

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie O. Nolan, AICP, Acting Development Services
Director/(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Plat Application, Resolution: P 11-2-06/07-18/Rancho
Alegre/2800 SW 148th Avenue/Generally located on SW 148th Avenue, between SW 31st
Court and SW 26th Street.

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE,
FLORIDA, APPROVING A PLAT KNOWN AS “RANCHO ALEGRE” 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 (tabled from January 2,
2008)

REPORT IN BRIEF: The petitioner requests approval of the plat known as “Rancho Alegre.” The proposed plat consists of 13.95 net acres (607,466 sq. ft.)/ 14.14 Gross acres (615,974). The site is divided into fourteen lots. Lots one, two and three front SW 148 Avenue, while lots four through fourteen front the right-of-way being dedicated by the plat, also known as Parcel “B”.

This Plat is restricted to 15 single-family detached units. The proposed plat provides vehicular access onto the subject site off SW 148th Avenue through a 50’ Vehicular Access Opening along the eastern boundary line. Staff finds that the proposed “Rancho Alegre” plat is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The proposed plat can be considered compatible with the uses and properties located along SW 148th Avenue.

PREVIOUS ACTIONS: At the January 2, 2008 Town Council meeting, this item was tabled to the January 16, 2008 Town Council meeting. (**Motion carried 4-0, Councilmember Starkey was absent**)

CONCURRENCES: At the December 12, 2007 Planning and Zoning Board meeting, Mr. Pignato made a motion, seconded by Ms. Turin, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – absent; Mr. Busey – absent; Mr. Pignato – yes; Ms. Turin – yes. (**Motion carried 3-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS "RANCHO ALEGRE" 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 "Rancho Alegre" was considered by the Town of Davie Planning and Zoning Board on December 12, 2007;

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

SECTION 1. The plat known as "Rancho Alegre" 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 _____, 2008.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit “A”

Application: P 11-2-06/07-18/Rancho Alegre

Original Report Date: 11/28/07

Revision(s):

12/14/2007

Phone: (305) 992-5631

Phone: (954) 680-6533

Background Information

Application Request: Approval of the plat known as the “Rancho Alegre”

Address: 2800 SW 148th Avenue

Location: Generally located on SW 148th Avenue, between SW 31st Court and SW 26th Street

Future Land Use Plan Map: Residential 1 DU/Acre

Zoning: A-1, Agricultural District

Parcel Size Net/Gross: 13.95 net acres (607,466 sq. ft.)/ 14.14 Gross acres (615,974)

Proposed Use(s): 14 Single-Family Homes

Proposed Density: 1 DU / Builders Acre (35,000 sq. ft.)

Surrounding Use(s): **Surrounding Land Use Plan Map Designation(s):**

Surrounding Zoning(s):

North: A-1, Agricultural District

South: A-1, Agricultural District

East: A-1, Agricultural District

West: A-1, Agricultural District

Related zoning history:

Adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, affecting the subject property.

This property was formerly recorded as “Florida Fruit Lands Company Subdivision 1” in Plat Book 2, Page 17 of the public records of Broward County.

Previous Requests on same property:

Plat Application P 10-1-02 Sharon Gardens (now known as Rancho Alegre), was approved by Town Council on October 15, 2003.

Site plan Application, SP 10-1-02 Sharon Gardens (now known as Rancho Alegre), was approved by Town Council on August 4, 2004.

Concurrent Request(s) on same property:

Site Plan Application (SP 11-3-06), the petitioner requests site plan approval for the site development of fourteen (14) single-family homes.

Applicable Codes and Ordinances

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

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, Article XII of the Land Development Code, Subdivisions and Site Plans

Land Development Code (Section 12-24 (J)(5)), the A-1, Agricultural District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

Land Development Code (Section 12-81), Residential standards for A-1 district, minimum lot area is 35,000 square feet, minimum frontage is 140 feet, maximum height is 35 feet, and maximum building ratio is 25%.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. This Planning area 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:

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

Application Details

1. *Site:* The subject site consists of 13.95 net acres (607,466 sq. ft.)/ 14.14 Gross acres (615,974).
The site is divided into fourteen lots. Lots one, two and three front SW 148 Avenue, while lots four through fourteen front the right-of-way being dedicated by the plat, also known as Parcel "B".
2. *Restrictive Note:* This Plat is restricted to 15 single-family detached units.
3. *Access:* The proposed plat provides vehicular access onto the subject site off SW 148th Avenue through a 50' Vehicular Access Opening along the eastern boundary line.
4. *Trails:* Oak Hill Park Trail is located along SW 148th Avenue adjacent to the subject site. This recreational and equestrian trail will accommodate leisure activities to and from the subject site. Additionally, the trail also allows the access to numerous Davie parks and other trails.
5. *Easements and Reservation:* The following easements are proposed by this plat:
 - a. Existing fifty (50) foot ingress/egress easement as per O.R.B. 34753, PG. 1666, B.C.R.
 - b. Proposed Ten (10) foot utility easement fronting all internal lots.
 - c. Proposed Ten (10) foot utility easement along SW 148th Avenue.
 - d. Proposed Twenty (20) foot drainage retention and flowage easement at sides and rear of all lots.
 - e. Ten (10) foot landscape Buffer along west boundary of lot 9 and lot 10.
6. *Vacations and Dedications:* The following dedication is proposed by this plat:
 - a. Existing fifteen (15) foot right-of-way per P.B. 2, PG. 17, DCR
 - b. Existing twenty-five (25) foot right-of-way dedication as per P.B. 166, PG. 19, B.C.R.
 - c. Proposed Fifty (50) foot right-of-way dedication fronting interior lots, also known as Parcel "B" plus twenty-five (25) foot right-of-way dedication along the plat's western boundary.
 - d. Proposed ten (10) foot right-of-way dedication along SW 148th Avenue.
 - e. Proposed Twenty (20) foot recreation, landscape and buffer trail.
7. *Drainage:* The petitioner obtained Central Broward Water Control District Approval on April 25, 2007.

