



TOWN OF DAVIE
PLANNING & ZONING DIVISION
 6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
 Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Name	
Davie Junction	

Application	
Request/Number:	Plat (P) /15-310
Owner	Ralph Lloyd and Leanne Povolny
Petitioner	Jeffrey Evans & Associates, P.A.
Project Planner	Debbie Thomas
Date of Report	03/11/2016
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	03/22/2016
Date of Town Council Review	04/20/2016

Location/Site	
Folio/Identification Number	50-41-12-60-3020
Address	4760 SW 64 th Avenue
Nearest North/South Road	Davie Road
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	1.3
Existing Use	Single-Family Home
Future Land Use	Regional Activity Center
Zoning	A -1 (Proposed RM-12)
Council District	1
Redevelopment Area	Community Redevelopment Agency (CRA)
Overlay District	Scenic Corridor
Design Regulation	N/A
Flexibility Zone	102
Planning Area	9
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Lange Park
Nearby Bus Route	N/A

Key Points
<ul style="list-style-type: none"> • The request is for a boundary plat approval in order to develop a new townhome community. • The community is planned to consist of 14 townhomes. • There are 4 other applications related to the proposed residential community.



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History
<ol style="list-style-type: none">1. Related Zoning Information: N/A2. Previous Request(s): N/A3. Concurrent Request(s):<ol style="list-style-type: none">a. <u>Site Plan (SP15-311) Davie Junction</u>: This request is to allow the development of a new townhome community consisting of 14 dwelling units.b. <u>Rezoning (ZB15-312) Davie Junction</u>: This request is to rezone the subject property from Agricultural (A-1) District to Medium-High Density Dwelling (RM-12).c. <u>Variance (V15-313) Davie Junction</u>: This request is to reduce the minimum required side setback to 17 ft (current Code requires 20 ft); to reduce the required driveway entry width to 23 ft (current Code requires 25 ft) and drive aisle width to 23 ft (current Code requires 24 ft); to reduce the minimum required parking spaces size for the one car garage to 10 ft x 16 ft (current Code requires 10 ft x 18 ft).

Analysis
<ol style="list-style-type: none">1. Site: The plat is approximately 1.3 acres in size.2. Restrictive Note: The plat will be restricted to 14 townhome dwelling units.3. Access: The plat has an access opening adjacent to Davie Road along the western boundary.4. Easements and Reservations: No easements or reservations are proposed at this time.5. Dedications: The plat dedicates “Parcel B” for additional right-of-way.6. Drainage: The plat is located within Central Broward Water Control District. Additional easements or dedications may be required by the district for drainage purposes.7. Compatibility: The plat is consistent with the land development code as it relates to access, location, size and use.

Recommendations
<p>Staff finds the application complete and suitable for further review. If approved, staff recommends the following:</p> <ol style="list-style-type: none">1. Revise the restrictive note to allow a maximum of 14 townhomes to be consistent with the site plan.

Attachments
<ol style="list-style-type: none">1. Petitioner Documentation2. Maps3. Plat



Zona Developers LLC

8930 State Rd. 84 Suite 112

Davie, FL 33324

Tel: 954-474-6974

Fax: 954-474-4330

DAVIE JUNCTION TOWNHOMES SCOPE OF WORK PLAT

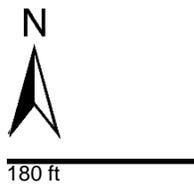
We are applying for a new plat and restrictive note for a potential 16 Unit community on Davie Road.

We have already coordinated with Broward County and they determined that due to the size and location of the project, they would not require a decelerating turn lane. They also agreed that the entrance should be in the center of the parcel off Davie Road.



