



Town Council Agenda Report

SUBJECT: RESOLUTION - Plat - Hicks Estate Plat

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "HICKS ESTATES 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.

(P 3-1-00 - Associated Engineers & Surveyors of South Florida, Corp., Petitioner/John M. & Glenda D. Hicks - 3600 SW 136 Avenue. Generally located on the east side of SW 136 Avenue approximately 3/4 of a mile south of SW 26 Street.)

REPORT IN BRIEF:

The proposed plat consists of 14.838 acres, and restricts development to 10 single family lots with two open space parcels on 1.086 acres with access for all parcels from a private road connecting to SW 136 Avenue.

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

PREVIOUS ACTIONS: None

CONCURRENCES:

Planning and Zoning Board recommended approval subject to the Planning Report (Motion carried 4-0, Mr. Davenport absent, August 9, 2000).

FISCAL IMPACT

Is appropriation required?	no
Funding appropriated?	no

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 SUBDIVISION PLAT TITLED, "HICKS ESTATES 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 subdivision plat known as the Hicks Estates Plat has been approved by the Town Planning and Zoning Board on August 9, 2000.

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

SECTION 1. The subdivision plat known as the Hicks Estates 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 3-1-00
Hicks Estates

Revisions:

Exhibit "A"

Original Report Date: July 26, 2000

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

APPLICANT INFORMATION

Owner

Name: John M. & Glenda D. Hicks

Agent

Name: Associated Engineers & Surveyors
of South Florida, Corp.

Address: 2750 SW 121 Avenue

Address: 7320 Griffin Road

City: Davie, FL 33330

City: Davie, FL 33314

Phone: (954) 370-1088

Phone: (954) 791-2110

Background Information

Application Request: Approval of the proposed subdivision plat.

Address/Location: 3600 SW 136 Avenue, Generally located on the east side of SW 136 Avenue approximately 3/4 of a mile south of SW 26 Street.

Land Use Plan Designation: Residential (1 du/ac)

Existing Zoning: A-1, Agricultural District

Existing Use: Vacant

Proposed Use: The proposed plat restricts development to 10 single family lots with two open space parcels on 1.086 acres with access for all parcels from a private road connecting to SW 136 Avenue.

Parcel Size: 14.838 acres (646,453.88 square feet)

Surrounding Land Use:

North: Kapok Conservation Area
South: Undeveloped
East: Kapok Conservation Area
West: Sunny Lane Farms development

Surrounding Zoning:

North: RS, Recreation/Open Space District
South: A-1, Agricultural District
East: RS, Recreation/Open Space District
West: R-1, Estate Dwelling District

Zoning History

Related Zoning History: None

Previous Request on same property: None

Development Plan Details

Development Details:

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 646,453.88 square feet (14.838 acres) for the proposed development of 10 single family lots with two open space parcels on 1.086 acres. The plat provides for a 80' access opening and non-vehicular access line along the remaining portion of the west limits of the site. The plat also provides for a 40' ingress/egress easement which will serve as a private road for the subdivision.
3. A 20' Canal Maintenance easement along the outside of the west limits of the plat and the south 160' of the canal maintenance easement along the inside of the east limits of the plat will also serve as a recreational easement.

Summary of Significant Development Review Agency Comments

The Engineering Department has reviewed the plat, and has recommended approval.

Applicable Codes and Ordinances

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are larger than 5 acres and not specifically delineated on a plat recorded prior to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2, generally including 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 unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is Located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

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

Broward County Land Use Plan: None

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.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following requirements to be satisfied prior to plat recordation:

1. Providing an executed Recreational Impact Fee Agreement, prior to issuance of a building permit.
2. 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.

Planning and Zoning Board

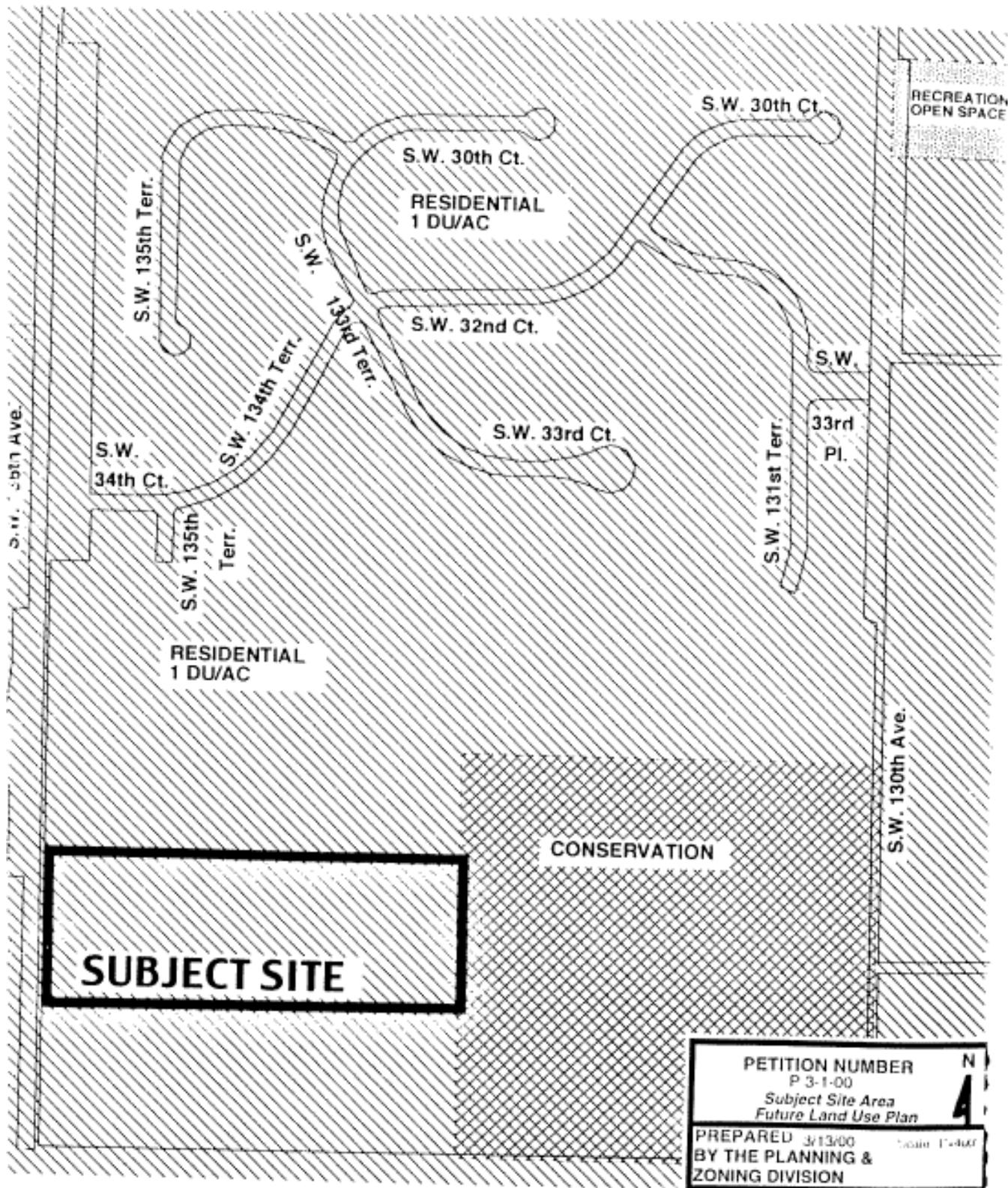
PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion carried 4-0, Mr. Davenport absent, August 9, 2000).

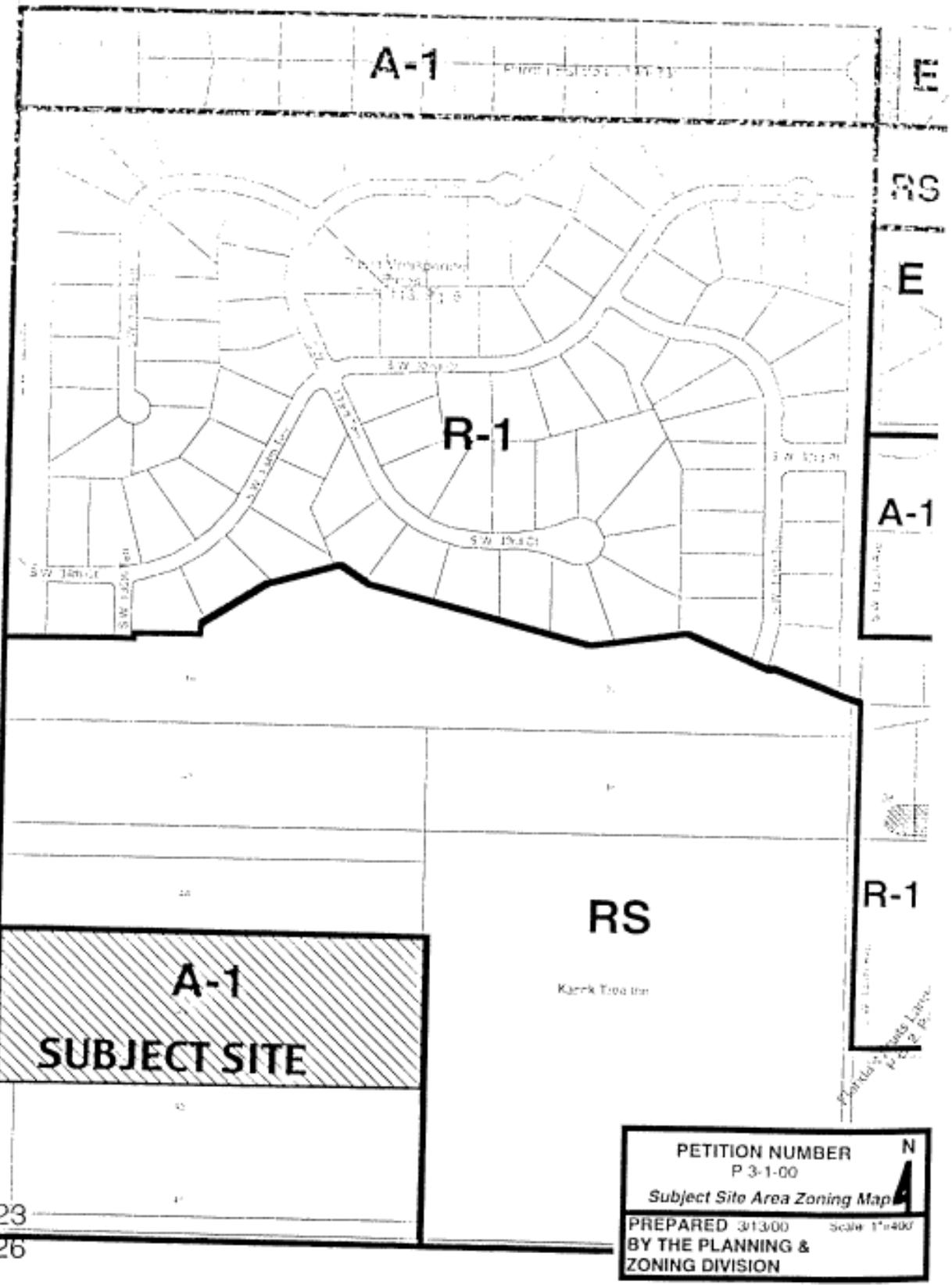
Exhibits

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

Prepared By: _____

Reviewed By: _____





22 23
27 26

SW 136 AVE

SW 130 AVE

SUBJECT SITE

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DATE FLOWN
JANUARY 1998
SCALE: NTS
P 3-1-00