

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: Prepared by Bruce Dell and Marjan Mazza

SUBJECT: Plat, P 6-01-06 / Yohimbee Estates, Generally located on the north side of Stirling Road, South of SW 48th St between the SW 64th Avenue and SW 61st Avenue.

AFFECTED DISTRICT: 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE “YOHIMBEE ESTATES” 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 “Yohimbee Estates”. The subject site consists of 2.81 Acres (122,229.15 square feet) and restricted to five (5) single family detached units. The proposed vehicular access is through 61st Avenue, the existing north / south 25' Right of Way and the existing east/ west roadway.

The proposed “Yohimbee Estates” plat is required since the petitioner desires to construct five (5) detached single family units on the subject site. Staff finds that the proposed “Yohimbee Estates” plat is in accordance with the Comprehensive Plan as it relates to access, location, and size. The proposed development may be considered compatible with existing and future uses.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 24, 2007 Planning and Zoning Board Meeting, Ms. Turin made a motion, seconded by Mr. Busey, to approve with staff’s recommendations. Motion carried 3-0

FISCAL IMPACT: No

Has request been budgeted? n/a

RECOMMENDATION(S): Motion to approve the resolution

Attachment(s): Planning Report, Resolution, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "YOHIMBEE ESTATES" 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 "Yohimbee Estates" was considered by the Town of Davie Planning and Zoning Board on January 24, 2007;

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

SECTION 1. The plat known as the "Yohimbee Estates" 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 _____, 2007.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Exhibit “A”

Application: P 6-01-06 / Yohimbee Estates

Original Report Date: 12/19/06

Revision(s):

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

Applicant Information

Petitioner:

Name: Pillar Consultants – Troy Townsend
Address: 5230 S. University Drive, Suite 104
City: Davie, Florida 33328
Phone: (954) 680-6533

Owner

Name: Khair John Disla
Address: 6200 Hollywood Boulevard
City: Hollywood, Florida 33024
Phone: (954) 445-5542

Background Information

Application Request: Approval of the plat known as the “Yohimbee Estates”

Location: Generally located on the north of Stirling Road between SW 64th Avenue and SW 61st Avenue

Future Land Use Plan Map: Special Classification 2 DU/AC

Zoning: R-2, Low Density Dwelling District

Existing Use(s): Vacant Parcel of Land

Parcel Size: (122,229 sq.ft) 2.81 Gross Acres

Proposed Density: 2 Dwelling Units/1 Acre (Total of 5 Dwelling Units)

Proposed Use(s): 5 Single – Family Residential Dwelling Units

Surrounding Use(s):

North: Single-Family Home
South: Stirling Road, Single Family Home,
Multi-family Home
East: SW 61st Avenue

West: Vacant Lots

Surrounding Land

Use Plan Map Designation(s):

Residential 2 DU/AC

Residential 10 DU/AC
Residential 2 DU/AC &
Residential 5 DU/AC
Residential 2 DU/AC

Surrounding Zoning(s):

North: A1, Agriculture District
South: RM-10, Medium Dwelling District
East: A1, Agriculture District
West: RO, Residential-Office

Zoning History

Related Zoning History:

The zoning & land use was in place at the time of the application submittal. Previous request on same property: Hidden Estates.

Concurrent Request on same property: N/A

Application Details

The applicant's SUBMISSION indicates the following:

9. *Site:* The subject site consists of 2.81 Acres (122,229 sq.ft).
 10. *Restrictive Note:* The proposed plat is restricted to five (5) single-family detached units.
 11. *Access:* The proposed vehicular access on-to the site is off 61st Avenue for three northern lots, and through a 42' ingress/egress easement for two southern lots.
 12. *Trails:* There are no existing or proposed trails adjacent to the site.
 13. *Easements and Reservation:* The plat is proposing a forty two (42) ft utility easement and an ingress/ egress easement along the southern boundary line. Additionally, a 10' utility easement along northern property line and a 10' utility easement along the eastern most boundary line.
 14. *Dedications:* The plat is proposing five (5) ft of additional right-of-way to be dedicated on the northern boundary.
 15. *Drainage:* The plat 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.
 16. *Compatibility:* Proposed plat is consistent with the Town of Davie Land Development Code and Comprehensive Plan.
-

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 (C)) Submission requirements for plats.

Land Development Code (Section 12-21) Residential Single family low density dwelling

Land Development Code (Section 12-32.306), (A) Minimum parcel requirements, Minimum lot area: Down Town - Other 65,000 sq. ft. (B) Minimum Lot Frontage/Width: Down Town – Other 250 ft. (C) Minimum Lot Depth: Down Town – Other 250 ft.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area includes lands located south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agriculture in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Agriculture uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida Turnpike.

