

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 12-3-02 Oak Hollow Estates, Emanuel G. Cailis, C & C Development, 3700 SW 136 Avenue/Generally located at the end of the cul-de-sac on the east side of SW 136 Avenue.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 12-3-02 Oak Hollow Estates, 3700 SW 136 Avenue (A-1)

REPORT IN BRIEF:

The applicant requests site plan approval for the 14.39 gross acres (626,817.67 square feet) site, generally located at the end of the cul-de-sac on the east side of SW 136 Avenue. The proposal is for thirteen (13) custom luxury homes, landscaping, and parking. The site plan is exempt from the Rural Lifestyle Initiative development standards, because all of the lots were specifically delineated on land platted prior to the adoption of the Rural Lifestyle Initiative Ordinance 2002-35 (adopted October 16, 2002). Models have not been presented for approval. All of homes are proposed to be custom built (minimum of 3,500 square feet under air conditioning), and will be brought to Site Plan Committee for approval.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the May 27, 2003, Site Plan Committee meeting, Mr. Engel made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations; subject to extending the south sidewalk all the way to the recreational trail; and subject to the addition of "valley curbs" across the fronts of all home sites and up to the project entranceway (Motion carried 4-0 Vice-Chair Aucamp was absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the submittal has been modified to comply with site plan committee's recommendations.

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

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

Applicant Information

Owner/Agent:

Name: Emanuel G. Cailis
C & C Development, LLC.
Address: 12555 Orange Drive, Suite 108
City: Davie, FL 33330
Phone: (954) 252-0263

Background Information

Application History: No deferrals have been requested.

Application Request: Site plan approval for Oak Hollow Estates.

Address/Location: 3700 SW 136 Avenue/Generally located at the end of the cul-de-sac on the east side of SW 136 Avenue.

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

Zoning: A-1, Agricultural District

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

Parcel Size: 14.39 gross acres (626,817.67 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Hicks Estates	Residential (1 DU/AC)
South:	Imagination Farms East	Residential (1 DU/AC)
East:	Flamingo ESL Site	Conservation
West:	Single family residential	Residential (1 DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District
South: E, Estate District
East: RS, Recreation and Open Space District
West: R-1, Estate Dwelling District

Zoning History

Previous Requests on same property: The plat, P 12-2-01 Oak Hollow Estates, was approved by Town Council on October 2, 2002. Since the site is 14.39 acres, the plat was exempt from the zoning in progress set forth by Resolution No. 2002-31, Ordinance No. 2002-8, and Ordinance 2002-18. The site plan is exempt from the Rural Lifestyle Initiative development standards, because all of the lots were specifically delineated on land platted prior to the adoption of the Rural Lifestyle Initiative Ordinance 2002-35 (adopted October 16, 2002).

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 14.39 gross acres (626,817.67 square feet) site, generally located at the end of the cul-de-sac on the east side of SW 136 Avenue. The proposal is for thirteen (13) custom luxury homes, landscaping, and parking.
2. *Building:* Models have not been presented for approval. All of homes are proposed to be custom built (minimum of 3,500 square feet under air conditioning), and will be brought to Site Plan Committee for approval.
3. *Access and Parking:* Access is provided by a road easement through Parcel "A" of the Hicks Estates. The road is private and has a 5' sidewalk on each side, terminating into a cul-de-sac with a 50' radius. All homes will be required to have a two (2) car garage and double driveway to fulfill the parking requirement.
4. *Landscaping:* There is no required open space for the overall site. Each lot is allowed a maximum of 40% building coverage. The landscape plan shows that both sides of the road are proposed to be planted with Live Oak. A continuous Cocoplum hedge and Silver Buttonwood are being placed adjacent to Lot #1 and on the west side of the Recreational Trail.
5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

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

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 113.

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.

Staff Analysis/Findings of Fact

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

Staff Recommendation

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

Site Plan Committee Recommendation

At the May 27, 2003, Site Plan Committee meeting, Mr. Engel made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations; subject to extending the south sidewalk all the way to the recreational trail; and subject to the addition of "valley curbs" across the fronts of all home sites and up to the project entranceway (Motion carried 4-0 Vice-Chair Aucamp was absent).

