

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: David M. Abramson, Planner I

SUBJECT: SP 6-10-04 / 04-364 / Jasmine Isles, Generally located on the northwest corner of Northwest 74th Avenue and Davie Road Extension

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 6-10-04 / 04-364 / Jasmine Isles

REPORT IN BRIEF:

The subject site is a 5.68 acre parcel of land located on the northwest corner of Northwest 74th Avenue and Davie Road Extension. The applicant is proposing twenty-eight (28) affordable two-story condominiums and twenty-eight (28) affordable two-story townhouses totaling fifty-six (56) units. The subject site is currently vacant and zoned CF, Community Facility District with an underlying land use of Residential 10 DU/AC. To the east of the site is San Carlos Plaza zoned B-2 and residential multifamily units zoned RM-16, to the south are vacant parcel zoned B-2, and to the west are residential multifamily units zoned RM-16.

The architectural design of the two-(2) story, residential buildings is one of a Contemporary - South Florida Mediterranean design. The building's architecture presents clean lines, warm colors, and decorative features. The exterior walls consist of stucco, architectural façades, courtyard areas, and true terraces. On the first floor, street side, the residential units will have front doors and garages. While entrances for the side units will have rectangular sliding glass doors and windows proportionately apart from one another. The barrel tile roof consists of both hipped and gabled roofs.

Access is via an opening along the eastern portion of the site adjacent to Northwest 74th Avenue. After vehicular traffic enters into the site, there will be an automatic (automatic access) gate for residents and the public.

The site plan accurately illustrates that the parking requirement has been met with one (1) car garages and one (1) driveway parking space. Fifty-six (56) of the spaces are located in the single car garages, fifty-six (56) spaces are located in driveway, seven (7) spaces are for the clubhouse, and the remaining twenty-nine (including two (2) handicapped) are unassigned, totaling one hundred forty-eight (148) parking spaces (required 147 as per code).

The proposed residential condominiums and townhouses can be considered compatible with both existing and allowable uses on and adjacent to this property. The proposed residential condominiums and townhouses tie in with the existing multifamily homes to the east and west of the property.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 23, 2004 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following: 1) that the auto gate shown in the front be deed restricted not allowing it to become a limited access; 2) correct the parking count to account for the three-bedroom units; 3) put a note on the elevations indicating tile roofs; 4) install paver driveways as a note on the plans; 5) have the Engineering Department look at the dead end drives which abut 74 Avenue to be sure they're okay with it; and 6) add paver bands at the entrance crosswalks and at sidewalk crossings. (Motion carried 5-0)

FISCAL IMPACT: N/A

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

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

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

Applicant Information

Owner:

Name: Florida Conference Association of Seventh-Day Adventists
Address: P.O. Box 2626 Winter Park, Florida 32790
City: Winter Park, Florida 32790
Phone: (407) 644-5000

Petitioner:

Name: Triad Housing Partners, LLC
Address: 6535 Nova Drive, Suite 106
City: Davie, Florida 33317
Phone: (954) 472-3050

Background Information

Application Request: Site plan approval for fifty-six (56) affordable new two-story condominiums and townhouses

Site Plan Committee Recommendation: Site Plan Committee recommended approval at the November 23, 2004 meeting. (Motion carried 5-0)

Application History: None

Location: Generally located on the northwest corner of Northwest 74th Avenue and Davie Road Extension

Future Land Use Plan Map: Residential 10 DU/AC

Existing / Proposed Zoning: CF, Community Facility / RM-10, Residential Multifamily Medium Dwelling District

Existing/Proposed Use(s): Vacant Lot / Fifty-six (56) new two-story condominiums and townhomes consisting of six unit types:

A-1	(3 Bedroom / 2 Bath, 1,042 Sq. Ft.)	12 Units
B-1	(3 Bedroom / 2 Bath, 1,182 Sq. Ft.)	12 Units
B-2	(3 Bedroom / 2 Bath, 1,401 Sq. Ft.)	12 Units
C-1	(3 Bedroom / 2 Bath, 1,607 Sq. Ft.)	12 Units
D-1	(3 Bedroom / 2 Bath, 1,474 Sq. Ft.)	8 Units
Total		56 Units

