



# Town Council Agenda Report

**SUBJECT:** SITE PLAN MODIFICATION

Application No. and Location: SP 4-1-00, 3711 State Road 84

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** Hacienda Cove Modification

**REPORT IN BRIEF:** The proposed modification will shift the main entry sign and fencing, currently shown within the FDOT right of way at the west side of the entrance, approximately 70' to the north. The sign will now be located within the property line. A new column and fencing feature will be added to the east side of the main entrance from the leasing building south, to the property line. The width of the gate islands have also been revised to provide a 30" separation from any fixed obstacle to the drive aisle. Landscaping has been modified to address the said changes. The main entry sign has been redesigned to reflect a green barrel tile roof and column detail on top of the sign base. The overall height of the sign is 17'-8". The approximate sign area is 40 square feet. The base color will be beige with imitation Keystone caps on the upper and lower portions of the sign and an off white Saturnia tile as a background to the lettering. The sign letters will be stainless steel painted black and blue with a blue and green "wave" logo.

**PREVIOUS ACTIONS:** The site plan for Hacienda Cove was approved by Town Council on June 6th 1999. A site plan modification was approved by Site Plan Committee on November 9, 1999 to shift the east end of the project including the entrance drive, leasing building, townhome building no. 1 and associated parking approximately 7' to the north to accommodate the location of an existing 40" diameter Ficus tree (motion carried 5-0)

**CONCURRENCES:** The Site Plan Committee recommended approval subject to omitting number one recommendation of the staff report thereby allowing the height of the sign to be 17 feet (motion carried 5-0, April 25, 2000).

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 4-1-00 subject to the following conditions prior to the issuance of a building permit.*

1. Reducing the height of the entry sign to a maximum of 12' measured from the grade level to the highest point on the sign.

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

Item No.

**Application #:** SP 4-1-00  
Hacienda Cove Modification

**Revisions:**

**Exhibit "A":**

**Original Report Date:** April 25, 2000

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

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**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** Hacienda Cove

**Address:** 115 NW 167th Street Suite 300

**City:** Miami Beach

**Phone:** (305) 654-1500

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Modification

**Address/Location:** 3711 State Road 84

**Land Use Plan Designation:** Residential (22 du/ac and 10 du/ac)

**Zoning:** RM-16 Residential Multi-family

**Existing Use:** The subject site is undeveloped

**Proposed Use:** 317 dwelling units

**Parcel Size:** 21.5 acres

**Surrounding Land Use:**

**North:** North New River Canal

**South:** State Road 84

**East:** Low Density Residential (5 du/ac) and business use

**West:** State Road 7

**Surrounding Zoning:**

**North:** Not within town limits

**South:** (T) Transportation

**East:** (RM-5) Low Density Residential/ Hacienda Village (5 du/ac)

**West:** (T) Transportation

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## ZONING HISTORY

**Previous related zoning history:** The subject site was rezoned from Hacienda Village zoning TC-1 and B2 to RM-16 on April 15, 1998.

**Previous request on same property:** The site plan for Hacienda Cove was approved by Town Council on June 6th 1999. A site plan modification was approved on November 9, 1999.

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## DEVELOPMENT PLAN DETAILS

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site modification:* The proposed modification will shift the main entry sign and fencing, currently shown within the FDOT right of way at the west side of the entrance, approximately 70' to the north. The sign will now be located within the property line. A new column and fencing feature will be added to the east side of the main entrance from the leasing building south, to the property line. The width of the gate islands have also been revised to provide a 30" separation from any fixed obstacle to the drive aisle. Landscaping has been modified to address the said changes.
2. *Signage:* The main entry sign has been redesigned to reflect a green barrel tile roof and column detail on top of the sign base. The overall height of the sign is 17'-8". The approximate sign area is 40 square feet. The base color will be beige with imitation Keystone caps on the upper and lower portions of the sign and an off white Saturnia tile as a background to the lettering. The sign letters will be stainless steel painted black and blue with a blue and green "wave" logo.

# Summary of Significant Development Review Agency Comments

None

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## Applicable Codes and Ordinances

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

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## Comprehensive Plan Considerations

**Planning Area:** The proposed project is within Planning Area No. 7 composed of predominantly of conservation use due to the large wetland mitigation areas. The proposed project occupies the western 20 acres of the planning area.

**Broward County Land Use Plan:** A resolution R-98-166 was approved on May 6th 1998 to change the restrictive note on the plat from 132 two bedroom, 40 three bedroom, and 4 four bedroom dwelling units on Parcel A and commercial use only on Parcel B to a restriction of 320 garden apartments on Parcels A and B.

## Staff Analysis/Findings of Fact

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

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## Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 4-1-99. subject to the following.*

1. Reducing the height of the entry sign to a maximum of 12' measured from the grade level to the highest point on the sign.
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## Site Plan Committee

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend approval subject to omitting number one recommendation of the staff thereby allowing the height of the sign to be 17 feet (5-0, April 25, 2000).

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## **Exhibits**

1. Subject Site Map, Land Use Map, Aerial

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

Reviewed by: \_\_\_\_\_

COMMERCIA

(U.S.441) S.R. 7

RESIDENTIAL  
22 DU/AC

**SUBJECT SITE**  
RESIDENTIAL  
10 DU/AC

N. New River Canal

RESIDENTIAL  
5 DU/AC

CONSERVATION

TRANSPORTATION

1-595

CONSERV/

Source: Town of Ocala Final Land Use Map

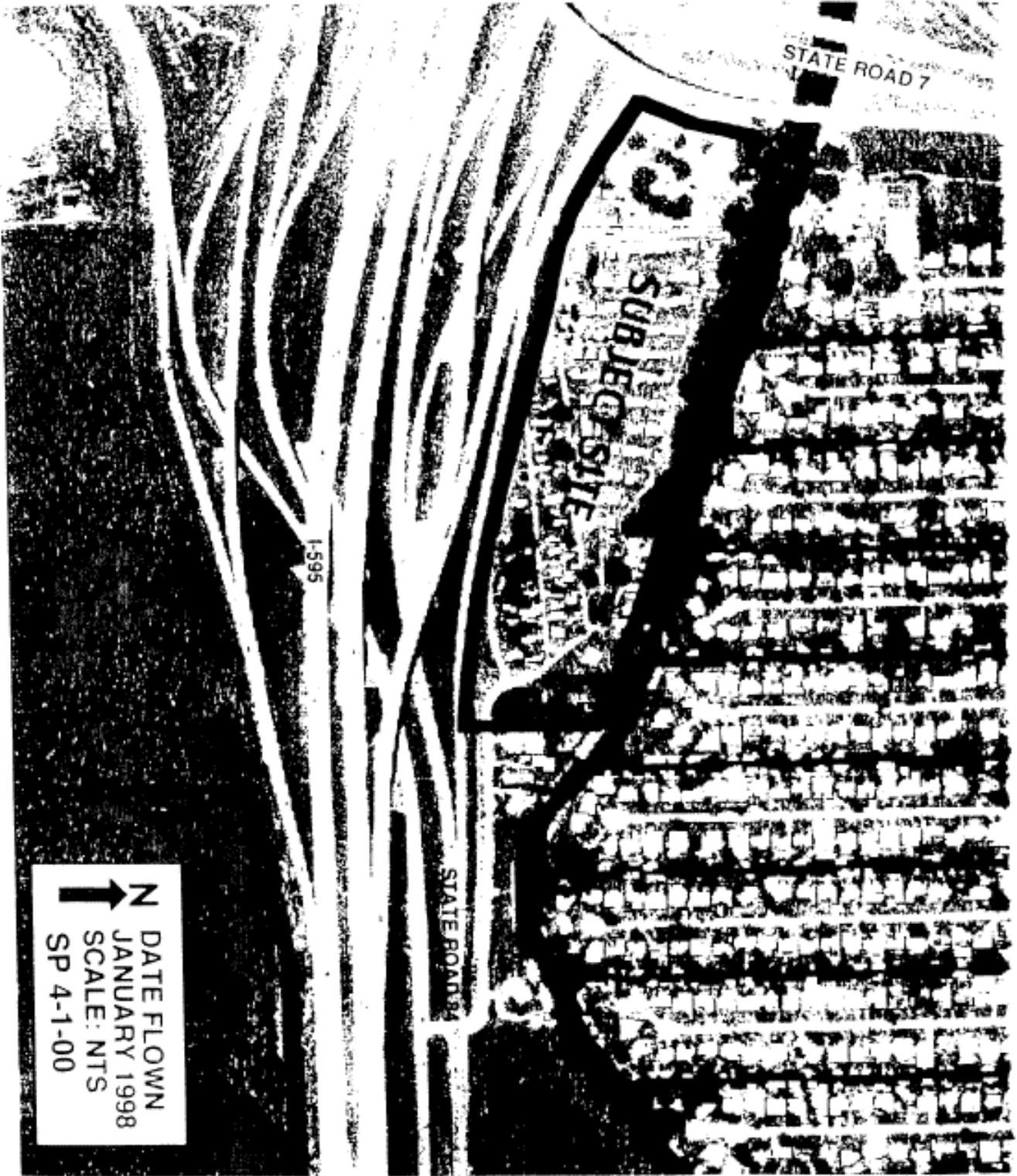
**PETITION NUMBER**  
SP 4-1-00

**PREPARED BY**  
BY THE PLANNING &  
ZONING DIVISION

Scale 1"=400'

**N**





STATE ROAD 7

SUBJECT SITE

I-595

STATE ROAD 84

↑ N  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 4-1-00