



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 7-2-00, 4900 SW 64th Avenue

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Davie Manor @ Palm Garden Park

REPORT IN BRIEF: The applicant requests approval of 21 two story attached single family units, cabana/pool, landscaping and associated parking. The town homes will be located on the southwest corner of SW 49th Street and Davie Road. The town homes will be sold as fee simple lots with a Home owners Association assuming the responsibility for the maintenance of private roads and common areas. The models will offer 2 and 3 bedroom fee simple units with a minimum living area of 1,169 square feet. The total building coverage is 19 percent of the total net site area. The building elevations reflect a flat tile roof with smooth and textured beige tone stucco walls. A 201 square foot garage and optional screened patios will also be included. Landscaping has been designed to buffer the rear of the town homes from adjacent roadways. All on-lot landscaping has been designed to meet code as well as enhance the architecture of the buildings.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee recommended approval subject to staff's recommendations (4-0, Chair Evans abstained, September 12, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 7-2-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing the fee simple Home Owner Association documents and associated maintenance agreements for all roadways, common area landscaping and amenities.
2. Revising the parking stall dimensions to reflect a 10'x18' stall for all visitor spaces.
3. Providing a 12'x18' handicap stall with the visitor parking.
4. Revising the on-lot and perimeter tree requirements to reflect three (3) trees required and proposed for each town home unit and satisfying the perimeter tree requirements of 1 tree per 40 l.f. plus 1 accent tree per 100 l.f. of right of way. Show all new trees on plan.
5. Moving all of the proposed Foxtail Palms out of the curbed street planters and onto the lot properties. These palms may be counted toward on-lot requirements.
6. Changing the landscape island next to the visitor parking to a minimum width of 10'.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 7-2-00
Davie Manor @ Palm Garden Park

Revisions:

Exhibit "A":

Original Report Date: September 9, 2000

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

APPLICANT INFORMATION

Owner:

Name: Daniel Layne Metcalf

Address: 1201 SW 75 Terr.

City: Plantation, Fl.

Phone: (954) 587-2106

Agent:

Name: Jeff Evans

Address: 13730 SR 84 Box 221

City: Davie, Fl.

Phone: (954) 474-6974

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 4900 SW 64th Avenue

Land Use Plan Designation: Residential (10 du/ac)

Zoning: RM-10 (Multi-Family Residential 10du/ac)

Existing Use: The subject site is undeveloped

Proposed Use: 21 town homes developed at 10 du/ac.

Parcel Size: 1.81 net acres , 2.7 gross acres

Surrounding Land Use:

North: Multi-Family Residential (10 du/ac)

South: Undeveloped

East: Commercial/office including Gill Reality

West: One and two family residential dwelling units

Surrounding Zoning:

North: RM-10 (Residential Multi-Family, 10du/ac)

South: A-1 (Agricultural)

East: B-2 (Community Business)

West: RM-10 (Residential Multi-Family, 10du/ac)

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. The applicant requests approval of 21 two story attached single family units, cabana/pool, landscaping and associated parking. The town homes will be located on the southwest corner of SW 49th Street and Davie Road. The town homes will be sold as fee simple lots with a Home owners Association assuming the responsibility for the maintenance of private roads and common areas.
 2. *Building:* The models will offer 2 and 3 bedroom fee simple units with a minimum living area of 1,169 square feet. The total building coverage is 19 percent of the total net site area. The building elevations reflect a flat tile roof with smooth and textured beige tone stucco walls. A 201 square foot garage and optional screened patios will also be included. The overall height will be 21' to the mean of roof.
 3. *Access points/number of parking spaces:* Access to the site will be provided by one ingress/egress point off of SW 65th Avenue at the west end of the property and one ingress/egress point off of SW 49th Street at the north end of the property. Sixty five (65) parking spaces are required with Sixty six (66) provided.
 4. *Landscaping:* The landscape plan shows relocated Royal Palms along the Davie Road perimeter with a row of 6-8' Wax Myrtle trees and Cocoplum shrubs behind the rear of the town homes to provide a screening to the roadway. Live Oaks, Gumbo Limbo, Mahogany and Green Buttonwood trees align the west, south and north perimeters. The interior roadway will be lined with Foxtail Palms. Alexander palms and flowering accent trees are proposed in front of each unit along with Sabal Palms and Cypress trees adjacent to the end units. Thirty (30%) open space is required with 50% provided.
 5. *Drainage:* On site drainage will be dispersed into the proposed retention areas.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 9 composed of predominantly agricultural in nature with scattered low-density single family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site is governed by the Plat titled “Palm Garden Park” with no restrictions.

