

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP
(954) 797-1101

SUBJECT: Quasi Judicial Hearing: Special Permit

SE 2-1-01 JJK International, Inc., 4900 Davie Road/Generally located at the southwest corner of SW 49 Street and and Davie Road.

TITLE OF AGENDA ITEM:

SE 2-1-01 JJK International, Inc., petitioner/owner

REPORT IN BRIEF: The applicant is proposing to install a trailer to be used as a temporary real estate office for a duration of eighteen (18) months. This request is associated with a proposed development of twenty-one (21) townhouse units called Davie Manor Homes. The applicant is proposing to place the trailer at the northwest corner of the subject site within what will be the rear yards of units 1 and 2 when the project is completed. The trailer will be set back twenty (20) feet from SW 49 Street, forty-eight (48) feet from SW 65 Avenue, which is approximately 100 feet from the nearest dwelling to the west. There will be a walkway installed from the temporary construction parking area to access the trailer and the entire subdivision will be surrounded by a temporary fence during construction. In order minimize the negative impacts associated with the development of this site, all activities associated with the trailer and the temporary construction parking are located more toward the Davie Road side of the site. The proposed location of the trailer is as far away from the Davie Road corridor as possible in order to minimize the negative visual impacts of the trailer.

PREVIOUS ACTIONS: None.

CONCURRENCES: Mr. Davis motioned, seconded by V-C Stahl, approval subject to the landscaping, as presented by the petitioner, to be installed contemporaneously with the trailer; that the petitioner give assurance that they would not relocate the trailer; and that the petitioner would provide a copy of the lease. (motion carried: 5-0, April 11, 2001)

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve.

Attachment(s):

Conceptual Site Plan, Land Use Map, Subject Site Map, Aerial

Application #: SE 2-1-01

Revisions:

Exhibit "A"

Original Report Date: 4/13/01

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

APPLICANT INFORMATION

Owner:

Name: JJK International, Inc.
Address: 3316 NE 16 Street
City: Fort Lauderdale, FL 33304
Phone: (954)567-1959

Agent:

Name: JJK International, Inc.
c/o Lawrence Lancaster
Address: 5256 SW 116 Terrace
City: Cooper City, FL 33330
Phone: (954)966-2187

BACKGROUND INFORMATION

Date of Notification: April 4, 2001 **Number of Notifications:** 118

Application History: No deferrals have been requested.

Application Request: Special permit for a trailer to be used as a temporary real estate sales office pursuant to Section 12-34(P)(1)(b)(3)(f) of the Land Development Code.

Address/Location: 4900 Davie Road. Generally located at the southwest corner of SW 49 Street and and Davie Road.

Future Land Use Plan Designation: Residential (10 DU/Acre)

Zoning: RM-10, Medium Density Dwelling District

Existing Use: Vacant.

Proposed Use: Trailer for temporary real estate sales office.

Parcel Size: 1.81 net acres (78,880 square feet)

Surrounding Uses:

North: Multi-family Residential
South: Vacant
East: Nurseries
West: Multi-family Residential, Vacant

**Surrounding Land
Use Plan Designation:**

Residential (10 DU/AC)
Residential (5 DU/AC)
Commercial
Residential (10 DU/AC)

Surrounding Zoning:

North: RM-10, Medium Density Dwelling District
South: A-1, Agricultural District
East: B-2, Community Business District
West: RM-10, Medium Density Dwelling District

ZONING HISTORY

Related Zoning History: Town initiated Phase II rezoning in October 1985 rezoned the subject site from R-3 (Old Code) to RM-10, Medium Density Dwelling District.

Previous Request on same property: Town Council approved the site plan for the subject site, SP 7-2-00 Davie Manor Homes, on September 20, 2000.

