

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

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

SUBJECT: Site Plan SP 7-1-02 Diamond Creek, 15700 SW 28 Street/Generally located at the end of SW 28 Street and east of the State Road I-75.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 7-1-02, Southern Homes of Davie II, LLC, and Southern Homes of Broward, Inc. 15700 SW 28 Street (A-1, Agricultural District)

REPORT IN BRIEF: The subject site, known as Diamond Creek, is 8.88 acres in area located at the end of SW 28 Street and east of I-75. It is north of the 44.84-acre vacant parcel for the proposed single-family development known as Blackstone Creek. A 50-foot wide public right-of-way is provided along the east side of State Road I-75 as the extension of the existing SW 28 Street, and will connect to the proposed development of Blackstone Creek. A 90-foot FPL easement is along the east property line. Since this site plan request was submitted prior to the adoption of the Rural Lifestyle Regulations and the subject site is less than 20 acres, it is not bound by the Rural Lifestyle Regulations. The proposed six (6) single-family homes have the minimum lot area of 35,000 square feet and the minimum lot frontage of 125 feet. The minimum lot area is the net dry and excludes the FPL easement. The model plans for the proposed homes are from the master model plan including seven (7) floor models with 25 elevations approved by the Town Council on June 18, 2003 for the Southern Homes projects.

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 21, 2003 Site Plan Committee meeting, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations and revisiting the landscape buffer along I-75 (Motion carried 5-0).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Homeowner Association (HOA) documents shall be recorded prior to the issuance of the first C.O. for the single-family homes. HOA documents shall address that horses and barns be allowed subject to the Town of Davie regulations.
2. Special permit approval by the Town Council is required for the sales trailer.
3. Extend asphalt pavement along SW 28 Street all the way to SW 156 Ave. and provide sidewalks on both sides of the street (SW 28 Street) within the Town of Davie road right-of-way.

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: Southern Homes of Davie II, LLC, and Southern Homes of Broward, Inc.
Address: 12900 SW 128 Street, Suite 100
City: Miami, FL 33186
Phone: (305) 971-0102

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: Approved with conditions.

Application Request: Site plan approval for the construction of Six (6) single family homes on 8.88 acres. The development is known as Diamond Creek.

Address/Location: 15700 SW 28 Street/Generally located at the end of SW 28 Street and east of I-75.

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

Zoning: A-1 (Agricultural District)

Existing Use: Vacant

Proposed Use: Single family homes

Parcel Size: 8.88 acres

Surrounding Uses:

North: I-75
South: Vacant
East: Single Family Homes
West: I-75

Surrounding Land Use Plan Designation:

Transportation
Residential 1 DU/AC
Residential 1 DU/AC
Transportation

Surrounding Zoning:

North: T (Transportation)
South: A-1 (Agricultural District)

East: R-1 (Estate Dwelling District)
West: T (Transportation)

Zoning History

Related Zoning History:

On October 16, 2002, the Town Council approved Ordinance 2002-35, amending the Land Development Code to create Article IX of Chapter 12, entitled "Rural Lifestyle Regulations" and to create Scenic Corridors Overlay District.

On January 15, 2003, the Town Council approved Ordinance 2003-1, amending the Code of Ordinance Section 12-81A and Section 12-287, providing for revised development standards in the A-1 zoning district.

This site plan request was submitted prior to the adoption of the Rural Lifestyle Regulations and the subject site is less than 20 acres. Therefore, it is not bound by the Rural Lifestyle Regulations.

