

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by: Todd Vargo, Planner I

SUBJECT: Plat, P 7-3-02 Blackstone Creek, Pulice Land Surveyors, Inc./Savannah Landing Development Corporation, 3151 SW 154 Avenue/Generally located on the west side of SW 154 Ave, south of 31 Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS BLACKSTONE CREEK 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 boundary plat to be known as Blackstone Creek. The subject site consists of approximately 44.8357 acres (1,953,044 square feet) for the proposed development of 40 detached single family units. The largest easement shown by the Blackstone Creek Plat is a 180-foot FPL easement in the western portion of the plat. The FPL easement runs in a north-south direction.

Outside the western edge of the plat is a 50' x 120' lease parcel for a cellular communications tower.

The plat provides for a single 20-foot access opening, including an existing utility easement which runs westward from the end of SW 31 Street to the cellular communication tower lease parcel. The plat shows a non-vehicular access line along that portion of the plat which abuts SW 154 Avenue (Shotgun Road) as well as along the western limits of the plat which abut Interstate 75.

A portion of the Vista View equestrian trail runs along SW 154 Avenue. However, the trail is located outside of the eastern limits of the plat, between the N-31 canal and SW 154 Avenue.

PREVIOUS ACTIONS: None

CONCURRENCES: At the August 27, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Ms. Turin, to approve (Motion carried 4-0 with Chair Bender absent).

FISCAL IMPACT: None

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

Attachment(s): Plat, Resolution, Existing Future Land Use Map, Subject Site and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS BLACKSTONE CREEK 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 boundary plat to be known as Blackstone Creek has been approved by the Town Planning and Zoning Board on August 27, 2003.

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

SECTION 1. The boundary plat known as Blackstone Creek 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 _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2003.

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent/Council:</u>	
Name:	Southern Homes of Davie III	Name:	Pulice Land Surveyors, Inc.
Address:	12900 SW 128 Street Suite 200	Address:	5381 Nob Hill Road
City:	Miami, FL 33186	City:	Sunrise, FL 33351
Phone:	(305) 971-0102	Phone:	(954) 572-1777

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat to be known as Blackstone Creek for the proposed development of 40 single family units.

Address/Location: 3151 SW 154 Avenue/Generally located on the west side of SW 154 Ave, south of 31 Street.

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

Existing Use: Vacant

Existing Zoning: AG, Agricultural District and A-1, Agricultural District

Proposed Use: 40 single family homes

Parcel Size: 44.8357 acres (1,953,044 square feet)

Surrounding Existing Use:

North: Single Family Residential

South: Vacant

East: Vacant and Single Family Residential

West: Transportation (I-75)

Surrounding Future Land Use Plan Designation:

North: Residential (1 DU/AC)
South: Residential (1 DU/AC)
East: Residential (1 DU/AC)
West: Transportation

Surrounding Zoning:

North: A-1, Neighborhood Conservation Agricultural District and R-1, Estate Dwelling District
South: AG, Agricultural District
East: R-1, Estate Dwelling District and E, Estate District
West: T, Transportation

ZONING HISTORY

Previous Requests on Same Property: This property was formerly recorded as “Florida Fruit Lands Company Subdivision 1” in Plat Book 2, Page 17 of the public records of Broward County. Based on the age of the original Plat, the land must be replatted in order for development to occur.

APPLICATION DETAILS

The applicant’s submission indicates the following:

1. *Site:* The site area consists of approximately 44.8357 acres (1,953,044 square feet) for the proposed development of 40 single family units.
2. *Access:* The plat provides for a single access opening, a 20-foot ingress, egress and utility easement which runs westward from the end of SW 31 Street to the cellular communication tower lease parcel (see Application Detail 6. *Miscellaneous*). The plat shows a non-vehicular access line along that portion of the plat which abuts SW 154 Avenue (Shotgun Road) as well as along the western limits of the plat which abut Interstate 75.
3. *Easements:* The largest easement shown by the Black Stone Creek Plat is a 180-foot FPL easement in the western portion of the plat. The FPL easement runs in a north-south direction. The plat provides for a 30-foot drainage easement along the northern plat limits. A 10-foot utility easement runs along the inside perimeter of the plat. The plat also provides for a 30-foot ingress/egress easement which is located outside the non-vehicular access line which parallels Shotgun Road.

There are several easements in the eastern portions of the plat. These easements and reservations run parallel to SW 154 Avenue. From east to west, they are: 15 feet of the previously mentioned 30-foot ingress, egress easement, a 60-foot right-of-way for the N-31 canal, a 50-foot drainage reservation (within the N-31 canal), and a 20-foot canal easement.

4. *Trails:* A portion of the Vista View equestrian trail runs along SW 154 Avenue. However, the trail is located outside of the eastern limits of the plat, between the N-31 canal and SW 154 Avenue.
5. *Restrictive Note:* The note restricting the plat to 40 single family detached units.
6. *Miscellaneous:* Outside the western edge of the plat is a 50' x 120' lease parcel for a cellular communications tower.

