

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by Annie Feng, Planner II

SUBJECT: Resolution DG 4-1-03, Charleston Oaks Plat, 14500 SW 26 Street/Generally located at the SW corner of SW 26 Street and SW 142 Avenue

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "CHARLESTON OAKS" PLAT, AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Petitioner is requesting to amend the non-vehicular access line (NVAL) on SW 26 Street on the "Charleston Oaks" plat.

The request is in relate to the staff comments for the site plan of Charleston Oaks (MSP 11-1-01). The applicant is requesting to open a 50-foot access, approximately 300 feet east of SW 148 Avenue. In addition, the dead-end street, approximately 300 feet from SW 142 Avenue, will be designed as an emergency access. SW 26 Street is a local road, not under the jurisdiction of Broward County. As such, an amendment to the NVAL will not be required through Broward County. However, the resolution, plat, and staff report shall be recorded in the public records of Broward County. This modification to the NVAL on the plat will improve the traffic circulation within the site and to the immediate area, and is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: The Engineering Department has reviewed the request and has no objections to allowing this condition to remain, subject to the improvement of SW 148 Avenue.

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Plat, Existing Survey, Proposed survey, Existing Future Land Use Map, and Subject Site and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE OF THE "CHARLESTON OAKS" PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the Charleston Oaks was approved by the Town Council on October 10, 2001; and

WHEREAS, the owners desire to amend the non-vehicular access line on SW 26 Street associated with said plat; and

WHEREAS, said street is a local road, not under the jurisdiction of Broward County, and the resolution, plat, and staff report shall be recorded in the public records of Broward County; and

WHEREAS, approval shall be subject to improvements of SW 148 Avenue within the limits of the plat.

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 of the proposed amendment to the non-vehicular access line shown on the Charleston Oaks 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 AND ADOPTED THIS _____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

Application #: DG 4-1-03
Exhibit "A"

Revisions:
Original Report Date: 5/19/03

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Southern Homes of Davie LLC	Name:	Carnahan Proctor Cross, Inc
Address:	12900 SW 128 St.	Address:	6101 W. Atlantic Blvd.
City:	Miami, FL 33186	City:	Margate, FL 33063
Phone:		Phone:	(954) 972-3959

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend a non-vehicular access line (NVAL) on the Charleston Oaks plat.

Address/Location: 14500 SW 26 Street/Generally located at the SW corner of SW 26 Street and SW 142 Avenue

Future Land Use Plan Designation: Residential 1 DU/AC

Zoning: A-1, Agricultural District

Existing Use: Vacant

Proposed Use: Single Family Homes

Parcel Size: 75.89 acres

	<u>Surrounding Uses:</u>
North:	Single Family Homes
South:	Vacant, Single Family Homes
East:	Single Family Homes
West:	Vacant, Single Family Homes

<u>Surrounding Land</u>
<u>Use Plan Designation:</u>
Residential 1 DU/AC

Surrounding Zoning:

North: R-1 (Estate Dwelling District)
South: R-1 (Estate Dwelling District), and A-1 (Agricultural District)
East: R-1 (Estate Dwelling District)
West: A-1 (Agricultural District)

ZONING HISTORY

Related Zoning History:

On October 16, 2002, the Town Council approved Ordinance 2002-35, amending the Land Development Code to create Article IX of Chapter 12, entitled “Rural Lifestyle Regulations” and to create Scenic Corridors Overlay District.

On January 15, 2003, the Town Council approved Ordinance 2003-1, amending the Code of Ordinance Section 12-81A and Section 12-287, providing for revised development standards in the A-1 zoning district.

Previous Request on same property:

The Town Council approved the plat, Charleston Oaks, on October 10, 2001. The plat is a boundary plat restricted to 70 single-family homes. There are a 50-foot access opening on SW 148 Avenue, and a 100-foot access opening on SW 142 Avenue.

APPLICATION DETAILS

Petitioner is requesting to amend a non-vehicular access line on the SW 26 Street on the “Charleston Oaks” plat. SW 26 Street is a local road, not under the jurisdiction of Broward County. As such, an amendment to the NVAL will not be required through Broward County. However, the resolution, plat, and staff report shall be recorded in the public records of Broward County.

The request is in relate to the staff comments for the site plan of Charleston Oaks (MSP 11-1-01). Staff recommends opening a 50-foot access, approximately 300 feet east of SW 148 Avenue; and an emergency access, approximately 300 feet west of SW 142 Avenue (Boyscout Road), on SW 26 Street. This is in keeping with the intent of the Rural Lifestyle Ordinance, which promote the connections with adjacent right-of-way and communities.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Town of Davie Engineering Department has reviewed the subject request and has no objections to the conditions.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. 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 SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

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

Staff Analysis/Findings of Fact

A site plan (MSP 11-1-01) has been submitted for review for the approval of 66 single family homes on the subject site of 75.89 acres. The subject site is zoned A-1 and governed by the Rural Lifestyle Ordinance. The ordinance discourages dead-end streets or cul-de-sacs, and encourages the connections to adjacent communities and adjacent streets.

