

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Site Plan Modification

Application No., Project Name and Location:

SP 3-6-02, Riverstone - Enhancements to Entry Area - 4200 Shotgun Road, Generally located on the east side of Shotgun Road, approximately 700' north of Orange Drive.

**TITLE OF AGENDA ITEM:** Riverstone - Enhancements to Entry Area

### **REPORT IN BRIEF:**

The applicant is requesting the approval of modifications to the proposed entry area enhancements associated with the "Riverstone" project.

The site plan, as submitted, is the same as approved by Town Council on October 3, 2001. The public amenities at the entrance, as reflected, are enhanced over the previously approved site plan. There is no change to the site layout.

An entry wall with signage is proposed adjacent to Shotgun Road. The mounded entrance area is proposed to include a water fall feature, guard house, bus shelter and parent parking for the bus stop. The 2.77 acre park facility consisting of basketball and tennis courts, tot-lot and cabana, sales office and model row, which were not previously approved with the site plan on October 3, 2001, are also detailed. Also included with this review are the landscape plans for the above mentioned amenities.

### **PREVIOUS ACTIONS:**

On November 15, 2000, Town Council approved Resolution No. 2000-264 which approved the boundary plat known as "South Post Plat."

On April 18, 2001, Town Council approved Ordinance No. 2001-22 which rezoned the subject site from A-1, Agricultural District to E, Estate District, as stipulated in the 1995 Settlement Agreement.

On October 3, 2001, Town Council approved a site development plan for Pasadena Homes at Imagination Farms West permitting the construction of 308 single family homes on 308.315 acres located on the east side of Shotgun Road. Amenities included within the development are two (2) 1.682 acre tot-lots and one (1) 3.56 acre community park.

### **CONCURRENCES:**

On May 7, 2002, the Site Plan Committee recommended approval based on the planning report; to draw attention to Council that the 3.55 acre park was actually only 2.7 acres of recreation center, that approximately 0.75 acres included the school bus drop off and entrance feature; and that the design features

on the front of the houses, which may include but not be limited to banding, be carried all the way around the house in similar character to the elevation style, and should be designated on the plans (Motion By: Vice-Chair Aucamp, Seconded By: Mr. Crowley, Motion carried: 4-0, Mr. Engel absent, May 7, 2002).

**RECOMMENDATION(S):** Motion to approve.

**Attachment(s):** Land Use map, Subject Site map, and Aerial.

**Application #:** SP 3-6-02  
Riverstone - Modification

**Revisions:** May 16, 2002

**Exhibit "A"**

**Original Report Date:** April 30, 2002

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

**APPLICANT INFORMATION**

**Owner**      **Agent**

**Name:** Edward H. Gilbert, Trustee  
c/o G.L. Homes of Davie  
Assoc. IV, Ltd.

**Address:** 1401 University Drive  
Suite 200

**City:** Coral Springs, FL 33071

**Phone:** (954) 753-1730

**Name:** Miller Legg & Associates, Inc.

**Address:** 1800 North Douglas Road  
Suite 200

**City:** Pembroke Pines, FL 33024

**Phone:** (954) 436-7000

**Background Information**

**Application Request:** Site plan modification/enhancements to the entry area.

**Address/Location:** 4200 Shotgun Road/Generally located on the east side of Shotgun Road approximately 700' north of Orange Drive.

**Land Use Plan Designation:** Residential (1 du/ac)

**Existing Zoning:** E, Estate District

**Existing Use:** Vacant

**Proposed Use:** The proposed plat restricts development to 308 single family lots.

**Parcel Size:** 308.315 acres (13,430,190 square feet)

**Surrounding Land Use:**

**North:** Sherwood Farms residential development

**South:** Vacant Land

**East:** S. Fl. Council of Boy Scouts/  
Broward County Landfill

**West:** Vacant Land & I-75 **West:**

**Surrounding Land Use Designations:**

**North:** Residential (1 du/ac)

**South:** Commercial

**East:** Recreation & Open Space

Residential (1 du/ac) &  
Transportation

**Surrounding Zoning:**

**North:** R-1, Estate Dwelling District

**South:** A-1, Agricultural District

**East:** RS, Recreation/Open Space District

**West:** A-1, Agricultural District

**Zoning History**

**Related Zoning History:** This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

**Previous Request on same property:** On November 15, 2000, Town Council approved Resolution No. 2000-264 which approved the boundary plat known as “South Post Plat”.

