TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Quasi Judicial Hearing: Ordinance 1st Reading, ZB 12-2-03/FX 12-1-03 Lakeside Village at Davie, 6990 Griffin Road/Generally located on Griffin Road, east of SW 70 Avenue (Viele Road).

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-03/FX 12-1-03, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM: A-1, AGRICULTURAL DISTRICT AND GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1); TO: GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1) AND ALLOCATING COMMERCIAL FLEXIBILITY; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The request is to rezone 30.862 acres located on Griffin Road, east of SW 70 Avenue (Viele Road), from: A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1); to: Griffin Corridor District (West Gateway Use Zone 1). Approval of the request will allow the mixed use subdivision known as "Lakeside Village at Davie". This is a mixed use subdivision with the only access being from Griffin Road. There are 63 single family lots, and 14,126 square feet of commercial space within two (2) structures adjacent to Griffin Road with 28 condominium units on top. There are 4.436 acres of commercial flexibility, from Flex Zone 102, being allocated adjacent to Griffin Road to allow for the mixed use development since the underlying Future Land Use Plan Map designates this portion of the property Residential (10 DU/AC). The single family lots are approximately 6,900 square feet in size and can accommodate homes ranging from 3,200–4,500 square feet in size with two (2) and three (3) car garages, and the commercial space can accommodate office and friendly neighborhood retail uses. In addition, the historic Osterhaudt home has been donated to the Town, and is going to be moved to the Old Davie School site at the developer's expense.

According to the Land Development Code, the parcel meets the minimum technical requirements for the Griffin Corridor District (West Gateway Use Zone 1) zoning classification, as the minimum lot size required is 65,000 square feet, and the subject site is 30.862 acres (1,344,348.72 square feet), minimum frontage and depth is 250', and the subject site has approximately 928' frontage and a depth of 1200'. The site design takes into account the existing surrounding uses by providing for adequate buffers, drainage, and access. Landscaping and a significant lake buffer the adjacent single family homes, and the only access to the site is from Griffin Road. The proposed mixed use structures are located appropriately along Griffin Road, and take advantage of the zoning district, by having office

and neighborhood retail space on the first floor. The proposal provides for pedestrians by having covered walkways on the mixed use buildings, through sidewalks on both sides of the streets in the single family portion, and a paver walkway around a lake. Throughout the proposal the Florida vernacular architectural style is used, and the single family homes employ some of the Rural Lifestyle Initiative's ideas, as all of the models have front porches and some have side-loading garages. In conclusion, the proposed rezoning and associated master site plan demonstrate compliance with both the technical requirements and the intent of the Griffin Corridor Regulations in a number of ways.

PREVIOUS ACTIONS: None

CONCURRENCES: At the September 22, 2004, Planning and Zoning Board meeting, Vice-Chair Turin made a motion, seconded by Ms. Lee to approve subject to Site Plan approval. (Motion carried 4-0, Mr. Stevens was absent)

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Ordinance, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map, Justification, Master Site Plan

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-03/FX 12-1-03, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM: A-1, AGRICULTURAL DISTRICT AND GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1); TO: GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1) AND ALLOCATING COMMERCIAL FLEXIBILITY; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1); to Griffin Corridor District (West Gateway Use Zone 1) and that 4.436 acres of commercial flexibility from Flex Zone 102 be allocated adjacent to Griffin Road, to allow for a mixed use development, in accordance with the Administrative Rules Document of the Broward County Land Use Plan;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

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

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1) to Griffin Corridor District (West Gateway Use Zone 1) and that 4.436 acres of commercial flexibility from Flex Zone 102 are allocated adjacent to Griffin Road to allow for a mixed use development:

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;
b. The subject property shall be developed in substantial conformance with the proposed Master Site Plan that part of Exhibit "A", which is attached hereto and made part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, Griffin Corridor District (West Gateway Use Zone 1);

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. 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 5. This Ordinance shall take effect immediately upon its passage and adoption and is subject to approval of a compatibility review, for the allocation of commercial flexibility, according to Policy 13.01.10 of the Broward County Land Use Plan.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2004.

PASSED ON SECOND READING THIS _____ DAY OF_____, 2004.

ATTEST:

_____

MAYOR/COUNCILMEMBER

_____

TOWN CLERK

APPROVED THIS_____ DAY OF _____, 2004.

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

Applicant Information

Owner/ Petitioner:

Name: Jordan Klemow, Managing Member
Lakeside Village of Davie, LLC
Address: 2001 West Sample Road, Suite 320
City: Pompano Beach, FL 33064
Phone: (954) 969-5111

Background Information

Date of Notification: September 15, 2004 **Number of Notifications:** 263

Application History: No deferrals have been requested.

