

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Master Site Plan, MSP 2-1-02 Blackhawk Ranch Estates, CCL Consultants, Inc., 4450 Hiatus Road/Generally located in the northeast corner of Hiatus Road and Orange Drive.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: MSP 2-1-02, Blackhawk Ranch Estates, northeast corner of Hiatus Road and Orange Drive (A-1)

REPORT IN BRIEF: The applicant proposes to construct 15 custom built homes on 19.583 acres. Two models have been presented for review and approval which are the Waterford and Vanderbilt, it is noted that any future additional models will be brought back to Site Plan Committee for approval, prior to the issuance of a building permit. The architectural elements of the buildings reflect a Mediterranean style with painted stucco and hipped tile roofs. Staff notes that the applicant is also requesting a 3:1 slope on the berm surrounding the property, and Town policy is a 4:1 slope. Should Town Council approve the site plan as proposed, the slope will be 3:1.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the October 22, 2002, Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations; providing a sidewalk in front of the houses; that with the two models presented, the developer would try to accommodate the comments of this Committee trying to put a side entrance on the garage; and that the applicant meet with Vice-Chair Aucamp and staff in order to review the revised landscape plans in an effort to eliminate the majority of the palms and replace them with native canopy trees in the landscape package as well as updating the entrance feature with more native canopy trees (Motion carried 4-1 with Ms. Aitken being opposed).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to issuance of a building permit:

1. The applicant shall submit a copy of the recorded plat to the Planning and Zoning Division.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Tuscany at Davie, LLC	Name:	CCL Consultants, Inc.
Address:	2852 University Drive	Address:	2200 Park Central Blvd. North, Suite 100
City:	Coral Springs, FL 33065	City:	Pompano Beach, FL 33064
Phone:	(954) 755-1775	Phone:	(954) 974-2200

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Master site plan approval for Blackhawk Ranch Estates.

Address/Location: 4450 Hiatus Road/Generally located in the northeast corner of Hiatus Road and Orange Drive.

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: A-1, Agricultural District

Existing Use: Vacant

Proposed Use: 15 single family dwellings

Parcel Size: 19.583 acres (853,035.48 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Lawson Isles	Residential (1 DU/AC)
South:	Orange Drive, C-11 Canal	Recreation and Open Space
East:	Lawson Grove	Residential (1 DU/AC)
West:	Single family dwelling & Robbins Lodge	Residential (1 DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District

South: Orange Drive, C-11 Canal

East: A-1, Agricultural District

West: AG, Agricultural District

ZONING HISTORY

Related Zoning History: The subject Property has been within the Town since incorporation. The land use plan and zoning designations was assigned to this parcel at the time of adoption of the Comprehensive Plan in July 1989.

Previous Requests on same property: The plat, Tuscany at Davie, was approved, by Resolution No. 2002-153, July 3, 2002.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site and Buildings:* The applicant proposes to construct 15 custom built homes on 19.583 acres. Two models have been presented for review and approval which are the Waterford and Vanderbilt, it is noted that any future additional models will be brought back to Site Plan Committee for approval, prior to the issuance of a building permit. The architectural elements of the building reflect a Mediterranean style with painted stucco and hipped tile roofs. The building colors will consist of shades of pastel colors. The development will have a height of 25.33 feet to the mean of the roof for the Waterford model and 23.58 feet for the Vanderbilt model.
2. *Access:* Access to the site will be from Hiatus Road via a 130' opening. The proposed plan provides for an entry wall with signage and is gated with a Knox box for Fire Department access.
3. *Landscaping:* The landscape plan provides for Royal Palms and Live Oaks as internal street trees. The buffer adjacent to Hiatus Road and Orange Drive will consist of an undulating berm, Calophyllum, Live Oaks as Canopy trees, together with Bottlebrush, Crape Myrtles and Tabebuias as accent trees. Screw Pines and Roebellinis' are used as specimen trees along with Ixoras and Arabian Jasmine are used to under story the trees. The zoning district does not require open space, however, it is noted that the plan provides for 22.2% open space which consists of the street buffers (Hiatus Rd. & Orange Dr.) 10.1%, Wet Retention 10.9% and Dry Retention 1.2%.
4. *Drainage:* The drainage on this project is collected in roadside swales and then piped to the two on-site lakes. The lakes will provide storage for typical rainfalls without discharge.

Significant Development Review Agency Comments

The applicant agrees to meet with Planning and Engineering staff and Broward County, for review and approval of the landscaping in the right-of-way along Orange Drive.

