

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 III

SUBJECT: Plat, P 7-1-05 / 05-565 / Flamingo Isles / 1300 South Flamingo Road / Generally located at the northeast corner of Flamingo Road and Southwest 14th Street

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "FLAMINGO ISLES" 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 "Flamingo Isles." The subject site consists of 10.67 net acres (464,785 Square Feet)/12.90 gross acres (561,924 Square Feet) and restricted to 64 townhouse units. Access onto the site is provided through two non-vehicular access line (NVAL) openings. The first opening is located in the southeast corner of the subject site parallel with Southwest 14th Street. The second proposed opening is located in the northwest corner of the subject site's boundary line along Frontage Road.

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

PREVIOUS ACTIONS: None

CONCURRENCES:

At the July 26, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Chair Bender, to approve subject to staff's recommendations less item number three under Engineering Division [page 4 of the staff report] and subject to Vice-Chair McLaughlin's comments regarding the plat legend and the non-vehicular access line. Motion carried 4-0 (**Motion carried 4-0, one vacancy**)

FISCAL IMPACT: N/A

RECOMMENDATION(S):

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.

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "FLAMINGO ISLES" 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 "Flamingo Isles" was considered by the Town of Davie Planning and Zoning Board on July 26, 2006;

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

SECTION 1. The plat known as the "Flamingo Isles" 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 _____, 2006.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2006.

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

Applicant Information

<u>Owner:</u>		<u>Petitioner:</u>	
Name:	Mark Landau	Name:	Gus Khavanin
Address:	350 South Ocean Boulevard, Unit 10B	Address:	800 S.W. 36 th Court
City:	Boca Raton, FL 33432	City:	Davie, FL 33330
Phone:	(561) 305-4646	Phone:	(954) 224-1380

Background Information

Application Request:	Approval of the plat known as the "Flamingo Isles"
Address:	1300 South Flamingo Road
Location:	Generally located at the northeast corner of Flamingo Road and Southwest 14 th Street
Future Land Use Plan Designation:	Residential 5 DU / Acre
Zoning:	AG, Agricultural District and A-1, Agricultural District
Existing Use:	Residential structures, Equestrian Facility, and Canopies
Proposed Use(s):	64 Townhouse units
Net Parcel Size:	10.67 Acres (464,785 Square Feet) <i>Parcel "A": 7.65 Acres (333,241 Square Feet)</i> <i>Parcel "B": 3.02 Acres (131,554 Square Feet)</i>
Gross Parcel Size:	12.90 Acres (561,924 Square Feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Church (<i>Parkway Christian Church</i>)	Residential-5 DU/AC
South:	S.W. 14 th St, and Group Home (<i>Sheridan House</i>)	Residential-1 DU/AC
East:	S.W. 21 st Ave., and Multi-Family Residential (<i>Village at Lake Pines II</i>)	Residential-5 DU/AC
West:	Flamingo Road, and Single-Family Residential	Residential-1 DU/AC

	<u>Surrounding Zoning:</u>
North:	CF, Community Facilities District
South:	R-4, Low Medium Dwelling District (<i>southwest corner</i>) and CF, Community Facilities District (<i>southeast corner</i>)
East:	RM-5, Low Medium Density Dwelling District
West:	R-1, Estate Dwelling District

Zoning History

Related Zoning History:

Rezoning Request (ZB 12-1-92): on February 17, 1993, Town Council approved Ordinance (93-011) changing "Parcel B" classification from: AG, Agricultural District to: R-5, Low Medium Density Dwelling District.

Concurrent application requests on same property:

Plat Application (P 7-1-05), this application is for a plat boundary development of 64 townhouse units.

Master Site Plan Application (MSP 1-4-06), this master site plan application is for the development of 64 townhouse units.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 10.67 net acres (464,785 Square Feet) and 12.90 gross acres (561,924 Square Feet)
2. *Restrictive Note:* The plat is restricted to 64 townhouse units.
3. *Access:* Access onto the site is provided through two non-vehicular access line (NVAL) openings. The first opening is located in the southeast corner of the subject site parallel with Southwest 14th Street. The second proposed opening is located in the northwest corner of the subject site's boundary line along Frontage Road.
4. *Trails:* The Peaceful Ridge Equestrian Trail is located along the southern boundary line of the subject site, parallel with the south side of Southwest 14th Street.
5. *Easements and Reservation:* The plat is proposing a 15-foot utility easement along portions of boundary lines. The plat also illustrates a 40' canal easement and a 20' canal maintenance easement along the eastern boundary line. Moreover, the plat illustrates a 50' right-of-way/canal along the southern most boundary line of the property.
6. *Dedications:* The plat is not proposing dedication of land.

