

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 9-4-03 Blackstone Creek, 3151 SW 154 Avenue (Shotgun Road)/Generally located at the west end of SW 31 Street between SW 154 Avenue (Shotgun Road) and Interstate I-75.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 9-4-03, Southern Homes of Davie V, LLC, 3151 SW 154 Avenue (Shotgun Road) (Open Space Overlay District)

REPORT IN BRIEF: The subject L-shape property is 44.84 acres in area located at the west end of SW 31 Street between Interstate I-75 and the designated scenic corridor SW 154 Avenue (Shotgun Road) and south of the proposed single-family development Diamond Creek. A 180-foot-wide FPL easement, running through the property from south to north, lies approximately 300 feet east of I-75. The applicant is proposing 32 single-family residences utilizing the Open Space Design. A rezoning request has been filed concurrently with this application to rezone the property to Open Space Overlay District as required per Land Development Code Sec. 12-290.

The proposed 32 single-family lots include 21 lots, ranging from 25,001 to 30,000 square feet, five (5) lots ranging from 30,001 to 35,000 square feet, and six (6) lots ranging from 35,001 to 40,000 square feet. The density is determined by a yield plan based upon the underlying A-1 and AG zoning district development standards. The provided yield plan, reviewed by staff, indicates a maximum density of 32 units. The proposed site plan indicates that a large open space area including the 180-foot-wide FPL power line provide a buffer between the proposed single-family homes and Interstate I-75. A 100-foot-wide scenic corridor buffer including the existing N-31 Canal is provided along Shotgun Road. An open space ranging from 50 feet to 100 feet and a lake are proposed along the north property line to separate the development from the existing single-family homes to the north. All of the proposed open spaces are connected and accessible by the general public. The proposed site plan utilizes the principles of Open Space Design to overcome the natural restrains of the property created by the FPL easement and I-75 and provide substantial open spaces adjacent to the scenic corridor Shotgun Road and Interstate I-75. The proposed 50-foot-wide road right-of-way within the development will connect to Diamond Creek to the north.

A 50-foot-wide scenic corridor buffer area, including landscape buffer and a ten-foot meandering equestrian trail, is provided adjacent to the street. The large contiguous open spaces, recreation and equestrian trails and scenic corridor buffers are consistent with the intent of the Rural Lifestyle Regulations. The landscape design meets the scenic corridor

buffer requirements and enhances the streetscape along Shotgun Road. The proposed project is compatible with the surrounding residential developments as the.

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 December 9, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report, and that Lot 1 and 14 define the driveway entrance so that they're towards the western portion of those sites, past the divided median at the entrance; that pavement markings be added to the plans; and that the one cul-de-sac be landscaped subject to staff's review (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. Provide Homeowner Association (HOA) documents for staff review prior to the Town Council meeting. HOA documents shall address the maintenance of the dedicated open space areas.
2. Provide a deed restriction for all the designated open spaces for staff review prior to the Town Council meeting. The deed restriction shall assure that the open space will be protected from all forms of development, except as shown on the approved site plan.
3. Provide a detailed tree survey and tree preservation plan prior to the issuance of clearing and grubbing permit. Tree removal/relocation permits are required to remove or relocate trees.
4. A ten-foot recreation trail shall be provided along Shotgun Road to connect to the Linear Park Trail to the north as proposed on the Town's official trail map.
5. Indicate the proposed recreation and equestrian trails within the scenic corridor along Shotgun Road on the site plan and landscape plan.
6. Vacations of the 30-foot and 20-foot wide ingress/egress easements dedicated on the plat shall be filed prior to the final site plan approval, and be approved prior to the issuance of the first building permit.
7. Provide an automatic rain sensor in the irrigation notes.
8. Provide a fire hydrant every 500 feet.

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

Application: SP 9-4-03 Blackstone Creek
Exhibit "A"

Revisions: 12/11/03
Original Report Date: 11/25/03

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

Applicant Information

Owner:

Name: Southern Homes of Davie V, LLC
Address: 12900 SW 128 Street, Suite 100
City: Miami, Florida 33186
Phone:

Petitioner:

Name: Keith and Ballbe, Inc.
Address: 2201 W. Prospect Road, Suite 100
City: Ft. Lauderdale, FL 33309
Phone: (954) 489-9801

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: At the December 9, 2003 Site Plan Committee meeting, the committee made a motion to approve the site plan application with conditions.

