

# 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 8-1-02 Parkside Estates, 8901 Orange Drive/Generally located 1,250 feet west of the intersection of Pine Island Road and Orange Drive.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** MSP 8-1-02 Parkside Estates (AG)

**REPORT IN BRIEF:** This site plan was submitted prior to the adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, and was exempt from the zoning in progress. The applicant requests site plan approval for the 35.49 acre site, generally located 1,250 feet west of the intersection of Pine Island Road and Orange Drive. The proposal is for 29 single family dwellings and landscaping. The applicant has provided elevations of three (3) models, which are two (2) stories in the Florida vernacular style. The structures are characterized by side loading garages, porches, and flat cement tile roofs. Access is via an 80' opening on Orange Drive. The site plan shows a gated entrance and 40' private roadway. In addition, there is a 4' sidewalk on one (1) side of the street, and a 5' sidewalk adjacent to the landscape buffer along Orange Drive. The applicant requests that Town Council waive the requirement of a perimeter wall around the entire site since the Code requires a masonry wall in order to have a guard gate.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the January 21, 2003, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to the planning report and that the following conditions be met before permits were to be issued: 1) that both sides of the street have sidewalks; 2) that five feet off the sidewalk, the street trees should be planted consistently throughout the neighborhood; 3) sidewalks are to go up to the park and the details are to be worked out with the Parks and Recreation Department regarding gates for entry into the park; 4) to work out the placement of a horse crossing onto Orange Drive on the site through the landscaping wherever the Town requests the horse crossing to be installed; 5) all decorative features including false shutters and bands are to be consistent on the top around the house where applicable; 6) install windows on models "B" and "C" on the right and left sides where the home theater and family room was located; and 7) that the landscape plans barely meet Code and should be upgraded on the houses as the common areas were okay. **(Motion carried 3-0 as Chair Evans and Mr. Crowley were absent for this item)**

**FISCAL IMPACT:** None

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

1. Revise photometric drawings to show that spillover does not exceed 0.5 foot-candles at the property lines.

**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**

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**Applicant Information**

**Owner:**

**Name:** Gary Posner, President  
Parkside Estates, LTD  
**Address:** 3440 Hollywood Boulevard, Suite 360  
**City:** Hollywood, FL 33201  
**Phone:** (954) 868-5647

**Agent:**

**Name:** Carnahan, Proctor, and Cross, Inc.  
**Address:** 6101 West Atlantic Boulevard  
**City:** Margate, FL 33063  
**Phone:** (954) 972-3959

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for Parkside Estates.

**Address/Location:** 8901 Orange Drive/Generally located 1,250 feet west of the intersection of Pine Island Road and Orange Drive.

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

**Zoning:** AG, Agricultural District

**Existing Use:** Vacant

**Proposed Use:** 29 single family dwellings

**Parcel Size:** 35.49 acres (1,545,944 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
<b>North:</b>	Pine Island Park	Residential (1 DU/AC)
<b>South:</b>	Orange Drive, C-11 Canal	Residential (1 DU/AC)
<b>East:</b>	Pine Island Commercial Plat Pine Island Lakes Townhomes	Commercial Residential (10 DU/AC)
<b>West:</b>	Cornerstone Christian Church	Residential (1 DU/AC)

**Surrounding Zoning:**

<b>North:</b>	RS, Recreation/Open Space District
<b>South:</b>	AG, Agricultural District
<b>East:</b>	B-2, Community Business District, RM-10, Medium Density Dwelling District
<b>West:</b>	CF, Community Facilities District

**Zoning History**

**Related Zoning History:** This site plan was submitted prior to the adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, and was exempt from the zoning in progress.

**Previous Requests on same property:** The plat, P 8-1-02 Parkside Estates, has been submitted concurrently with the site plan.

**Application Details**

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 35.49 acre site, generally located 1,250 feet west of the intersection of Pine Island Road and Orange Drive. The proposal is for 29 single family dwellings and landscaping.
2. *Buildings:* The applicant has provided elevations of three (3) models, which are two (2) stories in the Florida vernacular style. The structures are characterized by side loading garages, porches, and flat cement tile roofs.
3. *Access:* Access is via an 80' opening on Orange Drive. The site plan shows a gated entrance and 40' private roadway. In addition, there is a 4' sidewalk on one (1) side of the street, and a 5' sidewalk adjacent to the landscape buffer along Orange Drive. The applicant requests that Town Council waive the requirement of a perimeter wall around the entire site since the Code requires masonry wall in order to have a guard gate.

4. *Landscaping and Open Space:* The site plan shows 190,357 square feet (4.37 acres) or 15.6% open space (15% required) for the overall site. Provided on the eastern boundary of the site, adjacent to the canal, is a 10' equestrian trail that connects to Pine Island Park. Adjacent to the equestrian trail is a 10' landscape buffer. This buffer shall be restricted from being fenced, although plant material shall be permitted. Parcel "E" is dedicated toward required open space and contains two (2) existing structures with historical value that will remain. The trees in the landscape buffer along Orange Drive consist of Hong Kong Orchid, Red Crepe Myrtle, Yellow Trumpet Tree, and Live Oak. The shrubs and ground covers in the landscape buffer along Orange Drive consist of Dwarf Ilex, Pink Ixora, Purple Trailing Lantana, Variegated Schefflera, Blue Lily of the Nile, and Wax Myrtle. The northern boundary is planted with Red Maple, and the back of the lots are planted with Red Maple and Gumbo Limbo. The theme at the entrance consists of annual flower beds, Red Jacobs Coat, Dwarf Fakahatchee Grass, and Variegated Schefflera.
5. *Drainage:* The subject property lies within the Central Broward Water Control District (CBWCD). Approval from the CBWCD shall be obtained prior to issuance of any site development permit.

