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 12-1-04 Flamingo Ranch Estates, 11900 SW 14 Street/Generally located on the south side of SW 14 Street, approximately 370′ east of the Flamingo Road Frontage Road

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 12-1-04 Flamingo Ranch Estates, 11900 SW 14 Street (A-1)

REPORT IN BRIEF: Approval of the site plan for Flamingo Ranch Estates is being requested. The 14.87 gross acres (647,883 square feet) site is located on the south side of SW 14 Street, approximately 370′ east of the Flamingo Road Frontage Road. This proposal is for thirteen (13) custom single family dwellings.

Recreation and equestrian trails are located within the SW 14 Street right-of-way along the northern boundary of the site as required by the Town's Recreational Trail Master Plan. Peaceful Ridge trail, an existing 15′ equestrian trail will still be located on the north side of SW 14 Street, adjacent to the canal; and a 6′ recreational trail is proposed for the south side of SW 14 Street. Peaceful Ridge Spur trail, an existing 35′ equestrian trail, is adjacent to the western boundary of the site. Access is via the Flamingo Road Frontage Road and SW 14 Street. SW 14 Street will be extended 0.25 miles and connected to the 50′ wide public right-of-way that provides 0.25 miles of access road through the development. Subsequent to Site Plan Committee consideration, the site plan had to be revised to include a 5′ brick paver walkway within a 10′ recreational trail easement between Lot #3 & Lot #4 to comply with the Rural Lifestyle Regulation's pedestrian access requirement.

All drainage easements are dedicated to the Central Broward Water Control District, and approval has been obtained from this agency. Large drainage easements within the lots, rather than retention pond(s) are being utilized. The drainage easements will retain water for up to three (3) days after a single rain event; encroachments by structures into these areas will not be permitted.

The proposed site plan can be considered compatible with the surrounding uses. The multi-family subdivision (Village of Pine Lake) to the north is separated from this development by a canal, equestrian trail, SW 14 Street and a recreation trail. The backyards of the lots on the southern boundary of the site are adjacent to the backyards of an existing single family development (Old Bridge Run), to the east across a canal is the backyard of a single family home and vacant land zoned A-1, and to the west is an equestrian trail, then Sheridan House.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 21, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) to address the issue of the Rural Lifestyle Code §12-289(A)(2), "of the six-hundred-foot block" [block length is approximately 1,200 linear feet] regarding a required pathway into a community; 2) on the south property line, install a chain-link fence and a hedge on petitioner's property, however, the hedge is to be maintained by the property owners to the south; 3) on the recreation trail connection at the east, to be continued northeast and connect up to the horse trail which goes across the canal and continues east, as it crosses 14th Street, that it be marked as a crossing; and 4) at the trails on SW 121 Avenue and 14 Street, that the proper markings be made to make the crossings on both those roads. (Motion carried 4-1 with Vice-Chair Aitken being opposed).

Chair Breslau stated that the following comments should be added to be conveyed to Council on behalf of the Committee: Vice-Chair Aitken objected to the way this item was presented to the Site Plan Committee as a "fait accompli" with a 'lot specific' plat which prevented altering or making any suggestions to the design plan. She objected to having dry retention in back yards which prohibited owners from having horses or barns in the back yard which was contradictory to the rural lifestyle. Vice-Chair Aitken indicated that having two roads where only one was necessary was wasteful and eliminated at least 4,000 square feet from each of the six northern lots.

FISCAL IMPACT: N/A

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:

1. Record the 10' recreational easement in the official records of Broward County.
2. Provide draft HOA documents prior to the issuance of Building Permit, and final HOA documents prior to the issuance of the first Certificate of Occupancy.

Attachment(s): Planning Report, Site Plan

TOWN OF DAVIE

Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:
Name: Flamingo Ranch Estates, LLC
Address: 1551 NW 100 Terrace
City: Plantation, FL 33322
Phone: (954) 473-9919

Petitioner:
Name: Gustavo X. Aguirre, President
Associated Engineers of South Florida, Inc.
Address: 5450 Griffin Road
City: Davie, FL 33314
Phone: (954) 584-6880

Background Information

Application History: No deferrals have been requested. The request was not placed on the Town Council agenda after Site Plan Committee consideration because at that meeting it was determined that the site plan did not meet Code requirements. The site plan has been revised to comply.

Application Request: Approval of the site plan for Flamingo Ranch Estates, a thirteen (13) unit custom single family home development.

Address/Location: 11900 SW 14 Street/Generally located on the south side of SW 14 Street, approximately 370' east the Flamingo Road Frontage Road.