Application Request: Site plan approval for the construction of 32 single-family homes on 44.84 acres known as Blackstone Creek, utilizing the Open Space Design.

Address/Location: 3151 SW 154 Avenue (Shotgun Road)/Generally located at the west end of SW 31 Street between SW 154 Avenue (Shotgun Road) and Interstate I-75.

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

Existing Zoning: A-1 and AG (Agricultural District)

Proposed Zoning: Open Space Overlay District

Existing Use: Vacant

Proposed Use: 32 Single-family homes

Parcel Size: 44.84 acres

Surrounding Uses:

North: Vacant (Diamond Creek)
& Single-family homes

Surrounding Land

Use Plan Map Designations:

Residential (1 DU/AC)

South:	Vacant	Residential (1 DU/AC)
East:	Single family dwellings	Residential (1 DU/AC)
West:	Interstate I-75	Transportation

Surrounding Zoning:

North:	A-1, Agricultural District and R-1, Estate Dwelling District
South:	AG, Agricultural District
East:	R-1, Estate Dwelling District
West:	T, Transportation

Zoning History

Related Zoning History:

On October 2, 2002, the Town of Davie adopted Ordinance No. 2002-34 approving Open Space Design Overlay District regulations.

Previous Requests on same property:

The boundary Plat, Blackstone Creek, was approved by the Town Council on September 17, 2003 through Resolution # 2003-239, the plat is restricted to 40 single-family homes.

The applicant has files a rezoning request to rezone the subject site to Open Space Overlay District concurrent with this application.

Applicable Codes and Ordinances

Article IX of Land Development Code, Rural Lifestyle Regulations for site design, building design, circulation, scenic corridor buffer, and fence and wall.

Division 5, Open Space Design Overlay of Article IX of the Land Development Code, Rural Lifestyle Regulations, provides Open Space Overlay Process.

Section 12-290 of Land Development Code provides the intent of Open Space Design Overlay: 1) Provide greater innovation and flexibility in the design of residential development; 2) Encourage the permanent preservation of open space, agricultural land, wildlife habitat, or other natural resources including wetlands, and historical and archeological resources in a manner that is consistent with the Town's Comprehensive Plan; and 3) Encourage a form of development that consumes less open land and conforms to existing natural features better than the 35,000-square-foot minimum size lot.

Sec. 12-299.1. of Land Development Code requires the following design and development criteria for the open space design overlay district: the minimum parcel size of 15 acres, the minimum open spaces of 40 percent, and a full range of lot sizes from 15,000 square feet to over an acre are encouraged.

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

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 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 1-1: The Town shall investigate and implement, as appropriate, innovative land development regulations that afford flexibility in developing residential communities while maintaining adequate standards necessary to promote the health, safety and welfare of Town residents.

Future Land Use Plan, Objective 18: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned development and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 11-3: Development of Unique natural areas shall focus on the resource orientation of the site.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

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.

Significant Development Review Agency Comments

Engineering:

1. Identify offsite improvements along Shotgun Road.
2. Vacate the 30-foot-wide ingress/egress easement.

Public works:

1. Provide an equestrian trail along Shotgun Road.

Fire Department:

1. Provide a fire hydrant every 500 feet.

Landscaping:

1. Consider to change Loquat trees and Eriobotrya Japonica to other species for the street trees.
 2. Provide an automatic rain sensor in the irrigation notes.
 3. Indicate where the Gumbo Limbo and Live Oaks are on Page P-1 and P-2.
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Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject L-shape property is 44.84 acres in area located at the west end of SW 31 Street between Interstate I-75 and the designated scenic corridor SW 154 Avenue (Shotgun Road), and south of the proposed single-family development Diamond Creek. A 180-foot-wide FPL easement, running through the property from south to north, lies approximately 300 feet east of I-75. The applicant is proposing 32 single-family residences on the property utilizing the Open Space Design. A rezoning request has been filed concurrently with this application to rezone the property to Open Space Overlay District as required per Land Development Code Sec. 12-290.

