

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101

**SUBJECT:** Site Plan, SP 4-7-02 Deerwood Estates III, Inc./Phoenix III Corporation,  
5400 Pine Island Road/Generally located on the east side of Pine Island  
Road 2,400 feet north of Stirling Road

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SP 4-7-02, Phoenician Cove, 5400 Pine Island Road (R-3)

**REPORT IN BRIEF:** The applicant requests site plan approval for the 9.41 acre site generally located on the east side of Pine Island Road, 2,400 feet north of Stirling Road. The proposal is for twenty-six (26) single family homes, entry feature, parking, and landscaping.

Access to the site is via a 50' right turn only opening, off Pine Island Road, terminating with a cul-de-sac. Provided are 104 parking spaces. A 5' sidewalk is proposed on both sides of the street. The site plan shows 40% maximum building coverage on the lots, as required by Code. There is no minimum open space ratio required, and there is a total of 3.478 acres (151,483 square feet) in common areas, including the 0.587 acre (25,569 square feet) lake. Live Oak trees are provided along both sides of the street. A temporary construction trailer is shown on Lot #1, to be surrounded by Ficus hedge, and with gravel parking surrounded by Noragrants. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the July 9, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken to approve based on staff's report and the following: 1) add a park bench/sitting area on site in the location to be determined by the architect; 2) add a guard rail to the east end of the cul-de-sac and install hedge material on the west side of the guard rail, with the hedge material to be selected by the landscape architect and approved by the Town; and 3) if there are trees that are determined to be preservable by Jack Martin, Chief Landscape Inspector, those trees are to be relocated to a Town park (Motion carried 4-0 with Chair Evans abstaining).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Site plan, Future Land Use Map, Zoning and Aerial Map

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

**APPLICANT INFORMATION**

**Owner:**

**Name:** Phoenix III Corporation  
**Address:** 1510 Hammock Lane  
**City:** Pembroke Pines, FL 33026  
**Phone:** (954)762-3400

**Agent:**

**Name:** Deerwood Estates III, Inc.  
**Address:** 5301 SW 130 Avenue  
**City:** Miramar, FL 33027  
**Phone:** (305)829-4621

**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for Phoenician Cove.

**Address/Location:** 5400 Pine Island Road/Generally located on the east side of Pine Island Road 2,400 feet north of Stirling Road.

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

**Zoning:** R-3, Low Density Dwelling District

**Existing Use:** Vacant

**Proposed Use:** 26 single family dwellings

**Parcel Size:** 9.41 acres (409,899.6 square feet)

	<b><u>Surrounding Uses:</u></b>
<b>North:</b>	Vacant
<b>South:</b>	United Pentecostal Church, University Acres Private School
<b>East:</b>	Atrium Center's retention pond
<b>West:</b>	Single family residential (Cooper City)

<b><u>Surrounding Land</u></b>
<b><u>Use Plan Designation:</u></b>
Residential (3 DU/AC)
Community Facilities, Residential (3 DU/AC)
Commercial
Residential (3 DU/AC)

**Surrounding Zoning:**

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

**South:** CF, Community Facilities District  
**East:** B-3, Planned Business Center District  
**West:** R-1A and R-1B (Cooper City)

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## ZONING HISTORY

**Related Zoning History:** The rezoning, ZB 12-3-99 Phoenix III/Speyer, from A-1, Agricultural District to RM-8, Medium Density Dwelling District, was denied on February 16, 1999.

The rezoning, ZB 1-3-01 Phoenix III/Speyer, from A-1, Agricultural District to R-3, Low Density Dwelling District, was approved on April 18, 2001.

**Previous Request on same property:** The plat, P 6-3-01 Phoenician Cove, was approved on October 24, 2001. Broward County issued the plat report on August 30, 2001, and has approved the plat.

The variance, V 12-1-01 Phoenix III/Speyer, from Section 12-81A of the Land Development Code which requires a minimum lot area of 12,000 square feet, 100 foot minimum lot frontage, and 15 foot minimum side yards; to reduce the minimum lot area to 9,800 square feet, 70 foot minimum lot frontage, and 10 foot minimum side yards, was approved on April 3, 2002.

