



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 5-8-00 7085 Nova Drive

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

TITLE OF AGENDA ITEM: University Parc Residences

REPORT IN BRIEF: The applicant requests site plan approval to construct two (2) three story buildings consisting of 94 two and three bedroom rental apartments, with associated parking and landscaping. Site amenities will include an exercise room with an outdoor patio, pool and pool gazebo. The property will be gated with fencing along the south, west and north perimeters of the property and a six foot masonry wall along the east perimeter of the property. The buildings will be arranged in an "L" shape pattern. Twenty-four units will be two-bedroom with approximately 1,140 square feet and 70 units will be three-bedroom with approximately 1,300 square feet. The building's exterior reflects textured stucco walls painted in a "English Ivory", with bleached tan accent banding, and Spanish 'S' tile roofing material. The building height will be 32' to the mean of roof. One hundred and eighty-eight parking (188) spaces are required for the development. One hundred and ninety-four (194) spaces have been provided. Landscaping has been heavily designed to buffer the site along all property lines.

PREVIOUS ACTIONS: On April 18, 2000 Town Council denied a rezoning request to rezone the subject site from R-4A (Old Code) and M-1 (Old Code) to RM-16, Medium High Dwelling.

CONCURRENCES: Site Plan Committee: Motion to approve based on the planners report with the following conditions: increase the heights of the Paurotis Palms to 20 foot overall on the south elevation, bldg. 2; add five triple Alexander Palms, 14 to 16 foot clear trunk, to south elevation, bldg. 1; relocate five Dahoon Holly trees from building one to any good location on the site; tree locations are to be field adjusted upon installation; and that the floor plans be made to match the rendering/elevations as presented, Vice-Chair Marcellino absent, Councilmember Paul absent, motion carried 3-0, November 7, 2000.

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 5-8-00 subject to the following conditions prior to the issuance of a building permit:*

1. Providing a copy of the recorded plat.
2. Providing a draft copy of the homeowners association documents, prior to the issuance of a building permit and a final recorded copy to be provided prior to the issuance of a certificate of occupancy.
3. Reflecting the location of the siamese connection and note location of fire hydrants within 50' of the siamese connection.
4. Reflecting the height of the fence on the plans.

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

Item No.

Application #: SP 5-8-00
University Parc Residences

Revisions:

Exhibit "A":

Original Report Date: November 2, 2000

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

APPLICANT INFORMATION

Owner/Agent:

Petitioner: George Bouza

Name: Sundance at Davie, Inc.

Address: 3971 SW 8 Street, Suite 205

City: Miami, FL 33134

Phone: (954) 252-8366

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 7085 Nova Drive

Land Use Plan Designation: Regional Activity Center

Zoning: R-4A, Planned Apartment District (Old Code)

Existing Use: The subject site is undeveloped

Proposed Use: 94 Multi-family Rental units

Parcel Size: 6.32 acres (275,404 square feet)

Surrounding Land Use:

North: Vacant Land & Hayberg Industrial Park

South: Nova Gardens Condo.

East: Nova Villas Condo.

West: Arista Park Condo. & Village of Arista Park Townhouses

Surrounding Zoning:

North: M-1, Light Industrial District (Old Code)

South: RM-16, Residential Multi-family (16 dwelling units/acre)

East: R-4A, Planned Apartment District (Old Code)

West: R-4A, Planned Apartment District (Old Code) & R-6, Hotel District (Old Code)

ZONING HISTORY

Related Zoning History: Regional Activity Center was adopted by Town Council in 1998 by Ordinance 98-029.

Previous Requests on Same Property: On April 18, 2000 Town Council denied a rezoning request to rezone the subject site from R-4A (Old Code) and M-1 (Old Code) to RM-16, Medium High Dwelling.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval to construct two (2) three story buildings consisting of 94 two and three bedroom rental apartments, with associated parking and landscaping. Site amenities will include an exercise room with an outdoor patio, pool and pool gazebo. The property will be gated with fencing along the south, west and north perimeters of the property and a six foot masonry wall along the east perimeter of the property.
2. *Building:* The buildings will be arranged in an "L" shape pattern. Twenty-four units will be two-bedroom with approximately 1,140 square feet and 70 units will be three-bedroom with approximately 1,300 square feet. The building's exterior reflects textured stucco walls painted in a "English Ivory", with bleached tan accent banding, and Spanish 'S' tile roofing material. The building height will be 32' to the mean of roof.
3. *Parking and access:* One hundred and eighty-eight parking (188) spaces are required for the development. One hundred and ninety-four (194) spaces have been provided. Access to the site will be provided from a 60' access opening on SW 71 Terrace and a 50' access opening on Nova Drive.
4. *Landscaping:* The landscape plan reflects canopy trees such as Live Oak, Mahogany, and Gumbo Limbo along all of the perimeter buffers. Dahoon Holly and Crepe Myrtle trees

will also be planted as accents along the north, east and south property lines. A continuous hedge of Cocoplum will buffer the parking on all sides. Montgomery palms will accent the taller portions of the building with Dahoon Holly planted adjacent to the building facades. The pool area and interior open spaces will be heavily landscaped with Coconut palms, Royal Palms, Pink Tabebuias and Crepe Myrtle trees as well as a variety of shrubs and ground covers. There will be a total of two hundred seventy-one (271) trees provided on site.

5. *Signage:* An entry sign location is reflected on the site plan and landscape plan, but will not be reviewed for approval at this time. A signage detail will be required for approval at the time of permit submission.
6. *Drainage:* On-site drainage will be routed into drain fields with overflow into dry retention.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The subject site is located within Planning Area 6, generally located south of State Road 84, east of University Drive and north of Nova Drive. The majority of this planning area is industrially zoned and land used plan designated. There is one large retail center which is located on the southeast corner of University Drive and State Road 84. Commercial flex has been applied to industrially land use plan designated lands on Nova Drive.

Flexibility Zone: The proposed plat is in Flexibility Zone 99.

Broward County Land Use Plan: The subject site is governed by the plat titled "University Parc" which restricted the site to 94 multi-family Units on "Parcel A" and 140,000 square feet of industrial use with a 1,200 square foot watchman's quarters on "Parcel B".

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 5-8-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing a copy of the recorded plat.
2. Providing a draft copy of the homeowners association documents, prior to the issuance of a building permit and a final recorded copy to be provided prior to the issuance of a certificate of occupancy.
3. Reflecting the location of the siamese connection and note location of fire hydrants within 50' of the siamese connection.
4. Reflecting the height of the fence on the plans.

Site Plan Committee

Site Plan Committee Recommendation: Motion to approve based on the planners report with the following conditions: increase the heights of the Paurotis Palms to 20 foot overall on the south elevation, bldg. 2; add five triple Alexander Palms, 14 to 16 foot clear trunk, to south elevation, bldg. 1; relocate five Dahoon Holly trees from building one to any good location on the site; tree locations are to be field adjusted upon installation; and that the floor plans be made to match the rendering/elevations as presented, Vice-Chair Marcellino absent, Councilmember Paul absent, motion carried 3-0, November 7, 2000.

Exhibits

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

Prepared by: _____

Reviewed by: _____



I-595

SR 84

SW 71 TERRACE

SUBJECT SITE

NOVA DRIVE

N
↑ DATE FLOWN
JANUARY 1998
SCALE: nts
SP 5-8-00