The proposed site plan has one access through SW 142 Avenue, and one access through SW 148 Avenue. Two dead-end streets were proposed on SW 26 Avenue. To improve the connections to the community to the north, and limits the dead-end streets, staff recommends opening a 50-foot access, approximately 300 feet east of SW 148 Avenue. In addition, the dead-end street, approximately 300 feet from SW 142 Avenue, shall be designed as an emergency access.

In respond to the staff commends the applicant requests to amend the platted non-vehicular line on SW 26 Street. SW 26 Street is a local road, not under the jurisdiction of Broward County. As such, an amendment to the NVAL will not be required through Broward County. However, the resolution, plat, and staff report shall be recorded in the public records of Broward County. This modification to the NVAL on the plat will improve the traffic circulation within the site and immediate area, and is consistent with the existing and proposed use of the subject site.

SW 148 Avenue is a local street in need of improvements. To accommodate the traffic generated by the development, staff recommends that improvements be made to the 24-foot two-way street within the limits of the Charleston Oaks Plat.

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

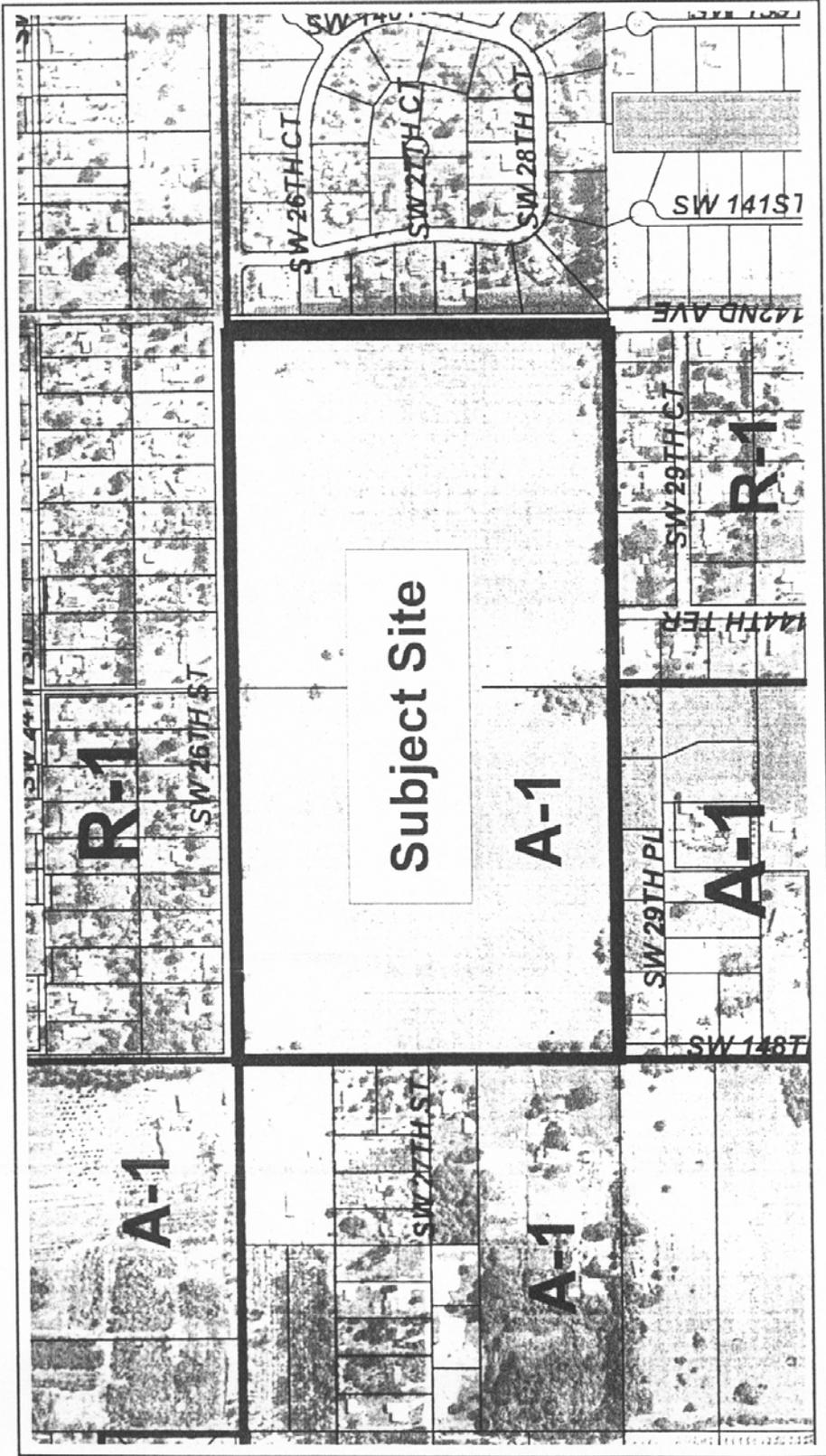
Town Council Action

Exhibits

1. Resolution
2. Plat
3. Existing Survey
4. Proposed Survey
5. Existing Future Land Use Map
6. Subject Site and Aerial Map