On April 18, 2001, Town Council approved Ordinance No. 2001-22 which rezoned the subject site from A-1, Agricultural District to E, Estate District, as stipulated in the 1995 Settlement Agreement.

On October 3, 2001, Town Council approved a site development plan for Pasadena Homes at Imagination Farms West permitting the construction of 308 single family homes on 308.315 acres located on the east side of Shotgun Road. The models range in size from 4,894 square feet to 6,643 square feet. The development includes amenities such as a two (2) 1.682 acre tot-lots and one (1) 3.558 acre community park.

**Development Plan Details**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. **Site:** The site plan, as submitted, is the same as previously approved by Town Council on October 3, 2001. The public amenities at the entrance, as reflected, are enhanced over the previously approved site plan, and there is no change to the site layout.
  
2. **Site Amenities:** An entry wall with signage is proposed adjacent to Shotgun Road. The mounded entrance area is proposed to include a water fall feature, guard house, bus shelter and parent parking for the bus stop. The 2.77 acre park facility consisting of basketball and tennis courts, tot-lot and cabana, sales office and model row, which were not previously approved with the site plan on October 3, 2001, are also detailed. Also included with this review are the landscape plans for the above mentioned amenities.
  
3. **Landscaping:** At the Town Council meeting of September 6, 2001, Council conditioned that an additional 90 caliper inches in trees flank the main entry and that the Live Oaks located within the entry be increased in height from 10' to 16'. The landscape plan provides for an enhanced 50' landscape street buffer along Shotgun Road. The buffer will include Weeping Bottlebrush, Live Oak, and Calophyllum as required canopy trees and Weeping Bottlebrush and Guava as required flowering trees. Drought tolerant shrubs and groundcovers are proposed as under plantings. The entrance way off of Shotgun Road proposes groupings of Crape Myrtles, and Live Oaks. Masses of shrubs and groundcover will be planted under tree groupings throughout the entrance way. The proposed landscaping meets and exceeds the requirements of the Town of Davie Landscape Code and the previous Town Council conditions.
  
4. **Aesthetics:** The proposed entry wall and bridge consists of beige stucco with riverstone and bronze metal work and will be 10' in height. The proposed guardhouse will follow the same color scheme beige stucco walls with riverstone accents and a walnut and tan color blend cement roof tile.
  
4. **Architecture:** The proposed models vary in color scheme and the mean height of the homes will range in height from 16' 4" to 27' 4".

## **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 and as stipulated in the 1995 Settlement Agreement.

## **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the Planning Area No. 2 generally 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 Nob Hill

Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 113.

**Broward County Land Use Plan:** The subject site is governed by the plat titled “South Post Plat” restricted to 308 detached single family homes.

**Concurrency Considerations:** The subject site is a portion of platted property which has met the concurrency requirements and is in compliance with all restrictions of the approved plat.

**Applicable Goals, Objectives & Policies:** **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.

## **Staff Analysis/Findings of Fact**

The proposed site plan can be considered compatible with the Comprehensive Plan and Land Development Regulations.

## **Staff Recommendation**

**Recommendation:** *Based upon the above, staff recommends approval of application SP 3-6-02 subject to the following conditions:*

