

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

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

SUBJECT: Site Plan SP 9-4-02, Villas of Rolling Hills North, 3200 Rolling Hills Circle, generally located on the east side of Rolling Hills Circle and approximately six hundred feet (600) north of SW 36 Street (Rolling Hills Boulevard).

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 9-4-02, RHG/TKO Joint Venture, LLP, 3200 Rolling Hills Circle (PRD, Planned Residential District)

REPORT IN BRIEF: The applicant requests site plan approval for the construction of twenty-two (22) townhouses on a 2.91-acre vacant parcel, which is approximately three-hundred-sixty (360) feet north of the proposed Villas of Rolling Hills. The proposed twenty-two (22) townhouses are designed in three (3) buildings along the north, south and east property lines surrounding an open space in the middle. The building design is identical to the design of the Villas of Rolling Hills to the south. Sidewalks are provided within the site and along Rolling Hills Circle to connect the pedestrian movement to the north and the south. In keeping with the natural features of the site, landscaping design incorporates native trees, such as Live Oaks, Mahoganies and Gumbo Limbos, as shade trees.

PREVIOUS ACTIONS: None

CONCURRENCES: At January 21, 2003 Site Plan Committee Meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to staff's comments. (Motion carried 5-0)

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

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

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

Applicant Information

Owner/Petitioner:

Name: RHG/TKO Joint Venture, LLP
Address: 2001 W Sample Road, Suite 320
City: Pompano Beach, FL 33064
Phone: (954) 969-5111

Background Information

Application History: No deferrals have been requested.

Application Request: Site plan approval for the construction of twenty--two (22) townhouses known as Villas of Rolling Hills North.

Address/Location: 3200 Rolling Hills Circle, generally located on the east side of Rolling Hills Circle and approximately six hundred feet (600) north of SW 36 Street (Rolling Hills Boulevard).

Future Land Use Plan Designation: Residential (3.5 DU/AC)

Zoning: PRD-6.3 (Planned Residential District)

Existing Use: Vacant

Proposed Use: Townhouses

Parcel Size: 2.91 acres (126,760 sq. ft.)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Condominium	Residential (3.5 DU/AC)
South:	Condominium	Residential (3.5 DU/AC)
East:	Golf Course	Residential (3.5 DU/AC)
West:	Parking Lot & Golf Course	Residential (3.5 DU/AC)

Surrounding Zoning:

North: PRD-6.3, Planned Residential District
South: PRD-6.3, Planned Residential District
East: PRD-6.3, Planned Residential District
West: PRD-6.3, Planned Residential District

Zoning History

Previous Requests on same property:

The plat, Rolling Hills Golf and Tennis Club, was approved on November 26, 1973 by the Broward County Board of County Commissioners.

On June 3, 1987, the Town of Davie adopted Ordinance No. 87-72 approving a Development Order for the Rolling Hills DRI, which was valid for five years. Subsequent amendments to Ordinance 87-72 occurred amending the DO's buildout date. In 1995, Town Council approved Ordinance 95-2 which extended the duration of the DO until March 15, 2001. On January 15, 2003, the Town Council approved an Agreement regarding the Rolling Hills DRI allowing the development of the proposed townhouses.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject property is surrounded by condominium buildings to the north and south, golf course to the east and a parking lot across the Rolling Hills Circle. The property is approximately three-hundred-sixty (360) feet north of the Villas of Rolling Hills which proposes seventy-four (74) townhouses. The proposed twenty-two (22) townhouses are designed in three (3) buildings along the north, south and east property lines surrounding an open space in the middle. Sidewalks are provided within the site and along Rolling Hills Circle to connect the pedestrian movement to the north and the south.
2. *Building:* The design of the buildings is identical to the Villas of Rolling Hills to the south. The two story townhouse buildings with barrel tile roofs present interesting layers of roof lines and building footprints. The building design has incorporated many architectural details, such as plantation shutters and stucco details, to add character to the building. The white decorative railings with geometric designs define the front courtyards and add interest to the buildings. The buildings are identified by cream stucco walls accented by antique frost-color trims and highlighted by coffee-color doors and shutters.

3. *Access and Parking:* Two accesses are provided on Rolling Hills Circle. Each unit provides one parking space in the garage and one on the front driveway. Additional guest parking spaces are provided on site to meet the Code requirements. A total of fifty-six (56) spaces are provided while fifty-five (55) spaces are required.
4. *Lighting:* The new lighting is proposed and meets the code requirements.
5. *Landscaping:* Multiple layers of landscaping materials including palms, accent trees, shrubs and annual groundcovers are incorporated along the front property line on Rolling Hills Circle. Royal Palms are proposed around the boundary of the central open space. Mahogany trees accented with Pink Tabebuias provide a pedestrian friendly environment. In keeping with the natural features of the site, Live Oaks and Mahogany trees are proposed as shade trees on site. The typical landscaping plan for buildings indicates that accent trees and palms with shrubs and ground covers are to be planted in front of the buildings to add vivid colors and enhance the appearance of the buildings. Red Tip Cocoplum hedges will be planted between driveways in front of the garages.

