

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

SUBJECT: Resolution - Plat
P 2-1-02, Tuscany at Davie Plat, 4450 Hiatus Road

AFFECTED DISTRICT: District 3 - Susan Starkey

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "TUSCANY AT DAVIE 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 site area consists of approximately 19.583 acres (853,054 square feet) for the proposed development of 15 single family lots. The plat provides for a 130' access opening and a non-vehicular access line along the remaining portion of the west side of Hiatus Road. The property is being drained to three parcel areas providing dry and wet retention. Details of the drainage system will be reviewed during the site development process.

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

PREVIOUS ACTION:

The subject property has been within the Town since incorporation. The land use plan designation was assigned to this parcel at the time of the adoption of the Comprehensive Plan in July 1989.

CONCURRENCES:

Planning and Zoning Board recommended approval subject to the Planning Report (Motion By: Vice-Chair Bender, Seconded By: Mr. Waitkus, Motion carried 5-0, June 12, 2002).

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve the resolution.

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

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "TUSCANY AT DAVIE 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 Tuscany at Davie Plat has been approved by the Town Planning and Zoning Board on April 24, 2002.

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

SECTION 1. The subdivision plat known as the Tuscany at Davie 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 _____, 2002.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2002.

Application #: P 2-1-02
Tuscany at Davie

Revisions: June 5, 2002

Exhibit "A"

Original Report Date: April 2, 2002

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

APPLICANT INFORMATION

Owner Agent

Name: Tuscany at Davie LLC

Name: CCL Consultants, Inc.

Address: 2852 University Drive

Address: 2200 Park Central Blvd.

City: Coral Springs, FL 33065

City: Pompano Beach, FL 33064

Phone: (954) 755-1775

Phone: (954) 974-2200

Background Information

Application Request: Approval of the proposed subdivision plat.

Address/Location: 4450 Hiatus Road, Generally located in the northeast corner of Orange Drive and Hiatus Road.

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

Existing Zoning: A-1, Agricultural District

Existing Use: Vacant, Single family residence with accessory structures

Proposed Use: The proposed plat restricts development to 15 single family lots.

Parcel Size: 19.583 acres (853,054 square feet)

Surrounding Land Use:

North: Lawson Isles Development
South: Orange Drive and C-11 Canal
East: Residential Home and
Citrus Grove
West: Residential Home and
Vacant Land

Surrounding Land Use Designation:

Residential (1 du/ac)
Recreational/Open Space
Residential (1 du/ac)
Residential (1 du/ac)

Surrounding Zoning:

North: A-1, Agricultural District
South: Orange Drive and C-11 Canal
East: A-1, Agricultural District
West: AG, Agricultural District

Zoning History

Related Zoning History: None

Previous Request on same property: The subject property has been within the Town since incorporation. The land use plan designation was assigned to this parcel at the time of the adoption of the Comprehensive Plan in July 1989.

Development Plan Details

Development Details:

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 19.583 acres (853,054 square feet) for the proposed development of 15 single family lots. The plat provides for a 130' access opening and a non-vehicular access line along the remaining portion of the west side of Hiatus Road.
2. Property is being drained to three parcel areas providing dry and wet retention. Details of the drainage system will be reviewed during the site development process.

Summary of Significant Development Review Agency Comments

The Engineering Department recommends approval of the proposed request.

Applicable Codes and Ordinances

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the planning area No. 2 generally 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 Nob Hill Road and Pine Island 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 100.

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: *Future Land Use Objective 15:* Ensure that adequate rights-of-way are secured to accommodate the existing and future needs of the Town of Davie.

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following Engineering and staff comments being reflected on the plat prior to Town Council consideration:

1. Providing an executed Recreational Impact Fee Agreement.
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.
3. Prior to the issuance of a building permit the applicant shall submit a copy of the recorded plat.
4. Prior to submitting the plat to Broward County, the developer shall provide a 10' Equestrian trail along the west limits of the plat. Language shall be added to the plat dedication section that states such trail shall be constructed and maintained by the developer and their successors.
5. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure the following improvement:
 - a. Construct a 10' unpaved equestrian trail along the west plat limits.

The Developer shall construct the following improvement in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development.

