

VILLAS AT HARBOR ISLES-COCOPLUM Dania Beach, Florida



Client

NAC Investments

Project Date

2004

Services Provided

Site Civil Engineering
Surveying
Landscape Architecture
Planning
Construction Administration

Full site planning, surveying, and engineering for this 33.5-acre development.

A rezoning to RM-2 classification was needed to suit the client's development parameters for the redevelopment of this site. The resulting design included 427 attached dwelling units, yielding 12.7 units per acre. This site offers Mediterranean-style Villas surrounding a private central lake. A mangrove-flanked canal buffers one side of the site and a large lake borders the other side of the property. A pedestrian gate allows residents easy access to a nearby Publix store.

CGA designed this private community with lushly landscaped buffers, a gated entryway, and a recreation area overlooking the lake despite the challenge presented by an adjacent outparcel and limited access. A privacy wall along Griffin Road provides separation from the roadway and the resident backyard spaces.