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## APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 9.41 acre site generally located on the east side of Pine Island Road, 2,400 feet north of Stirling Road. The proposal is for twenty-six (26) single family homes, entry feature, parking, and landscaping.
2. *Building:* The site plan shows stucco covered concrete block structures with barrel tile roofs. The elevations depict three (3) model types, models "A" and "B" are single floor with a maximum height of 19' 9 1/2", and 3,142 and 3,281 square feet of building area respectively; model "C" has a maximum height of 27', two (2) floors and 3,640 square feet in building area. The color scheme reflects creme smooth stucco, light terracotta textured stucco, light beige light textured stucco, sand fascias, white window frames and doors, cobalt blue tile accents, and terracotta roof.
3. *Access and Parking:* Access to the site is via a 50' right turn only opening, off Pine Island Road, terminating with a cul-de-sac. Provided are 104 parking spaces. A 5' sidewalk is proposed on both sides of the street.
4. *Landscaping:* The site plan shows 40% maximum building coverage on the lots, as required by Code. There is no minimum open space ratio required, and there is a total of 3.478 acres (151,483 square feet) in common areas, including the 0.587 acre (25,569

square feet) lake. Live Oak trees are provided along both sides of the street. Other trees include: Washingtonia Palm, Yellow Tabebuia, Sabal Palm, West Indian Mahogany, Bald Cypress, Wax Myrtle, Hibiscus. Shrubs and ground cover include: Dwarf Allamanda, Dwarf Yaupon, Cocoplum, Crinum Lily, Wax Jasmine, Florida Gamma Grass, Cardboard Plant, Sandankwa Viburnum, Aztec Grass, Dwarf Shore Juniper, and seasonal annuals.

5. *Temporary Uses:* The site plan shows a temporary construction trailer on Lot #1, to be surrounded by Ficus hedge, and with gravel parking surrounded by Noragrants. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

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### **Significant Development Review Agency Comments**

Central Broward Water Control District requires a 20' lake maintenance easement from top of bank around the lake, and a canal maintenance easement, with no encroachments permitted in either easement. The easements are shown on the site plan.

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### **Applicable Codes and Ordinances**

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

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### **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. The plat has been approved by the Broward County Board of County Commissioners, and is awaiting final recordation.

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

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

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**Staff Recommendation**

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

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**Site Plan Committee Recommendation**

At the July 9, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken to approve based on staff's report and the following: 1) add a park bench/sitting area on site in the location to be determined by the architect; 2) add a guard rail to the east end of the cul-de-sac and install hedge material on the west side of the guard rail, with the hedge material to be selected by the landscape architect and approved by the Town; and 3) if there are trees that are determined to be preservable by Jack Martin, Chief Landscape Inspector, those trees are to be relocated to a Town park (Motion carried 4-0 with Chair Evans abstaining).

