

# 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: Roberta Moore, Planner I

**SUBJECT:** Site Plan, SP 5-4-03 Sunshine Estates, 5801 SW 61 Avenue / Generally located on the east side of SW 61 Avenue, approximately 823 feet north of Stirling Road.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SP 5-4-03 Sunshine Estates, 5801 SW 61 Avenue (R-2, Low Density Dwelling District)

**REPORT IN BRIEF:** The subject site, known as Sunshine Estates, is 7.65 acres in area located on the east side of SW 61 Avenue, approximately 825 feet north of Stirling Road. The proposed thirteen (13) single-family homes have the minimum lot area of 17,500 square feet and the minimum lot frontage of 100 feet. The applicant is proposing four (4) models for Sunshine Estates development. These models incorporate a Mediterranean type of architecture. The access to the site is from SW 61 Avenue. The approved plat provides access from SW 61 Avenue to SW 58 Court. This proposed right of way (SW 58 Court) provides a cul-de-sac for the development. The proposed street cross section indicated 24' of pavement, 8' of swale, and a 5' sidewalk on both sides.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the May 11, 2004 Site Plan Committee, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following: 1) add signage indicating "pedestrian access to wetlands" on the easements going back to the wetland area; 2) make it clear on the site plans that the perimeter area located in back of the houses is a swale area for drainage; 3) make certain that the common areas have irrigation; and 4) that the driveways on lots 1 and 13 be located as far west as possible on those two properties. Motion carried 3-0, Mr. Engel and Mr. Breslau absent.

**FISCAL IMPACT:** N/A

**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

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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:**

**Name:** Mohammad Zarbafi  
**Address:** 6310 SW 56 Street  
**City:** Davie, Florida 33314  
**Phone:** (954) 275-5238

**Petitioner:**

**Name:** Gus Khavanin  
**Address:** 11900 SW 11 Court  
**City:** Davie, Florida 33314  
**Phone:** (954) 224-1380

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**Background Information**

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

**Site Plan Committee Recommendation:** The site plan was approved with conditions at the May 11, 2004 Site Plan Committee.

**Application Request:** Site plan approval for the construction of 13 single-family homes on 7.65 acres known as Sunshine Estates.

**Address/Location:** 5801 SW 61 Avenue / Generally located on the east side of SW 61 Avenue, approximately 825 feet north of Stirling Road.

**Future Land Use Plan Map Designation:** Special Residential Classification 2 DU/AC

**Zoning:** R-2, Low Density Dwelling District

**Existing/Proposed Use:** Vacant/ 13 Single-family homes

**Parcel Size:** 7.65 gross acres (333,234 square feet)  
5.43 net acres (236,530.8 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
<b>North:</b>	Single Family Residential	Special Residential Classification 2 DU/ AC
<b>South:</b>	Vacant	Special Residential Classification 2 DU/ AC
	Single Family Residential	
<b>East:</b>	Berman Park	Residential 5 DU/ AC
	Single Family Residential	
<b>West:</b>	Vacant	Residential / Office

**Surrounding Zoning:**

<b>North:</b>	R-2, Low Density Dwelling District
<b>South:</b>	R-2, Low Density Dwelling District, A-1, Agricultural District
<b>East:</b>	RS, Recreation / Open Space District, R-5, Low Medium Dwelling District
<b>West:</b>	RO, Residential / Office District

### Zoning History

**Related Zoning History:** None

**Related Plat History:** Town Council approved the plat, P 1-1-90 The DaSilva Plat, on April 3, 1990.

### Applicable Codes and Ordinances

§12-24 (I) (3) of the Land Development Code, R-2, Low Density Dwelling District: The R-2 District is intended to implement the three (3) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low density dwelling districts in the town.

§ 12-81(A) Conventional Single-Family Development Standards, R-2, Low Density Dwelling District, requires setbacks: front 30', side 15', rear 25', and maximum height of 35'.

§12-208 (A) (7) of the Land Development Code, Requirements for off-street parking. Dwelling, single family, two (2) spaces for each dwelling unit.

