

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 8-1-02 Parkside Estates of Davie, Carnahan, Proctor & Cross, Inc./Parkside Estates Assoc., Ltd., 8901 Orange Drive/ Generally located 1,250 feet west of the intersection of Pine Island Road and Orange Drive.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS PARKSIDE ESTATES OF DAVIE 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 Parkside Estates of Davie. The subject site consists of approximately 1,545,944 square feet (35.49 acres) for the proposed development of 29 detached single family units and 1,053 square feet of existing commercial. The subject site is divided into 29 lots and Parcels A through H. Each lot shares half of a 15-foot drainage easement with its neighbors. A 10-foot drainage and landscape easement follows the outline of Parcel A, the private road. Parcels C and D, which are lakes, are surrounded by 20-foot lake maintenance easements. Parcel B has a 20-foot canal maintenance easement along its southern and western sides. A 12-foot utility easement originates from the western cul-de-sac. The 12-foot utility easement continues northward to the northern limits of the plat. It then continues eastward for approximately 715 feet then heads south and ends when it reaches the eastern cul-de-sac. There is a lift station easement on Parcel E.

There are eight parcels identified on the plat. They are dedicated as follows:

- Parcel A is dedicated to the Parkside Estates of Davie Homeowners Association, Inc. for ingress, egress, utility and drainage purposes.
- Parcel B is dedicated to the Central Broward Water Control District for drainage purposes.
- Parcels C and D are dedicated to the Parkside Estates of Davie Homeowners Association, Inc. for lake and drainage purposes.
- Parcels E, F, and G are dedicated to the Parkside Estates of Davie Homeowners Association, Inc. for open space purposes.
- Parcel H is dedicated to the Town of Davie for roadway, drainage, utility and other proper purposes.

A 10-foot equestrian trail easement heads north from Orange Drive and follows the inside curve of Parcel B in the eastern half of the plat. The trail continues along the western edge of Parcel B and continues through the northern limits of the plat into Pine Island Park. This 10-foot equestrian trail easement is part of Parcel F as well as half of the 20-foot canal maintenance easement running along the inside edge of Parcel B.

Access to the subject site is provided through a 150-foot entrance, which narrows to an 80-foot private road and then splits and heads east and west forming two 40-foot rights of way (all the private roads comprise Parcel A). Access to the plat is off of Orange Drive to the south.

PREVIOUS ACTIONS: None

CONCURRENCES: At the August 27, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Ms. Turin, to approve based upon the applicant providing pertinent information about the historical building to staff before it goes to the Town Council (Motion carried 3-1 with Ms. Lee being opposed and Chair Bender absent).

Staff Notes: The applicant has agreed to both preserve and rehabilitate the historic structures located on the Parkside Estates of Davie Plat. In acknowledgement of his efforts toward historical preservation, the Town has agreed to allow the buildings, as preserved in place, to count toward required open space, as opposed to destroying the buildings and counting the area as open space.

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, Existing Future Land Use Map, Subject Site and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS PARKSIDE ESTATES OF DAVIE 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 Parkside Estates of Davie has been approved by the Town Planning and Zoning Board on August 27, 2003.

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

SECTION 1. The plat of the subdivision known as Parkside Estates of Davie 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.

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent/Council:</u>	
Name:	Parkside Estates Assoc, LTD.	Name:	Carnahan, Proctor & Cross, Inc.
Address:	3440 Hollywood Blvd. Ste. 360	Address:	6101 W. Atlantic Blvd
City:	Hollywood, FL 33201	City:	Margate, FL 33065
Phone:	(954) 868-5647	Phone:	(954) 972-3959

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed subdivision known as Parkside Estates of Davie for the proposed development of 29 single family detached dwelling units and 1,053 square feet of existing commercial.

Address/Location: 8901 Orange Drive/ Generally located 1,250 feet west of the intersection of Pine Island Road and Orange Drive.