Significant Development Review Agency Comments

All agency comments have been satisfied.

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 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

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 and the Rolling Hills DRI agreement.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Site Plan Committee Recommendation

At January 21, 2003 Site Plan Committee Meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to staff's comments; based on adding landscaping in the courtyard to screen the air conditioning units; and that hedges be planted between driveways. (Motion carried 5-0)

(The applicant has revised the site plan to address the above comments).

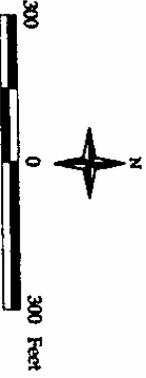
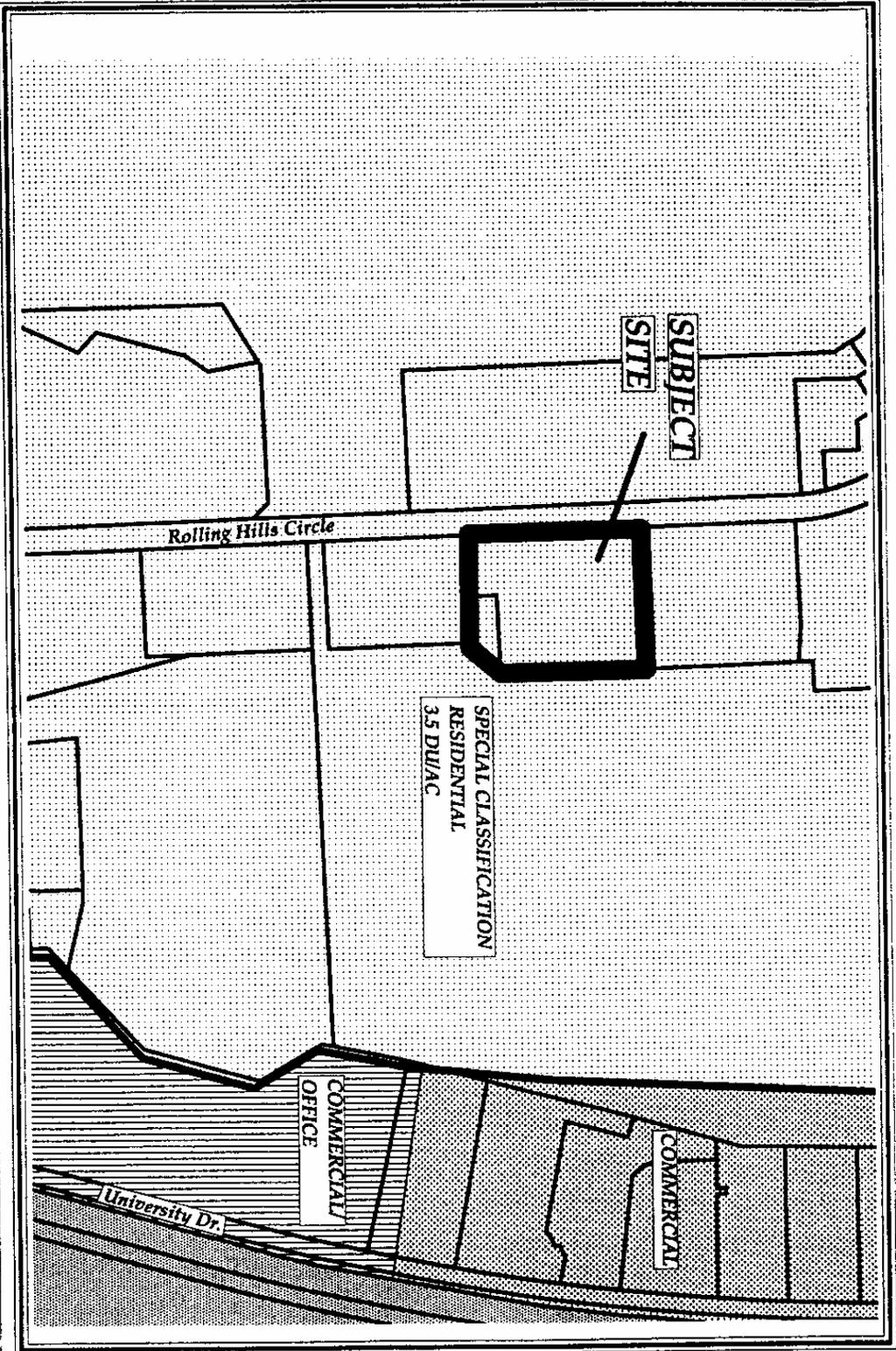
Town Council Actions