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**Exhibits**

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

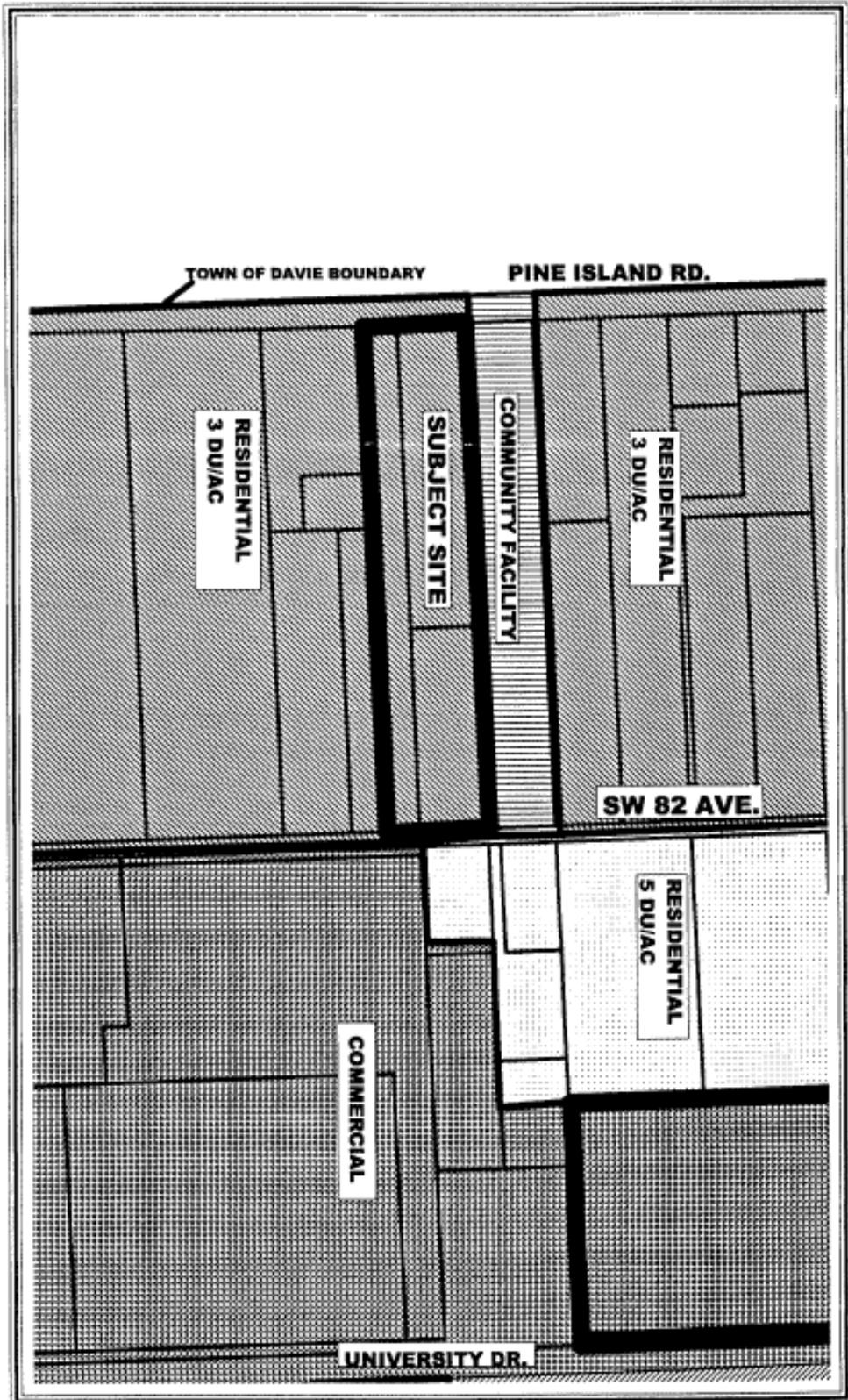
Prepared by: \_\_\_\_\_

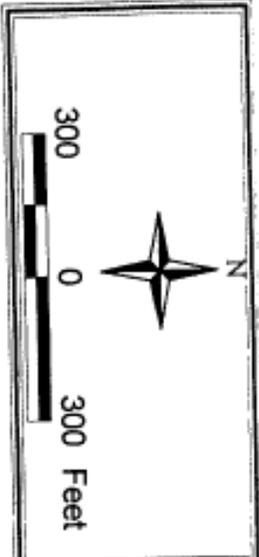
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**PETITION NUMBER: SP 4-7-02**  
**FUTURE LAND USE MAP**  
 Date: Flown: January, 2001  
 Scale: 1" = 300'  
 Planning & Zoning Division - GIS  
 Prepared 5/21/02





**PETITION NUMBER: SP 4-7-02**  
 Zoning and Aerial Map  
 Date: Flown: January, 2001  
 Scale: 1" = 300'  
 Planning & Zoning Division - GIS  
 Prepared 5/21/02

