



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 3-2-00, 1805 S.W. 118 Avenue

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

TITLE OF AGENDA ITEM: Pebble Creek

REPORT IN BRIEF: The applicant requests site plan approval for eight (8) single family residential lots, an internal private access road and perimeter landscaping along the north side of the private road and adjacent to the west perimeter of the property. The lot sizes vary from 35,000 square feet to 38,023 square feet. The total site area is approximately 8.1 acres. A Home Owners Association will be established to maintain all common areas noted on the site plan such as the roadway, perimeter landscape buffers, and bridal path easement. Access to the site will be from SW 118th Avenue at the east end of the site. The landscape plan shows Green Buttonwood and Mahogany trees along the north perimeter with a Ficus hedge and Fakahatchee Grass provided as an understory. Mahogany trees, Queen Palms, a 3' berm and Cocoplum hedge is proposed for the west side of the property adjacent to the bridal path. Live Oaks will be planted within the swale on the south side of the roadway as on-lot street trees.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee recommended approval subject to staff's recommendations (4-0, Sam Engle absent, September 26, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 3-2-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing a cross section showing the drainage ditch along the north property line to include the existing and proposed elevations.
2. Confirming that roadway shoulders meet FDOT minimum design standards.
3. Moving the west perimeter landscaping to the east out of the bridal path easement.
4. Providing a recorded copy of the Home Owner Association documents.

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

Item No.

Application #: SP 3-2-00
Pebble Creek

Item No.

Exhibit "A":

Revisions:

Original Report Date: September 22, 2000

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

APPLICANT INFORMATION

Owner

Agent:

Name: Sherrod Construction

Name: Miller Legg & Assoc.

Address: 2001 SW 100th Terr.

Address: 1800 N. Douglas Rd.

City: Miramar, FL. 33025

City: Pembroke Pines, Fl.

Phone: (954) 431-1657

Phone: (954) 436-7000

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 1805 SW 118th Avenue

Land Use Plan Designation: Residential

Zoning: R-1 (Residential District 1du/ac)

Existing Use: Seven of the eight proposed lots are undeveloped with the exception of one existing home.

Surrounding Land Use:

North: Single Family Residential (Old Bridge Run)

South: Undeveloped

East: Single family Residential

West: Unimproved right of way and vacant land

Surrounding Zoning:

North: R-1 (Residential District 1du/ac)

South: AG (Agricultural District 1du/ac)

East: R-1 (Residential District 1du/ac)

West: AG (Agricultural District 1du/ac)

ZONING HISTORY

Previous Requests on Same Property: The plat was approved by Town Council on May 15, 1996 and was recorded by Broward County on April 20, 1998 (book 164, page 43). A delegation request (DG 10-1-98) to change the restrictive note on the plat from allowing seven (7) detached single family lot specific homes to to a boundary plat allowing eight (8) lots. This was approved by Town Council on November 4, 1998.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for eight (8) single family residential lots, an internal private access road and perimeter landscaping along the north side of the private road and adjacent to the west perimeter of the property. The lot sizes vary from 35,000 square feet to 38,023 square feet. The total site area is approximately 8.1 acres. A Home Owners Association will be established to maintain all common areas noted on the site plan such as the roadway, perimeter landscape buffers, and bridal path easement.
2. *Access:* Access to the site will be from SW 118th Avenue at the east end of the site.
3. *Landscaping:* The landscape plan shows Green Buttonwood and Mahogany trees along the north perimeter with a Ficus hedge and Fakahatchee Grass provided as an understory. Mahogany trees, Queen Palms, a 3' berm and Cocoplum hedge is proposed for the west side of the property adjacent to the bridal path. Live Oaks will be planted within the swale on the south side of the roadway as on-lot street trees.
4. *Signage:* Any proposed signage will be reviewed at a later date.
5. *Drainage:* All on site drainage will be dispersed into the retention swales on site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 which includes the westernmost section of the town north of Orange Drive and south of SW 14th Street, bound on the west by Interstate 75 and extending east as far as Pine Island Road. 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 is governed by the plat titled "Pebble Creek at Davie" restricted to eight (8) detached single family homes.

