

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 III

SUBJECT: MSP 7-4-05 / 05-505 / Flamingo Village / 800 South Flamingo Road /
Generally located south of Interstate 595 between Flamingo Road and
Southwest 121th Avenue

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: MSP 7-4-05 / 05-505 / Flamingo Village / 800 South
Flamingo Road

REPORT IN BRIEF:

The subject site is a 10.79-acre parcel of land generally located south of Interstate 595 between Flamingo Road and Southwest 121st Avenue. The petitioner is proposing fifty-three (53) multi-family homes. The proposed building coverage totals approximately 2.36 acres. The subject site is currently vacant and proposed zoning is AG, Agricultural District with an underlying land use of Residential 5 DU/AC. Neighboring to the north of the subject site is a single-family home and nursery zoned AG, Agricultural District. To the east is a townhouse development zoned RM-5, Low Medium Density Dwelling District. Contiguous to the south is a single-family home and nursery zoned AG, Agricultural District. Moreover, to the west is a mobile home community zoned R-1T (County).

The architectural design of the two-(2) story, multi-family residential buildings are of a typical South Florida Mediterranean design. The building's architecture presents warm colors, stucco, and decorative features. On the first floor, multi-family residential units have projecting front-loaded garages with recessed entrances. This form of layout is design for vehicular purposes and does not encourage positive pedestrian and/or community quality of life. The barrel tile roof consists of both hipped and gabled roofs. The air-condition units are proposed on the ground level behind the residential units.

Access onto the site is provided through an 80' non-vehicular access line (NVAL) opening placed on western boundary. The petitioner has been directed by Town Council to not provide access along the eastern boundary along S.W. 121st Avenue, except for emergency access only as detailed on the site plan.

Staff finds the application suitable for transmittal to the Town Council for further consideration.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the February 7, 2006 Site Plan Committee Meeting, Mr. Aucamp made a motion, seconded by Vice-Chair Engel, to table to March 7, 2006. **(Motion carried 3-0; Mr. Breslau and Evans were absent)**

At the March 7, 2006 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to table to March 21, 2006. **(Motion carried 3-0; Mr. Breslau and Aucamp were absent)**

Committee members discussed the following issues:

Site Layout

- a. Water body buffering for Flamingo Road/Frontage Road
- b. Emphasis on vehicular site design with front loaded garages
- c. No rear yards

Architectural

1. Design style (Mediterranean)
2. Front entrance/door hidden
3. Garage widths and locations
4. Roof lines

At the March 21, 2006 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to table to April 11, 2006. **(Motion carried 4-0; Mr. Breslau was absent)**

The committee members discussed a list of the following changes:

1. Revise/update all plans and be sure that they match.
2. Adjust the turn-around to provide larger radius and deeper turn isle for emergency equipment
3. Landscaping as discussed
4. Coordinate window placement on end units
5. Make sure patios are 8-foot minimum, no change
6. Side entry at driveways
7. Florida vernacular
8. Label roads

At the April 11, 2006 Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve subject to the staff recommendation report items number one, three, four and five; that the side elevations on the end units shall be per the Jeff Evans' initialed sketches; that the lake bank area next to the retention pond shall have a five-foot flat area adjacent to the patios next to all the buildings before the slope begins; to delete the south-side signage in order to increase visibility for traffic; to change the roof material to a blended flat-tile, shake style concrete roof; to provide back to the Site Plan Committee a sample of the roof material and color boards; and, to increase the radius on the fire truck turn-around to a 38-foot

inside radius in both directions and increase the depth to 30-feet deep. **(Motion carried 3-0 Chair Aitken and Jeff Evans were absent)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to 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

<u>Owner:</u>		<u>Petitioner:</u>	
Name:	Mark Landau Flamingo Village Corp.	Name:	Gus Khavanin
Address:	350 South Ocean Boulevard, Unit 10B	Address:	800 S.W. 36 th Court
City:	Boca Raton, FL 33432	City:	Davie, FL 33330
Phone:	(561) 305-4646	Phone:	(954) 224-1380

Background Information

Application Request: Site plan approval for a new 53 multi-family home development

Address/Location: 800 South Flamingo Road / Generally located south of Interstate 595 between Flamingo Road and Southwest 121th Avenue

Future Land Use Plan Designation: Residential 5 DU / Acre

Existing Zoning: AG, Agricultural District

Proposed Zoning: RM-5, Low Medium Density Dwelling District (Town Council passed the second reading of ZB 3-1-06, Rezoning Application, on February 1, 2006)

