

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Plat, P 12-2-01 Oak Hollow Estates, Francisco Aguirre/Multiple owners, 3700 SW 136 Avenue/Generally located at the end of the cul-de-sac on the east side of SW 136 Avenue.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS OAK HOLLOW ESTATES 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 applicant requests approval of the resolution for the proposed subdivision plat to be known as Oak Hollow Estates. The subject site consists of approximately 626,817 square feet or 14.39 acres. There is a note restricting the plat to thirteen (13) detached single family units. Lots 1-13 range from 43,404 to 57,621 square feet. Parcel "A" is 72,657 square feet, and is dedicated as a 50' private road for ingress/egress, with a 10' utility easement being provided along both sides. Parcel "B" is 7,201 square feet, and is dedicated as a 15' drainage easement and 20' recreation and canal maintenance easement. Parcel "B" aligns with the existing canal and Town of Davie equestrian trail to the north.

Access is provided by a road easement through Parcel "A" of the Hicks Estates. The private road terminates into a cul-de-sac with a 50' radius. The detail of the access road connection through Hicks Estates is attached. In addition, a non-vehicular access line (NVAL) has been provided along the western boundary of the plat.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the September 11, 2002, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve subject to the planning report (Motion carried 5-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition the following conditions must be met prior to final approval:

1. Recordation of the road easement through Parcel "A" of Hicks Estates Plat.
2. Provision of an executed recreational impact fee agreement.
3. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
4. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

**Attachment(s):** Plat, Resolution, Access Road Connection, Zoning Map, Land Use Map, Aerial Map

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS OAK HOLLOW ESTATES 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 Oak Hollow Estates has been approved by the Town Planning and Zoning Board on September 11, 2002,

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 Oak Hollow Estates 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. 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.

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

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**APPLICANT INFORMATION**

**Owners:**

**Name:** Emmanuel G. Cailis  
Linda Cailis  
**Address:** 6231 Olde Moat Way  
**City:** Davie, FL 33331  
**Phone:** (954)680-8550

**Agent:**

**Name:** Francisco A. Aguirre, P.E., P.L.S.  
Associated Engineers & Surveyors  
of South Florida, Corporation  
**Address:** 7320 Griffin Road, Suite 103  
**City:** Davie, FL 33314  
**Phone:** (954)791-2110

**Name:** George E. Cailis  
Barbara Cailis  
**Address:** 6721 Hancock Road  
**City:** Fort Lauderdale, FL 33330  
**Phone:** (954)434-7965

**Name:** Pedro J. Cierera  
**Address:** 13990 SW 20 Street  
**City:** Miami, FL 33175  
**Phone:** (305)553-4707

**Name:** Pedro A. Cierera  
**Address:** 12800 SW 112 Street  
**City:** Miami, FL 33186  
**Phone:** (305)388-2368

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**BACKGROUND INFORMATION**

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

**Application Request:** Approval of the resolution for the proposed subdivision plat to be known as Oak Hollow Estates.

**Address/Location:** 3700 SW 136 Avenue/Generally located at the end of the cul-de-sac on the east side of SW 136 Avenue.

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

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

**Existing Use:** Vacant

**Proposed Use:** Thirteen (13) detached single family units

**Parcel Size:** 14.39 acres (626,817.67 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Vacant (Hicks Estates)	Residential (1 DU/AC)
<b>South:</b>	Single-family residential (Imagination Farms)	Residential (1 DU/AC)
<b>East:</b>	Flamingo ESL Site	Conservation
<b>West:</b>	Single-family residential	Residential (1 DU/AC)

**Surrounding Zoning:**

**North:** A-1, Agricultural District  
**South:** E, Estate District  
**East:** RS, Recreation and Open Space District  
**West:** R-1, Estate Dwelling District

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## ZONING HISTORY

**Related Zoning History:** The adjacent plat to the north, P 3-1-00 Hicks Estates, was approved on September 6, 2000.

The subject site is 14.39 acres, and therefore exempt from the zoning in progress set forth by Resolution No. 2002-31, Ordinance No. 2002-8, and Ordinance 2002-18.

