

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Council members

**FROM/PHONE:** Mark Kutney, Development Services Director (954) 797-1101

**SUBJECT:** Site Plan  
Application No., 4-3-01  
Project Name and Location: Palm Garden Park  
6650, 6652, 6654, and 6656 SW 48th Street

**TITLE OF AGENDA ITEM:** Palm Garden Park

**REPORT IN BRIEF:** The applicant requests approval for two duplex dwellings consisting of (2) two bedroom, two bath units, associated parking and landscaping. The project was originally approved by Town Council on August 4, 1999. The project remains as previously approved with the exception of the buildings turning to a north/south orientation. The site is approximately .5 acres located on the corner of SW 48th Street and SW 66th Terrace. The east duplex will have light green walls with a light gray roof. The west duplex will have golden tan walls with a terra-cotta colored roof. Both units will have stucco walls and Spanish 's' tile roofing material. The landscape plan indicates Royal palms along SW 48th Street, Coconut Palms along the building facades, and Live Oaks in the rear. Shrubs and ground cover are proposed as foundation plantings in the front and rear of both buildings. Access and parking are proposed off of SW 148th Avenue.

**PREVIOUS ACTIONS:** A variance was approved by Town Council to reduce the east and west side setbacks for 20 feet to 7.5 feet and to reduce the required building separation from 20 feet to 15 feet on July 7, 1999.

**CONCURRENCES:** Site Plan Committee motion: motion to approve; (motion carried 4-0 Jeff Evans absent, July 24, 2001).

**RECOMMENDATION(S):** Based upon the above, staff recommends approval of application SP 4-3-01.

**Attachment(s):** Planning Report, Land Use Map, Subject Site Map, Aerial

**Application #:** SP 4-3-01  
Palm Garden Park

**Item No.**

**Revisions:**

**Exhibit "A":**

**Original Report Date:** June 20, 2001

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

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**APPLICANT INFORMATION**

**Owner/ Agent:**

**Name:** Mark Sever

**Address:** 5580 NE 28th Avenue

**City:** Davie, Fl.

**Phone:** (954)489-1045

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Approval

**Address/Location:** 6650, 6652, 6654, and 6656 SW 48th Street

**Land Use Plan Designation:** Residential

**Zoning:** Residential (10 du/ac) / RM-10

**Existing Use:** Vacant parcel

**Proposed Use:** Two single story duplex buildings

**Parcel Size:** .43 acres

**Surrounding Land Use:**

**North:** Multi-Family Residential

**South:** Multi-Family Residential

**East:** Multi-Family Residential

**West: Multi-Family Residential**

**Surrounding Zoning:**

**North: RM-10 (Medium Density Dwelling Districts 10 du/ac)**

**South: RM-10 (Medium Density Dwelling Districts 10du/ac)**

**West: RM-10 (Medium Density Dwelling Districts 10du/ac)**

**East: RM-10 (Medium Density Dwelling Districts 10du/ac)**

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**ZONING HISTORY**

**Previous request on the same property:** A variance was approved by Town Council to reduce the east and west side setbacks for 20 feet to 7.5 feet and to reduce the required building separation from 20 feet to 15 feet on July 7, 1999.

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**DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests approval for two duplex dwellings consisting of (2) two bedroom, two bath units, associated parking and landscaping. The project was originally approved by Town Council on August 4, 1999. The project remains as previously approved with the exception of the buildings turning to a north/south orientation. The site is approximately .5 acres located on the corner of SW 48th Street and SW 66th Terrace.
2. *Building:* The east duplex will have light green walls with a light gray roof. The west duplex will have golden tan walls with a terra-cotta colored roof. Both units will have stucco walls and Spanish 's' tile roofing material.
3. *Landscaping:* The landscape plan indicates Royal palms along SW 48th Street, Coconut Palms along the building facades, and Live Oaks in the rear. Shrubs and ground cover are proposed as foundation plantings in the front and rear of both buildings.
4. *Access points and parking:* Access and parking are proposed off of SW 148th Avenue.

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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.

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### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within planning area No. 9 This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is 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 approved boundary plat titled Palm Garden Park has no recorded restrictions.