Previous Request on same property:

The Town Council approved the plat, Diamond Creek, on January 2, 2003. The plat is a boundary plat restricted to six (6) single-family homes.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is 8.88 acres in area located at the end of SW 28 Street and east of I-75. It is north of the 44.84-acre vacant parcel with the proposed development of 32 single family homes known as Blackstone Creek. A 50-foot wide public right-of-way is provided along the east side of State Road I-75 as the extension of the existing SW 28 Street, and will connect to the proposed development of Blackstone Creek. A 90-foot FPL easement is along the east property line. Since this site plan request was submitted prior to the adoption of the Rural Lifestyle Regulations and the subject site is less than 20 acres, it is not bound by the Rural Lifestyle Regulations. The proposed six (6) single family homes have the minimum lot area of 35,000 square feet and the minimum lot frontage of 125 feet that meet the old A-1 zoning district regulations. The minimum lot area is the net dry and excludes the FPL easement.
2. *Building:* The master model plan including seven (7) floor models with 25 elevations has been approved by the Town Council on June 18, 2003. The master model plans will be used for other Southern Homes projects including Flamingo Plat, Blackstone, Diamond Creek, Charleston Oaks, Woodbridge, and MillCreek Ranches.
3. *Access and Parking:* The access to the site is through the end of SW 28 Street. The existing 60-foot right-of way will be extended to the new development and reduced to

50 feet wide. This street will be eventually connected to the future development known as Blackstone Creek Ranches south of the subject site. Four-foot wide sidewalks are provided on both sides of the street. Each single family home has a minimum two-car garage and driveway to accommodate parking requirements.

4. *Lighting:* The proposed photometric lighting plan meets the code requirements. The lighting fixtures in the community comply with the approved lighting fixtures for the rural lifestyle. The 18-foot high streetlights with large canopy street trees will provide pedestrian friendly environments within the community.
5. *Landscaping:* A 20-foot landscaping buffer along the State Road I-75 includes canopy trees, such as Live Oaks, Laurel Oaks, and Mahogany, accented by sub-canopy trees and specimen trees, such as Beauty leaf, Geiger Trees, and Yellow Tabebuia. Live Oaks and Mahogany trees are proposed street trees. The entrance feature trees are Live Oaks in the entrance landscape islands. Different layers of landscaping materials including Florida Royal Palms, Loquat, Jasmine hedges, and ground covers are provided to frame the entrance.

The typical landscaping plan for each home indicates canopy trees accented with flower trees, palms, shrubs and ground covers provided.

6. *Drainage:* A 30-foot drainage easement is provided along the south property line.

Significant Development Review Agency Comments

Engineering:

1. Extend asphalt pavement along SW 28 Street all the way to SW 156 Ave., provide sidewalks on both sides of the street (SW 28 Street).

Landscaping:

1. Staff recommends replacing one of the Brazilian Beauty leaf in each grouping of four with a flowering accent tree to add more colors to the buffer along I-75.

Applicable Codes and Ordinances

Old Section 12-81 of the Land Development Code, Conventional Single-Family Development Standards for A-1 zoning district, requires minimum lot size of 35,000 square feet and minimum lot frontage of 125 feet. The required minimum setbacks are: front 35', side 25', and rear 40'. The Maximum building coverage is 40 percent.

Section 12-208 (A)(7) of the Land Development Code requires two (2) spaces for each single-family dwelling unit.

Section 12-107 (A) of the Land Development Code, Landscaping standards for single-family and two-family district.

