

ADMINISTRATION DEPARTMENT

MEMORANDUM CRA

DATE: March 25, 1999

TO: Harry Venis, Mayor
James Bush, Vice Mayor
Kathy Cox, Councilmember
Judy Paul, Councilmember
Richard Weiner, Councilmember

THRU: Robert Rawls, Interim Town Administrator

VIA: Will Allen, Programs Administrator

BY: Glenn Irwin, Redevelopment Administrator

RE: Zoning in Progress ordinance - western theme district

At the January 20th Council meeting, when this item was last discussed, Council directed the CRA to meet with the affected property owners on the South side of Griffin Road to work out a solution to the setback issues. At its February 28th meeting, the CRA Board discussed this situation with the property owners and/or their representative in attendance. Rather than treat each property on a case by case basis, the CRA attempted to codify a solution which would provide some flexibility and not require each owner to seek variances regarding building setbacks. The CRA believes that the following ordinance provides this flexibility. Then at its March 22nd meeting, the CRA Board ratified the final revisions of this recommended ordinance.

The CRA recognizes that the ultimate six laning of Griffin Road will greatly impact properties on the south side of Griffin Road presently in the Western Theme District. It was even suggested to exempt all properties south of Griffin Road from the Western Theme District. However, after additional thought it was mentioned that doing so could present other problems such as: 1) there are three properties with approved site plans (one already built) which follow the 10 foot front wall setback now and would be nonconforming buildings if taken out of this District, 2) there are several existing buildings which have invested substantial funds into their western facades, and 3) the FDOT improvements, which will include western type materials (street lights and brick pavers) will be installed about 1,000 feet south of Griffin Road. Based on these items, the properties were not recommended to be removed from the Western Theme District.

Three setback options are recommended to property owners east of Davie Road and two options are recommended for properties west of Davie Road that abut the south side of Griffin Road (Exhibit A is an aerial photo of the affected properties). For east

of Davie Road, the properties can: 1) follow the recommended 10 foot built to line standard (see Exhibit B which is the typical building placement recommended for entire district), 2) provide a front bufferyard up to the front boardwalk area (with no front vehicular use areas), or 3) if the owner wants front parking, then he must provide a minimum bufferyard area. West of Davie Road there were two options recommended: 1) follow the recommended 10 foot built to line standard, and 2) provide a front bufferyard up to the front boardwalk area (with no front vehicular use areas)(see Exhibit C). The CRA believes that the removal of the school board properties in front of the existing Old Davie School could generate additional pedestrian activities on the south side of the C-11 canal. This activity could promote new businesses nearby to take advantage of this attractive setting. In addition, the CRA provided initial support for the proposed neighborhood center plan that was recommended by Planning & Zoning staff for the southwest neighborhood at Griffin and Davie Road. These two important items are the reasons why this area of the Western Theme District should be treated unique for Griffin Road, and even different from the east side of Davie Road. However, the CRA believes that if a property owner wishes to develop his property closer to the street, it will better define the area as an entranceway into the Davie Road corridor.

Two other items pertain to boardwalks and minimum height standards. It is recommended that all newly constructed buildings that are located at the Davie Road intersections with Griffin Road and Orange Drive must have ten foot wide covered boardwalks. These two intersections are major focal points in the District and a covered boardwalks on both street sides would help define this importance. Although it is not recommended for such properties south of Griffin Road to be abutting Davie Road, the wider boardwalks on both street sides would be a benefit.

Regarding the minimum and mean front wall height, this is a more difficult, but important issue in our redevelopment efforts. The argument is based upon an urban design reason regarding proper building massing and scale. Davie Road is a five lane roadway which creates a major challenge to provide a sense of "enclosure" which is an important element in downtown redevelopment. Low buildings do not provide this "enclosure" on five lane streets. The Settlement Plan recommends multi story buildings for this reason. However, to mandate multi story buildings is not a viable recommendation at this point in our redevelopment efforts. Therefore, the CRA believes, based upon the recommendation on the CRA's urban design consultant that additional height is necessary. Attached is a general cost estimate from a local architect to increase a forty foot wide building's front parapet four additional feet. This is a nominal cost when considered as a percentage of the total cost of construction of a new building. This greater height requirement would only be required for building alterations which alter the front wall structure, and in most cases would probably be for new construction. It should be noted that traditional western facades have tall front building walls, too.

Based upon these items, the CRA is recommending approval of this ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING SECTION 12-388 OF THE TOWN CODE BY AMENDING SUBSECTION (A)(1) CONCERNING FRONT SETBACKS, SUBSECTION (C) CONCERNING COVERED BOARDWALKS, AND ADDING A NEW SUBSECTION (J) CONCERNING MINIMUM FRONT WALL HEIGHT IN THE WESTERN THEME DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie amended the Western Theme District in August, 1996; and

WHEREAS, the intent of the 1996 revisions was to create a more pedestrian friendly environment within the Western Theme District; and

WHEREAS, two specific items that adhere to this intent pertain to buildings being placed closer to the front property line and that front facades having a height that provides a more comfortable walking environment along the street.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. That Section 12-388 of the Code of the Town of Davie is hereby amended by amending subsection (A)(1) which shall read as follows:

(1) Front Setback: Ten (10) feet. In order to provide a linear uniformity of buildings in this district, the ~~recommended~~ required building walls for the ground floor of buildings ~~should~~ shall be ~~exactly built to~~ ten (10) feet from the front property line, and fifteen (15) feet for buildings with first floor outdoor seating areas. The recommended front setback for upper floors is exactly ten (10) feet. Upon an intersection with two or more streets, the front shall be determined by the side of the building facing the street with the higher number of lanes of traffic. Upper floors may be built with a front setback standard of zero (0) feet, however, upper floors may not extend beyond a maximum distance of ten (10) feet from the ground floor building wall. Properties abutting the southern right of way line of Griffin Road may alternatively provide for one of the following:

Properties east of Davie Road shall be as follows:

(a) a building wall to be built ten (10) feet from the front property line with a covered boardwalk as required under subsection (C) below, or

(b) a landscaped bufferyard of up to a maximum of thirty (30) feet on the Griffin Road frontage with a front covered boardwalk of a minimum width of ten (10) feet. The covered

boardwalk shall abut the bufferyard, or

(c) Parking and drive lanes placed in the front of the building, in accordance with the following conditions:

(1) If the Griffin Road edge of right-of-way elevation as determined by the Florida Department of Transportation exceeds two (2) feet from the property elevation at the Griffin Road property line, a thirty (30) foot bufferyard shall be placed adjacent to the Griffin Road right-of-way.

(2) If the Griffin Road edge of right-of-way elevation as determined by the Florida Department of Transportation is equal or less than two (2) feet from the property elevation at the Griffin Road property line, a twenty (20) foot bufferyard shall be placed adjacent to the Griffin Road right-of-way.

(3) There shall be no maximum building setback requirement.

(4) A covered boardwalk as required by subsection (C) below.

Properties west of Davie Road shall be as follows:

(a) a building wall to be built ten (10) feet from the front property line with a covered boardwalk as required under subsection (C) below, or

(b) a landscaped bufferyard of up to a maximum of 30 feet on the Griffin Road frontage with a front covered boardwalk with a minimum width of ten (10) feet. The covered boardwalk shall abut the bufferyard.

SECTION 2. That Section 12-388 of the Code of the Town of Davie is hereby amended by amending subsection (C) which shall read as follows:

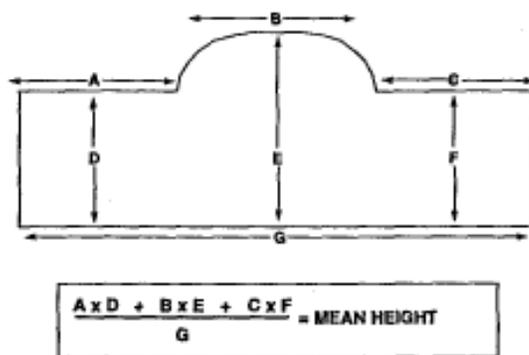
(C) Any commercial, business, office or mixed use building constructed in the Western Theme District located within ten ~~fifteen~~ feet of the front property line shall have a covered boardwalk at least the length of the frontage of the structure along the major street side extending from the front building wall to the property line. Buildings with greater setback distances are required to also provide a covered boardwalk with a minimum width of six (6) feet on the front of the building. Corner parcels are encouraged to also provide a covered boardwalk with a minimum width of six (6) feet on the side of the building. All new buildings that are located at the Davie Road intersections with Orange Drive and Griffin Road shall have a ten foot wide covered boardwalk on all of the street sides of the properties.

SECTION 3. That Section 12-388 of the Code of the Town of Davie is hereby amended by adding a subsection (J) which shall read as follows:

(J) Minimum front wall height: Eighteen (18) feet. The mean height of the front walls of

buildings shall be at least twenty one (21) feet. Such front wall height shall be measured from the finished floor elevation to the top of the front wall. Rounded and angled parapet features shall be calculated as squared and rectangular shapes. The height of a shed or gabled roofed building which does not have a front parapet shall be measured from the finished floor elevation to the midpoint of the roof line which midpoint shall have a minimum height of eighteen (18) feet. Building alterations which do not alter the existing front wall structure are exempt from this subsection (j). The following is an example of mean height calculated for front walls.

ILLUSTRATION
MEAN HEIGHT CALCULATION FOR FRONT WALL



SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 1999.

PASSED ON SECOND READING THIS _____ DAY OF _____, 1999.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.



JEFF FALKANGER
HARLAN L. KURITZKI
W. DOUGLAS SNYDER
JACK W. HUGENTIGLER I

Superior Client Oriented Architectural Services With the Fewest "Surprises"

February 4, 1999

To: Glenn Irwin
Community Redevelopment Agency
Town of Davie
6591 Orange Drive
Davie, Florida, 33313

Re: Facade Cost Estimate

Dear Glenn:

In response to your request concerning costs estimates for increasing the facade height, I have discussed this with Shel McCartney and offer the following. Based on your description of increasing the height an additional 4', the approximate cost estimate would be within \$10 to \$14 per square foot of facade surface area.

There are numerous factors that may affect the costs, but we assumed two different wall systems of wood framing and concrete masonry. Should you need any additional information, please do not hesitate to contact me.

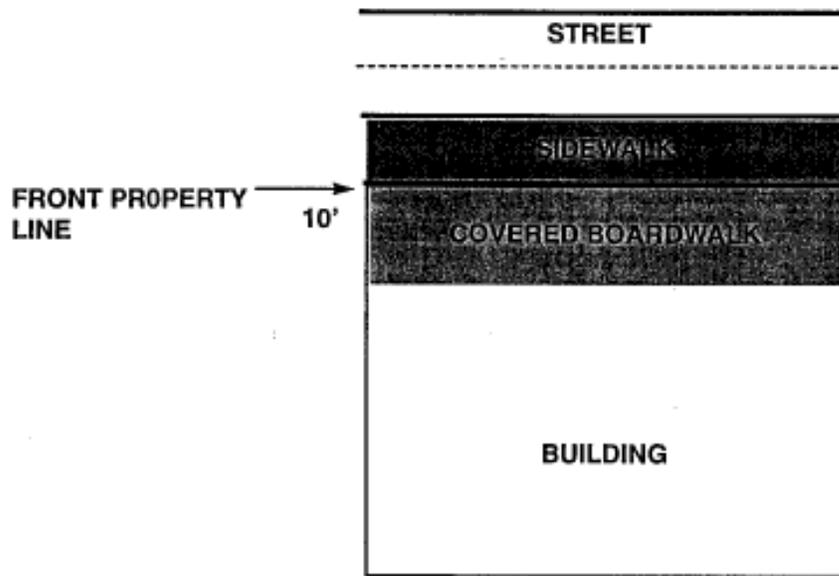
Cordially yours,

W. Douglas Snyder, CSI, COT
Executive Vice President

Exhibit A



TYPICAL BUILDING PLACEMENT UNDER PROPOSED BUILD TO LINE

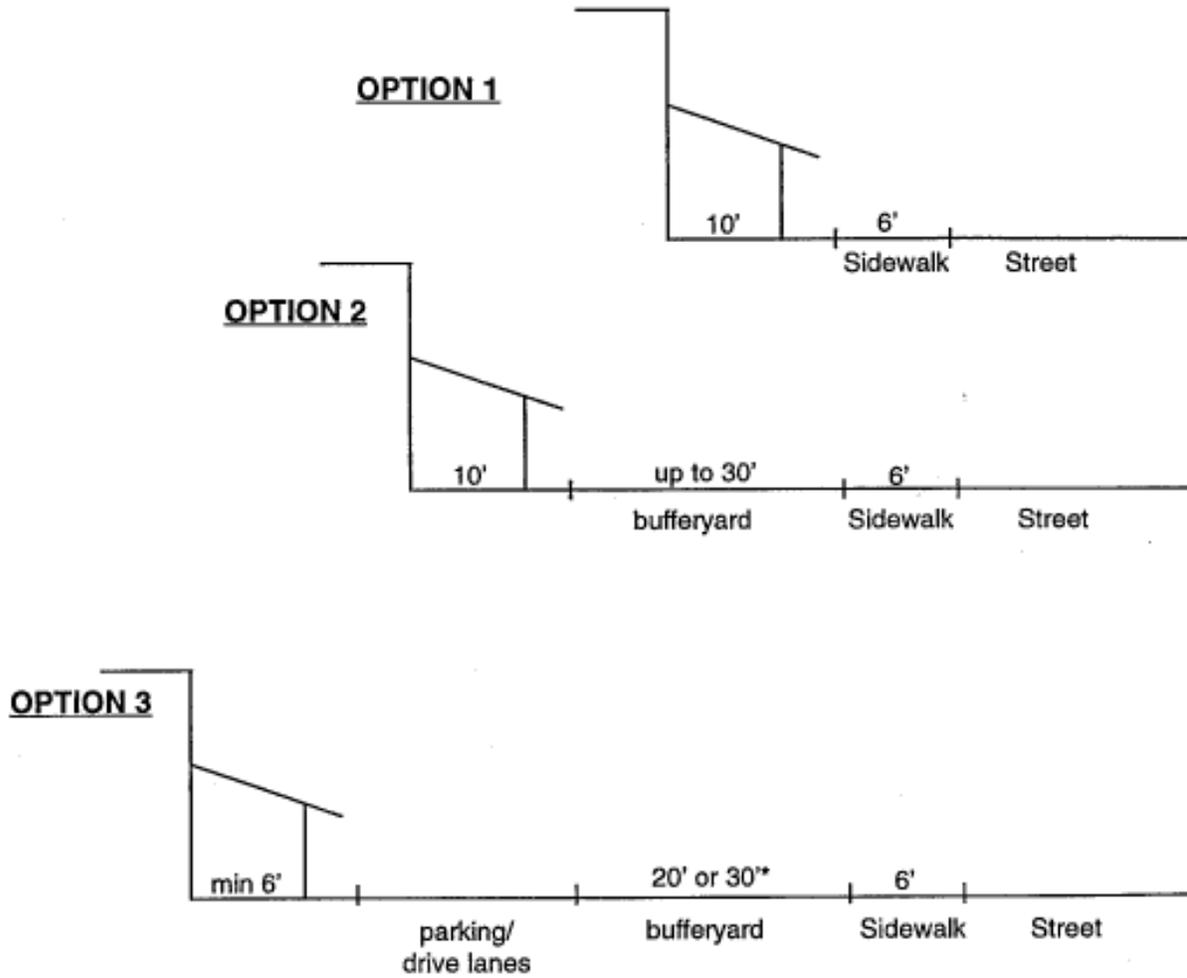


GRIFFIN ROAD OPTIONS

Exhibit C

Options 1, 2, and 3 are available east of Griffin Road

Options 1, and 2 are available west of Griffin Road



*20' if elevation difference is less than or equal to 2'

30' if elevation difference is greater than 2'