

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: Annie Feng, Planner II

SUBJECT: P 9-1-02, Calamity Acres, Ghasem Khavanin/ Richard Nieto, 15050 SW 27 Street, generally located on the south side of SW 27 Street and approximately 650 feet west of SW 148 Avenue

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS CALAMITY ACRES 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 subject site consists of 2.51 net acres, and is zoned A-1, Agricultural District with an underlying Land Use classification of Residential (1 DU/AC). It is located on the south side of SW 27 Street and north of the proposed Rancho Alegre development. The plat is for two (2) single-family lots. Lot 1 is 65,861 net square feet and Lot 2 has an existing single-family home and is 35,009 net square feet. These two (2) lots meet the minimum required lot size of 35,000 square feet and the minimum lot width of 140 feet for A-1, Agricultural District. Access is via SW 27 Street.

A 10-foot-wide road right-of-way along the south side of SW 27 Street is dedicated to the Town of Davie. The 10-foot dedication will make the ultimate right-of-way 40 feet in width. The existing pavement for SW 27 Street adjacent to the plat is 16 feet. The applicant will widen the pavement by four (4) feet along Lot 1 to make the pavement 20 feet in width, accommodating two-way traffic. Since Lot 2 is under a separate ownership and occupied by an existing house, the same improvement will be required at the time when the owner proposes any future improvement on Lot 2. A 12-foot-wide bridal easement along the west property line of Lot 2 is dedicated to the Town.

The proposed plat complies with Town of Davie Comprehensive plan and Land Development Code in terms of density, access, use, location, and dedications. It is also consistent with the surrounding single-family uses.

PREVIOUS ACTIONS: None

CONCURRENCES: At the August 25, 2004 Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Vice-Chair Turin, 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. In addition, the following conditions must be met prior to final approval:

1. Widen the existing pavement of SW 27 Street by four (4) feet along Lot 1. The required improvement shall be bonded for prior to the issuance of an engineering permit for Lot 1.
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.

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

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS CALAMITY ACRES 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 Calamity Acres has been approved by the Town Planning and Zoning Board on August 25, 2004.

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

SECTION 1. The plat of the subdivision known as Calamity Acres 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 _____, 2004.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2004.

Application #: P 9-1-02 Calamity Acres
Exhibit "A"

Revisions: 8/26/04
Original Report Date: 8/20/04

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

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	Richard Nieto	Name:	Ghasem Khavanin
Address:	4175 Veteran Memorial Hwy Suite 214	Address:	11900 SW 11 Court
City:	Ronkoma, NY 11779	City:	Davie, FL 33325
Phone:		Phone:	(954) 224-1380

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed plat for two (2) single-family homes known as Calamity Acres

Planning and Zoning Board Recommendation: At the August 25, 2004 Planning and Zoning Board meeting, the Board made a motion to approve the plat.

Address/Location: 15050 SW 27 Street, generally located on the south side of SW 27 Street and approximately 650 feet west of SW 148 Avenue

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

Existing Zoning: A-1, Agricultural District

Existing Use: One (1) single-family home

Proposed Use: Two (2) Single-Family homes

Parcel Size: 2.74 gross acres
2.51 net acres

Surrounding Use:

North: Single-family Homes
South: Vacant
East: Vacant
West: Single-family Home

Surrounding Land

Use Plan Designation:

Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District

South: A-1, Agricultural District

East: A-1, Agricultural District

West: A-1, Agricultural District

Zoning History

Related Zoning History:

A building permit was issued to build one (1) single-family home on the west portion (36,400 square feet) of the subject site (109,335 square feet) in 2002.

On February 5, 2003, Town Council required that prior to the issuance of a C.O. for the single-family home under construction, both lots are to be a minimum of 35,000 square feet at the time of platting.

Applicable Codes and Ordinances

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

Section 12-363 through Section 12-367, Plat Administration.

Section 12-287 (A), development standards for A-1, Agricultural District, requires the minimum lot size of 35,000 square feet and the minimum lot width of 140 feet.

