



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 10-1-99, 4900 South University Drive

TITLE OF AGENDA ITEM: Southwood Townhomes

REPORT IN BRIEF: The applicant requests approval of a 45 unit townhome project consisting of 8 buildings on 4.5 acres, associated parking and landscaping. The proposed site will be located on Parcel A of the Paragon Center Plat. The townhomes will be sold as fee simple lots with a Homeowners Association assuming the responsibility for the maintenance of private roads and common areas. The total building coverage is 28 percent of the total net site area. The exterior appearance will have a beige tone color scheme, simulated coral molding and a Spanish tile roofing material.

PREVIOUS ACTION: Town Council approved site plan application SP 4-4-97 on August 6, 1997.

CONCURRENCES: The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

1. Providing a draft of the Homeowners Association documents including provisions for private roads, essential governmental services easements, maintenance of common areas, maintenance of landscaping, sidewalks, and fences within the fee simple lots.
2. Developer shall construct the following improvements in accordance with the Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. As a condition of final site plan approval, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Water and sewer
 - b. Internal and external sidewalks
 - c. Paving and grading
 - d. Lighting
 - e. Pavement markings and signage
3. Revising note 8 on sheet SP-1 to reflect the correct parking space dimension of 10x 18' and correcting the parking detail on SP-2 to reflect the correct dimensions of the standard and compact stalls.

Site Plan Committee recommends APPROVAL subject to the planning report items one through three (5-0, Motion: Mr. Arnold, Seconded: Mr. Amos), October 26, 1999.

FISCAL IMPACT:

Is appropriation required?	yes	no	If yes, expected cost \$
Funding appropriated?	yes	no	If yes, amount \$
Account Name:			

Additional Comments:

RECOMMENDATION(S): Motion to approve the site plan subject to the planning report.

Attachment(s): Planning report, Application, Subject site map, Land use map, Aerial.

Application #: SP 10-1-99
Southwood Townhome

Revisions:

Exhibit "A":

Original Report Date: July 29, 1997

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

APPLICANT INFORMATION

Owner:

Name: M.R. No. 1

Address: 6065 NW 167th Street

City: Miami, Fl.

Agent:

Name: Gustavo Aguirre

Address: 5450 Griffin Road,

City: Davie, Fl.

Phone: (954) 584-6880

BACKGROUND INFORMATION

Application Request: Approval of previously expired Site Plan

Address/Location: 4900 South University Drive

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

Zoning: RM-10

Existing Use: The subject site is undeveloped

Proposed Use: 45 townhomes developed at 10 du / ac.

Parcel Size: 5 acres

Surrounding Land Use:

North: Residential (10 du/ac)

South: Residential (10 du/ac)
East: Residential (10 du/ac)
West: Agricultural / Commercial

Surrounding Zoning:

North: A-1 agricultural
South: RC-8 residential cluster
East: RC-8 residential cluster
West: A-1/ B-2 agricultural / community business

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces:* One ingress/egress point at University Drive and one egress point at the south end of the site that is shared with the Saddle Up Townhome Development. One hundred eighteen spaces are required at 2.5 spaces per unit with 124 provided on site.
3. *Drainage/Open Space information :* 20 percent open space is required with 24 percent provided.
4. *Building, materials and color scheme:*
Building: The townhomes will be sold as fee simple lots with a Homeowners Association assuming the responsibility for the maintenance of private roads and common areas. The total building coverage is 28 percent of the total net site area.

Architectural details: The exterior appearance will have a beige tone color scheme, simulated coral molding and a Spanish tile roofing material.

Landscaping: Live Oaks, Mahoganys, Silver buttonwood, Queen Palms, a continuous hedge of cocoplum and a 30" berm are proposed adjacent to University Drive. The additional perimeters are lined with Live Oak, Gumbo Limbo, Tabebuia, and a continuous hedge. The on-lot requirements have been satisfied with 140 proposed interior trees.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

NOTE: This section identifies (usually five) the top sections of Land Development Code that has applicability to application and should make comments as follows: The effective code governing this project is the Town of Davie.

