

# 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:** Site Plan, SP 6-3-02 Stone Creek, 7690 Stirling Road/Generally located at the southeast corner of Stirling Road and NW 77 Avenue

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SP 6-3-02 Stone Creek, 7690 Stirling Road (RM-8)

**REPORT IN BRIEF:** The applicant requests site plan approval for the 3.44 gross acres site, generally located at the southeast corner of Stirling Road and NW 77 Avenue. The proposal is for twenty-six (26) two-story townhomes, landscaping, and parking. Access is via a 50' opening on NW 77 Avenue. The units are 1,820 square feet, consisting of three (3) bedrooms, two and a half (2.5) baths, covered entry, with a one (1) car garage. They are constructed out of concrete block covered in stucco with red Spanish "S" barrel tile roofs. The plans show two (2) complimentary elevation styles with three (3) color schemes.

**PREVIOUS ACTIONS:** None.

**CONCURRENCES:** At the May 13, 2003, Site Plan Committee meeting, Councilmember Crowley made a motion, seconded by Ms. Aitken, to deny (Motion carried 4-0, Mr. Engel absent).

Site Plan Committee preferred to recommend approval of the request; however they wanted their concerns addressed, through a revised site plan, prior to Town Council consideration. The motion to deny, rather than table, was made in the hope of the applicant getting Town Council approval before the plat expired. However, since the expiration date was the same date as the Town Council meeting, staff did not have the authority to issue any permits that would have vested the plat prior to Town Council approval. Since there was no urgency to have the item on the May 21, 2003, agenda, staff granted the applicant's request for time to address the Site Plan Committee's concerns and to file an application for a Finding of Adequacy to reinstate the plat.

The Site Plan Committee stated concerns in the following areas:

- Meet staff conditions
- Stagger the heights of the Royal Palms 6'-10'
- Screen air conditioning units with landscaping

- Verify railings on balconies do not affect life-safety
- Link sidewalks to the adjacent street
- Provide another elevation style
- Provide a green space between driveways or flip units so they do not abut

For Town Council consideration, the site plan has been modified in the following areas:

- Staggered heights of Royal Palms specified at 6'-10'
- Air conditioning units screened with landscaping
- Railings and balconies eliminated
- Sidewalk linked to the adjacent street
- Two (2) complimentary elevation styles with three (3) compatible color schemes have been provided

The applicant states that the driveways could not be reconfigured to provide a viable green space between them due to site constraints.

**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 final site plan approval:

1. Resolve differences in the site data shown on sheet A.2 and sheet L-2.

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

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

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**Applicant Information**

**Owner/Agent:**

**Name:** German Saffon  
P&C Homes LLLP/P&C Investments LLC  
**Address:** 8209 NW 68 Street  
**City:** Miami, FL 33160  
**Phone:** (786) 331-8483

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**Background Information**

**Application Request:** Approval of the site plan for twenty-six (26) townhomes at Stone Creek. This vacant site is adjacent to Stirling Road, with multi-family and single family homes as the surrounding uses.

**Address/Location:** 7690 Stirling Road/Generally located at the southeast corner of Stirling Road and NW 77 Avenue.

**Future Land Use Plan Map Designation:** Residential (8 DU/AC)

**Zoning:** RM-8, Medium Density Dwelling District

**Existing/Proposed Use:** Vacant/Twenty-six (26) two-story townhomes

**Parcel Size:** 2.85 net acres (124,225 square feet)  
3.44 gross acres (149,637 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Stirling Road, Vacant	Residential (10 DU/AC)
<b>South:</b>	Home Health Care facility	Residential (8 DU/AC)
<b>East:</b>	Countryside Apartments	Residential (16 DU/AC)
<b>West:</b>	Driftwood Estates	Residential (8 DU/AC)
	Briar Estates	Residential (5 DU/AC)

**Surrounding Zoning:**

**North:** A-1, Agricultural District  
**South:** RM-8, Medium Density Dwelling District  
**East:** RM-16, Medium-High Density Dwelling District  
**West:** RM-8, Medium Density Dwelling District  
R-5, Low Medium Density Dwelling District

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**Zoning History**

**Related Zoning History:** Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981

**Previous Requests on same property:** The plat for the subject site, C&F Plat, was originally recorded on March 10, 1998, in Plat Book 163, Page 31, in the official records of Broward County, and was restricted to eleven (11) townhouse units. The Findings of Adequacy expired on May 21, 2003.

The delegation request, DG 1-4-02, to amend Note #6 on the C&F Plat (164-31), to allow twenty-six (26) house units was approved on March 26, 2002.

The developer's agreement, DA 5-1-03, requesting to approve an application for Findings of Adequacy (reinstate the plat), has been filed concurrently with this site plan approval request.

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**Application Details**

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 3.44 gross acres site, generally located at the southeast corner of Stirling Road and NW 77 Avenue. The proposal is for twenty-six (26) two-story townhomes, landscaping, and parking.
2. *Building:* The units are 1,820 square feet, consisting of three (3) bedrooms, two and a half (2.5) baths, covered entry, with a one (1) car garage. They are constructed out of concrete block covered in stucco with red Spanish "S" barrel tile roofs. The plans show two (2) complimentary elevation styles with three (3) color schemes.
3. *Access and Parking:* Access is via a 50' opening on NW 77 Avenue. Provided are sixty-eight (68) parking spaces (65 required).
4. *Landscaping:* The site plan shows 64,390 square feet (1.9 acres) or 51.8% open space (15% required) for the overall site. The perimeter buffers are shown to be planted with a continuous row of Orange Jasmine and Mahogany; Pigeon Plum is employed under the power lines along Stirling Road. The west buffer is shown to be planted with Montgomery Palm, Silver Bismarck Palm, Royal Palm, and a great variety of ground plantings, including an annual flower bed at the entrance point.