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.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed project is compatible with the surrounding neighborhood.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Homeowner Association (HOA) documents shall be recorded prior to the issuance of the first C.O. for the single-family homes. HOA documents shall address that horses and barns be allowed subject to the Town of Davie regulations.
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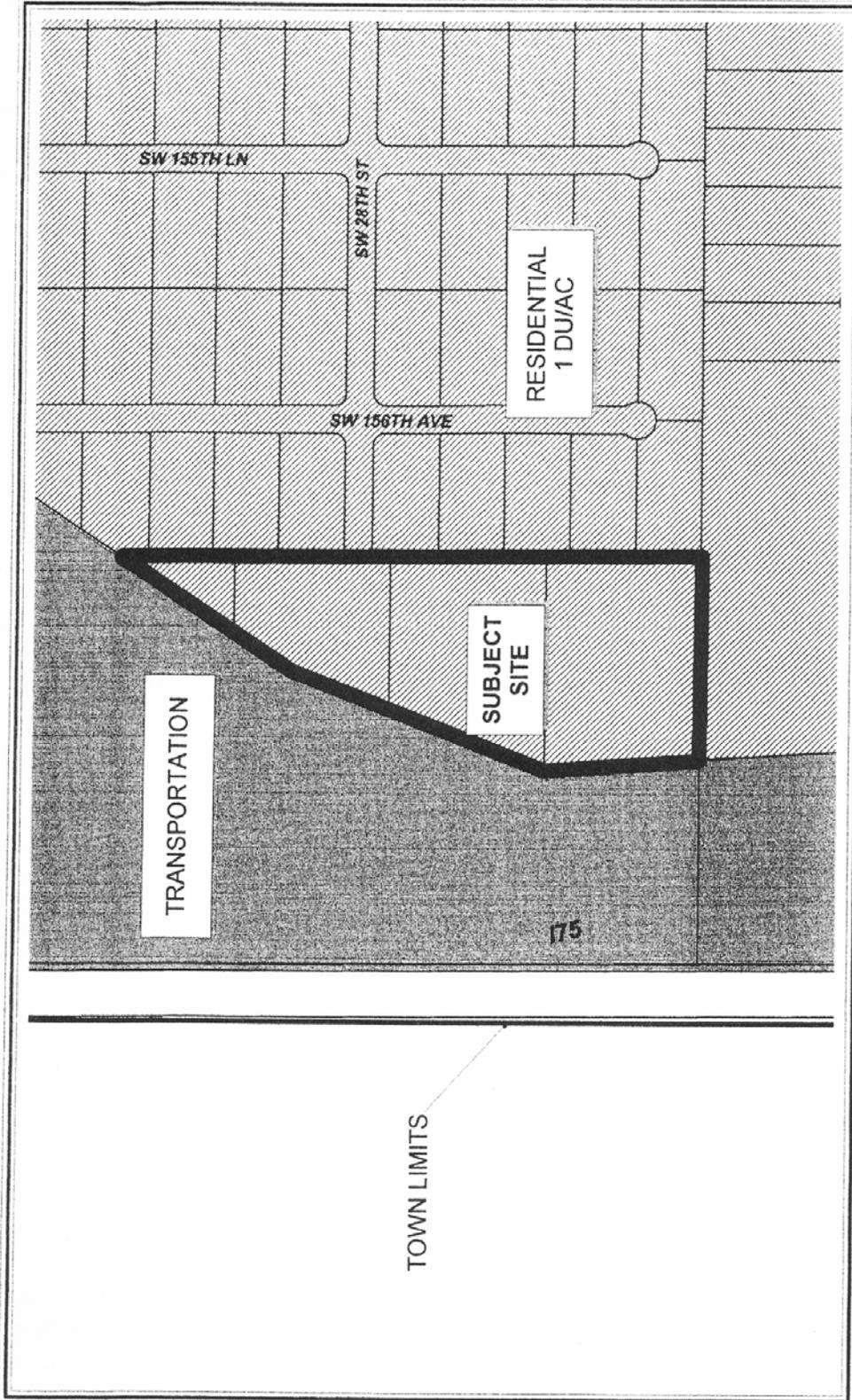
Site Plan Committee Recommendation

At the October 21, 2003 Site Plan Committee meeting, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations and revisiting the landscape buffer along I-75 (Motion carried 5-0).

Exhibits: Site Plan, Future Land Use Map, Zoning and Aerial Map.