Pursuant to code section 12-373, All site plans shall expire six months from the date of approval.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the No. 10 planning area composed of predominantly small scale commercial and multi family residential development.

Broward County Land Use Plan: The plat is restricted to 50 townhouse units.

Staff Analysis

The proposed site plan has expired as of February 6, 1998. There have been no significant changes to the site plan.

Findings of Fact

The site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above staff recommends approval of application Sp 10-1-99 subject to the following conditions.*

1. providing draft Homeowners Association documents including provisions for private roads, essential governmental services easements, maintenance of common areas, maintenance of landscaping, sidewalks, and fences within the fee simple lots.

2. Developer shall construct the following improvements in accordance with the Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. As a condition of final site plan approval, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Water and sewer
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3. Revising note 8 on sheet SP-1 to reflect the correct parking space dimension of 10x 18' and correcting the parking detail on Sp-2 to reflect the correct dimensions of the standard and compact stalls.

Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through three (5-0, Motion: Mr. Arnold, Seconded: Mr. Amos), October 26, 1999.

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: RM 10

LAND USE DESIGNATION: Residential

Resubmit Site Plan *SP449*

revised

TOWN OF DAVIE USE ONLY
 SITE PLAN NO. SP10-1-99
 FEE \$765.00
 RECEIPT NO. 7765

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: 10/6/99

NON-RESIDENTIAL: _____

RESIDENTIAL SITE PLAN: X

FLOOR AREA: 45 units

NO. OF UNITS: _____

PETITIONER: Gustavo Aguirre

ADDRESS: 5450 Griffin Road, Davie, FL

PHONE: (954) 584-6880

RELATIONSHIP TO PROPERTY: Petitioner

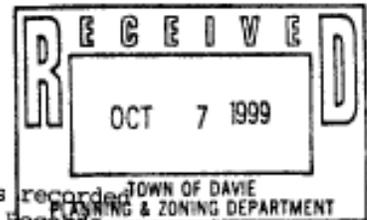
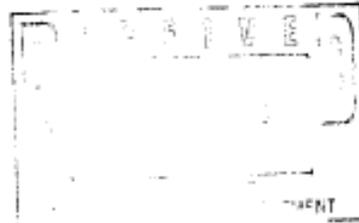
OWNER: M.R. No. 1

ADDRESS: 6065 NW 167th Street, Suite B-23, Miami, FL

PROJECT NAME/SUBDIVISION NAME: Southwood Townhomes

PROJECT ADDRESS: 4900 S UNIV. DR.

LEGAL DESCRIPTION: All of Parcel "A" of "Paragon Centre" as recorded in Plat Book 162, Page 35 of the Public Records of Broward County, FL



ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS 3 NUMBER OF SURVEYS 3

APPROVE AS TO FORM: Jat DATE: 10/7/99

DEVELOPMENT REVIEW COMMITTEE DATE: _____

SITE PLAN COMMITTEE MEETING DATE: _____

TOWN COUNCIL MEETING DATE: _____

Paul Peana

OWNER'S NAME(S)

Paul Peana V.P.P.S.

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

6065 NW 167th St. Suite B-23

ADDRESS

Miami, FL 33015

CITY, STATE, ZIP

(305) 558-2588

PHONE

The foregoing instrument was acknowledged before me this 8th day of OCTOBER, 1999, by PAUL PEANA who is personally known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: *Laura E. Hawks*

Print: Laura E. Hawks

My Commission Expires: JAN. 30, 2003

OFFICIAL NOTARY SEAL
LAURA E HAWKS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC799985
MY COMMISSION EXP. JAN. 30, 2003

OFFICIAL NOTARY SEAL
LAURA E HAWKS
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COMMISSION NO. CC799985
MY COMMISSION EXP. JAN. 30, 2003

Gustavo Aguirre

PETITIONER'S NAME

5450 Griffin Road

PETITIONER'S SIGNATURE

Gustavo Aguirre

Davie, FL 33314

ADDRESS

(954) 584-6880

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me this 8th day of OCTOBER, 1999, by GUSTAVO AGUIRRE who is personally known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: *Laura E. Hawks*

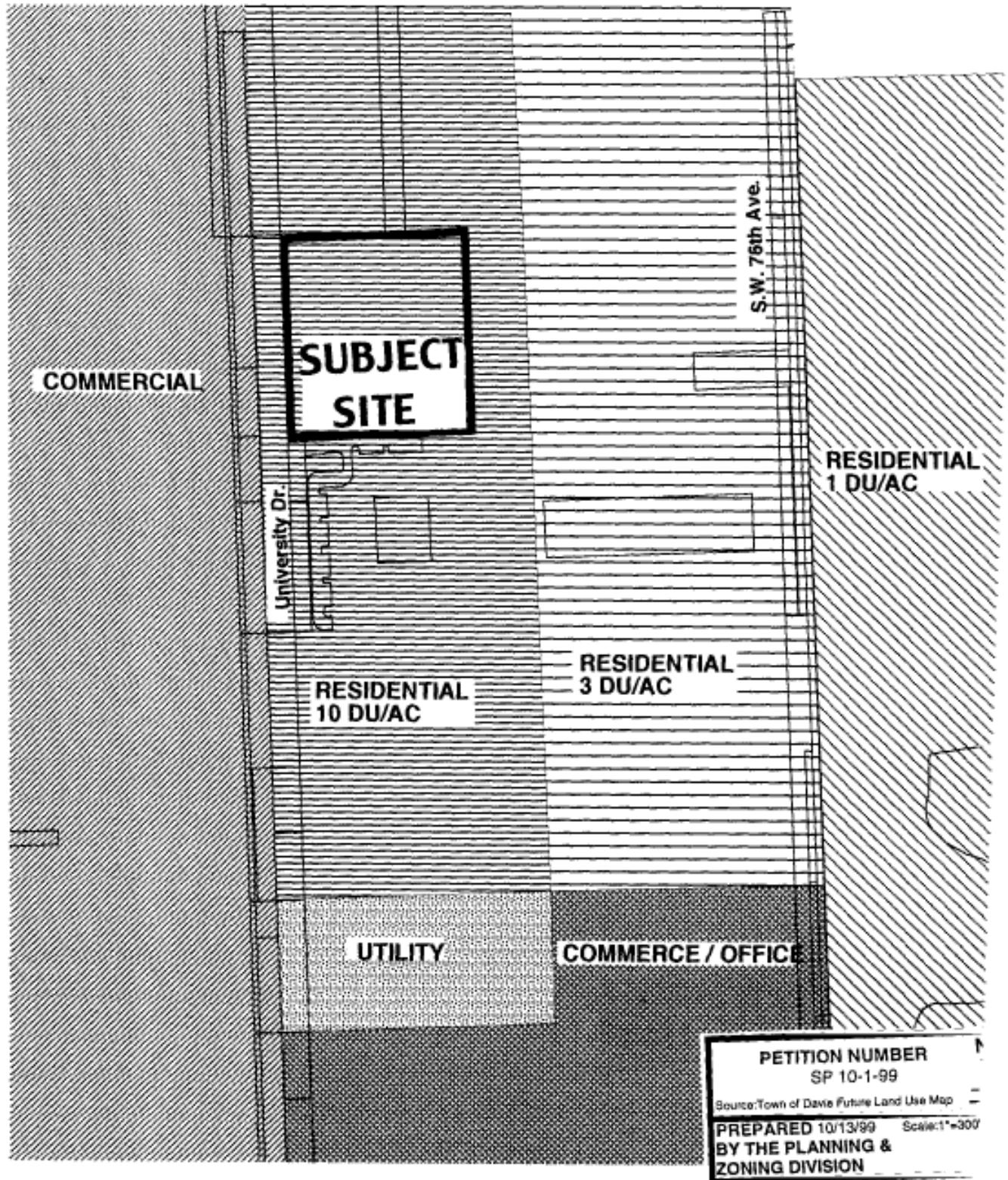
Print: Laura E. Hawks

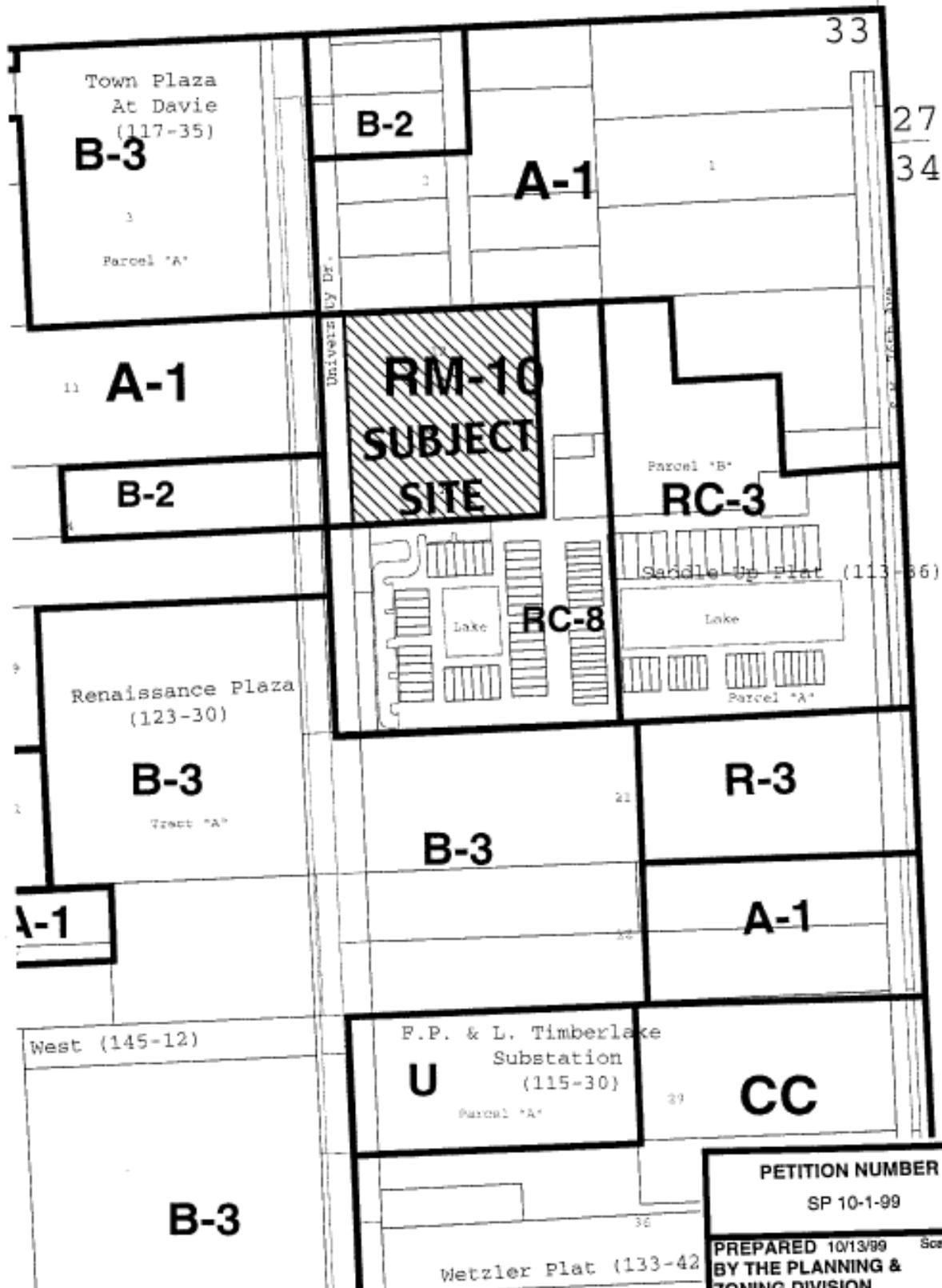
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OFFICE USE ONLY





PETITION NUMBER		N
SP 10-1-99		4
PREPARED 10/13/99	Scale: 1" = 300'	
BY THE PLANNING & ZONING DIVISION		