Planning and Zoning Board Recommendation: Approval was recommended.

Application Request: Rezone the 30.862 acres subject site **FROM:** A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1); **TO:** Griffin Corridor District (West Gateway Use Zone 1) and allocating 4.436 acres of commercial flexibility, from Flex Zone 102, adjacent to Griffin Road to allow for a mixed use development.

Address/Location: 6990 Griffin Road/Generally located on Griffin Road, east of SW 70 Avenue (Viele Road).

Future Land Use Plan Map Designations: Residential (10 DU/AC), 9.03 gross acres
Residential (5 DU/AC), 17.52 gross acres
Residential (1 DU/AC), 5.77 gross acres

Existing Density: 5.9 DU/AC (182 dwelling units)

Proposed Density: 2.9 DU/AC (91 dwelling units)

Existing Zoning: A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1)

Proposed Zoning: Griffin Corridor District (West Gateway Use Zone 1)

Existing Use: Vacant historic single family home, defunct orange grove

Proposed Use: The development to be known as "Lakeside Village at Davie". This is a mixed use subdivision with the only access being from Griffin Road. There are 63 single family lots, and 14,126 square feet of commercial space within two (2) structures adjacent to Griffin Road with 28 condominium units on top.

Gross Parcel Size: 30.862 acres (1,344,348.72 square feet)

Net Parcel Size: 29.37 acres (1,279,357.2 square feet)

Surrounding Uses:

North: Griffin Road, C-11 Canal
South: Single family dwellings
East: Vacant FDOT parcel, Single family dwelling, Office building, Old Davie School, Single family dwellings
West: Vacant parcel (proposed James Pirtle office building) and Single family dwellings

Surrounding Future Land Use Plan Map Designations:

North: Recreation/Open Space
South: Residential (1 DU/AC)
East: Regional Activity Center
West: Commercial and Residential (3 DU/AC)

Surrounding Zoning:

North: Griffin Road, Recreation/Open Space
South: A-1, Agricultural District
East: Griffin Corridor District (Downtown Use Zone 2)
RM-10, Medium Density Dwelling District
West: Griffin Corridor District (West Gateway Use Zone 1)
R-3, Low Density Dwelling District and A-1, Agricultural District

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Zoning History

Related Zoning History: The northern 300' of the property adjacent to Griffin Road was rezoned to Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property: The variance, V 5-3-98 Felicella/Viele, which requested four (4) variances to allow an office building at 6900 Griffin Road to become a legal conforming structure, was denied on February 3, 1999 (Motion carried 5-0).

The rezoning, site plan, and plat, known as Brookside at Davie (Centex Homes/Miller, Legg & Associates), were denied on August 20, 2003. The request was to rezone 23.659 acres from: A-1, Agricultural District to: Griffin Corridor District (West Gateway Use Zone 1); allocating 2.455 acres of commercial flexibility adjacent to Griffin Road and assigning 35 reserve units in order to allow the development of two (2) mixed use structures and 198 multi-family condominium units.

Applicable Codes and Ordinances

§12-32.300. Griffin Corridor District.

§12-32.301. Intent, applicability and boundaries.
(A) *Intent.* This district is intended to shape urban form and land use along the Griffin Road corridor. The regulations and intent statements contained herein together comprise a policy blueprint for corridor development. Specifically, the district is intended to accomplish the following:

(1) Result in improved living and working environments relative to typical highway commercial development patterns.
(2) Enhance the town's tax base by increasing property values through high-quality development, and assisting in the redevelopment of downtown.
(3) Promote planned developments rather than haphazard speculative development that compromises the integrity of the corridor and the economic health of the town.
(4) Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business.
(5) Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between the State Road 7, Florida Turnpike, Davie Road, and University Drive corridors; the major north-south urban thoroughfares within the town.
(6) Protect the integrity of adjacent residential neighborhoods.
(7) Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels.
(8) Compliment rather than compete with downtown or University Drive commercial corridor development.
(9) Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.
(10) Bring buildings to the roadway and ensure proper proportioning to "enclose" the corridor, and provide a sense of place.
(11) Provide for preservation of historical structures.
(12) Provide for public amenities and pedestrian conveniences.
(13) Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the town.

