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: David M. Abramson, Planner III

SUBJECT: Plat, 8-3-04 / Lorson Estates Plat / 1275 Southwest 130th Avenue / Generally located northwest corner of Southwest 14th Street and Southwest 130th Avenue

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "LORSON ESTATES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:
The petitioner requests approval of the plat known as the "Lorson Estates." The subject site consists of 4.37 Acres (190,675 Square Feet) and restricted to eleven (11) single-family detached units. Access onto the site is provided through a non-vehicular access line (NVAL) opening placed along the eastern boundary line of the plat.

This plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation. The proposed single-family residential development is considered to be compatible with both existing and allowable uses on and adjacent this property.

PREVIOUS ACTIONS:
At the April 19, 2006 Town Council Meeting, the above referenced item was tabled to the May 3, 2006 meeting. The petitioner has amended the site plan to conform to R-4 zoning districts development standards per the request of the Town Council. As a result, the petitioner has Town staff reviewing the plans, as well as seeking an approval from Central Broward Water Control District (CBWCD) on an April 26, 2006 meeting. **(Motion carried 5-0)**

At the March 1, 2006 Town Council Meeting, the above referenced item was tabled to the April 19, 2006 meeting. The petitioner was directed by Town Council to amend the development applications to an R-4 zoning district. **(Motion carried 5-0)**

CONCURRENCES:
At the December 14, 2005 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Luis, to table P 8-3-04, Lorson Estates to January 11, 2006. **(Motion carried 5-0)**

At the January 11, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Chair Bender, to table to February 8, 2006. **(Motion carried 3-0 Vice-Chair McLaughlin and Ms. Turin were absent)**

At the February 8, 2006, Planning and Zoning Board Meeting, Ms. Turin made a motion, seconded by Chair Bender, to deny. **(Motion carried 4-0, Vice-Chair McLaughlin abstained)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):
Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met:

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. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "LORSON ESTATES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Lorson Estates" was considered by the Town of Davie Planning and Zoning Board on February 8, 2006;

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

SECTION 1. The plat known as the "Lorson Estates" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2006.

_____
MAYOR/COUNCILMEMBER

Attest:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006.

TOWN OF DAVIE

Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Petitioner:
Name: Synalovski Guitierrez Romanik Architects, Inc (Monica Capelluto)
Address: 400 Northeast 3rd Avenue
City: Ft. Lauderdale, Florida 33301
Phone: (954) 961-6806

Owner:
Name: POA / Acecon Construction Group (Paul J. Polito)
Address: 1275 Southwest 130th Avenue
City: Davie, Florida 33325
Phone: (954) 217-8616

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the plat known as the "Lorson Estates"

Address/Location: 1275 Southwest 130th Avenue / Generally located northwest corner of Southwest 14th Street and Southwest 130th Avenue

Future Land Use Plan Map: Residential 5 DU/AC

Existing Zoning: A-1, Agricultural District

Proposed Zoning: R-5, Low Medium Density Dwelling District

Existing Use: One (1) Single-Family Home

Proposed Use: Eleven (11) Single-Family Homes

Net Parcel Size: 3.80 Acres (165,671 Square Feet)

Gross Parcel Size: 4.37 Acres (190,675 Square Feet)

Surrounding Future Land

	Surrounding Uses:	Use Plan Map Designations:
North:	Single-Family Homes	Residential 5 DU/AC
South:	Single-Family Homes	Residential-1 DU/AC
East:	Single-Family Homes (Arboretum)	Residential-3 DU/AC
West:	Single-Family Homes	Residential-5 DU/AC

	Surrounding Zoning:
North:	A-1, Agricultural District
South:	R-1, Estate Dwelling District
East:	PRD-5, Planned Residential District
West:	A-1, Agricultural District

Zoning History

Related Zoning History:
Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Concurrent requests on same property:
Site Plan Application (SP 8-12-04 Lorson Estates), this site plan application is for eleven (11) single-family homes.

Rezoning Application (ZB 8-2-04 Lorson Estates), this rezoning application is to Rezone the approximately 4.37 acre subject site from A-1, Agricultural District to R-5, Low Medium Density Dwelling District.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 4.37 Acres (190,675 Square Feet)

2. *Restrictive Note:* The plat is restricted to 11 single-family lots.

3. *Access:* Access onto the site is provided through a non-vehicular access line (NVAL) opening placed along the eastern boundary line of the plat.

4. *Trails:* The Oak Hill Park Recreational Trail is directly located along the subject sites eastern and southern boundary lines. The Oak Hill Park Equestrian Trail is located on the south side of Southwest 14th Street.

5. *Easements and Reservation:* The plat is proposing a 5-foot sidewalk easement along the internal 40-foot right-of-way. Running next to this easement is a 10-foot utility easement.

6. *Dedications:* The plat is proposing to dedicate 32-feet of right-of-way along the southern boundary line and 20-foot right-of-way along the eastern boundary line for road and trail use. In addition, the plat is also proposing to dedicate a 40-foot right-of-way internal to the site for lot access.

