

**TOWN OF DAVIE**  
PLANNING AND ZONING DEPARTMENT  
PLANNING REPORT

**DATE:** March 21, 1999

**REFERENCE:** Plat - P 3-1-99

**PLAT NAME:** Hidden Cove

**APPLICANT:** Surveyor: Keith & Ballbe, Inc.  
Owner: Wayne Brenner

**ANALYSIS:** Land Use/Zoning: Residential 2 du/ac/RM-10  
Location: Generally located on the west side of Davie Road  
approximately 500 feet north of Stirling Road.  
Development Review Committee: see attached summary.

The proposed plat consists of approximately 7.22 acres shown as Parcel A. Proposed for the site are 46 multi-family units with access provided from Davie Road. Of the 46 proposed units 35 units have allocated commercial flex and reserve units.

The plat is in conformance with Town Code requirements and can be considered in final form.

**RECOMMENDATION:** The Planning and Zoning Department, therefore, recommends **APPROVAL** of the proposed plat subject to the following:

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.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (5-0), May 12, 1999.

**Note:** In order to obtain the final signature prior to plat recordation or expiration from the Town of Davie Development Services Department, the petitioner or property owner must provide the Development Services Department notice of at least 3 business days, but no more than 10 business days prior.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT 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 the Hidden Cove Plat has been approved by the Town Planning and Zoning Board on May 12, 1999.

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

SECTION 1. The plat of the subdivision known as the Hidden Cove Plat 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 \_\_\_\_\_, 1999.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

**TOWN OF DAVIE**  
DEVELOPMENT REVIEW REPORT

**Name:** Hidden Cove

**Date:** March 16, 1999

**Number:** P 3-1-99

**PROJECT DESCRIPTION**

**Location:** Generally located on the west side of Davie Road approximately 500 feet north of Stirling Road.

**Platted:** Yes \_\_\_ No X      **Required:** Yes X No \_\_\_

**Acreege/Existing use:** 7.22 acres/Vacant

**Proposed Use/Density:** 46 multi-family units

**Land Use/Zoning:** Residential (2 du/ac) & Commercial/RM-10

**Existing Uses:**

North: Vacant

South: Vacant & Commercial

East: Office

West: Vacant

**Adjacent Land Use/Zoning:**

North: Residential (2 du/ac)/RO & R-2

South: Commercial/B-2

East: Commercial/B-2

West: Residential (2 du/ac)/A-1

**SERVICES**

**Wastewater:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Potable Water:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Future Land Use Plan:** Consistent with plan designation.

**Drainage:** Must meet District and Town retention requirements.

**Solid Waste:** Provider - Private carting company.

**Fire Protection:** See attached comments.

**Administration:** See attached comments.

**Building:**

**Engineering:**

**Florida Power & Light:**

**Parks and Recreation:** See attached comments.

**Regional Transportation:** Impacts Davie Road and Stirling Road.

EXISTING ZONING: ~~R-199~~  
PROPOSED ZONING: RECONSTRUCTIVE 7/15/98  
LAND USE DESIGNATION: Residential (3 p/lot SPECIAL)

TOWN OF DAVIE USE ONLY	
PLAT NO.	<u>PS-1-99</u>
FEE.	<u>\$ 127.76</u>
Receipt No.	<u>7451</u>

TOWN OF DAVIE  
PLAT REVIEW APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks payable to TOWN OF DAVIE

DATE FILED: Mar 2 1999 FINAL PLAT: \_\_\_\_\_  
PRELIMINARY PLAT: X NON-RESIDENTIAL: \_\_\_\_\_  
RESIDENTIAL: X ACREAGE: 7.22 ac.  
NO. OF UNITS: 46

PROPOSED SUBDIVISION NAME: Hidden Cove  
ADDRESS AND/OR LOCATION: 5805 Davie Road (SW 64th Ave.) Davie, FL 33314  
LEGAL DESCRIPTION: EVERGLADES LAND SALES CO., SUB, Book 2, Page 34,  
Dade County, FL, Section 34, Township 50 S.,  
Range 41 East, Tract 16 less the South 220' of  
NAME OF OWNER OF PROPERTY: Wayne Brenner E. one-half and less  
the West 120' thereof.  
ADDRESS: 359 E. Seaview Drive  
Duck Key, Florida 33050  
REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: KEITH & BALLBE, Inc.  
ADDRESS: 1700 Northwest 64th St. Suite 300 PHONE: 954-489-9801  
Ft. Lauderdale, Florida 33309

\*\*\*\*\*

OFFICE USE ONLY

Approved as to form: [Signature] Fee paid: \_\_\_\_\_  
Development Review Committee: 3-23-99  
Planning and Zoning Board: 5-12-99  
Town Council: \_\_\_\_\_

RECEIVED  
MAR 02 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

JAN 20 1999

WAYNE BRENNER

OWNER'S NAME(S)

✓ Wayne Brenner

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

359 E. Seaview Drive

ADDRESS

Duck Key, Florida 33050

CITY, STATE, ZIP

305-289-1804

PHONE

Frank A. Kamerling

PETITIONER'S NAME

✓ Frank A. Kamerling

PETITIONER'S SIGNATURE

2921 NE 29th Street

ADDRESS

Lighthouse Point, FL 33064

CITY, STATE, ZIP

984-785-8543

PHONE

**PLAT REVIEW APPLICATION**

The foregoing instrument was acknowledged before me this 20 day of JANUARY 1998 by WAYNE BRENNER who is personally known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC: Kristen E. Brenner  
Notary Public, State of Florida  
Commission No. CC 608332  
My Commission Exp. 02/23/2001

My Commission Expires:

The foregoing instrument was acknowledged before me this 11th day of December 1998 by FRANK Kamerling who is personally known to me or who has produced Driver's License

as identification and who did take an oath.

