

**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Zoning Division**

**MEMORANDUM**

**P Z 7-46-99**

**AGENDA ITEM**

**TO:** Bob Middaugh, Town Administrator

**THRU:** Mark Kutney, AICP, Development Services Director

**BY:** Jason Eppy, Planner II

**DATE:** July 29, 1999

**RE:** Plat Application P 5-1-99  
Lakeside Villas II Plat

Pursuant to Article XII of the Land Development Code, entitled "Subdivisions and Site Plans". The proposed plat consists of approximately 4.44 acres of land proposed for construction of 70 garden apartments (26 two-bedroom and 44 three-bedroom). Approximately 1.622 acres of the subject site contains dry land with 2.456 acres of water. Access will be provided from SW 42nd Street.

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

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE LAKESIDE VILLAS II 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 LAKESIDE VILLAS II PLAT has been approved by the Town Planning and Zoning Board on July 28, 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 LAKESIDE VILLAS II 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  
PLANNING AND ZONING DEPARTMENT  
PLANNING REPORT

**REFERENCE:** Plat - P 5-1-99

**PLAT NAME:** Lakeside Villas II Plat

**APPLICANT:** Owner: The Carlisle Group

**ANALYSIS:** Land Use/Zoning: Regional Activity Center/RM-16 Medium High Dwelling District

Location: Generally located at the NW corner of SW 57 Avenue and SW 42nd Street.

Development Review Committee: see attached summary.

The proposed plat consists of approximately 4.44 acres of land proposed for construction of 70 garden apartments (26 two-bedroom and 44 three-bedroom). Access will be provided from SW 42nd Street and SW 57 Avenue.

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. The developer shall construct the following improvements in accordance with the Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
  - . Roadway improvements of SW 42 Street for the length of the plat.
  - . Sidewalk improvements along SW 42 Street for the length of the plat.
2. Abandon the existing 15 foot utility easement ( O.R.B. 9749, Page 543, B.C.R.) within SW 42 Street right-of-way prior to certificate of occupancy for nay structures within the development. The abandonment shall be recorded in the public records of Broward County.
3. Approval of the recreational Impact Fee Agreement prior to plat recordation.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (4-0, Motion : Mr. Davenport, Seconded: Mr. Stahl, and Mr. Pisula absent), July 28, 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.

Prepared By: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

**TOWN OF DAVIE**  
DEVELOPMENT REVIEW REPORT

**Name:** LAKESIDE VILLAS PLAT      **Date:** July 29, 1999

**Number:** P 5-1-99

**PROJECT DESCRIPTION**

**Location:** Generally located at the NW corner of SW 57 Avenue and SW 42nd Street.

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

**Acreage/Existing use:** 4.1 acres/Vacant

**Proposed Use/Density:** 70 Garden Apartments / 15.9 units per acre

**Land Use/Zoning:** Regional Activity Center (RAC) / RM-16, Medium High Density Dwelling

**Existing Uses:**

**Adjacent Land Use/Zoning:**

**North:** Lake

**North:** RAC / R-5

**South:** Industrial Building

**South:** RAC / M-1

**East:** Single Family Homes

**East:** RAC / R-5

**West:** Lakeside Villas I

**West:** RAC / RM-16

**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:** No comment.

**Administration:** No comment.

**Parks and Recreation:** Recreational Open Space Agreement Required.

**Regional Transportation:** Impacts SW 42nd Street.

EXISTING ZONING: RM 16  
PROPOSED ZONING:  
LAND USE DESIGNATION: Regional Activity Ctr.

TOWN OF DAVIE USE ONLY  
PLAT NO. P5-1-99  
FEE. \$105.58  
Receipt No. 7580

RECEIVED  
MAY 17 1999

TOWN OF DAVIE  
PLAT REVIEW APPLICATION

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

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

DATE FILED: \_\_\_\_\_ FINAL PLAT: \_\_\_\_\_  
PRELIMINARY PLAT: X NON-RESIDENTIAL: \_\_\_\_\_  
RESIDENTIAL: \_\_\_\_\_ ACREAGE: 4.448 Ac  
NO. OF UNITS: 70

PROPOSED SUBDIVISION NAME: Lakeside Villas II  
ADDRESS AND/OR LOCATION: North side of SW <sup>48</sup>th St. between SW 57th Ave. and SW 58th Ave.  
LEGAL DESCRIPTION: The south 300 feet of Tract 13, "Newman's Subdivision" according to the plat thereof, recorded in Plat Book 2, Page 26, of the Public Records of Dade County, lying and being in Broward Co., Florida.  
NAME OF OWNER OF PROPERTY: Bret L. and Marlene Luskin  
ADDRESS: \_\_\_\_\_

