

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: SP 8-2-03 Hidden Hollow, 4930 SW 66 Terrace/Generally located approximately 100 feet south of SW 49 Street and 900 feet west of Davie Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 8-2-03 Hidden Hollow, Zona Developers, LLC/Jeffrey Evans, 4930 SW 66 Terrace (RM-10, Medium Dwelling District)

REPORT IN BRIEF: The subject site is 1.235 acres in area and surrounded mostly by undeveloped lands and a duplex to the north. It is west of Davie Road and approximately 100 feet south of SW 49 Street. Currently, there is no access to the site. There is a 30-foot road right-of-way reserved along the west property line and a 15-foot road right-of-way platted along the south property line. New streets (SW 66 Terrace and SW 49 Court) will be constructed to connect the development to SW 49 Street. The applicant is proposing 10 three-bedroom townhomes in two separate buildings facing the new streets. Broward County Office of Natural Resource Protection has deemed that the subject site contains .31-acre wetlands. On-site mitigation is proposed on the north side of the property. Thirty (30) parking spaces including six (6) compact parking spaces are provided on site while 26 spaces are required. Each townhome has one-car garage and two-car driveways.

The proposed landscape design meets the code requirements. The plan indicates that landscape stripes ranging from four (4) to five (5) feet in width be provided between units. Two (2) Bald Cypresses with shrubs and groundcovers will be planted within these areas to separate each unit from each other and add colors and interest to the front entrances. Four (4) existing Royal Palms will be relocated on site.

PREVIOUS ACTIONS: None

CONCURRENCES: At the December 9, 2003 Site Plan Committee meeting, Mr. Engel made a motion, seconded by Ms. Aitken, to approve subject to the staff report and to delineate a continuous sidewalk with pavers in front of the units (Motion carried 4-0 with Vice-Chair Evans abstaining).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Provide a detailed tree survey and tree preservation plan prior to the issuance of a clearing and grubbing permit. Tree removal/relocation permits are required to remove or relocate trees.
2. The construction trailer shall set back 25 feet from the property line abutting SW 66 Terrace.
3. Homeowner Association (HOA) documents shall be approved and recorded prior to the issuance of the first C.O. for the townhomes.
4. The proposed light fixture including luminaire shall be submitted for staff review prior to the final site plan approval.

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

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

Applicant Information

<u>Owner:</u>	<u>Petitioner:</u>
Name: Zona Developers, LLC	Jeffrey Evans
Address: 8930 State Road 84, #112	13860 Alexandria Ct.
City: Davie, FL 33324	Davie, FL 33324
Phone:	(954) 474-6974

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: At the December 9, 2003 Site Plan Committee meeting, the committee made a motion to approve the site plan application with conditions.

Application Request: Site plan approval for the construction of 10 townhomes on 1.235 acres known as Hidden Hollow

Address/Location: 4930 SW 66 Terrace/Generally located approximately 100 feet south of SW 49 Street and 900 feet west of Davie Road

Future Land Use Plan Designation: Residential (10 DU/AC)

Zoning: RM-10 (Medium Dwelling District)

Existing Use: Vacant

Proposed Use: 10 townhomes

Parcel Size: 1.235 Acres (53,798 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Map Designations:</u>
North:	Duplex and Vacant	Residential (10 DU/AC)
South:	Vacant	Residential (10 DU/AC)
East:	Vacant	Residential (10 DU/AC)
West:	Vacant	Residential (10 DU/AC)

Surrounding Zoning:

North: RM-10, Medium Dwelling District
South: RM-10, Medium Dwelling District
East: RM-10, Medium Dwelling District
West: RM-10, Medium Dwelling District

Zoning History

Related Zoning History: None

Previous Requests on same property:

The Plat, Palm Garden Park, was recorded in the Public Records of Broward County on May 27, 1925.

Applicable Codes and Ordinances

Section 12-81(C) of the Land Development Code requires a minimum lot size of 3,500 square feet and a minimum lot frontage of 100 feet for the RM-10 zoning district. The required minimum setbacks are: front 25', side 20', and rear 25'. The maximum building coverage is 40 percent and the minimum distance between buildings is 20'.

Section 12-208 (A)(8) of the Land Development Code requires 2.5 spaces for each three-bedroom unit, plus one (1) guest space for each 10 units or part thereof.

Section 12-107 (C) of the Land Development Code, provides landscaping requirements for multifamily districts.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

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 5: Consistency of Development with Comprehensive Plan, Policy 11-2: The location and designation of lands for Recreation and Open Space use shall recognize the need for active and passive recreational facilities while preserving open spaces for aesthetic and environmental purpose.

