

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: Resolution
DG 1-4-02
Project Name and Location: Ibis PYC LLC/German Saffon
7690 Stirling Road/Generally located at the southeast corner of Stirling
Road and NW 77 Avenue

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "C&F PLAT" (164-31), AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant proposes to amend the plat note to allow development of 26 townhouse units. The proposed amendment is in accordance with the Town's Future Land Use plan, which provides for densities of eight (8) units per acre on this site. The proposed amendment also complies with current zoning regulations, which allow a maximum of twenty-seven (27) units to be constructed on the site. Development of the site as requested supports the existing higher-density character of the surrounding neighborhood. The area currently consists of townhouses to the east and west, with apartments directly south of the abutting home health care facility. Staff also notes that the applicant has submitted a preliminary site plan that appears to conform with all applicable codes and ordinances.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Planning Report, Resolution, Plat, Land use map, Subject site map, Aerial, Justification letter, trip report

Application #: DG 1-4-02
Application Received: 1/23/02
Exhibit "A"

Revisions:
Original Report Date: 2/28/2002

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

APPLICANT INFORMATION

<u>Owner:</u>	<u>Agent:</u>
Name: Ibis PYC LLC.	Name: German Saffon
Address: 520 Brickell Key Drive #303	Address: 520 Brickell Key Drive #303
City: Miami, Florida 33131	City: Miami, Florida 33131
Phone: (954) 802-4241	Phone: (954) 802-4241

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend Note #6 on the C&F Plat (164-31), which restricts development to eleven (11) townhouse units, to allow twenty-six (26) townhouse units.

Address/Location: 7690 Stirling Road / Generally the southeast corner of Stirling Road and NW 77th Avenue

Future Land Use Plan Designation: Residential 8 DU/AC

Zoning: RM-8, Medium Density Dwelling

Existing Use: Vacant

Proposed Use: Townhouses

Parcel Size: 2.85 acres (124,225 square feet) - net
3.44 acres (149,637 square feet) - gross

Surrounding Uses:

North: Vacant
South: Home Health Care facility
East: Countryside Apartments
West: Driftwood Estates and

Surrounding Land Use

Plan Designation:

Residential 10 DU/AC
Residential 8 DU/AC
Residential 16 DU/AC
Residential 8 DU/AC &

Surrounding Zoning:

North: Trafficway (Stirling Road) & A-1, Agricultural District (north of Stirling Road)
South: RM-8, Medium Density Dwelling District
East: RM-16, Medium-High Density Dwelling District
West: RM-8, Medium Density Dwelling District and R-5, Low Medium Density Dwelling District

ZONING HISTORY

Related Zoning History: Town Council approved Ordinance 81-7, which annexed the site into the Town of Davie, on March 5, 1981.

Previous Request on same property: The subject plat was originally recorded on March 10, 1998, in Plat Book 163, Page 31, of the Broward County records and was restricted to eleven (11) townhouse units.

SUMMARY OF SIGNIFICANT DEVELOPMENT REVIEW COMMENTS

None.

APPLICABLE CODES AND ORDINANCES

Broward County Land Development Code requires Delegation Requests for plat note amendments.

COMPREHENSIVE PLAN CONSIDERATIONS

Planning Area: The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Comprehensive Plan: The Broward County Land Development Code requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, with final approval by the Broward County Commission.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Concurrency Considerations: The application indicates an increase in trips on the roadway network. According to the trips run prepared by Broward County, the proposed increase in density will generate eight (8) additional trips per day. Although the project is located within the concurrency impact area, the project does not place trips on overcapacity segments.

Applicable Goals, Objectives & Policies: Policy 6-1: Residential development of moderate to high density should be located in close proximity to arterial roadways, available mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the SR 84/I-595 or I-75 interchanges.

STAFF ANALYSIS/FINDING OF FACT

The applicant proposes to amend the plat note to allow development of 26 townhouse units. The proposed amendment is in accordance with the Town's Future Land Use plan, which provides for densities of eight (8) units per acre on this site. The proposed amendment also complies with current zoning regulations, which allow a maximum of twenty-seven (27) units to be constructed on the site. Development of the site as requested supports the existing higher-density character of the surrounding neighborhood. The area currently consists of townhouses to the east and west, with apartments directly south of the abutting home health care facility. Staff also notes that the applicant has submitted a preliminary site plan that appears to conform with all applicable codes and ordinances.