The proposed 32 single-family lots include 21 lots, ranging from 25,001 to 30,000 square feet, five (5) lots ranging from 30,001 to 35,000 square feet, and six (6) lots ranging from 35,001 to 40,000 square feet. A large open space area including the 180-foot-wide FPL power line provides a buffer between the proposed single-family homes and Interstate I-75. A 100-foot-wide scenic corridor buffer including the existing N-31 Canal is provided along Shotgun Road. An open space ranging from 50 feet to 100 feet and a lake are proposed along the north property line to separate the development from the existing single-family homes to the north. All of the proposed open spaces are connected and accessible by the general public. The proposed site plan utilizes the principles of Open Space Design to overcome the natural constraints of the property created by the FPL easement and I-75 and provide substantial open spaces adjacent to the scenic corridor Shotgun Road and Interstate I-75. The proposed 50-foot-wide road right-of-way within the development will connect to Diamond Creek to the north.

2. *Yield Plan:* Open Space Design regulations require that a yield plan be submitted to determine the maximum number of permitted dwelling units upon the subject site. The yield plan is designed based on the underlying A-1 and AG zoning district development standards, subtracting road rights-of-way, FPL easement, and scenic corridor area. The yield plan contains ten (10) lots with a minimum lot size of 43,560 square feet and a minimum lot frontage of 150 feet in the AG zoning area (15.7 acres), and 22 lots with a minimum lot size of 35,000 square feet and a minimum lot frontage of 140 feet in the A-1 zoning area (29.14 acres). The permitted density for the open space design on the

subject site shall not exceed the density of Residential (1 DU/AC) as designated in the comprehensive plan and as further elaborated on the yield plan. Therefore, 32 units is the maximum allowable density for the subject site (.71 DU/AC).

3. *Trails:* A ten-foot equestrian trail is proposed within the 50-foot scenic corridor along Shotgun Road as part of the Oak Hill Park Trail. It will connect to the Robin/Vista View Equestrian trail to the south. A ten-foot recreation trail will also be provided along Shotgun Road to connect to the Linear Park Trail to the north as proposed on the Town's official trail map. There is a recreation trail within a 40-foot-wide landscape easement along the north property line of the Riverstone development across Shotgun Road. A multi-purpose crossing is provided across Shotgun Road to connect these two trails.
4. *Architecture:* 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 Southern Homes projects including Flamingo Plat, Blackstone Creek, Diamond Creek, Charleston Oaks, Woodbridge, and Millcreek Ranches.
5. *Access and Parking:* The access to the site is via an 80-foot access on Shotgun Road across an existing 60-foot drainage canal. A cultured stone veneer bridge with aluminum railing is proposed over the canal as the main entrance leading into the community off Shotgun Road. It is connecting to the proposed 50-foot road right-of-way, which will eventually connect to the proposed street within Diamond Creek to the north.

Each single-family residence will have a minimum two-car garage and driveway to accommodate the required parking.

6. *Lighting:* The proposed photometric lighting plan meets the code requirements. The proposed 18-foot-high lighting fixture complies with the approved rural lifestyle lighting fixture.
7. *Landscaping:* Shotgun Road is a designated scenic corridor. A 100-foot-wide scenic corridor buffer area, including landscape buffer, a ten-foot meandering equestrian trail, and the existing N-31 Canal is provided adjacent to the street. Within this area, Live Oaks and Mahogany are proposed canopy trees accented with sub-canopy trees and flower trees including Geiger Tree, Vax Privet, and Yellow Trumpet Tree. A cluster of palms with combination of shrubs and ground covers enhances the entrance signs on both sides of the main entrance at the end of the bridge. Live Oaks are the proposed street trees east of the canal along Shotgun Road and inside of the community.

A detailed tree survey including a tree assessment of existing trees shall be submitted prior to the issuance of clearing and grubbing permit. Tree relocation and removal permits are required for the trees to be relocated and removed.

8. *Drainage:* This subject site is within the Central Broward Water Control District. Approval from this agency is required prior to the issuance of any site development

permit. The proposed lake and the existing N-31 canal will serve the on-site drainage requirements.

9. *School System:* Country Isle Elementary, Indian Ridge Middle, and Western High are the Broward County public schools that serve this development.
 10. *Recreation and Open Space:* Boy Scout Camp Seminole and Vista View Park are within two (2) miles southeast of the development. The Oak Hill Park Trail and Robbins-Vista View Trail provide trail connections from the development to Boy Scout Camp Seminole and Vista View Park.
 11. *Compatibility:* The proposed project is compatible with surrounding residential developments with respect to density, architecture design, trails, and landscape along Shotgun Road.
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Findings of Fact