Article XII of the Land Development Code, Subdivisions and Site Plans.

### Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**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.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

*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.

The subject application complies with the goals and objectives of the Comprehensive Plan.

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## **Significant Development Review Agency Comments**

All agency comments have been satisfied.

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## **Application Details and Staff Analysis**

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 7.65 gross acre site, generally located on the east side of SW 61 Avenue, approximately 825 feet north of Stirling Road. The proposal is for the construction of thirteen (13) single family homes known as Sunshine Estates. The proposed thirteen (13) single family homes will have the minimum lot size of 17,500 square feet that meet the R-2 zoning district regulations.
2. *Building:* There are four (4) models proposed for Sunshine Estates development. Model "A" will have White Apricot for the walls with Light Apricot for the trim. The roof tile will be Entegra Estate Tile with the color of Bahama Peach slurry-flashed with Cream. This is a single story model. Model "B" will have Carlsbad Canyon for the walls with Dutch Cream as the trim. The roof tile will be Entegra Estate Tile and will be Malibu Sand as the color of the roof tile. This is a single story model. Model "C" will have Soft Cloud for the walls with Mission Beige for the trim. The roof tile will be Entegra Estate Tile with the color blend of Rust, Sand, and Cork, all with double cream antiquing. This two story model. Model "D" will have Magnolia Tint for the walls with Sahara for the trim. The roof tile will be Entegra Estate Tile with the color of Delcrest tan with double white antiquing. This is a single story model.
3. *Access and Parking:* The access to the site is through SW 58 Court (Da Silva Street). A fifty (50) foot right-of-way was provided at the time of platting. The proposed right-of-way provides a cul-de-sac. The proposed street cross section indicated 24' of pavement,

8' of swale, and a 5' sidewalk on both sides. 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 16-foot high streetlights with large canopy street trees will provide pedestrian friendly environments within the community.
5. *Landscaping:* A fifteen (15) foot landscaping buffer along SW 61 Avenue includes Tree Ligustrum, Lantana Bright Gold, and Cocoplum Hedge. This landscape buffer shall be maintained by the Home Owners Association. Since this is a landscape buffer, per the Land Development Code, it cannot be fenced. This area is included in the total lot square footage for Lot 1 and Lot 13. The proposed street trees are Live Oaks.
6. *Drainage:* A fifteen (15) foot drainage easement is provided along the northern and southern property line. A fifteen (15) foot drainage easement is also provided between the individual lots. On the western side of the property a 54,128 square foot lake wetland is proposed for retention.
7. *Compatibility:* In reviewing this proposal, staff looked at the surrounding properties and found the project is compatible as to the uses, location and scale. The proposed project is compatible with the surrounding uses. To the south is single family residential and vacant property, to the north is single family residential, to the east is Berman Park and single family residential, and to the west is vacant property.

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### **Findings of Fact**

Staff finds that the site plan complies with the development standards required by the R-2, Low Density Dwelling District, and is generally in conformance with all other applicable Codes, and Ordinances. The site plan is in conformance in terms of the minimum setbacks, open space, and drainage requirements of the Land Development Code.

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### **Staff Recommendation**

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

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### **Site Plan Committee Recommendation**

At the May 11, 2004 Site Plan Committee, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following: 1) add signage indicating "pedestrian access to wetlands" on the easements going back to the wetland area; 2) make it clear on the site plans that the perimeter area located in back of the houses is a swale area for drainage; 3) make certain that the common areas have irrigation; and 4) that the driveways on lots 1 and 13 be located as far west as possible on those two properties. Motion carried 3-0, Mr. Engel and Mr. Breslau absent.