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 Plan, 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:

2. Add space for Town Council with Signatures of Mayor and Clerk.
3. Add space for Dedication Acknowledgment Seal.
4. Be consistent with total Square Footage for parcel 'A' (**This comment has not been addressed**).

Engineering Division:

1. Provide drainage easements on proposed plat.
2. Provide 10 ft utility easement along SW 61st Avenue and along the northern boundary line.

Staff Analysis

The proposed "Yohimbee Estates" plat is required since the petitioner desires to construct five (5) single family detached units on a 2.81 acres on the subject site. This proposed plat is consistent and does not exceed what was anticipated in the Comprehensive Plan as it was intended for residential uses as it relates to lot size, width, depth, and intent.

Findings of Fact

Staff finds that the proposed "Yohimbee Estates" plat is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The proposed residential development may be considered compatible with existing and future uses to the north, east and west.

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. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
 2. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
-

Planning and Zoning Board Recommendation

P 6-1-06, Yohimbee Estates, 6125 SW 59 Court (R-2)

Ms. Turin made a motion, seconded by Mr. Busey, to approve. Motion carried 3-0

Town Council Action

Exhibits

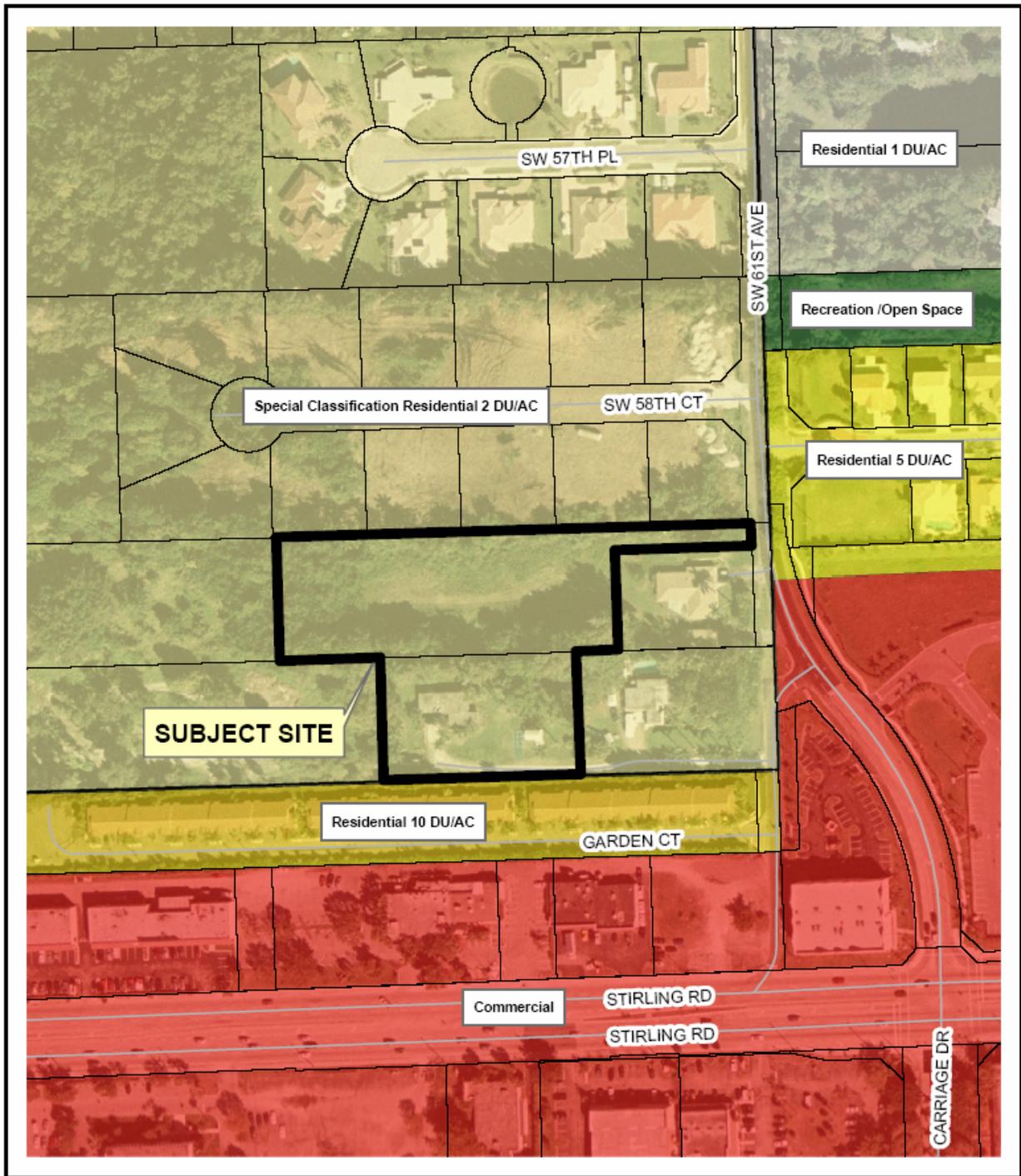
4. Future Land Use Plan Map
 5. Zoning and Aerial Map
-