**Jeffrey Evans, RA, LEED AP
Manager**

Aerial Map



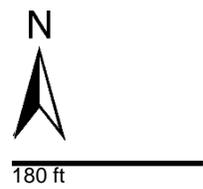
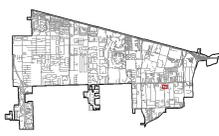
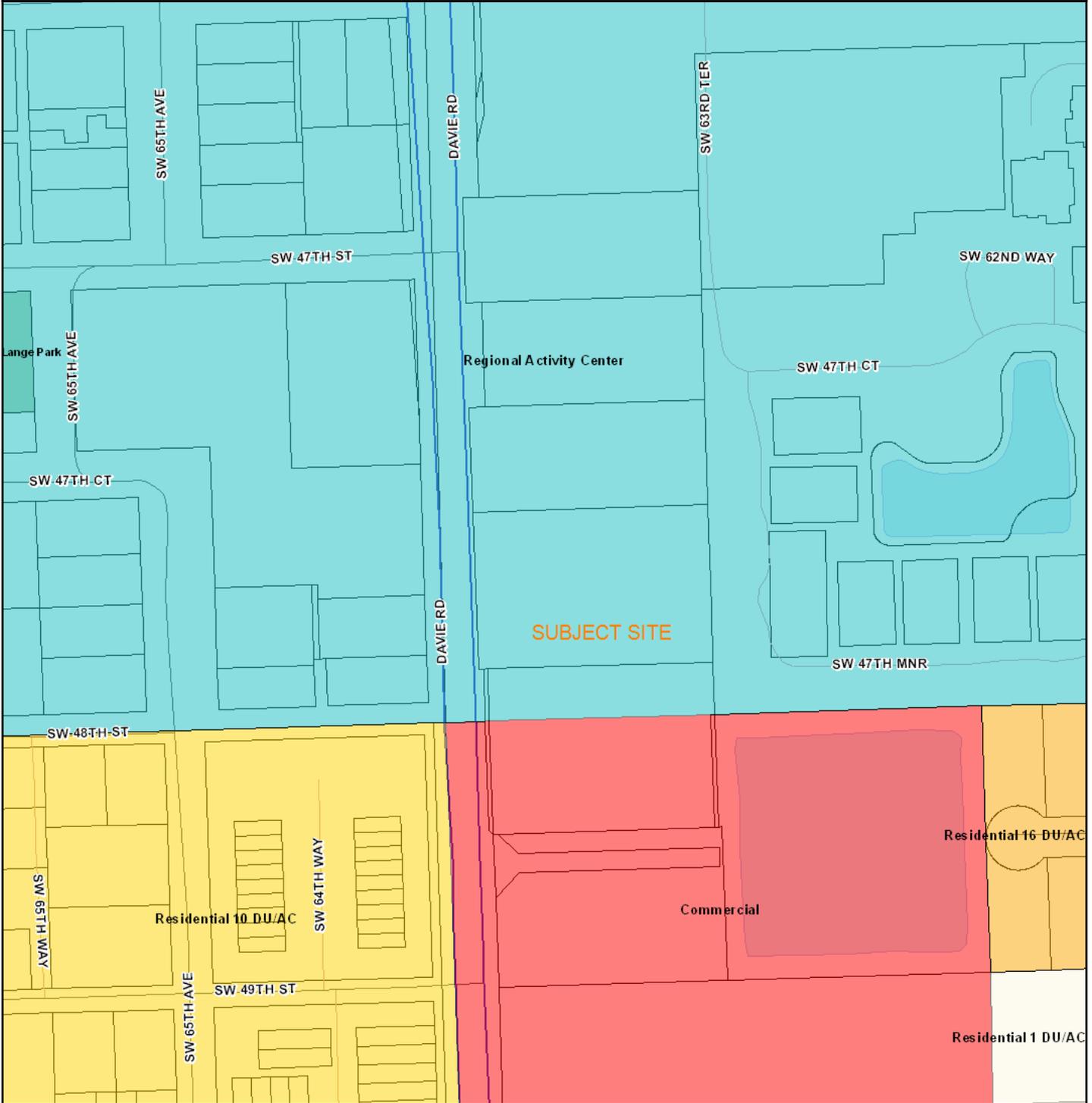
4760 SW 64th Avenue