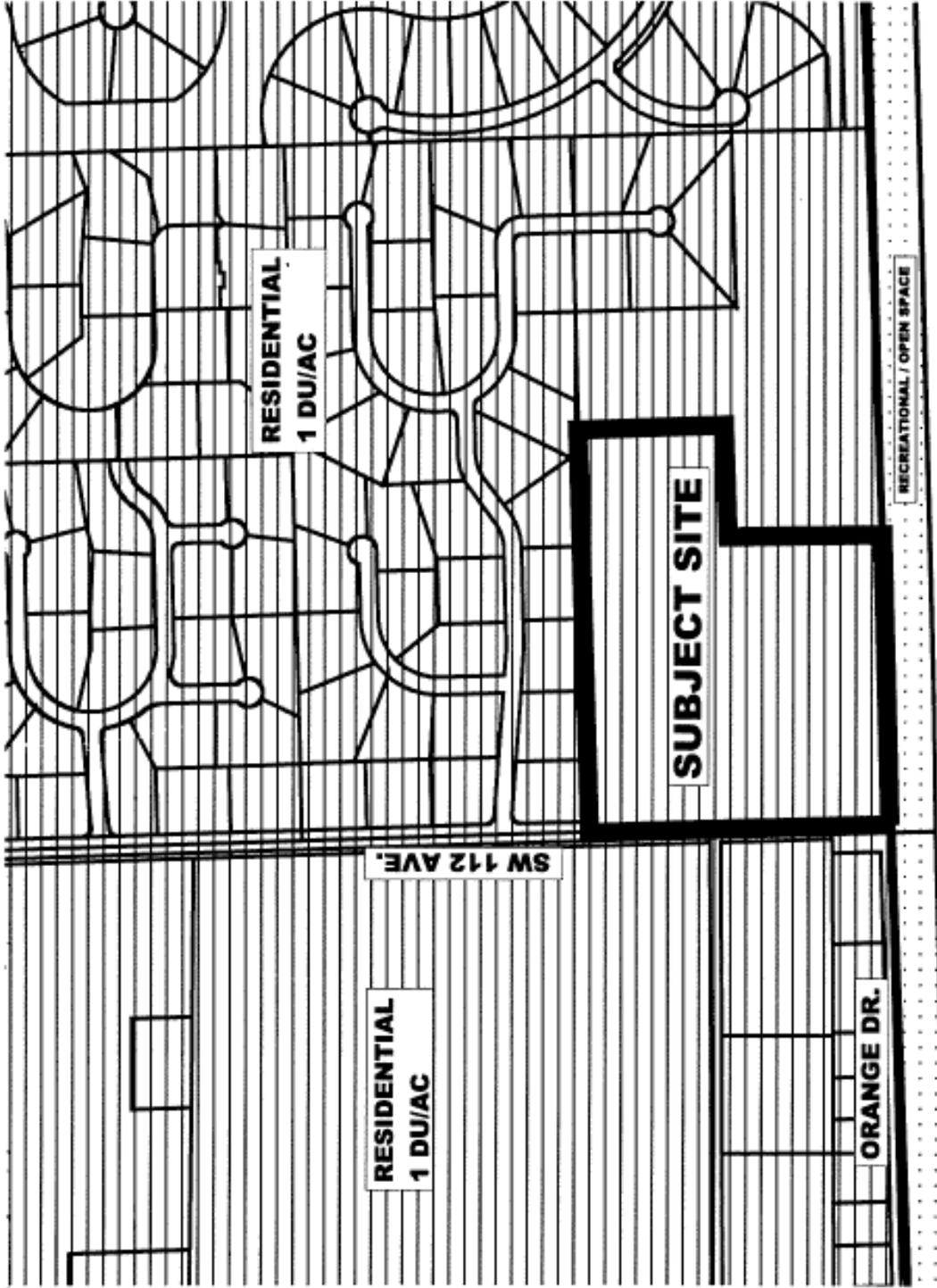
Planning and Zoning Board

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion By: Vice-Chairman Bender, Seconded By: Mr. Waitkus, Motion carried: 5-0, June 12, 2002).

Exhibits

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

Prepared By: _____ Reviewed By: _____



GRIFFIN RD.



PETITION NUMBER: P 2-1-02
FUTURE LAND USE MAP
SCALE 1" = 400'
TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS
PREPARED 3/6/02



PETITION NUMBER: P 2-1-02

DATE FLOWN: JANUARY 2001

SCALE: 1" = 400'

TOWN OF DAVIE

PLANNING & ZONING DIVISION- GIS

PREPARED : 3/6/02

