

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 9-1-05 / 05-594 / Saddle Bridge / Generally located on the south side of Griffin Road between Southwest 76th Avenue and Southwest 78th Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "SADDLE BRIDGE" 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 "Saddle Bridge." The subject site consists of 16.011 gross acres (697,479 square feet) and restricted to ninety-nine (99) townhouse units and 20,000 sq. ft. commercial use. The proposed vehicular access onto the site is provided through five (5) points along the northern, eastern, and southern boundary lines. The first access point is a shared 50' x 124' Ingress/Egress Easement located on the northeast corner of the Griffin 78 Plat recorded in P.B. 171 Pg. 135 of the B.C.R. The next two proposed access points are located along the eastern boundary line, off Southwest 76th Avenue. The last two proposed access points are located along the western boundary line, off Southwest 78th Avenue. Both Southwest 76th and 78th Avenue are local roads.

The proposed plat is required since the petitioner desires to develop the subject site with a mixed use development. 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 September 27, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Chair Bender, to deny. **(Motion carried 5-0)**

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. 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. Shall be subject to approval of the concurrent Flex Application (FX 9-1-05)
3. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s):

Resolution, Planning Report, Plat, Future Land Use Plan Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "SADDLE BRIDGE" 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 "Saddle Bridge" was considered by the Town of Davie Planning and Zoning Board on September 27, 2006;

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

SECTION 1. The plat known as the "Saddle Bridge" 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.

EXHIBIT (A)

Application: P 9-1-05 / 05-594 / Saddle Bridge

Original Report Date: 9/18/06

Revision(s):

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

Applicant Information

Owner/Petitioner:

Name: Centerline Homes, LLC
Address: 825 Coral Ridge Drive
City: Coral Springs, Florida 33071
Phone: (954) 344-8040

Background Information

Application Request: Approval of the plat known as the "Saddle Bridge"

Location: Generally located on the south side of Griffin Road between Southwest 76th Avenue and Southwest 78th Avenue.

Future Land Use Plan Map: Commercial

Zoning: Griffin Road Corridor, Intersection Commercial Nodes ("Nodes")

Existing Use(s): Commercial Business, Two (2) Single Family Residences, Landscape Nursery, and Vacant Parcels

Parcel Size: 16.011 Gross Acres (697,479 square feet)

Proposed Use(s): Mixed-use development consisting of:
1. 20,000 sq. ft. commercial building
2. 99 town home units

Surrounding Use(s):

North: Griffin Road/C-Il Canal (S.F.W.M.D.)
South: Single Family Residences

East: Landscape Nursery and Willow Grove Mixed Use Development

West: CVS, Vacant Parcel, Midas, and Baers

Surrounding Land

Use Plan Map Designation(s):

Recreation / Open Space
Residential (3 DU/AC),
Residential (10 DU/AC)
Residential (5 DU/AC),
Commercial
Commercial

Surrounding Zoning(s):

North: N/A
South: Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”) and A-1, Agricultural District
East: Griffin Road Corridor, Gateway West – Zone 1
West: Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”)

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Intersection Commercial Nodes (“University Drive Node”) on February 2, 2000.

Concurrent Request on same property:

Flex Application (FX 9-1-05), The petitioner requests the approval of the Flexibility Rule allocating ninety-nine (99) residential reserve units within Flexibility Zone 102.

Master Site Plan (MSP 9-2-05), the petitioner requests master site plan approval to construct ninety-nine (99) town homes with a retail/office building on the subject site.

Application Details

The applicant’s SUBMISSION indicates the following:

1. *Site:* The subject site consists of 16.011 gross acres (697,479 square feet)
2. *Restrictive Note:* The proposed plat is restricted to ninety-nine (99) townhouse units and 20,000 sq. ft. commercial use.
3. *Access:* The proposed vehicular access onto the site is provided through five (5) points along the northern, eastern, and southern boundary lines. The first access point is a shared 50’ x 124’ Ingress/Egress Easement located on the northeast corner of the Griffin 78 Plat recorded in P.B. 171 Pg. 135 of the B.C.R. The next two proposed access points are located along the eastern boundary line, off Southwest 76th Avenue. The last two proposed access points are located along the western boundary line, off Southwest 78th Avenue. Both Southwest 76th and 78th Avenue are local roads.
4. *Trails:* Wolf Lake Equestrian Trail is located along the eastern boundary line of the proposed plat, parallel with the westside of Southwest 76th Avenue. The plat is proposing a thirteen (13) foot equestrian easement for this trail.
5. *Easements and Reservation:* The plat is proposing a twelve (12) foot utility easement along perimeter boundary line.
6. *Dedications:* The proposed plat is dedicating a 12’ right turn lane at the northeast corner and a 5’ strip along the eastern boundary line of the subject site.

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:* Proposed mixed-use developments are permitted by the Town of Davie Land Development Code “Griffin Road Corridor” Zoning District and Comprehensive Plan. Additionally, the proposed plat is consistent with the approved plat to the east.
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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.

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

Land Development Code (Section 12-366.1 (A) thru (D)) submission requirements for plats.

Land Development Code (Section 12-32.303(E)), Intersection Commercial Nodes (Nodes), within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map. (1) University Drive Node: Located between University Drive and SW 76 Avenue within the West Gateway Zone.