APPLICATION DETAILS

The applicant is proposing to install a trailer to be used as a temporary real estate office for a duration of eighteen (18) months. This request is associated with a proposed development of twenty-one (21) townhouse units called Davie Manor Homes. The site plan for Davie Manor Homes, SP 7-2-00, was approved by Town Council on September 20, 2000. The applicant is proposing to place the trailer at the northwest corner of the subject site within what will be the rear yards of units 1 and 2 when the project is completed. The trailer will be set back twenty (20) feet from SW 49 Street, forty-eight (48) feet from SW 65 Avenue, which is approximately 100 feet from the nearest dwelling to the west. There will be a walkway installed from the temporary construction parking area to access the trailer and the entire subdivision will be surrounded by a temporary fence during construction. In order minimize the negative impacts associated with the development of this site, all activities associated with the trailer and the temporary construction parking are located more toward the Davie Road side of the site. The proposed location of the trailer is as far away from the Davie Road corridor as possible in order to minimize the negative visual impacts of the trailer. It should be noted that the applicant is flexible in the placement of the trailer. The trailer could be placed at the northeast corner of the site within what will be the rear yards of units 20 and 21 when the project is completed. It would be set back twenty-five (25) feet from SW 49 Street and Davie Road respectively, which is also approximately 100 feet from the nearest dwelling to the north, but would make the trailer more visible from the Davie Road corridor.

Applicable Codes and Ordinances

1. Section 12-34(P)(1)(b)(3)(f) of the Land Development Code permits trailers to be used as a temporary real estate sales office pursuant to a special permit. The office shall be removed upon completion of the development of the subdivision or sooner, as dictated by the special permit. Sales activity may not be initiated on the development site until final development approval has been granted by Town Council pursuant to the site plan application procedure.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: None.

Staff Analysis

The intent of Land Development Code's requirement for special permits is for the Town to consider external impacts of uses that require special permits. Staff finds that the proposed real estate sales trailer poses minimal negative impacts on the surrounding area due its temporary nature and location on the subject site and is consistent with the intent of the Land Development Code.

Findings of Fact

Review for Special Permits:

Section 12-308(A)(1)(a):

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
 - (ii) The proposed change will not create an unrelated an incompatible use;
 - (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;
 - (iv) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;
 - (v) The proposed change will not adversely affect surrounding property values;
 - (vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
 - (vii) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.
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Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval**, of petition SE 2-1-01.

Planning & Zoning Board Recommendation

Mr. Davis motioned, seconded by V-C Stahl, approval subject to the landscaping, as

presented by the petitioner, to be installed contemporaneously with the trailer; that the petitioner give assurance that they would not relocate the trailer; and that the petitioner would provide a copy of the lease. (motion carried: 5-0, April 11, 2001)

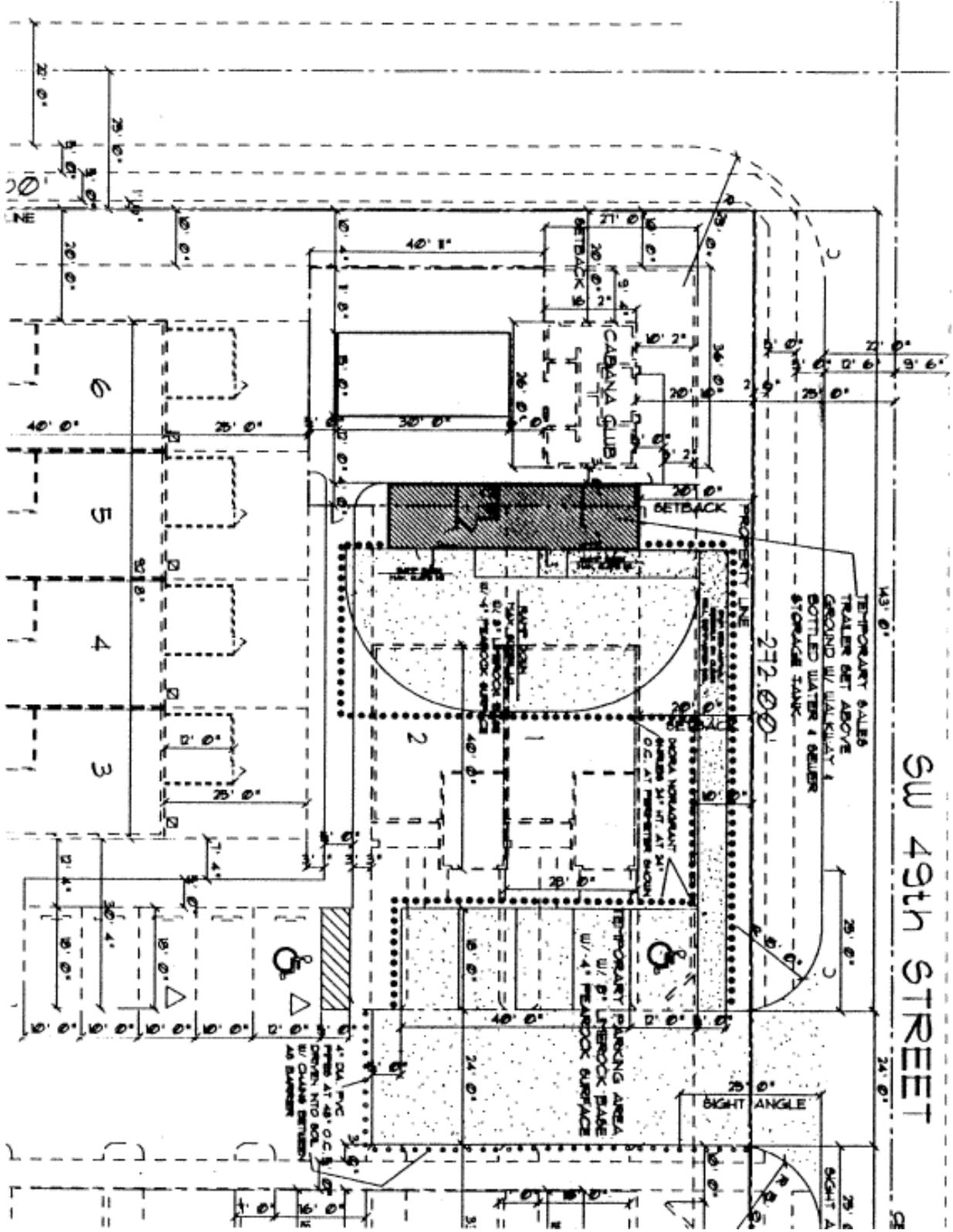
Exhibits

1. Conceptual Site Plan
2. Land Use Map
3. Subject Site Map
4. Aerial

Prepared by: _____

Reviewed by: _____

SW 49th STREET



TEMPORARY SALES TRAILER SET ABOVE GROUND W/ WATERWAY & BOTTLED WATER & SELLER STORAGE TANK

