

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 10-1-02 Rancho Alegre (formerly known as Sharon Gardens), Pillar Consultants, Inc./Jac and Alegre Berman, 2801 SW 148 Avenue/Generally located on the west side of SW 148 Avenue south of SW 26 Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS RANCHO ALEGRE 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 Rancho Alegre. The subject site consists of approximately 654,988 square feet (15.04 acres) for the proposed development of 15 detached single family units. A 10' recreational trail easement has been dedicated along the eastern limit of the plat. There is also a 60' canal reservation per Official Record Book 9616, PG 442, Broward County Records along the eastern section of the plat. Parcels 1 and 2 each have a 25' access opening onto SW 148 Avenue.

The plat provides for a 50' access opening on the southern edge of the plat connecting to SW 148 Avenue. This 50' Right-of-way curves to the center of the parcel where it continues westward to a cul-de-sac, whose western edge is 60' from the edge of the property.

The Oakhill Spur runs along the east of SW 148 Avenue, outside of the borders of the plat. The plat dedicates a 10-foot recreational trail running parallel to SW 148 Avenue.

PREVIOUS ACTIONS: None

CONCURRENCES: At the September 24, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Vice-Chair Turin, to deny. 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.

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 SUBDIVISION PLAT KNOWN AS RANCHO ALEGRE 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 Rancho Alegre has been reviewed by the Town Planning and Zoning Board on September 10, 2003.

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

SECTION 1. The plat of the subdivision known as Rancho Alegre 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:	Jac and Alegre Berman	Name:	Pillar Consultants, Inc.
Address:	18170 West Dixie Highway	Address:	5400 S. University Drive Suite 101
City:	Miami, FL 33160	City:	Davie, FL 33328
Phone:	(305) 992-5631	Phone:	(954) 680-6533

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed subdivision plat to be known as Rancho Alegre (formerly known as Sharon Gardens) for the development of 15 detached single family residences on the subject site.

Address/Location: 2801 SW 148 Avenue/Generally located on the west side of SW 148 Avenue approximately 825 feet south of SW 26 Street.

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

Existing Use: One single family unit

Existing Zoning: A-1, Agricultural District

Proposed Use: 15 detached single family residences.

Parcel Size: 15.04 acres (654,988 square feet)

Surrounding Existing Use:

North: Single Family Residential
South: Vacant (Millcreek Ranches)
East: Vacant (Charleston Oaks)
West: Single Family Residential

Surrounding Future 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
South: A-1, Agricultural District
East: A-1, Agricultural District
West: A-1, Agricultural District

ZONING HISTORY

Related Zoning History: This application item was submitted prior to the adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, and was exempt from the zoning in progress and subsequent changes to the Town of Davie Land Development Code.

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.

Previous Requests on same property: The site plan, SP 10-1-02 Sharon Gardens (now known as Rancho Alegre), has been submitted concurrently with the plat.

APPLICATION DETAILS

The applicant’s submission indicates the following:

1. *Site:* The site area consists of approximately 15.04 acres (654,988 square feet) for the proposed development of fifteen single-family detached dwelling units. The site is divided into fifteen lots. Lots one, two and three front SW 148 Avenue, while lots four through fifteen front the right-of-way being dedicated by the plat, also known as Parcel “B” (see Detail #3. *Dedications*).
2. *Access:* The plat provides for two access openings. The northernmost, a 50-foot access opening onto SW 148 Avenue located between lots one and two, is divided in half by the subdivision line separating lot one from lot two. The second is a 50-foot access opening on the southeastern corner of the plat providing access from SW 148 Avenue. A non-vehicular access line is shown along the remaining eastern limit of the plat.

3. *Dedications:* The plat provides for the roadway dedication dedicated as Parcel "A" and Parcel "B". Parcel "A" is a 10-foot wide strip of right-of-way abutting SW 148 Avenue. Parcel "A" totals 5,004 square feet. Parcel "B" is a 50-foot wide strip of right-of-way dedicated from the 50-foot access opening on the southeastern corner of the plat to the western end of the property (totaling 81,475 square feet). At the western end of the property the right-of-way forms a "T" to provide for Fire Rescue access. These 25-foot rights-of-way stretch to the north and south along the western edge of the plat. Along the west side of Parcel "A" the plat dedicates a 10-foot recreational trail (Parcel C) to the Town of Davie.
4. *Easements:* On either side of Parcel "B" are 10-foot utility easements. Immediately to the west of Parcel C, the dedicated recreational trail, is a 10-foot utility easement which also stretches from north to south. The southeast corner of lot 15 contains a 30-foot by 30-foot lift station easement.
5. *Drainage:* The plat shows a 15-foot drainage easement along its northern and southern borders. A 10-foot drainage easement follows the length of Parcel "B" from SW 148 Avenue to the point Parcel "B" splits at the western edge of the plat. A 15-foot drainage easement can be found to the east of the landscape buffer east of the 25-foot right-of-way. In addition, each lot shares half of a 15-foot drainage easement with its neighboring lots.
6. *Trails:* The Oakhill Spur runs along the east of SW 148 Avenue, outside of the borders of the plat. Previously mentioned in Application Detail #3, above, the plat dedicates a 10-foot recreational trail running parallel to SW 148 Avenue on the eastern boundary of Parcel "A".
7. *Reservations:* The plat shows a 60' reservation running north-south within the eastern portion of the plat. This reservation is per ORB 9616, PG 442, BCR for the N-29 canal.
8. *Restrictive Note:* The note restricts the plat to fifteen detached single family residences.

