

**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: Marcie Oppenheimer Nolan, Deputy Planning and Zoning Manager

SUBJECT: Plat, P 11-2-05, Oak Landings, 6401 SW 41st Street/ Generally located on the north side of SW 41st Street approximately 600 feet west of Davie Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
APPROVING THE PLAT KNOWN AS “OAK LANDINGS” 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:

Approval of the boundary plat known as the “Oak Landings” is being requested. The subject site consists of 1.15 gross acres, and is located on the north side of SW 41st Street.. The plat is restricted to 16 townhouse.

The proposed vehicular access onto the site is provided through two (2) access points off SW 41st Street, a local road. This is designed as a one-way loop through the site exiting onto SW 41st Street. The access points are indicated as two (2) 50 foot access openings on the plat. The proposed plat is dedicating 11 feet of road right-of-way for SW 41st Street along the southern limits of the plat. This results in a total of 40 feet of right-of-way for SW 41st Street. The proposed plat provides a ten (10) foot utility easement along the south property line.

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.

A Site Plan (SP 11-7-05) has been submitted concurrent with this application to allow development of this parcel and to match the proposed level of development.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the October 11, 2006 Planning and Zoning Board a motion was made by Ms. Turin to approve. Motion carried 5-0.

This item was approved by the CRA at the October 23, 2006 meeting.

FISCAL IMPACT: N/A

RECOMMENDATION(S): 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.

1. Any required mitigation by the County shall be performed within the Town boundaries.
2. Shall be subject to approval of the concurrent Site Plan Application (SP 11-7-05)
3. Revise the plat note to indicate 16 townhomes.
4. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Staff Report, Site Plan, Future Land Use Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "OAK LANDINGS" 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 "Oak Landings" was considered by the Town of Davie Planning and Zoning Board;

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

SECTION 1. The plat known as "Oak Landings" 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. Approval is also subject to placing a note on the plat stating that if traffic concurrency issues are identified by Broward County, then the improvements needed to satisfy traffic concurrency are to be done within the Town of Davie.

SECTION 3. 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 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/Agent:

Name: Monarch Development
Address: 2645 Executive Park Drive
City: Weston, FL 33331

BACKGROUND INFORMATION

Application Request: Approval of the plat known as the "Oak Landings"

Location: Generally located on the north side of SW 41st Street approximately 600 feet west of Davie Road.

Address/Location: 6401W 41st Street

Future Land Use Plan Designation: Regional Activity Center (RAC)

Zoning: RM-16, Medium High Dwelling District and within the CRA

Existing Use: vacant

Proposed Use: 16 unit two-story townhouse development

Parcel Size: 1.15 gross acres (50,348 square feet)
.98 net acres (42,739.32 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	vacant lot then strip center	Regional Activity Center (RAC)
South:	Condominium	Regional Activity Center (RAC)
East:	Innovative Concepts	Regional Activity Center (RAC)
West:	single family home	Regional Activity Center (RAC)

Surrounding Zoning:

North: B-2, Community Business
South: RM-16, Medium High Dwelling District
East: RM-16, Medium High Dwelling District
West: RM-16, Medium High Dwelling District

ZONING HISTORY

Previous Requests on same property:

A Site Plan (SP 11-7-05) has been submitted concurrent with this application.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 1.15 gross acres (50,348 square feet).
2. *Restrictive Note:* The proposed plat is restricted to 16 townhouse units. (*Note: this must be revised on the plat*)
3. *Access:* The proposed vehicular access onto the site is provided through two (2) access points off SW 41st Street, a local road. This is designed as a one-way loop through the site exiting onto SW 41st Street. The access points are indicated as two (2) 50 foot access openings on the plat.
4. *Trails:* There are no trails designated on the master trail map in this location.
5. *Easements and Reservation:* The proposed plat provides a ten (10) foot utility easement along the south property line.
6. *Dedications:* The proposed plat is dedicating 11 feet of road right-of-way for SW 41st Street along the southern limits of the plat. This results in a total of 40 feet of right-of-way for SW 41st Street.
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 use is compatible with the existing uses to the south and reflects the zoning classification for the properties to the west. To the east, a commercial redevelopment project will buffer more intense uses along Davie Road from the 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.

Land Development Code (Section 12-81C). Conventional multifamily development standards. The RM-16 requires a minimum lot size of 2,200 square feet and setbacks of 25 in the front, 20 in the side, and 25 in the rear. The maximum building height is 35 feet.

Significant Development Review Agency Comments

Engineering:

Provide an access management plan and survey to ensure there are no conflicts with access drives to the south and west. *(This has been complete)*.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 8. This planning area is the “heart” of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential development that serve the rapidly growing SFEC.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: *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.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

The plat meets the requirements of the land development code as it relates to use, access, lot dimensions and parcel size.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration subject to the following:

1. 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. Any required mitigation by the County shall be performed within the Town boundaries.
2. Shall be subject to approval of the concurrent Site Plan Application (SP 11-7-05)
3. Revise the plat note to indicate 16 townhomes.
4. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Community Redevelopment Agency

This item will be reviewed at the October 23, 2006 CRA Board meeting.

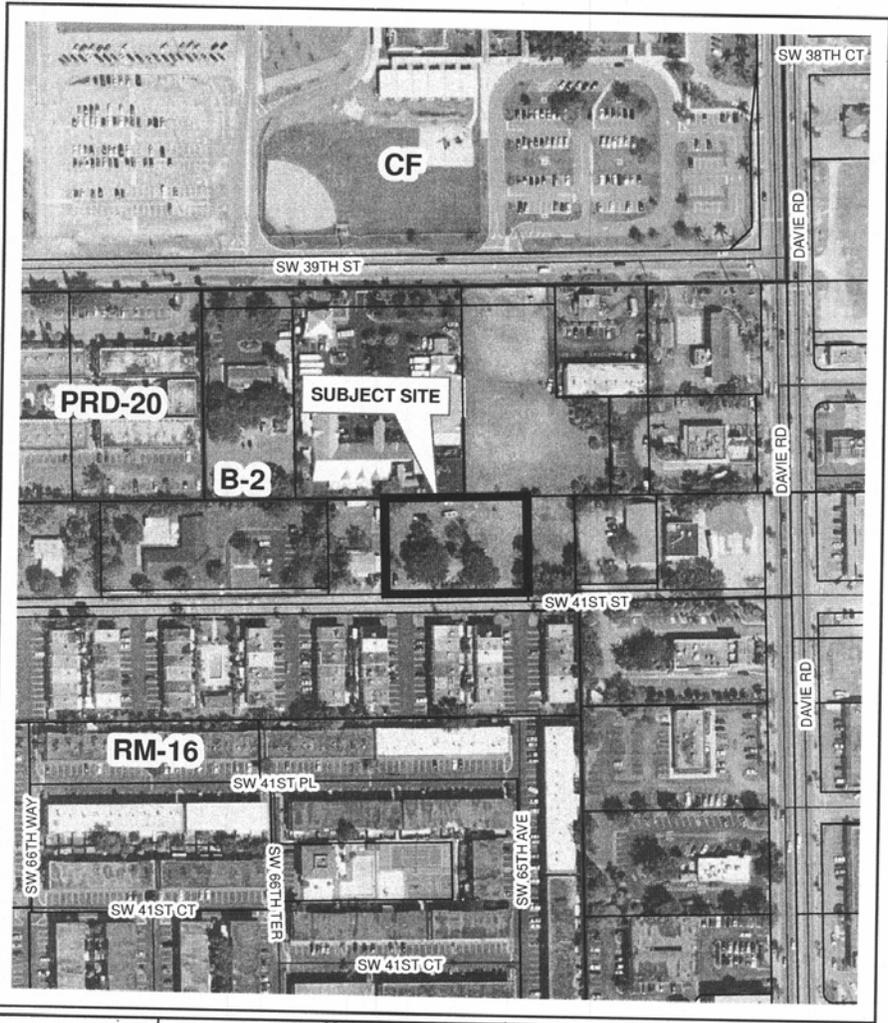
Planning and Zoning Board

At the October 11, 2006 Planning and Zoning Board a motion was made by Ms. Turin to approve. Motion carried 5-0.

