

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers
FROM/PHONE: Mark Kutney, AICP, (797-1101)
SUBJECT: Site Plan

Application No., Project Name and Location:
SP 7-6-00 - Grand Oaks Estates, 3500 SW 130 Avenue, Generally located between Flamingo Road and SW 130 Avenue and on the north side of SW 36 Court.

TITLE OF AGENDA ITEM: Grand Oaks Estates

REPORT IN BRIEF:

The applicant requests approval to develop 32 single family residential lots with five (5) model types. The lot sizes range from 27,713 square feet to 34,089.05 square feet net dry land with an average lot area of 32,317.61 square feet net dry land on a 37.92 gross acres. The development will include amenities such as a tot-lot, tennis court, and guard house. The tot-lot will be developed on Lot 1 of the plat which consists of approximately 26,089.10 square feet in lot area. A white aluminum picket fence with concrete column will be constructed on the west, south and east sides to the rear of the perimeter landscape easement. Access to the site will be from SW 130 Avenue by a private interior roadway. The applicant is also providing a canal culvert required to connect the equestrian trail located along the east limits of the site, to the trail on the south side of SW 36 Street. The applicant approved the later stipulations prior to Councils vested rights determination.

PREVIOUS ACTIONS:

Town Council determined the "Vista Del Lago Plat" to have vested rights on April 4, 2001.

CONCURRENCES:

Site Plan Committee: Motion to recommend approval subject to (Motion Carried: 5-0, May 22, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 7-6-00.

Attachment(s): Planning Report, Land Use map, Subject Site map, and Aerial.

Application #: SP 7-6-00
Grand Oak Estates

Revisions: May 16, 2001

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: Carmco, Inc.

Address: 108 South Munn Ave.
City: East Orange New Jersey

Phone: (973) 673-1441

Agent:

Name: The Costoya Group, Inc.

Address: 4960 SW. 72nd Ave.
City: Miami, Fl. 33155

Phone: (305) 669-3923

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 3500 SW 130 Avenue, Generally located between Flamingo Road and SW 130 Avenue and on the north side of SW 36 Court.

Land Use Plan Designation: Residential (1 du/ac)

Zoning: R-1(Estate Dwelling District)

Existing Use: The subject site is undeveloped

Proposed Use: 32 Single Family Lots

Parcel Size: 37.92 gross acres (1,851,597 square feet).

Surrounding Uses:

North: Kapok Village Est.38 SF lots

South: Kapok ESL Site

East: Flamingo Road & Flamingo
Fire station

West: Kapok ESL Site

Surrounding Land Use Designation Plan:

Residential (1 du/ac)

Residential (1 du/ac) & Proposed Park/
Open Space

Community Facility & Commercial
Recreation

Conservation

Surrounding Zoning:

North: R-1, Estate Dwelling District

South: RS, Recreation/Open Space

East: Flamingo Road, Community Facility & AG, Agricultural District

West: RS, Recreation/Open Space

ZONING HISTORY

Related Zoning History: The Town Code by definition of “Lot Area” excludes easements or rights-of-way for public or private roads, primary utility transmission lines, water management or drainage district canals from lot area calculations. The present Landscape Code, as amended by Ordinance No. 96-27, prohibits required landscape buffers from being contained within any lot line or lot(s). Application of these two code provisions would result in 30 of the 33 platted lots being substandard as to lot area, with lot areas ranging from 27,713 square feet to 34,089.05 net dry land with an average lot area of 32,317.61 square feet net dry land.

Previous Request on same property: The subject plat was recorded by Broward County on June 1, 1999, Plat Book 167, Page 8 of the Broward County records. The plat is lot specific, reflecting 33 lots as currently proposed.

Town Council approved a site development plan to construct 33 single family lots, with associated landscaping on a 37.92 gross acre parcel, on July 17, 1996, with conditions.