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00



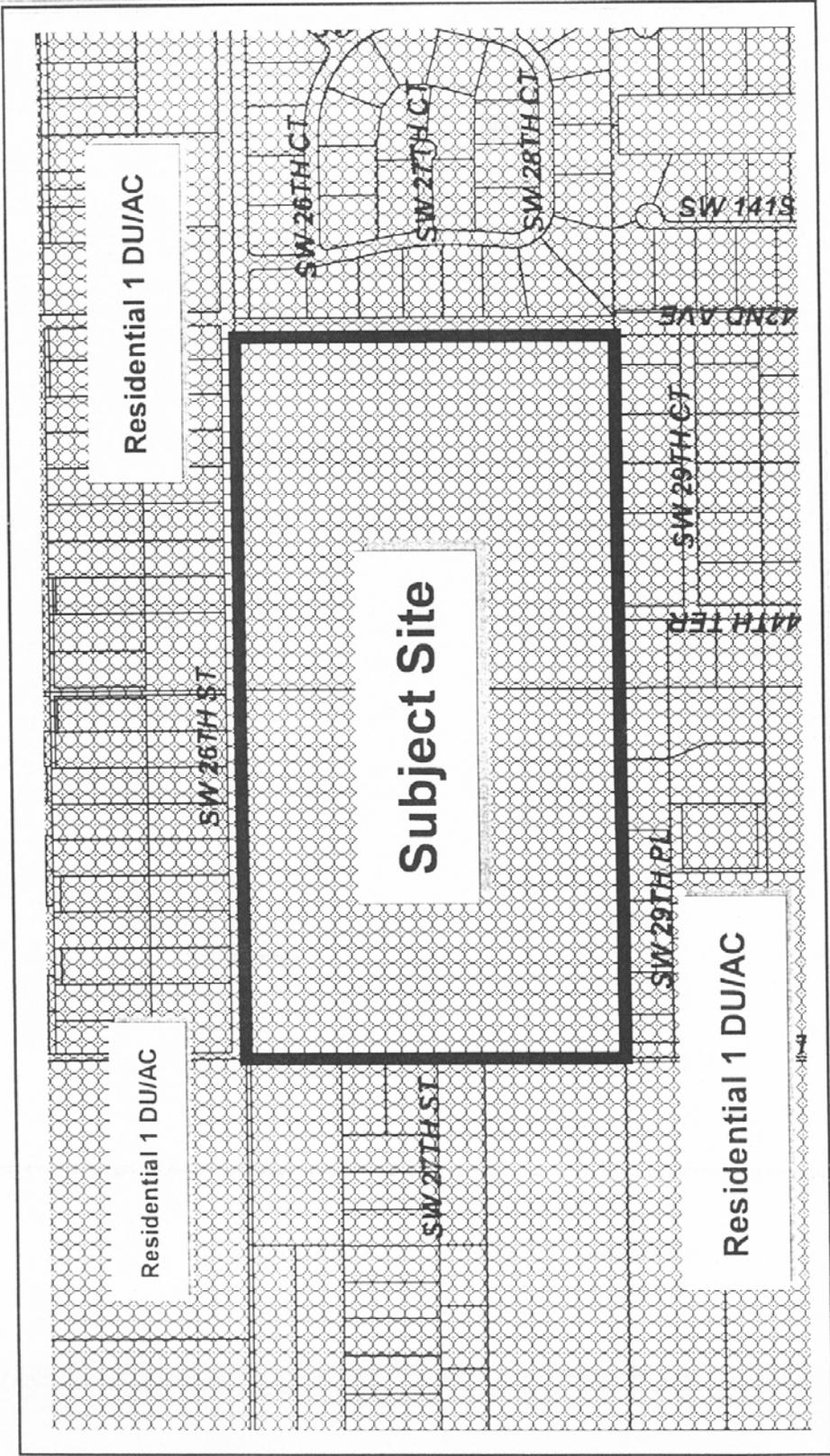
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Planning & Zoning Division - GIS



DELEGATION REQUEST
DG 4-1-03
Zoning and Aerial Map

Prepared By: AF
Date Prepared: 5/22/03



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Planning & Zoning Division - GIS



DELEGATION REQUEST
DG 4-1-03
Future Land Use Map

Prepared By: AF
 Date Prepared: 5/22/03