Significant Development Review Agency Comments

Planning and Zoning:

1. The construction trailer shall meet the 25-foot front setback.

Landscaping:

1. Prove a detailed tree survey and tree preservation plan prior to the issuance of cleaning and grabbing permit. Tree removal/relocation permits are required to remove or relocate trees.
2. All trees shall be a minimum of ten (10) feet away from buildings, and five (5) feet from sidewalks and driveways.
3. Update the planting details and notes to follow the current horticultural best management practices as per University of Florida and International Society of Arboriculture recommendations.
4. The two Crepe Myrtle trees and one Live Oak at the northwest corner of the site should be planted above the elevation of the wetlands.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is 1.235 acres in area and surrounded mostly by undeveloped lands and a duplex to the north. It is west of Davie Road and approximately 100 feet south of SW 49 Street. Currently, there is no access to the site. There is a 30-foot road right-of-way reserved along the west property line and 15-foot road right-of-way platted along the south property line. New streets (SW 66 Terrace and SW 49 Court) will be constructed to connect the development to SW 49 Street. The applicant is proposing 10 three-bedroom townhomes in two separate buildings facing the new streets. Broward County Office of Natural Resource Protection has deemed that the subject site contains .31-acre wetlands. On-site mitigation is proposed on the north sides of the property.
2. *Architecture:* The two-story buildings with S-tile roofs present varying layers of rooflines. The building design has incorporated architectural details, such as balconies and stucco details, to add interest to the building. The stucco buildings are identified by light incense-colored upper walls contrasting with sandringham (sand)-colored lower walls accented by tusk-color stucco bands. Front entrances are highlighted by the patterned front doors protected by overhanging roofs.
3. *Access and Parking:* Two new road rights-of-way (SW 66 Terrace and SW 49 Court) will be constructed to connect the development to the access off SW 49 Street. Both streets have the minimum of 24-foot pavements to accommodate two-way traffic. Four-foot-wide sidewalks are provided along the two streets adjacent to the subject property.

Sidewalks will be required on the other side of the streets when development occurs on the adjacent properties. Two 28-foot-long by 12-foot-wide paved spaces are proposed at the end of the street and the building "Phase II" to provide turnaround. Each townhome has a two-car driveway back directly to the new streets.

Twenty-six (26) parking spaces are required while 30 parking spaces are provided on site. Each townhome has one-car garage and two-car driveways in front of the unit. The provided parking includes six (6) compact parking spaces provided in the driveways in front of six (6) units.

4. *Lighting:* The proposed photometric lighting plan meets the code requirements. The 15-foot-high streetlights are provided in front of each unit. The proposed light fixture including luminaire shall be submitted for staff review prior to the final site plan approval.
5. *Landscaping:* The plan indicates that landscape stripes ranging from four (4) to five (5) feet in width be provided between units. Two (2) Bald Cypresses with shrubs and groundcovers will be planted within these areas to separate each unit from each other and add colors and interest to the front entrances. Six (6) Live Oaks are proposed as street trees for the two new streets. Virigated Arboricola hedges are provided along the sides of each building to soften blank walls and provide the required buffers. Four (4) on-site Royal Palms will be relocated to the northeast corner of the Building "Phase I".

Since the site is covered by wetlands and vegetation, the applicant shall provide a detailed tree survey including a tree assessment of existing trees prior to the issuance of a clearing and grubbing permit. Tree relocation and removal permits are required for the trees to be relocated and removed.

6. *Drainage:* This subject site is within the Central Broward Water Control District. Central Broward Water Control District approval is required prior to the issuance of any site development permit. The plan indicates dry retention areas are provided within the wetlands areas to serve the on-site drainage requirements.
7. *School System:* Silver Ridge Elementary, Driftwood Middle, and Hollywood Hills are the Broward County public schools that serve this development.
8. *Recreation and Open Space:* Wolf Lake Park is less than two (2) miles west of the development. The Linear Park Trail along Orange Drive is within one (1) mile north of the development.
9. *Compatibility:* The surrounding neighborhood is characterized by one to two-story single and multifamily buildings. No specific architectural style has been established in the area. The proposed project is compatible with surrounding residential developments with respect to density, scale, and mass. It will enhance the appearance of the neighborhood in general.

Findings of Fact

The proposed site plan is in conformance with all applicable Codes and Ordinances with respect to setbacks, buffering, and parking. The proposed project is compatible with surrounding residential developments in terms of density, scale, and mass. It will enhance the appearance of the neighborhood in general.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

5. Provide a detailed tree survey and tree preservation plan prior to the issuance of a clearing and grubbing permit. Tree removal/relocation permits are required to remove or relocate trees.
 6. The construction trailer shall set back 25 feet from SW 66 Terrace.
 7. Homeowner Association (HOA) document shall be approved and recorded prior to the issuance of the first C.O. for the townhomes.
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Site Plan Committee Recommendation

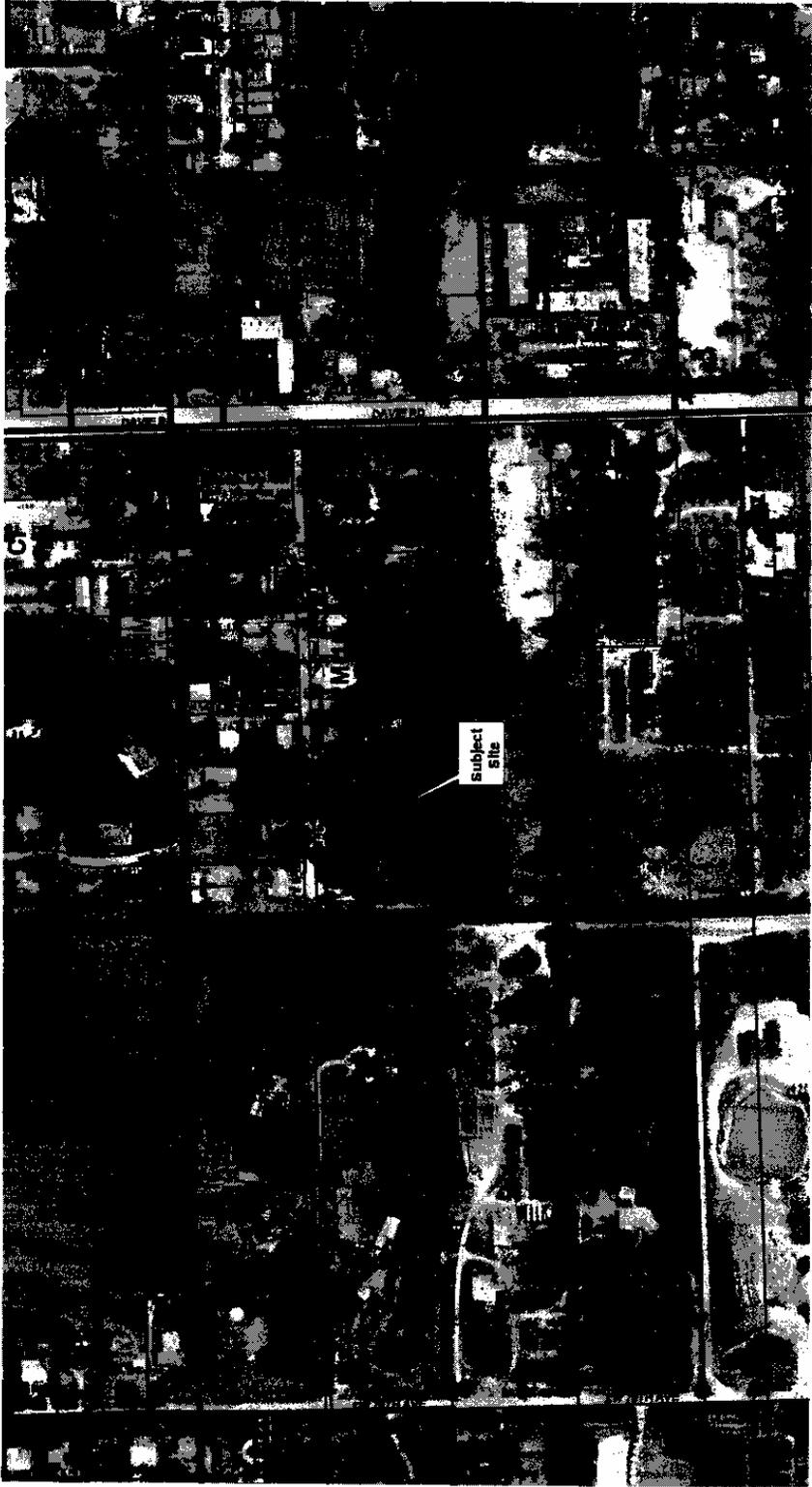
At the December 9, 2003 Site Plan Committee meeting, Mr. Engel made a motion, seconded by Ms. Aitken, to approve subject to the staff report and to delineate a continuous sidewalk with pavers in front of the units (Motion carried 4-0 with Vice-Chair Evans abstaining).