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. There are 77.9 acres of commercial flexibility available in this Flexibility Zone. Platting and approval of a compatibility review, for the allocation of commercial flexibility, according to Policy 13.01.10 of the Broward County Land Use Plan is required.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 2: Natural and Historic Resource Protection, Policy 2-1*: Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State's Division of Historical Resources, or by the Davie Town Council, shall be protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 7-3: Zoning regulations shall provide for varying intensities of commercial development, and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Application Details

The request is to rezone 30.862 acres located on Griffin Road, east of SW 70 Avenue (Viele Road), from: A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1); to: Griffin Corridor District (West Gateway Use Zone 1). Approval of the request will allow the mixed use subdivision known as "Lakeside Village at Davie". This is a mixed use

subdivision with the only access being from Griffin Road. There are 63 single family lots, and 14,126 square feet of commercial space within two (2) structures adjacent to Griffin Road with 28 condominium units on top. There are 4.436 acres of commercial flexibility being allocated adjacent to Griffin Road to allow for the mixed use development since the underlying Future Land Use Plan Map designates this portion of the property Residential (10 DU/AC). The single family lots are approximately 6,900 square feet in size and can accommodate homes ranging from 3,200–4,500 square feet in size with two (2) and three (3) car garages, and the commercial space can accommodate office and neighborhood retail uses. In addition, the historic Osterhaudt home has been donated to the Town, and is going to be moved to the Old Davie School site at the developer's expense.

Staff Analysis

According to the Land Development Code, the parcel meets the minimum technical requirements for the Griffin Corridor District (West Gateway Use Zone 1) zoning classification, as the minimum lot size required is 65,000 square feet, and the subject site is 30.862 acres (1,344,348.72 square feet), minimum frontage and depth is 250', and the subject site has approximately 928' frontage and a depth of 1200'.

The master site plan has been designed with the intent of meeting the Griffin Corridor Regulations. It takes into account the existing surrounding uses by providing for adequate buffers, drainage, and access. Landscaping and a significant lake buffer the adjacent single family homes, and the only access to the site is from Griffin Road. The proposed mixed use structures are located appropriately along Griffin Road, and take advantage of the zoning district, by having office and neighborhood retail space on the first floor. The proposal has covered walkways on the mixed use buildings, connecting with sidewalks on both sides of the streets in the single family neighborhood, and a paver walkway around a lake. Throughout the proposal the Florida vernacular architectural style is used, and the single family homes employ some of the Rural Lifestyle Initiative's ideas, as all of the models have front porches and some have side-loading garages. In conclusion, the proposed rezoning and associated master site plan demonstrate compliance with both the technical requirements and the intent of the Griffin Corridor Regulations.

Findings of Fact

<u>Rezonings:</u>
Section 12-307(A) (1):
The following findings of facts apply to the rezoning request:

(a) The proposed change <u>is not</u> contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Future Land Use Plan Map designates the parcel as Residential 10, 5, and 1 (DU/AC), and the comprehensive plan allows properties with these designations along Griffin Road to be rezoned to the Griffin Corridor District (West Gateway Use Zone 1).

(b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

Designating the site Griffin Corridor District (West Gateway Use Zone 1) will allow a mixed use and a single family development that is related and compatible with the adjacent developed single family dwellings.

(c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The northern 300' of the site is designated Griffin Corridor District (West Gateway Use Zone 1). The extension of this boundary to the south, over agriculturally zoned land that has multiple Future Land Use Plan Map designations, is logical since the property meets the minimum requirements to gain the zoning designation.

(d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

Designating the site Griffin Corridor District (West Gateway Use Zone 1) is not expected to adversely affect living conditions in the neighborhood. The design of the site has taken into account the existing single family uses by providing for adequate buffers, drainage, and access is only from Griffin Road.

(e) 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;

Changing the parcel's zoning to Griffin Corridor District (West Gateway Use Zone 1) will generate less traffic than what is anticipated by the underlying Future Land Use Plan Map designations that can allow for the development of 182 dwelling units on the site. In addition, the only access to the site is off Griffin Road, a major arterial.

(f) The proposed change is not expected to adversely affect other property values;

Being adjacent to a compatible mixed use development and single family homes should not have a negative impact on the value of the adjacent properties, as a transition to the existing single family homes is being provided in a variety of ways that include a lake, canal, equestrian trail, and landscape buffers.

(g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

Designating the site Griffin Corridor District (West Gateway Use Zone 1) will demonstrate that properties within the Griffin Corridor District can be developed successfully in accordance with the regulations.

(h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Approval of this rezoning request will not give the owner a unique benefit that harms the welfare of the general public. The benefit the owner will get is less than what the maximum density anticipated by the Future Land Use Plan Map designations allow, and is consistent with the Griffin Corridor District regulations.

(i) There are substantial reasons why the property cannot be used in accord with existing zoning.

The existing A-1, Agricultural District zoning is the site's original zoning classification, and the agricultural use has ceased, and the density allowed by the Future Land Use Plan Map designation can not be utilized without a change in zoning.