1. Prior to the issuance of a building permit the applicant shall submit a copy of the recorded plat.

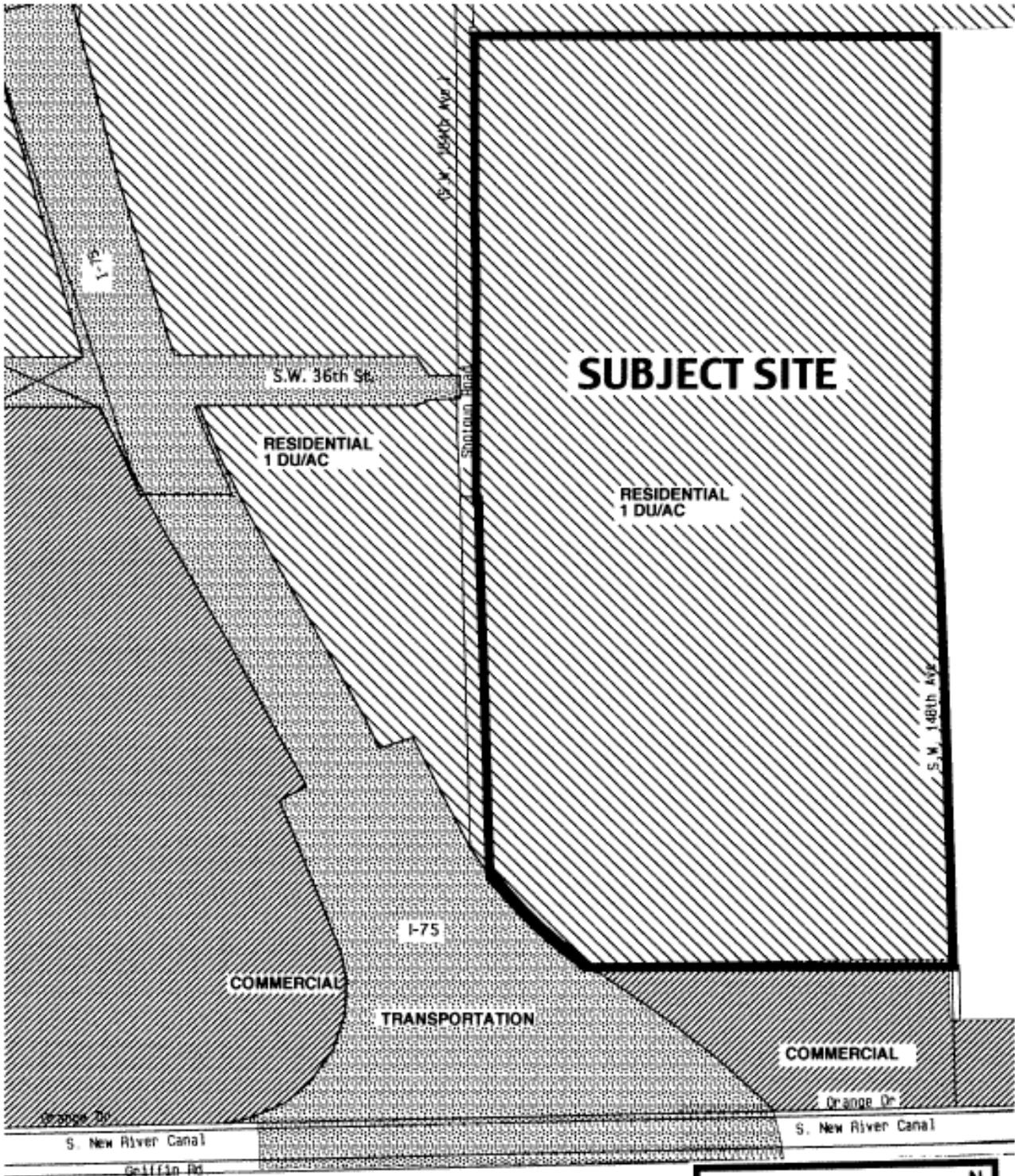
## **Site Plan Committee**

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to approve based on the planning report; to draw attention to Council that the 3.55 acre park was actually only 2.7 acres of recreation center, that approximately .75 acres included the school bus drop off and entrance feature; and that the design features on the front of the houses, which may include but not be limited to banding, be carried all the way around the house in similar character to the elevation style, and should be designated on the plans (Motion By: Vice-Chair Aucamp, Seconded By: Mr. Crowley, Motion carried: 4-0, Mr. Engel absent, May 7, 2002).