Land Development Code (Section 12-32.30), (A) Minimum parcel requirements, Minimum lot area: Nodes - Other 43,560 sq. ft. (B) Minimum Lot Frontage/Width: Nodes - Other 200 ft. (C) Minimum Lot Depth: Nodes - Other 250 ft.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use 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 Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

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

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

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. As per § 12-366.1 (c) (2), provide a general location map showing the plat in relation to the major road systems and/or natural features within the Town. *(This has been corrected)*

Engineering Division:

1. Provide road and drainage improvements for Southwest 76th Avenue, Southwest 48th Street and Southwest 78th Avenue within the plat limits as applicable. *(This requirement shall be met at the time of engineering permit)*

Staff Analysis

The proposed "Saddle Bridge" plat is required since the petitioner desires to construct a mixed-use development on contiguous parcels of land that make up the subject site. This proposed plat is consistent and does not exceed what was anticipated in the Comprehensive Plan as it was intended for commercial uses with anticipated vehicular and the Land Development Code "Griffin Road Corridor as it relates to lot size, width, depth, and intent.

Findings of Fact

Staff finds that the proposed "Saddle Bridge" plat is in accordance with the Comprehensive Plan and Land Development Code "Griffin Road Corridor" as it relates to access, location, and size. The proposed mixed-use development may be considered compatible with the adjacent properties to the east and west along Griffin Road.

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. 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. Shall be subject to approval of the concurrent Flex Application (FX 9-1-05)
 3. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
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Planning and Zoning Board Recommendation

At the September 27, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Chair Bender, to deny. **(Motion carried 5-0)**

Town Council Action

Exhibits

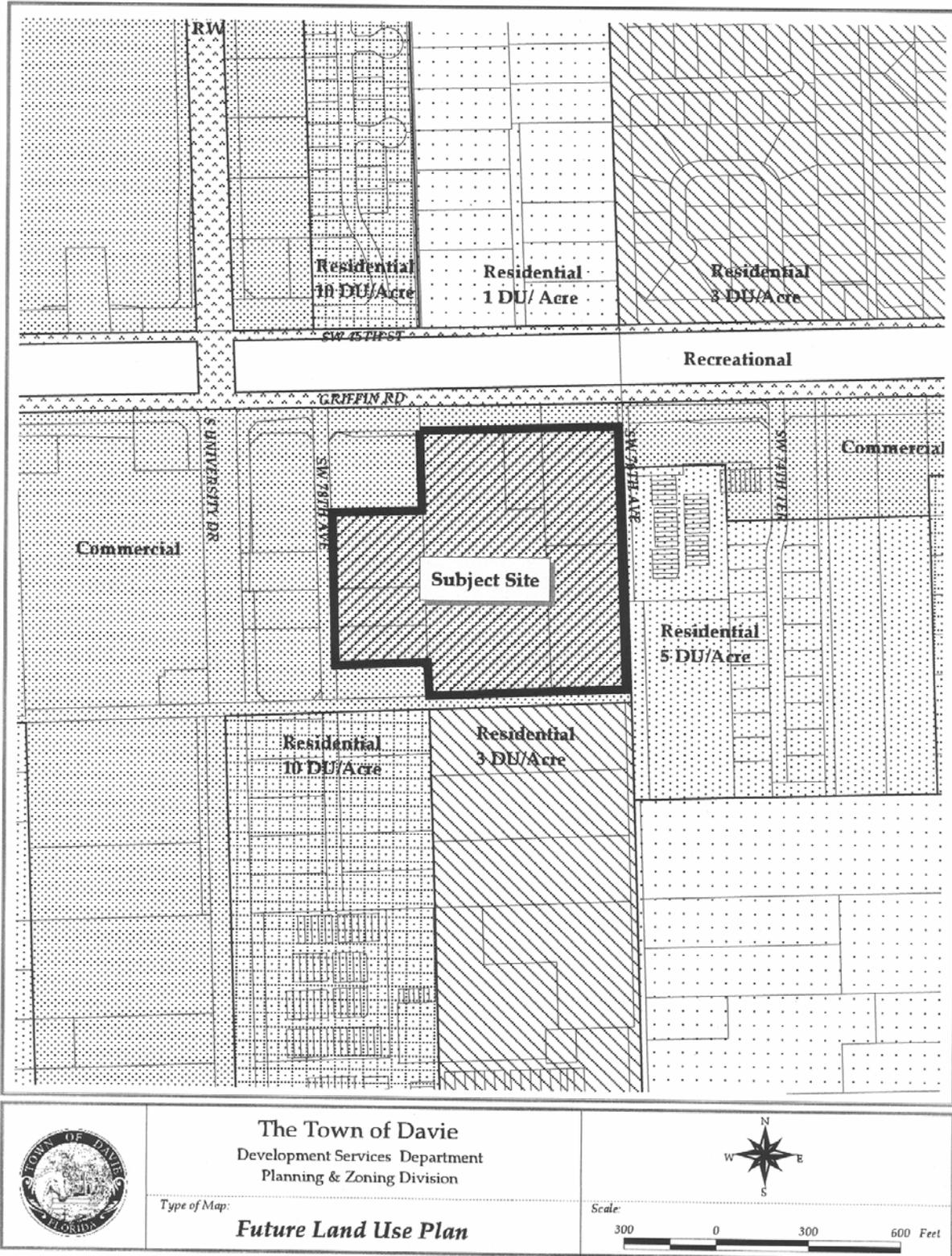
1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat

Prepared by: _____

Reviewed by: _____

File Location: \ns_th_01\Town_Hall\Develop_Service\P&Z\David
Abramson\Applications\P_Plat\P_05\P 9-1-05 Saddle Bridge

Exhibit 1 (Future Land Use Plan Map)



The Town of Davie
 Development Services Department
 Planning & Zoning Division

Type of Map:

Future Land Use Plan



Scale:



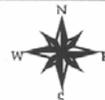
Exhibit 2 (Aerial, Zoning, and Subject Map)



The Town of Davie
Development Services Department
Planning & Zoning Division

Type of Map:

Aerial, Zoning, and Subject Site



Scale:

300 0 300 600 Feet