

**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 7-8-04, Chemin Des Palms II, 5559 SW 61 Avenue, generally located on the west side of SW 61 Avenue between Griffin Road and Stirling Road.

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** Site Plan, SP 7-8-04, Chemin Des Palms II/Ghasem Khavanin, 5559 SW 61 Avenue (zoned R-2, Low Density Dwelling District)

**REPORT IN BRIEF:** The applicant requests site plan approval for three (3) single-family homes on 1.67 net acres located on the west side of SW 61 Avenue between Griffin Road and Stirling Road. All of the three lots meet the minimum required lot size of 17,500 square feet for R-2, Low Density Dwelling District. Lot 1 contains a single-family home currently under construction as the Land Development Code permits one single-family home to be built without a site plan approval. A ten (10) foot landscape buffer, consisting of Green Buttonwood accented by Dwarf Poinciana and a Cocoplum hedge, is provided adjacent to a five (5) foot sidewalk along SW 61 Avenue. On-site drainage is served by the dry retention areas along SW 61 Avenue and the north property line.

The proposed single-family homes are one-story stucco buildings with S-tile roofs. The base color for the Model "A" is Apricot Puff accented by Summer Apricot trims and Grey tile roofs; the base color for the Model "B" is White Shrimp accented by Shrimp Tint trims and Grey tile roofs.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the Site Plan Committee meeting held on November 9, 2004 Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve; that a "recreational trail" be added to match the existing sidewalk and that it be extend to 61st Avenue; and that the plot plan and landscape plan be reviewed by staff prior to a permit. (Motion carried 3-0, Mr. Engel and Mr. Aucamp where absent.)

**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

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

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**Applicant Information**

<b><u>Owner:</u></b>		<b><u>Agent:</u></b>	
<b>Name:</b>	Mario Vita	<b>Name:</b>	Ghasem Khavanin
<b>Address:</b>	9520 Harding Avenue	<b>Address:</b>	11900 SW 11 Court
<b>City:</b>	Surfside, FL 33154	<b>City:</b>	Davie, FL 33325
<b>Phone:</b>	(305) 864-2543	<b>Phone:</b>	(954) 224-1380

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**Background Information**

**Application History:** The item was approved at the November 9, 2004 Site Plan Committee meeting.

**Application Request:** Site plan approval for three (3) single-family homes

**Property Address:** 5559 SW 61 Avenue, generally located on the west side of SW 61 Avenue between Griffin Road and Stirling Road.

**Future Land Use Plan Designation:** Residential (2 DU/AC)

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

**Existing Use:** Vacant

**Proposed Use:** Three (3) Single-Family homes

**Parcel Size:** 1.67 net acres  
1.78 gross acres

**Surrounding Use:**  
**North, South, and West:** Single-family Homes  
**East:** Single-family Homes

**Surrounding Land**  
**Use Plan Designation:**  
Residential (2 DU/AC)  
Residential (1 DU/AC)

**Surrounding Zoning:**  
**North, South, and West:** R-2, Low Density Dwelling District  
**East:** A-1, Agricultural District

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## Zoning History

### Plat Information:

On August 18, 2004, the Town Council approved the Plat, Chemin Des Palms II. The Plat is restricted for three (3) single-family dwellings.

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### Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 1.67 net acres. It is located at the west side of SW 61 Avenue, between Griffin Road and Stirling Road. Lot 1 is 32,340 square feet, Lots 2 and 3 are 17,655 square feet. All of the three lots meet the minimum required lot size of 17,500 square feet for R-2, Low Density Dwelling District. Lot 1 contains a single-family home currently under construction since the Land Development Code permits one single-family home to be built without a site plan approval. A five (5) foot wide sidewalk is provided along SW 61 Avenue within the plat limit.
2. *Building:* The proposed single-family homes are one-story stucco buildings with S-tile roofs. The recessed front entrances are enhanced by raised roof supported by columns. Stucco bands are provided around the windows and doors to add details on the elevations. The base color for the Model "A" is Apricot Puff accented by Summer Apricot trims and Grey tile roofs; the base color for the Model "B" is White Shrimp accented by Shrimp Tint trims and Grey tile roofs.
3. *Access and Parking:* Access is via the private ingress-egress easement owned by the Sunshine Estate Association (the developer). This ingress-egress easement was created on the Plat of Chemin Des Palms for 12 single-family homes and recorded in Official Records Book 32438, at Page 27 of the Public Records of Broward County. The applicant has recorded a deed restriction to make the subject parcel part of the Sunshine Estate Association, which is entitled to use this ingress-egress easement.
4. *Trails:* No trails are required for this project.
5. *Lighting:* New lighting is proposed to meet the code requirements. The proposed 16 foot high street lights matched the existing street lights on SW 56 Street.
6. *Landscaping:* A ten (10) foot landscape buffer consisting of Green Buttonwood accented by Dwarf Poinciana and a Cocoplum hedge is provided along SW 61 Avenue. The street trees on SW 56 Street are existing Royal Palms.
7. *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. On-site drainage is served by the dry retention areas along SW 61 Avenue and the north property line.

8. *Compatibility:* The adjacent properties are single family residences zoned R-2, Low Density Dwelling District. The proposed single-family homes are compatible to the surrounding properties in terms of architectural style and density.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article VI of Land Development Codes provides for minimum requirements for landscaping design.

Land Development Code Section 12-83 requires a minimum of 30 foot front setback, 15 foot side setback and 25 foot rear setback, and a maximum of 40% building coverage for R-2, Low Density Dwelling District.

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## **Comprehensive Plan Considerations**

**Planning Area:** The subject property is 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 proposed plat is in 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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## **Significant Development Review Agency Comments**

### **Engineering:**

1. Verify and provide a minimum of 25 ft pavement turning radii at the intersection of the proposed ingress/egress and S.W. 61<sup>st</sup> Avenue.

*This comment has been addressed.*

2. Provide clear traffic sight triangles at the driveway entrances. Sight triangles shall meet the requirements of the Town of Davie Land Development Code, Sec. 12-205(6) (b).

*This comment has been addressed.*

3. Provide sidewalk connection from public R/W to the internal walkway. Sidewalk connection shall be in accordance with 28 CFR (Americans with Disabilities Act).

*This comment has been addressed.*

4. Relocate the storm water retention area (as indicated on the cross-section "B- B") to the west and outside of the dedicated 30 ft road R/W adjacent to S.W. 61<sup>st</sup> Avenue.

*This comment has been addressed.*

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### **Staff Analysis**

The proposed site plan is consistent with the general purpose and intent of the R-2 zoning district regulations and Town of Davie Comprehensive plan. The overall density of the site is consistent with the surrounding development patterns to the south and the north.

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### **Staff Recommendation**

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

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### **Site Plan Committee Recommendation**

At the Site Plan Committee meeting held on November 9, 2004 Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve; that a "recreational trail" be added to match the existing sidewalk and that it be extend to 61st Avenue; and that the plot plan and landscape plan be reviewed by staff prior to a permit. (Motion carried 3-0, Mr. Engel and Mr. Aucamp where absent.)

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### **Town Council Action**

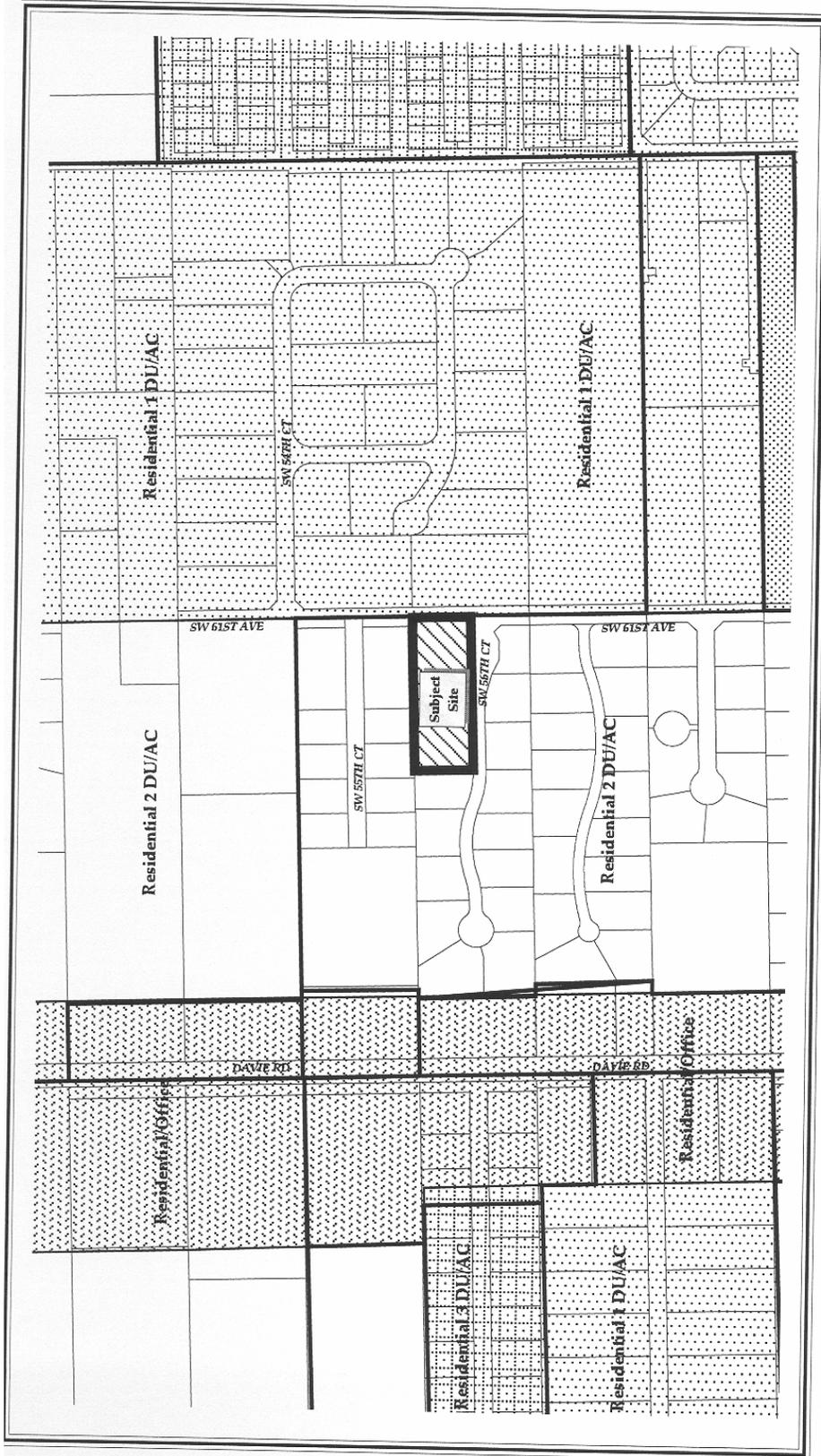
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### **Exhibits**