8. *Compatibility:* The proposed plat can be considered compatible with the uses and properties located along SW 148th Avenue. The propose plat is consistent with the Land Development Code as it relates to access, location, size, and use.

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 Division:

1. Provide 40 ft. by 40 ft. sight triangles at the proposed right-of-way connection with SW 148th Avenue.
2. Submit stormwater management calculations to show that the dry retention areas are adequate for the site.

Staff Analysis

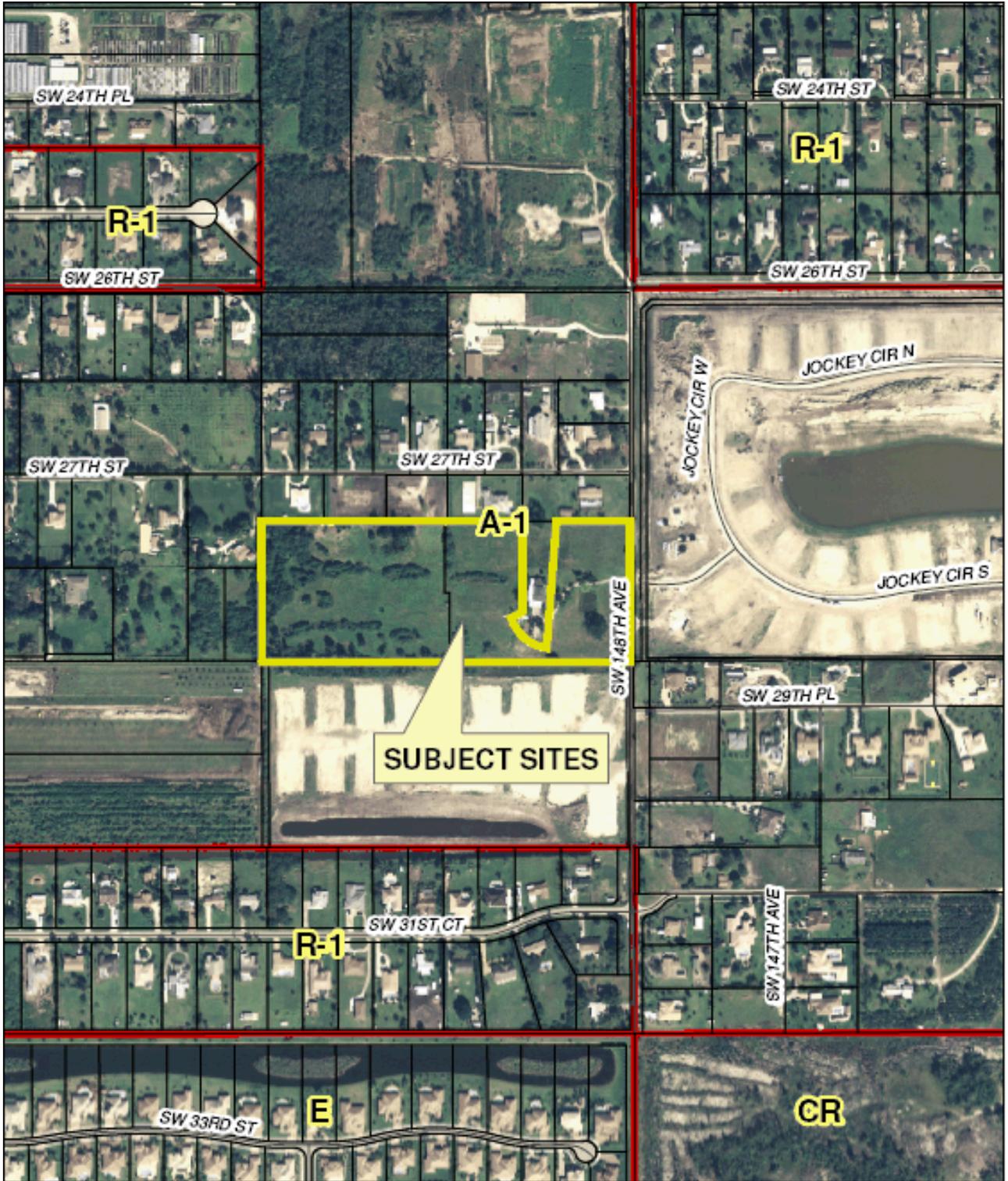
The proposed “Rancho Alegre” plat will accommodate fourteen (14) single-family homes in the subject site. The subject site was originally platted according to “Florida Fruit Lands Company’s Subdivision NO. 1” as recorded in Plat Book 2, Page 17 of the public records of Dade County, Florida. The petitioner’s plat meets the intent of the proposed A-1, Agricultural District. Additionally, the Plat is compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 1 DU/Acre.

Planning and Zoning Board Recommendation

At the December 12, 2007 Planning and Zoning Board meeting, Mr. Pignato made a motion, seconded by Ms. Turin, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – absent; Mr. Busey – absent; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 3-0)**

Town Council Action

At the January 2, 2008 Town Council meeting, this item was tabled to the January 16, 2008 Town Council meeting. **(Motion carried 4-0, Ms. Starkey was absent)**



	<p>Date Flown: 12/2/06</p> <p style="text-align: center;">N</p>  <p style="text-align: center;">0 250 500 1,000 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Plat P 11-2-06 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 10/19/07</p>
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