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

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## APPLICATION DETAILS

The applicant's submission indicates the following:

1. The subject site consists of approximately 626,817 square feet or 14.39 acres.
2. A note restricting the plat to thirteen (13) detached single family units. Lots 1-13 range from 43,404 to 57,621 square feet. Parcel "A" is 72,657 square feet, and is dedicated as a 50' private road for ingress/egress, with a 10' utility easement being provided along both sides. Parcel "B" is 7,201 square feet, and is dedicated as a 15' drainage easement and 20' recreation and canal maintenance easement. Parcel "B" aligns with the existing canal and Town of Davie equestrian trail to the north.

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### Applicable Codes and Ordinances

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

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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:** *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive 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 Uses portion of the Plan Implementation Section.

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### Staff Analysis/Findings of Fact

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size and use.

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### Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition the following conditions must be met prior to final approval:

1. Recordation of the road easement through Parcel "A" of Hicks Estates Plat.
2. Provision of an executed recreational impact fee agreement.
3. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
4. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

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## Planning and Zoning Board Recommendation

At the September 11, 2002, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve subject to the planning report (Motion carried 5-0).

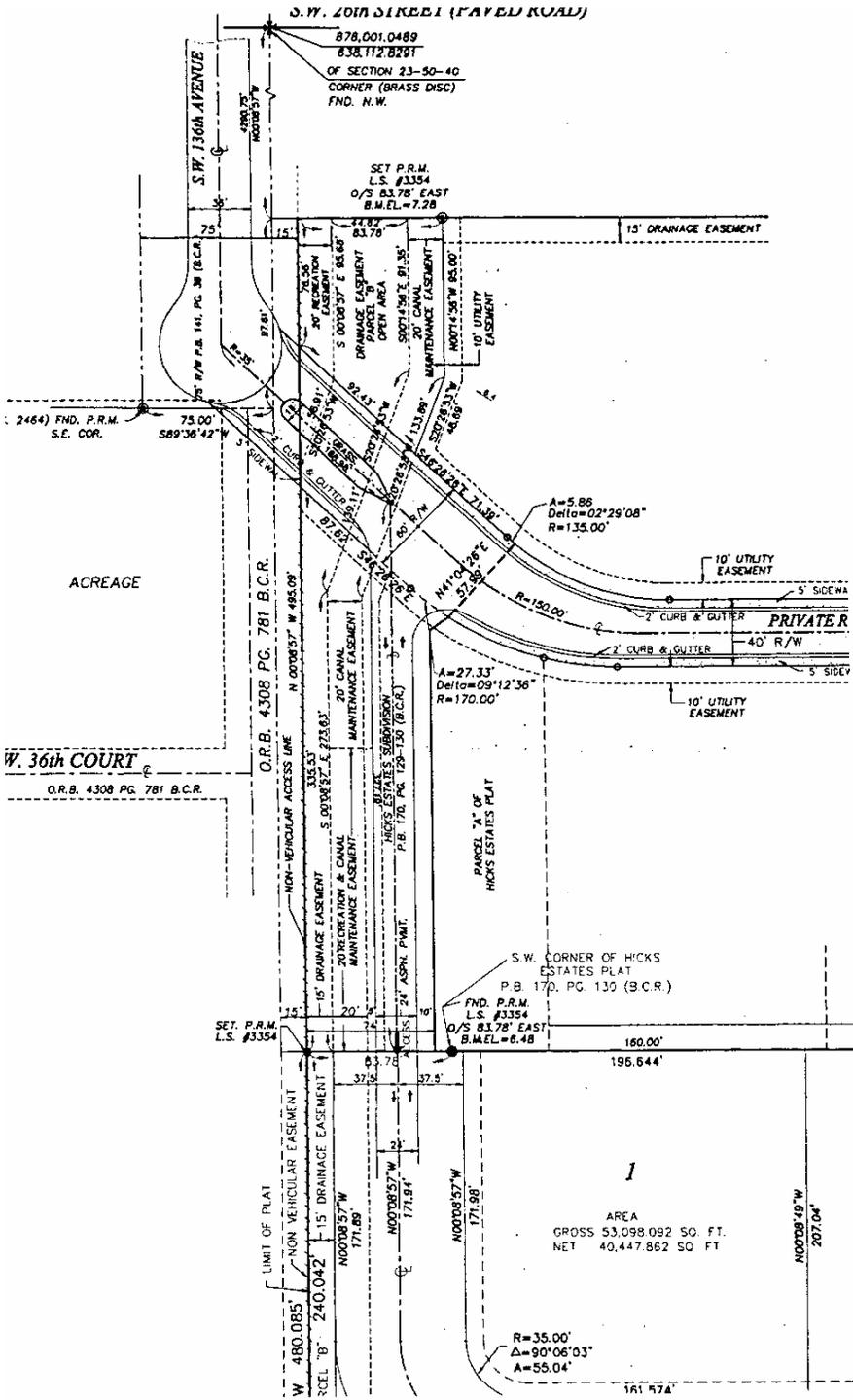
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### Exhibits