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### Significant Development Review Agency Comments

All agency comments have been satisfied.

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### Applicable Codes and Ordinances

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

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### Comprehensive Plan Considerations

**Planning Area:** The subject property falls within 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 100.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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### Staff Analysis/Findings of Fact

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

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### Staff Recommendation

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

1. Revise photometric drawings to show that spillover does not exceed 0.5 foot-candles at the property lines.

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### Site Plan Committee Recommendation

At the January 21, 2003, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to the planning report and that the following conditions be met before permits were to be issued: 1) that both sides of the street have sidewalks; 2) that five feet off the sidewalk, the street trees should be planted consistently throughout the neighborhood; 3) sidewalks are to go up to the park and the details are to be worked out with the Parks and Recreation Department regarding gates for entry into the park; 4) to work out the placement of a horse crossing onto Orange Drive on the site through the landscaping wherever the Town requests the horse crossing to be installed; 5) all decorative features including false shutters and bands are to be consistent on the top around the house where applicable; 6) install windows on models "B" and "C" on the right and left sides where the home theater and family room was located; and 7) that the landscape plans barely meet Code and should be upgraded on the houses as the common areas were okay. **(Motion carried 3-0 as Chair Evans and Mr. Crowley were absent for this item)**

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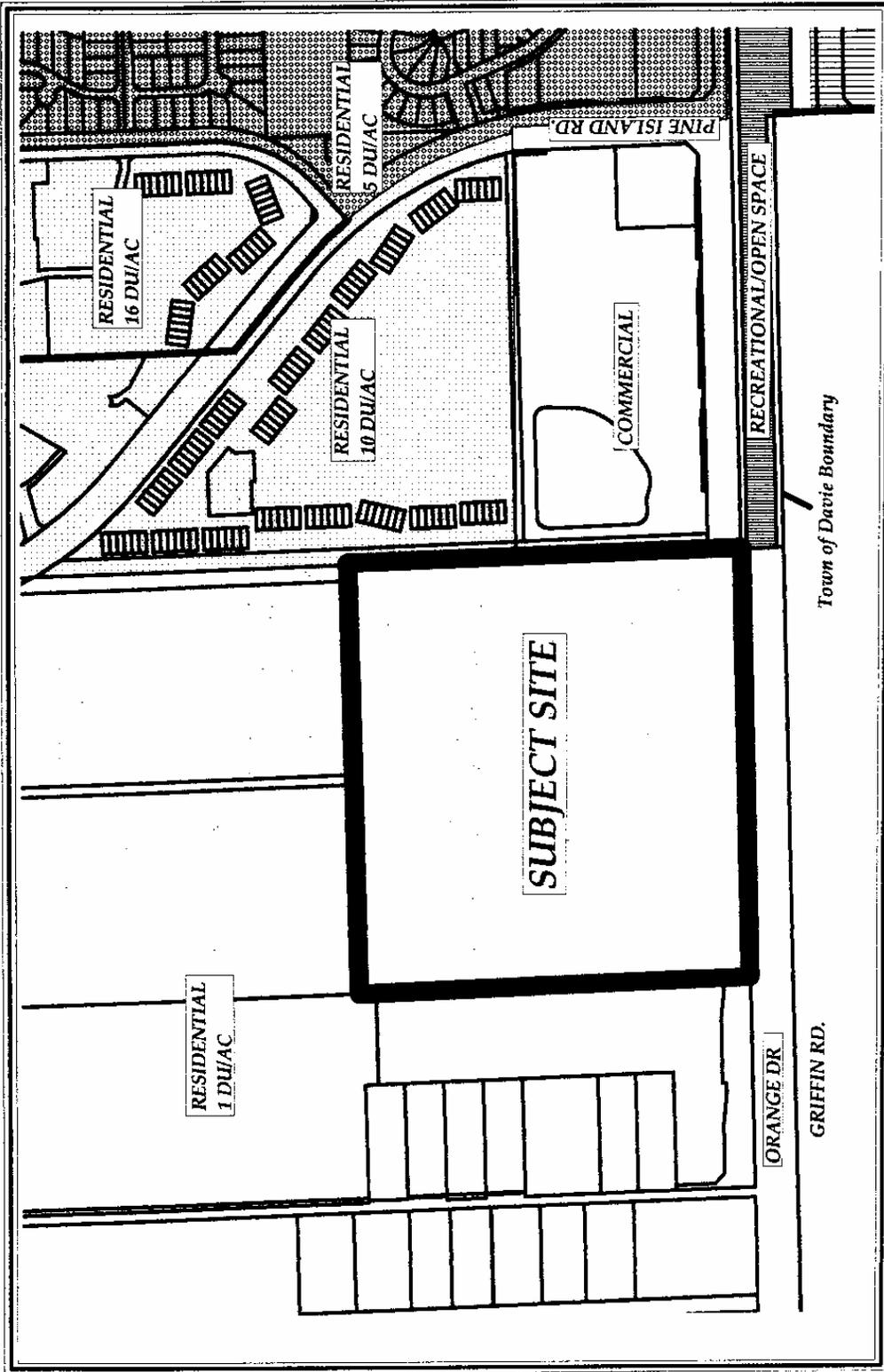
### Exhibits

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

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

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





*Master Site Plan  
MSP 8-1-02  
Existing Future Land Use Map*

Seal of the Town of Davie, Florida, featuring a central figure and the text "TOWN OF DAVIE • FLORIDA" around the perimeter.

N

400 0 400 Feet

**Planning & Zoning Division - GIS**



Planning & Zoning Division - GIS

Master Site Plan  
 MSP 8-1-02  
 Subject Site and Aerial Map

Date Flown: 12/31/01