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 townhouse development is permitted with both existing and allowable uses on and adjacent to this property.
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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 falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West Ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

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 Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

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 Division:

1. On page one of the "Flamingo Isles" plat, change "Director" to "Designee" under the signature space for the Development Service Department. *(This has not been corrected)*

Engineering Division:

1. Provide topographic survey of the property, said topographic survey shall show existing road right-of-way lines, bodies of water, *pavement*, easements, ground elevations, together with all existing structures within or adjacent to plat limits. Survey shall be certified by a land surveyor licensed in the State of Florida. *Revised topographic survey is submitted. Relocate the existing canal from SW 14th Street R/W to the north into the 50 ft canal R/W. Provide 10 ft additional R/W for SW 121st Ave to establish a 50' road R/W in conformance with the Town Engineering Standards.*
2. Provide road and drainage improvements for the Frontage road, SW 121st Avenue and SW 14th Street. Road improvements include road subbase testing, relocation of the canal and reconstruction of the roads as applicable *(previous comment #11)*. *Provide roadway improvement plan for SW 121st Avenue to be connected to SW 14th Street. Coordinate with Flamingo Ranch project and re-align the pavement from the east of SW 14th Street to the western pavement projection.*
3. Provide contribution to local road and traffic calming improvement fund.
4. Provide emergency generator for the lift station.

Staff Analysis

The proposed plat is required since the petitioner desires to develop the subject site with townhouse units. This plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. 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, and size. The proposed townhouse development could be considered compatible with the adjacent properties to the east and future uses to the north. Flamingo Road is a designated scenic corridor and represents the Town's rural atmosphere

and lifestyle. At the present time, only one (1) multi-family residential development has been approved along this corridor.

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:

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Planning and Zoning Board Recommendation

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Town Council Action

Exhibits

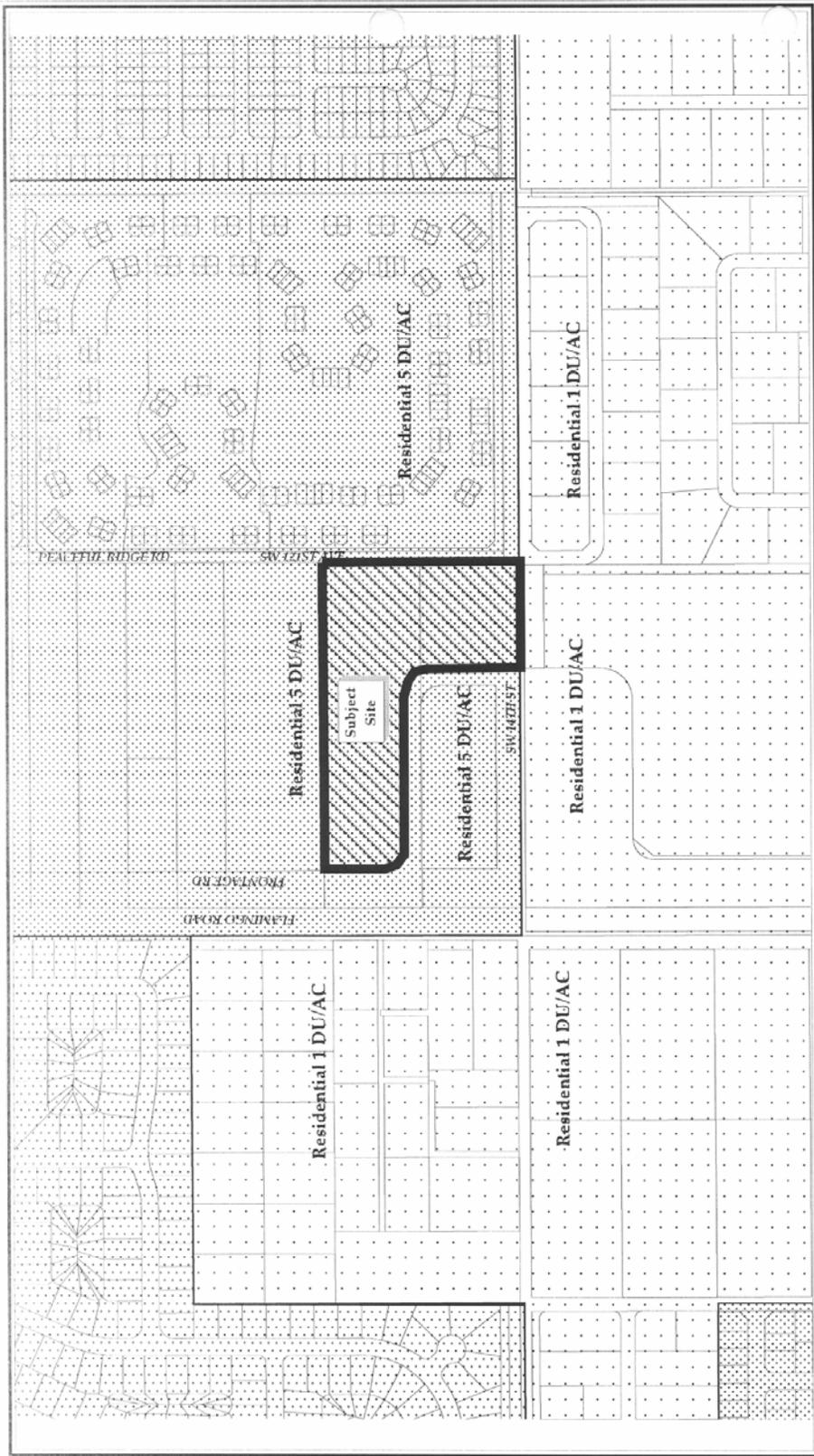
1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat

Prepared by: _____

Reviewed by: _____

File Location:

\\Ns_th_01\Town_Hall\Develop_Service\P&Z\David
Abramson\Applications\P_Plat\P_05\P 7-1-05 Flamingo Isles
Exhibit 1 (*Future Land Use Plan Map*)



Future Land Use Plan Map

Prepared By: D.M.A.
Date Prepared: 7/10/06

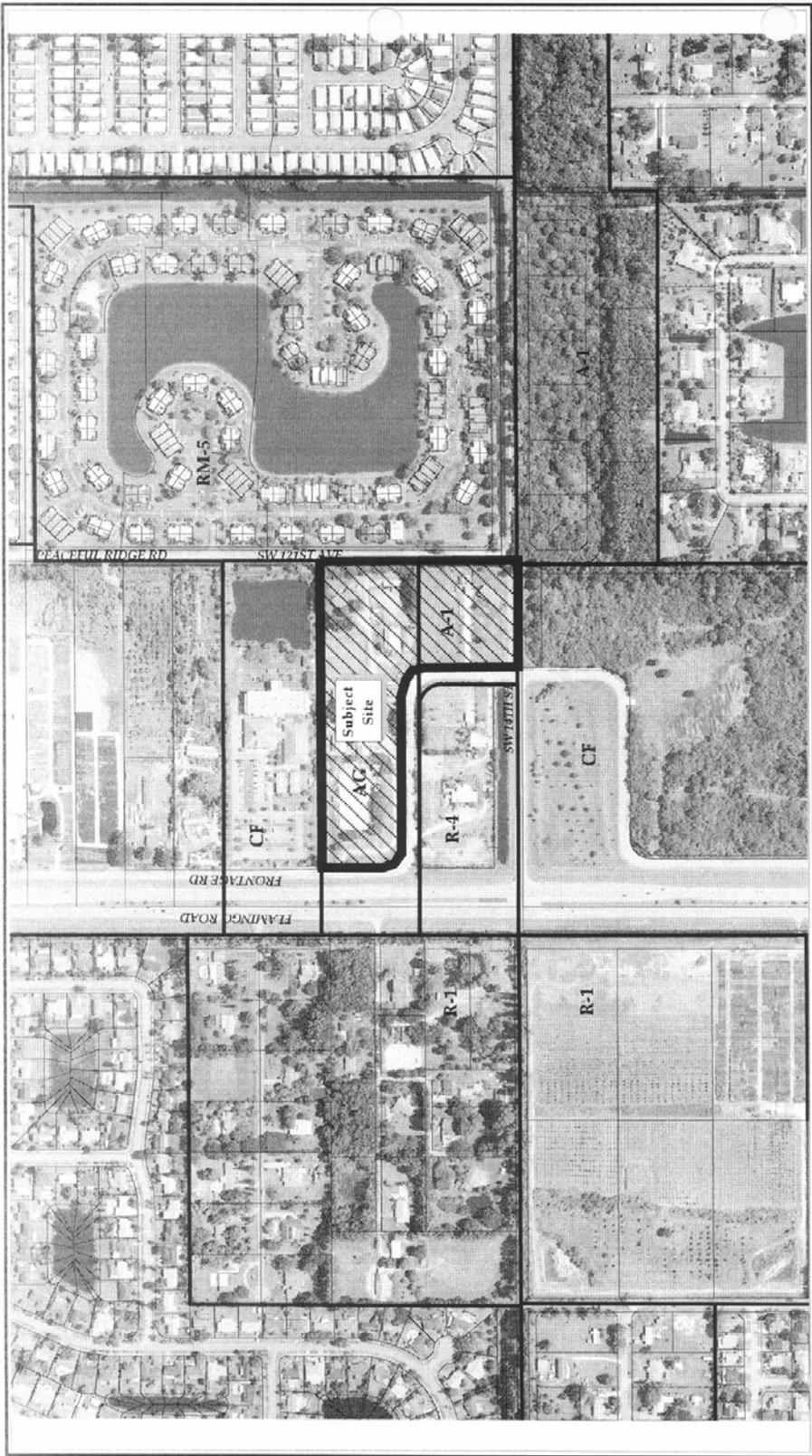
The Town of Davie
Development Service Department
Planning & Zoning Division

Scale

500 0 500 Feet

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Exhibit 2 (Aerial, Zoning, and Subject Map)



Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
Date Prepared: 7/10/06

The Town of Davie
Development Service Department
Planning & Zoning Division

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