

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP/(954) 797-1101

**SUBJECT:** Plat  
P 3-1-02 Long Lake Ranches Plat One, Nob Hill Road/Generally located on the west side of Nob Hill Road, South of I-595

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS LONG LAKE RANCHES PLAT ONE 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 applicant request approval of the resolution for the proposed subdivision plat known as Long Lake Ranches Plat One. The site area consists of approximately 7,001,161 square feet or 160.724 acres. The proposed plat restricts development to 132 single family lots. There is one 100-foot access opening on Nob Hill Road, and a non-vehicular access line along the remaining eastern limits of the plat. A 10-foot utility easement and a 10-foot canal maintenance easement have been dedicated along the eastern limits of the plat. Additional canal maintenance easement dedications include a 20-foot canal maintenance easement along the southern limits of the plat, a 75-foot canal maintenance easement along the western limits of the plat and a 32-foot canal maintenance easement along the western limits of the plat. In addition to the canal dedications, a 30-foot canal maintenance easement has been provided along the southern limits of Lot 59. A 24-foot lake maintenance easement has been provided along the perimeter of Parcel G (Lake) and a 25-foot boat ramp easement has been provided along the northern perimeter of Parcel F (Wetland Management and Preservation). The roadways internal to the plat are developed in accordance with the requirements of the Land Development Code, Section 12-394.10. The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size, and access.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Planning and Zoning Board recommended approval at its May 8, 2002 meeting (Motion carried 4-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve

**Attachment(s):** Plat, Planning Report, Resolution, Land use map, Subject site map, Aerial

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS LONG LAKE RANCHES PLAT ONE 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 plat of the subdivision to be known as Long Lake Ranches Plat One has been approved by the Town Planning and Zoning Board on May 8, 2002.

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

SECTION 1. The plat of the subdivision known as Long Lake Ranches Plat One 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. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

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

Attest:

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TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

**Application #: P 3-1-02**  
**Exhibit "A"**

**Revisions:**  
**Original Report Date: 5/30/2002**

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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:** G. L. Homes of Davie Associates  
Associates II, LTD.

**Address:** 10462 Harrier Street

**City:** Plantation, FL 33324

**Phone:** (954)472-0107

**Agent:**

**Name:** Bill Feno, PE

Sun-Tech Engineering, Inc.

**Address:** 1600 W Oakland Park Boulevard

**City:** Oakland Park, FL 33311

**Phone:** (954)777-3123

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** A boundary plat was approved and was recorded through Broward County on January 22, 2002.

**Address/Location:** Nob Hill Road/Generally located on the west side of Nob Hill Road, south of I-595.

**Future Land Use Plan Designation:** Residential (1 DU/AC)

**Zoning:** AG, Agricultural District; E, Estate

**Existing Use:** Vacant

**Proposed Use:** The proposed plat restricts development to 132 single family lots.

**Parcel Size:** 160.724 acres (7,001,161 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Single family dwellings, Long Lake Ranches	Residential (1 DU/AC)
<b>South:</b>	Single family dwellings	Residential (1 DU/AC)
<b>East:</b>	Tree Tops Park, Forest Ridge	Residential (1 DU/AC)
<b>West:</b>	Vacant, Single family dwellings, Mystique	Residential (1 DU/AC)

**Surrounding Zoning:**

<b>North:</b>	E, Estate
<b>South:</b>	A-1, Agricultural District, R-1, Estate Dwelling District
<b>East:</b>	RS, Recreation/Open Space District
<b>West:</b>	A-1, Agricultural District, AG, Agricultural District

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**ZONING HISTORY**

**Related Zoning History:** None

**Previous Request on same property:** A previous boundary plat (P-12-3-99) was approved for the entire Long Lake Estates development, Parcels, A, B, and C by Town Council on September 6, 2000. Subsequent to Council approval, the plat was recorded by Broward County on January 22, 2002 (Plat Book 170, Page 188.)

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**APPLICATION DETAILS**

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 7,001,161 square feet or 160.724 acres.
2. Dedication of a 100-foot access opening on Nob Hill Road and a non-vehicular access line along the remaining eastern limits of the plat.
3. A 10-foot utility easement and a 10-foot canal maintenance easement have been dedicated along the eastern limits of the plat. Additional canal maintenance easement dedications include, a 20-foot canal maintenance easement along the southern limits of the plat, a 75-foot canal maintenance easement along the western limits of the plat and a 32-foot canal maintenance easement along the western limits of the plat. In addition to the canal dedications, a 30-foot canal maintenance easement has been provided along the southern limits of Lot 59.
4. A 24-foot lake maintenance has been provided along the perimeter of Parcel G (Lake) and a 25-foot boat ramp easement has been provided along the northern perimeter of Parcel F (Wetland Management and Preservation).
5. The roadways internal to the plat are developed in accordance with the requirements

of the Land Development Code, Section 12-394.10.