7. *Drainage:* The plat is proposing a 22-foot lake maintenance easement along the northern and western sides of the proposed lake. In addition, the plat is also proposing a 15-foot drainage easement within lots 3, 4, 7, 8, 10, and 11. The subject property lies within Central Broward Water Control District. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.

8. *Compatibility:* The proposed single-family residential development is considered to be compatible with both existing and allowable uses on and adjacent this property.

Applicable Codes and Ordinances

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

Article XII Subdivisions and Site Plans.

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

Section 12-366.1 (A) thru (D) Submission requirements for plats.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 3. Planning Area 3 is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113. 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:
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 Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments 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. Show dimension for the dedicated right-of-way adjacent to Southwest 130th Avenue, Parcel "B" and Parcel "C" *(This has not been completed)*
2. Include the Home Owner Association in the dedication for all easements maintenance's responsibility *(This has not been completed)*

Staff Analysis

The proposed plat is required since the owner desires to develop the subject site with a single-family homes. This plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The proposed single-family home lots can be considered compatible with parent property developments.

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 shall be met:

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. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
3. The Lorson Estates Home Owner Association shall maintain the internal 40-foot right-of-way dedication, Parcel "B" 20-foot and 10-foot landscape buffer, and Parcel "C" tot lot / lift station.

Planning and Zoning Board Recommendation

At the December 14, 2005 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Luis, to table P 8-3-04, Lorson Estates to January 11, 2006 **(Motion carried 5-0)**

At the January 11, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Chair Bender, to table to February 8, 2006 **(Motion carried 3-0 Vice-Chair McLaughlin and Ms. Turin were absent)**

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Town Council Action

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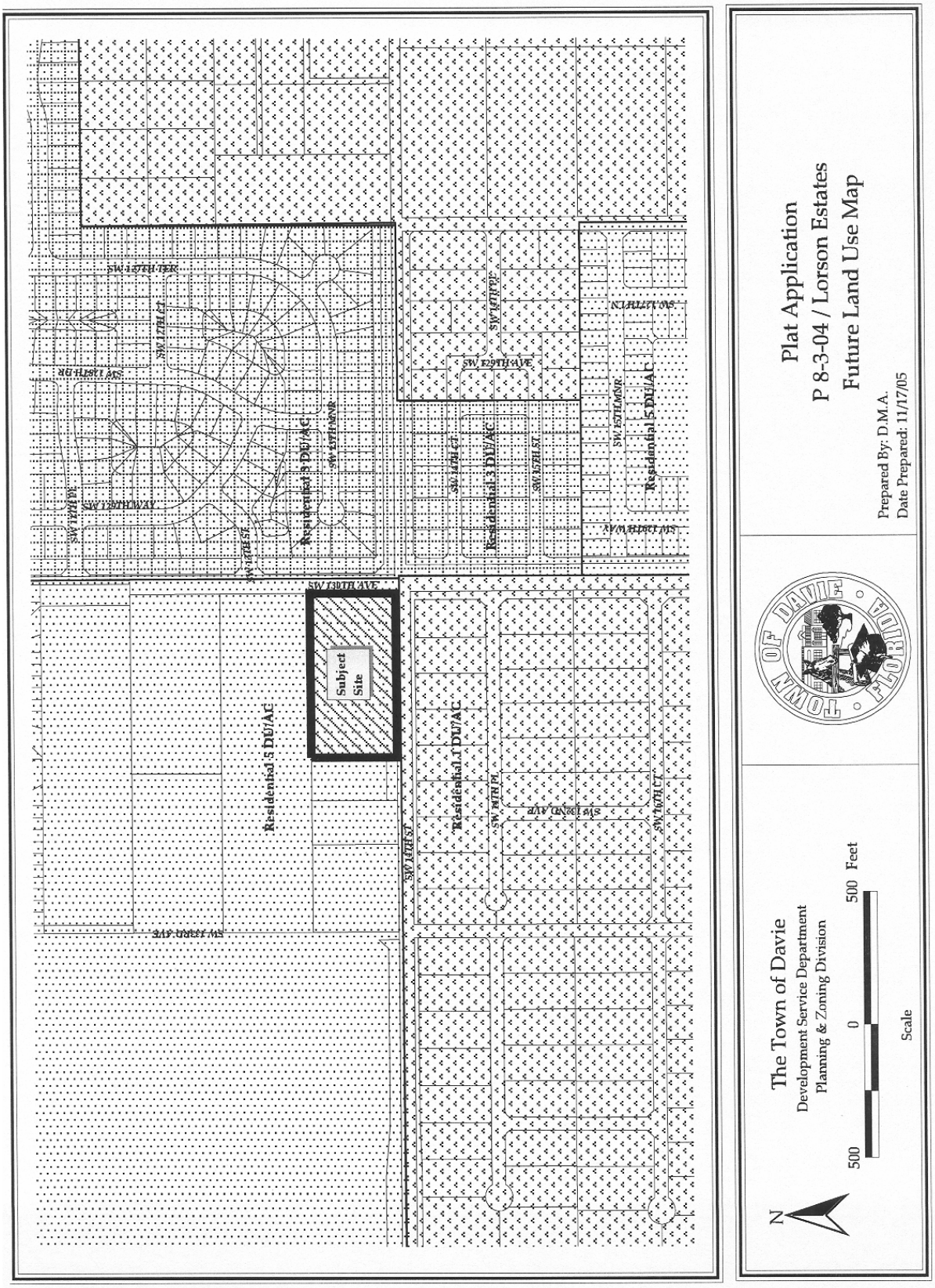
Exhibits