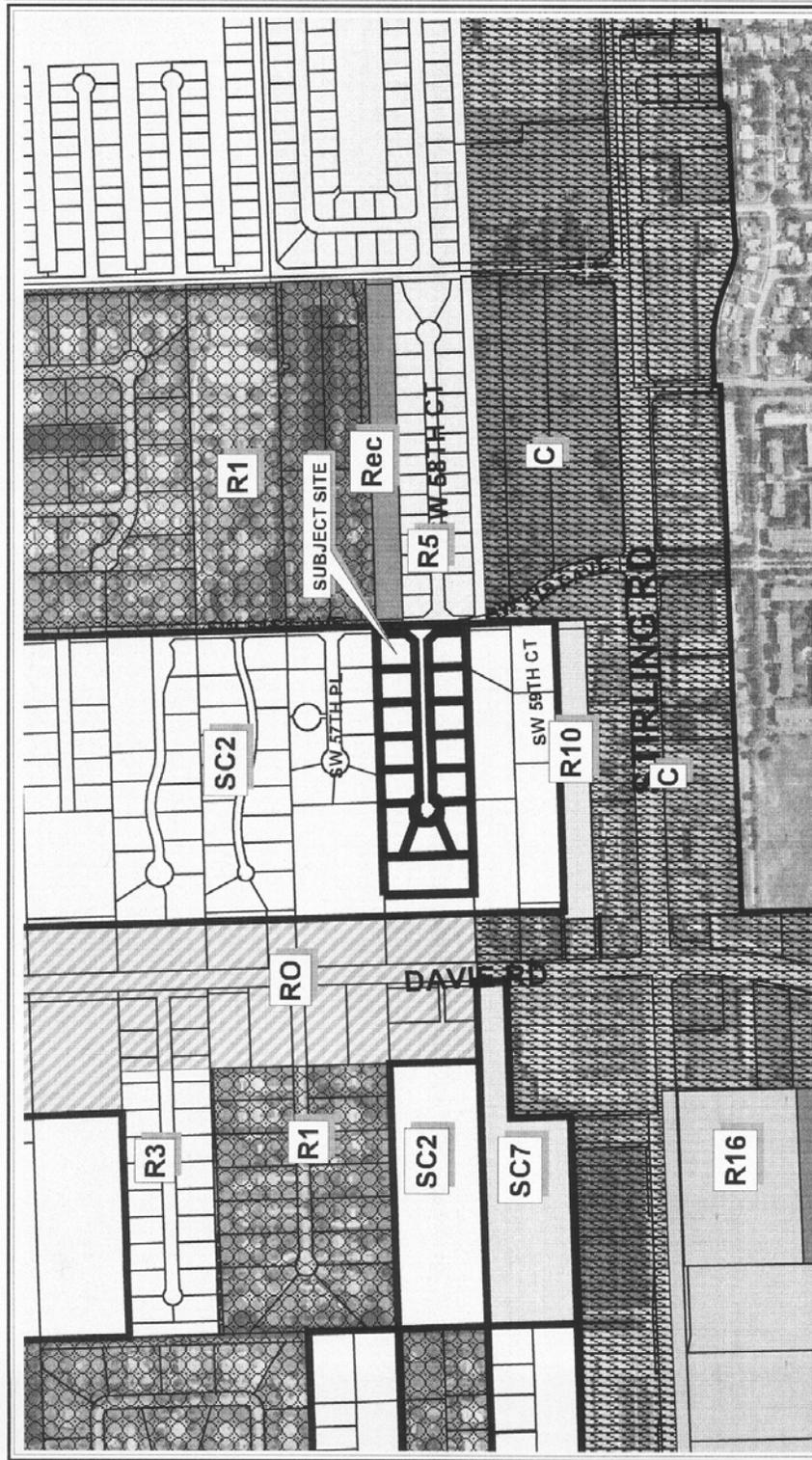
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## Exhibits