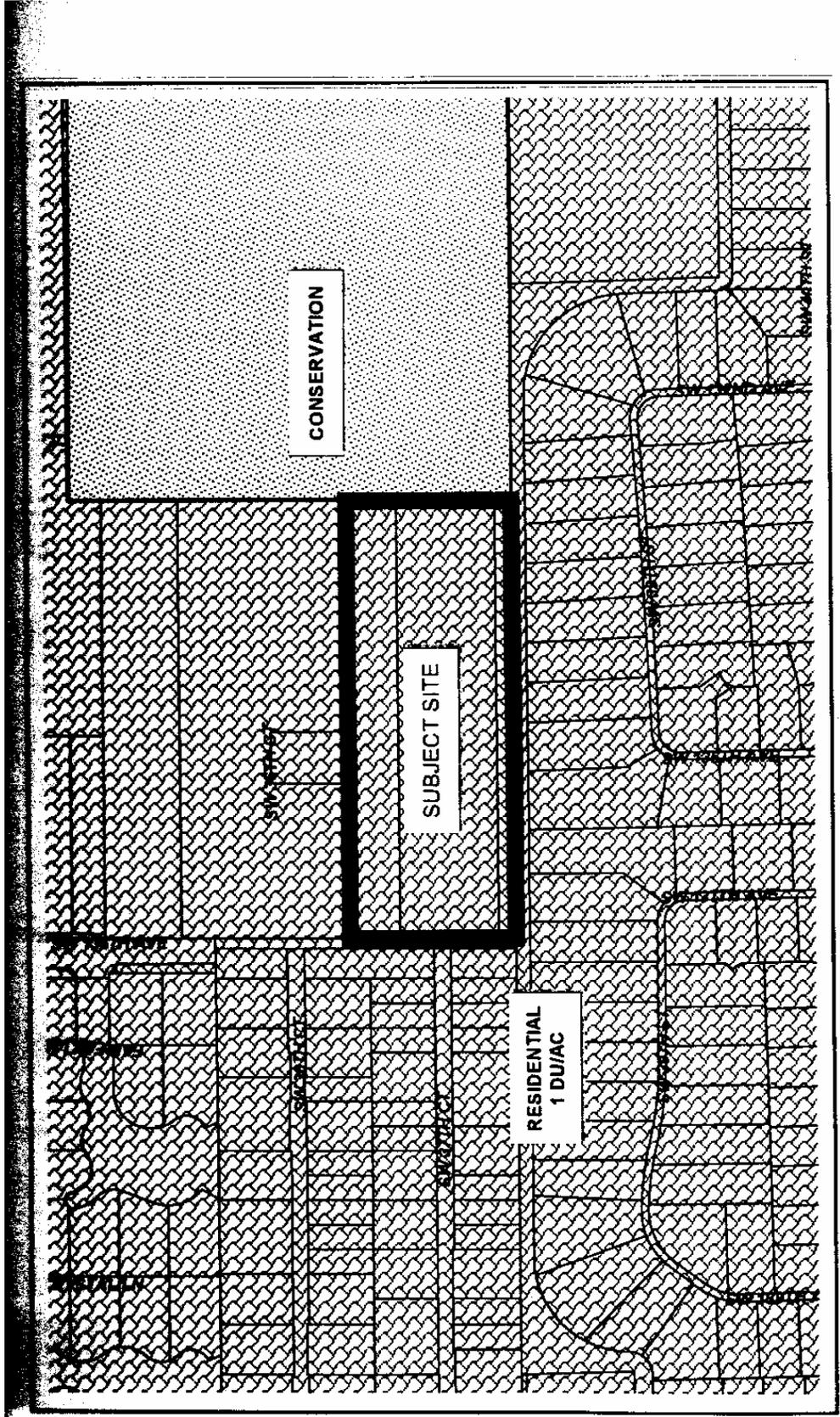
Town Council Action

Exhibits

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

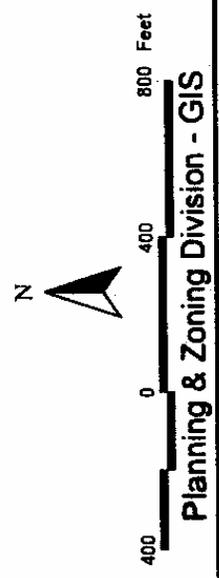
Prepared by: _____

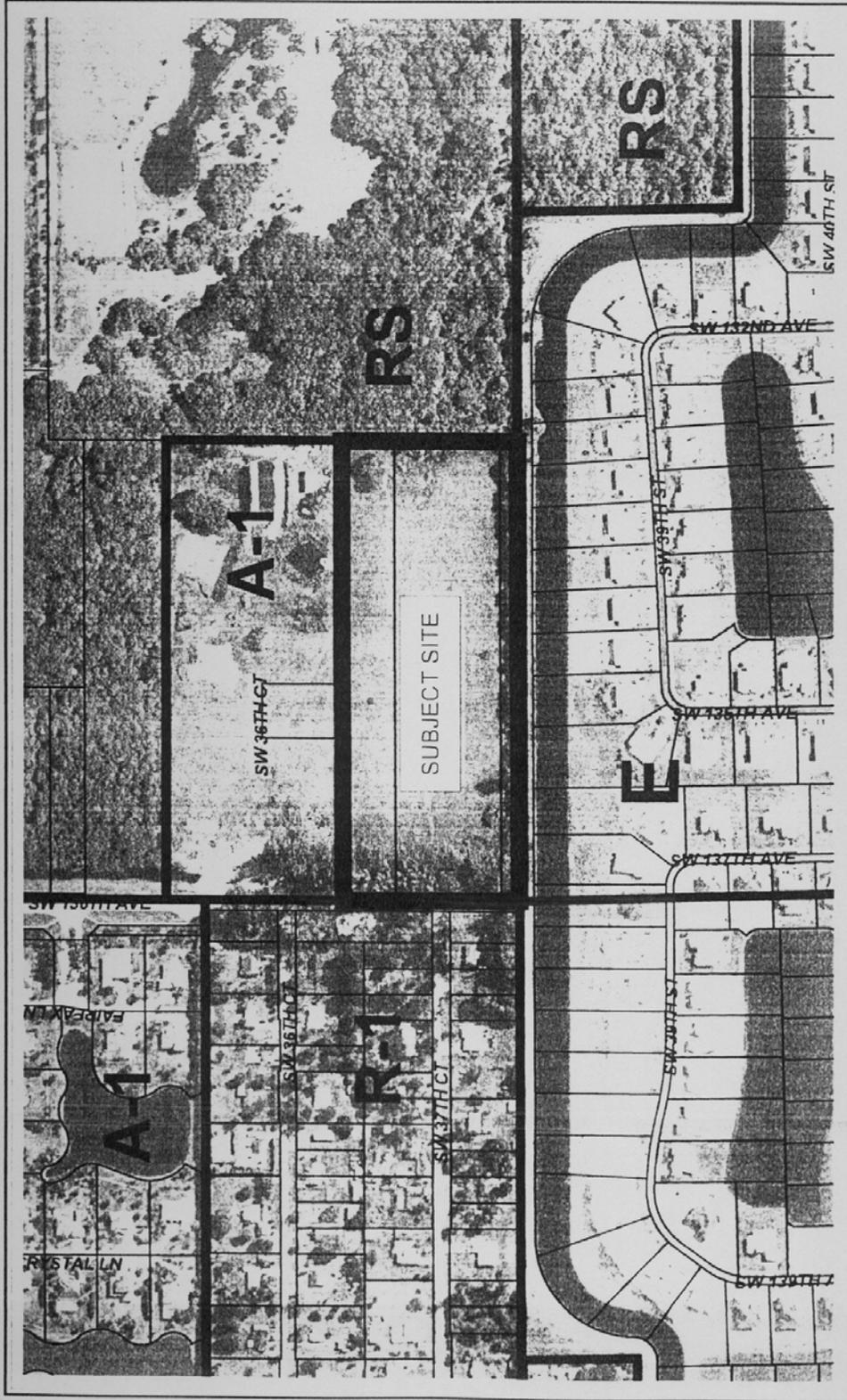
Reviewed by: _____



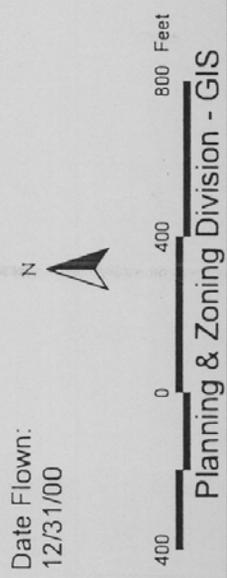
SITE PLAN
SP 12-3-02
Future Land Use Map

Date Prepared: 3/10/03
 Prepared By: ILD





SITE PLAN
SP 12-3-02
Zoning and Aerial Map
 Date Prepared: 3/10/03
 Prepared By: ILD



Date Flown:
 12/31/00
 Planning & Zoning Division - GIS