Exhibits

1. Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: _____

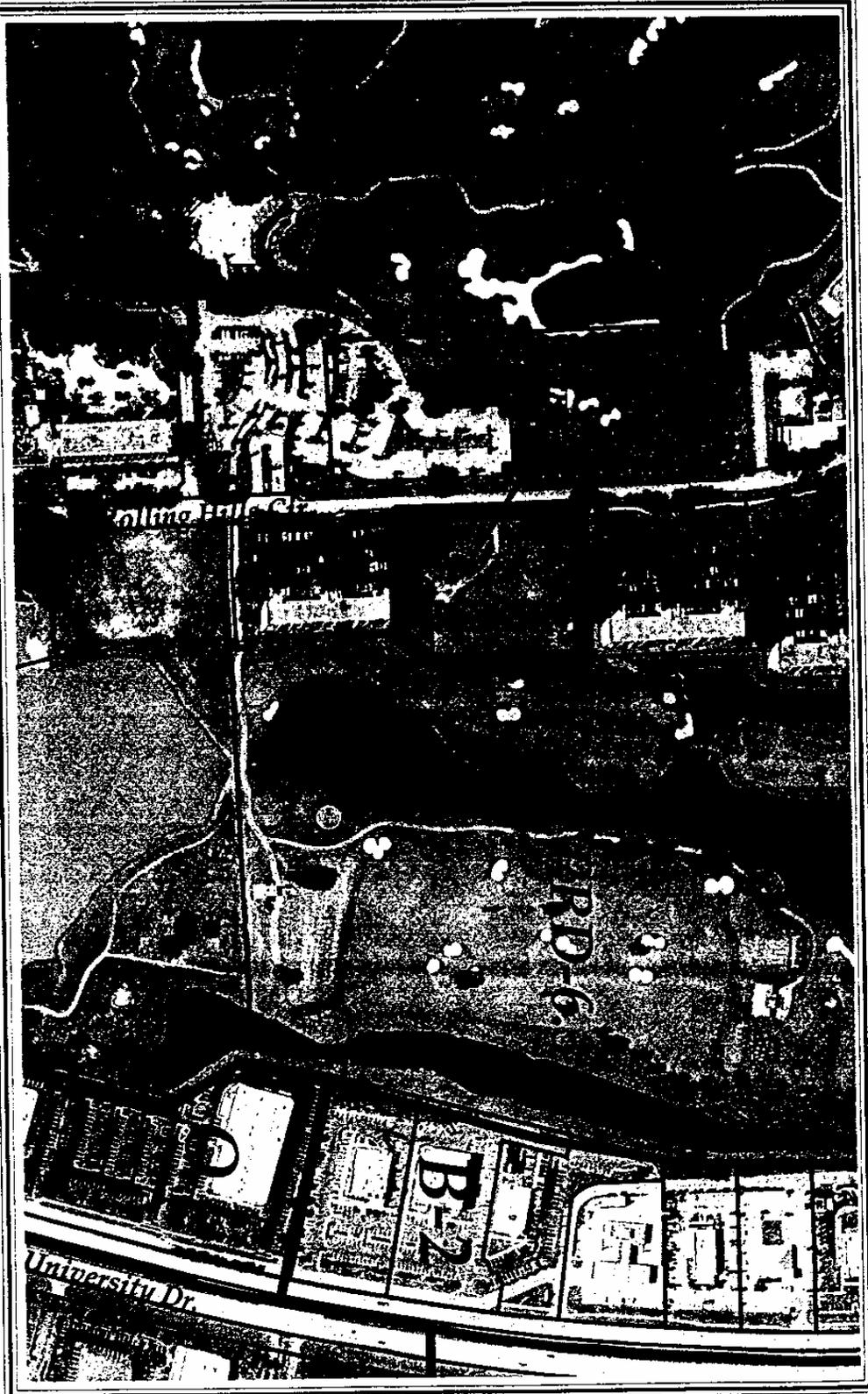
Reviewed by: _____



Planning & Zoning Division - GIS



Site Plan
 SP 9-4-02
 Existing Future Land Use Map



Planning & Zoning Division - GIS



Site Plan
SP 9-4-02
Subject Site and Aerial Map
Date Flown: 12/31/01