



Town Council Agenda Report

SUBJECT: Resolution

DG 8-3-00, Sara Plat - 7050 State Road 84, generally located on the south side of state road 84 between University Drive and Davie Road.

CONTACT PERSON/NUMBER

Name: Mark A. Kutney, AICP
Phone: (954) 797-1101

TITLE OF AGENDA ITEM:

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

REPORT IN BRIEF: The delegation request entails decreasing the allowable building area on the Sara Plat from 152,200 square feet of light industrial on parcel "A" and 22,912 square feet of two-story office and 6,640 square feet of commercial on parcel "B". To 152,000 square feet of light industrial and 1928 square feet of commercial. The applicant requests to decrease the number of trips reserved for this plat in order that the trips be transferred to the University Parc Plat, abutting the Sara Plat to the south. To finalize the trip transfer, the applicant must submit a trip transfer agreement for Council approval. The applicant has not submitted such an agreement to date.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None.

RECOMMENDATION(S): Staff recommends approval of application number DG 8-3-00

Attachment(s): Resolution, Planning Report, Justification letter, Plat, Land Use Map, Subject Site/Zoning Map, and Aerial

RESOLUTION _____

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

WHEREAS, the subdivision plat known as Sara Plat was recorded in the public records of Broward County in Plat Book 130, Page 9; 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 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 restrictive note shown on the Sara 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 ON FIRST READING THIS _____ DAY OF _____, 2000

MAYOR/COUNCIL MEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000

Exhibit "A"

Original Report Date: September 13, 2000

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

Applicant Information

Owner:

Agent:

Name: I-595 Business Plaza Ltd. **Name:** C. William Laystrom, Jr.

Address: 1096 E. Newport Ctr. Drive Suite 100 **Address:** 1177 SE 3 Avenue

City: Deerfield Bch. FL 33442 **City:** Ft. Laud., FL 33316

Phone: (954) 570-8111 **Phone:** (954) 762-3400

Background Information

Application Request: To amend the restrictive note on the Sara Plat, from 152,200 square feet of light industrial on parcel "A" and 22,912 square feet of two-story office and 6,640 square feet of commercial on parcel "B" to 152,000 square feet of light industrial and 1928 square feet of commercial, thus removing 22,912 square feet of two-story office use and 4,712 square feet of commercial use from the Sara Plat.

Address/Location: 7050 State Road 84, Generally located on the south side of State Road 84 between University Drive and Davie Road.

Land Use Plan Designation: RAC, Regional Activity Center

Zoning: CC, Commerce Center District

Existing Use: A 150,701 square foot commerce center is under construction.

Proposed Use: A 150,701 square foot commerce center.

Parcel Size: Approximately 12.23 acres, (532,738.80 square feet).

Surrounding Land Use:

**Surrounding Future Land Use
Plan Designation:**

North: State Road 84/I-595	Transportation
South: Vacant (Being petitioned for rezoning to RM-16 as application ZB 12-2-99)	Regional Activity Center
East: Warehouses, Davie 84 Industrial Center	Regional Activity Center
West: Residential Residential Vacant and 595/Zacco Warehouses	Commerce/Office (north portion) Residential 10 DU/AC (south portion)

Surrounding Zoning:

North: T, Transportation District
South: M-1, Light Industrial District
East: CC, Commerce Center District/M-2, Medium Industrial District
West: CC, Commerce Center District/M-1, Light Industrial District

Zoning History

Related Zoning History: Town adopted RAC on December 18, 1998.

Previous Request on same property: Town Council **approved** Resolution R-2000-94 on the 17th of May, 2000. Resolution **granted** the revisionment of the restrictive note associated with Sara Plat. The restrictive note on the plat changed **from** 142,000 square feet of light industrial development on Parcel "A"; and 26,560 square feet of two-story office and 6,640 square feet of commercial on Parcel "B"; **to** 152,200 square feet of light industrial development; 22,912 square feet of 2 story office; and 6,640 square feet of commercial.

The subject plat was recorded by Broward County on February 7, 1991, Plat Book 147, Page 33 of the Broward County records.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

None

Comprehensive Plan Considerations

Planning Area: The proposed plat is in Planning Area 6 which includes lands located south of State Road 84, east of University Drive and north of Nova Drive and west of the Florida Turnpike, extending south to the Town boundary between the Florida Turnpike and State 7. This planning area is industrially zoned with land use plan designations of Industrial and RAC, Regional Activity Center. Commercial flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive.

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 99.

Concurrency Considerations: Based upon the most recently distributed 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.

Applicable Goals, Objectives & Policies: Several plan policies require consideration of traffic impacts from proposed development, and maintenance of adopted levels of service (see concurrency considerations).

Staff Analysis

The delegation request entails decreasing the allowable building area on the Sara Plat, thus decreasing the number of trips reserved for this plat. The applicant intends to transfer the trips to the University Parc Plat, abutting the Sara Plat to the south. To finalize the trip transfer, the applicant must submit a trip transfer agreement for Council approval. The applicant has not submitted such an agreement to date.

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 finds the plat amendment is consistent with the district standards of both plats and the net effect provides for no increase in the vehicle trips assigned to both plats.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 8-3-00.

Exhibits

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

Prepared By: _____

Reviewed By: _____

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** CERTIFIED CIRCUIT CIVIL AND FAMILY MEDIATOR

August 24, 2000

Geri Baluss, Planning Aide
TOWN OF DAVIE
6591 S.W. 45th Street
Davie, Florida 33314-33995



Re: Sara Plat (1-595 Business Plaza) - New Plat Note Amendment/Justification Letter

Dear Geri:

As a follow-up to the approval of the University Parc plat, enclosed please find a plat note amendment for the Sara plat. As justification for this application, the owner states that this new plat note amendment for the Sara plat is intended to transfer sufficient trips (1336 trips per day) to the University Parc plat to allow for the development levels approved by the Town Council when it approved the University Parc plat on July 19, 2000. The 1336 trips per day are being removed from the Sara plat note by removing 22,912 square feet of two-story office use and 4,712 square feet of commercial use from the Sara plat. This equates to a reduction of 1336 trips per day. The residential and storage uses on the University Parc plat generate a requirement for 1,336 trips. The net effect is no increase in the vehicle trips assigned to these two properties.

The owner of the Sara plat property does not intend that this application will in any way change the development plans or site plan for the project which is nearly completed on the Sara plat property.

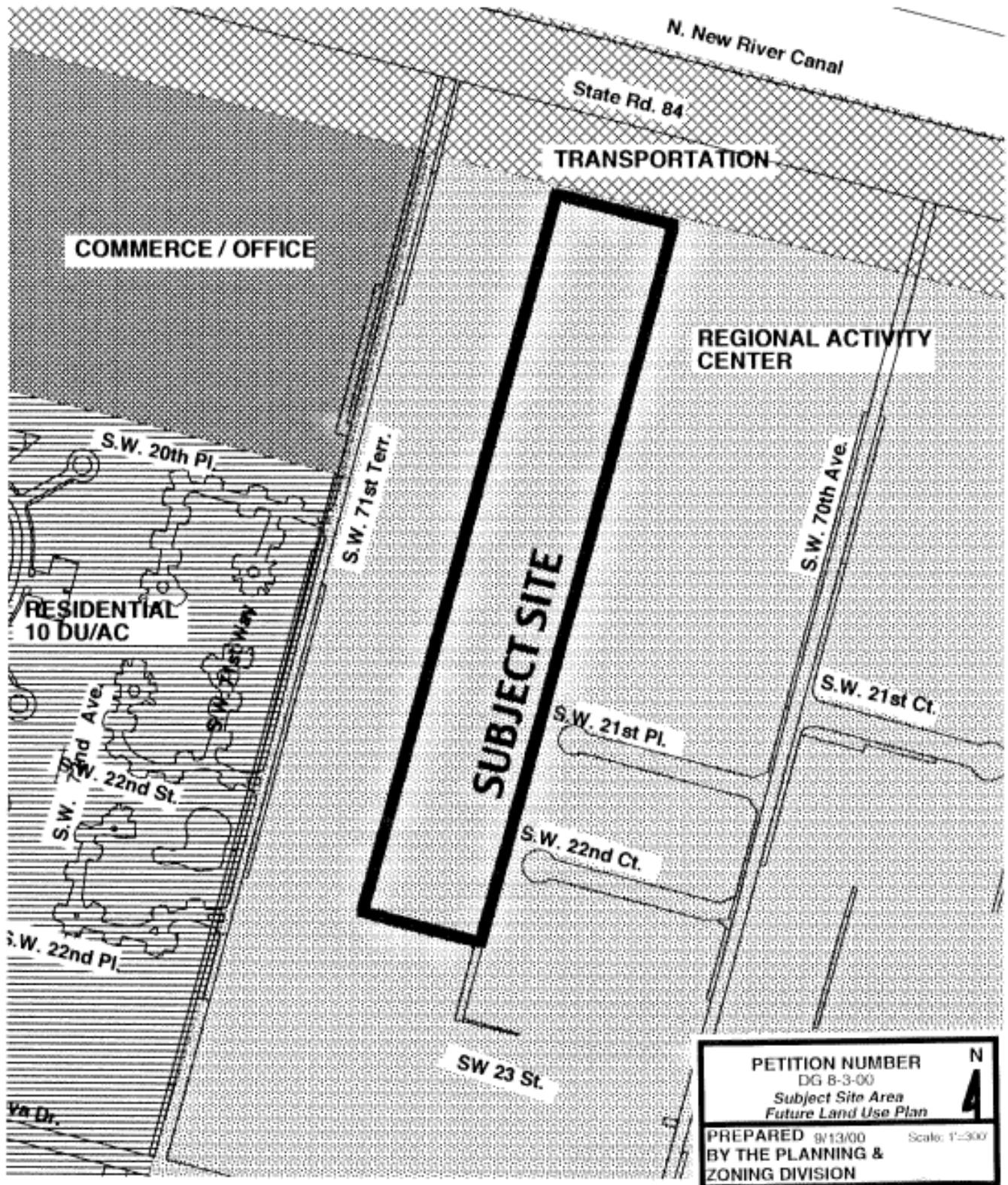
Should you need any additional information, please do not hesitate to contact me.

Yours truly,


C. WILLIAM LAYSTROM, JR.
For the Firm

CWL:lv

cc: Manny Larrieu
George Bouza
Malcolm Butters





STATE ROAD 84 I-595

SUBJECT SITE

N
↑ DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
DG 8-3-00