## **Exhibits**

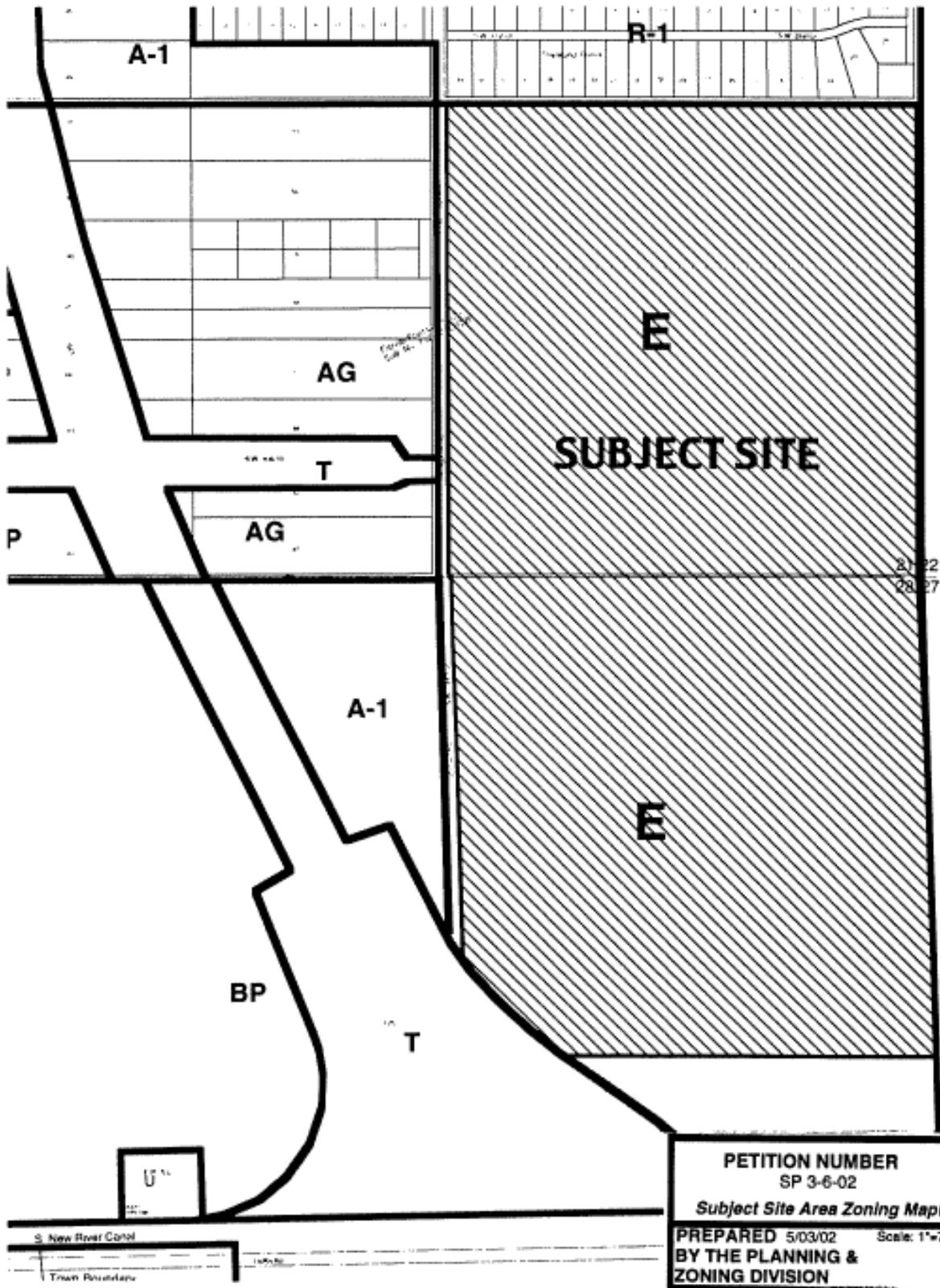
Land Use map, Subject Site map, Aerial.