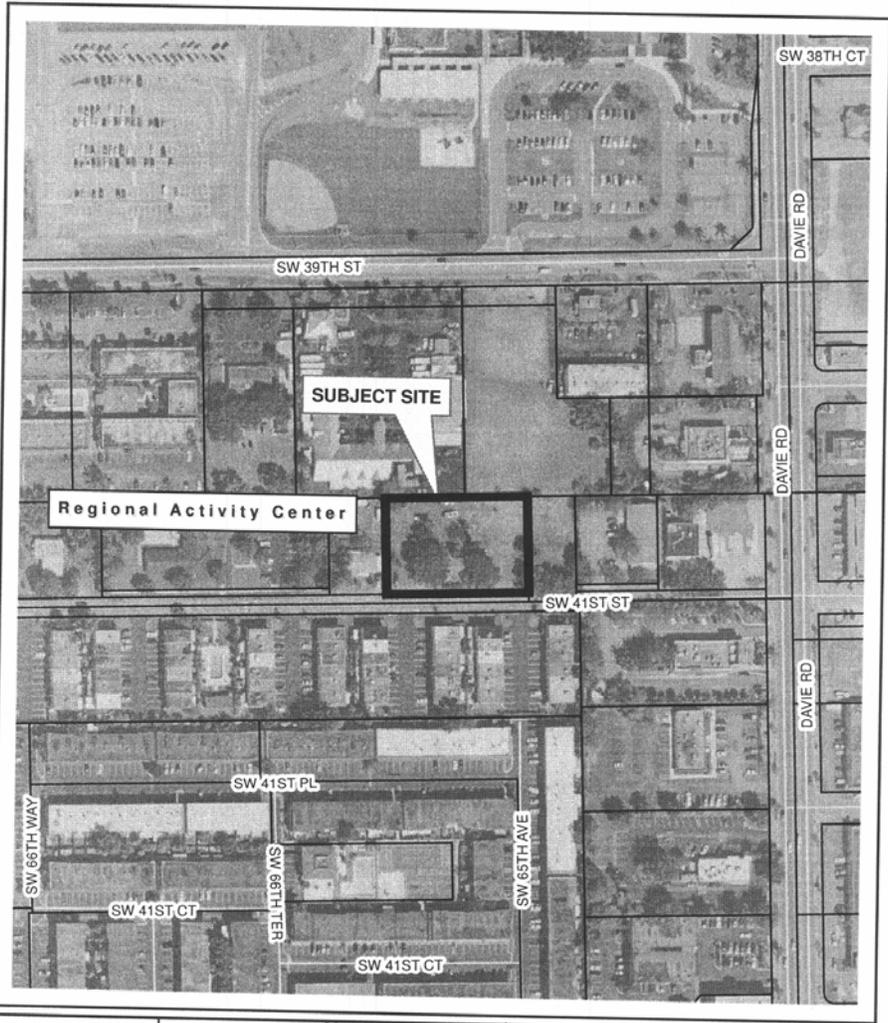
Exhibits

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

Prepared by: _____
Reviewed by: _____



	<p>Date Flown: 12/2004</p>  <p>0 100 200 400 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Plat P 11-2-05 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 10/19/06</p>
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	<p>Date Flown: 12/2004</p>  <p>0 100 200 400 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Plat P 11-2-05 Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 10/19/06</p>
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