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

Land Use Map



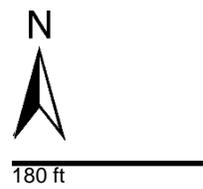
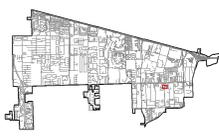
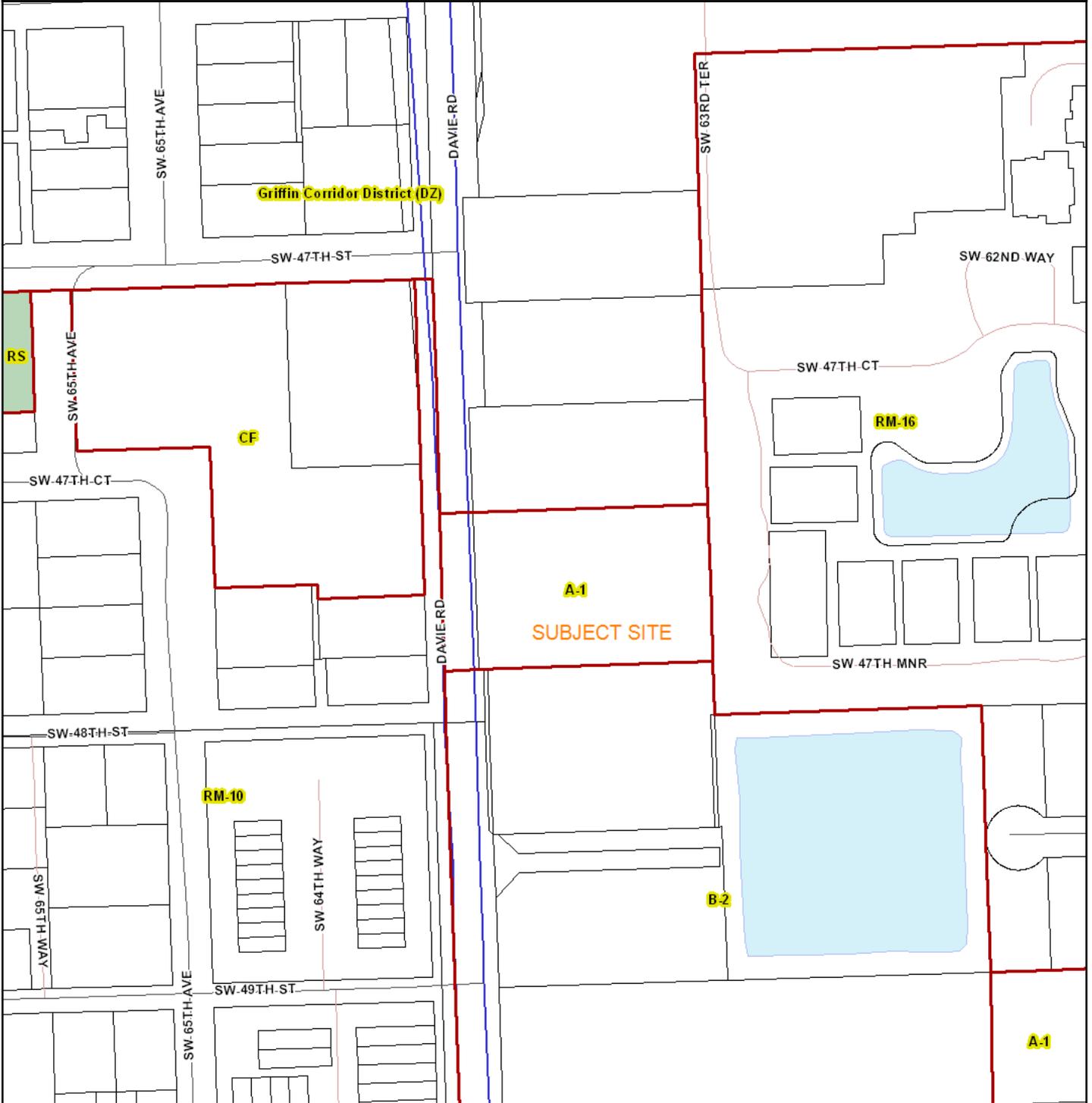
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Zoning Map



4760 SW 64th Avenue



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JOB #15019
 OCTOBER, 2015

DAVIE JUNCTION

A REPLAT OF THE NORTH ONE-HALF (1/2) OF LOT 1 AND ALL OF LOT 2, PALM GARDEN PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS
 I, _____, being the owner of the above described and shown hereon, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON.

- ALL DRAINAGE, (H&C) EASEMENTS SHALL BE DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT.
- ALL UTILITIES, (H&C) EASEMENTS INCLUDING UTILITIES ENERGY FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM OWNER ENTERING INTO A ROAD RIGHT-OF-WAY SHALL BE DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT. THE INTENT OF THIS PROVISION IS TO PROTECT THE PUBLIC HEALTH AND SAFETY OF THE UTILITY EASEMENTS THAT CROSS OR CONDUCE WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT. THE INTENT OF THIS PROVISION IS TO PROTECT THE PUBLIC HEALTH AND SAFETY OF THE UTILITY EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, _____ HAS CAUSED THE PRESENTS TO BE SET THIS _____ DAY OF _____, 20____.

