

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers
FROM/PHONE: Mark A. Kutney, AICP (797-1101)
SUBJECT: Resolution - Plat

Application No., Project Name and Location:
P 7-1-01, Charleston Oaks Plat, Generally located in the southwest corner of SW 26 Street and SW 142 Avenue.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "CHARLESTON OAKS PLAT", 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 proposed plat consists of approximately

The plat is in conformance with Town Code requirements and can be considered in final form.

PREVIOUS ACTIONS: None

CONCURRENCES:

Planning and Zoning Board recommended approval subject to staff recommendations (Motion carried 3-1, Mr. bender dissenting, October 10, 2001).

RECOMMENDATION(S): Motion to approve the plat.

Attachment(s): Resolution with backup, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "HARMONY VILLAGE COMMUNITY PLAT", 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 the Harmony Village Community Plat has been approved by the Town Planning and Zoning Board on September 12, 2001.

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

SECTION 1. The plat of the subdivision known as the Harmony Village Community Plat 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. The approval of this resolution is 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.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: P 7-1-01

Revisions:

Exhibit "A":

Original Report Date: 10/3/01

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

APPLICANT INFORMATION

Owner:

Name: Southern Homes of Davie LLC

Address: 7990 SW 117 Avenue, Ste. 135

City: Miami, FL 33183

Phone: (305) 596-9393, ext. 13

Agent:

Name: Carnahan, Proctor & Cross,
Inc.

Address: 6101 W. Atlantic Blvd.

City: Margate, FL 33063

Phone: (954) 972-3959

BACKGROUND INFORMATION

Application Request: Approval of a boundary plat.

Address/Location: General Address: 2601 SW 142 Avenue/Generally located at the southwest corner of SW 142 Avenue and SW 26 Street.

Land Use Plan Designation: Residential (1 du/ac)

Zoning: A-1, Agricultural District

Existing Use: Vacant Land

Proposed Use: 70 single family residential homes

Parcel Size: 75.894 acres (3,305,942.64 square feet)

Surrounding Land Use:

Land Use Designation

North: Single family residential

Residential (1 du/ac)

South: Single family residences and vacant land

Residential (1 du/ac)

East: Sequoia Estates development

Residential (1 du/ac)

West: Single family residences vacant land

Residential (1 du/ac)

and

Surrounding Zoning:

North: R-1, Estate Dwelling District

South: A-1, Agricultural District, and R-1, Estate Dwelling District

East: R-1, Estate Dwelling District

West: A-1, Agricultural District

ZONING HISTORY

Related Zoning History: None

Previous Requests on same property:

On April 2, 1997, Town Council approved a boundary plat by Resolution No. 97-124 consisting of approximately 40 acres and proposed to develop 37 single family homes on the western portion of the subject plat.

DEVELOPMENT PLAN DETAILS

The Applicant’s submission indicates the following:

1. The site area consists of approximately 3,305,942.64 square feet (75.894 acres). The proposed plat is restricted to 70 single family units. Access to the proposed development will be provided by a 100’ opening along SW 142 Avenue, and a secondary opening 50’ in width along SW 26 Street. The plat provides for a 10’ equestrian trail along the west and south limits of the plat and 10’ recreational trail along the east limits of the plat.
2. Details of the drainage system will be provided with the site plan submission.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

Land Development Code Section 12-360(B)(1) provides that no application for a building permit for the construction of a principal building on a parcel of land shall be approved unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 generally 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 Nob Hill Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

The petitioner will be required to plat this property through the Town of Davie and Broward County. Concurrency review, including roadways and utilities infrastructure will be reviewed at the time of platting. This site falls within a compact deferral area as identified by the Broward County Compact Deferral map.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and land Development Regulations.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following Engineering and staff comments being reflected on the plat prior to Town Council consideration:

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.

Planning and Zoning Board Recommendation

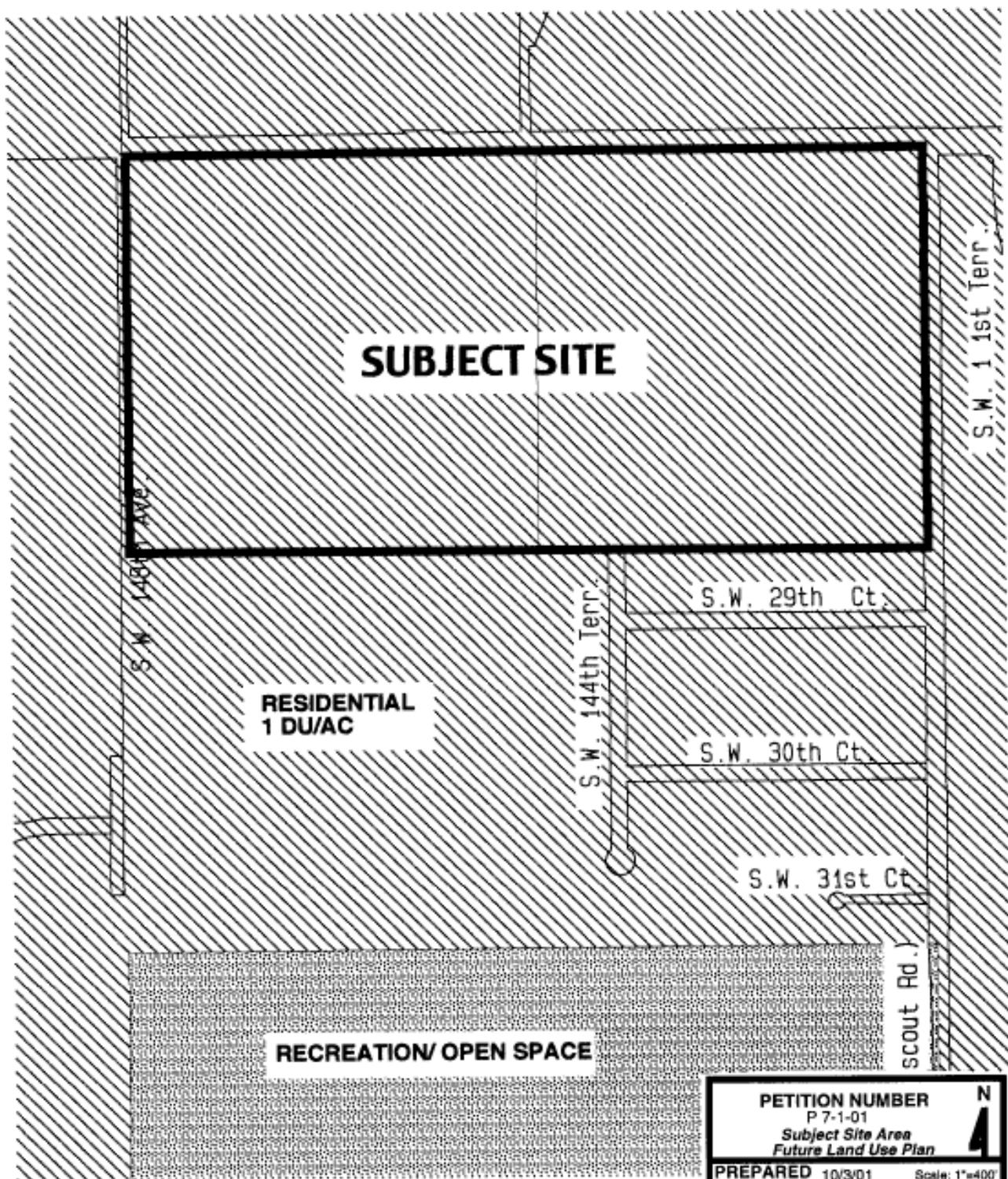
PLANNING AND ZONING BOARD RECOMMENDATION: On October 10, 2001 a motion was made to recommend approval subject to staff recommendations (Motion carried: 3-1, Mr. Bender dissenting).

Exhibits

Resolution with backup, Land Use map, Subject Site map, and Aerial.