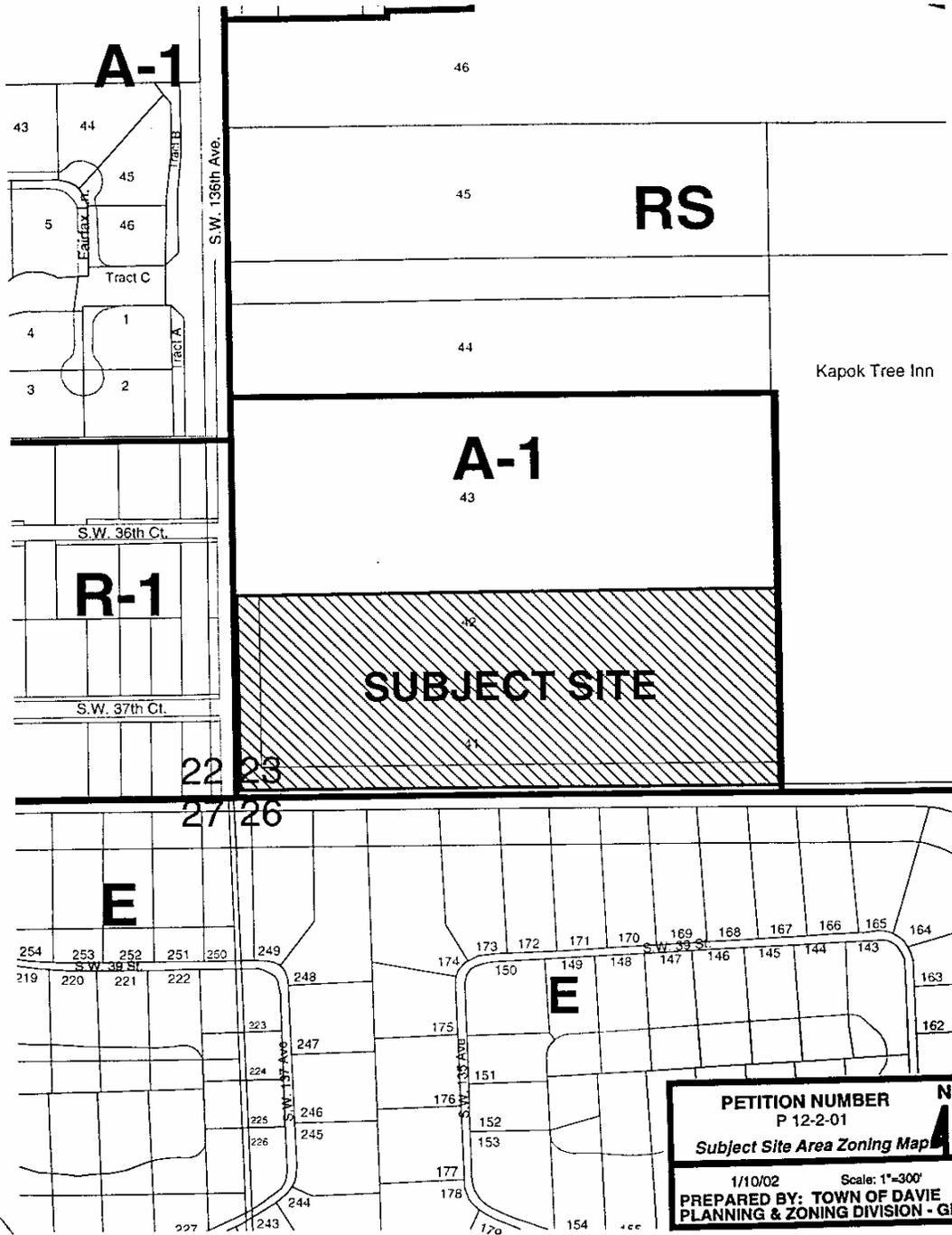
1. Plat
2. Resolution
3. Access Road Connection
4. Zoning Map
5. Land Use Map
6. Aerial Map