Staff Analysis/ Findings of Fact

The site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above staff recommends **approval** of application SP 7-2-00 subject to the following conditions prior to the issuance of a building permit:

1. Providing the fee simple Home Owner Association documents and associated maintenance agreements for all roadways, common area landscaping and amenities.
 2. Revising the parking stall dimensions to reflect a 10x18' stall for all visitor spaces.
 3. Providing a 12'x18' handicap stall with the visitor parking.
 4. Revising the on-lot and perimeter tree requirements to reflect three (3) trees required and proposed for each town home unit and satisfying the perimeter tree requirements of 1 tree per 40 lf. plus 1 accent tree per 100 lf. of right of way. Show all new trees on plan.
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Site Plan Committee

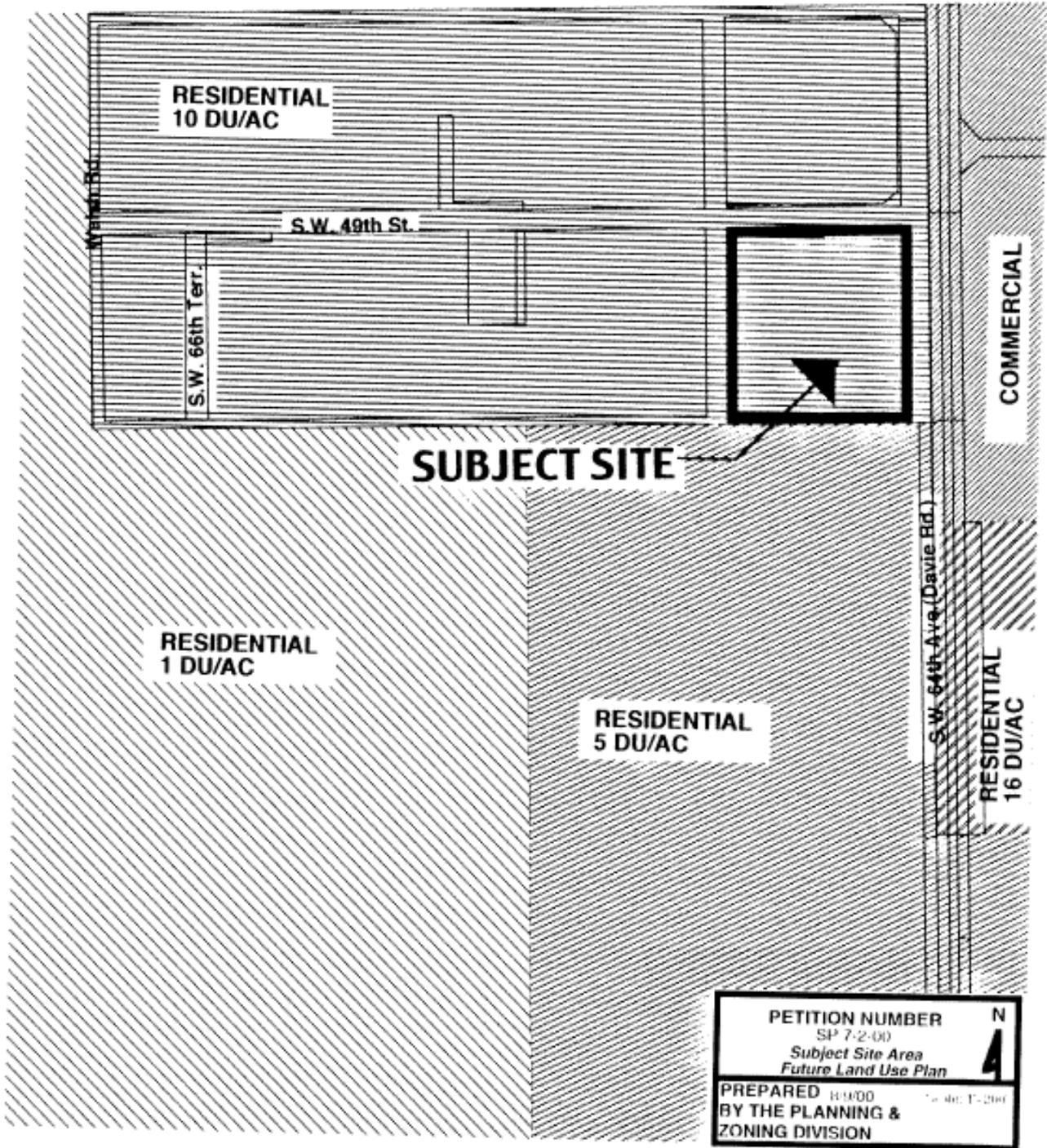
SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve subject to staff's recommendations (4-0, Chair Evans abstained, September 12, 2000).

