



Town Council Agenda Report

SUBJECT: Resolution - Plat

P 12-2-99, ICE II Plat, 12401 Orange Drive

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "ICE II 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.

REPORT IN BRIEF:

The proposed plat consists of approximately .93 acres shown as Parcel A. Proposed for the site are 9,000 square feet of commercial use with access provided internally within the Flamingo Commons Master Plan which Council approved on March 15, 2000.

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

PREVIOUS ACTIONS:

None

CONCURRENCES:

Planning and Zoning Board recommended approval subject to the Planning Report (Motion carried 5 - 0, February 9, 2000).

Planning Report has been amended to include Staff Recommendation #3, as certain requirements of the Settlement Agreement have not been completed.

RECOMMENDATION(S): Motion to approve the resolution.

Attachment(s): Resolution with backup, Land Use map, Subject Site map, and Aerial.



RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "ICE II 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 boundary plat known as the ICE II Plat has been approved by the Town Planning and Zoning Board on February 9, 2000.

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

SECTION 1. The boundary plat known as the ICE II 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. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. 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 #: P 12-2-99

Revisions: June 13, 2000.

Exhibit "A": ICE II Plat

Original Report Date: January 11, 2000

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

APPLICANT INFORMATION

Owner

Name: Flamingo West, Inc.

Address: 150 N. Fed. Hwy.

City: Ft. Laud., FL 33324

Phone: (954) 467-9200

Agent

Name: Calvin, Giordano & Assoc., Inc.

Address: 1800 Eller Dr., Ste. 600

City: Ft. Laud., FL 33316

Phone: (954) 921-7781

BACKGROUND INFORMATION

Application Request: Approval of a boundary plat.

Address/Location: 12401 Orange Drive, Generally located at the northwest corner of Flamingo Road and Orange Drive.

Land Use Designation: Commercial

Existing Zoning: A-1, Agricultural District * Pending rezoning approval to B-3, Planned Business Center District.

Existing Use: Vacant

Proposed Use: 9,000 square feet of commercial use

Parcel Size: .93 acres

Surrounding Land Use:

North: Vacant

South: Orange Drive

East: Flamingo Road

West: Vacant

Surrounding Zoning:

North: B-3, Planned Business Center District

South: Cooper City

East: AG, Agricultural District

West: B-3, Planned Business District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: Town Council approved a rezoning request ZB 11-2-99 at first reading on February 2, 2000, from A-1, Agricultural District to B-3, Planned Business Center District for the .93 acres subject site.

DEVELOPMENT PLAN DETAILS

Development Details:

The applicant's submission indicates the following:

1. The site area consists of 40,428 square feet or .93 acres.
2. The plat provides for access opening within the Flamingo Commons Master Plan site and non-vehicular access lines along the east and south limits of the site.
3. Drainage/Open Space information: Will be addressed during the of site plan review process.

Summary of Significant Development Review Agency Comments

None

Application Codes and Ordinances

Land Development Code Section 12-360(B)(1) precludes issuance of a non-residential building permit on land under 5 acres in area which is not specifically delineated on a plat recorded in Broward County subsequent to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: Planning area 2 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 at a density of one dwelling per acre. Imagination Farms a development of 400

in Davie. The east portion of this site is planned to be developed with commercial uses.

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

Concurrency Considerations: Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Staff Analysis/Findings of Fact

The proposed plat is consistent with the Comprehensive Plan and meets the requirements of the Land Development Code.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. The mortgagee's consent and acknowledgement being signed prior to Town Council consideration.
3. Obtaining Court Order lifting the jurisdiction injunction per the Settlement Agreement, prior to plat recordation.

