

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: David M. Abramson, Planner II

SUBJECT: SP 1-4-04 / 04-223 / Pine Island Estates / 5150 South Pine Island Road
/Generally located on the east side of South Pine Island Road, 1700' north
of Stirling Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 1-4-04 / 04-223 / Pine Island Estates / 5150 South Pine
Island Road

REPORT IN BRIEF:

The 9.34-acre vacant parcel is located on the eastside of South Pine Island Road, 1700' north of Stirling Road. The applicant is proposing a residential development consisting of twenty-eight (28) single-family dwelling units.

The subject site design is zoned and meets the intent of the R-3, Low Density Dwelling District. The design of the site places an emphasis on pedestrian movement throughout the property with sidewalks linking Pine Island Road and Southwest 82nd Street. A proposed wetland area is located at the entrance to the residential development.

The architectural designs of the four (4) single-family model homes have a Mediterranean feel. The homes are designed with clean lines, arcs, and decorative features. The home elevations consist of a tile roofs, stucco finishes, and window treatments. Stucco-finished columns split up by arched entrees.

Vehicular access onto the site is via one (1) opening along the western site boundary line, parallel with Pine Island Road. Provided on the site, is a 50' right-of-way running along the center of the site that ends with a landscaped cul-de-sac. The site demonstrates truck maneuverability onsite. The appropriate signage will be installed to eliminate any type of traffic hazards.

This proposed site plan for single-family use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north of the site is a nursery zoned A-1, Agricultural District, to the east is Madison Lakes zoned RM-5, Low Medium Density Dwelling District, to the west are Single-Family Residential Homes located within Cooper City, and to the south is church zoned CF, Community Facilities District.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the November 8, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to table this item to the next Site Plan Committee meeting (November 29th), in order for the applicant to address the landscape plan for the entrance feature on Pine Island Road; to provide a typical lot plan indicating how a pool would fit with each of the models; and to improve the architectural embellishments on all elevations, all the way around. (Motion carried 4-0, Mr. Breslau was absent)

At the November 29, 2005 Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the planning report except for the requirement that a tot lot be provided; that on model 'C', on the two-story side elevation, add four windows in the family room and add windows on each side of the garage; on model 'D', add windows to the side elevation by adding windows to the bedrooms and adding two windows to the garage; on model 'A', add one window on the side of the garage; on model 'B', add one window to the garage; on the entry sign, remove copper pots, add hip-roof caps, add stone veneer in lieu of other veneers on the base and columns, change the letter font style so that it is not "art deco", add brackets under the hip-roof caps similar to the residential models. (Motion carried 4-0, Mr. Evans was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S):

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

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

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

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	Mohammad Zarbafi	Name:	Ghasahem Kavanin
Address:	6310 SW 56 Street	Address:	11900 SW 11 Court
City:	Davie, FL 33314	City:	Davie, FL 33325
Phone:	(954) 275-5238	Phone:	(954) 224-1380

Background Information

Application Request: Site plan approval for twenty-eight (28) single-family homes

Site Plan Committee Recommendations: N/A

Address/Location: 5150 South Pine Island Road /Generally located on the east side of South Pine Island Road, 1700' north of Stirling Road

Future Land Use Plan Map: Residential (3 DU/AC)

Zoning: R-3, Low Density Dwelling District

Existing/Proposed Use(s): Vacant / Twenty-eight (28) single-family dwelling units

Parcel Size: 9.34 acres (406,850.4 square feet)

	<u>Surrounding Uses:</u>	<u>Use Plan Map Designations:</u>
North:	Naugle's Nursery	Residential (3 DU/AC)
South:	Vacant	Community Facilities
East:	Madison Lakes (townhomes)	Residential (5 DU/AC)
West:	Single family dwellings	Residential (3 DU/AC)

	<u>Surrounding Zoning:</u>
North:	A-1, Agricultural District
South:	CF, Community Facilities District
East:	RM-5, Low Medium Density Dwelling District
West:	R-1A, within the municipal boundaries of Cooper City

Zoning History

Related Zoning History:

Rezoning Application (ZB 7-1-99): Town Council approved on June 21, 2000, changing the zoning on 19.8 acres.

- These requests included rezoning from A-1, Agricultural District and CF, Community Facilities to R-5, Low Medium Density Dwelling District and also rezoning from A-1, Agricultural District to CF, Community Facilities.

Rezoning Application (ZB 4-1-00): Town Council approved on June 21, 2000, changing the zoning on 3.1 acres

- The request included rezoning from A-1, Agricultural District to CF, Community Facilities.

Small Scale Land Use Plan Amendment (LABC (SS) 99-4A): Town Council approved (first reading) on August 4, 1999, to change the land use on the adjacent parcel to the south from to R-3, Residential (3 DU/AC) to CF, Community Facilities.

Rezoning Application (ZB 5-1-03): Town Council approved rezoning this property from R-5, Low Medium Density Dwelling District to R-3, Low Density Dwelling District.

Previous Requests on same property:

A deed restriction was voluntarily executed per (Ordinance 2000-20) that limited the land to a maximum of 42 dwelling units and limited the infrastructure and recreation improvements to serve the development parcel.

Plat Application (P 12-3-02): Town Council approved Zarbafi Estates Plat on March 3, 2004.

Variance Application (5-1-03): Town Council approved a Variance **from:** §12-81A of the Land Development Code which requires the following minimums: 12,000 square feet lot area, 100' lot frontage, 15' side yards; **to:** the following minimums: 10,500 square feet lot area, 75' lot frontage, 10' side yards, in order to allow the subject property to be developed with 28 single family homes on September 17, 2003.

Developer's Agreement (DA 6-3-04): Town Council entered into a tri-party agreement for the installation improvements.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24(I)(3)), the R-3 Districts 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.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

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 17-7: 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.

Application Details

The applicant's submission indicates the following:

1. *Site:* The 9.34-acre vacant parcel is located on the eastside of South Pine Island Road, 1700' north of Stirling Road. The applicant is proposing a residential development consisting of twenty-eight (28) single-family dwelling units.

The subject site design is zoned and meets the intent of the R-3, Low Density Dwelling District. The design of the site places an emphasis on pedestrian movement throughout the property with sidewalks linking Pine Island Road and Southwest 82nd Street. A proposed wetland area is located at the entrance to the residential development.

2. *Architecture:* The architectural designs of the four (4) single-family model homes have a Mediterranean feel. The homes are designed with clean lines, arcs, and decorative features. The home elevations consist of a tile roofs, stucco finishes, and window treatments. Stucco-finished columns split up by arched entrees.
3. *Access and Parking:* Vehicular access onto the site is via one (1) opening along the western site boundary line, parallel with Pine Island Road. Provided on the site, is a 50' right-of-way running along the center of the site that ends with a landscaped cul-de-sac. The site demonstrates truck maneuverability onsite. The appropriate signage will be installed to eliminate any type of traffic hazards.

The proposed parking meets the requirements of the Town of Davie Land Development Code. The code requires two (2) parking spaces for each single-family home. The proposed site provides four (4) parking spaces, a minimum two (2) in the garage and two (2) on the driveway.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The site illustrates plant material including Green Buttonwood, Cocoplum Hedge, Crepe Myrtle, and Live Oak. In addition, the site plan also provides required typical landscape plans for each residential model. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, mechanical equipment will be screened with thirty-six (36) inch high planting material.
7. *Drainage:* The subject property lies within the Central Broward Water Control District, and approval from this agency shall be obtained prior to issuance of a permit. The plans indicate a 19,992 square foot wetland area for retention along the western end of the site, and 22' wide drainage easements within the rear setbacks of the lots.

8. *Open Space and Recreation:* The Driftwood - Recreational Trail is located along the sites western boundary line parallel with Pine Island Road. The recreational trail will accommodate leisure activities to and from the subject site. In addition, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.
 9. *Compatibility:* This proposed site plan for single-family use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north of the site is a nursery zoned A-1, Agricultural District, to the east is Madison Lakes zoned RM-5, Low Medium Density Dwelling District, to the west are Single-Family Residential Homes located within Cooper City, and to the south is church zoned CF, Community Facilities District.
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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:

Provide more detail and a cross-section of the proposed bridge located on the eastern portion of the site. For safety, staff recommends pedestrian railing on either side, for the length of the bridge. *(The petitioner has not met)*

Engineering:

Provide all recorded documents for vacation of the existing drainage easement & dedication of the new drainage easement to Planning & Zoning. *(The petitioner has not met)*

Provide all recorded documents for vacation of the existing utility easement & dedication of new utility easement to Planning & Zoning. *(The petitioner has not met)*

Staff Analysis

The submitted site plan is zoned R-3, Low Density Dwelling District and is designated Residential (3 DU/AC) on the Town of Davie Future Land Use Plan Map. Single-family residential units are permitted in both this zoning district and land use category. The proposed residential development is in character with the adjacent parcels.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the R-3, Low Density Dwelling District regulations, and Town of Davie Comprehensive Plan. Furthermore, 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 site plan is compatible with the surrounding uses and properties.

Staff Recommendation

The subject application is complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration, with the following recommendation:

1. Planning and Zoning Staff recommends the addition of a playground or tot lot within the site.
-

Site Plan Committee Recommendation

At the November 8, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to table this item to the next Site Plan Committee meeting (November 29th), in order for the applicant to address the landscape plan for the entrance feature on Pine Island Road; to provide a typical lot plan indicating how a pool would fit with each of the models; and to improve the architectural embellishments on all elevations, all the way around. (Motion carried 4-0, Mr. Breslau was absent)

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Town Council Action

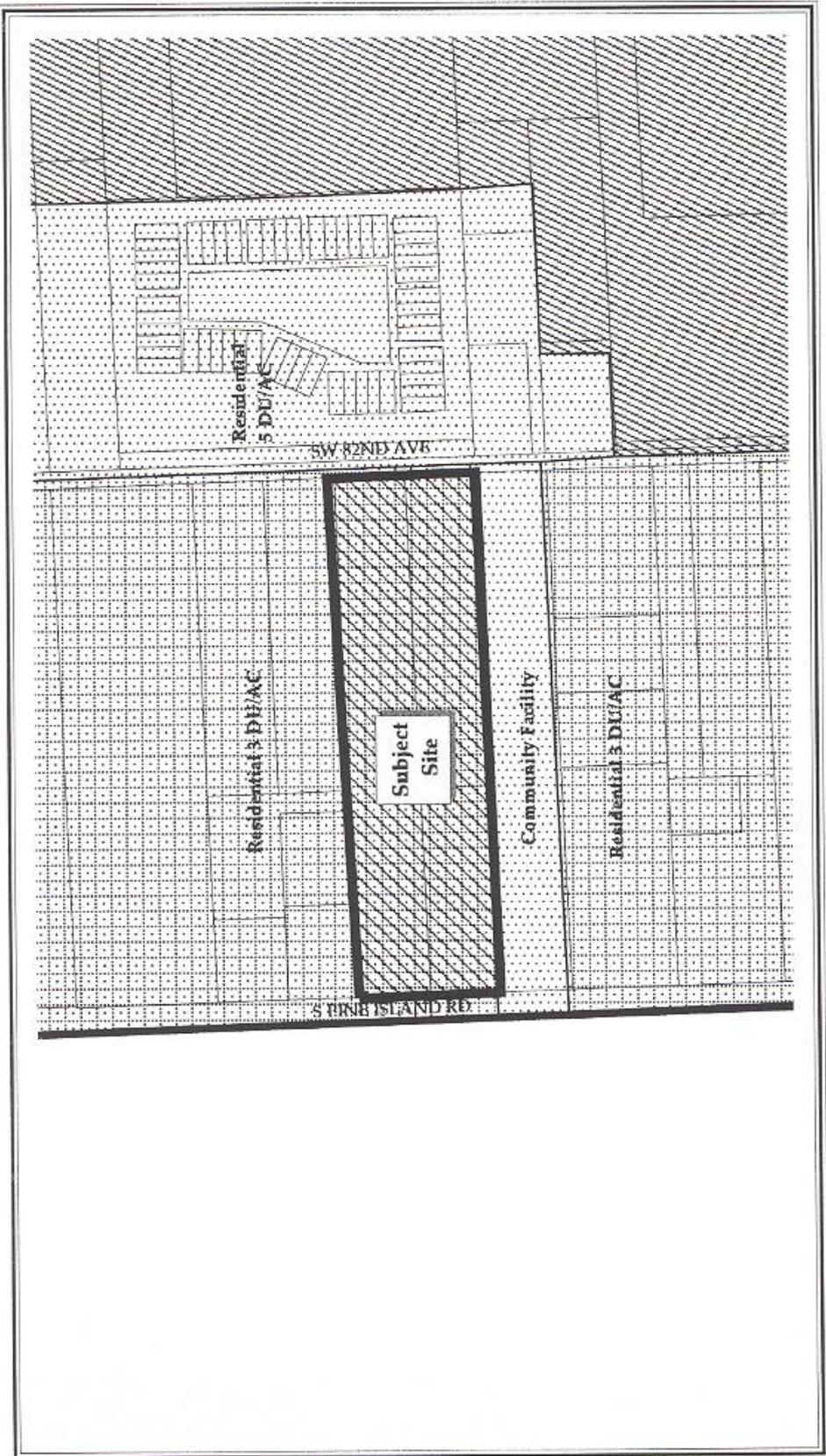
Exhibits

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

Prepared by: _____

Reviewed by: _____

Exhibit 1 (Future Land Use Map)



Site Plan Application
SP 1-4-04 Pine Island Estates
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 10/17/05



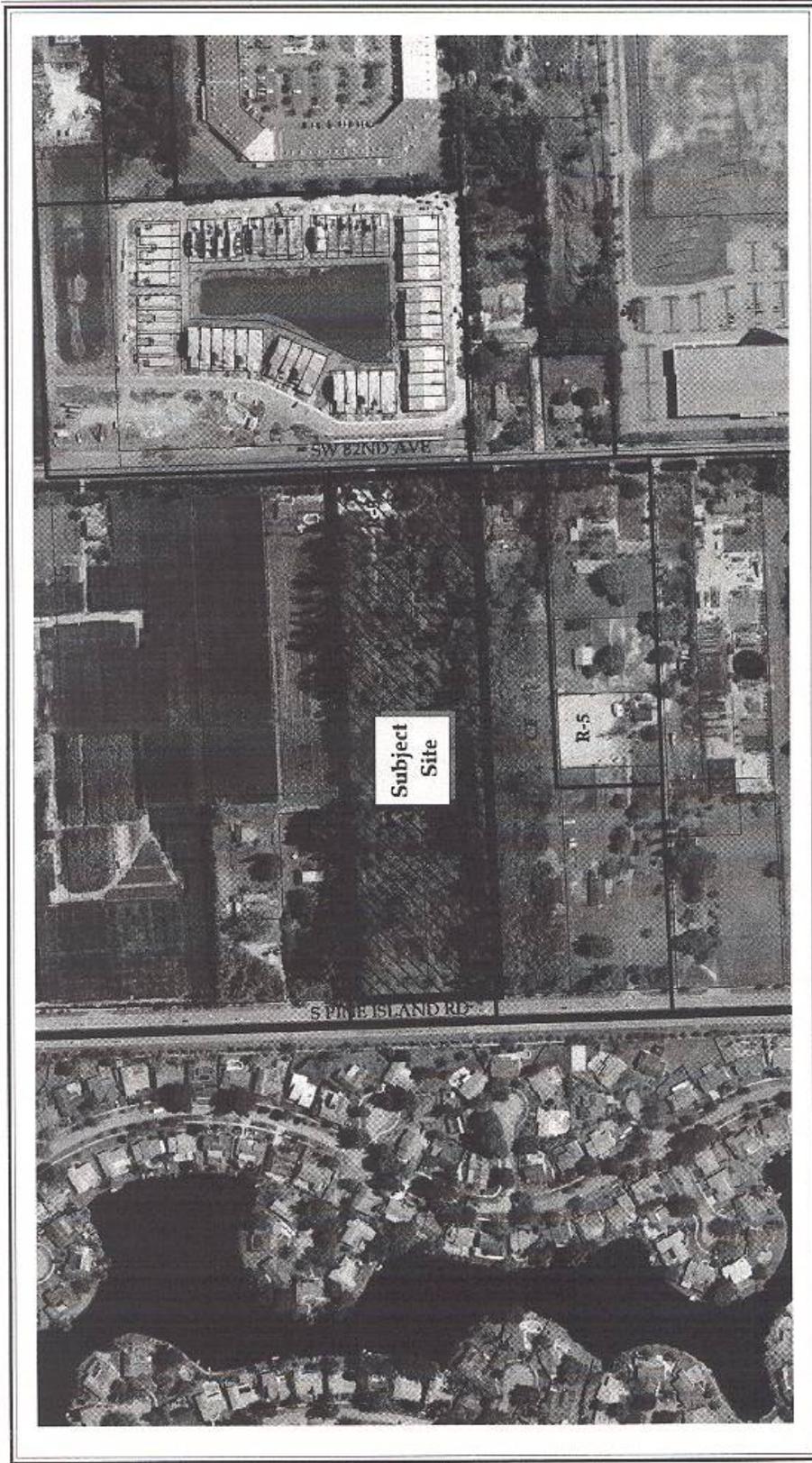
The Town of Davie
Development Services Department
Planning & Zoning Division



Scale



Exhibit 2 (Aerial, Zoning, and Subject Site Map)



Site Plan Application
SP 1-4-04 Pine Island Estates
Aerial, Zoning, Subject Site Map

Prepared By: D.M.A.
Date Prepared: 10/17/05



The Town of Davie
Development Service Department
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Scale