Future Land Use Plan Map Designation: Residential 1 DU/AC

Zoning: A-1, Agricultural District

Existing/Proposed Use: Vacant/Thirteen (13) single family dwellings

Gross Parcel Size: 14.87 acres (647,883 square feet)

Net Parcel Size: 11.67 acres (508,332 square feet)

	Surrounding Uses:	Surrounding Future Land Use Plan Map Designations:
North:	Village of Lake Pine (Multifamily)	Residential 5 DU/AC
South:	Old Bridge Run (Single family)	Residential 1 DU/AC
East:	Vacant, Single family dwelling	Residential 1 DU/AC
West:	Sheridan House	Residential 1 DU/AC

	Surrounding Zoning:
North:	RM-5, Multifamily Low Medium Dwelling District
South:	R-1, Estate Dwelling District
East:	A-1, Agricultural District, R-1, Estate Dwelling District
West:	CF, Community Facilities District

Zoning History

Plat: The plat, P 10-1-03 Flamingo Ranch Estates, with a note restricting the site to 13 single family dwellings, was approved on July 7, 2004, and subsequently recorded in Plat Book 174, Page 77, of the official records of Broward County.

Applicable Codes and Ordinances

§12-24 (I) (1) A-1, Agricultural District. The A-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

§12-81 (A) Conventional Single Family Development Standards, A-1, Agricultural District requires the following minimums: lot area of 35,000 square feet net dry land area, 140′ frontage, setbacks: 40′-50′ staggered front, 30′ side, 35′ rear, 2,400 square foot minimum dwelling unit floor area, and the following maximums: height 35′, and 25% building coverage.

Article IV of the Land Development Code, Rural Lifestyle Regulations.

§12-291 Anti-monotony.
(D) The developer of a housing development, pursuant to an approved site plan, may provide for an internal monitoring system to assure compliance with the requirements set forth herein. The monitoring system shall be submitted to the Town of Davie Planning and Zoning Division. Upon approval, at time of building permit, the required monitoring information shall be submitted with the building permit for review for compliance.

(E) Models. Any person or entity selling dwelling units in a platted subdivision for the use of model units may apply for an exemption from the requirements for monotony review as set forth herein. In order to obtain such an exemption, the applicant must submit elevations for models, available paint colors, roof tile materials and colors to the Planning and Zoning

Manager or designee. Along with the material, the applicant must submit a written methodology by which it proposes to insure compliance with the anti-monotony provisions of this chapter. The planning and zoning manager will then review the proposed methodology and present the proposal to town council at time of site plan approval. Should it be determined that the approved methodology is not being properly implemented, after notice to the applicant, the town council may revoke the exemption from the review procedure set forth herein, and require said review for each individual 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 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2*: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

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.

Application Details

The applicant's submission indicates the following:

1. *Site:* Approval of the site plan for Flamingo Ranch Estates is being requested. The 14.87 gross acres (647,883 square feet) site is located on the south side of SW 14 Street, approximately 370' east of the Flamingo Road Frontage Road. This proposal is for thirteen (13) custom single family dwellings.

2. *Buildings:* Since custom homes are being proposed the developer is required to submit a monitoring system guaranteeing anti-monotony at the time of building permit application. If the developer wishes to offer model homes, then a separate application for approval of the models shall be submitted.

3. *Trails:* Recreation and equestrian trails are located within the SW 14 Street right-of-way along the northern boundary of the site as required by the Town's Recreational Trail Master Plan. Peaceful Ridge trail, an existing 15' equestrian trail will still be located on the north side of SW 14 Street, adjacent to the canal, and a 6' recreational trail is

proposed for the south side of SW 14 Street. Peaceful Ridge Spur trail, an existing 35′ equestrian trail, is adjacent to the western boundary of the site. Subsequent to Site Plan Committee consideration, the site plan had to be revised to include a 5′ brick paver walkway within a 10′ recreational trail easement between Lot #3 & Lot #4 to comply with the Rural Lifestyle Regulation's pedestrian access requirement.

4. *Access and Parking:* Access is via the Flamingo Road Frontage Road and SW 14 Street. SW 14 Street will be extended 0.25 miles and connected to the 50′ wide public right-of-way that provides 0.25 miles of access road through the development. There are three (3) strips of brick pavers that are five (5) feet in width on the internal roadway to serve as a traffic calming measure. Parking requirements will be satisfied on each lot.

5. *Lighting:* The lighting plan shows decorative light fixtures and light poles as required.