Prepared by: _____

Reviewed by: _____

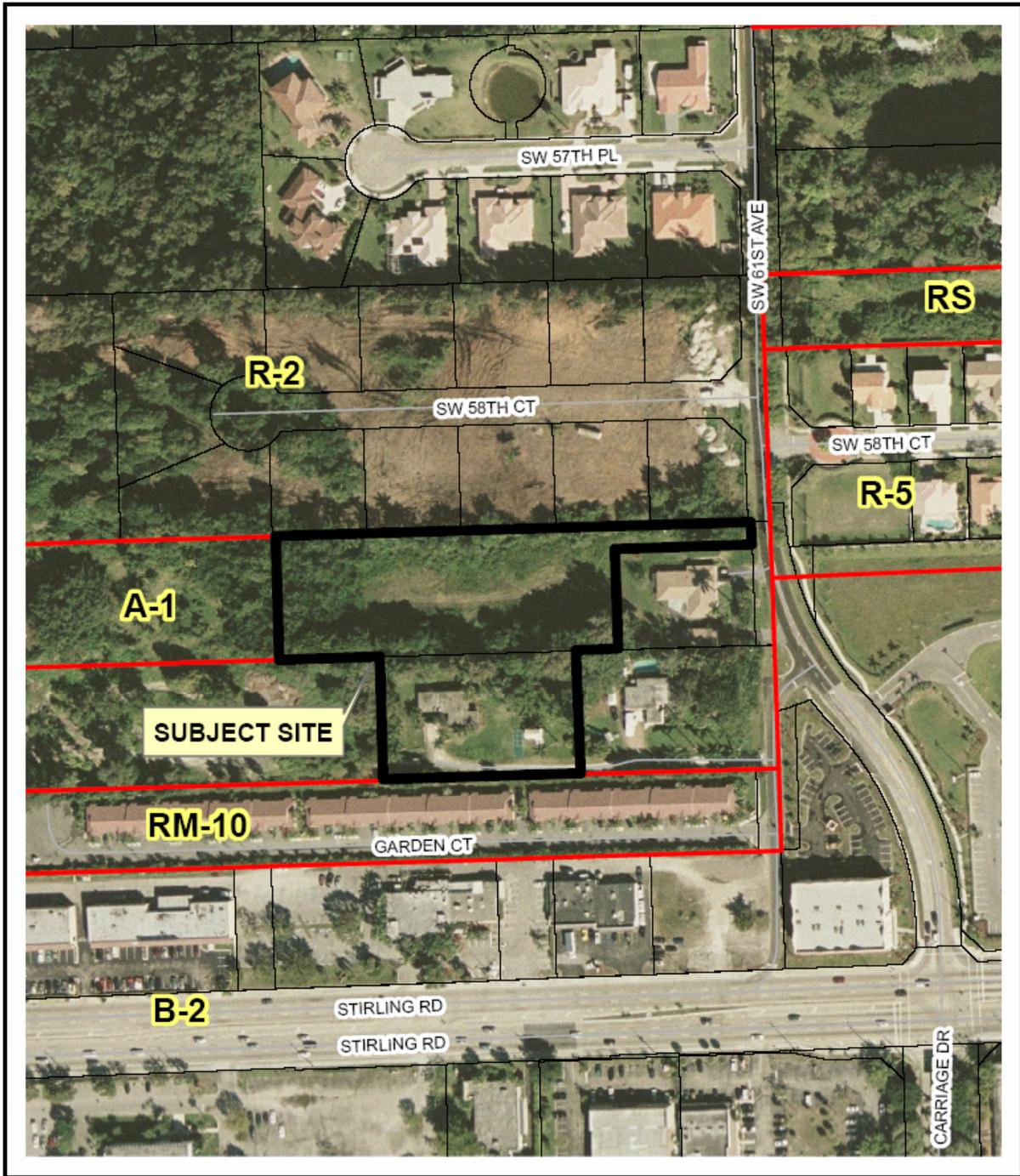
File location: P&Z\ Marjan Mazza\Applications\Plat\P_06\P 6-01-06 Yohimbee Estates

Exhibit 1 (Future Land Use Plan Map)



	<p>Date Flown: 12/2004</p>  <p>Prepared by the Town of Davie GIS Division</p>	<p>Plat P 6-1-06 Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 1/12/07</p>
---	--	--

Exhibit 2 (Aerial, Zoning, and Subject Map)



	<p>Date Flown: 12/2004</p>  <p>Prepared by the Town of Davie GIS Division</p>	<p>Plat P 6-1-06 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 1/12/07</p>
---	--	--