

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 Application, 5-2-05 / Paradise Estates Plat / 11500 Southwest 26th Street / Generally located on the south side of Southwest 26th Street between Southwest 118th Avenue and Southwest 112th Avenue (Hiatus Road)

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "PARADISE 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 "Paradise Estates." The plat consists of 92,388 Sq. Ft. (2.12 Acres) and restricted to two (2) single-family detached units. Vehicular access onto the property is provided through (2) 25' x 50' ingress/egress easements and a non-vehicular access line (NVAL) opening placed at north-center portion of the plat.

The proposed single-family detached units are compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed single-family detached units ties in with the current and future uses abutting the subject site. Staff finds that the plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the May 24, 2006, Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Vice-Chair McLaughlin, to approve subject to staff's recommendations. (**Motion carried 5-0**)

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 "PARADISE 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 "Paradise Estates" was considered by the Town of Davie Planning and Zoning Board on May 24, 2006;

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

SECTION 1. The plat known as the "Paradise 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

Owner:

Name: D & M Properties, LLC
Address: 10175 West Sunrise Boulevard
City: Plantation, Florida 33322
Phone: (954) 693-0660

Petitioner:

Name: Pulice Land Surveyors, Inc.
Address: 5381 Nob Hill Road
City: Sunrise, Florida 33351
Phone: (954) 572-1777

Background Information

Application History: No deferrals have been requested.

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

Address/Location: 11500 Southwest 26th Street / Generally located on the south side of Southwest 26th Street between Southwest 118th Avenue and Southwest 112th Avenue (Hiatus Road)

Future Land Use Plan Map: Residential 1 DU/AC

Existing Zoning: R-1, Estate Dwelling District

Existing Use: Single-Family Home (on proposed lot 1)

Proposed Use: Two (2) Single-Family Lots

Parcel Size: 92,388 Sq. Ft. (2.12 Acres)

	<u>Surrounding Use(s):</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Single-family	Residential-1 DU/AC
South:	Single-family	Residential-1 DU/AC
East:	Single-family	Residential-1 DU/AC
West:	Single-family	Residential-1 DU/AC

	<u>Surrounding Zoning:</u>
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:

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

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 92,388 Sq. Ft. (2.12 Acres)
2. *Restrictive Note:* The plat is restricted to two (2) single-family detached units.
3. *Access:* Vehicular access onto the property is provided through (2) 25' x 50' ingress/egress easements and a non-vehicular access line (NVAL) opening placed at north-center portion of the plat.
4. *Trails:* The Peaceful Ridge Recreational and Equestrian Trails is located along the north side of the right-of-way for Southwest 26th Street.
5. *Easements and Reservation:* The plat currently contains a 10' drainage easement along the southern boundary line and 3' of an existing 53' road easement along the northern boundary line. The plat proposes a 12' utility easement along the perimeter and a 25' canal and canal maintenance easement along the northern boundary line.
6. *Dedications:* This plat is not proposing dedications.
7. *Drainage:* 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 detached units are compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed single-family detached units tie in with the current and future uses abutting the subject site.

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.

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

Land Development Code, Section 12-366.1 (A) thru (D), submission requirements for plats.

Comprehensive Plan Considerations

Planning Area:

The subject property is located 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. 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 Uses 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.

Planning and Zoning: Provide the total cubic square yardage to fill the existing pond illustrated on the survey. *(This has been noted)*

Engineering: Improve roadway and sidewalk of Southwest 26th Street in compliance with Town of Davie minimum standards or contribute funds for future road and sidewalk improvements *(This has been noted)*

Staff Analysis

The proposed plat is required since the owner desires to subdivide and develop the subject site with an additional single-family home. 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 the surrounding properties.

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.