Due to the previously approved site plan expiring and subsequent code revisions rendering the site plan in non-compliance with portions of Code, the applicant sought a vested rights determination approved by Town Council for the “Vista Del Lago Plat” relative to minimum required lot size for the R-1 District and width of the required landscape buffers, on April 4, 2001. The applicant agreed to the following stipulations:

1. A white aluminum picket fence with concrete column will be constructed on the west, south and east sides to the rear of the perimeter landscape easement.
2. Providing a canal culvert required to connect the equestrian trail located along the east limits of the site, to the trail on the south side of SW 36 Street.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant proposes to develop 32 single family residential lots with five (5) model types. The lot sizes will range from 27,713 square feet to 34,089.05 square feet net dry land with an average lot area of 32,317.61 square feet net dry land on a 37.92 gross acre parcel located on the northeast corner of SW 130th and SW 36th Street. The models will range in size from 4,894 square feet to 6,643 square feet. The development will include amenities such as a tot-lot, tennis court, and guard house. The tot lot will be developed on Lot 1 of the plat consisting of approximately 26,089.10 square feet in lot area and would prohibit the lot from ever being developed for a single family residence. A concrete column with white aluminum picket fence will be constructed on the west, south and east sides along the the perimeter landscape easement line. A 254,661 square foot lake will divide the north side of the property from adjacent residential land. The guard house and covered entry will display decorative lighting, Bahama style shutters and River Bed stone veneer on the lower portion of the walls.
2. *Access:* Access to the site will be from SW 130th Avenue. A private interior roadway will divide the property down the center and terminate into a cul-de-sac at the east end of the site. Decorative pavers are proposed at the entrance feature as well as in sections along the length of the roadway. A meandering paver pedestrian path will run along the north and south sides of the interior road with decorative 15' light poles located on each side of the path.
3. *Landscaping:* The landscape plan reflects heavily planted landscape buffers along the west, south and east sides of the property consisting of Royal Palms, Foxtail Palms, Cypress trees, Geiger trees, Hibiscus and relocated Live Oaks. A variety of shrubs and ground covers will be used. The entrance to the development shows Royal Palms set in the decorative pavers with a background of Bougainvillea in the raised planters on each side of the guardhouse. The site consists of numerous existing Live Oaks that will be preserved on site and relocated at time of construction to be used as street trees, perimeter trees, on-lot trees and bridal path trees. On-lot landscape plans for all the models have not been submitted and will be required prior to Town Council consideration.
4. *Drainage:* The drainage system for Grand Oak Estates has been designed as a combination of positive drainage and retention system. The positive drainage consists

of structures (inlets and manholes) connected to the on-site lake for retention of the required storm events. The retention systems consists of both dry and wet retention areas. The wet retention area is an on-site lake and the dry retention areas are in the form of side and rear yard swales. Both the dry and wet retention areas will serve to meet the water quality and floor routing requirements. The lake is connected to the Central Broward Water Control District's canal via pipe with an overflow control structure. Finish floors have been designed above the 100 year flood elevation.

5. *Equestrian Trail*: The applicant is providing the culvert connection required to connect the trail located along the east limits of the site, to the trail on south side of SW 36 Street.

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. 2 which includes the westernmost section of the Town north of Orange Drive and south of SW 14th Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre.

Broward County Land Use Plan: The subject site is governed by the plat titled "Vista Del Lago" restricted to 33 detached single family homes.

Staff Analysis/Findings of Fact

The proposed site plan is vested for the lot specific design indicated on the recorded Vista Del Lago plat. The plan meets all Code provisions not vested by the approved plat.

Staff Recommendation

Recommendation: Based upon the above, staff recommends **approval** of application **SP 7-6-00** subject to the following conditions prior to the issuance of a building permit, unless otherwise noted:

1. Providing a hold harmless letter from all applicable utility companies where structures are proposed in an easement.
2. Providing a copy of the recorded Homeowner Association and deed restriction documents.
3. Common landscape buffers must be installed and pass inspection, when 25% of Certificate of Occupancy have been issued.
4. Providing copies of the approvals from CBDD and the Engineering Department for the culvert connection for the horse trail along Flamingo Road.
5. Providing on-lot landscaping details for all models for staff review, prior to Town Council consideration.