Town Council Action

Exhibits: Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00



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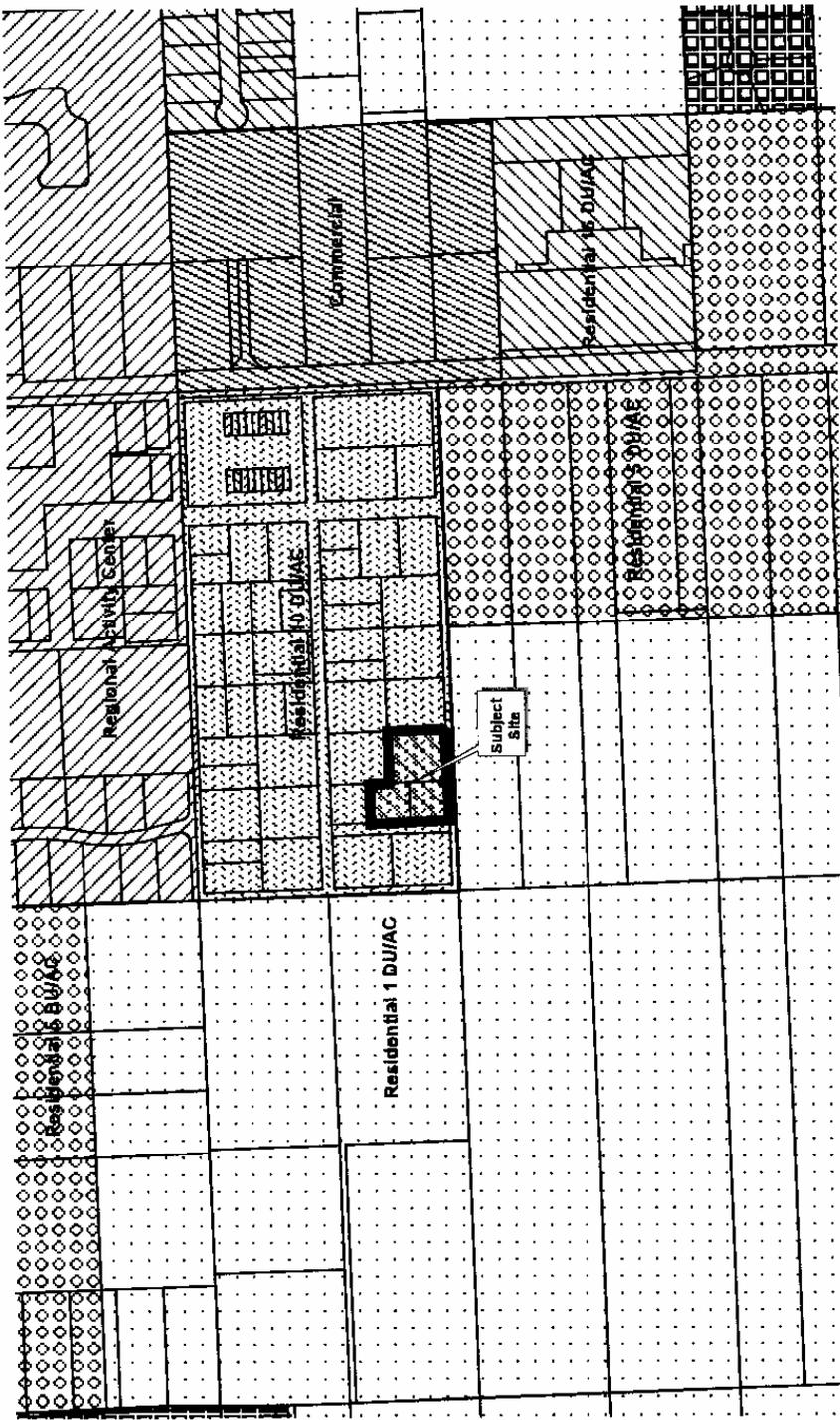


Planning & Zoning Division - GIS



Site Plan Application
SP 8-2-03 / Hidden Hollow
Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.
Date Prepared: 11/25/03



Date Flown:
12/31/00



300 0 300 600 Feet



Planning & Zoning Division - GIS



**Site Plan Application
SP 8-2-03 / Hidden Hollow
Future Land Use Map**

Prepared By: D.M.A.
Date Prepared: 11/25/03

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