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 subdivision plat of Rancho Alegre is divided into 15 separate lots for the development of 15 detached single family residences. The property already has one existing single family structure. The proposed layout of the 15 lot subdivision and right-of-way is designed in such a way that allows the existing structure to remain. The existing single family unit is on Lot 4.

The landscape buffers on the plat are shown within the lots but are excluded from the calculation of any lot area.

The applicant submitted this plat prior to the approval of the Town of Davie Rural Lifestyle Initiative and is not bound by the rules of that code. A Site Plan for the subject site (known at the time of site plan approval as Sharon Gardens) was submitted at the same time and is running concurrently with the Plat.

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.

3. Approval shall be subject to the vacation of the 60-foot reservation (ORB 9616, PG 442, BCR) along the eastern edge of the plat by the Central Broward Water Control District. In the event the vacation of the reservation is denied, the plat shall be deemed denied by the Town of Davie.

Planning and Zoning Board Recommendation

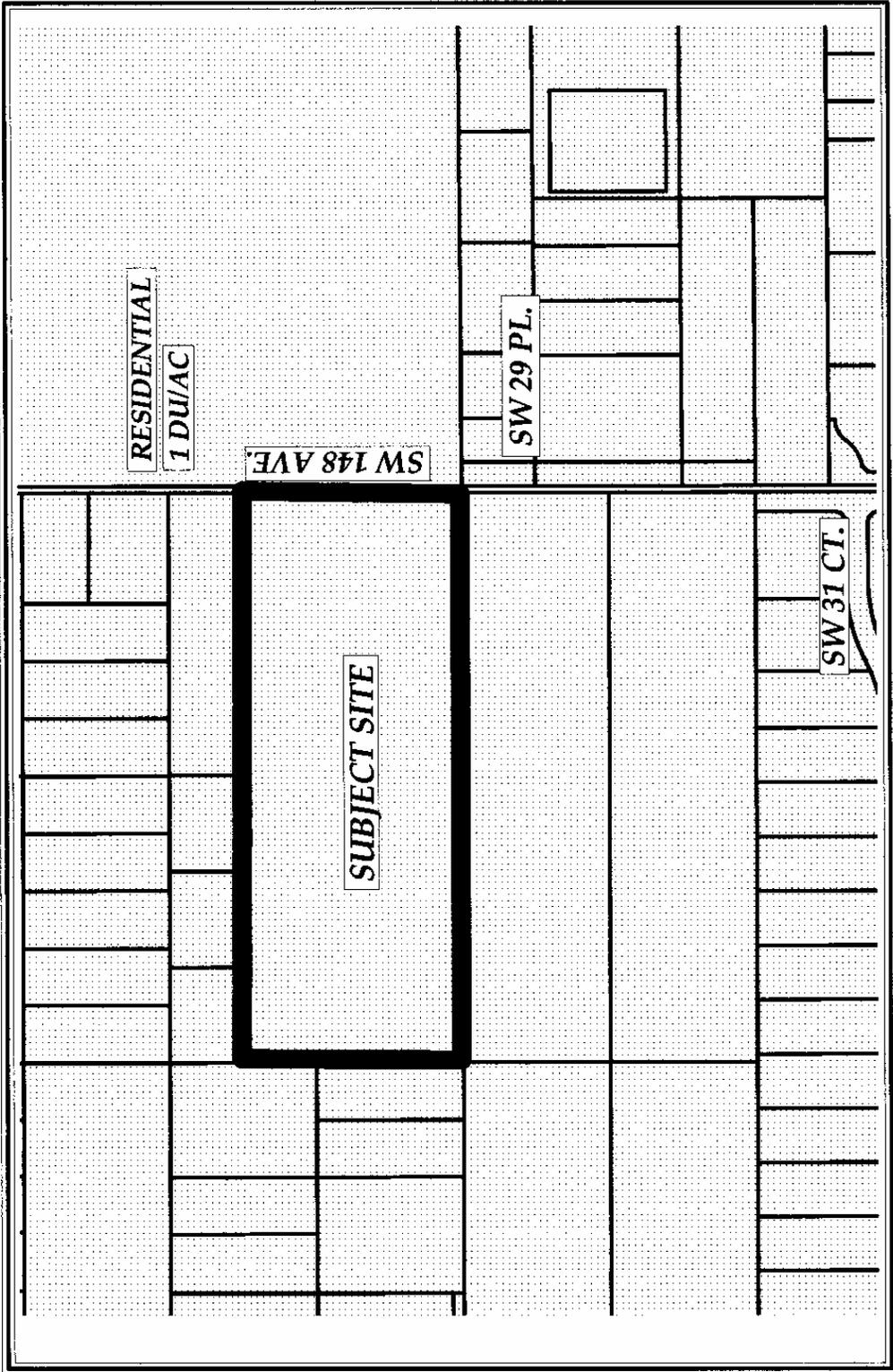
At the September 24, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Vice-Chair Turin, to deny. Motion carried 5-0.