The proposed site plan meets the intent of Rural Lifestyle Regulations and Open Space Design regulations, and is in conformance with all applicable Codes and Ordinances with respect to site design, circulation, open space, setbacks, buffering, and parking. The intents of Open Space Design are to provide greater innovation and flexibility in the design of residential developments and encourage a form of development that consumes less open land and conforms to existing natural features better than the 35,000-square-foot minimum size lot. The proposed site plan utilizes the principles of Open Space Design to overcome the natural restraints of the property created by the FPL easement and provide substantial open spaces adjacent to the scenic corridor and Interstate I-75. In addition, the large contiguous open spaces, recreation and equestrian trails and scenic corridor buffers promote the rural characteristics. The landscape design meets the scenic corridor buffer requirements and enhances the streetscape along Shotgun Road. The proposed project is compatible with the surrounding residential developments.

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:

9. Provide Homeowner Association (HOA) documents for staff review prior to the Town Council meeting. HOA documents shall address the maintenance of the dedicated open space areas.
10. Provide a deed restriction for all the designated open spaces for staff review prior to the Town Council meeting. The deed restriction shall assure that the open space will be protected from all forms of development, except as shown on the approved site plan.
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13. Indicate the proposed recreation and equestrian trails within the scenic corridor along Shotgun Road on the site plan and landscape plan.
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15. Provide an automatic rain sensor in the irrigation notes.
16. Provide a fire hydrant every 500 feet.

