TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Todd Vargo, Planner I

SUBJECT: Plat, P 7-2-02 Woodbridge Ranches, Pulice Land Surveyors, Inc./Southern Homes of Davie III, 1750 SW 136 Avenue/ Generally located on the northwest corner of SW 136 Avenue and SW 26 Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS WOODBRIDGE RANCHES 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 requests approval of the resolution for the proposed subdivision plat to be known as Woodbridge Ranches. The subject site consists of approximately 115.05 acres (5,011,597 square feet) for the proposed development of 105 detached single family units. Access to the plat is provided by an 80-foot opening which aligns with the centerline of SW 20 Street. Easements on the property include a 15-foot FPL easement along the southern edge of the aforementioned 80-foot access opening, a 10-foot utility easement along the northern, eastern, and southern limits of the plat. On its east side, the plat shows a 115-foot canal N-25 reservation extending eastward from the centerline of SW 136 Avenue. The plat is also dedicating a 10-foot strip of right-of-way along its western edge and a 25-foot strip of right-of-way along its southern edge. Surveyor's Note #22 requires a 50-foot public right-of-way extending through the plat connecting SW 133 Avenue and SW 136 Avenue. The location of this 50-foot public right-of-way will be determined at the time of site plan approval.

The Town of Davie Comprehensive Plan's Recreational Trail Master Plan proposes an equestrian trail extending westward from SW 20 Street across the width of the property. The applicant has agreed to dedicate a 30' equestrian trail easement to satisfy the requirements of the Comprehensive Plan. Existing trails include the Oakhill equestrian trail and a paved recreational trail outside of the western and southern limits of the plat. These existing trails are within the right-of-way for SW 136 Avenue, to the west of the plat, and continue on the southern side of SW 26 Street, to the south of the plat.

PREVIOUS ACTIONS: None

CONCURRENCES: At the August 13, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Ms. Lee, to deny (4-0, Vice Chair Waitkus absent).

FISCAL IMPACT: None

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

Attachment(s): Plat, Resolution, Future Land Use Map, Subject Site, Zoning Map and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS WOODBRIDGE RANCHES 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 boundary plat to be known as Woodbridge Ranches has been approved by the Town Planning and Zoning Board on August 13, 2003.

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

SECTION 1. The boundary plat known as Woodbridge Ranches 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 _____, 2003.

_____
MAYOR/COUNCILMEMBER

Attest:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

Application #: P 7-2-02/Woodbridge Ranches **Revisions:**
Exhibit "A" **Original Report Date:** 8/14/2003

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

APPLICANT INFORMATION

Owner:		**Agent/Council:**	
Name:	Southern Homes of Davie III	**Name:**	Pulice Land Surveyors, Inc.
Address:	12900 SW 128 Street Suite 200	**Address:**	5381 Nob Hill Road
City:	Miami, FL 33186	**City:**	Sunrise, FL 33351
Phone:	(305) 971-0102	**Phone:**	(954) 572-1777

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat to be known as Woodbridge Ranches indicating a maximum of 105 single family detached units on the subject site.

Affected District: District 4

Address/Location: 1750 SW 136 Avenue/Generally located on the northwest corner of SW 136 Avenue and SW 26 Street.

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

Existing Use: Vacant

Existing Zoning: A-1 (Agricultural District)

Proposed Use: 105 single family dwelling units

Parcel Size: 115.05 acres (5,012,995 square feet)

Surrounding Existing Use:

North: Residential
South: Residential
East: Residential
West: Residential

Surrounding Future Land Use Plan Designation:

North: Residential-1 (1 DU/AC)
South: Residential-1 (1 DU/AC)
East: Residential-1 (1 DU/AC)
West: Residential-1 (1 DU/AC)

Surrounding Zoning:

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

HISTORY

Previous Requests on Same Property: This property was formerly recorded as "Van Kirk Groves" in Plat Book 15, Page 45 of the public records of Broward County. Based on the age of the original Plat, the land must be replatted in order for development to occur.

The Town of Davie and Broward County are attempting to purchase this property for use as a wetlands mitigation bank. The Town's plan for the property would include restoration of 70 acres of native marsh and wetland habitat and construction of a boardwalk, a nature center, horse trails and other amenities. The State and Board of Broward County Commissioners have committed $6.5 million toward the purchase of the property.

APPLICATION DETAILS

The applicant's submission indicates the following:

1. *Site:* The site area consists of approximately 115.05 acres (5,012,995 square feet) for the proposed development of 105 dwelling units.

2. *Access:* A centerline for an 80-foot access opening in alignment with the centerline of SW 20 Street. Surveyor's Note #22 requires a 50-foot public right-of-way extending through the plat connecting SW 133 Avenue and SW 136 Avenue. The location of this 50-foot public right-of-way will be determined at the time of site plan approval.

3. *Easements and reservations:* A 15-foot FPL easement along the southern edge of the aforementioned 80-foot access opening. Also the plat shows a 10-foot utility easement along the northern, eastern, and southern limits of the plat. On its east side, a 115-foot canal N-25 reservation extending eastward from the centerline of SW 136 Avenue.

4. *Dedications:* The dedication of a 10-foot strip of right-of-way along the western edge of the plat and the dedication of a 25-foot strip of right-of-way along the southern edge of the plat. The total right-of-way dedication by the plat being 71,115 square feet.

5. *Restrictive Note:* The note restricting the plat to 105 single family detached units.

6. *Trails:* The Town of Davie Comprehensive Plan's Recreational Trail Master Plan shows a proposed equestrian trail extending westward from SW 20 Street across the width of the property. The applicant has agreed to dedicate a 30' equestrian trail easement to satisfy the requirements of the Comprehensive Plan. The Oakhill equestrian trail and a paved recreational trail are outside of the western and southern limits of the plat. Both trails are within the right-of-way for SW 136 Avenue, on the west, and on the southern side of SW 26 Street, to the south.

APPLICABLE CODES AND ORDINANCES

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

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.

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

Staff Analysis/ Findings of Fact

In accordance with the Comprehensive Plan, the applicant has agreed to dedicate a 30' equestrian trail easement bisecting the Plat from east to west. The equestrian trail and the 50' public right-of-way connecting SW 20 Street, locations will be determined at the time of Site Plan approval.

There are equestrian and paved recreational trails existing along the western and southern edges of the property. The trails to the west are in the right-of-way for SW 136 Avenue. The trails to the south of the property are on the southern side of SW 26 Street.

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

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

1. At the time when the final locations of the 50-foot public right-of-way and the 30-foot equestrian trail easement are finalized, their locations will be recorded in the public records of Broward County.

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. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

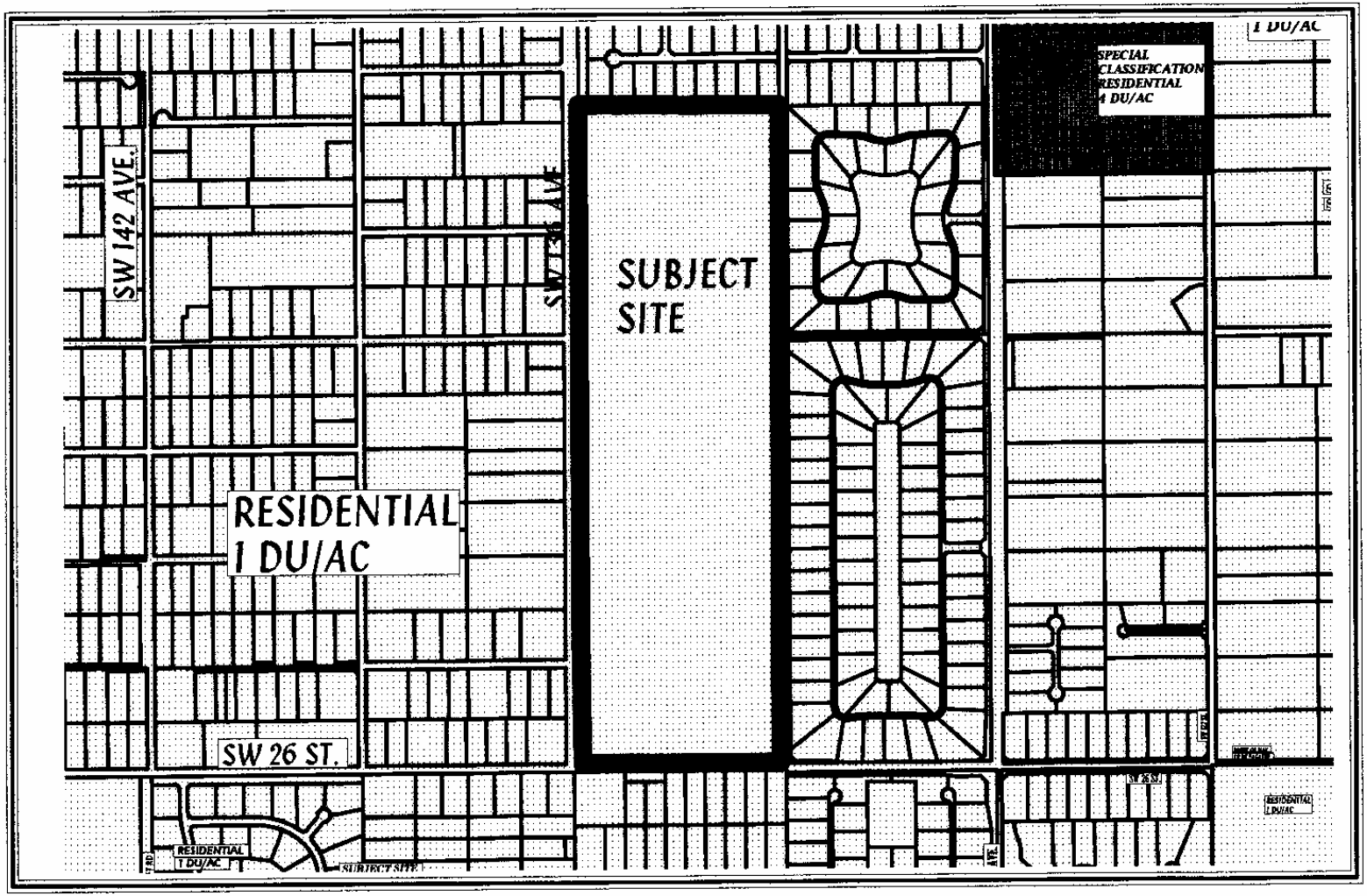
Planning and Zoning Board Recommendation

At the August 13, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Ms. Lee, to deny (4-0, Vice Chair Waitkus absent).

Exhibits

1. Plat
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____ Reviewed by: _____



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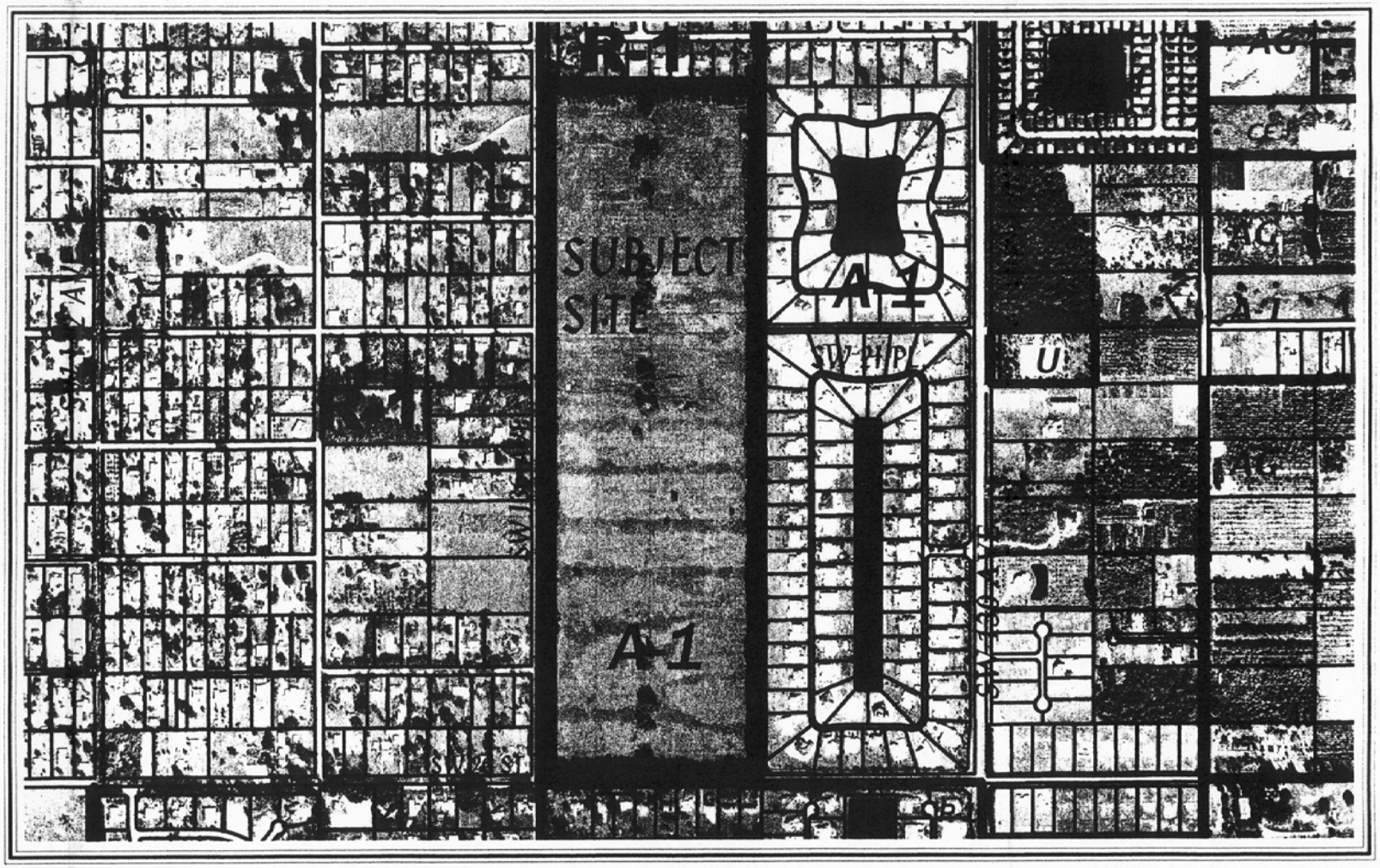
Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

Plat

P 7-2-02

Existing Future Land Use Map



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Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

Plat
P 7-2-02
Subject Site and Aerial Map

Date Flown: 12/31/01