



**TOWN OF DAVIE**  
**PLANNING & ZONING DIVISION**  
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399  
Phone: 954.797.1103 • www.davie-fl.gov

**PLANNING REPORT**

<b>Project Type Number and Name</b>
SP 20-048 Stillwater Shores

<b>Application</b>	
Petitioner/Representative	Tal Falk, Toll Bros., LLC
Owner	Stillwater Shores LLC.
Project Planner	Lise Bazinet, Planner II
Date of Report	10/13/2020
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	10/20/2020
Date of Town Council Review	N/A

<b>Location/Site</b>	
Folios/Identification Numbers	50-41-34-21-0030, 0040, 0050, 0060, 0090, 0170, 0180, 0190
Address (General Location)	6924, 6894, 6864 and 6834 North Stillwater Shores Dr. 5424 East Stillwater Shores Dr. 6895, 6925 and 6955 South Stillwater Shores Dr.
Nearest North/South Road	Davie Road
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	20.1
Existing Use	Residential Development
Future Land Use	Residential 1DU/Acre
Zoning	Agricultural (A-1) District
Council District	1
Redevelopment Area	N/A
Overlay District	Rural Lifestyle/Scenic Corridor
Design Regulation	Anti-Monotony
Planning Area	9
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Linear Park
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

<b>Key Points</b>
<ul style="list-style-type: none"><li>• The request is to provide new models for the last undeveloped 8 lots of the residential development.</li><li>• The applicant (Toll Brothers, Inc.), is proposing 5 new models of one and two-story</li></ul>



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homes (Plymouth, Santangelo, San Lucia, Callahan and Dalenna II) with 3 floor plan options (Boca Raton, Transitional and Coastal).

- The existing Stillwater Shores development includes 7 model homes and 4 elevation options, all of which could be used for the remaining lots.
- The proposed additional models are compatible with the existing homes.

### History

1. Related Zoning Information: N/A

2. Previous Request:

- Variances (V16-293/295/296/297) Stillwater Shores: The requests were approved by Town Council on January 4<sup>th</sup>, 2017 providing relief from the following development standards:
  - A 0 ft. setback from front façade of the home for front-loaded garages (code requires 15 ft. minimum.)
  - A lot area of 17,850 sf. (code requires 35,000 sf.)
  - A lot frontage of 100 ft. (code requires 140 ft.)
  - A front setback of 30 ft. (code requires 40 ft.)
  - A side setback of 15 ft. (code requires 30 ft.)
  - A rear setback of 25 ft. (code requires 35 ft.)
  - A building coverage of 40 % (code maximum is 25 %)
  - Allow all street blocks to exceed 600 ft. in length (code provides that no more than 25% of street blocks shall exceed 600 ft. in length)
- Plat (P16-217) Stillwater Shores: The request was approved by Town Council on January 4<sup>th</sup>, 2017 for a new residential, lot-specific plat.
- Site Plan (SP 16-154) Stillwater Shores: The request was approved by Town Council on January 4<sup>th</sup>, 2017 for the development of a new single-family home residential community.
- Site Plan (SP18-018) Stillwater Shores: The request to provide a new elevation for the model homes was approved by Site Plan Committee on February 13, 2018.

3. Concurrent Request(s): N/A

### Analysis

1. Architecture: The architecture of the one and two-story single-family detached homes reflects a contemporary design. The proposed models include stone veneer, hip roofs, stucco finish, decorative railings and an earth tone color palette.
2. Compatibility: The proposal is compatible with the Rural Lifestyle regulations and compatible with the existing models within the residential development.

### Recommendations

Staff finds the application complete and suitable for further review.



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**Attachments**

1. Petitioner Documentation
2. Related Map
3. Pictures



2/14/2020  
Toll Bros., Inc.

Project  
**Stillwater Shores**  
**6984 N Stillwater Shores Dr, Davie FL 33314**