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### **Significant Development Review Agency Comments**

All agency comments have been satisfied. In addition, staff notes previous approved Engineering comments required at the time of the original project boundary plat (P 12-3-99) have been satisfied.

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### **Applicable Codes and Ordinances**

Section 12-360(B)(1) of the Land Development Code, platting requirements.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 2 which includes the westernmost section of the Town, north of Orange Drive, south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue.

The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

The Broward County landfill site, located southwest of the site and now closed, is programmed for redevelopment as a park site (Vista View Park). The Boy Scout Camp is located north of the landfill site and is also used for recreational and open space purposes.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:** The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

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### **Staff Analysis/Findings of Fact**

The proposed plat is generally consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size.

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### **Staff Recommendation**

**Recommendation:** Staff recommends **approval**, of the proposed plat.

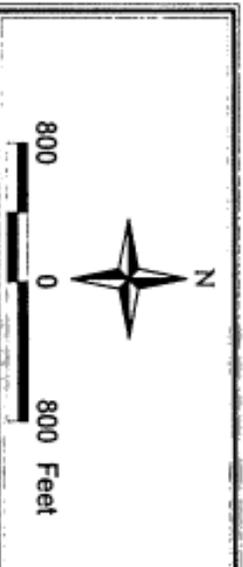
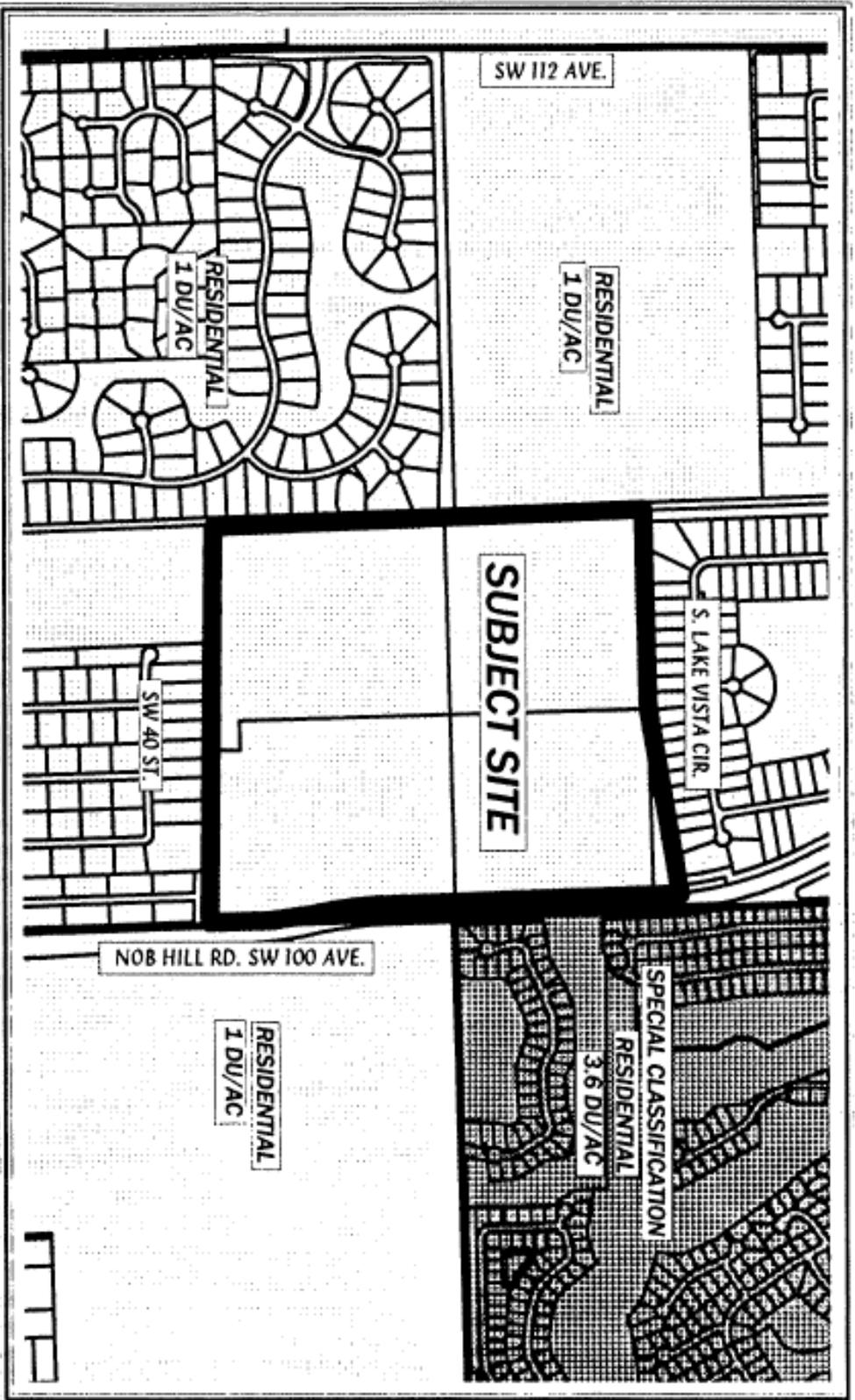
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### **Exhibits**