Parcel Size: 5.68 acres (274,421 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Vacant	Community Facility
South:	Vacant	Commercial
East:	Multi-family dwellings San Carlos Plaza	Residential (16 DU/AC) Commercial
West:	Ehlinger Apartments	Residential (16 DU/AC)

	<u>Surrounding Zoning:</u>
North:	CF, Community Facility District
South:	B-2, Community Business District
East:	RM-16, Residential Multifamily - Medium High Dwelling District & B-2, Community Business District
West:	RM-16, Residential Multifamily - Medium High Dwelling District

Zoning History

Related Zoning History:

Rezoning Application (ZB 9-3-93) On December 15, 1993, Town Council approved the Pem-Mar Seventh Day Adventist Church, from RM-10 Medium Density Dwelling District to CF, Community Facilities District, with a Declaration of Restrictions limiting the site to church purposes, not to include day care or childcare facilities.

Concurrent Request on same property:

Rezoning Application (ZB 6-1-04) this application is proposing to rezone the subject site from CF, Community Facility to Residential Multifamily Medium Dwelling District.

Delegation Request (DG 7-2-04) this application is proposing to amend the plat-restricted note from 35,000 sq. ft. of church use to twenty-eight (28) townhouse units and twenty-eight (28) garden condominiums.

Previous Request on same property:

Developers Agreement (DA 4-1-03) On May 21, 2003, Town Council approved a developers agreement for a tri-party agreement with Pem-Mar Seventh Day Adventist Church to meet county concurrency.

Master Site Plan (MSP 2-2-02) On September 4, 2002, Town Council approved a master site plan for Pem-Mar Seventh Day Adventist Church that expired after one-year.

Variance Request (V 2-2-02) On May 15, 2002, Town Council approved a variance for Pem-Mar Seventh Day Adventist Church, reducing the distance separation between houses of worship from 2,500 to 0 feet.

Site Plan Application (SP 8-1-00), Pem-Mar Seventh-Day Adventist Church received approval for this site plan application that expired after one-year.

Variance Request (V 8-1-00) On September 22, 2000, Town Council approved a variance for Pem-Mar Seventh Day Adventist Church, reducing the distance separation between houses of worship from 2,500 to 0 feet. Due to complications related to the platting process, site plan approval was not achieved prior to the expiration of the one (1) year time limit on variances.

Plat Application (P 9-2-93), On December 15, 1993 Town Council approved the plat for Pem-Mar Seventh Day Plat, with a note restricting the plat to “35,000 square feet of church use; other church related uses, such as elementary, middle, high school, preschool or day care are not permitted without approval of the Board of County Commissioners”. The plat expired on April 7, 2003, because no building permits for a principal building were issued.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, §12-24 (I) (4), Neighborhood Conservation Districts. The RM-10, Residential Multifamily Medium Dwelling District is intended to implement the ten-(10) multi 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.

Land Development Code, §12-81 (C) of the Land Development Code, Conventional Multifamily Development Standards, RM-10, Residential Multifamily Medium Dwelling District requires the following minimums: lot area of 3,500 square feet, 100’ frontage, 25 front setbacks, 20’ side setbacks, 25’ rear setback, and the following maximums: height 35’, 40% building coverage.

Land Development Code, §12-208 (A) (8), 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 site is located within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

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.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is a 5.68 acre parcel of land located on the northwest corner of Northwest 74th Avenue and Davie Road Extension. The applicant is proposing twenty-eight (28) affordable two-story condominiums and twenty-eight (28) affordable two-story townhouses totaling fifty-six (56) units. The entire building coverage totals approximately 49,868 square feet. The subject site is currently vacant and is zoned CF, Community Facility District with an underlying land use of Residential 10 DU/AC. To the east of the site is San Carlos Plaza zoned B-2 and residential multifamily units zoned RM-16, to the south is a vacant parcel zoned B-2, and to the west is a residential multifamily units zoned RM-16.

The subject site is designed with an emphasis on pedestrian movement throughout the community with an access point to and from a proposed 6' recreational trail along Northwest 74th Avenue. Two (2) dry retention areas are divided equally on either side of the entrance drive of the community and along the northern and southern property lines. A clubhouse is proposed in the center west portion of the site, which is visible immediately as vehicles enter the community. To the south of the clubhouse is a tot lot and bike rack. There are two (2) mail kiosks for residents to pickup and drop mail off. In addition, there are four (4) dumpster enclosures conveniently located within walking distance for all residential units.