TEMPORARY PARKING AREA W/ 8' INTERLOCK BASE W/ 4" PEANUT SURFACE

4" DIA. PVC PIPES AT 48" O.C. SET INTO SOL. W/ CURBS BURNISHED AS SHOWN

DOOR HOLDING AREA 24" W/ 24" O.C. AT INTERIOR CORNER

SALE TRAILER W/ 8' INTERLOCK BASE W/ 4" PEANUT SURFACE

CABANA CLUB

6
5
4
3

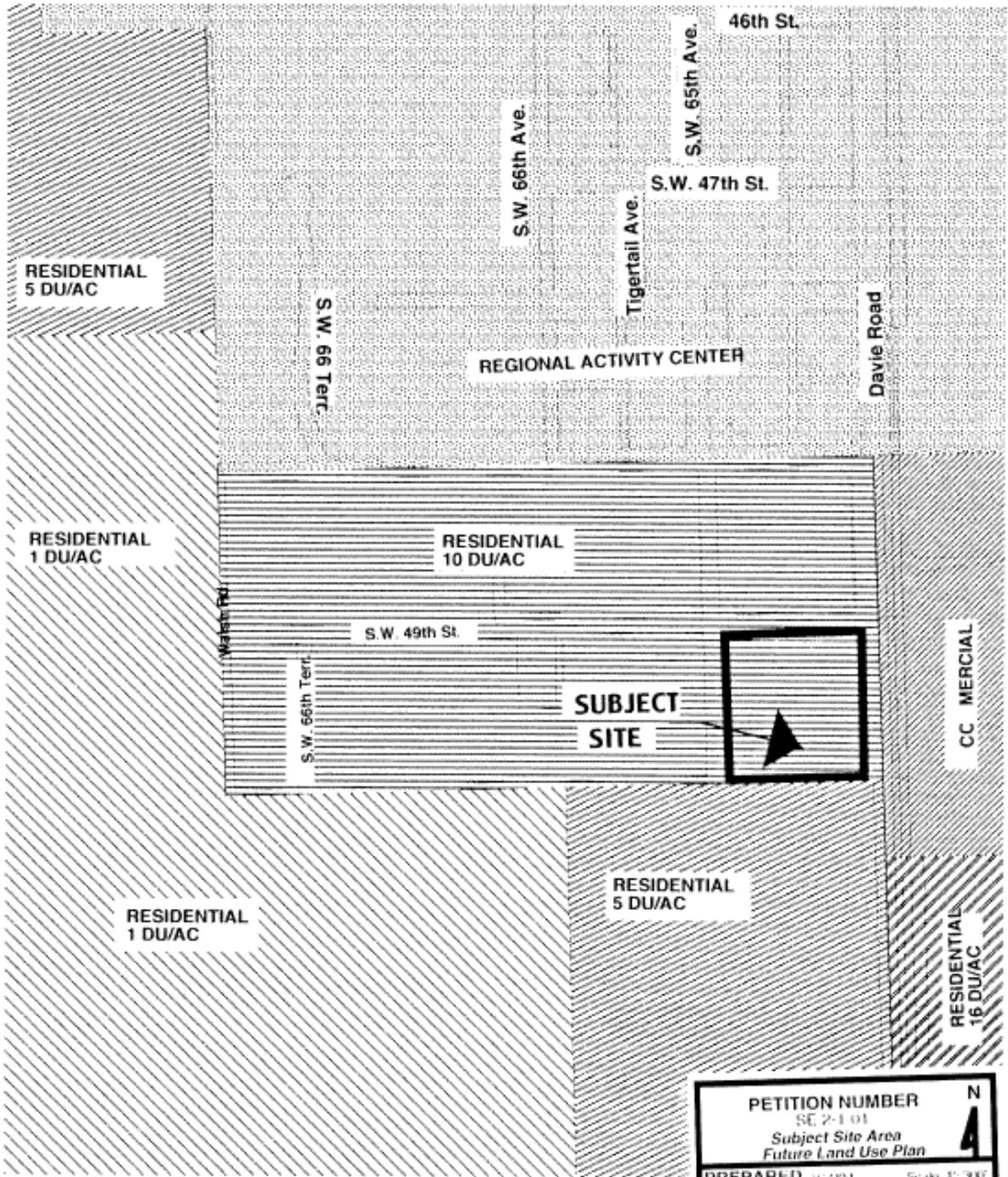
272.00'