Planning and Zoning Board

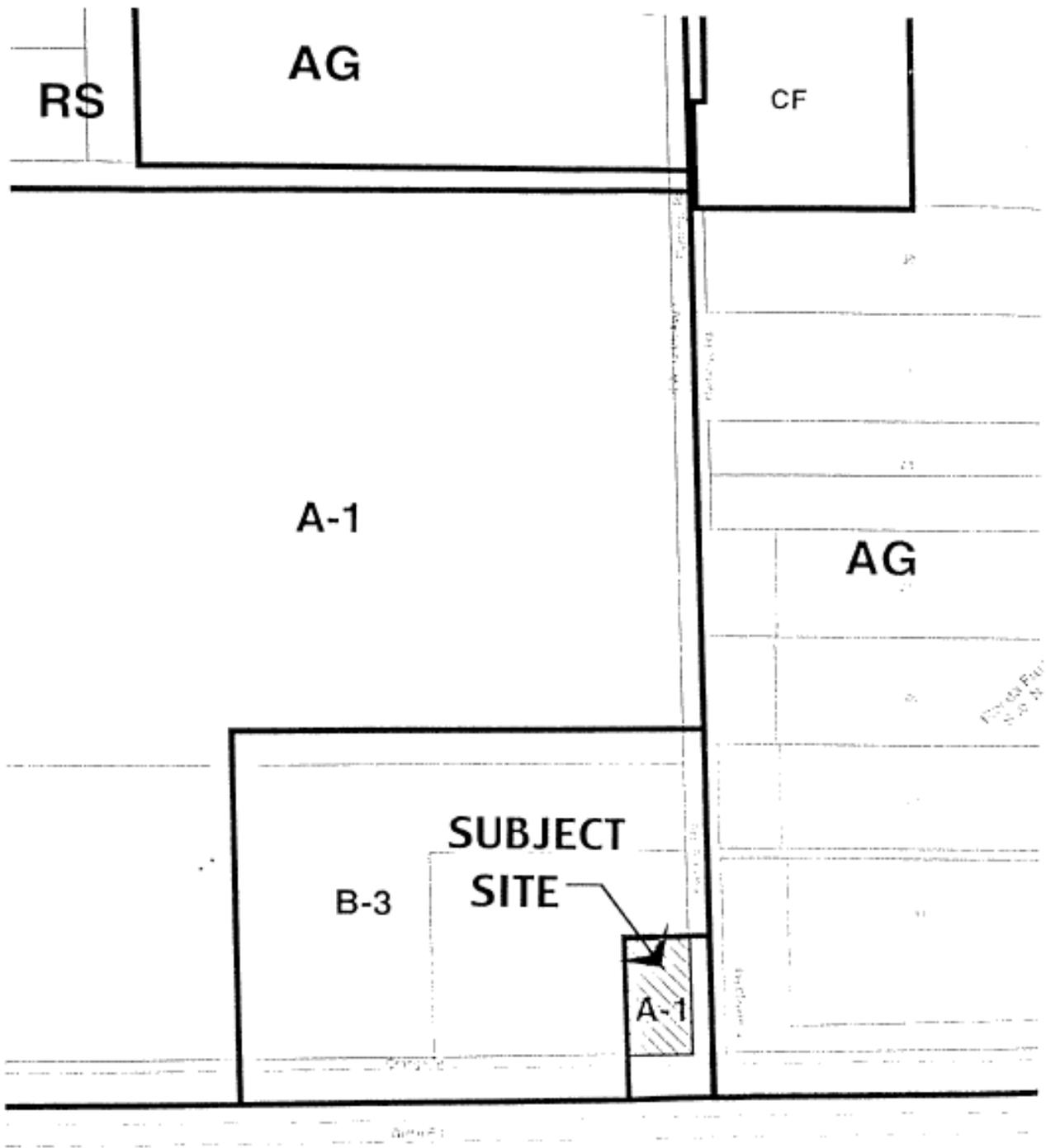
PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion carried: 5-0, February 9, 2000).

Exhibits

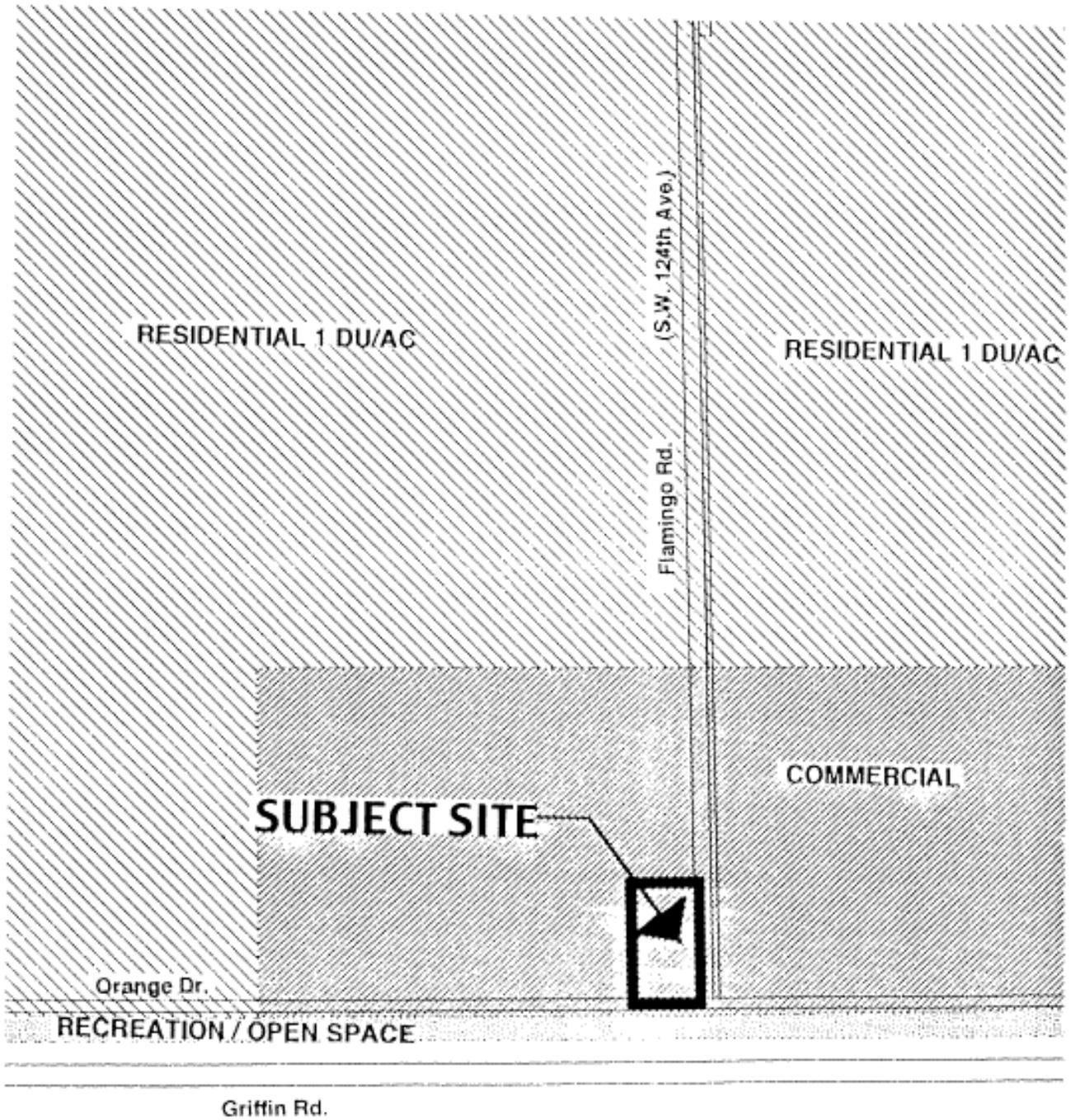
Resolution with backup, Land Use Map, Subject Site Map, Aerial.

Prepared By: ____

Reviewed By: ____

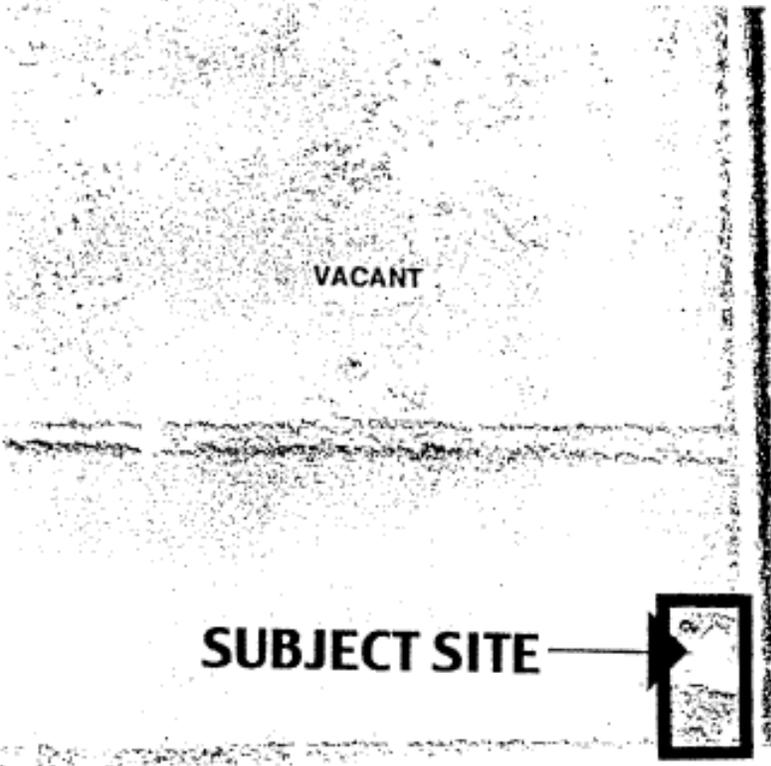


PETITION NUMBER		N
P 12-2-99		4
PREPARED 1/13/00	Scale 1" = 400'	
BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER
P 12-2-99
PREPARED 1/13/03
BY THE PLANNING &
ZONING DIVISION

N
4



FLAMIGO RD



VACANT

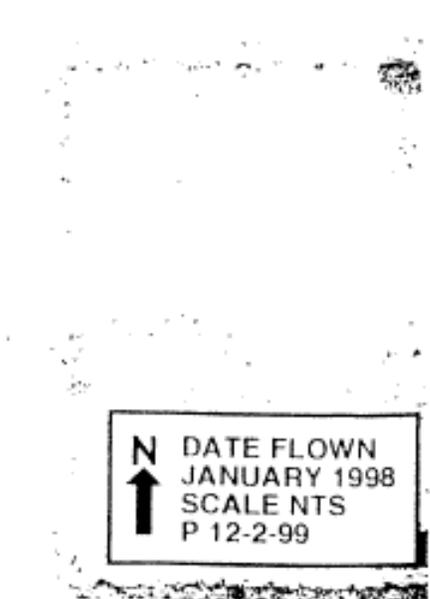
ORANGE RD



TOWN LIMITS



GRIFFIN RD



N
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DATE FLOWN
JANUARY 1998
SCALE NTS
P 12-2-99