

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: David M. Abramson, Planner II

SUBJECT: Plat, 2-2-05 / Anya Group Inc. Plat / 1525 Southwest 112th Avenue (Hiatus Road)/Generally located on the west side of 112th Avenue (Hiatus Road) south of Interstate - 595

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "ANYA PLAT NO. 1" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner requests approval of the plat known as the "Anya Plat No. 1." The plat consists of 1.19 acres (52,188 square feet) and restricted to one (1) single-family detached unit. Access onto the plat is provided through a non-vehicular access line (NVAL) opening placed in northeast corner of the plat.

The proposed single-family detached unit is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed single-family detached unit ties in with the current and future uses abutting the subject site. Staff finds that the plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 22, 2005, Planning and Zoning Board Meeting, Ms. Turin made a motion, seconded by Vice-Chair McLaughlin, to approve P 2-2-05 Anya Group Inc. Plat. (Motion carried 4-0, Ms. Lee was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met:

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. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "ANYA PLAT NO. 1" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Anya Plat No. 1" was considered by the Town of Davie Planning and Zoning Board on June 22, 2005;

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

SECTION 1. The plat known as the "Anya Plat No. 1" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2005.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2005.

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

Applicant Information

Owner/Petitioner:

Name: Anya Group Inc.
Address: 403 Villa Circle
City: Boynton Beach, Florida 33435
Phone: (954) 605 2527

Background Information

Application History: No deferrals have been requested.

Planning and Zoning

Board Recommendation: At the June 22, 2005, Planning and Zoning Board Meeting, Ms. Turin made a motion, seconded by Vice-Chair McLaughlin, to approve P 2-2-05, Anya Group Inc. Plat. (Motion carried 4-0, Ms. Lee was absent)

Application Request: Approval of the plat known as the "Anya Plat No. 1"

Address/Location: 1525 Southwest 112th Avenue (Hiatus Road)/Generally located on the west side of 112th Avenue (Hiatus Road) south of Interstate - 595

Future Land Use

Plan Map: Residential 1 DU/AC

Existing Zoning: A-1, Agricultural District

Existing Use: Vacant

Proposed Use: Single-Family Home

Parcel Size: 1.19 acres (52,188 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Nursery	Residential-1 DU/AC
South:	Vacant	Residential-1 DU/AC
East:	Multi-family Residential	Residential-5 DU/AC
West:	Vacant	Residential-1 DU/AC
	<u>Surrounding Zoning:</u>	
North:	A-1, Agricultural District	
South:	A-1, Agricultural District	
East:	PRD-5, Planned Residential District	
West:	A-1, Agricultural District	

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

Plat Application (P 3-4-03), this plat application expired and was withdrawn by staff.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 1.19 acres (52,188 square feet)
2. *Restrictive Note:* The plat is restricted to one (1) single-family detached unit.
3. *Access:* Access onto the site is provided through a non-vehicular access line (NVAL) opening placed in northeast corner of the plat.
4. *Trails:* The Peaceful Ridge Recreational and Equestrian Trails is directly located along the subject sites eastern boundary line parallel to Hiatus Road.
5. *Easements and Reservation:* An existing 35-foot access easement is located inside the northern plat limit. The plat is proposing a 10-foot utility easement along the eastern plat line.
6. *Dedications:* The plat is proposing to dedicate 15-feet of right-of-way for trail use along the eastern boundary line.

7. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
8. *Compatibility:* The proposed single-family detached unit is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed single-family detached unit ties in with the current and future uses abutting the subject site.

Applicable Codes and Ordinances

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

Article XII Subdivisions and Site Plans.

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

Section 12-366.1 (A) thru (D) Submission requirements for plats.

Comprehensive Plan Considerations

Planning Area:

The subject property is located 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. 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:

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 Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Dedicate right-of-way for trails along Hiatus Road. *(This has been provided)*

Engineering: Show proposed points of access to Hiatus Road on the plat with a non-vehicular access line. *(This has been completed)*

Staff Analysis

The proposed plat is required since the owner desires to develop the subject site with a single-family home. This plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The proposed single-family home lot can be considered compatible with the parent properties.

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 shall be met:

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. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
-

Planning and Zoning Board Recommendation

At the June 22, 2005, Planning and Zoning Board Meeting, Ms. Turin made a motion, seconded by Vice-Chair McLaughlin, to approve P 2-2-05 Anya Group Inc. Plat. (Motion carried 4-0, Ms. Lee was absent)