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### Staff Analysis and Findings of Fact

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

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 4-3-01 .*

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### Site Plan Committee

**Site Plan Committee Recommendation:** Motion to approve; (motion carried 4-0 Jeff Evans absent, July 24, 2001).

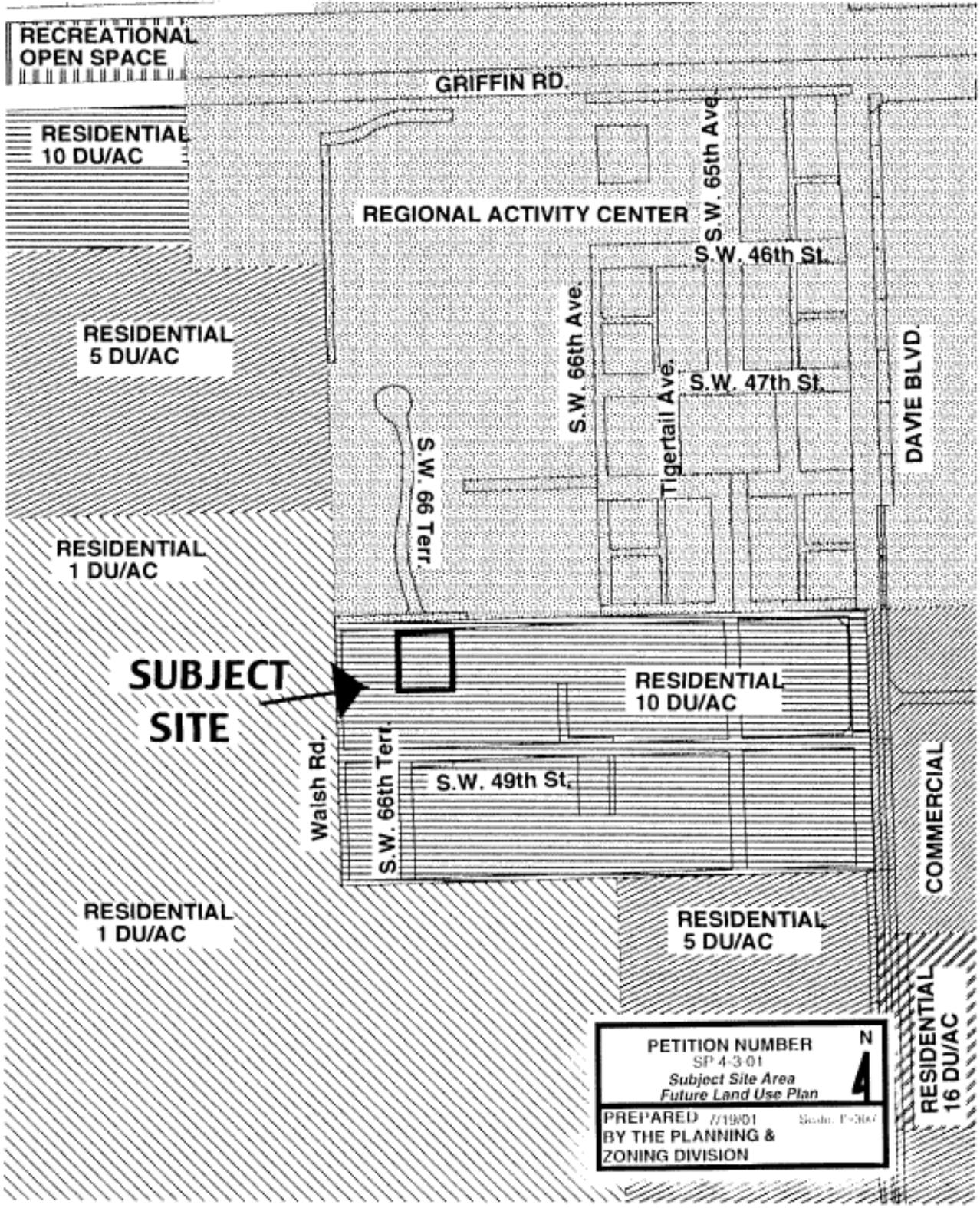
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### Exhibits