STAFF RECOMMENDATION

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval** of petition DG 1-4-02.

EXHIBITS

1. Justification Letter
2. Trip Report
3. Resolution
4. Plat
5. Land use map
6. Subject site map
6. Aerial

Prepared by: _____

Reviewed by: _____

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "C&F PLAT" (164-31), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as C&F Plat was recorded in the public records of Broward County in Plat Book 164, Page 31; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie to concur with this amendment prior to a review of the proposed amendment by the Broward County Commission.

NOW,
FLORIDA.

THEREFORE,

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the restrictive note shown on the C&F Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2002.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2002.

January, 24 - 2.002

City of Davis

Dear Srs

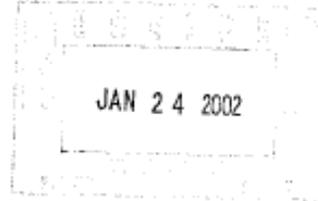
Attached we are sending the following documents pertaining to obtain your approval resolution. We are presenting a development project that will change the use of the lot from 11 Town Homes to 26.

- 1- Copy of the plat
- 2- Reduction of the plat
- 3- County form
- 4- Trips run.
- 5- \$195.00

Thank for your interest.

Cordially,

German Sartin
Ibis P&C LLC
President



C & F INFORMATIONAL

006-INF-0

NOTE: THIS INFORMATIONAL TRIPS RUN WAS TREATED AS A PROPOSED DELEGATION REQUEST TO AMEND THE NOTE ON THE C & F PLAT FROM 11 TOWNHOUSE UNITS TO 26 TOWNHOUSE UNITS. THIS RUN REPRESENTS AN ADDITIONAL 15 TOWNHOUSE UNITS.

THE FOLLOWING IS THE ADDITIONAL ROAD IMPACT FEE:

TOTAL WORK PRODUCTIONS =	3
TOTAL SHOPPING PRODUCTIONS =	1
TOTAL OTHER PRODUCTIONS =	3
TOTAL NON HOME-BASED PRODUCTIONS =	1
TOTAL TRIPS	8

ROAD IMPACT FEE	\$ 2304
ADMINISTRATIVE FEE	\$ 71

CURRENTLY, THIS PROJECT IS LOCATED WITHIN CONCURRENCY IMPACT AREA, HOWEVER, THE PROJECT DOES NOT PLACE TRIPS ON OVERCAPACITY SEGMENTS.

98-111-3 03-10-98

PLATE 14 P. 51

C & F PLAT

A UNIT OF A PLAT IS THAT OF A CERTAIN SECTION OF A PLAT, AS SHOWN ON THE PLAT, AND IS NOT NECESSARILY THE SAME AS A SECTION OF THE PLAT.

SECTION 1
This section is located in the north-west corner of the plat and contains the following description: ...

SECTION 2
This section is located in the north-east corner of the plat and contains the following description: ...

SECTION 3
This section is located in the south-west corner of the plat and contains the following description: ...

SECTION 4
This section is located in the south-east corner of the plat and contains the following description: ...

SECTION 5
This section is located in the north-west corner of the plat and contains the following description: ...

SECTION 6
This section is located in the north-east corner of the plat and contains the following description: ...

SECTION 7
This section is located in the south-west corner of the plat and contains the following description: ...

SECTION 8

This section is located in the south-east corner of the plat and contains the following description: ...

Rec'd by

SECTION 9

This section is located in the north-west corner of the plat and contains the following description: ...

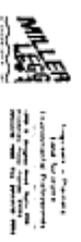
This section is located in the north-east corner of the plat and contains the following description: ...

This section is located in the south-west corner of the plat and contains the following description: ...