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Michael R. Fawley, P.E.  
ADDRESS: Sun-Tech Engineering, Inc. 3407 NW 9th Ave., #250 Ft. Lauderdale, FL 33309 PHONE: (954) 568-2262

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OFFICE USE ONLY

Approved as to form: Jat Fee paid: \_\_\_\_\_  
Development Review Committee: 6/22/99  
Planning and Zoning Board: 8/11/99  
Town Council: \_\_\_\_\_

Bret L. Luskin and Marlene Luskin  
OWNER'S NAME(S)

*[Signature]*  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

*[Signature]*  
ADDRESS

3407 NW 9th Ave, Ft. Lauderdale  
CITY, STATE, ZIP

(954) 568-2262  
PHONE

The foregoing instrument was acknowledged before me this 14 day of MAY, 1999, by BRET L. AND MARLENE LUSKIN who is personally known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.  
NOTARY PUBLIC:  
Sign: *[Signature]*  
Print: William M. Fenno  
My Commission Expires: 4/9/2001

 WILLIAM M. FENNO  
COMMISSION # CC 637075  
EXPIRES APR 9, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

Summer Lake Apartments, Ltd.  
PETITIONER'S NAME c/o The Carlisle Group

*[Signature]*  
PETITIONER'S SIGNATURE

2937 SW 27th Avenue, Suite 303  
ADDRESS

Coconut Grove, Florida 33133  
CITY, STATE, ZIP

(305) 476-8118  
PHONE

The foregoing instrument was acknowledged before me this 14 day of MAY, 1999, by GEORGE GONZALEZ who is personally known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.  
NOTARY PUBLIC:  
Sign: *[Signature]*  
Print: William M. Fenno  
My Commission Expires: 4/9/2001

 WILLIAM M. FENNO  
COMMISSION # CC 637075  
EXPIRES APR 9, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

OFFICE USE ONLY

LEGAL DESCRIPTION AS PER OFFICIAL RECORD BOOK  
11102, AT PAGE 196, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

All of Tracts 17 and 18, Section 26, of the EVERGLADES LAND SALES COMPANY SUBDIVISION OF SECTION 27 AND 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, at Page 34 of the Public Records of Dade County, Florida, LESS the following described portion of said Tract 18:

Beginning at the intersection of the North line of Tract 18 and the East Right-of-Way line of Southwest 61st Avenue, as the same is now constructed, maintained and used; thence Southerly along the said East Right-of-Way line, a distance of 315 feet to a point; thence Easterly along a line 314 feet South of and parallel to the aforesaid North line of Tract 18, a distance of 250 feet to a point; thence Northerly parallel in the said East Right-of-Way line of Southwest 61st Avenue to a point on the North line of said Tract 18; thence Westerly along the said North line of Tract 18 to the Point of Beginning.

And also: Commencing at the intersection of the East Right-of-Way line of S.W. 61st Avenue as the same is now constructed, maintained and used, with the North line of said Tract 18, and run South along the said East Right-of-Way line of S.W. 61st Avenue, a distance of 315.00 feet to the Point of Beginning; thence run S. 89°52'22" E. along a line 15 feet North of and parallel with the North boundary of said Tract 17 a distance of 180 feet to a point; thence run South 178.80 feet to a point; thence run S. 45°07'38" W. as a distance of 70.55 feet to a point; thence run N. 89°52'22" W. a distance of 130 feet to the East Right-of-Way line of said S.W. 61st Avenue; thence run North a distance of 228.69 feet to the Point of Beginning.

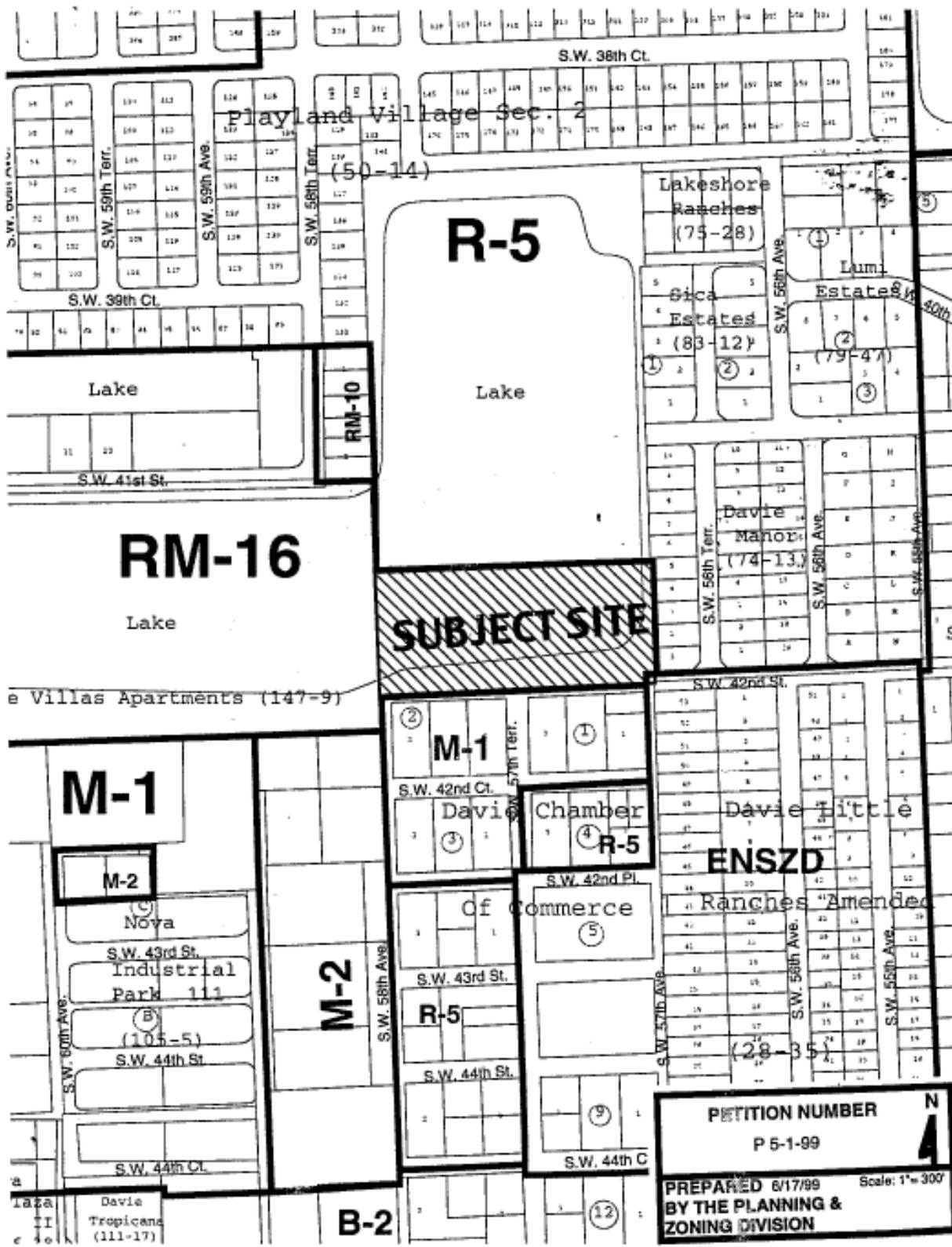
Also described as:

Tracts 17 and 18 in Section 26, Township 50 South, Range 41 East of "EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 26 AND 34 AND THE WEST 1/2 OF SECTIONS 26 AND 35, TOWNSHIP 50 SO., RANGE 41 E. DADE COUNTY, FLORIDA" according to the Plat thereof as recorded in Plat Book 2, Page 34 of the Public Records of Dade County, Florida; less that portion of said Tract 18 described as follows:

BEGIN at the intersection of the North line of said Tract 18 and a line being parallel with and 20.00 feet East of (as measured at right angles to) the West line of said Tract 18; thence on a Grid bearing (based on "STONER-KEITH RESURVEY NO. XII" as recorded in Miscellaneous Plat Book 5, Page 9, Broward County Records) of South 01°47'34" East along said parallel line a distance of 315.00 feet; thence North 88°19'59" East and parallel with the North line of said Tract 18 a distance of 255.00 feet; thence North 01°47'34" West along a line being parallel with and 275.00 feet East of the West line of said Tract 18 a distance of 315.00 feet to an intersection with the North line of said Tract 18; thence South 88°19'59" West along said North line distance of 255.00 feet to the POINT OF BEGINNING;