Staff Analysis and Findings of Fact

The proposed 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 3-2-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing a cross section showing the drainage ditch along the north property line to include the existing and proposed elevations.
2. Confirming that roadway shoulders meet FDOT minimum design standards.
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Site Plan Committee

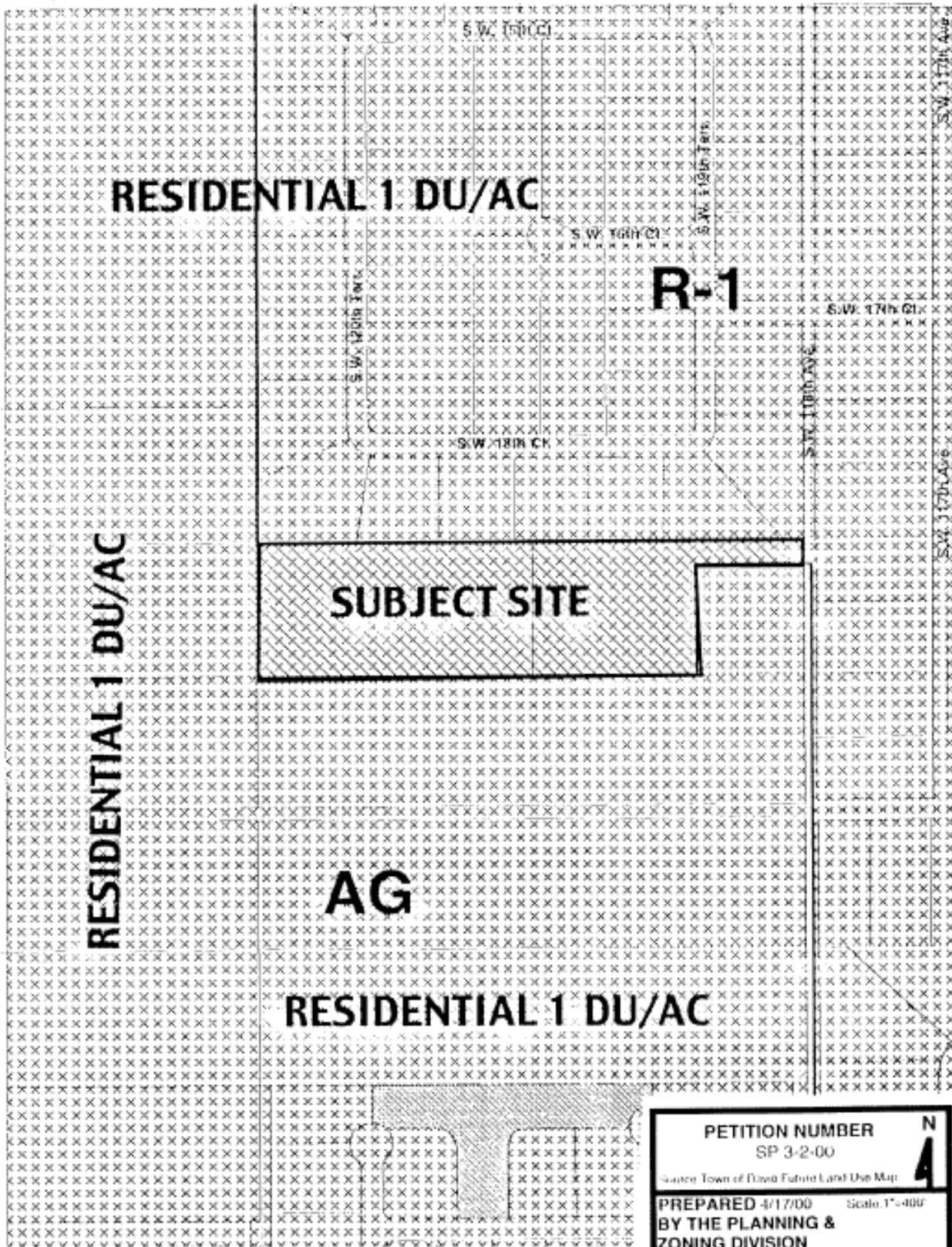
Site Plan Committee Recommendation: Motion to recommend approval based on staff's recommendations. (Motion carried 4-0, Sam Engle Absent, September 26, 2000)