2. *Architecture:* The architectural design of the two-(2) story, residential buildings is one of a Contemporary - South Florida Mediterranean design. The building's architecture presents clean lines, warm colors, and decorative features. The exterior walls consist of stucco, architectural façades, courtyard areas, and true terraces. On the first floor, street side, the residential units will have front doors and garages. While entrances for the side units will have rectangular sliding glass doors and windows proportionately apart from one another. The barrel tile roof consists of both hipped and gabled roofs. The air-condition units are proposed on the ground level and will be screened from public view with landscaping.
3. *Access and Parking:* Access is via an opening along the eastern portion of the site adjacent to Northwest 74th Avenue. After vehicular traffic enters into the site, there will be an automatic (automatic of access) gate for residents and the public. Vehicular traffic may then head either north or south to their designation. For emergency vehicles, "Knox" locks box gates are proposed in the northeast and southeast corners. These are supplied to provide adequate space for larger emergency vehicles to circulate around the site. In addition, signs reading "Only Emergency Vehicle" shall be placed at both "Knox" locks box gates.

The site plan accurately illustrates that the parking requirement has been met with one (1) car garages and one (1) driveway parking space. Fifty-six (56) of the spaces are located in the single car garages, fifty-six (56) spaces are located in driveway, seven (7) spaces are for the clubhouse, and the remaining twenty-nine (including two (2) handicapped) are unassigned, totaling one hundred forty-eight (148) parking spaces (required 147 as per code).

4. *Lighting:* The lighting design meets land development code requirements with a maximum foot-candles of .5 at property lines.
5. *Signage:* The entrance monument sign meets Article VIII. Signs, of Land Development Code.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, per § 12-107 (C) 1, Multifamily District. The plan illustrates plant material along the perimeter of the site. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle is a maximum of thirty-six (36) inches in height. All trees on site are a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height, as required.
7. *Drainage:* The subject property lies within Central Broward Water Control District. Drainage is served by a proposed retention area located on the northwestern portion of the property. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.

8. *Open Space and Recreation:* The Driftwood Park - Recreational Trail is located along Northwest 74th Avenue adjacent to the subject site.
 9. *Compatibility:* The proposed residential condominiums and townhouses can be considered compatible with both existing and allowable adjacent to this property. The proposed residential condominiums and townhouses tie in with the existing multifamily homes to the east and west of the property.
-

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: Staff recommends moving all pedestrian crosswalks to interior drive intersections. *(This has been provided)*

Engineering: Provide street lights for Northwest 74th Avenue. A few existing streetlights on the east side of the road area considered insufficient. *(This has been provided)*

Staff Analysis

The applicant's site design meets the intent of the RM-10, Residential Multifamily Medium Dwelling District. 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 general purpose of the RM-10, Residential Multifamily Medium Dwelling District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan can be considered compatible with the surrounding uses and properties.

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 Mr. Engel, to approve based on the planning report and the following: 1) that the auto gate shown in the front be deed restricted not allowing it to become a limited access; 2) correct the parking count to account for the three-bedroom units; 3) put a note on the elevations indicating tile roofs; 4) install paver driveways as a note on the plans; 5) have the Engineering Department look at the dead end drives which abut 74 Avenue to be sure they're okay with it; and 6) add paver bands at the entrance crosswalks and at sidewalk crossings. (Motion carried 5-0)