Planning and Zoning Board Recommendation

At the May 24, 2006, Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Vice-Chair McLaughlin, to approve subject to staff's recommendations. **(Motion carried 5-0)**

Town Council Action

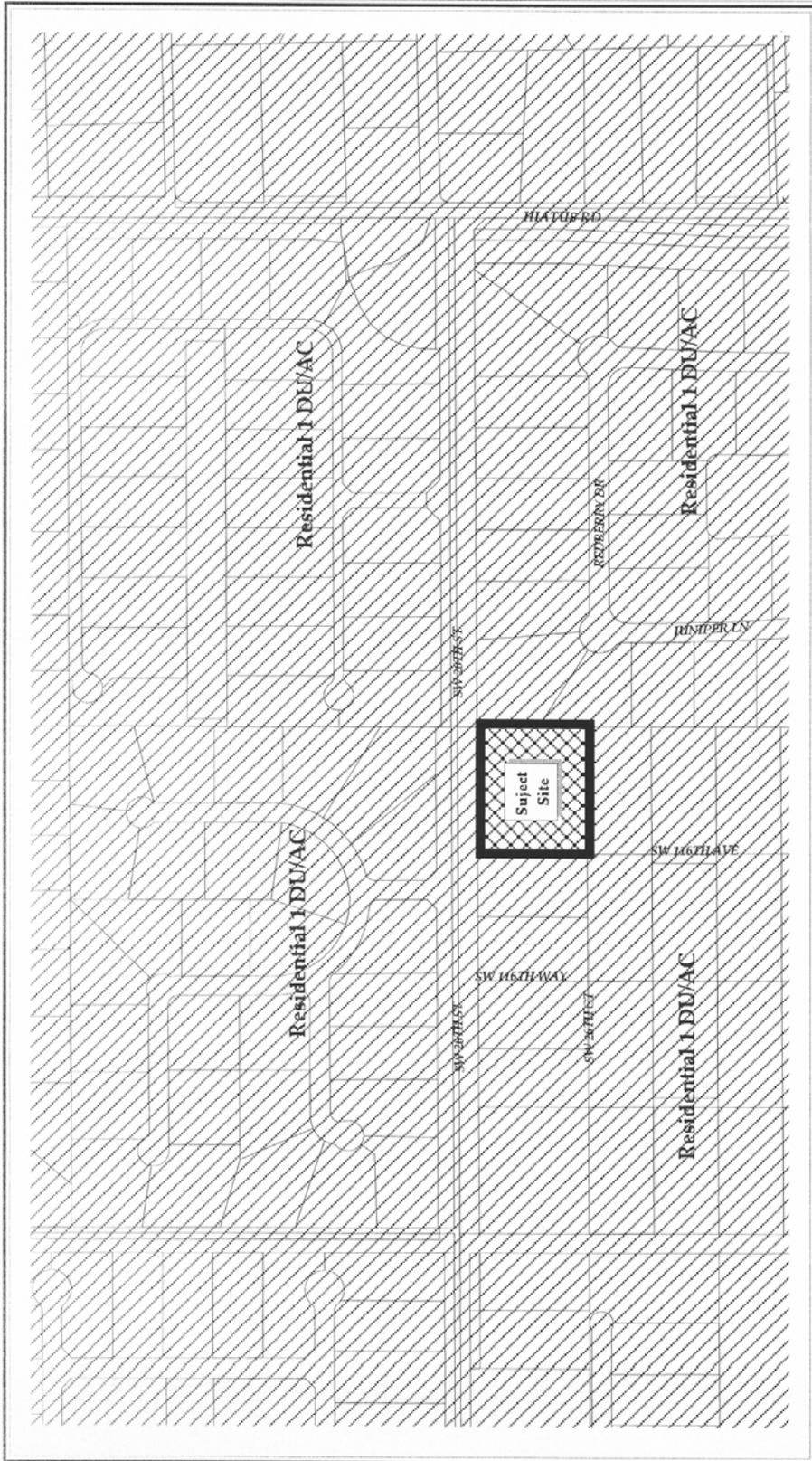
Exhibits

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

Prepared by: _____

Reviewed by: _____

Exhibit 1 (Future Land Use Plan Map)