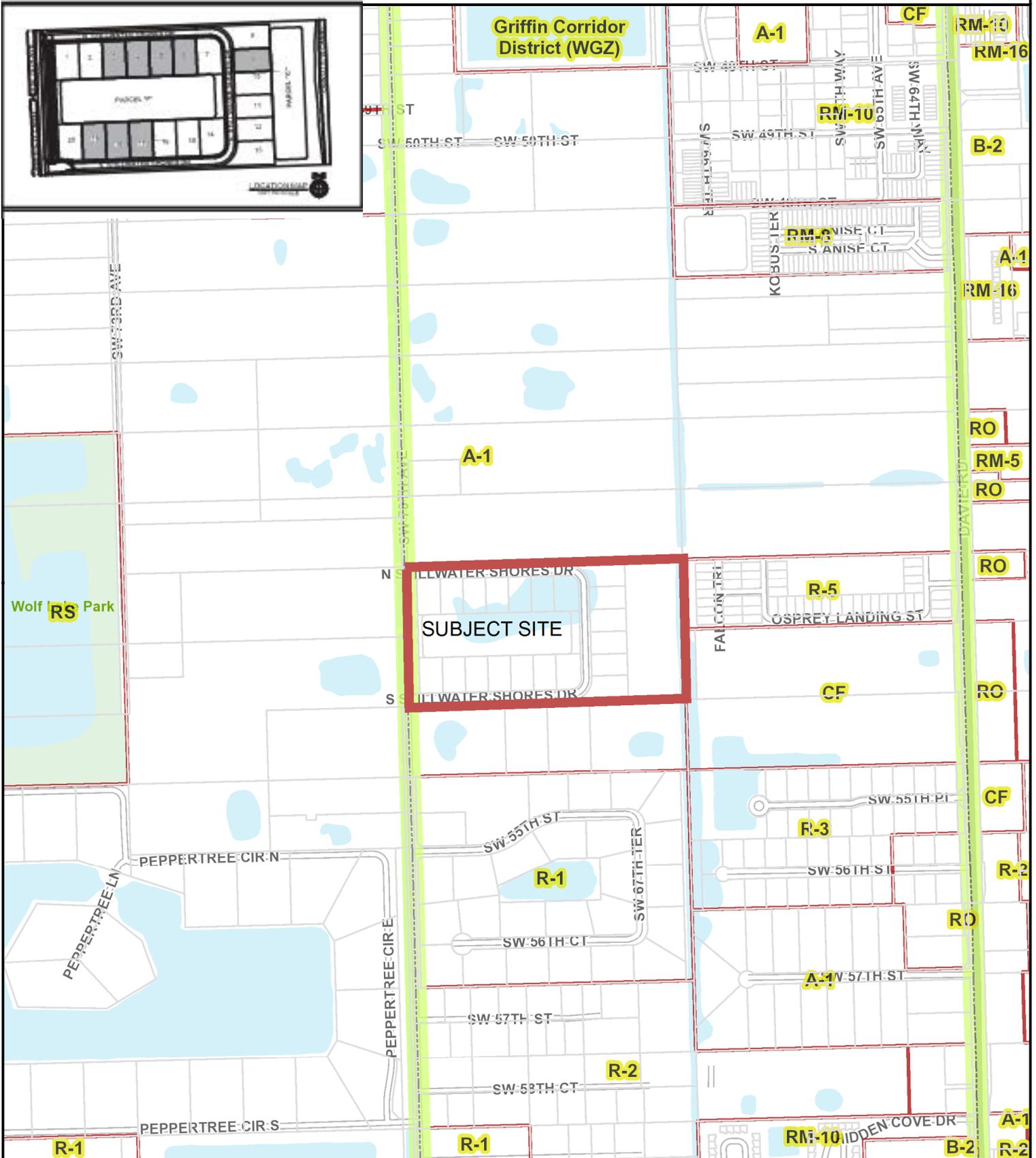
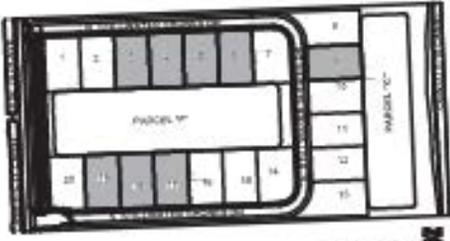
Scope of Work:

Toll Bros., Inc. proposes to build 8 homes at the Stillwater Shores location of 6984 N Stillwater Shores Dr, Davie FL 33314. The site will comprise of 8 lots total.

Please view all documents and plans attached for review, if there are any questions please contact Tal Falk at Division Office (954) 999-1877 or [tfalk@tollbrothers.com](mailto:tfalk@tollbrothers.com).

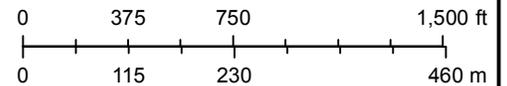


# Zoning Map



### GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.





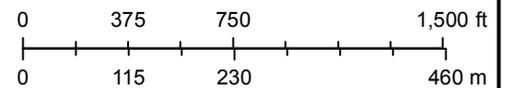
# Aerial



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# VIEW OF SUBJECT SITE