Prepared By: \_\_\_\_\_ Reviewed By: \_\_\_\_\_



**PETITION NUMBER**  
 SP 3-6-02  
*Subject Site Area*  
*Future Land Use Plan*

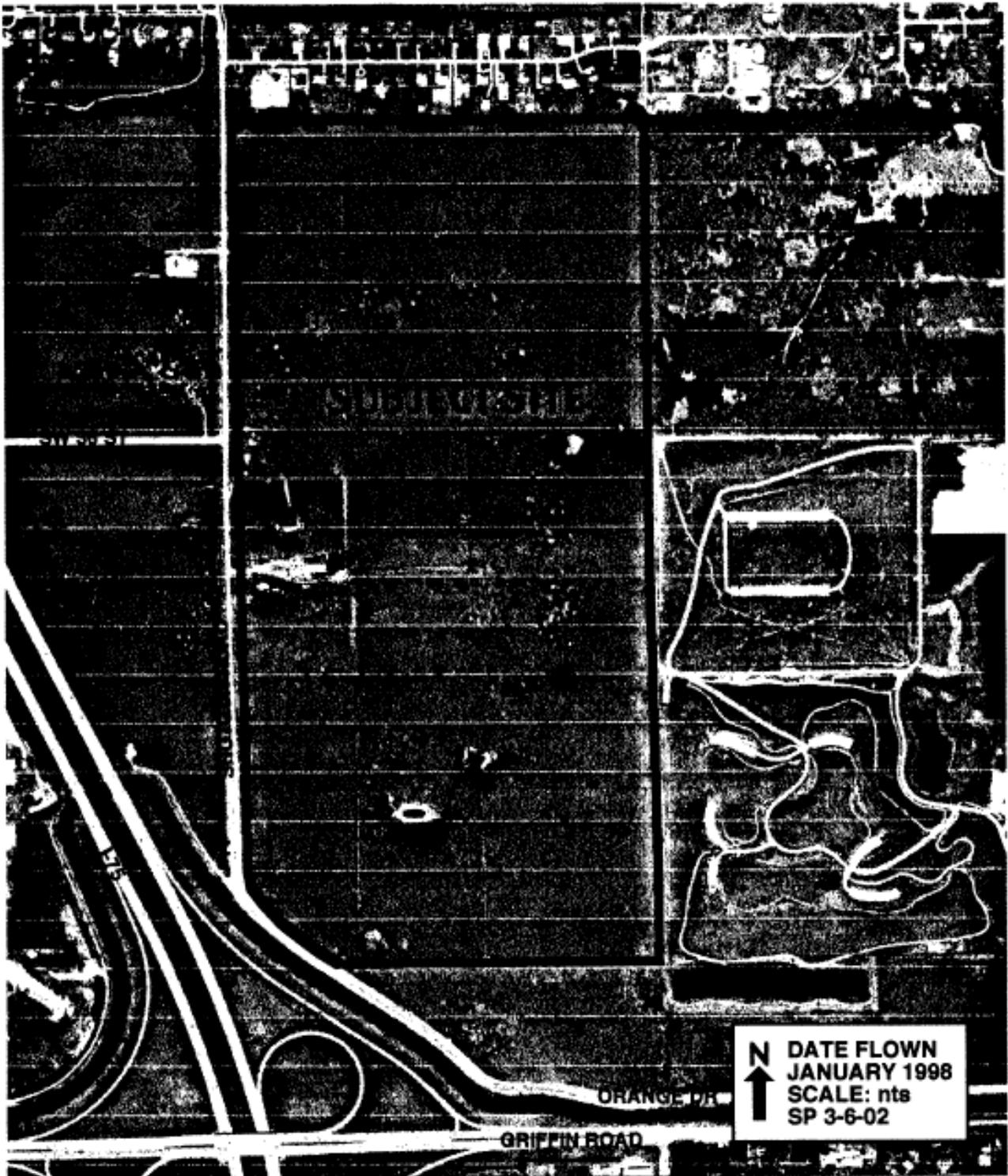
**PREPARED** 3/25/02 Scale: 1"=700'  
**BY THE PLANNING &**  
**ZONING DIVISION**



**PETITION NUMBER**  
 SP 3-6-02  
*Subject Site Area Zoning Map*

**PREPARED** 5/03/02 Scale: 1"=700'  
**BY THE PLANNING & ZONING DIVISION**

21.22  
 28.27





April 30, 2002

Town of Davie  
Attn: Geri Balus  
6591 Orange Drive  
Davie, FL 33314-3399

RE: Building Height for Site Plan Amendment "Riverstone"

Dear Geri:

The following are the mean height elevations for the building elevations that were submitted to you on April 26<sup>th</sup>, 2002 for the Site Plan Amendment for the "Riverstone" project:

Plan No. 1:	16'-4"
Plan No. 2:	17'-0"
Plan No. 3:	18'-3"
Plan No. 3a:	18'-6"
Plan No. 4:	17'-3"
Plan No. 5:	17'-4"
Plan No. 6:	17'-0"
Plan No. 7:	26'-1"
Plan No. 8:	27'-4"

Thank you for your considerations in this matter. If you have any questions, or require any additional information, please call.

Sincerely,

Gladys DiGirolamo  
Project Manager

GD

Cc: Kevin Ratterree; GL Homes

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