- 1) Site Plan,
- 2) Future Land Use Map,
- 3) Zoning and Aerial Map

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

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

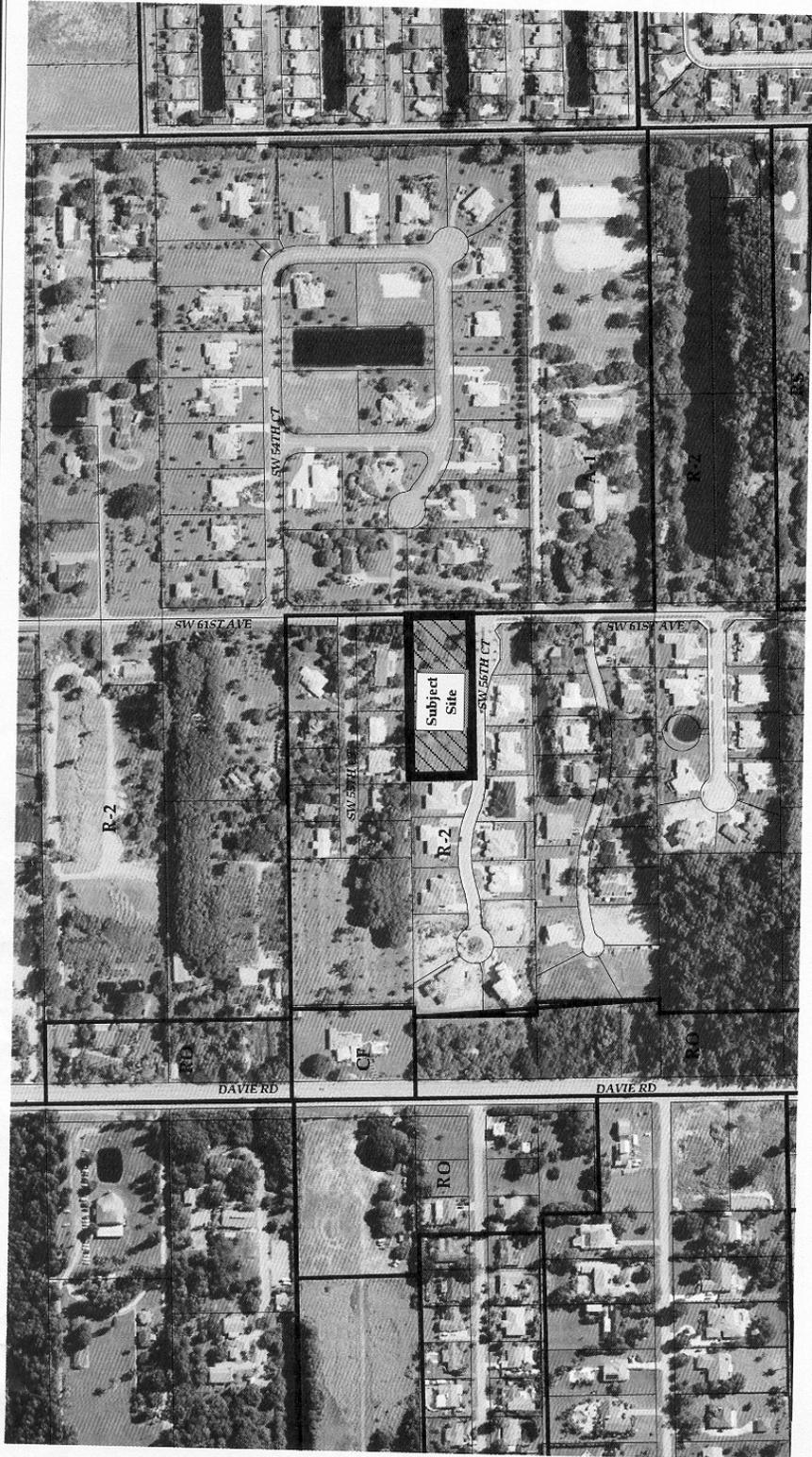


The Town of Davie  
 Development Service Department  
 Planning & Zoning Division



Site Plan Application  
 SP 7-8-04, Chemin Des Palms II  
 Future Land Use Map

Prepared By: D.M.A.  
 Date Prepared: 7/23/04



The Town of Davie  
 Development Service Department  
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