Site Plan Committee

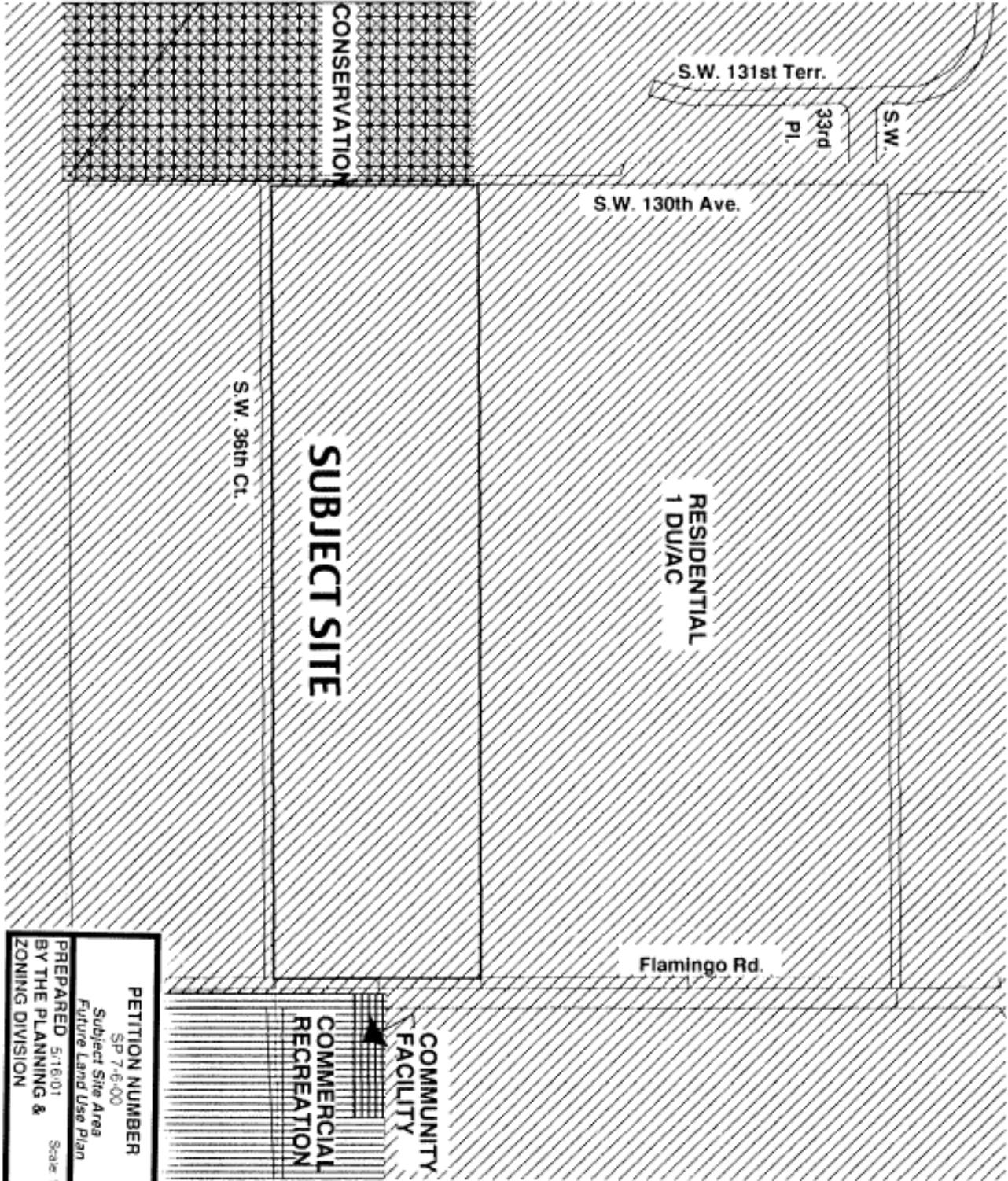
SITE PLAN COMMITTEE RECOMMENDATION: to approve based on staff's recommendations and that the rear elevations be adjusted as per Committee's recommendations to be reviewed by Chair Evans prior to Council meeting presentation (Motion carried 5-0, May 22, 2001).

Exhibits

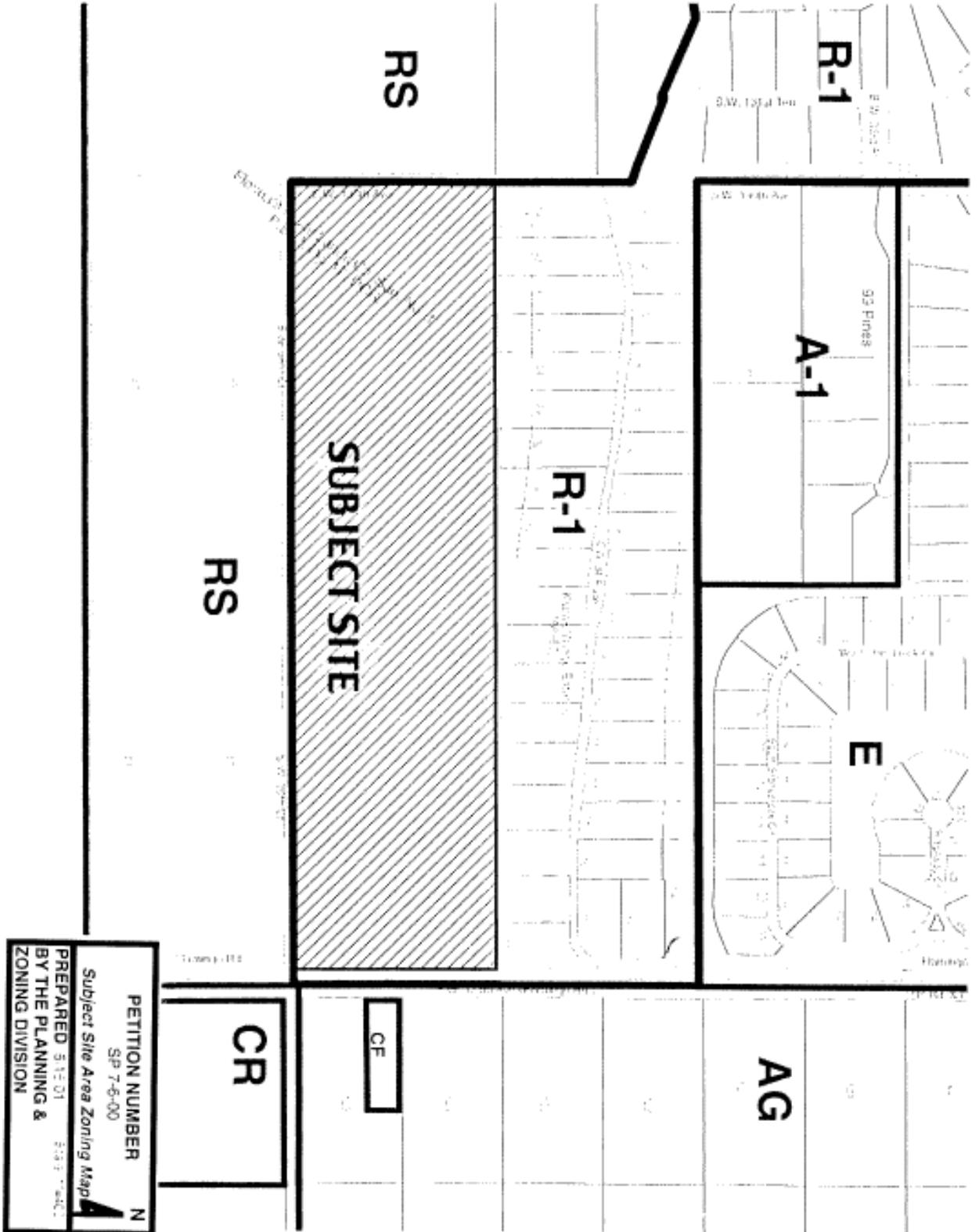
Land Use map, Subject Site Map, and Aerial.

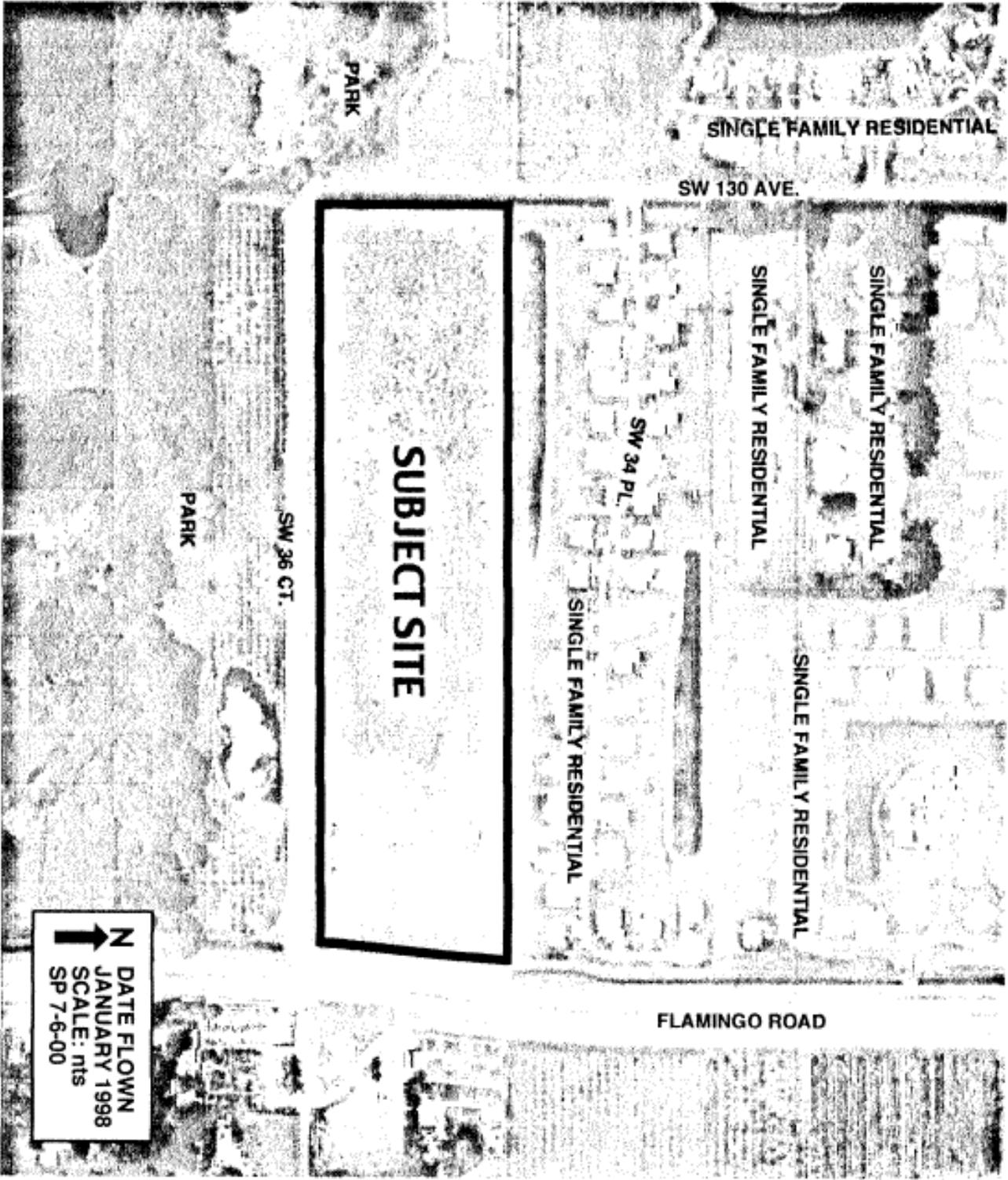
Prepared by: _____

Reviewed by: _____



PETITION NUMBER N
 SP 7-6-00
Subject Site Area
Future Land Use Plan
PREPARED 5/16/01 Scale 1"=400'
BY THE PLANNING & ZONING DIVISION





SINGLE FAMILY RESIDENTIAL

SW 130 AVE.

PARK

SUBJECT SITE

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

SW 34 PL.

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

SW 36 CT.

PARK

FLAMINGO ROAD

N
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 7-6-00