Plat Application
P 5-2-05 / 05-539 / Paradise Estates
Future Land Use Plan Map

Prepared By: D.M.A.
 Date Prepared: 5/17/06



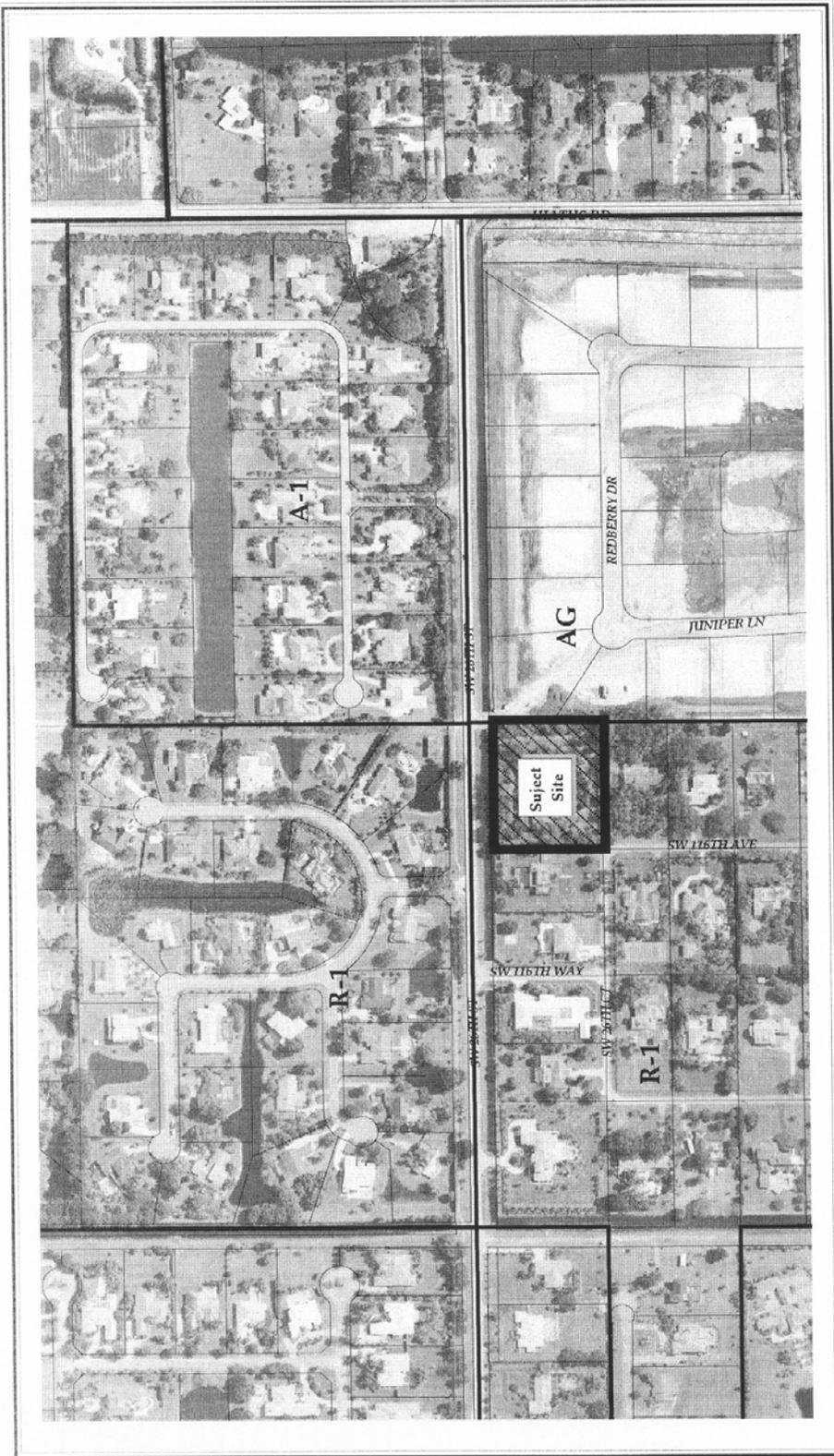
The Town of Davie
 Development Service Department
 Planning & Zoning Division



Scale



Exhibit 2 (Aerial, Zoning, and Subject Map)



**Plat Application
P 5-2-05 / 05-539 / Paradise Estates
Subject Site, Aerial, and Zoning Map**

Prepared By: D.M.A.
Date Prepared: 5/17/06



The Town of Davie
Development Service Department
Planning & Zoning Division

