

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 10-2-02 Pine Meadows Estates II, Associated Engineers of South Florida, Inc./David Clark and Alice Butler, 2255 SW 136 Avenue/Generally located at the west side of SW 136 Avenue approximately 320 feet north of SW 24 Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS PINE MEADOW ESTATES II 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 Pine Meadows Estates II. The subject site consists of approximately 217,207.25 square feet (4.99 acres) for the proposed development of 4 detached single family units. The plat provides for the dedication of a 25 foot wide strip of right-of-way along the northern limits of the plat to comprise half of a 50 foot wide roadway named Pine Meadow Court. Pine Meadow Court terminates in a cul-de-sac approximately 480 feet from the access opening to SW 136 Avenue. The plat also provides for a twenty (20) foot flowage and drainage easement along the eastern, southern and western limits of the plat, as well as a 15 foot flowage and drainage easement along the northern limits of the plat (within the 25 foot right-of-way dedicated by the plat). There are also ten (10) foot flowage and drainage easements along each of the eastern and western boundaries between Lots 1 - 4. The plat also shows a ten (10) foot utility easement (within the 20' flowage & drainage easement) along the eastern, southern and western limits of the plat. A ten (10) foot utility easement also comprises the southernmost ten (10) feet of the 50 foot right-of-way to be known as Pine Meadow Court.

The plat provides for 25 feet of a 50 foot shared access opening with the Pine Meadow Estates Plat (P.B. 169, pg. 83 & 84) to the immediate north. The shared access opening fronts SW 136 Avenue. The plat also provides for an additional 25 foot opening to provide the southern half of an unobstructed sight triangle for plat residents to see northbound traffic on SW 136 Avenue. There is a non-vehicular access line along the remaining eastern limits of the plat.

PREVIOUS ACTIONS: None

CONCURRENCES: At the September 24, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Ms. Lee, to approve. Motion carried 5-0.

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 SUBDIVISION PLAT KNOWN AS PINE MEADOW ESTATES II 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 Pine Meadow Estates II has been approved by the Town Planning and Zoning Board on September 24, 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 Pine Meadow Estates II 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:	David A. Clark & Alice U. Butler	Name:	Associated Engineers of South Florida, Inc.
Address:	7499 Pembroke Road	Address:	5450 Griffin Road
City:	Hollywood, FL 33023	City:	Davie, FL 33073
Phone:	(954) 981-4000	Phone:	(954) 584-6880

BACKGROUND INFORMATION

Application History: None

Application Request: Approval of the resolution for the proposed subdivision plat to be known as Pine Meadow Estates II. The Applicant submitted a written request for a two-month extension of the plat as permitted by Section 12-367(B)(2).

Address/Location: 2255 SW 136 Avenue/Generally located at the west side of SW 136 Avenue approximately 320 feet north of SW 24 Street.

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

Existing Use: Vacant

Existing Zoning: R-1, Estate Dwelling District

Proposed Use: Four single-family detached dwelling units.

Parcel Size:	Total	4.99 acres (217,207.25 square feet)
	Lot 1	1.10 acres (47,713.33 square feet)
	Lot 2	1.03 acres (44,655.27 square feet)
	Lot 3	1.06 acres (46,309.17 square feet)
	Lot 4	1.48 acres (64,801.49 square feet)
	Right-of-Way	0.32 acres (13,727.99 square feet)

Surrounding Existing Use:

- North:** Single Family Residential (Pine Meadow Estates I)
- South:** Single Family Residential
- East:** Single Family Residential (Woodbridge Ranches aka. Van Kirk Groves)
- West:** Single Family Residential

Surrounding Future Land Use Plan Designation:

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

ZONING HISTORY

Related Zoning History: This parcel was annexed into the Town of Davie by referendum on October 1, 1974 as part of the Imagination Farms Annexation-Referendum.

Previous Requests on Same Property: This parcel was originally platted as Florida Fruit Lands Company Subdivision 1 in Plat Book 2, Page 17 in the records of Dade County. Based on the age of the original Plat, the land must be replatted in order for development to occur.

APPLICATION DETAILS

The applicant's submission indicates the following:

1. *Site:* The site area consists of approximately 4.99 acres (217,207.25 square feet) for the proposed development of four single-family detached dwelling units.
2. *Access:* The plat provides for 25 feet of a 50-foot shared access opening with the Pine Meadow Estates Plat (P.B. 169, pg. 83 & 84) to the immediate north. The shared access opening fronts SW 136 Avenue. The plat also provides for an additional 25-foot opening to provide the southern half of an unobstructed sight triangle for plat residents to see northbound traffic on SW 136 Avenue. There is a non-vehicular access line along the remaining eastern limits of the plat.
3. *Dedications:* The Plat dedicates a 25-foot wide strip of right-of-way along the northern limits of the plat. This dedication will comprise half of a 50-foot wide roadway named

Pine Meadow Court. Pine Meadow Court terminates in a cul-de-sac approximately 480 feet from the access opening to SW 136 Avenue.

