

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP/(954) 797-1101

**SUBJECT:** Quasi Judicial Hearing: Special Permit

SE 8-1-01, Rick Bruns, 22805 SW 154 Avenue/Generally located on the east side of Shotgun Road (SW 154 Avenue), 1200 feet north of SW 26 Street.

**TITLE OF AGENDA ITEM:**

SE 8-1-01, Rick Bruns

**REPORT IN BRIEF:**

The applicant is requesting to operate a riding stable with 13 stalls on the 10.03 acre subject site. The subject site contains a single family residence, stables, and paddocks. The applicant states that 4 or 5 individuals will receive equestrian instruction, and no more than 5 vehicles will be on the property at one time. The intent of Land Development Code's requirement for special permits is for the Town to consider external impacts of uses that require special permits. Staff finds that the proposed riding stable poses minimal negative impacts on the surrounding area and is consistent with the intent of the Land Development Code. The single family residence, stables, and paddocks are existing and permitted on the subject site; the petitioner's desire to offer boarding and equestrian instruction is a complimentary and compatible use.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Planning and Zoning Board recommended approval of the request at its October 10, 2001 meeting, and that the applicant's fees be refunded (4-0 Mr. Waitkus absent).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve

**Attachment(s):** Planning Report, Justification letter, Land use map, Subject site map, Aerial

Application #: SE 8-1-01  
Exhibit "A"

Revisions:  
Original Report Date: 11/2/01

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

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**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** Rick Bruns  
**Address:** 1140 SE 3 Avenue  
**City:** Fort Lauderdale, FL 33316  
**Phone:** (954)467-5793

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**BACKGROUND INFORMATION**

**Date of Notification:** October 3, 2001    **Number of Notifications:** 20

**Application History:** No deferrals have been requested.

**Application Request:** Special permit for a riding stable pursuant to Section 12-34(B)(2) of the Land Development Code.

**Address/Location:** 22805 SW 154 Avenue/Generally located on the east side of Shotgun Road (SW 154 Avenue), 1200 feet north of SW 26 Street.

**Future Land Use Plan Designation:** Residential (1 DU/AC)

**Zoning:** A-1, Agricultural District

**Existing Use:** Single family residence, stables, paddocks

**Proposed Use:** Single family residence, stables, paddocks, equestrian instruction

**Parcel Size:** 10.03 acres (436,906.8 square feet)

**Surrounding Uses:**  
**North:** Single family residential  
**South:** Single family residential  
**East:** Single family residential  
**West:** Vacant land

**Surrounding Land**  
**Use Plan Designation:**  
Residential (1 DU/AC)  
Residential (1 DU/AC)  
Residential (1 DU/AC)  
Residential (1 DU/AC)

**Surrounding Zoning:**  
**North:** A-1, Agricultural District  
**South:** A-1, Agricultural District  
**East:** A-1, Agricultural District  
**West:** AG, Agricultural District

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**ZONING HISTORY**

**Related Zoning History:** None.

**Previous Request on same property:** None.

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### **APPLICATION DETAILS**

The applicant is requesting to operate a riding stable with 13 stalls on the 10.03 acre subject site. The subject site contains a single family residence, stables, and paddocks. The applicant states that 4 or 5 individuals will receive equestrian instruction, and no more than 5 vehicles will be on the property at one time.

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### **Applicable Codes and Ordinances**

Section 12-34(B)(2) of the Land Development Code permits riding stables pursuant to a special permit, and are limited to eight (8) horses per acre.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls 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 113.

**Applicable Goals, Objectives & Policies:** None.

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### **Staff Analysis**

The intent of Land Development Code's requirement for special permits is for the Town to consider external impacts of uses that require special permits. Staff finds that the proposed riding stable poses minimal negative impacts on the surrounding area and is consistent with the intent of the Land Development Code. The single family residence, stables, and paddocks are existing and permitted on the subject site; the petitioner's desire to offer boarding and equestrian instruction is a complimentary and compatible use.

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### **Findings of Fact**

#### **Review for Special Permits:**

#### **Section 12-308(A)(1)(a):**

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (ii) The proposed change will not create an unrelated an incompatible use;
- (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;
- (iv) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

- (v) The proposed change will not adversely affect surrounding property values;
- (vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (vii) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

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**Staff Recommendation**

**Recommendation:** Based upon the above and the finding of facts in the positive, staff recommends **approval**, of petition SE 8-1-01.

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**Planning & Zoning Board Recommendation**

The Planning and Zoning Board recommended approval of the request at its October 10, 2001 meeting, and that the applicant's fees be refunded (4-0 Mr. Waitkus absent).

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**Exhibits**

1. Justification letter
2. Land use map
3. Subject site map
4. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



August 29, 2001

To whom it may concern,

This letter is to describe the requested operation for 2280 sw 154<sup>th</sup> St., Davie, Florida.

The property will be slightly altered with landscaping to increase the value. We would like to hire our friend, Casey Waxman to run the barn including 13 stalls.

She would have an exclusive riding operation where she would teach a select 4 or 5 individuals, including the basic fundamentals of horsemanship, which is in fact lacking in South Florida. Casey has been involved in equestrian competition and trains her own horses. Casey has strong beliefs about safety.

There will be at one time, no more that 5 vehicles on the property.

There will be no intrusion or disruption to the neighbors and we will do everything possible to maintain the beauty of the property.

