

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by Annie Feng, Planner II

SUBJECT: Resolution DG 7-4-03/Long Lake Estates II Plat, 3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road/Generally located between SW 26 Street to the north, Hiatus Road to the west and Nob Hill Road to the east.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH RESOLUTION NO. R 2000-210; AND PROVIDING ANEFFECTIVE DATE.

REPORT IN BRIEF:

The boundary plat, Long Lake Estates II Plat, was approved with four (4) conditions of approval by Town Council on September 6, 2000. The applicant is requesting to amend the timing of construction of improvements associated with Hiatus Road as stated in the original planning report under Condition 4a and 4d. The applicant is requesting to amend the time for completion of the improvements in relate to Condition 4a and 4d *prior to the issuance of the 50th certificate of occupancy within Parcel C of Long Lake Estates II Plat* rather than *prior to the issuance of any certificate of occupancy for structures within the development* as stated in the original staff report as conditional approval for the plat. Parcel "C" consists of 132 homes.⁵

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Plat, Existing Future Land Use Map, and Subject Site and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH RESOLUTION NO.R 2000-210; AND PROVIDING ANEFFECTIVE DATE.

WHEREAS, Town Council approved the boundary plat known as Long Lake Estate II Plat by Resolution No. R 2000-210 on September 6, 2000; and

WHEREAS, Town Council approved an amendment to the Engineering Department comments 2e and related staff recommendations and conditions associated with Resolution No. R 2000-210 on January 4, 2001; and

WHEREAS, the owner desires to amend the timing of construction of improvements associated with Hiatus Road as stated in the original planning report under Condition 4a and 4d.

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

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed amendment of the time for completion of the improvements in relate to Condition 4a and 4d as stated in the original staff report as conditional approval for the plat by striking *prior to the issuance of any certificate of occupancy for structures within the development* to *prior to the issuance of the 50th certificate of occupancy within Parcel C of Long Lake Estates II Plat.*

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

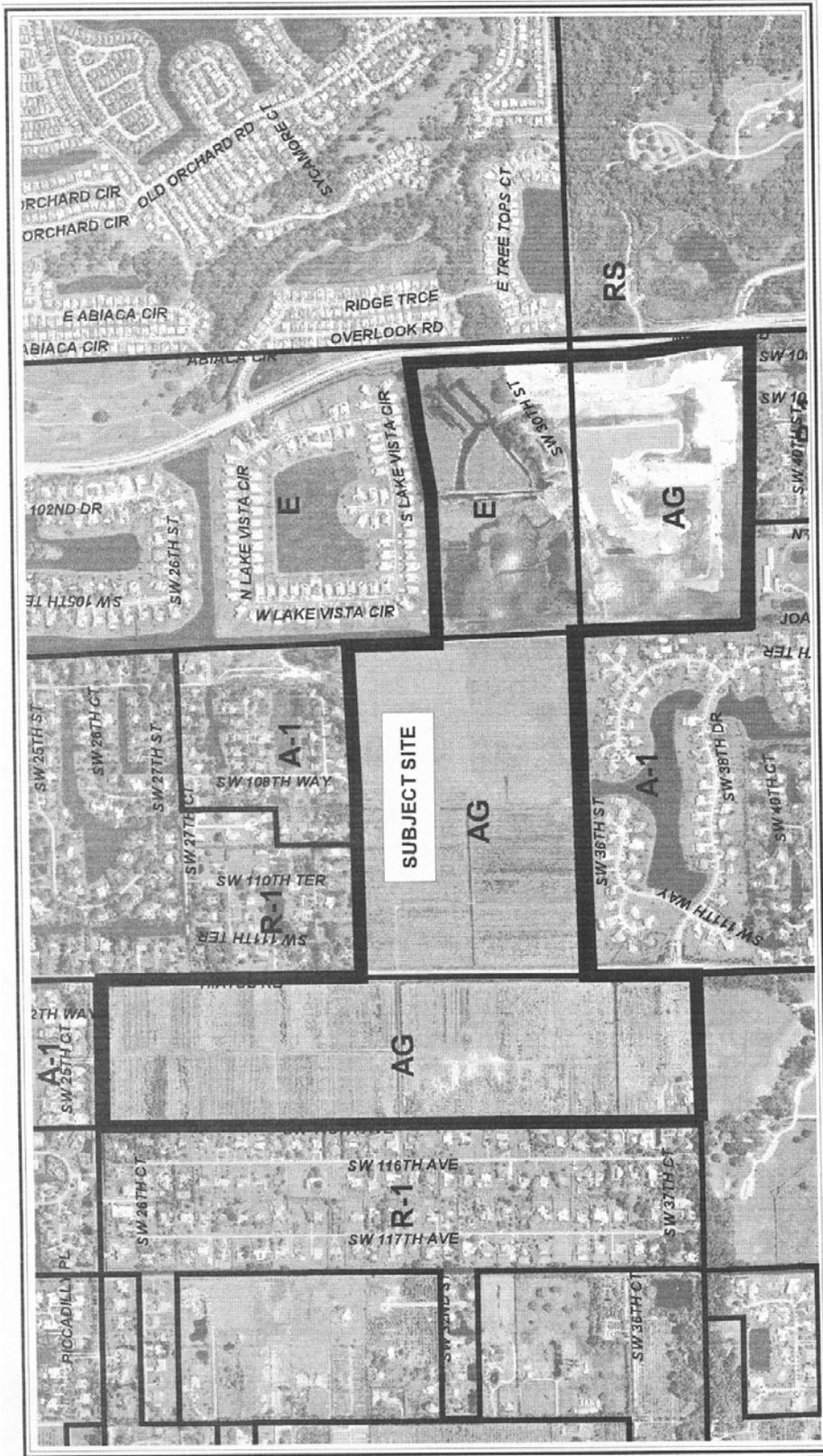
PASSED AND ADOPTED THIS _____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