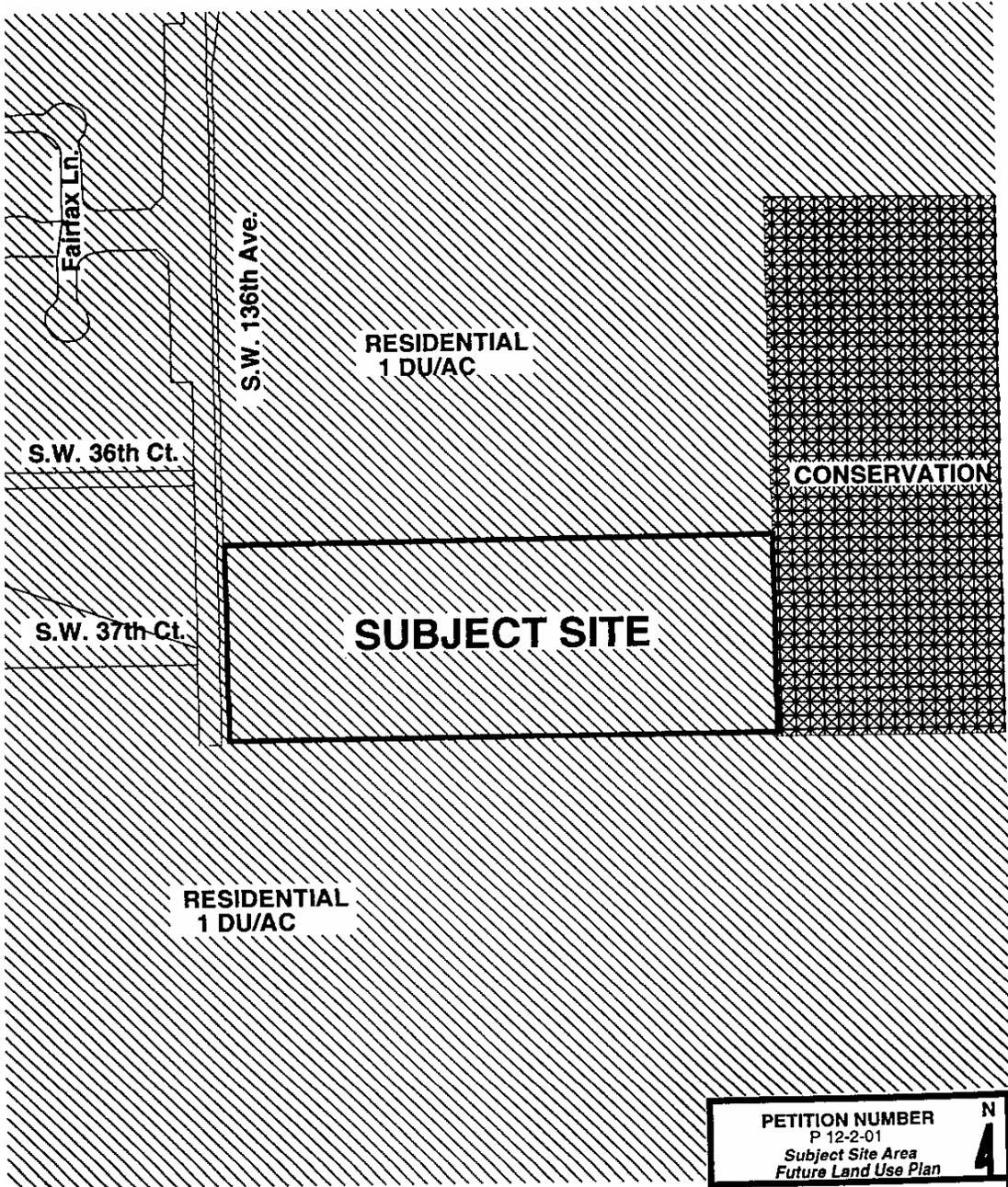
Prepared by: \_\_\_\_\_

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



3700 SW 136 Ave





**PETITION NUMBER**  
P 12-2-01  
*Subject Site Area*  
*Future Land Use Plan*

1/10/02    Scale: 1"=300'

**PREPARED BY: TOWN OF DAVIE**  
**PLANNING & ZONING DIVISION - GIS**

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