5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.
6. *Temporary Uses:* The site plan indicates a temporary construction trailer near the southwest corner of the site. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

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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 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**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.

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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 for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Resolve differences in the site data shown on sheet A.2 and sheet L-2.
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### **Site Plan Committee Recommendation**

At the May 13, 2003, Site Plan Committee meeting, Councilmember Crowley made a motion, seconded by Ms. Aitken, to deny (Motion carried 4-0, Mr. Engel absent).

Site Plan Committee preferred to recommend approval of the request; however they wanted their concerns addressed, through a revised site plan, prior to Town Council consideration. The motion to deny, rather than table, was made in the hope of the applicant getting Town Council approval before the plat expired. However, since the expiration date was the same date as the Town Council meeting, staff did not have the authority to issue any permits that would have vested the plat prior to Town Council approval. Since there was no urgency to have the item on the May 21, 2003, agenda, staff granted the applicant's request for time to address the Site Plan Committee's concerns and to file an application for a Finding of Adequacy to reinstate the plat.

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### **Town Council Action**

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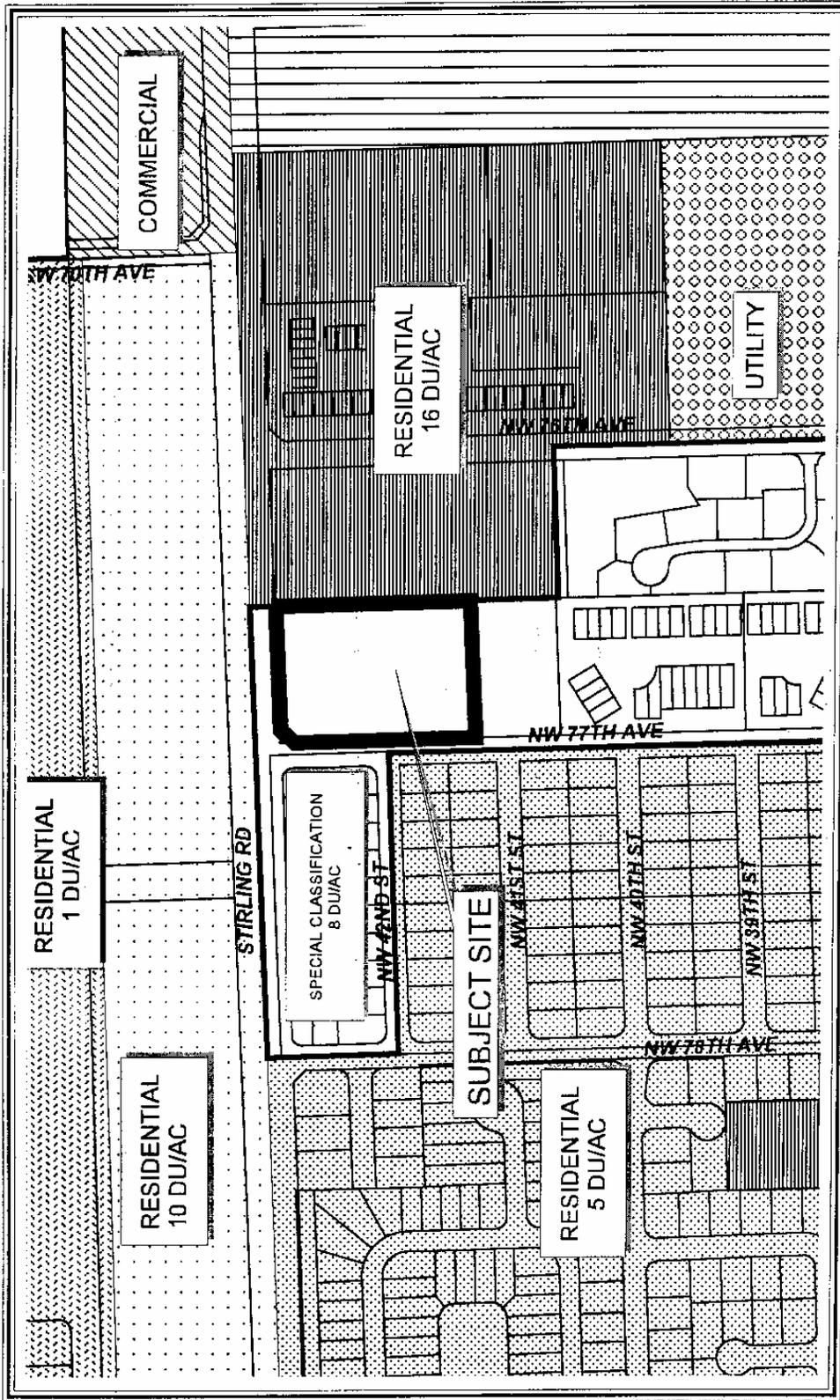
### **Exhibits**

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

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

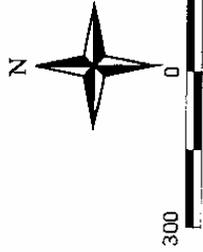
Reviewed by: \_\_\_\_\_





PETITION NUMBER: SP 6-3-02

Future Land Use Map  
 Scale: 1"=300'  
 Planning & Zoning Division - GIS  
 Prepared 7/3/02





**SUBJECT SITE**

**PETITION NUMBER: SP 6-3-02**

Zoning and Aerial Map  
Aerial Date Flown: January, 2001  
Scale: 1"=300'  
Planning & Zoning Division - GIS  
Prepared 7/3/02