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

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



PETITION NUMBER  
 SP 4-3-01  
*Subject Site Area  
 Future Land Use Plan*

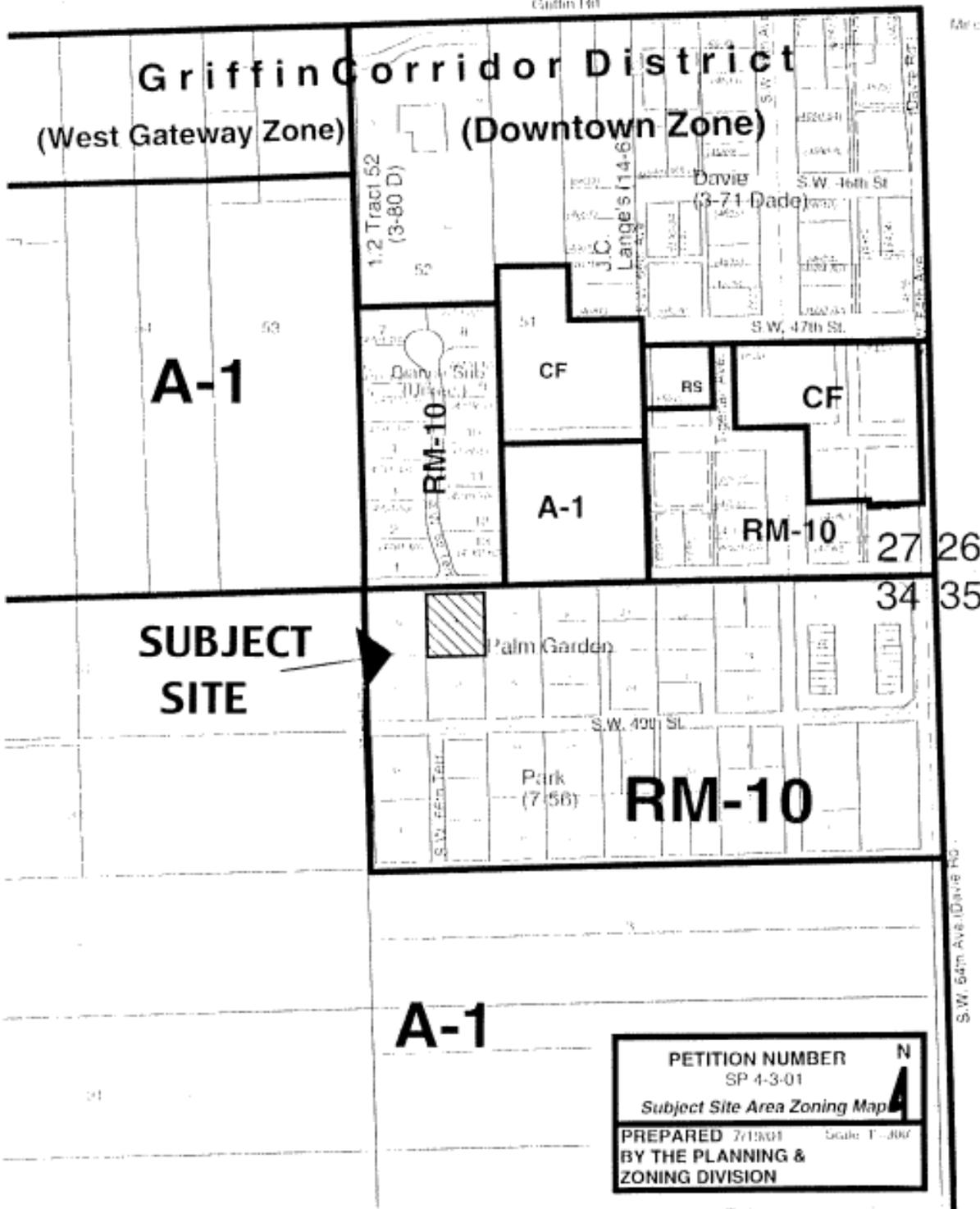
PREPARED 7/19/01 Scale: 1"=300'  
 BY THE PLANNING &  
 ZONING DIVISION