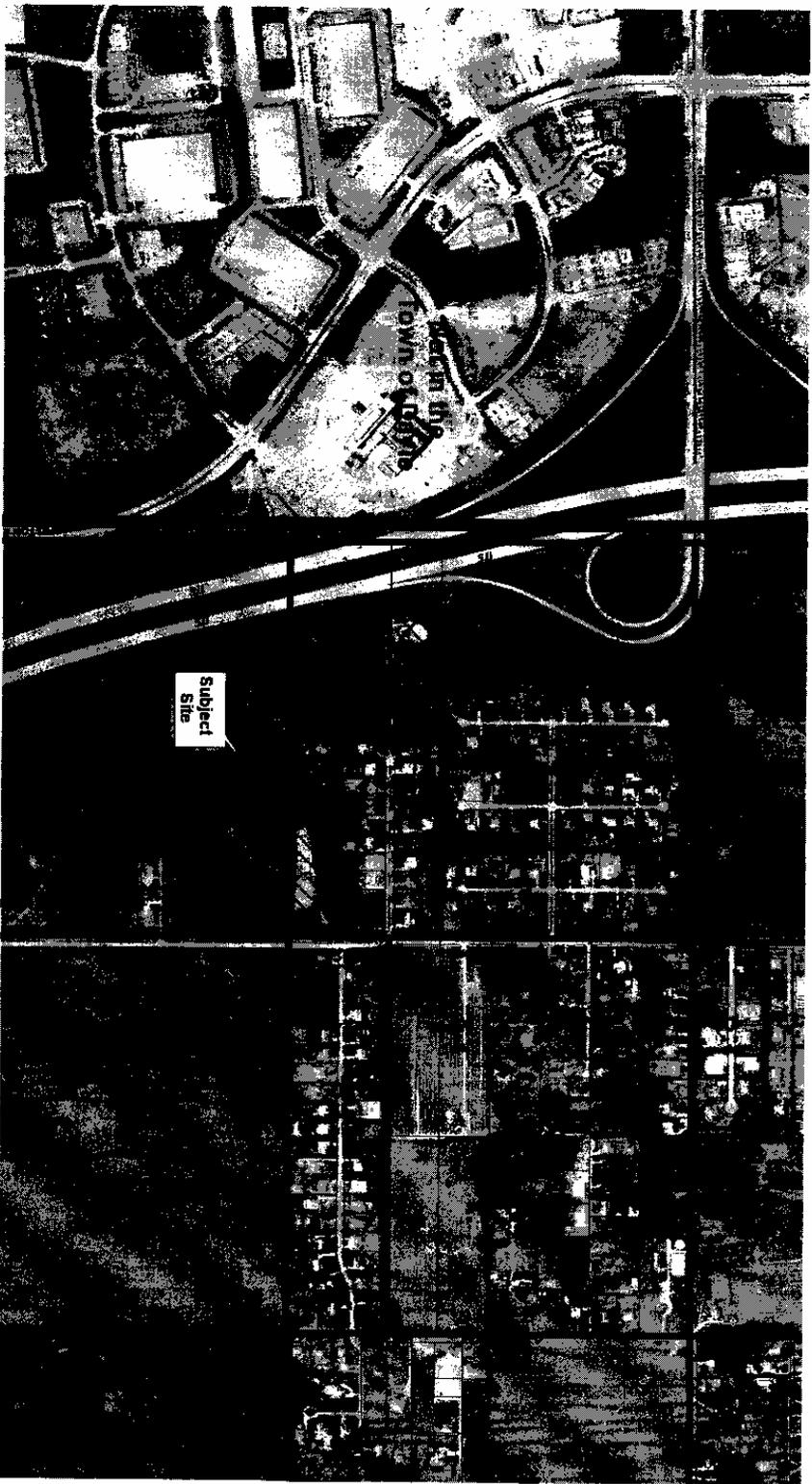
Site Plan Committee Recommendation

At the December 9, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report, and that Lot 1 and 14 define the driveway entrance so that they're towards the western portion of those sites, past the divided median at the entrance; that pavement markings be added to the plans; and that the one cul-de-sac be landscaped subject to staff's review (Motion carried 5-0).

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

Prepared by: _____

Reviewed by: _____

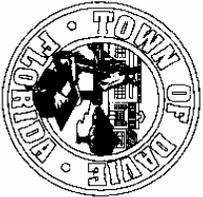


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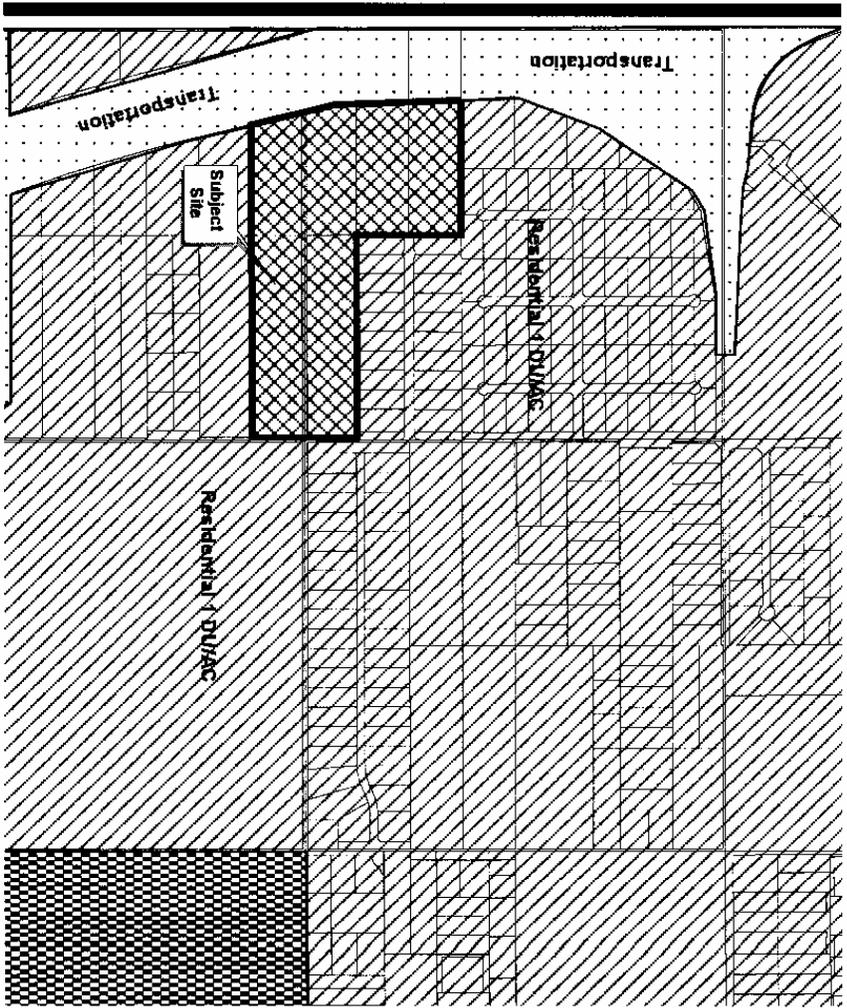
Planning & Zoning Division - GIS



Site Plan Application
SP 9-4-03
Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.
Date Prepared: 11/25/03

Not in the
Town of Davie



Date Flown:
12/31/00



Planning & Zoning Division - GIS



Prepared By: D.M.A.
Date Prepared: 11/25/03

Site Plan Application
SP 9-4-03
Future Land Use Map

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