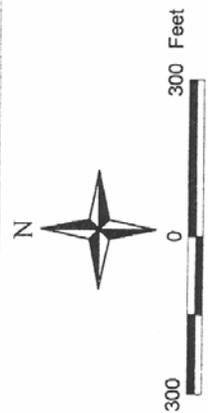
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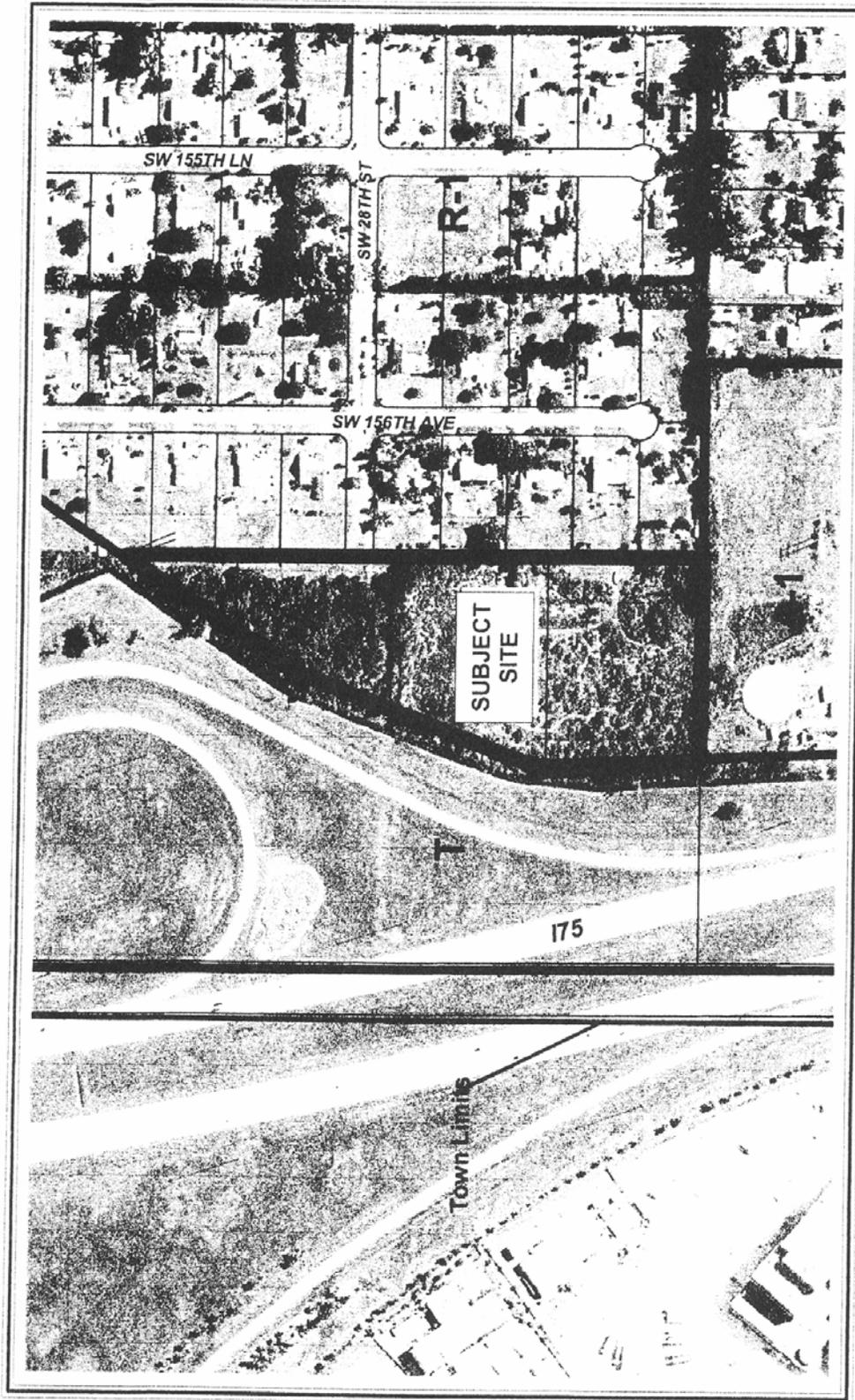
Reviewed by: _____



PETITION NUMBER: SP 7-1-02

Future Land Use Map
 Scale: 1"=300'
 Planning & Zoning Division - GIS
 Prepared 7/23/02





PETITION NUMBER: SP 7-1-02

Zoning and Aerial Map

Aerial Date Flown: January, 2001

Scale: 1"=300'

Planning & Zoning Division - GIS

Prepared 7/23/02



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