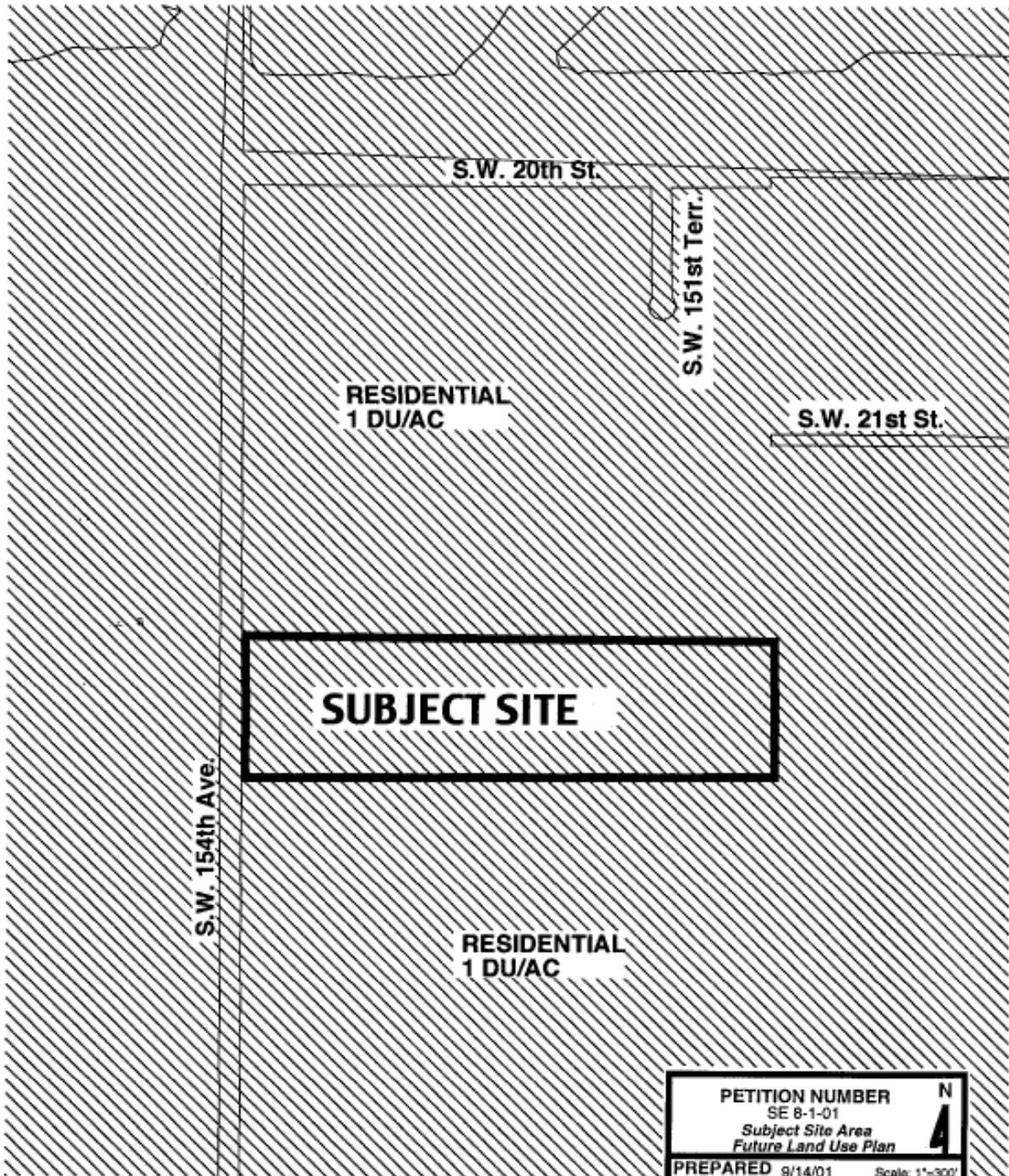
Should you have any questions, please contact Rick Bruns at 954-467-5793.

Yours truly,

Rick and Liliane Bruns

## CRITERIA FOR REVIEWING SPECIAL PERMITS

- (1) No, it is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.
- (2) No, it will not create an unrelated and incompatible adjacent use.
- (3) No, it will not adversely affect living conditions in the neighborhood, or the town.
- (4) No, it will not create or excessively increase any vehicle congestion or otherwise affect public safety.
- (5) No, it will not adversely affect surrounding property values.
- (6) No, it will not be a deterrent to the improvement or development of other property in accord with existing regulations.
- (7) No, it will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.



S.W. 154th Ave.

S.W. 20th St.

S.W. 151st Terr.

S.W. 21st St.

RESIDENTIAL  
1 DU/AC

**SUBJECT SITE**

RESIDENTIAL  
1 DU/AC

PETITION NUMBER SE 8-1-01 Subject Site Area Future Land Use Plan	N 4
PREPARED 9/14/01 BY THE PLANNING & ZONING DIVISION	Scale: 1"=300'

R-1

S.W. 20th St.

S.W. 151st Terr.

Branding Iron Ranch (95-9)

A-1

S.W. 21st St.

R-1

1 2 3 4  
Ho

AG

SUBJECT SITE

A-1

S.W. 154th Ave.

1 2 3 4 5  
Regina Lynn Ranches (140-49)

R-1

S.W. 26th St.

PETITION NUMBER  
SE 8-1-01  
*Subject Site Area Zoning Map*

PREPARED 9/14/01 Scale: 1"=300'  
BY THE PLANNING & ZONING DIVISION