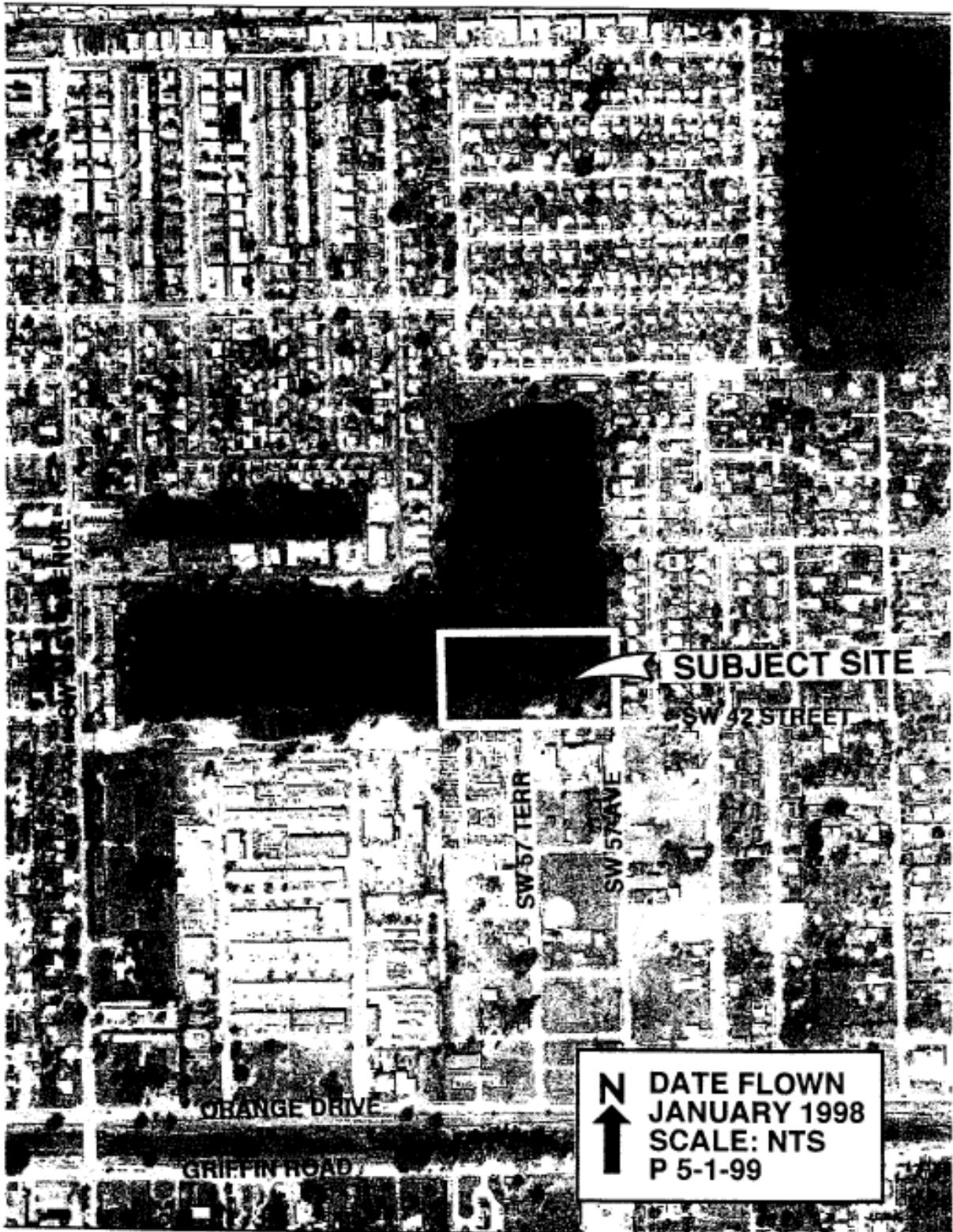
And also less that portion of said Tracts 17 and 18 described as follows: COMMENCE at the intersection of the North line of said Tract 18 and a line being parallel with and 20.00 feet East of (as measured at right angles to) the West line of said Tracts; thence South 01°47'34" East along said parallel line a distance of 315.00 feet to the POINT OF BEGINNING; thence North 88°19'59" East and parallel with the North line of said Tract 18 a distance of 185.00 feet; thence South 01°47'34" East along a line being parallel with and 205.00 feet East of (as measured at right angles to) the West line of said Tracts a distance of 178.78 feet; thence South 43°19'59" West a distance of 70.56 feet; thence South 88°19'59" West a distance of 135.00 feet to an intersection with a line being parallel with and 20.00 feet East of the West line of said Tracts; thence North 01°47'34" West along said parallel line a distance of 228.67 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the Town of Davis, Broward County, Florida, containing approximately 116.879 acres, more or less.



**PETITION NUMBER** N  
 P 6-1-99 4

PREPARED 6/17/99 Scale: 1"=300'  
 BY THE PLANNING & ZONING DIVISION



**SUBJECT SITE**

SW 42 STREET

SW 57 TERR

SW 57 AVE

ORANGE DRIVE

GRIFFIN ROAD

**N**  
**↑**  
**DATE FLOWN**  
**JANUARY 1998**  
**SCALE: NTS**  
**P 5-1-99**