



Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment Request

Application No. and Location: DG 1-4-00, Lakeside Villas Apartments Plat
(4190 SW 61 Avenue)

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "LAKESIDE VILLAS APARTMENTS PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant seeks to delete the non-vehicular access line extending from the north right-of-way line of SW 42 Street, north a distance of 75 feet. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County.

PREVIOUS ACTIONS: None

CONCURRENCES: None

RECOMMENDATION(S):

Motion to approve the resolution.

Attachment(s): Resolution, Planning Report, Application, Plat, Proposed Site Plan, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "LAKESIDE VILLAS APARTMENTS PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as Lakeside Villas Apartments Plat was recorded in the public records of Broward County in Plat Book 147, Page 9; and

WHEREAS, the owners desire to delete a non-vehicular access line associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

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

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed deletion of the non-vehicular access line shown on the Lakeside Villas Apartments Plat extending from the north right-of-way line of SW 42 Street, north a distance of 75 feet, the proposed revisions being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2000.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000.

Application #: DG 1-4-0
Lakeside Villas Apartments Plat

Revisions:

Exhibit "A"

Original Report Date: February 17, 2000

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

Applicant Information

Owner: Eduardo G. & Elsa B. Martinez **Agent:** Mike Fawley; Sun-Tech Engineering, Inc.

Address: 3207 Vista Circle

Address: 1600 West Oakland Park Blvd.

City: Macon, GA

City: Ft. Lauderdale, FL 33311

Phone: (305) 654-1500

Phone: (954) 777-3123

Background Information

Application Request: The applicant seeks to delete a non-vehicular access line extending from the north right-of-way line of SW 42 Street, north a distance of 75 feet.

Address/Location: 4190 SW 61 Avenue, Generally located on the west side of SW 61 Avenue approximately 1330 feet north of Orange Drive.

Land Use Plan Designation: Residential (16 du/ac)

Zoning: RM-16, Residential Multifamily District (16 du/ac)

Existing Use: Subject site is undeveloped

Proposed Use: 108 affordable multi-family units

Parcel Size: 21.3 acres

Surrounding Land Use:

North: Lake, Multi-family
South: Industrial Warehouses, Agricultural (Park Site)
East: Single Family Residential, Lake
West: Lakeshore Townhomes Condo., Waterview Villas

Surrounding Zoning:

North: RM-16, RM-10, & R-5
South: M-1 & M-2
East: R-5
West: RM-10 & RM-16

Zoning History

Related Zoning History: None

Previous Requests on same property: Town Council approved a site development plan to construct 108 affordable multi-family units on November 17, 1999.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is under the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 8 characterized by older, small-scale commercial development, older single family residential neighborhoods, and newer large-scale multi-family residential developments that serve the South Florida Educational Center.

Flexibility Zone: The proposed plat is in Flexibility Zone 98.

Concurrency Considerations: The subject site is located within Parcel A of the “Lakeside Villas Apartment Plat” with a note restricting the plat to 180 garden apartments.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings

The non-vehicular access line was provided on the “Lakeside Villas Apartments Lakeside Villas II Plats” to prohibit access from the adjacent parcels. The Summerlake Apartments site plan, which encompasses the above mentioned plats, reflected the non-vehicular access line and would require the review and approval of a delegation request to delete the non-vehicular access line by the Town and Broward County to provide for access between both plats, as reflected on the approved site plan.

The Planning and Zoning Division have reviewed and approve this proposed request.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 1-4-00.

Exhibits

1. Resolution,
2. Plat
3. Proposed Site Plan
4. Land Use Map
5. Subject Site Map
6. Aerial

Prepared by: ____

Reviewed by: ____

Broward County Department of Planning and Environmental Protection
 Development Management Division
Application to Change or Waive
Requirements of the Broward County Land Development Code

INSTRUCTIONS:

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays, traffic signals, etc.)
3. Right of way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal / Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please print legibly in ink or type on this application form.

PROJECT INFORMATION

Dist/Project Name: Lakeside Villas Apartment

Project Number: 044 MB 88 Plat Book - Page: 1170 (if recorded)

Owner / Applicant: Edward G. Beecher & Flora B. Matthews Phone: _____

Address: _____

Agent: SUN-TECH ENGINEERING, INC.

Contact Person: MIKE FAWLEY Phone: 771 3123

Address: 1610 WEST OAKLAND PARK BLVD, W. LAUDERHILL

Agent's E-mail Address: SUNTECH@GATE.NET 23311

PROPOSED CHANGES

Use the space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No's: _____

Land Development Code Citation(s): _____

Have you contacted anyone in County Government regarding this request? Yes _____ No _____

If yes, indicate name(s), department, and date: _____

Narrative explaining proposed changes in detail including the desired result, and justification for the request (attach additional sheet if necessary):

with 10' 20' 00'
 propose that portion of 75' north of north
 line of S.W. 42nd Street as shown on
 "LAKESIDE VILLAS APARTMENTS" PLAT

Please see the reverse side of this form for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION

All requests listed under INSTRUCTIONS on the reverse side of this form must include the following:

- Letter from the applicable municipality stating their position on this request
- Six (6) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Development Management Staff.)
- A check made payable to the forward County Board of County Commissioners for the application fee (if applicable). Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under INSTRUCTIONS on the reverse side of this form, the following additional documents are required:

- Six (6) folded copies of the proposed site plan which shows at a minimum: the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, six folded (6) copies of a drawing which clearly illustrates the proposed change(s) may be accepted if, in the judgment of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a state road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the state.

For **NON-ROADWAY RELATED** items (6 through 12) listed under INSTRUCTIONS on the reverse side of this form, please consult with Development Management Staff for a determination of any additional required documentation.

OWNER / AGENT CERTIFICATION

State of FLA County of Lee

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by the owner/agent.

Signature of owner/agent: [Handwritten Signature]

Subscribed and sworn to before me on December 29, 2011 at Highway 90, Lee, Florida

Notary Public: [Handwritten Signature]

Type or Print Name: Christine R. Vial

Commission No: _____

He/she is personally known to me or has presented _____ as identification.

FOR DEVELOPMENT MANAGEMENT USE ONLY

File: _____ Application Date: _____ Acceptance Date: _____

Comments Due: _____ C.C. Mtg Date: _____ Fee \$ _____

Plats Site Plans/Drawings City Letter FDOT Letter

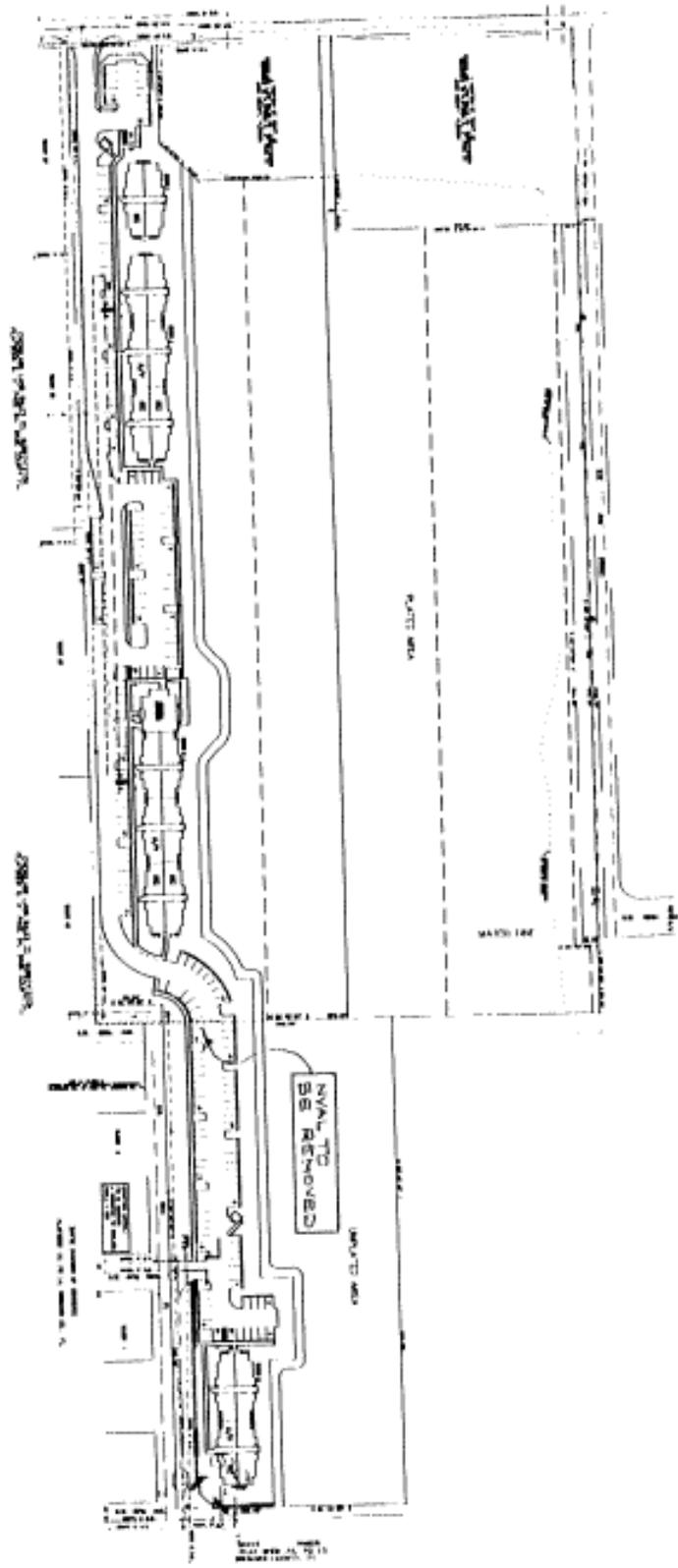
Other Attachments (Describe): _____

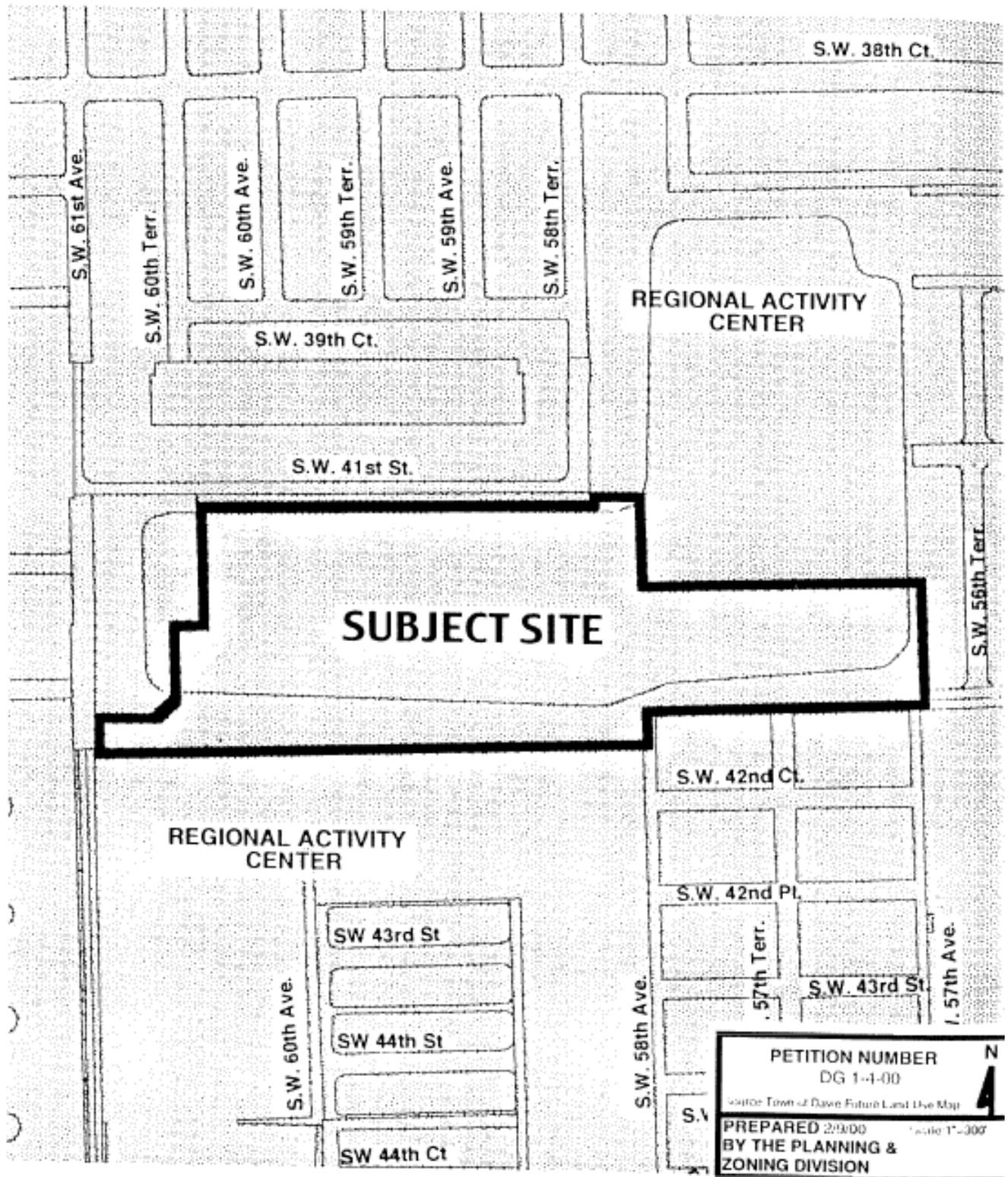
Title of Request: _____

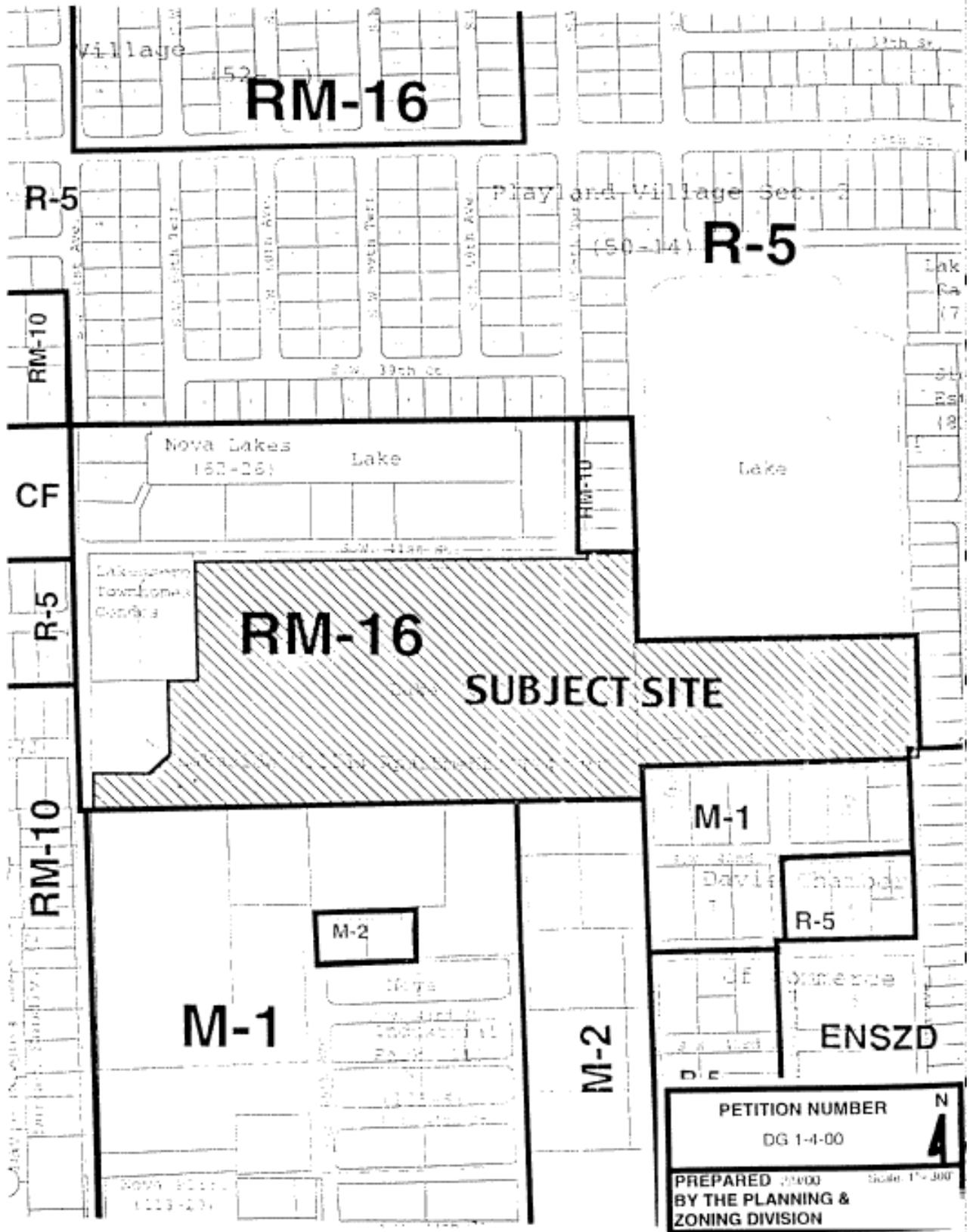
Distribute to: Engineering Traffic Engineering Mass Transit Other: _____ Other: _____

Comments: _____

Received by: _____







SW 38 CT

SW 61 AVE

SW 41 ST

SUBJECT SITE

N
↑ DATE FLOWN
JANUARY 1998
SCALE: NTS
DG 1-4-00