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

Existing Use: Vacant

Existing Zoning: AG (Agricultural District)

Proposed Use: 29 single family detached dwelling units

Parcel Size: 35.49 acres (1,545,944 square feet)

Lots 1-29	23.429 acres (1,020,567 square feet)
Parcel A	2.62 acres (114,110 square feet)
Parcel B	2.142 acres (93,284 square feet)
Parcel C	1.844 acres (80,330 square feet)
Parcel D	1.667 acres (72,627 square feet)
Parcel E	0.819 acres (35,662 square feet)
Parcel F	0.373 acres (16,236 square feet)
Parcel G	0.172 acres (7,512 square feet)
Parcel H	02.424 acres (105,611 square feet)

Surrounding Existing Use:

North: Pine Island Park
South: Orange Drive, C-11 Canal
East: Pine Island Commercial Plat
Pine Island Lakes Townhomes
West: Cornerstone Christian Church

Surrounding Future Land Use Plan Designation:

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

Surrounding Zoning:

North: RS, Recreation/Open Space District
South: AG, Agricultural District
East: B-2, Community Business District, RM-10, Medium Density Dwelling District
West: CF, Community Facilities District

ZONING HISTORY

Related Zoning History: This application item was submitted prior to the adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, and was exempt from the zoning in progress.

This property was formerly recorded as “Newman’s Survey” in Plat Book 2, Page 26 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.

Previous Requests on same property: The site plan, MSP 8-1-02 Parkside Estates, was approved by Town Council on February 5, 2003.

APPLICATION DETAILS

The applicant’s submission indicates the following:

1. *Site:* The site area consists of approximately 35.49 acres (1,545,944 square feet) for the proposed development of 29 single family dwellings. The subject site is divided into 29 lots and Parcels A through H.
2. *Access:* Access to the subject site is provided through a 150-foot entrance, which narrows to an 80-foot private road and then splits and heads east and west forming two 40-foot rights of way (all the private roads comprise Parcel A). Access to the plat is off of Orange Drive to the south.

3. *Easements and Reservations:* Each lot shares half of a 15-foot drainage easement with its neighbors. A 10-foot drainage and landscape easement follows the outline of Parcel A, the private road. Parcels C and D, which are lakes, are surrounded by 20-foot lake maintenance easements. Parcel B has a 20-foot canal maintenance easement along its southern and western sides. A 12-foot utility easement originates from the western cul-de-sac. The 12-foot utility easement continues northward to the northern limits of the plat. It then continues eastward for approximately 715 feet then heads south and ends when it reaches the eastern cul-de-sac. There is a lift station easement on Parcel E.
4. *Dedications:* There are eight parcels identified on the plat. They are dedicated as follows:
 - Parcel A is dedicated to the Parkside Estates of Davie Homeowners Association, Inc. for ingress, egress, utility and drainage purposes.
 - Parcel B is dedicated to the Central Broward Water Control District for drainage purposes.
 - Parcels C and D are dedicated to the Parkside Estates of Davie Homeowners Association, Inc. for lake and drainage purposes.
 - Parcels E, F, and G are dedicated to the Parkside Estates of Davie Homeowners Association, Inc. for open space purposes.
 - Parcel H is dedicated to the Town of Davie for roadway, drainage, utility and other proper purposes.
5. *Trails:* A 10-foot equestrian trail easement heads north from Orange Drive and follows the inside curve of Parcel B in the eastern half of the plat. The trail continues along the western edge of Parcel B and continues through the northern limits of the plat into Pine Island Park. This 10-foot equestrian trail easement is part of Parcel F as well as half of the 20-foot canal maintenance easement running along the inside edge of Parcel B.
6. The note restricting the plat to 29 single family detached dwelling units and 1,053 square feet of existing commercial.

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 100.

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

The subject site contains an historic building located along Orange Drive. The building is currently vacant. The developer has agreed to save the structure by turning it into a small souvenir store. The structure will be relocated onto Parcel E. At the time a business is secured for the site, commercial flexibility shall be requested to be applied to the site, in accordance with the Broward County Administrative Rules Document.

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. 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.
2. 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 27, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Ms. Turin, to approve based upon the applicant providing pertinent information about the historical building to staff before it goes to the Town Council (Motion carried 3-1 with Ms. Lee being opposed and Chair Bender absent).

Staff Notes: The applicant has agreed to both preserve and rehabilitate the historic structures located on the Parkside Estates of Davie Plat. In acknowledgement of his efforts toward historical preservation, the Town has agreed to allow the buildings, as

preserved in place, to count toward required open space, as opposed to destroying the buildings and counting the area as open space.

Exhibits

1. Plat
2. Existing Future Land Use Map
3. Subject Site and Aerial Map

Prepared by: _____

Reviewed by: _____



Plat
P 8-1-02
Subject Site and Aerial Map
Date Flown: 12/31/01



400 0 400 Feet

Planning & Zoning Division - GIS