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____



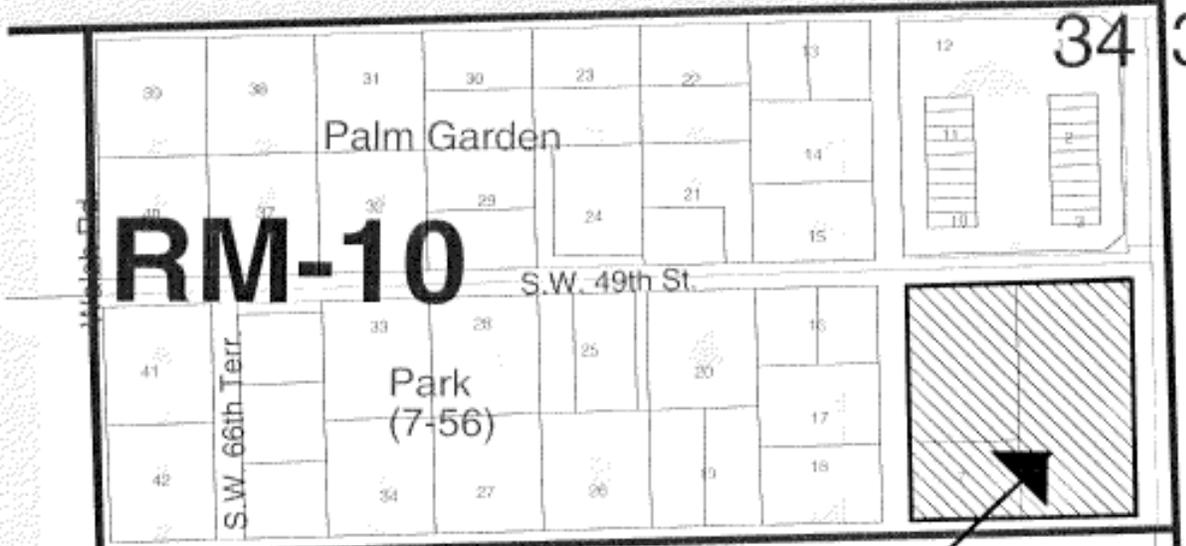
PETITION NUMBER
SP 7-2-00
Subject Site Area
Future Land Use Plan

PREPARED BY THE PLANNING & ZONING DIVISION

4

27 26

34 35



RM-10

Palm Garden

S.W. 49th St.

S.W. 66th Terr.