(j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

Designating the site Griffin Corridor District (West Gateway Use Zone 1) to allow Lakeside Village at Davie to be developed is appropriate for a number of reasons. The master site plan shows a development that will enhance the Town's tax base by providing for both commercial uses and residents to support those uses. The design of the site takes into account the existing adjacent single family dwellings by providing adequate buffers, drainage, and access. The master site plan shows a development that is pedestrian friendly, architecturally distinct, and is compatible with existing and allowable uses on the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

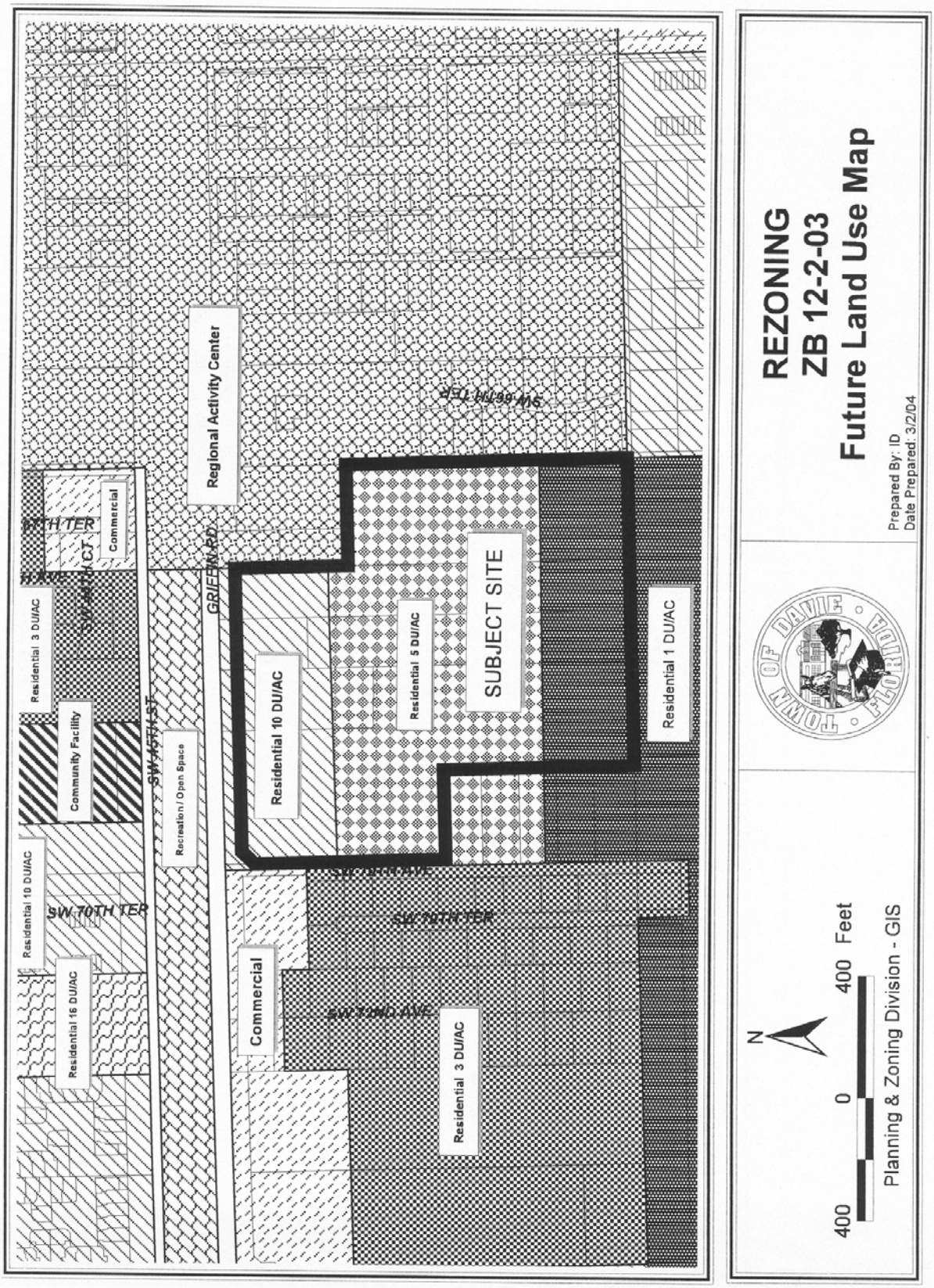
At the September 22, 2004, Planning and Zoning Board meeting, Vice-Chair Turin made a motion, seconded by Ms. Lee to approve subject to Site Plan approval. (Motion carried 4-0, Mr. Stevens was absent)

Town Council Action

Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Justification
4. Master Site Plan

Prepared by: _____ Reviewed by: _____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Date Prepared: 3/2/04
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Planning & Zoning Division - GIS
Regional Activity Center
SW 66TH TER
SUBJECT SITE
Residential 5 DU/AC
Residential 10 DU/AC
Residential 1 DU/AC
GRIFFIN RD
Commercial
Residential 3 DU/AC
SW 70TH TER
SW 72ND AVE
Residential 3 DU/AC
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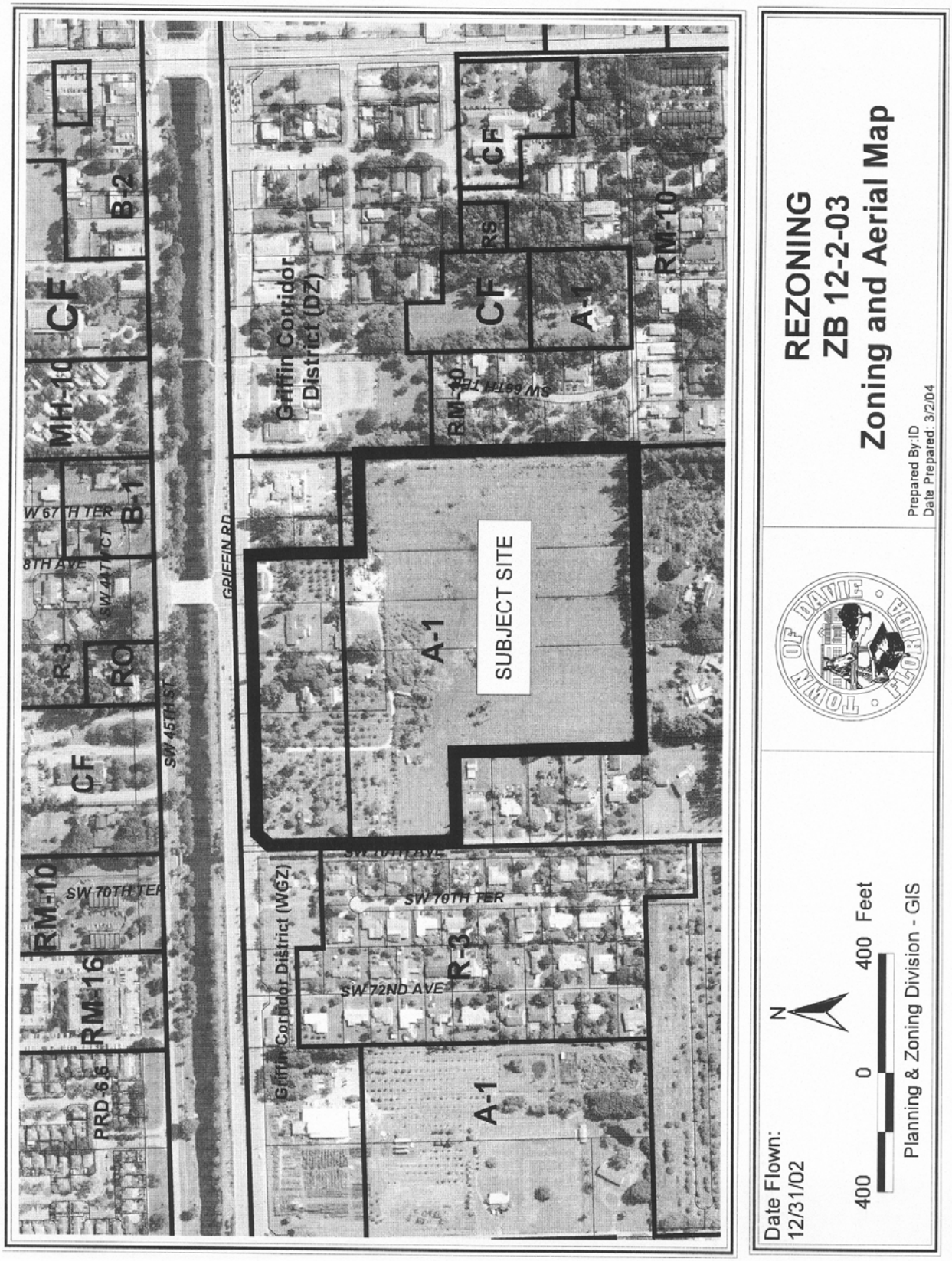
Commercial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Date Flown:
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Planning & Zoning Division - GIS
SUBJECT SITE
A-1
CF
RS
RM-10
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Griffin Corridor District (WGZ)
GRIFFIN RD
SW 70TH TER
SW 72ND AVE
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SW 45TH ST
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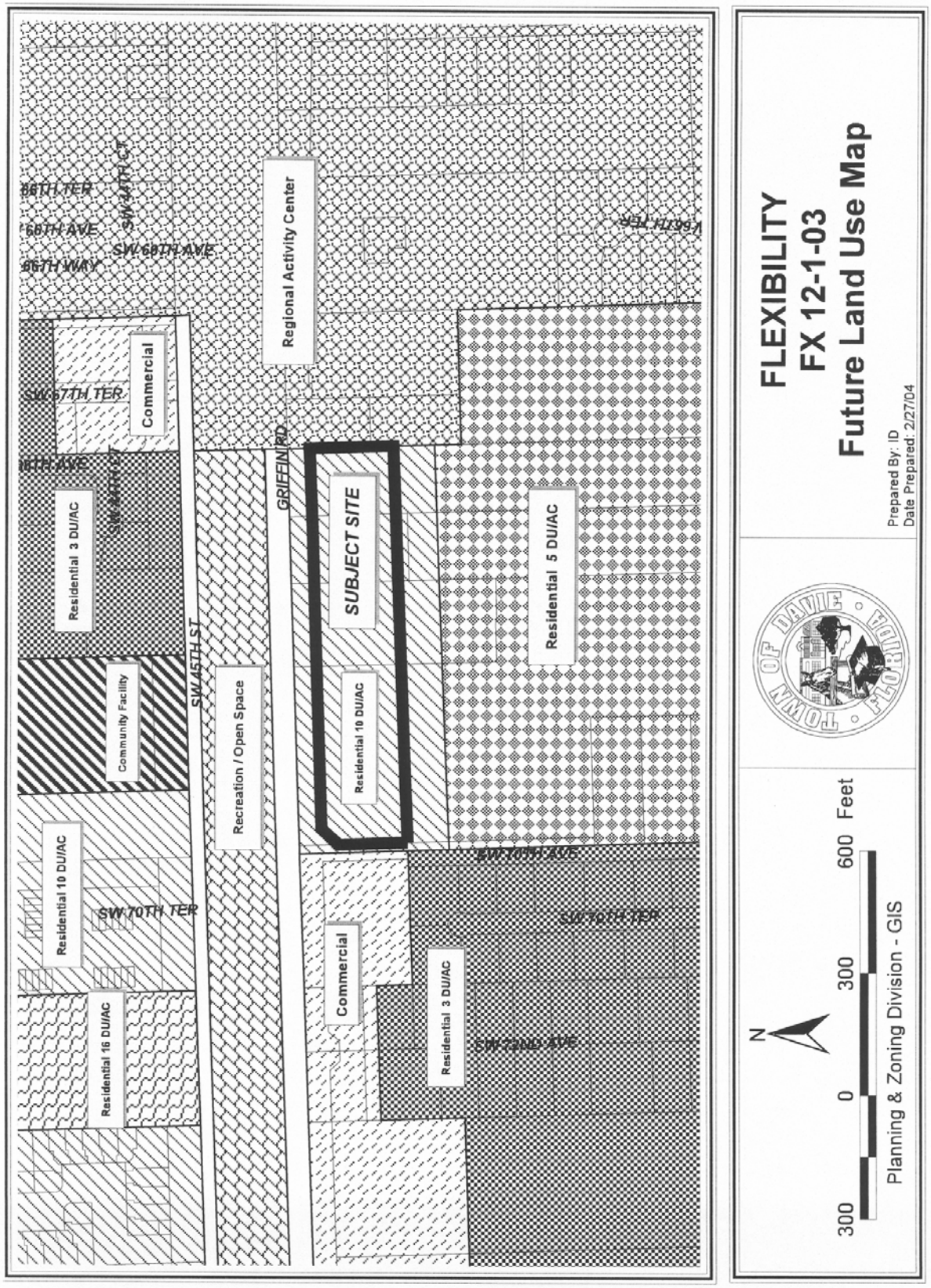
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Date Prepared: 2/27/04
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Regional Activity Center
Commercial
Residential 3 DU/AC
Community Facility
Residential 10 DU/AC
Residential 16 DU/AC
Recreation / Open Space
SUBJECT SITE
Residential 10 DU/AC
Residential 5 DU/AC
Commercial
Residential 3 DU/AC
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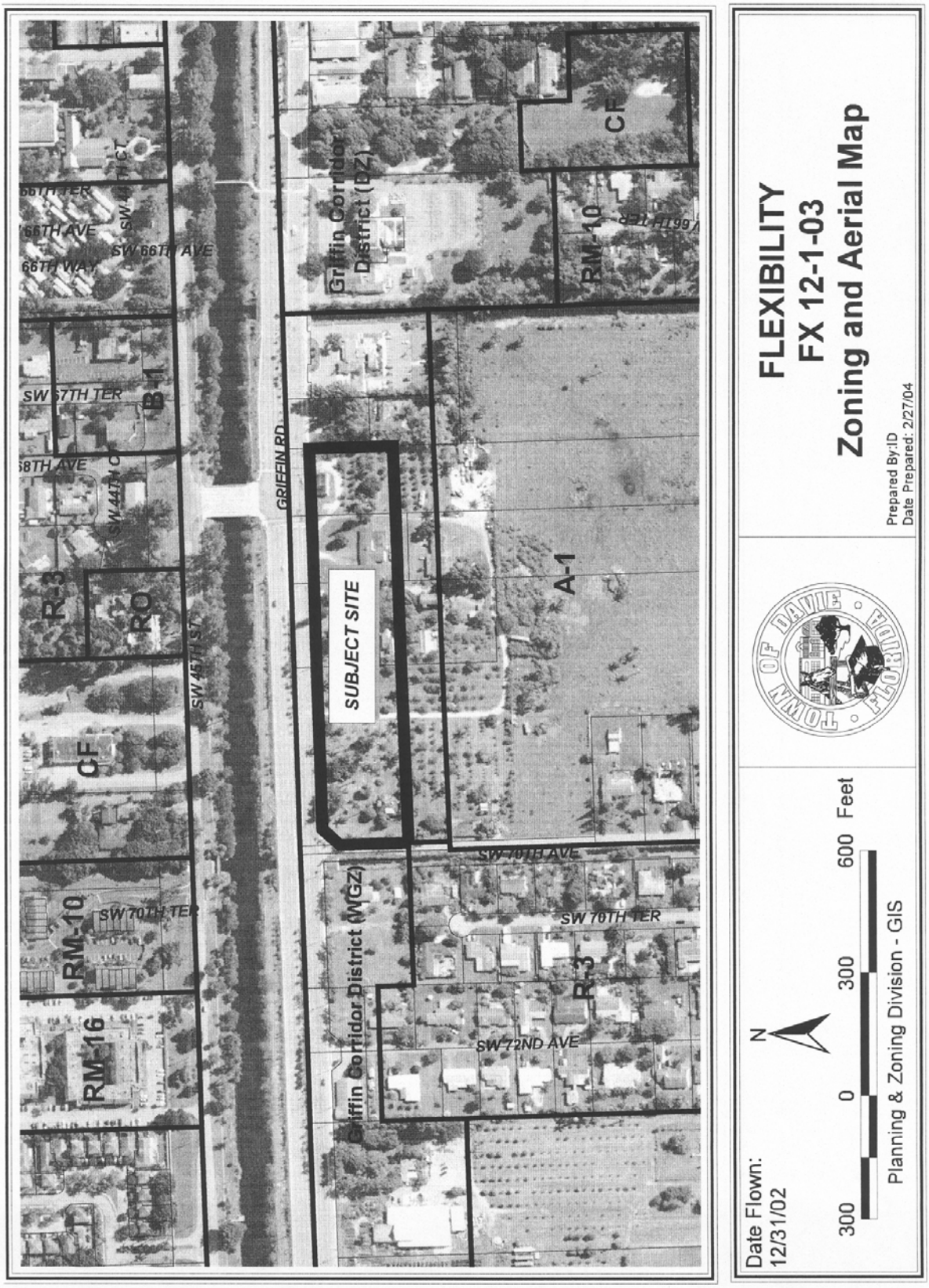
SW 68TH AVE
SW 68TH WAY
SW 47TH CT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SW 66TH WAY
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SW 72ND AVE
Griffin Corridor District (DZ)
Griffin Corridor District (WGZ)
A-1
CF
RM-10
RM-16
R-3
RO
B-1

LAKESIDE AT DAVIE

APPLICATION FOR REZONING AND COMMERCIAL FLEXIBILITY ALLOCATION

REZONING APPLICATION	**From Griffin Corridor District (West Gateway Zone 1) and A-1 to Griffin Corridor District for 30.8 acre parcel. The application includes the property where the Osterhoudt house currently exists.**
COMMERCIAL FLEXIBILITY	**Allocation of 4.3 acres of Commercial Flexibility to permit mixed use development of retail/office and 28 residential units.**
MODIFICATION TO DECLARATION	**In conjunction with the rezoning application, it is requested that the Declaration of Restrictions for the Viele Property be terminated or amended to permit the Lakeside at Davie development as proposed.**

LAND USE

The Lakeside at Davie property is divided into three land use categories. The Griffin Road frontage portion of the property to a depth of approximately 350 feet is designated Residential Low Medium Density at 10 dwelling units per gross acre; the next approximately 700 feet to the South of the Low Medium property is designated Residential Low (5) at five units per gross acre; and the southern approximately 250 feet of the property is designated Estate Residential at one unit per gross acre.

EXISTING ZONING

The northern approximately 350 feet of the property is currently zoned in the Griffin Road Corridor District. The remainder of the property is zoned A-1 (Agricultural).

LAKESIDE AT DAVIE DEVELOPMENT PROPOSAL

The applicant proposes to rezone the entire 30.8 acre parcel to the Griffin Road Corridor District in accordance with the Master Plan which is submitted as part of the rezoning application. In conjunction with the rezoning of the property the applicant is requesting the allocation of 4.3 acres of Commercial Flexibility on the northern 300 feet of the property to permit a mixed use component to be constructed. The property, which is known as the Viele Property, is currently subject to a Declaration of Restrictions imposed by the Town in 1989 which restricts the use of the Viele Property to the retail sale of antiques and certain agricultural uses. The Town Attorney has issued

an opinion that the Declaration is still in effect and accordingly must be terminated or modified to permit the proposed Lakeside at Davie project.

The applicant also proposes to incorporate the Osterhoudt house property as part of the Lakeside at Davie development and proposes to relocate the existing house to the Davie School property where the Viele family house has been relocated. The Osterhoudt family has already donated the house to the Town and the applicant will fund the relocation expenses.

As shown on the Master Plan, the northern approximately 300 feet of the property will contain two mixed use three story buildings with a total of approximately 15,000 square feet of retail/office uses on the first floor and a total of 28 condominium units on the second and third floors. The entrance into the development is solely from Griffin Road and dissects the two mixed use buildings. At the southern end of the entrance road, the Master Plan depicts a common area, passive park and lake feature. The exact features to be developed will be determined during the site plan review process.

To the South of the mixed use buildings the applicant proposes to develop 63 single family homes with an average lot size of approximately 6,900 square feet. The southern approximately 250 feet of the property, which generally corresponds with the area designated Estate density on the land use plan, will be contain a lake feature only.

CRITERIA FOR REZONING

The Griffin Road Corridor District has a stated purpose to, among other goals, promote planned developments rather haphazard speculative development and to permit a mix of residential and nonresidential development including mixed uses within buildings or parcels. Lakeside at Davie has been designed to address these and all of the other goals as set forth in Sec. 12-32.301 including the protection of the integrity of surrounding residential developments.

Section 27-803(g) of the Town Code contains certain criteria to be considered by the Town in evaluating an application for rezoning. These criteria are addressed as follows:

(1) Whether the proposed change is contrary to the adopted comprehensive plan:

The rezoning is in fact consistent with both the comprehensive plan and the intent of the Griffin Road Corridor District. The proposed development addresses the goal of providing mixed use corridor related uses along Griffin Road while protecting the residential neighborhoods south of Griffin Road.

(2) Whether the proposed change would create an isolated zoning district.

The proposed rezoning would in fact create an extension of the existing Griffin Road Corridor zoning.

(3) Existing zoning district boundaries are illogically drawn in relation to existing conditions.

The northern portion of the property is already zoning Griffin Road Corridor District while the remainder is zoned A-1 which is a holding zone for future development.

(4) The proposed change will not adversely affect living conditions in the neighborhood.

The Lakeside at Davie development has been designed to minimize impact on the surrounding neighborhoods. There only access to the development is from Griffin Road and the single family home component of the development has been placed adjacent to the existing single family home neighborhoods.

(5) The proposed change will not create excessive traffic or affect public safety.

All traffic will be to and from Griffin Road and will not affect any residential neighborhoods. The traffic generation for the proposed development will modest in that the residential intensity of the development is well below the intensity permitted under the land use plan. The traffic impact on the regional road network will be evaluated by Broward County in conjunction with the platting process.

(6) The proposed change will not adversely affect property values.

Lakeside at Davie is compatible with the surrounding neighborhoods and will be a high quality, planned development. This type of development will enhance the surrounding property values.

(7) The proposed change will not be a deterrent to the improvement of other property in accord with existing regulations.

The rezoning will in fact act as an impetus for future developments consistent with the Griffin Road Corridor District.

(8) The proposed change will not constitute a grant of special privilege.

The proposed change is consistent with the intent of the Town's zoning regulations and represents the Town's vision for the Griffin Road Corridor.

(9) There are substantial reasons why the property cannot be used in accord with the existing zoning.

A portion of the property is zoned Griffin Road Corridor. The remainder of the property is zoned A-1 which is a holding zone pending rezoning consistent with the land use plan.

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