4. *Drainage:* A twenty (20) foot flowage and drainage easement along the eastern, southern and western limits of the plat, as well as a 15-foot flowage and drainage easement along the northern limits of the plat (within the 25-foot right-of-way dedicated by the plat). There are also ten (10) foot flowage and drainage easements along each of the eastern and western boundaries between Lots 1 - 4. For example, there is a total of twenty (20) feet for the flowage and drainage easement between lots one and two – ten (10) feet along the western limits of Lot 1 and ten (10) feet along the eastern limits of Lot 2.
5. *Utility Easement:* A ten (10) foot utility easement (within the 20-foot flowage & drainage easement) along the eastern, southern and western limits of the plat. A fifteen (15) foot utility easement and equestrian trail right-of-way runs along the southern boundary of the right-of-way to be known as Pine Meadow Court.
6. *Trails:* A 15-foot equestrian trail right-of-way and utility easement extends westward along the south side of Pine Meadow Court from SW 136 Avenue. This easement follows the curve of the cul-de-sac at the terminus of Pine Meadow Court and will connect to a future 15-foot equestrian trail easement that will be granted to the town once the Town receives all appropriate documentation. Across SW 136 Avenue from the plat, along the east side of the road, there is an existing equestrian trail and a paved recreation trail.
7. *Restrictive Note:* The note restricting the plat to four (4) single family detached units.

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

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

Staff Recommendation

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

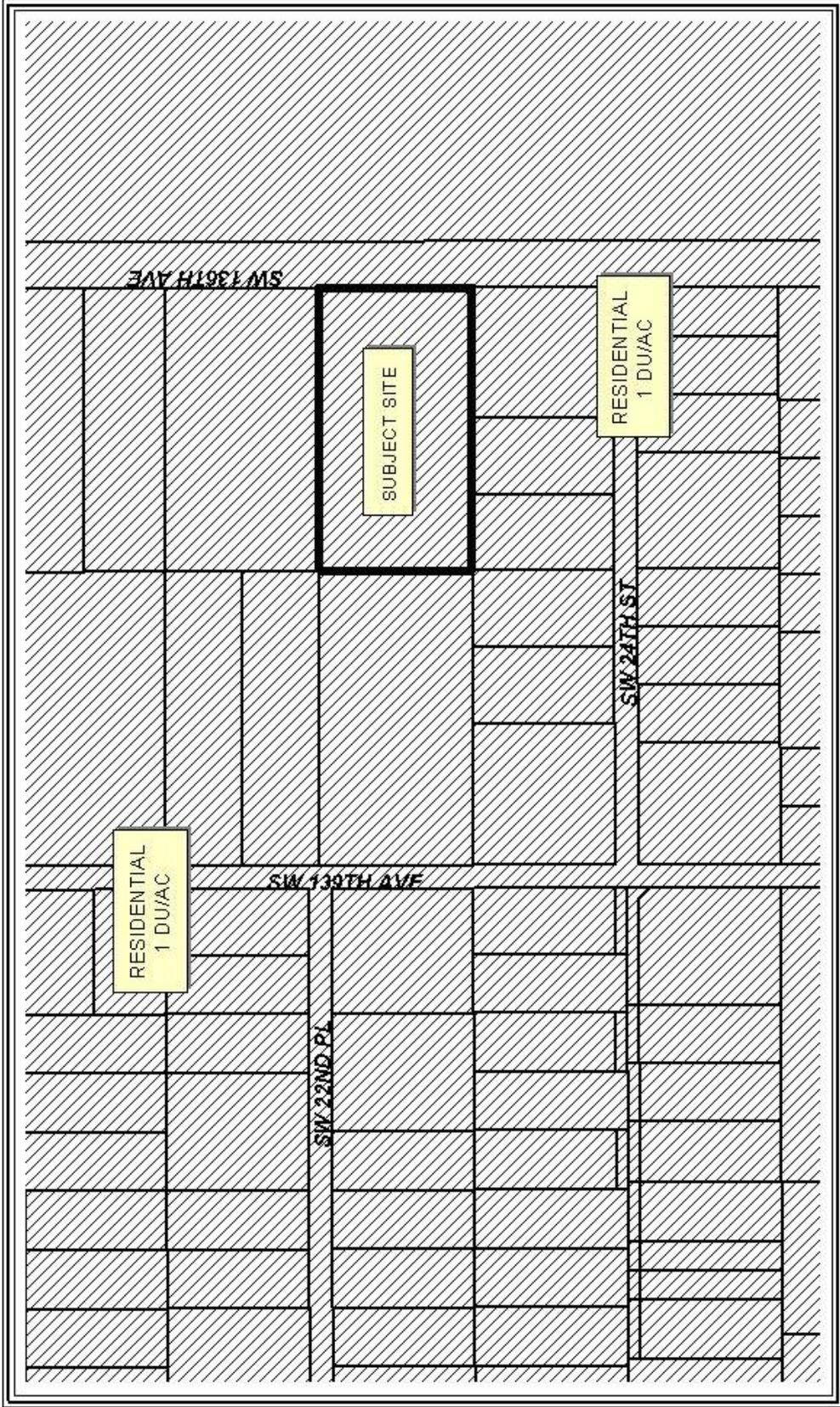
At the September 24, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Ms. Lee, to approve. Motion carried 5-0.

Exhibits

1. Plat
2. Future Land Use Map
3. Subject Site Map

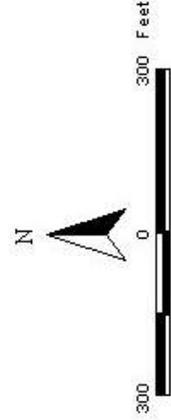
Prepared by: _____

Reviewed by: _____



**PLAT
P 10-2-02
Future Land Use Map**

Prepared by: ID
Date Prepared: 10/18/02



Planning & Zoning Division - GIS



Date Flown:
12/31/01



300 0 300 Feet

Planning & Zoning Division - GIS



PLAT
P 10-2-02
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 10/18/02