Exhibits

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

Prepared by: _____

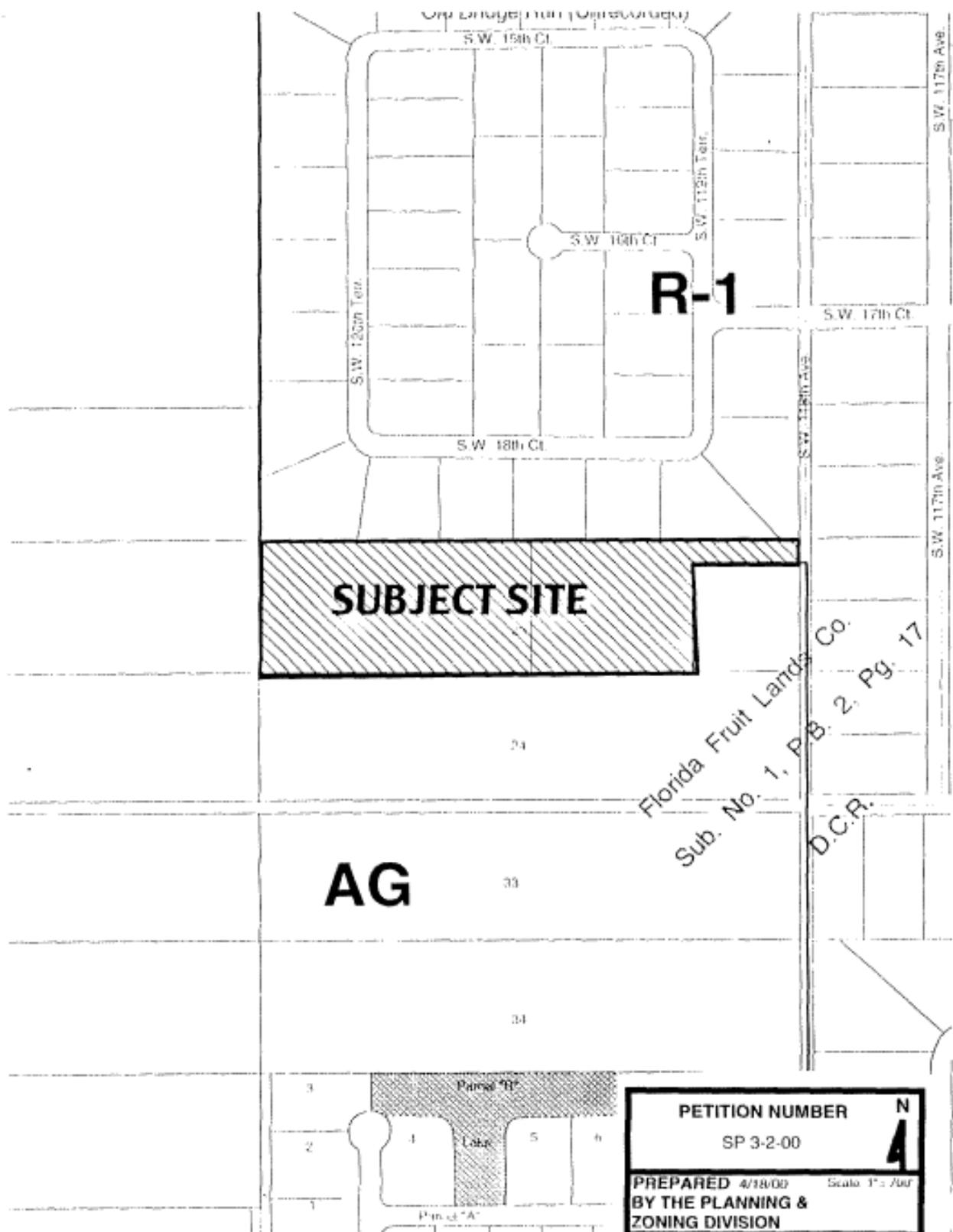
Reviewed by: _____



PETITION NUMBER
SP 3-2-00

Source: Town of David Future Land Use Map

PREPARED 4/17/00 Scale: 1"=400'
BY THE PLANNING &
ZONING DIVISION



City Engineer's Office

S.W. 15th Ct.

S.W. 16th Ct.

R-1

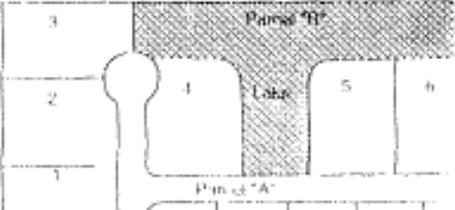
S.W. 17th Ct.

S.W. 18th Ct.

SUBJECT SITE

AG

Florida Fruit Lands Co.
Sub. No. 1, P.B. 2, Pg. 17
D.C.R.



PETITION NUMBER
SP 3-2-00

PREPARED 4/18/00 Scale 1" = 400'
BY THE PLANNING & ZONING DIVISION

N
4

SW 15 CT

SW 120 TERR.

SW 119 TERR.

SW 17 CT

SW 18 CT

SW 118 AVE

SW 117 AVE

SUBJECT SITE

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 3-2-00