Town Council Action

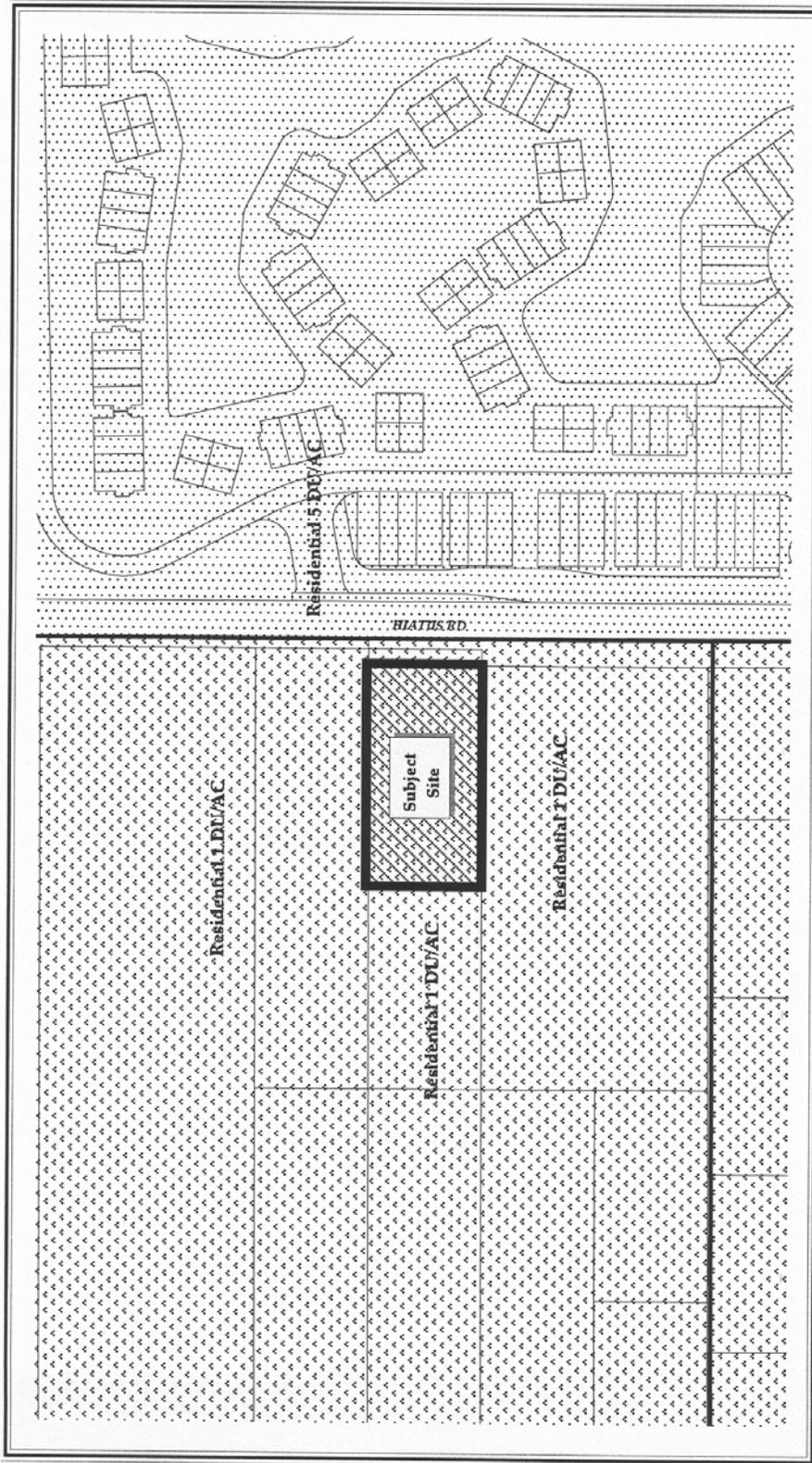
Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat

Prepared by: _____

Reviewed by: _____

Exhibit 1 (Future Land Use Plan Map)



Plat Application
 P 2-2-05 Anya Plat No. 1
 Future Land Use Plan Map

Prepared By: D.M.A.
 Date Prepared: 6/15/05



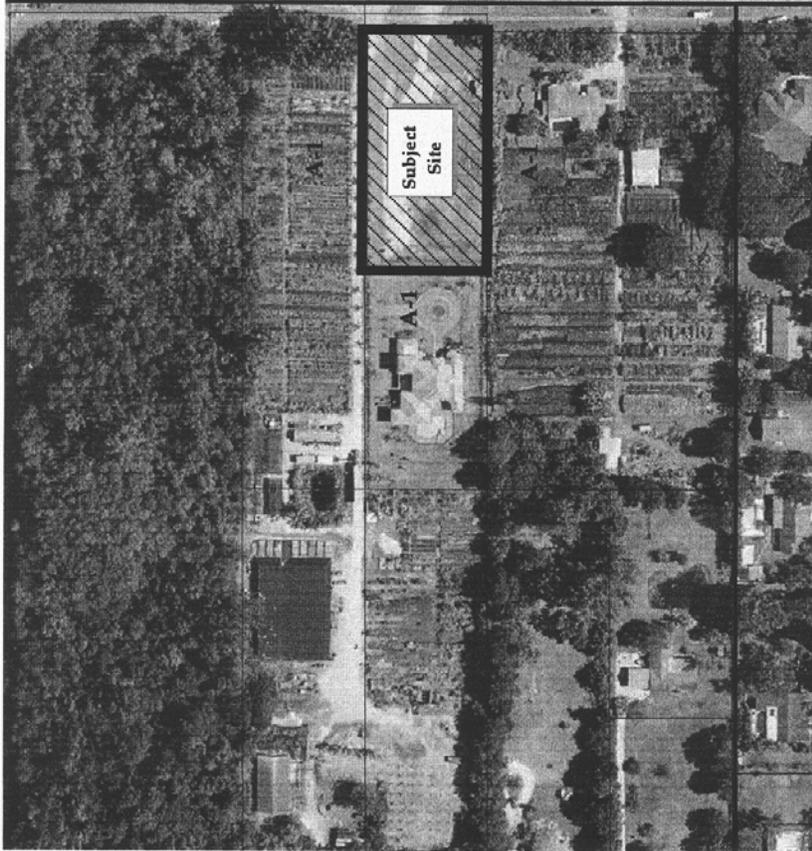
The Town of Davie
 Development Service Department
 Planning & Zoning Division



Scale



Exhibit 2 (Aerial, Zoning, and Subject Map)



Plat Application
 P 2-2-05 Anya Plat No. 1
 Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
 Date Prepared: 6/15/05



The Town of Davie
 Development Service Department
 Planning & Zoning Division



Scale