Comprehensive Plan Considerations

Planning Area: The subject property is 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 proposed plat is in Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 1: Land Development Regulations, Policy 1-6:* Platting shall be required, pursuant to the Plan Implementation Section of this Plan.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

Significant Development Review Agency Comments

The following represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Engineering:

1. The topographic survey shall show the existing conditions of the following:
 - a. All existing structures.
 - b. Dedication of 12 ft. bridle trail R/W along the west plat line.

This comment has been addressed.

2. Widen the existing 16-foot wide pavement of S.W. 27 Street to 22 feet minimum in accordance with the Town of Davie rural road standards. Construct the sidewalk and street swale adjacent to the proposed plat.

This item has been addressed.

Application Details and Staff Analysis

The applicant's submission indicates the following:

1. *Site:* The subject site consists of 2.51 net acres. It is located on the south side of SW 27 Street and north of the vacant parcel approved for 15 single-family homes known as Rancho Alegre. The plat is for two (2) single-family lots. Lot 1 is 65,861 net square feet. Lot 2 is 36,871 gross square feet including a 12-foot bridal easement along the west property line, and is 35,009 net square feet in area. These two (2) lots meet the minimum required lot size of 35,000 square feet and the minimum lot width of 140 feet for A-1, Agricultural District.
2. *Restrictive Note:* The plat is restricted to two (2) single-family detached units.
3. *Dedications:* A 10-foot-wide road right-of-way along the south side of SW 27 Street is dedicated to the Town of Davie. The 10-foot dedication will make the ultimate right-of-way 40 feet in width. The existing pavement for SW 27 Street adjacent to the plat is 16 feet. The applicant will widen the pavement by four (4) feet along Lot 1 to make the pavement 20 feet in width, accommodating two-way traffic. Since Lot 2 is under a separate ownership and occupied by an existing house, the same improvement will be required at the time when the owner proposes any improvements to Lot 2 in the future.
4. *Access:* Access is via SW 27 Street.
5. *Trail:* A 12-foot-wide bridal easement along the west property line of Lot 2 is dedicated to the Town.

6. *Easements:*

- A ten-foot (10') utility easement is provided along the north property line of the subject parcel.
- Fifteen-foot (15') wide drainage easements are provided along the east, west, south parcel lines and between the two lots to satisfy drainage requirements.

Staff Analysis and Findings of Fact

The proposed plat complies with Town of Davie Comprehensive plan and Land Development Code in terms of density, access, use, location, and dedications. It is also consistent with the surrounding single-family uses.

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. Widen the existing pavement of SW 27 Street by four (4) feet along Lot 1. The required improvement shall be bonded for prior to the issuance of an engineering permit for Lot
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 25, 2004 Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Vice-Chair Turin, to approve (Motion carried 5-0).