Town Council Action

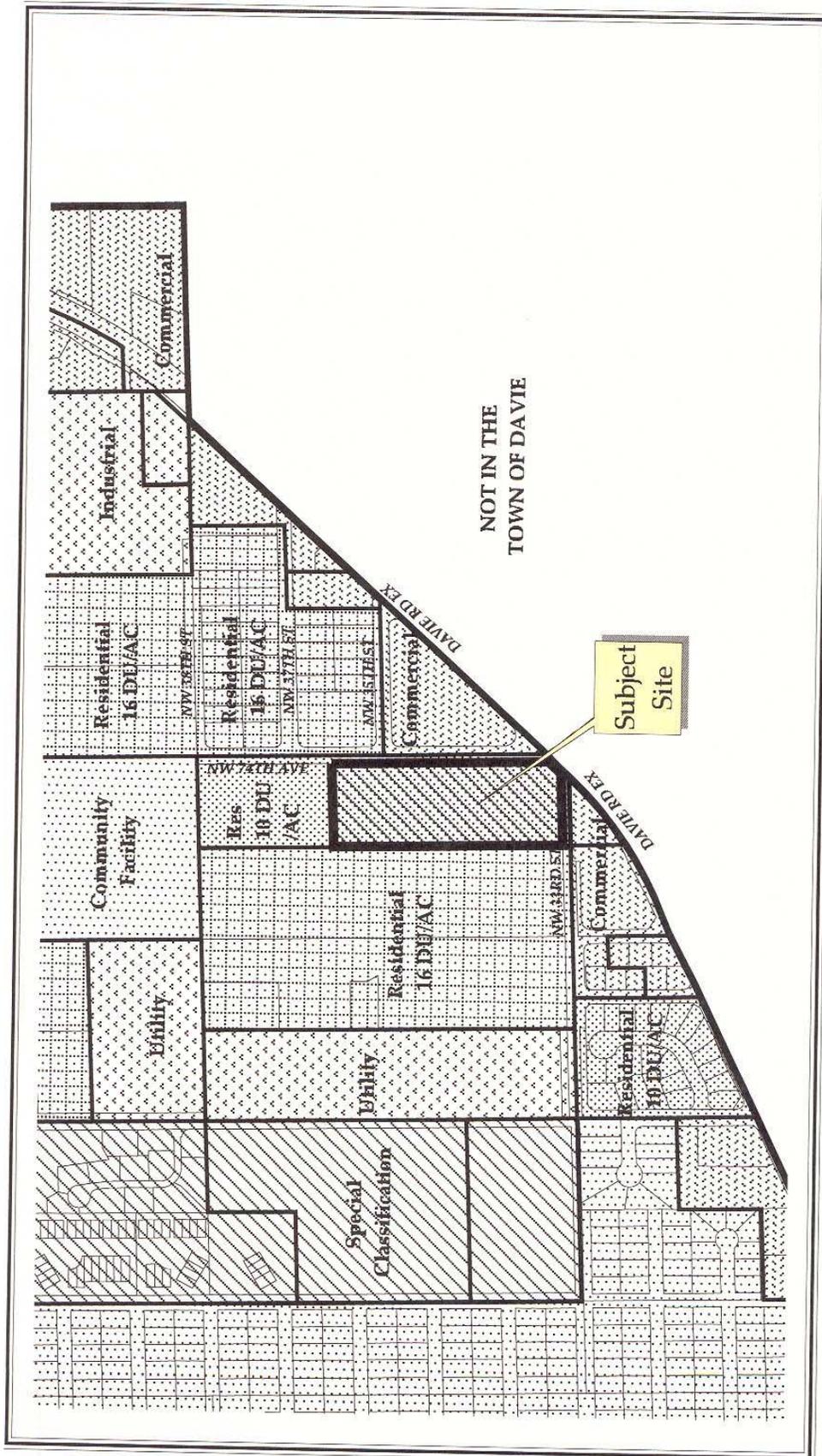
Exhibits

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

Prepared by: _____

Reviewed by: _____

“Exhibit 2” (Future Land Use Map)