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

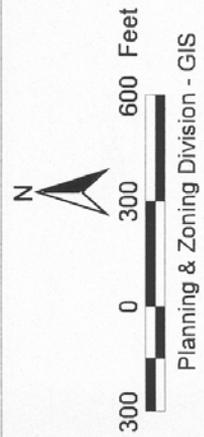
Prepared by: \_\_\_\_\_

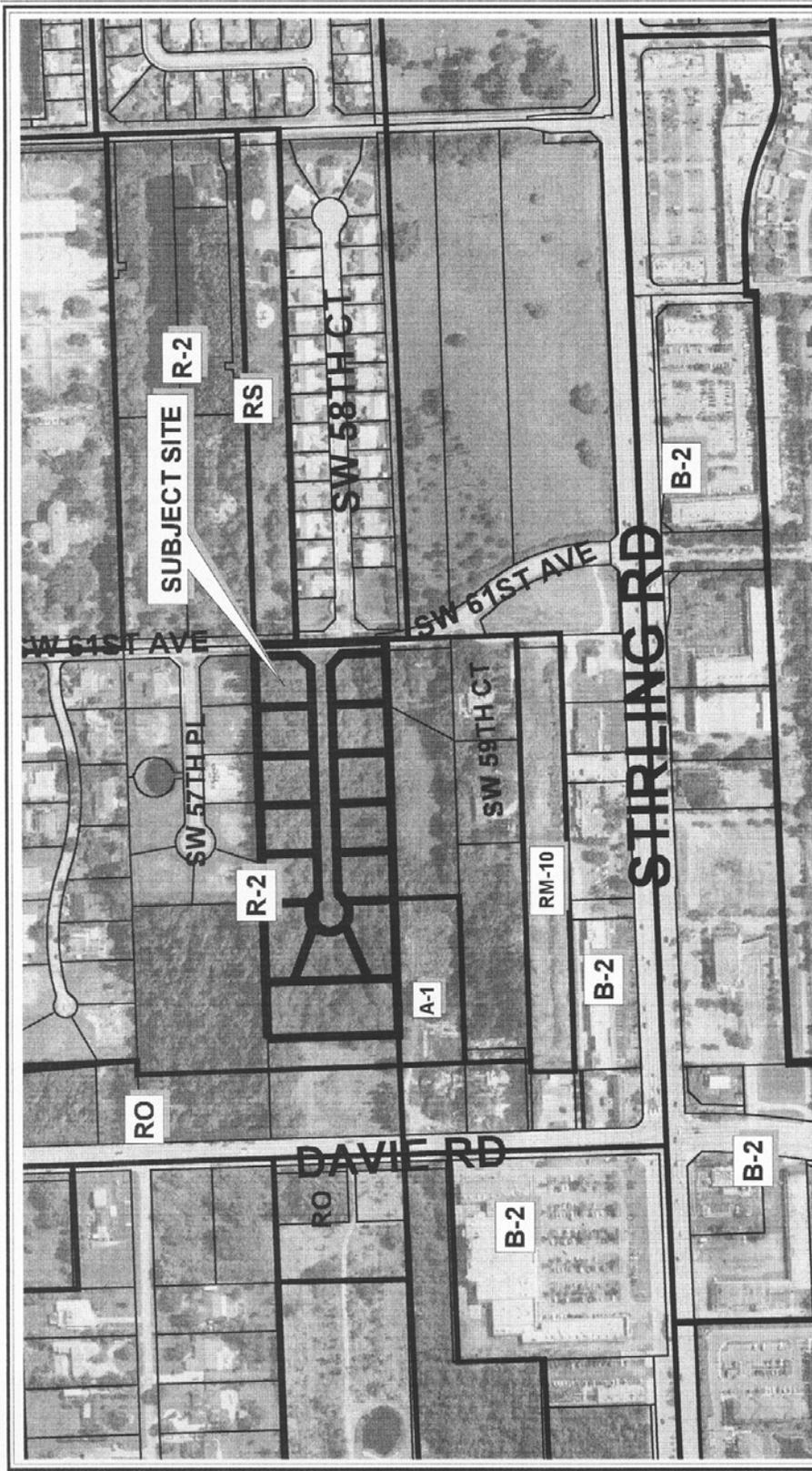
Reviewed by: \_\_\_\_\_



**SITE PLAN**  
**SP 5-4-03**  
**Future Land Use Map**

Prepared By: rkm  
Date Prepared: 5/6/04





**SITE PLAN**  
**SP 5-4-03**  
**Zoning and Aerial Map**

Prepared By: rkm  
Date Prepared: 5/6/04

300 0 300 600 Feet

Planning & Zoning Division - GIS