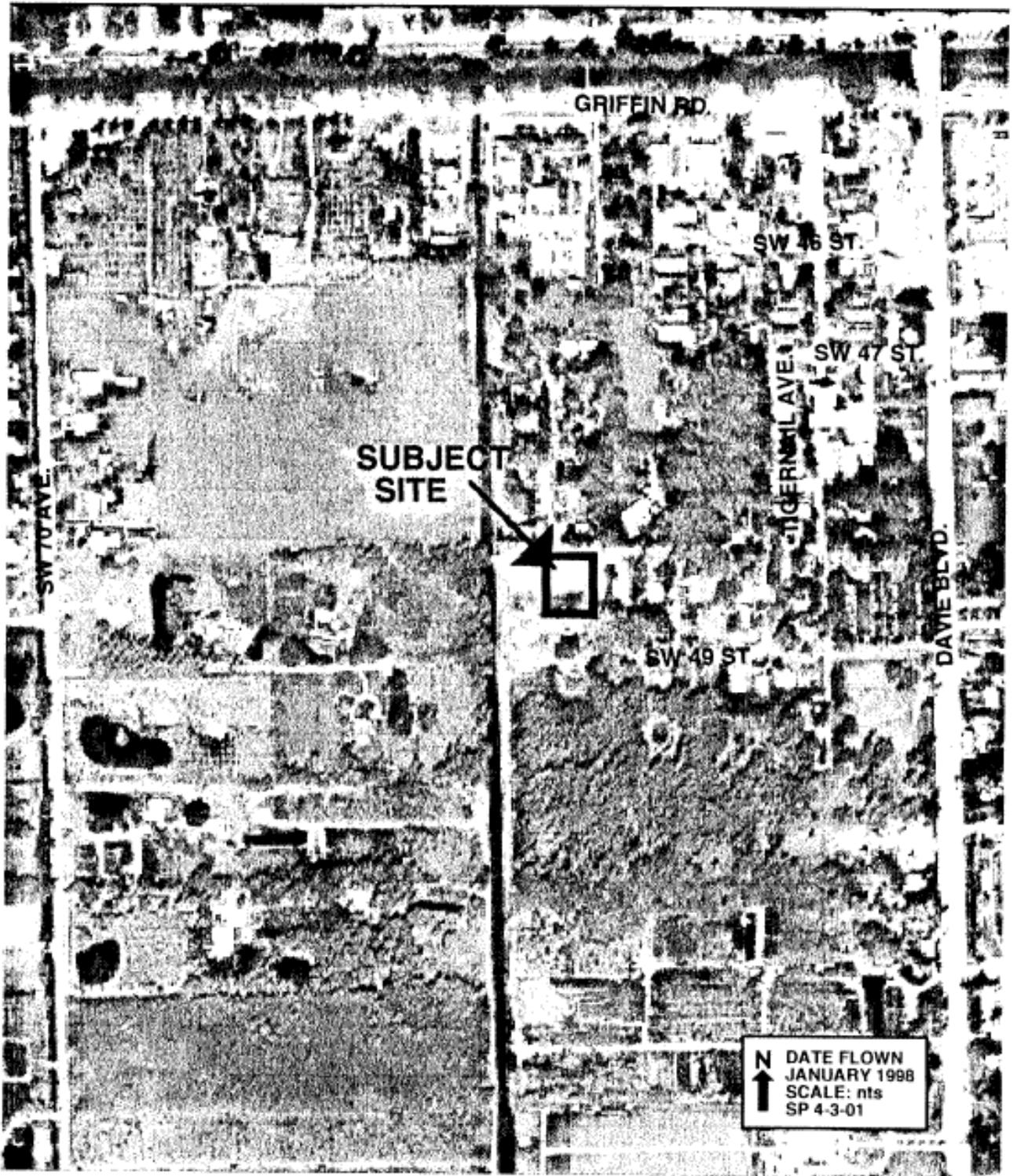
N  
**4**

SOUTH NEW RIVER CANAL

Griffin Plat

Map #1





N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: nts  
SP 4-3-01