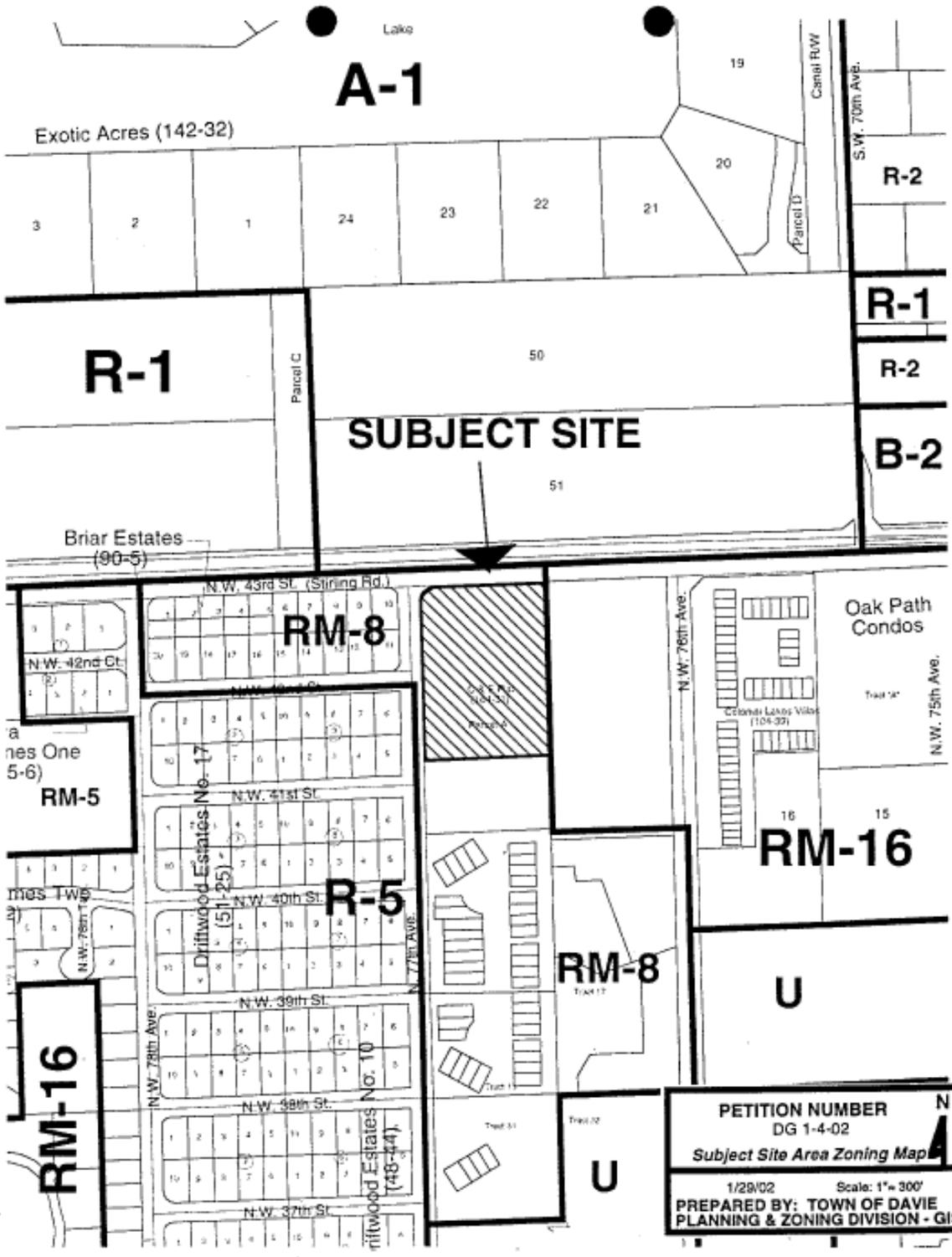
This section is located in the south-east corner of the plat and contains the following description: ...

This section is located in the north-west corner of the plat and contains the following description: ...

This section is located in the north-east corner of the plat and contains the following description: ...