6. *Landscaping:* Open space is provided on individual lots in the A-1, Agricultural District. Live Oaks are being used as street trees. The SW 14 Street landscape buffer consists of a berm planted with a continuous row of Simpson Stopper; intervals of large canopy trees that include Mahogany, Brazilian Beauty Leaf, and Gumbo Limbo; accent clusters of Jatropha with Imperial Blue Plumbago and Gold Mound Duranta; Geiger Tree with Bush Allamanda and Wax Jasmine; Tree Ligustrum with Dwarf Firebush and Variegated Duranta; and Cabbage Palm with Fakahatchee Grass.

7. *Drainage:* All drainage easements are dedicated to the Central Broward Water Control District, and approval has been obtained from this agency. Large drainage easements within the lots, rather than retention pond(s) are being utilized. The drainage easements will retain water for up to three (3) days after a single rain event; encroachments by structures into these areas will not be permitted.

8. *Temporary Uses:* A temporary construction trailer, parking area, and storage compound are indicated on Lot #1. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use.

9. *Compatibility:* The proposed site plan can be considered compatible with the surrounding uses. The multi-family subdivision (Village of Pine Lake) to the north is separated from this development by a canal, equestrian trail, SW 14 Street and a recreation trail. The backyards of the lots on the southern boundary of the site are adjacent to the backyards of an existing single family development (Old Bridge Run), to the east across a canal is the backyard of a single family home and vacant land zoned A-1, and to the west is an equestrian trail, then Sheridan House.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Add a note stating that no structures shall be placed within drainage easements, revise the design of the southern perimeter to comply with the Rural Lifestyle Regulations, and provide decorative street lighting. *(Items provided.)*

Engineering: Revise cross-sections to comply with the drainage plan approved by the Central Broward Water Control District, ensure landscape materials are not in conflict with the berm and recreational trail, and provide final approval drainage calculations. *(Items provided.)*

Police: Provide some type of traffic calming measure. (*Item provided.)*

Public Works: Extend the recreation and equestrian trail to the access road, add 50′ of exfiltration trench on each side of rear yard catch basins, show horse crossing on the north and south side of SW 14 Street, execute maintenance agreement with the Central Broward Water Control District for the west canal bank area that is east of the property, and provide a 4′ berm on the north side of SW 14 Street at the intersection of the undeveloped portion of SW 121 Avenue. (*Items provided*).

Public Participation

The applicant held Public Participation meetings on April 8, 2005, and April 15, 2005; attached is the Citizen Participation Report.

Staff Analysis

The site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The use of the site does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met:

1. Record the 10′ recreational easement in the official records of Broward County.
2. Provide draft HOA documents prior to the issuance of Building Permit, and final HOA documents prior to the issuance of the first Certificate of Occupancy.

Site Plan Committee Recommendation

At the June 21, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) to address the issue of the Rural Lifestyle Code §12-289(A)(2), "of the six-hundred-foot block" [block length is approximately 1,200 linear feet] regarding a required pathway into a community; 2) on the south property line, install a chain-link fence and a hedge on petitioner's property, however, the hedge is to be maintained by the property owners to the south; 3) on the recreation trail connection at the east, to be continued northeast and connect up to the horse trail which goes across the canal and continues east, as it crosses 14th Street, that it be marked as a crossing; and 4) at the trails on SW 121 Avenue and 14 Street, that the proper markings be made to make the crossings on both those roads. (Motion carried 4-1 with Vice-Chair Aitken being opposed).