Park
(7-56)

SUBJECT SITE

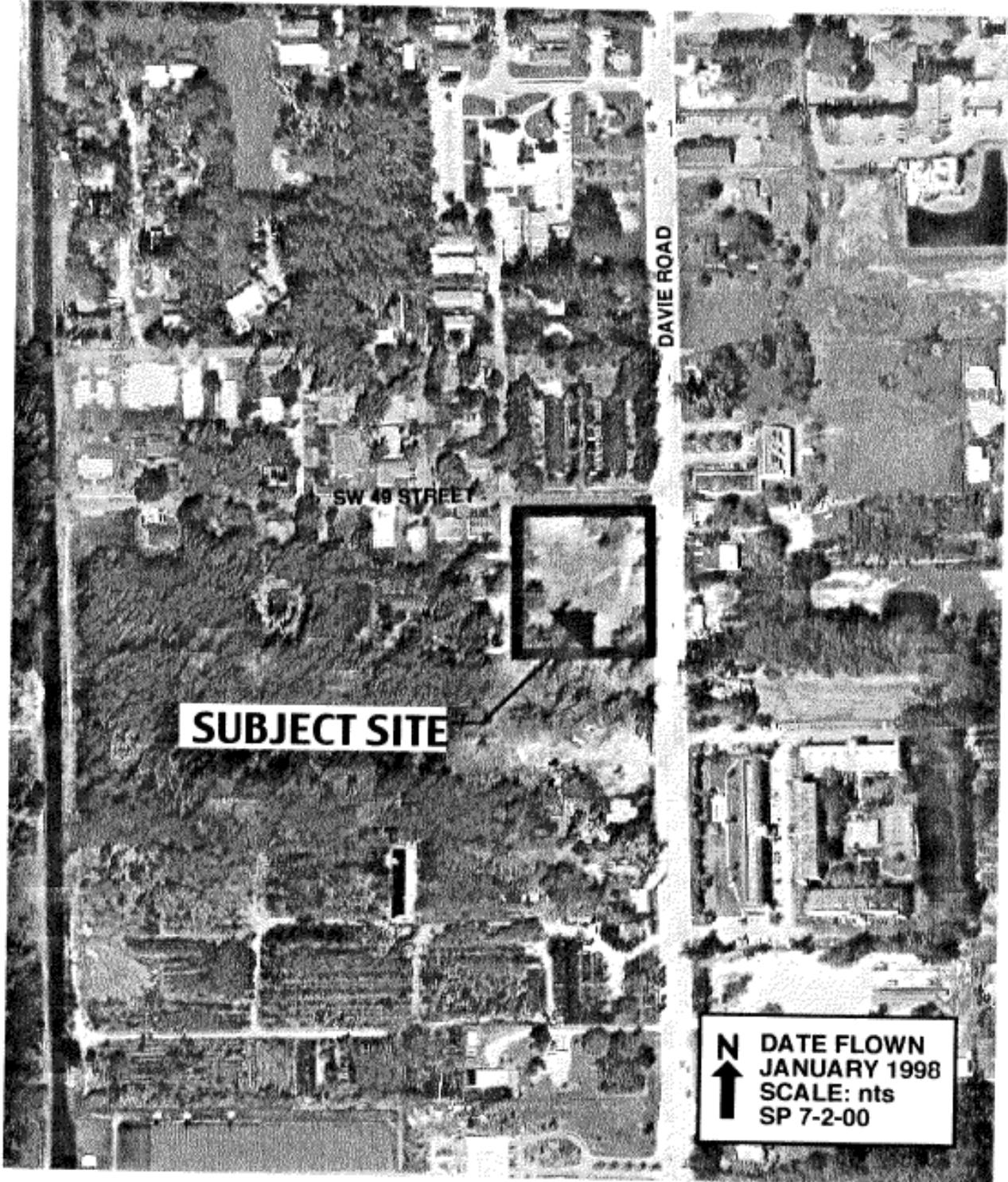
A-1

S.W. 64th Ave. (Davie Rd.)

PETITION NUMBER
 SP 7-2-00
Subject Site Area Zoning Map

PREPARED 8/9/00 Scale: 1"=200'
 BY THE PLANNING &
 ZONING DIVISION

N
4



SUBJECT SITE

SW 48 STREET

DAVIE ROAD

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 7-2-00