PROPERTY LINE

SETBACK

RIGHT ANGLE

RIGHT A



PETITION NUMBER
 SE 2-1 01
Subject Site Area
Future Land Use Plan

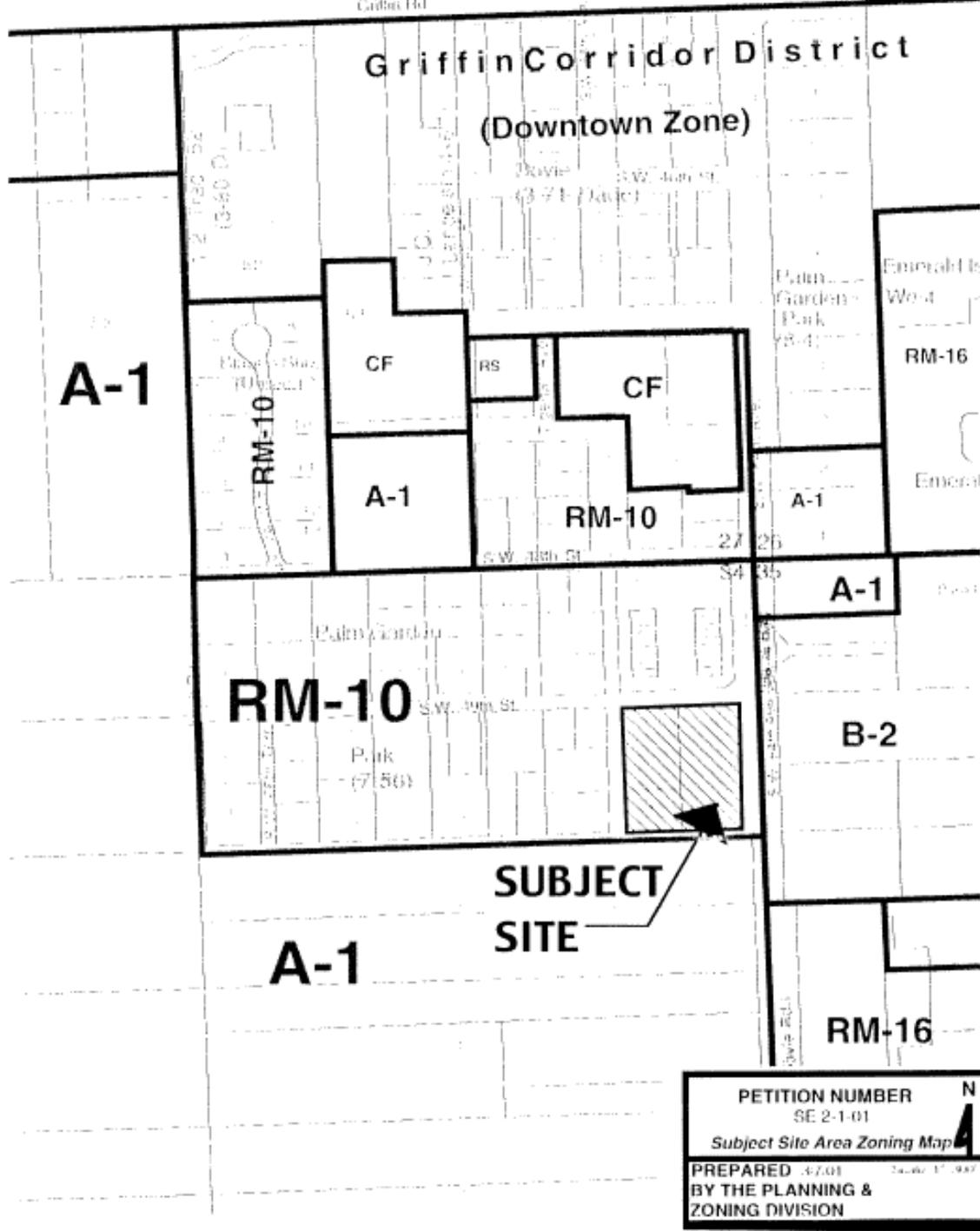
N
4

PREPARED 11/2001 Scale: 1"=300'
 BY THE PLANNING &
 ZONING DIVISION

SOUTH NEW RIVER CANAL

Griffin Rd

**Griffin Corridor District
(Downtown Zone)**





SW 48 ST

MULTI-FAMILY RESID

SW 49 ST

SUBJECT SITE

VACANT

AGRICULTURAL

SINGLE FAMILY RESID

VACANT

S.W. 64th AVENUE (DAVIE ROAD)

MULTI-FAMILY RESI

N DATE FLOWN
↑ JANUARY 1995
SCALE: 1"=300'
SE 2-1-01