Prepared by: _____

Reviewed by: _____



SUBJECT SITE

S.W. 148th Ave

S.W. 1st Terr

**RESIDENTIAL
1 DU/AC**

S.W. 144th Terr

S.W. 29th Ct

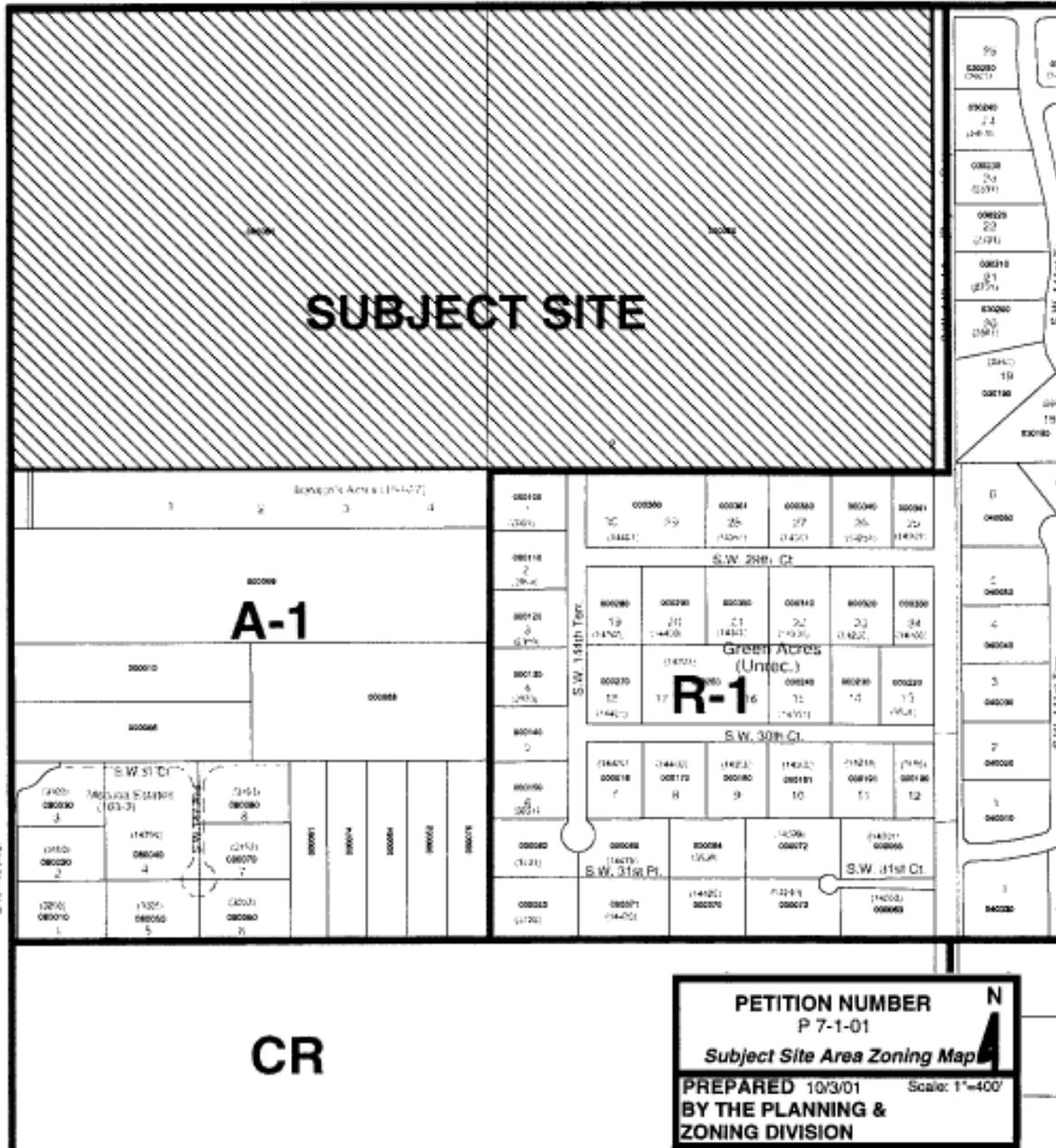
S.W. 30th Ct

S.W. 31st Ct

scout Rd.

RECREATION/ OPEN SPACE

| | | |
|---|---------|----------------|
| PETITION NUMBER | | N ↑ |
| P 7-1-01 | | |
| <i>Subject Site Area Future Land Use Plan</i> | | |
| PREPARED | 10/3/01 | Scale: 1"=400' |
| BY THE PLANNING & ZONING DIVISION | | |



SUBJECT SITE

A-1

CR

R-1

Green Acres (Unec.)

PETITION NUMBER P 7-1-01

Subject Site Area Zoning Map

PREPARED 10/3/01 Scale: 1"=400'

BY THE PLANNING & ZONING DIVISION

S.W. 145 Ave.

S.W. 141st Ter.

S.W. 141st Ter.

S.W. 141st Ter.

N



SW 26 St.

SUBJECT SITE

N
↑
DATE FLOWN
JANUARY 1998
SCALE:nts
P 7-1-01