Exhibits

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

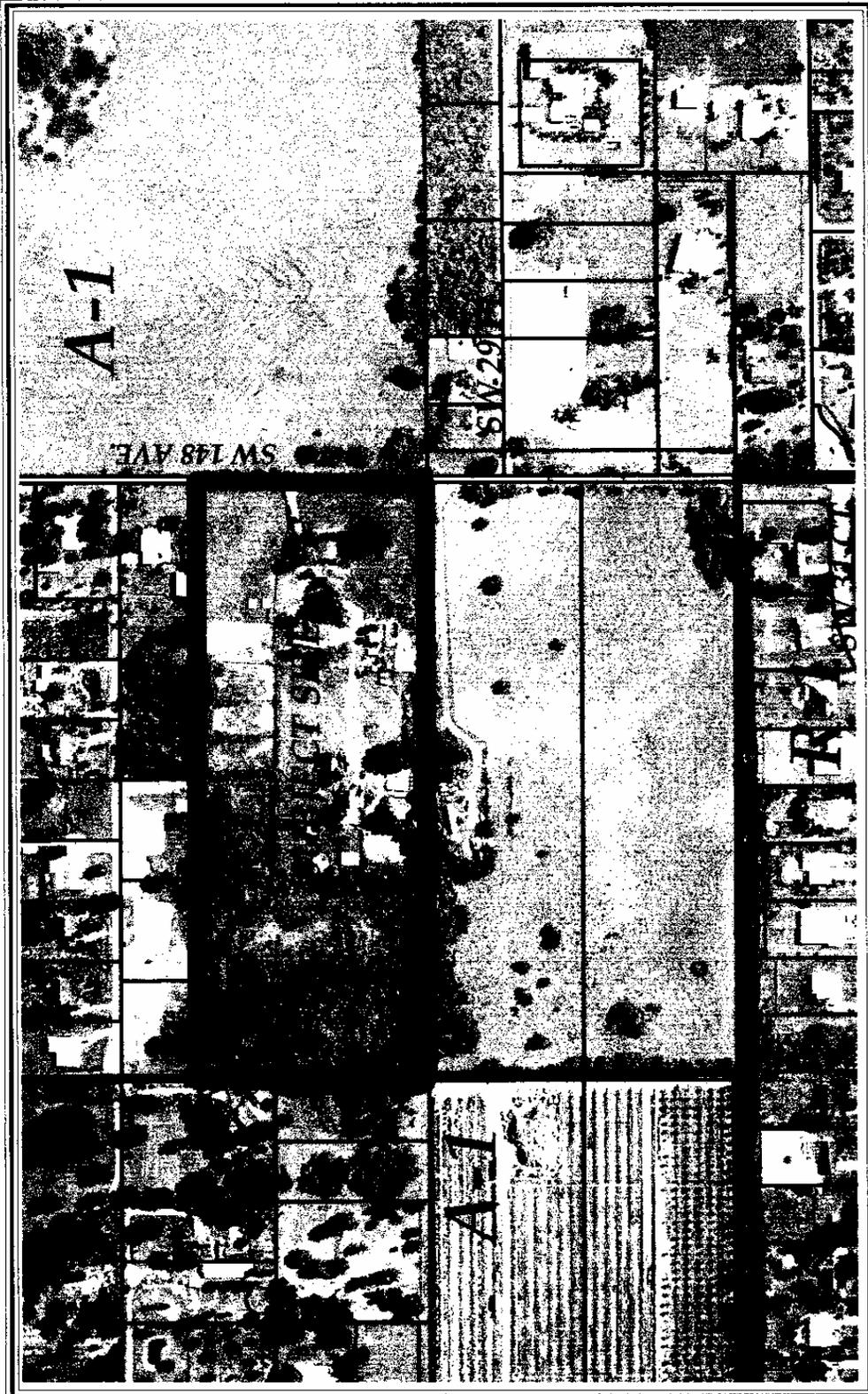
Prepared by: _____

Reviewed by: _____



Planning & Zoning Division - GIS

Plat
P 10-1-02
Existing Future Land Use Map



Planning & Zoning Division - GIS

Plat
P 10-1-02
Subject Site and Aerial Map
Date Flown: 12/31/01

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