Town Council Action

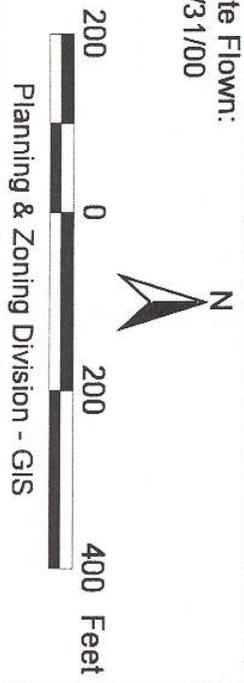
Exhibits

- 1) Plat; 2) Future Land Use Map; 3) Subject Site, Zoning and Aerial Map

Prepared by: _____

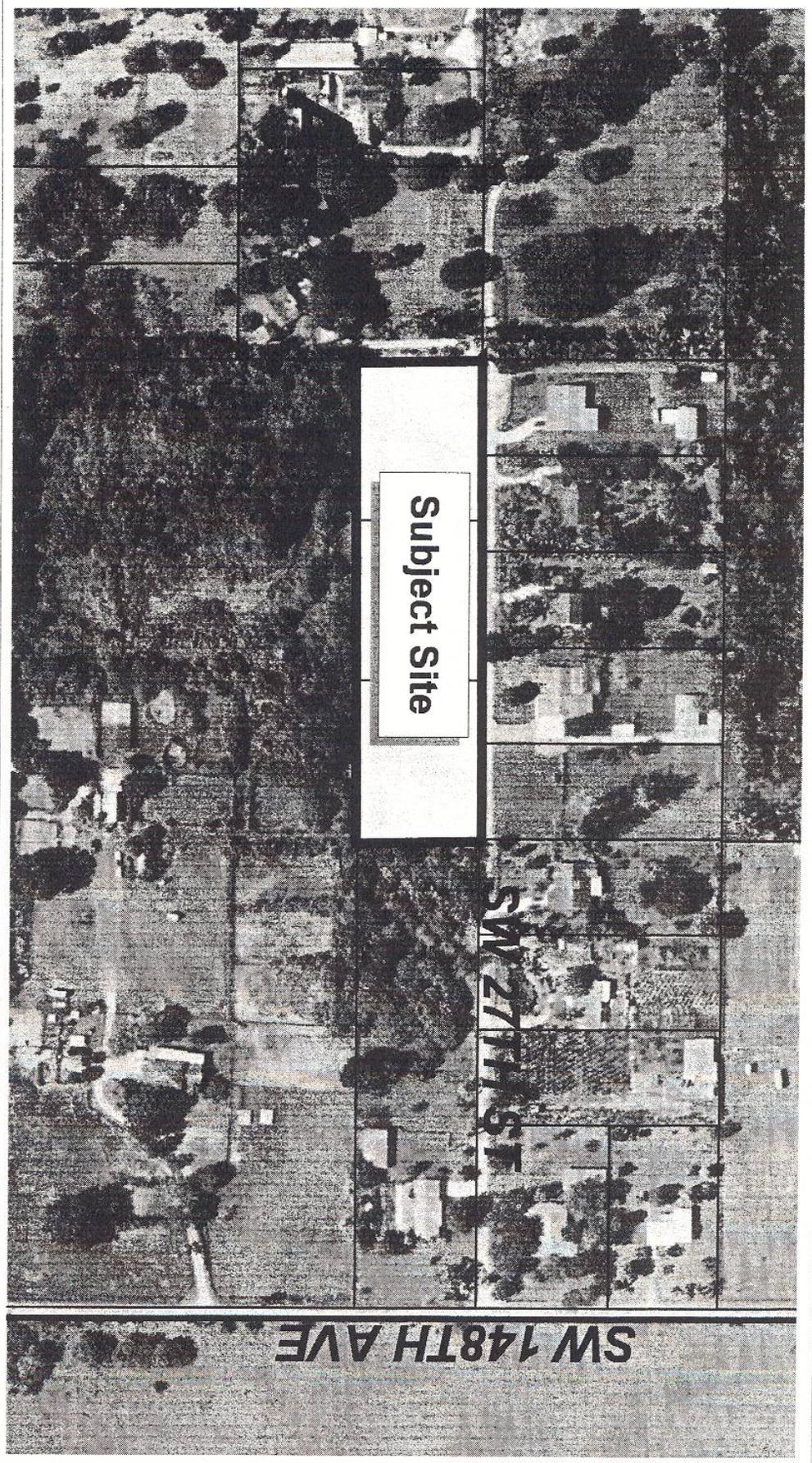
Reviewed by: _____

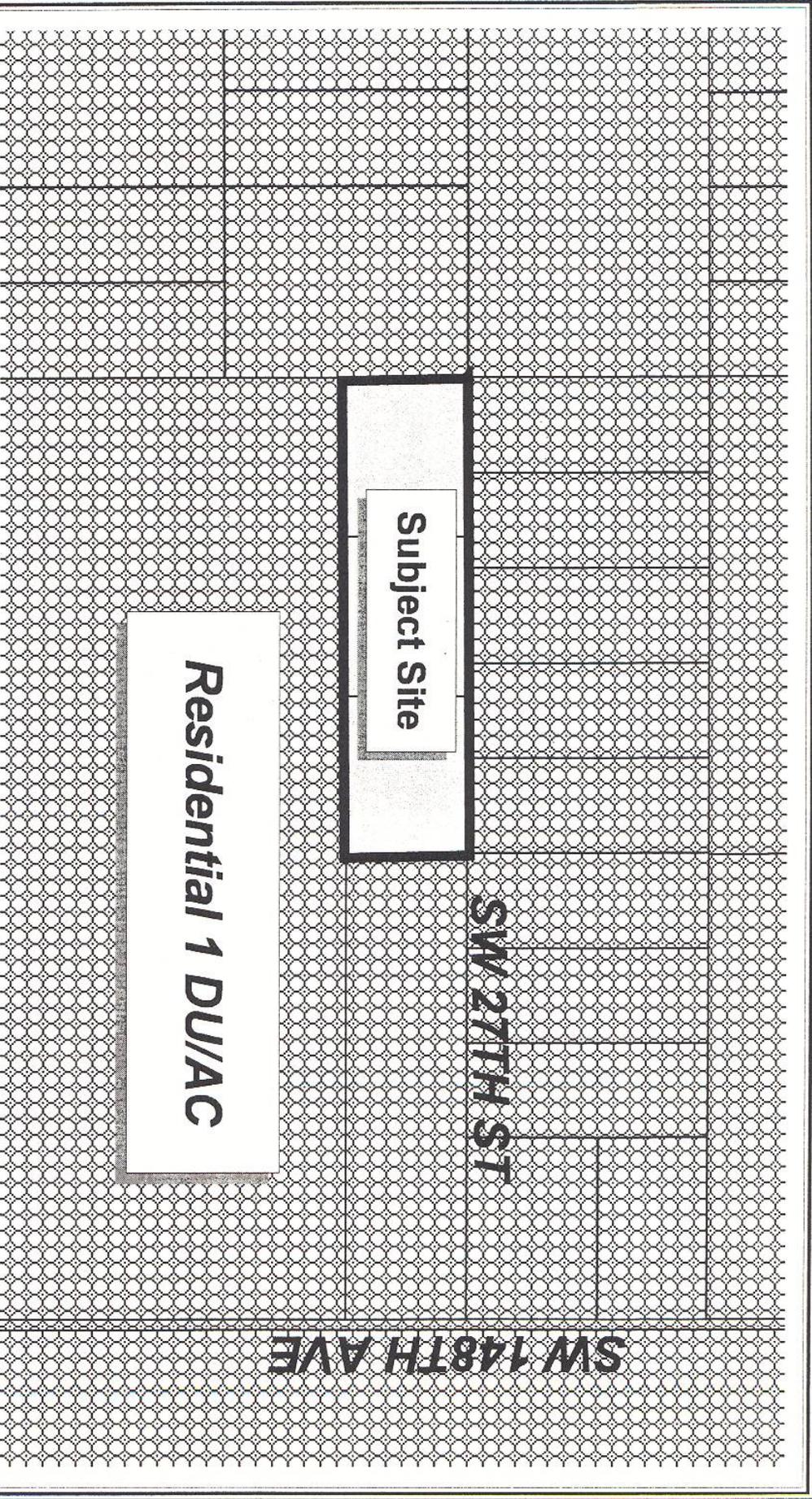
Date Flown:
12/31/00



Plat Application
P 9-1-02
Subject Site, Zoning, and Aerial Map

Prepared By: AYFD
Date Prepared: 8/13/04





Date Flown:
12/31/00



Planning & Zoning Division - GIS



Plat Application
P 9-1-02
Future Land Use Map

Prepared By: AYFD
Date Prepared: 8/13/04

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