Site Plan Application
 SP 6-10-04 / 04-364 / Jasmine Isles
 Future Land Use Map

Prepared By: D.M.A.
 Date Prepared: 11/19/04



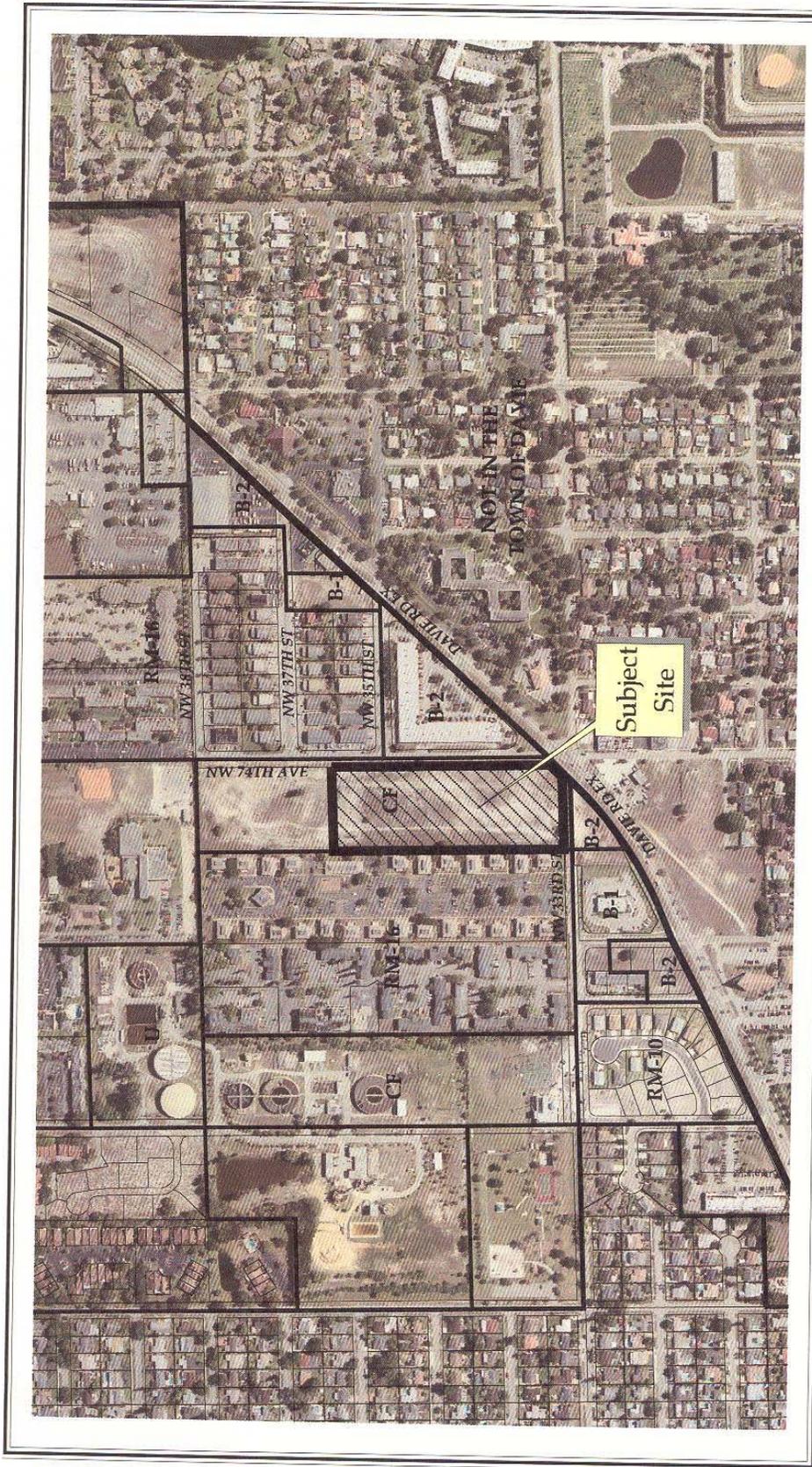
The Town of Davie
 Development Service Department
 Planning & Zoning Division



Scale

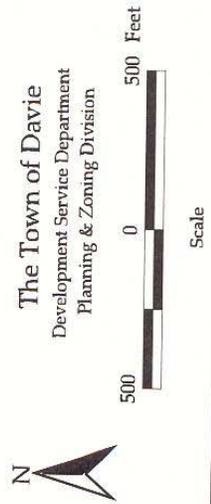


"Exhibit 3" (Aerial, Zoning, and Subject Site Map)



Site Plan Application
SP 6-10-04 / 04-364 / Jasmine Isles
Aerial, Zoning, Subject Site Map

Prepared By: D.M.A.
Date Prepared: 11/19/04



* * * * *

THIS PAGE
INTENTIONALLY
LEFT BLANK

* * * * *