NOTARY PUBLIC: Karin Finelli  
Sign: Karin Finelli  
Print: KARIN Finelli

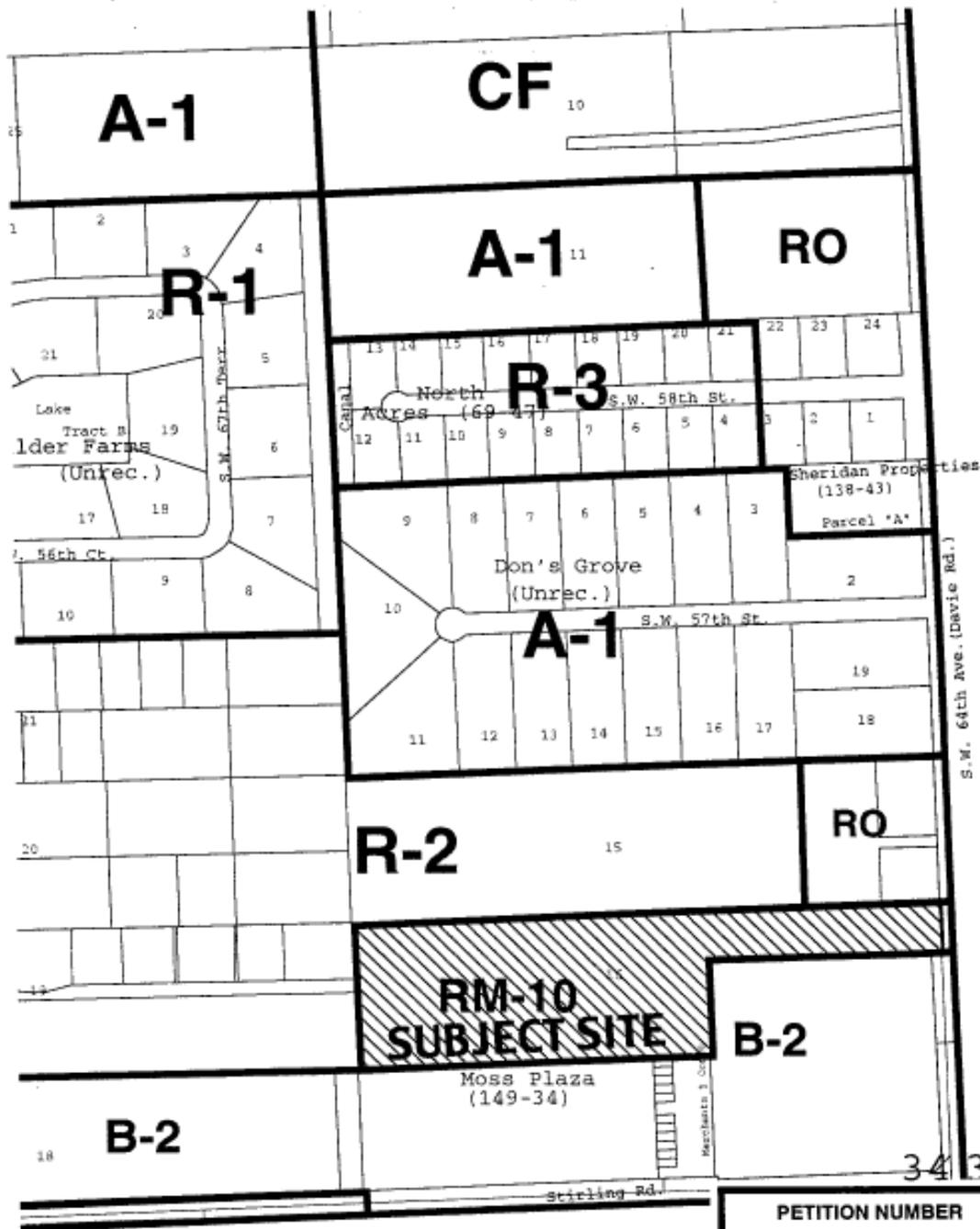
My Commission Expires:



**JAN 20 1999**

OFFICE USE ONLY

**JAN 20 1999**



**PETITION NUMBER**  
P 3-1-99

**PREPARED 4/7/99** Scale: 1"=300'  
**BY THE PLANNING & ZONING DIVISION**





STREET

**SUBJECT SITE**

S.W. 64th AVENUE (DAVIE ROAD)

STIRLING ROAD

**N**  
↑  
DATE FLOWN  
JANUARY 1995  
SCALE: 1"=400'  
P 3-1-99