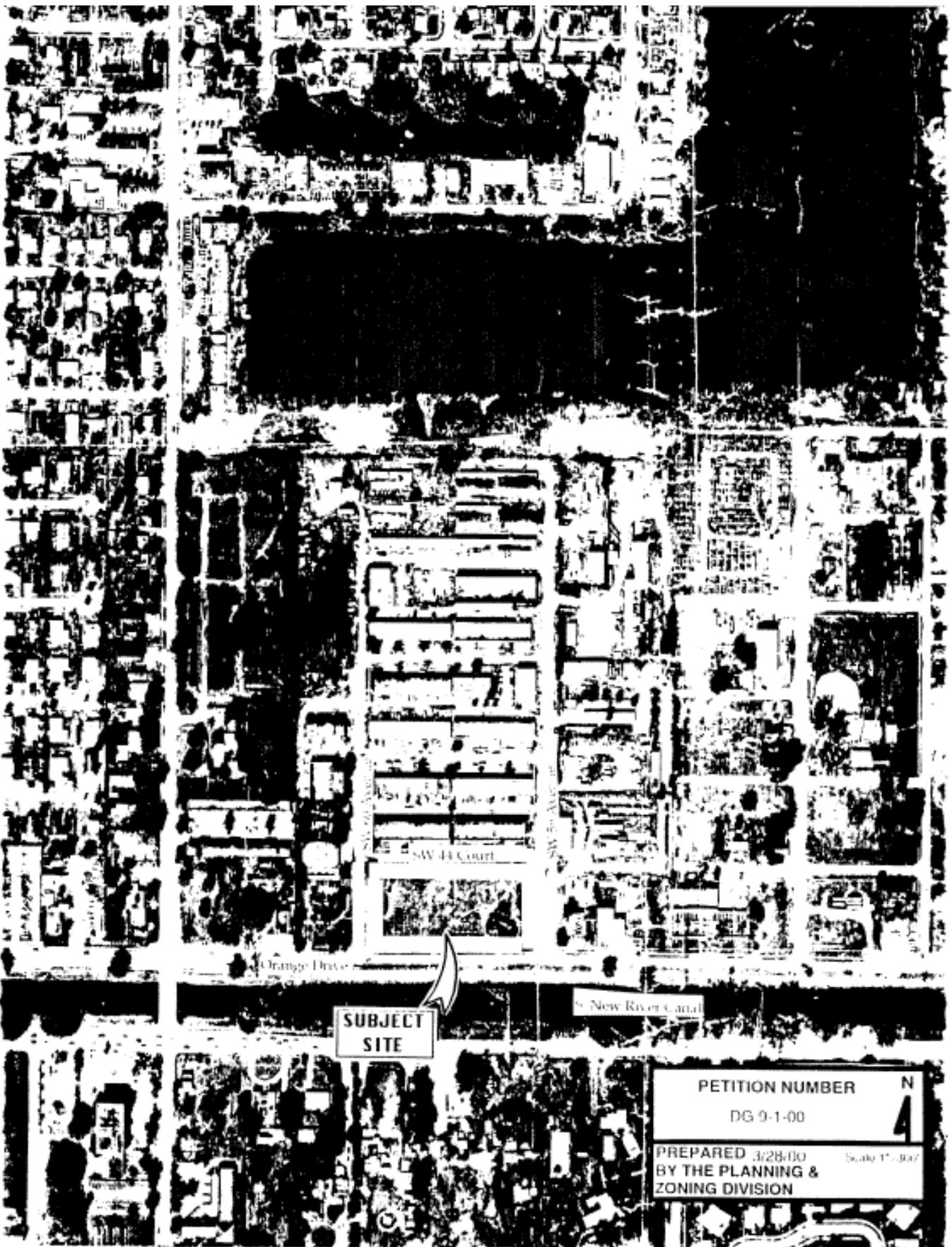
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Subject Site

PETITION NUMBER		N
DG 9-1-00		4
PREPARED 3/28/00	Scale 1"=200'	
BY THE PLANNING & ZONING DIVISION		



SW 11th Avenue

SW 44 Court

Orange Drive

New River Canal

**SUBJECT
SITE**

PETITION NUMBER

N

DG 9-1-00

4

PREPARED 3/28/00
BY THE PLANNING &
ZONING DIVISION

Scale 1" = 300'