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

Prepared by: _____ Reviewed by: _____

Exhibit 1 ***(Future Land Use Plan Map)***


Subject Site
Residential 5 DU/AC
Residential 3 DU/AC
Residential 1 DU/AC
SW 130TH AVE
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SW 154TH AVE
SW 160TH AVE
SW 162ND AVE
SW 164TH AVE
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SW 1306TH AVE
SW 1308TH AVE
SW 1310TH AVE
SW 1312TH AVE
SW 1314TH AVE
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SW 1322ND AVE
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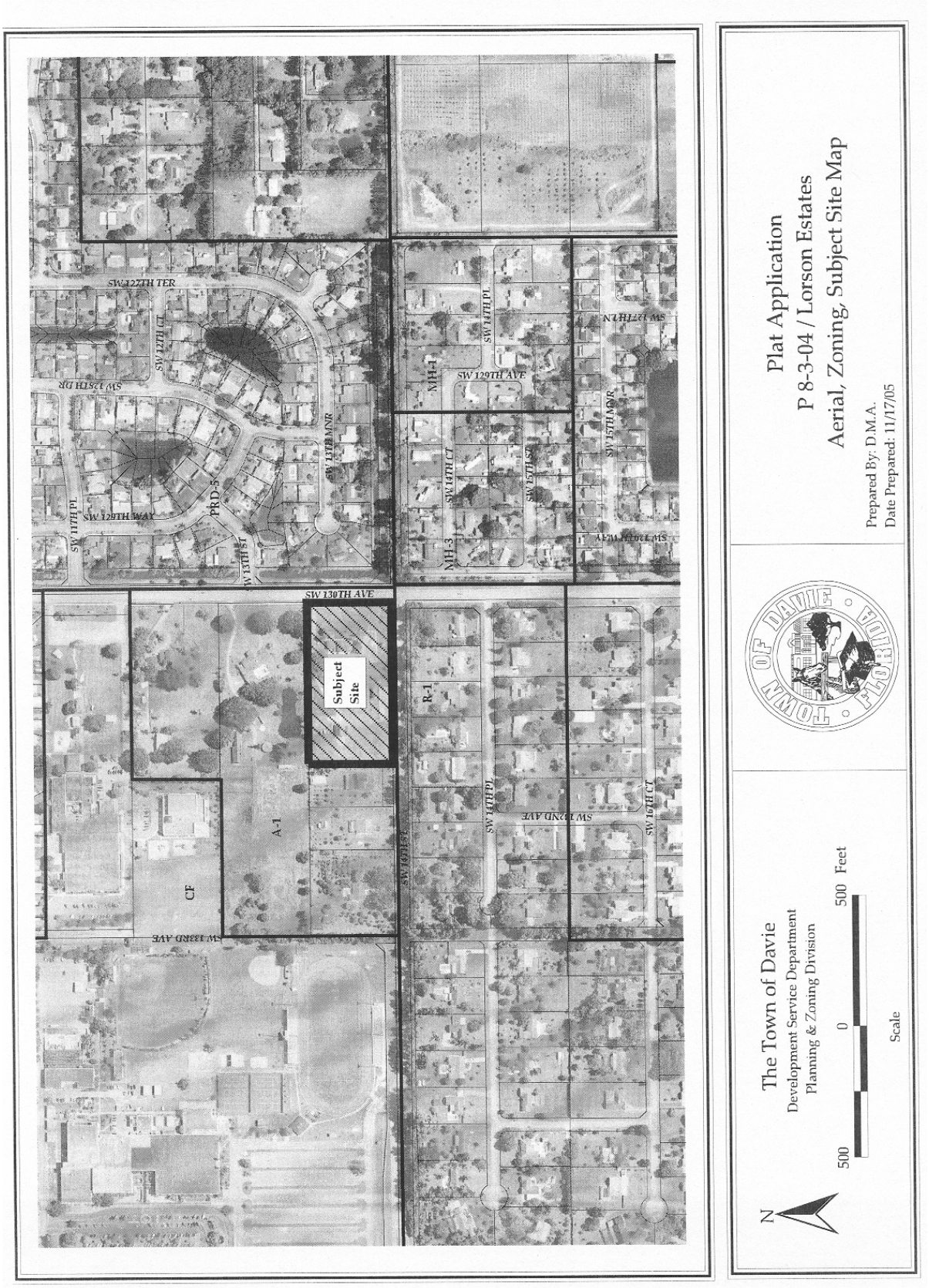
Exhibit 2 ***(Aerial, Zoning, and Subject Map)***