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 subject site is located in Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances based.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to the issuance of a building permit:

1. The applicant shall submit a copy of the recorded plat to the Planning and Zoning Division.
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Site Plan Committee Recommendation

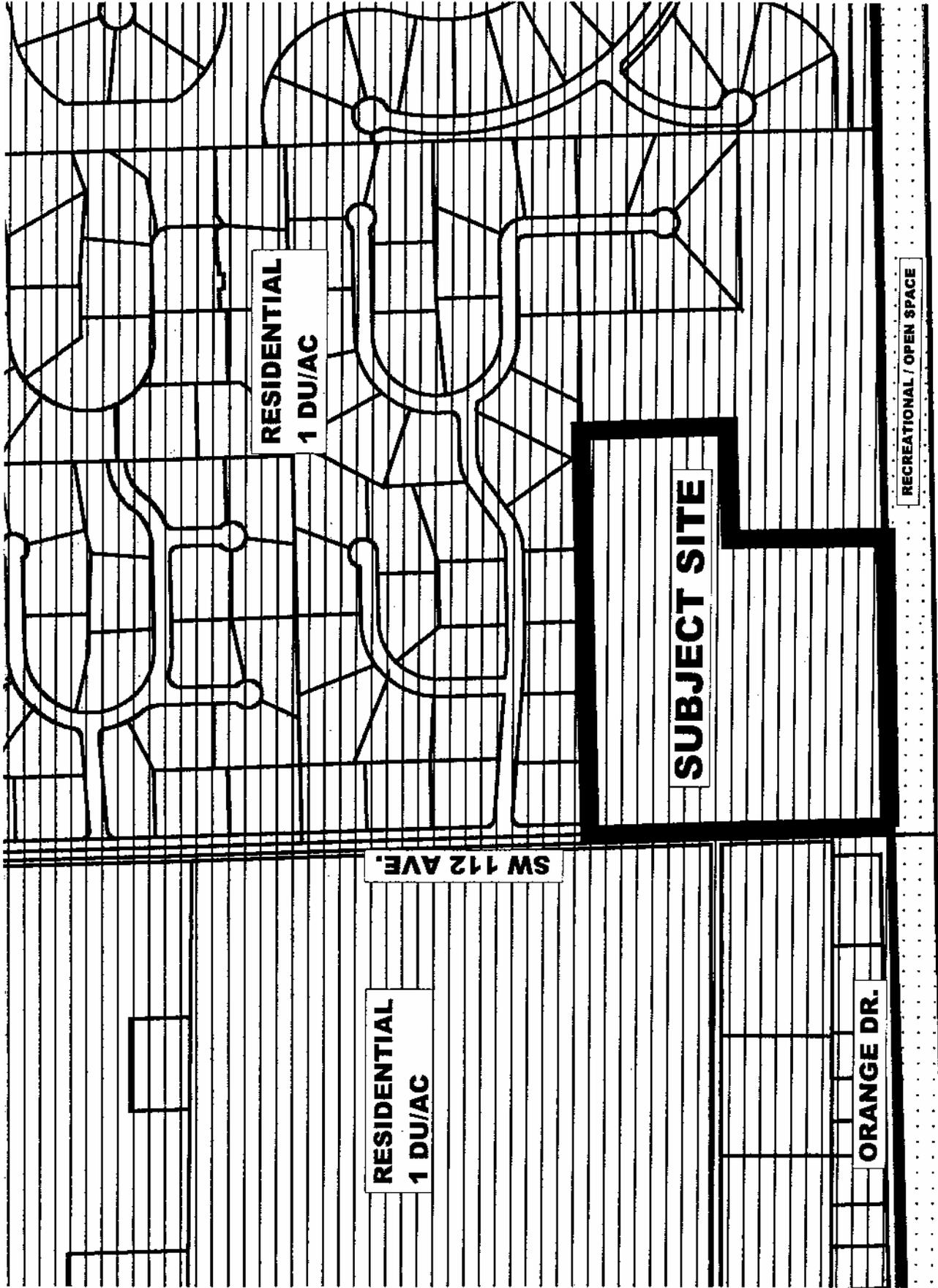
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Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



ORANGE DR.

SW 112 AVE.

RECREATIONAL / OPEN SPACE

SUBJECT SITE

**RESIDENTIAL
1 DU/AC**

**RESIDENTIAL
1 DU/AC**

PETITION NUMBER: MSP 2-1-02
FUTURE LAND USE MAP
SCALE 1" = 400'
TOWN OF DAVIE





PETITION NUMBER: MSP 2-1-02
DATE FLOWN: JANUARY 2001
SCALE: 1" = 400'