APPLICABLE CODES AND ORDINANCES

Section 12-360(B)(1) of the Land Development Code, platting requirements.

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: The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/ Findings of Fact

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

Staff Recommendation

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. 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.

2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Planning and Zoning Board Recommendation

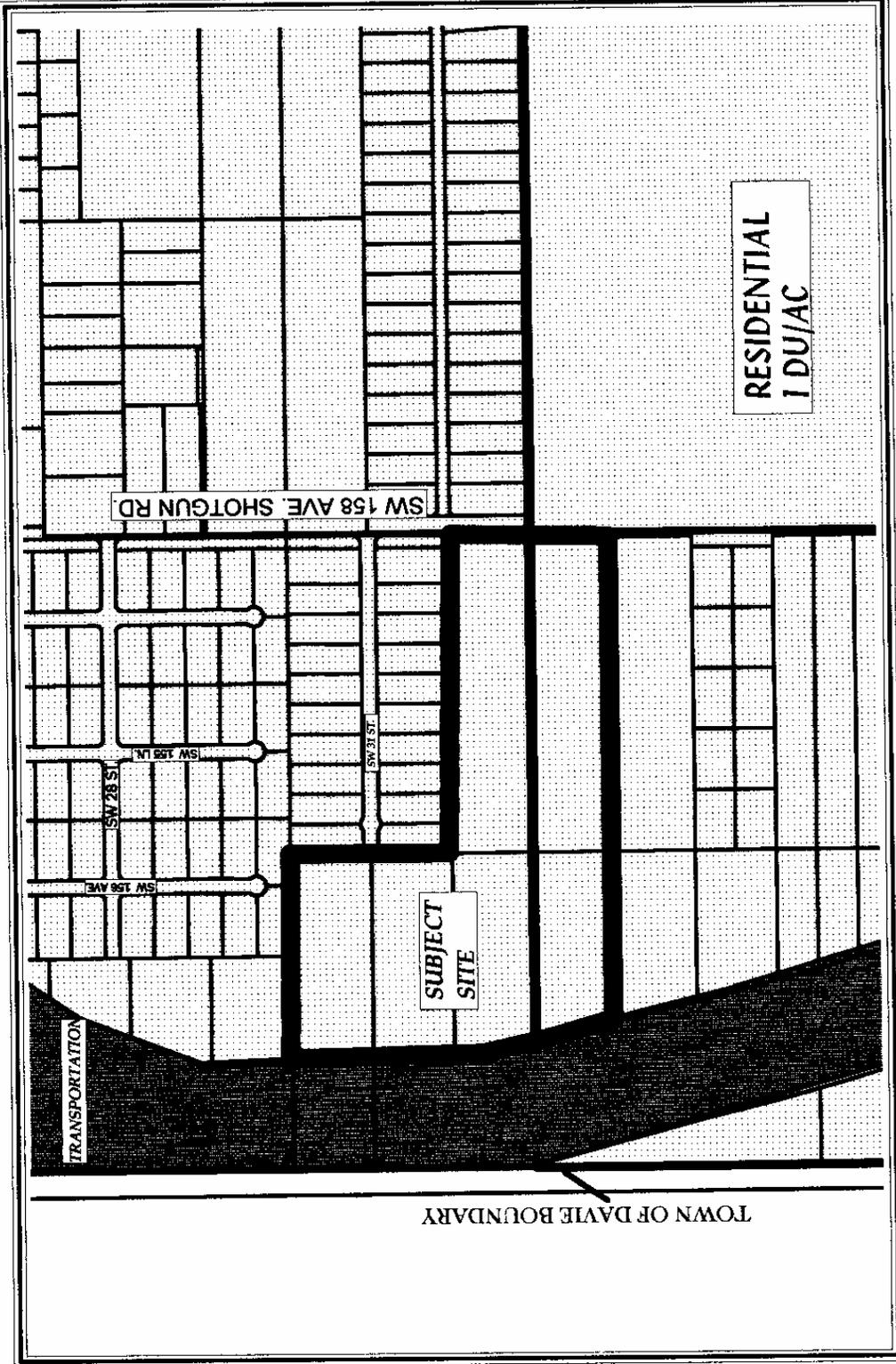
At the August 27, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Ms. Turin, to approve (Motion carried 4-0 with Chair Bender absent).

Exhibits

1. Plat
2. Existing Future Land Use Map
3. Subject Site and Aerial Map

Prepared by: _____

Reviewed by: _____



Planning & Zoning Division - GIS

Plat
P 7-3-02
Existing Future Land Use Map



TOWN OF DAVIE BOUNDARY



Planning & Zoning Division - GIS

Plat
P 7-3-02
Subject Site and Aerial Map
Date Flown: 12/31/01