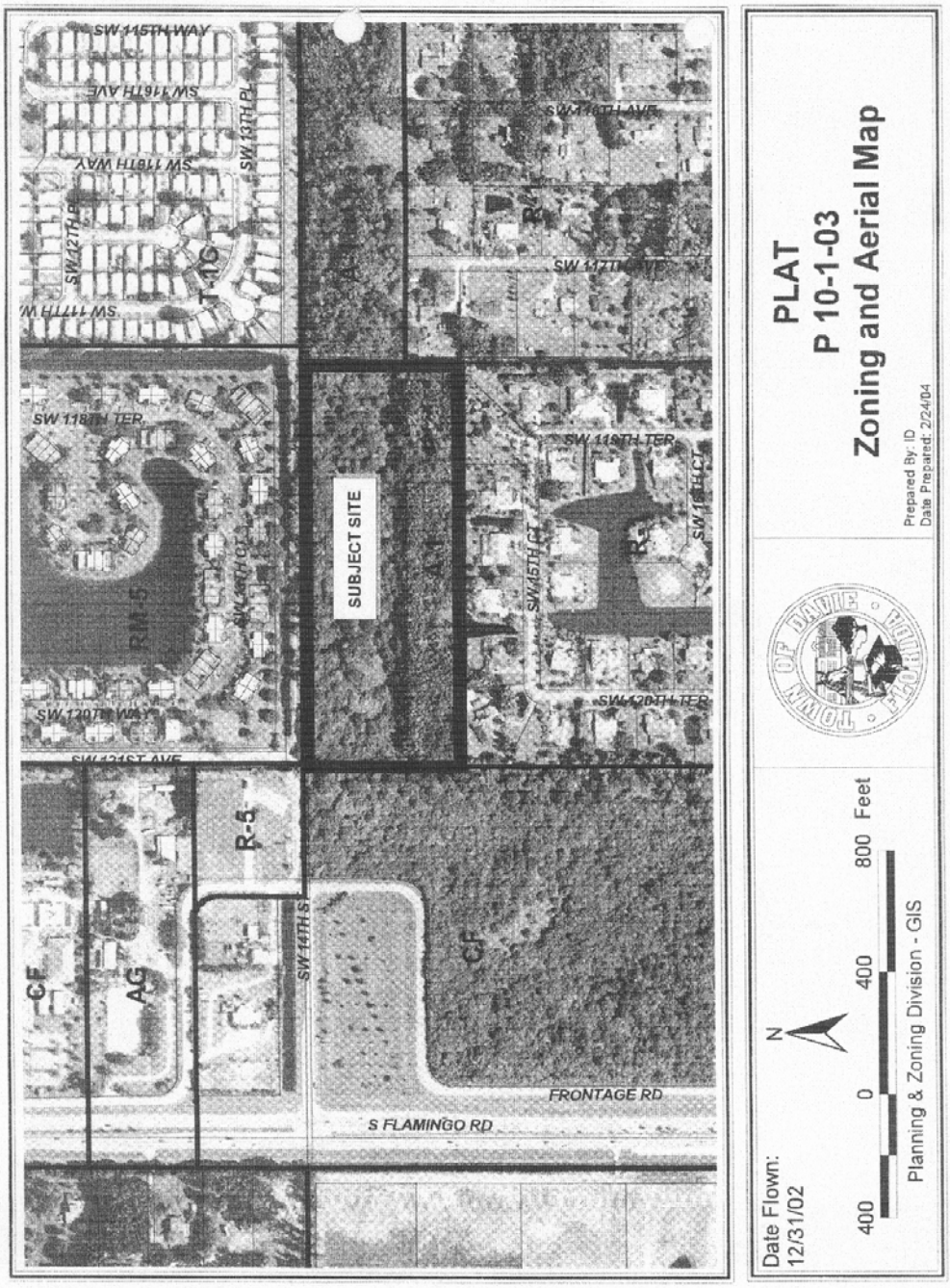
Chair Breslau stated that the following comments should be added to be conveyed to Council on behalf of the Committee: Vice-Chair Aitken objected to the way this item was presented to the Site Plan Committee as a "fait accompli" with a 'lot specific' plat which prevented altering or making any suggestions to the design plan. She objected to having dry retention in back yards which prohibited owners from having horses or barns in the back yard which was contradictory to the rural lifestyle. Vice-Chair Aitken indicated that having two roads where only one was necessary was wasteful and eliminated at least 4,000 square feet from each of the six northern lots.

Town Council Action

Exhibits

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

Prepared by: _____ Reviewed by: _____


SW 115TH WAY
SW 116TH AVE
SW 118TH WAY
SW 13TH PL
SW 12TH PL
SW 117TH W
T-15
SW 118TH TER
RM-5
SW 120TH WAY
SW 121ST AVE
SUBJECT SITE
SW 118TH TER
SW 15TH CT
SW 120TH TER
R-5
CF
AG
SW 14TH S
CF
FRONTAGE RD
S FLAMINGO RD
PLAT
P 10-1-03
Zoning and Aerial Map
Prepared By: ID
Date Prepared: 2/24/04
Date Flown:
12/31/02
N
400
0
400
800 Feet
Planning & Zoning Division - GIS

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD, DAVIE, FL. 33314

May 10, 2005

Town of Davie Planning and Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Att: Mr. Christopher M. Gratz, Planner II

Re: Flamingo Ranches Estates
Site Plan SP 12-1-04
Public Hearings
Our Project No. 03-116

Dear Chris:

Please be advised that, as required by Davie Code, we did advertise and notify all the property owners within 1000 feet surrounding the subject property, that they are invited to two (2) Public Hearings dated April 8, 2005 and April 15, 2005. The meetings will be located at the Davie Police Station in the Community Room, located at 1230 South Nob Hill Road, Davie, FL. 33324 and are scheduled to take place at 6:00 p.m. on both dates. A copy of the public hearing attendants is enclosed herewith. The owners who did attend the meeting were the property owners located south of our project, Old Bridge Run Sub-division. These owners liked the project and they asked if it was possible to landscape next to the proposed fence to hide it from view. We had a meeting with the developer and he agreed to place hedges along the south property line south of the proposed fence. Also, an agreement signed by the property owners and the developer is enclosed herewith.

We hope that the above satisfies the requirements of public participation in the site plan review process.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

Oscar Tovar, E.I., Project Engineer

cc: Mr. Stu Pester

Enclosures: 2
03-116 DPZ gxaletters

Phone: (954) 584-6880 **Fax: (954) 584-2862**

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD, DAVIE, FL. 33314

April 15, 2005

Davie Engineering Division.
6591 Orange Dr.
Davie, Fl. 33314

ATT: Larry Peters, P.E., Town Engineer.

RE: Earth Berm between South side of Flamingo Ranch Estates Plat and North side of Olde Bridge Run an unrecorded Plat

Dear Mr. Peters:

Please be advised that Flamingo Ranch Estates, LLC., developers of Flamingo Ranch Estates P.B. 174 PGS. 77 thru 79 (B.C.R.) has agree to construct at their own expense an earth berm with top elevation of 7.7 NGVD. at the South property line of their lots 7 thru 13 adjacent to our lots 15 thru 20 (Olde Bridge Run, an unrecorded Plat). On top of the earth berm they will install a 5 ft. black vinyl clad chain link fence. They will also install at their own expense a 24" to 36" high ficus hedge on the Olde Bridge Run side of the chain link fence. I exchange for this installation, we the owners of lots 15 thru 20 of Olde Bridge Run agree to maintain the proposed ficus hedge to a maximum elevation of 5'-0" above the top of berm.

We, also hereby grant to Flamingo Ranch Estates a 6'-0" construction easement for the construction of the necessary embankment to the proposed berm, to be done at 3 to 1 slope. The easement will be the North 6.0 ft. of lots 15 through 20. After the construction of the berm slope Flamingo Ranch Estates LLC. will sod the berm slope, but it will remain the responsibility of the property owners of lots 15 thru 20 of Olde Bridge Run, to maintain the grass and hedge.

All the owners of lots 15 through 20, of Olde Bridge Run, and the representative of Flamingo Ranch Estates, LLC. Do jointly execute this agreement on the respective dates under each signature.

Phone: (954) 584-6880 Fax: (954) 584-2862

Patricia Bowden 5-2-05

Patrick Bowden 5-2-05

Patrick & Patricia Bowden Date:
Owner of lot No.20 blk A of Olde Bridge Run
11975

5/2/05

Marc Leo Catalano Barbara Catalano Date: 5/2/05
Owner of lot #19, blk A of Olde Bridge Run

Omar & Maria Palacios Date:
Owners of lot # 18, blk A of Olde Bridge Run

Arthur & Arlene Segall Date:
Owners of lot # 17, blk A of Olde Bridge Run.

Pierre p. Girand Date:
Owner of lot 16, blk A of Olde Bridge Run.

George & Barbara Pierson Date:
Owners of lot 15, blk A of Olde Bridge Run.

5/2/05

Stuart Pester, Member of Date:
Flamingo Ranch Estate, LLC.

Patrick & Patricia Bowden
Owner of lot No.20 blk A of Olde Bridge Run
11975

Date:

Marc Leo Catalano
Owner of lot #19, blk A of Olde Bridge Run

Date:

Omar & Maria Palacios
Owners of lot # 18, blk A of Olde Bridge Run

Date: 1/16/05

Arthur & Arlene Segall
Owners of lot # 17, blk A of Olde Bridge Run.

Date: 5/2/05

Pierre p. Girand
Owner of lot 16, blk A of Olde Bridge Run.

Date: 4/18/05

George & Barbara Pierson
Owners of lot 15, blk A of Olde Bridge Run.

Date: 4-16-05

Stuart Pester, Member of
Flamingo Ranch Estate, LLC.

Date: 5/2/05

* * * * * * * * * * * * * * * * * * *

THIS PAGE

INTENTIONALLY

LEFT BLANK

* * * * * * * * * * * * * * * * * * *