03-10-97 12:21 PM OCA 272 42 Pg 808



A-1

Exotic Acres (142-32)

R-1

SUBJECT SITE

Briar Estates (90-5)

RM-8

RM-5

R-5

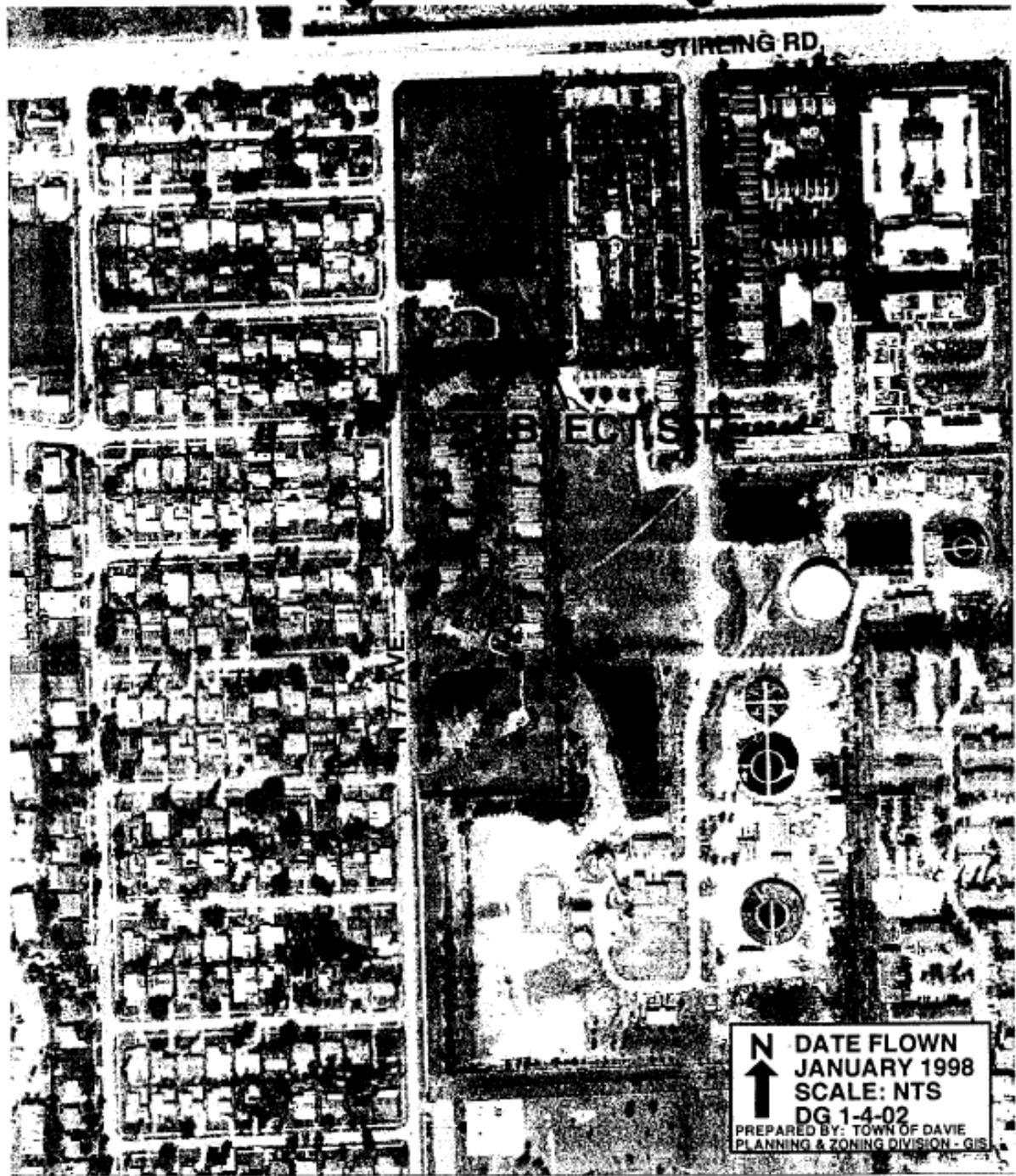
RM-16

RM-8

U

RM-16

<p>PETITION NUMBER DG 1-4-02</p>	
<p><i>Subject Site Area Zoning Map</i></p>	
<p>1/29/02</p>	<p>Scale: 1" = 300'</p>
<p>PREPARED BY: TOWN OF DAVIE PLANNING & ZONING DIVISION - GIS</p>	



STIRLING RD

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
DG 1-4-02
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS