

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, (797-1101)

SUBJECT: Site Plan

Application No., Project Name and Location:

SP 10-1-01 - Harmony Village Community, 7575 Davie Road Extension, Generally located at the northeast corner of Davie Road Extension and NW 76 Avenue, approximately 1/2 mile east of University Drive.

TITLE OF AGENDA ITEM: Harmony Village Community - Site Development Plan Approval

REPORT IN BRIEF:

Habitat For Humanity proposes to develop 22 single-family residential lots on 183,213.36 square feet (4.206 acres) site located on the north side of Davie Road Extension. There are six (6) model types with each model having different architectural amenities. The lot sizes will range from a minimum of 5,310 square feet to a maximum 6,774 square feet. The models will consist of 1,380 square feet in living area. The mean height for all the models is 14' in height. Access to the site will be from Davie Road Extension via an 50' opening from NW 76 Avenue.

PREVIOUS ACTIONS:

A variance request was approved by Town Council at the August 16, 2001 meeting, to reduce the required lot size from 7,000 square feet to a minimum of 5,310 square feet and a maximum of 6,774 square feet for 12 of the 22 platted lots; a variance which also reduced the required lot frontage from 75 feet to a minimum of 42.76 feet to a maximum of 71.37 feet for 16 of the 22 platted lots.

On September 19, 2001, Town Council approved Ordinance No. 2001-43 which rezoned 4.2 acres of land from RM-10, Medium Density Dwelling District to R-5, Low Medium Dwelling District.

On September 19, 2001, Town Council approved Resolution No. 2001-244 which approved the boundary plat known as "Harmony Village Community Plat".

On September 19, 2001, Town Council approved Resolution No. 2001-245 which approved a Tri-Party Agreement enabling Habitat for Humanity to obtain building permits while the "Harmony Village Community Plat" is in review at the County.

CONCURRENCES:

Site Plan Committee Recommendation: Motion to approve subject to the planning report and eliminating blue from the color pallet (Motion By: Mr. Crowley, Seconded By: Ms. Aitken, Motion carried: 4-0, Mr. Aucamp absent, December 11, 2001)

RECOMMENDATION(S):

Motion to recommend approval of application SP 10-1-01 subject to the conditions listed below prior to the issuance of a building permit:

1. Photometric plan being reviewed and approved by the Engineering Division, prior to the issuance of any permit.
2. The Tri-Party Agreement being recorded, which permits Habitat for Humanity to obtain building permits while the “Harmony Village Community Plat” is being reviewed by the County.
3. No Certificates of Occupancy being issued until the “Harmony Village Community Plat” is recorded.

Attachment(s): Land Use Map, Subject Site Map, and Aerial

Application #: SP 10-1-01

Revisions:

Exhibit "A":

Original Report Date: 11/30/01

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

APPLICANT INFORMATION

Owner:

Name: Town of Davie
Tom Willi, Town Administrator
Address: 6591 Orange Drive
City: Davie, FL 33314
Phone: (954) 797-1035

Agent:

Name: Miller Legg & Associates, Inc.
Address: 1800 N. Douglas Rd.,
Ste. 200
City: Pembroke Pines, FL 33024
Phone: (954) 436-7000

BACKGROUND INFORMATION

Application Request: Approval of a site plan.

Address/Location: General Address: 7575 Davie Road Extension/Generally located at the northeast corner of Davie Road Extension and NW 76 Avenue, approximately 1/2 mile east of University Drive.

Land Use Plan Designation: Residential (10 du/ac)

Zoning: RM-10, Medium Density Dwelling District

Existing Use: Vacant Land

Proposed Zoning: R-5, Low Medium Density Dwelling District

Proposed Use: 22 single family residential homes

Parcel Size: 4.206 acres (183,213.36 square feet)

Surrounding Land Use:

Land Use Designation

North: Vacant Land, Apt. Bldg.
South: City of Hollywood - Office Bldg., Church
East: Bojman Bldg. & Vacant Land
West: Harmony Village Subdiv., Shopping Center

Utility, Residential (16 du/ac)
City of Hollywood
Commercial
Residential (5 du/ac), Plaza
Commercial

Surrounding Zoning:

North: CF, Community Facilities District & RM-16, Medium Density Residential District
South: City of Hollywood - St. of Fla. Employment Office, Church
East: B-1, Neighborhood Business District & B-2, Community Business District
West: R-5, Low Medium Dwelling District & B-2, Community Business District

ZONING HISTORY

Related Zoning History:

“Harmony Village Community”

On February 7th, the Davie Town Council approved the conceptual plan for development of the “Harmony Village Community” in the Driftwood area of Davie south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension. This area was targeted by the Town in 1997 for redevelopment/revitalization, since it suffers from physical decay and blight, and houses a significant number of lower-income families. Driftwood represents less than 1.5 percent of the Town’s land area, but houses seven (7%) percent of the entire population in Davie. There are 3,282 residents, the majority of which are lower-income families.

The “Harmony Village Community” Plan is a holistic approach to neighborhood revitalization which contains both residential and non-residential components. The center-piece of the Plan is the construction of 22 new single-family homes for income-eligible, first-time home buyers. Habitat for Humanity of Broward County will construct these homes on a 3.8 acre parcel donated by the Town. The Town has already allocated \$625,000 in SHIP Grant Funds for predevelopment of the site; and, in accordance with the Town’s Affordable Housing Incentive Plan, all Park & Recreation Impact, Building Permit, and related Fees will be waived.

These homes will be financed by local lenders with interest-free loans payable over 20 years, and will sell for approximately \$70,000. The prospective homeowners will contribute 400 hours of sweat equity. The construction costs and proforma are predicated on Habitat receiving the same variances as were granted for Phase I of Harmony Village.

Previous Requests on same property:

A variance request was approved by Town Council at the August 16, 2001 meeting, to

reduce the required lot size from 7,000 square feet to a minimum of 5,310 square feet and a maximum of 6,774 square feet for 12 of the 22 platted lots; a variance which also reduced the required lot frontage from 75 feet to a minimum of 42.76 feet to a maximum of 71.37 feet for 16 of the 22 platted lots.

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DEVELOPMENT PLAN DETAILS

The Applicant's submission indicates the following:

1. **Building:** Habitat For Humanity proposes to develop 22 single-family residential lots on 183,213.36 square feet (4.206 acres) site located on the north side of Davie Road Extension. There are six (6) model types with each model having different architectural amenities. The lot sizes will range from a minimum of 5,310 square feet to a maximum 6,774 square feet. The models will consist of 1,380 square feet in living area. The mean height for all the models is 14' in height.
 2. **Access:** Access to the site will be from Davie Road Extension via an 50' opening from NW 76 Avenue.
 3. **Landscaping:** The landscape plan provides for three (3) trees, one (1) palm to be planted within the lot, and thirty (30) shrubs and groundcovers to be planted adjacent to the front of the house. Habitat for Humanity is providing a plant list with a variety of trees, palms and shrubs that can be used. One (1) tree will be planted adjacent to the street, the palm is to be planted adjacent to the house and the other two (2) trees must be planted in the rear of the lot. The plan also provides for a thirty (30") inch high continuous hedge along the inside perimeter adjacent to Davie Road Extension.
 4. **Drainage:** The drainage for the proposed project will be provided through storm sewer structures in the proposed public right-of-way which will direct run-off to a dry retention area to meet water storage requirements. The dry retention areas will be located in the northwest corner of the plat.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: This property falls within Planning Area 11, is bounded by Griffin Road to the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwelling units per acre. There are two single-family residential subdivisions, developed at 5 dwelling units per acre. Small commercial developments line Davie Road Extension. The Town has potable water and wastewater treatment facilities in this planning area. Florida Department of Transportation (FDOT) is in the design stage of widening Davie Road Extension.

Flexibility Zone: The subject site falls within Flexibility Zone 102.

Staff Analysis/Findings of Fact

The proposed site plan is compatible with the Comprehensive Plan and Land Development Regulations.

Staff Recommendation

Based upon the above, staff recommends approval of application SP 10-1-01 subject to the conditions listed below prior to the issuance of a building permit:

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Site Plan Committee Recommendation

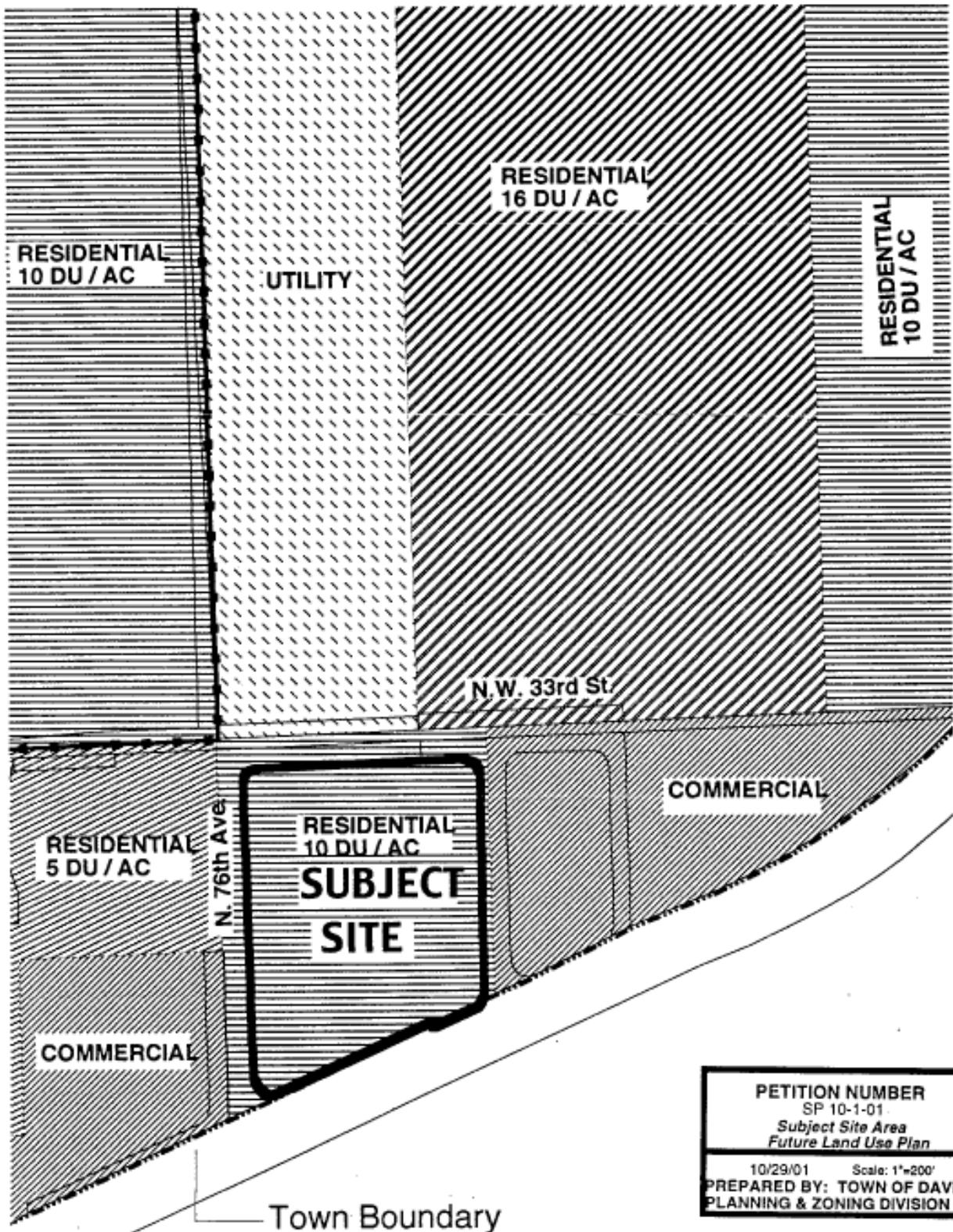
SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve subject to the planning report and eliminating blue from the color pallet (Motion By: Mr. Crowley, Seconded By: Ms. Aitken, Motion carried: 4-0, Mr. Aucamp absent, December 11, 2001)

Exhibits

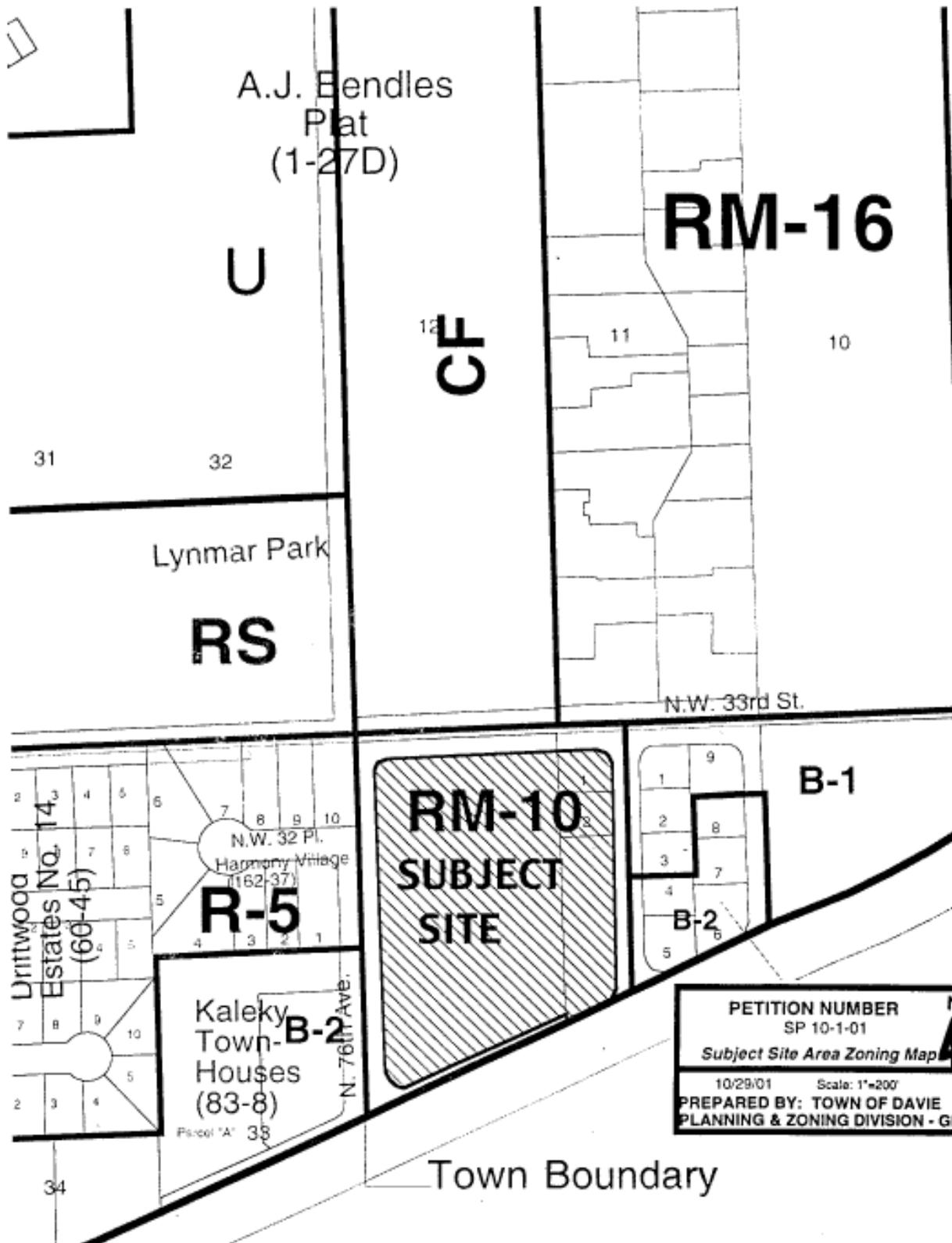
Land Use map, Subject Site map, and Aerial.

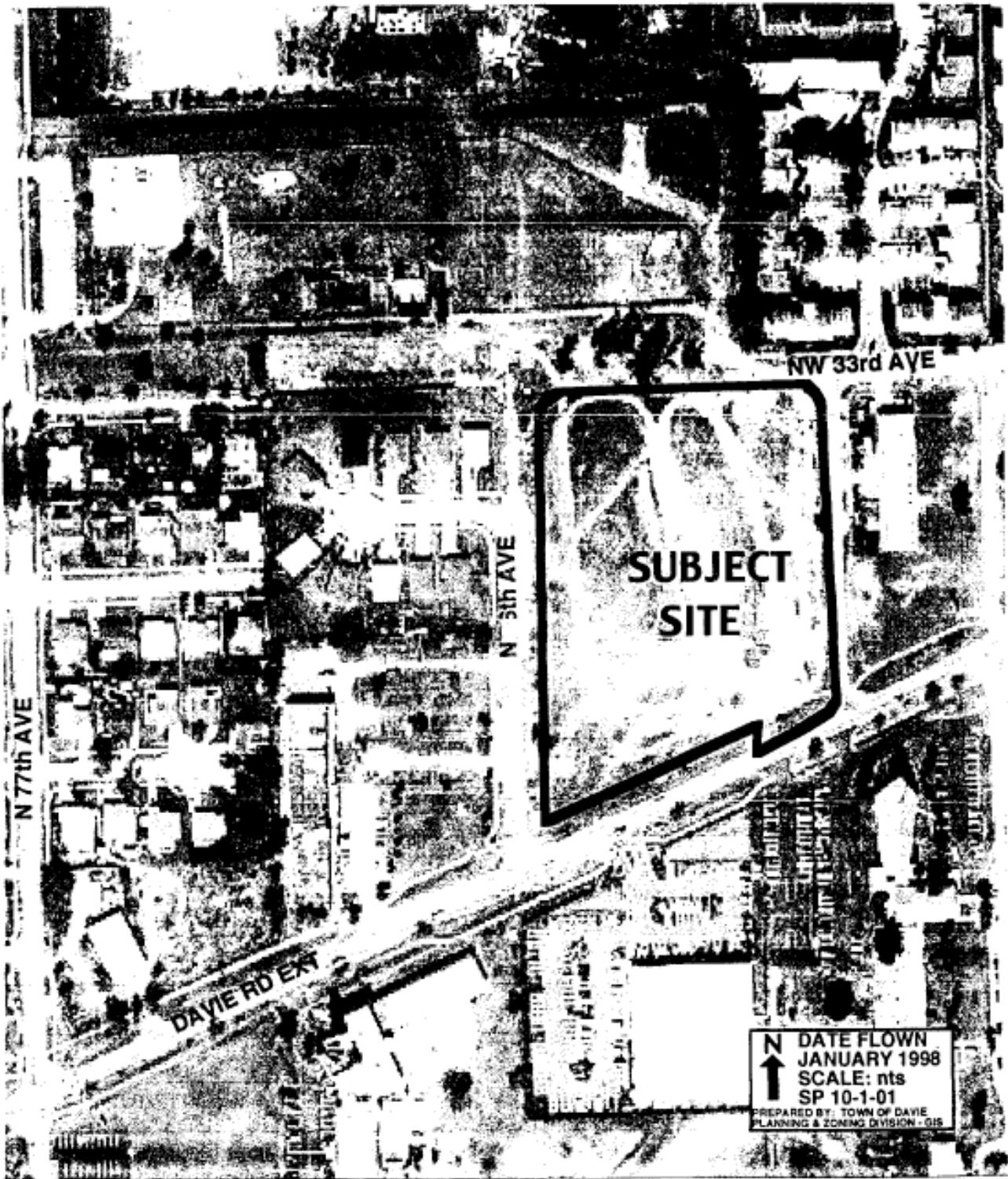
Prepared by: _____

Reviewed by: _____



PETITION NUMBER		N 4
SP 10-1-01		
<i>Subject Site Area Future Land Use Plan</i>		
10/29/01	Scale: 1"=200'	
PREPARED BY: TOWN OF DAVIE PLANNING & ZONING DIVISION - GIS		





NW 33rd AVE

**SUBJECT
SITE**

N 5th AVE

N 77th AVE

DAVIE RD EXT

N DATE FLOWN
JANUARY 1998
SCALE: nts
SP 10-1-01
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS