

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: Site Plan, SP 8-5-04 Madison Lakes II, 5050 SW 82 Avenue/Generally located on the east side of SW 82 Avenue, approximately 2,000' south of Griffin Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 8-5-04 Madison Lakes II, 5050 SW 82 Avenue (RM-5)

REPORT IN BRIEF: The applicant requests site plan approval for six (6) townhouse units for the Madison Lakes II site, located on 2.77 acres contiguous to the existing Madison Lakes development, which is on east side of SW 82 Avenue approximately 2,000' south of Griffin Road. The proposal is for one (1) structure that consists of six (6) three (3) bedroom three and a half (3.5) bath townhouse units.

The proposal shows the same Mediterranean style design that is being employed throughout the existing site. The 70' opening on the western boundary on SW 82 Avenue is unchanged. The site plan shows that the parking requirement has been met with two (2) car garages and one (1) driveway parking space being provided. The landscape plan reflects the same materials and planting arrangement that has been used throughout the existing site. The subject property lies within Central Broward Water Control District. The additional units do not adversely impact the site's drainage. Approval from this agency shall be obtained prior to issuance of any site development permit.

The proposed townhomes can be considered related and compatible to the adjacent uses. To the north is a plant nursery, to the south are the same townhouses under construction, to the west is SW 82 Avenue then a plant nursery, and to the east is a wetland mitigation area.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 23, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve; however, make certain that the architect puts his name and license number on the title block of the plans. (Motion carried 5-0)

FISCAL IMPACT: N/A

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

Attachment(s): Planning Report, Site Plan

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



Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	FLR Company	Name:	Ghasahem Kavanin
Address:	350 South Ocean Boulevard	Address:	11900 SW 11 Court
City:	Boca Raton, FL 33024	City:	Davie, FL 33325
Phone:	(561) 305-4646	Phone:	(954) 224-1380

Background Information

Application History: Approval was recommended by the Site Plan Committee.

Application Request: Approval of a site plan for six (6) townhouse units at Madison Lakes II.

Address/Location: 5050 SW 82 Avenue/Generally located on the east side of SW 82 Avenue approximately 2,000' south of Griffin Road.

Future Land Use Plan Map: Residential 5 DU/AC

Zoning: RM-5, Multifamily Low Medium Dwelling District

Existing/Proposed Use: Vacant/Six (6) townhouses

Parcel Size: 2.77 acres (120,661.2 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Plant nursery	Residential 5 DU/AC
South:	Madison Lakes Townhomes	Residential 5 DU/AC
East:	Office Complex	Commercial
West:	Plant nursery, Single family dwelling	Residential 3 DU/AC

Surrounding Zoning:

North: A-1, Agricultural District

South: RM-5, Multifamily Low Medium Dwelling District

East: B-2, Community Business District

West: A-1, Agricultural District

Zoning History

Rezoning:

The rezoning, ZB 3-1-00 Landau/Tham, changing the subject site from CF, Community Facilities District to RM-5, Low Medium Dwelling District, and B-2, Community Business District, was approved on June 21, 2000.

The rezoning, ZB 5-2-99 Madison Lakes, changing Parcel 1 of Madison Lakes, from A-1, Agricultural District, to RM-5, Low-Medium Dwelling District, was approved August 4, 1999.

The rezoning, ZB 1-1-99 Vietnamese Buddhist Cultural Center, changing the subject site from A-1, Agricultural District to CF, Community Facilities District, was approved January 1999.

Site Plans:

The site plan modification, SP 4-3-03 Madison Lakes, to add six (6) townhouse units, was approved by on December 9, 2003.

The site plan modification, SP 11-3-02 Madison Lakes, to add a pool and clubhouse was approved on November 27, 2002.

The site plan modification, SP 5-3-02 Madison Lakes, to add entranceway features (a fountain and entrance sign) was approved on July 3, 2002.

The site plan, SP 6-13-99 Madison Lakes, was approved on November 3, 1999.

Other Requests:

The plat, P 11-1-03 Madison Lakes II, for six (6) townhouse units, was approved on July 7, 2004.

The vacation, VA 4-2-03 Madison Lakes, to vacate four (4) drainage easements, was approved on July 2, 2003.

The vacation, VA 4-1-01 Madison Lakes, to vacate an ingress/egress easement was approved on August 1, 2001.

The temporary use permit, TU 6-2-01 Madison Lakes, for the permitting of a construction trailer and sub-contractor compound area, was approved on June 20, 2001.

The developer's agreement, DA 7-1-00 Madison Lakes, was approved on August 16, 2000.

The plat, P 2-3-99 Madison Lakes, was approved on October 6, 1999.

Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

§12-24 (I) (4) of the Land Development Code, RM-5, Multifamily Low Medium Dwelling District. The R-4, R-5 and RM-5 Districts are intended to implement the five (5) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for a low-medium density single-family dwelling district.

§12-81 (C) of the Land Development Code, Conventional Multifamily Development Standards, RM-5, Low Medium Dwelling District requires the following minimums: lot area of 7,000 square feet, 100' frontage, 20' side and rear setbacks, 25' front setback, and the following maximums: height 25', 40% building coverage.

§12-208 (A) (8) of the Land Development Code, Requirements for off-street parking. One and one-half (1 1/2) spaces for one (1) bedroom unit; two (2) spaces for two (2) bedroom units; and two and one-half (2 1/2) spaces for three (3) bedrooms or more; plus one (1) guest space for each ten (10) units or part thereof; except as otherwise provided in section 12-82.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

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

Applicable Goals, Objectives & Policies: *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.

Application Details

The applicant's submission indicates the following:

1. *Site:* The applicant requests site plan approval for six (6) townhouse units at the Madison Lakes II site. The site is located on a 2.77 acre property that is contiguous to the existing Madison Lakes development, which is on east side of SW 82 Avenue approximately 2,000' south of Griffin Road. The proposal is for one (1) structure that consists of six (6), three (3) bedroom three and a half (3.5) bath townhouse units.
2. *Trails:* No recreational trails are on or adjacent to the site, or proposed for the future.
3. *Architecture:* The proposal shows the same Mediterranean design that is being employed throughout the existing site.
4. *Access and Parking:* The 70' opening on the western boundary on SW 82 Avenue is unchanged. The site plan shows that the parking requirement has been met with two (2) car garages and one (1) driveway parking space being provided.
5. *Lighting:* The additional lighting proposed meets Code requirements.
6. *Landscaping:* The landscape plan reflects the same materials and planting arrangement that has been used throughout the existing site.
7. *Drainage:* The subject property lies within Central Broward Water Control District. The additional units do not adversely impact the site's drainage. Approval from this agency shall be obtained prior to issuance of any site development permit.
8. *Compatibility:* The proposed townhomes can be considered related and compatible to the adjacent uses. To the north is a plant nursery, to the south are the same townhouses under construction, to the west is SW 82 Avenue then a plant nursery, and to the east is a wetland mitigation area.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Revise character statement, show existing structures on the site plan, provide elevations signed and sealed by a registered architect. *(These have been provided.)*

Engineering: Show pavement marking and traffic control devices, show utility easements, show water and sewer service to the buildings, provide cross-sections for the site in relation to the existing streets. *(These have been provided.)*

Staff Analysis

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan complies with the development standards required by the RM-5, Multifamily Low Medium Dwelling District, and is generally in conformance with all other applicable Codes, and Ordinances. The plan meets or exceeds the minimum setbacks, open space, drainage, and parking requirements.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the November 23, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve; however, make certain that the architect puts his name and license number on the title block of the plans. (Motion carried 5-0)

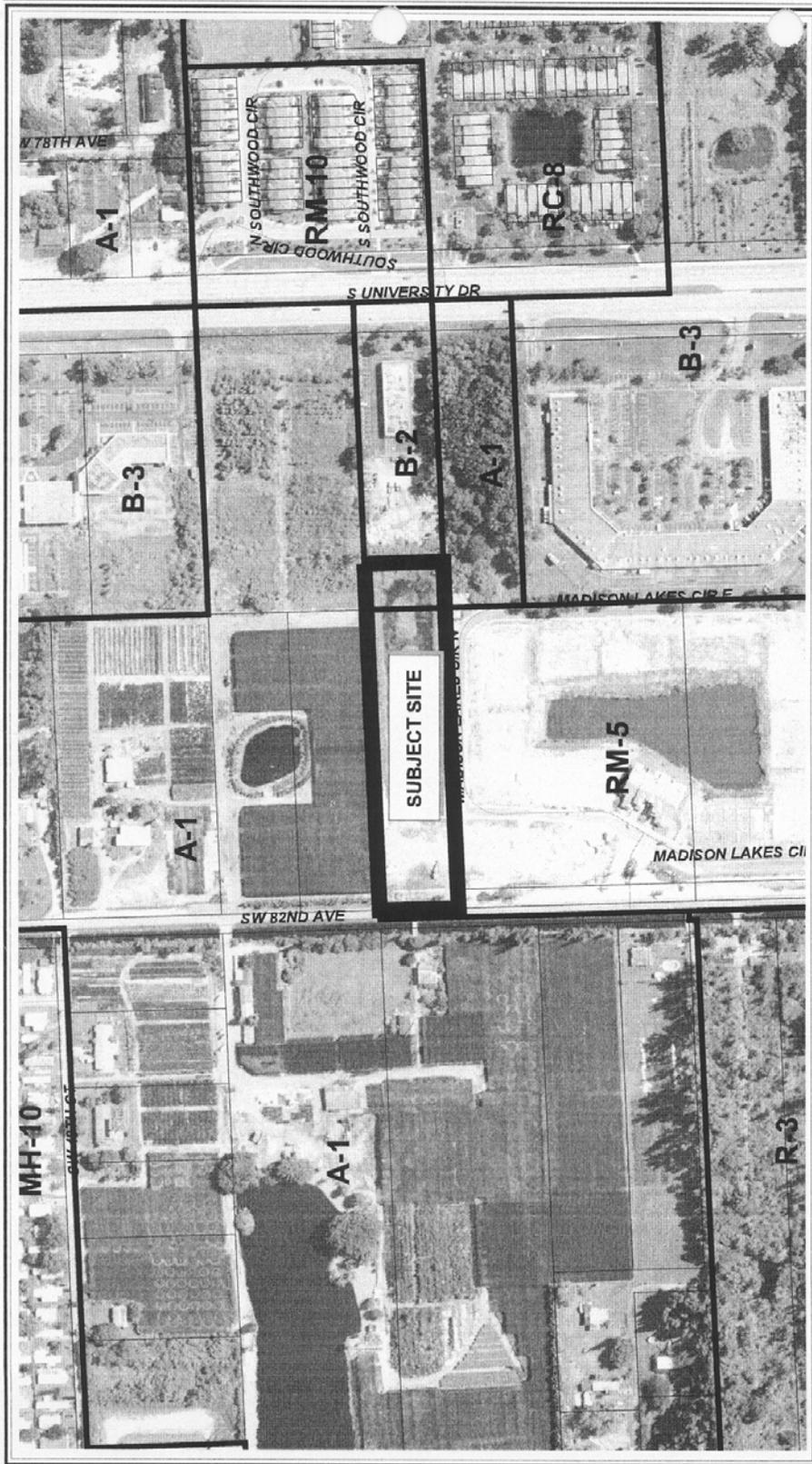
Town Council Action

Exhibits

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

Prepared by: _____

Reviewed by: _____

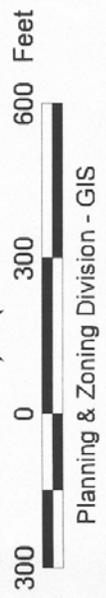


PLAT
Madison Lakes II
Zoning and Aerial Map

Prepared By: ID
 Date Prepared: 2/23/04



Date Flown:
 12/31/02



Planning & Zoning Division - GIS

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