ATTEST:

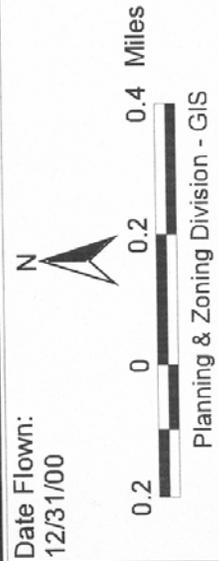
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.



DELEGATION REQUEST DG 7-4-03 Zoning and Aerial Map

Prepared By: ILD
Date Prepared: 8/18/03



Application #: DG 7-4-03
Exhibit "A"

Revisions:
Original Report Date: 8/19/03

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

APPLICANT INFORMATION

Owner/Petitioner:

Name: G L Homes
Address: 1401 University Drive
City: Coral Springs, FL 33071
Phone: (954) 753-1730

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend a condition associated with the approval of the Plat to allow certificates of occupancy to be issued while construction of Hiatus Road is in progress.

Address/Location: 3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road/Generally located between SW 26 Street to the north, Hiatus Road to the west and Nob Hill Road to the east.

Future Land Use Plan Designation: Residential 1 DU/AC

Zoning: AG, Agricultural District and E, Estate District

Existing Use: Vacant, Single family residents

Proposed Use: The proposed plat restricts development to 454 single family lots. Parcel "C" consists of 132 homes.

Parcel Size: 454.553 acres

Surrounding Uses:

North: Single Family Homes (Crystal Grove, Long Lake I)
South: Single Family Homes (Mystique Estates) and Robbins Park
East: Single Family Homes (Forest Ridge) and Tree Tops Park
West: Single Family Homes (Majestic Grove)

Surrounding Land Use Plan Designation:

North: Residential 1 DU/AC
South: Residential 1 DU/AC
East: Residential 1 DU/AC
West: Residential 1 DU/AC

Surrounding Zoning:

North: A-1 (Agricultural District), R-1 (Estate Dwelling District) And E (Estate District)
South: AG (Agricultural District), R-1 (Estate Dwelling District), and A-1 (Agricultural District)
East: RS (Recreation/Open Space), and PRD 3.6(Planned Residential Development)
West: R-1 (Estate Dwelling District)

ZONING HISTORY

Previous Request on same property:

The plat, Long Lake Estates II Plat was approved by the Town Council on September 6, 2000 by Resolution R 2000-210. The Plat was approved subject to four (4) conditions. The plat is a boundary plat restricted to 454 single family homes.

Town Council approved Resolution R 2001-018 in January 2001 amending the conditions of approval associated with Resolution No. R 2000-210.

Town Council approved the site plan for Long Lake Ranches (SP 11-2-01) on August 1, 2001.

APPLICATION DETAILS

The boundary plat, Long Lake Estates II Plat, was approved with four (4) conditions on September 6, 2000. The Town Council subsequently approved Resolution No. 2001-018 to amend the Engineering Department comment 2e, staff recommendations and conditions on the planning report. The Resolutions and staff reports are attached.

Long Lake Estates II Plat includes three (3) parcels. Parcel A has been replatted as a subdivision plat, Long lake Ranches Plat One. Parcel B and Parcel C are currently in the progress to replat into subdivision plat.

The applicant is requesting to amend the timing of construction of improvements associated with Hiatus Road as stated in the original planning report under Condition 4a and 4d. The approved Condition 4a and 4d associated original plat are as follows:

4. The developer shall construct the following improvements in accordance with Town of Davie standards *prior to the issuance of any certificate of occupancy* for structures within the development.
 - a. Reconstruct Hiatus Road to a standard 24' two-lane rural cross-section adjusting or relocating the existing canal and guardrail configurations.

- d. Reconstruct the intersections of Hiatus Road and Orange Drive to include a right turn lane on Hiatus Road.

The applicant is requesting to amend the time for completion of the above improvements *prior to the issuance of the 50th certificate of occupancy within Parcel C of Long Lank Estates II Plat.*

APPLICABLE CODES AND ORDINANCES

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

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

The Town of Davie Engineering Department has concerns for the delay of the improvements of Hiatus Road.

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 100.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: The proposed delegation request is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

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

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Town Council Action

Exhibits: Resolution, Plat, Existing Future Land Use Map, Subject Site and Aerial Map

Prepared by: _____

Reviewed by: _____