1. Land use map
2. Aerial, Subject site and Zoning Map

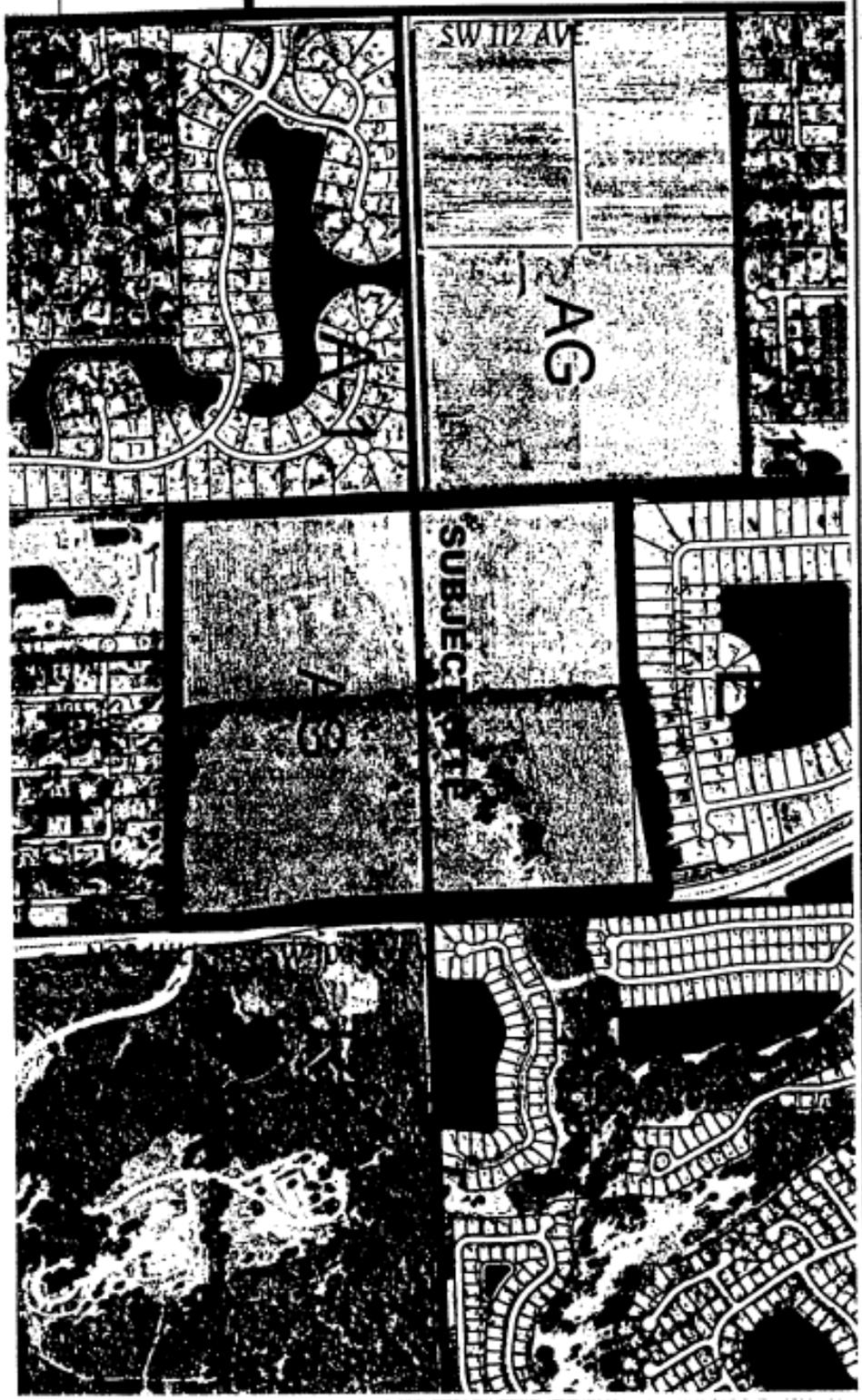
Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**PETITION NUMBER: P 3-1-02**

FUTURE LAND USE MAP  
 Date: Flown: January, 2001  
 Scale: 1" = 800'  
 Planning & Zoning Division - GIS  
 Prepared 3/22/02



**PETITION NUMBER: P 3-1-02**

Zoning and Aerial Map

Date: Flown: January, 2001

Scale: 1" = 800'

Planning & Zoning Division - GIS

Prepared 3/22/02