BY: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS
 I, _____, being the owner of the above described and shown hereon, HAS CAUSED THE PRESENTS TO BE SET THIS _____ DAY OF _____, 20____, AND I HEREBY AUTHORIZE TO ADMINISTER DUTIES AND TAKE ACKNOWLEDGMENTS.
 TO ME OR WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSE HEREIN EXPRESSED.

My commission expires _____
 Commission No. _____
 By: _____ Notary Public - State of Florida
 Print Name _____

LEGAL DESCRIPTION:

THE NORTH ONE-HALF (1/2) OF LOT 1 AND ALL OF LOT 2, OF PALM GARDEN PARK UNIT 2, A SUBDIVISION OF LOT 44 OF EVERGLADE LAND SALES CO. SUBDIVISION IN SECTION 16, TOWNSHIP 24N, RANGE 30E, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE, BEING AND LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 54,155.7 SQUARE FEET (1.24 ACRES) MORE OR LESS.

CENTRAL BROWARD WATER CONTROL DISTRICT:
 THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT. THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE DISTRICT MANAGER OF THE CENTRAL BROWARD WATER CONTROL DISTRICT. THE DATE OF APPROVAL AND ACCEPTANCE IS _____ DAY OF _____, 20____. ADDITIONAL BRIDGE/TOWNSHIP/ALIAS/CANAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE PURPOSES.

BY: CHAIR _____ DATE _____ BY: DISTRICT MANAGER _____ DATE _____

TOWN OF DAVIE - TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE TOWN OF DAVIE. THE DATE OF APPROVAL AND ACCEPTANCE IS _____ DAY OF _____, 20____. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF ANY STRUCTURE OR IMPROVEMENTS ON THE LANDS SHOWN HEREON WITHOUT THE WRITTEN COOPERATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ MAYOR _____
 _____ TOWN CLERK _____

TOWN OF DAVIE - PLANNING AND ZONING BOARD

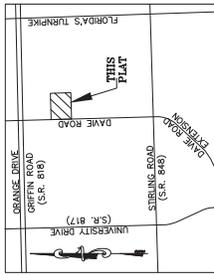
THIS IS TO CERTIFY THAT THE PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE. THE DATE OF APPROVAL AND ACCEPTANCE IS _____ DAY OF _____, 20____.

BY: _____ DESIGNEE _____

TOWN OF DAVIE - PLANNING AND ZONING

THIS IS TO CERTIFY THAT THE TOWN OF DAVIE PLANNING AND ZONING HAS CONSIDERED THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____ DESIGNEE _____



BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
 BY: _____ DIRECTOR/DESIGNEE _____ DATE _____

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH SECTION 177-09-1 MOTOR TRAFFIC WAYS THIS _____ DAY OF _____, 20____.

BY: _____ CHAIRPERSON _____ DATE _____

THIS PLAT COMPLES WITH THE APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE _____ DATE _____

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING SERVICES DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ ROBERT P. LEGO, JR., PE, RCD AND MAPPER _____ DATE _____
 _____ FLORIDA REGISTRATION NUMBER 154003 _____
 _____ STATE OF FLORIDA _____

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS PLAT COMPLES WITH THE APPROVAL OF BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION. THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____, AND RECORDED IN PLAT BOOK _____ AT PAGE _____ RECORD VERIFIED _____.

ATTEST: _____ COUNTY ADMINISTRATOR _____ DATE _____
 _____ DEPUTY _____

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS APPROVED AND ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

ATTEST: _____ COUNTY ADMINISTRATOR _____ DATE _____
 _____ DEPUTY _____
 _____ MAYOR - COUNTY COMMISSION _____

SURVEYOR'S CERTIFICATION:

I, _____, THE SURVEYOR OF THIS PLAT, HAVE THE ATTACHED INSTRUMENT PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 5-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE PERMANENT AND TEMPORARY MONUMENTS (P.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091, CHAPTER 177, ON THIS 9th DAY OF _____, 20____.

THE BENCHMARK AS SHOWN HEREON, ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL.

PILLAR CONSULTANTS, INC.
 2520 SOUTH UNIVERSITY DRIVE, SUITE 104
 FT. LAUDERDALE, FLORIDA 33328
 CERTIFICATE OF AUTHORIZATION NUMBER 1P7024

BY: _____ DESIGNEE, FOR THE SURVEYOR
 _____ PROFESSIONAL SURVEYOR AND MAPPER
 _____ FLORIDA REGISTRATION NUMBER 154423

RECORDATION	MARKET (RECORDING)	TOWN OF DAVIE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSION	SURVEYOR
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