Existing Use: Vacant

Net Parcel Size: 9.26 Acres (403,465 Square Feet)

Gross Parcel Size: 10.79 Acres (470,012 Square Feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Nursery / Single-family residential	Residential-5 DU/AC
South:	Nursery / Single-family residential	Residential-5 DU/AC
East:	Multi-family residential community	Residential-5 DU/AC
West:	Mobile home community	Residential-10 DU/AC

	<u>Surrounding Zoning:</u>
North:	AG, Agricultural District
South:	AG, Agricultural District
East:	RM-5, Low Medium Density Dwelling District
West:	R-1T (County)

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Concurrent application requests on same property:

Plat Application (P 2-1-05), this application is for a plat boundary development of 53 townhouse units.

Rezoning Application (ZB 3-1-05), this application is to rezone the subject site from: AG, Agricultural District, to: RM-5, Low Medium Dwelling District

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24(I)(4)), the RM-5 Districts is 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 low density dwelling districts in the town.

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 property falls within Planning Area 4. This planning area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village at Harmony Lake development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities and mobile home parks.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)planning, 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 Uses portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6: Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

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 10.79-acre parcel of land generally located south of Interstate 595 between Flamingo Road and Southwest 121st Avenue. The petitioner is proposing fifty-three (53) multi-family homes. The proposed building coverage totals approximately 2.36 acres. The subject site is currently vacant and proposed zoning is AG, Agricultural District with an underlying land use of Residential 5 DU/AC. Neighboring to the north of the subject site is a single-family home and nursery zoned AG, Agricultural District. To the east is a townhouse development zoned RM-5, Low Medium Density Dwelling District. Contiguous to the south is a single-family home and nursery zoned AG, Agricultural District. Moreover, to the west is a mobile home community zoned R-1T (County).

2. *Architecture:* The architectural design of the two-(2) story, multi-family residential buildings are of a typical South Florida Mediterranean design. The building's architecture presents warm colors, stucco, and decorative features. On the first floor, multi-family residential units have projecting front-loaded garages with recessed entrances. This form of layout is design for vehicular purposes and does not encourage positive pedestrian and/or community quality of life. The barrel tile roof consists of both hipped and gabled roofs. The air-condition units are proposed on the ground level behind the residential units.
 3. *Access and Parking:* Access onto the site is provided through an 80' non-vehicular access line (NVAL) opening placed on western boundary. The petitioner has been directed by Town Council to not provide access along the eastern boundary along S.W. 121st Avenue, except for emergency access only as detailed on the site plan.
 4. *Lighting:* Lighting design shall meet the Land Development Code that requires the maximum foot-candles of .5 at property lines.
 5. *Signage:* The entrance monument sign shall meet Article VIII. Signs, of Land Development Code.
 6. *Landscaping:* The site plan shall meet 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
 7. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. Onsite drainage is served by a proposed .59 acre pond in the western center of the property. Additionally, the petitioner is proposing retention around the perimeter of the subject with a concrete masonry wall on the property line varying in height.
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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:

2. Relocated all light pole fixtures out of proposed sidewalks in front of townhomes (***This has been completed***)
3. In accordance with section 12-33 (Y), a pond or lake shall be subject to a minimum twenty-foot setback from all property lines or structures. Setback area shall be

measured from top-of-bank of the water body and shall be subject to a maximum slope of one-foot vertical to twenty (20) feet horizontal distance. *(This has been completed)*

4. All a/c units are to be screened with shrub materials thirty-six (36) inches in height. *(This has been completed)*
5. As per Town Council approval with the plat and rezoning, the subject site shall not access Southwest 121st Avenue. Proposed plans shall reflect this condition. *(This has been completed)*
6. The cross sections on the Drainage and Paving Plans are incorrect. In addition, the landscape proposed swale areas might not be in the appropriate locations or type. *(This has been completed)*
7. There is not enough information relating to the pool area. The required information should include dimensioning and plans of all proposed structures within this area. *(This has been completed)*
8. Update the approximate sales price for the townhomes. *(This has not been completed)*
9. Provide all proposed and existing easements on the site plan (i.e. drainage easements). *(This has been completed)*
10. All plans shall be consistent and updated (i.e. Landscape Plan does not match Site Plan) *(This has been completed)*

Engineering:

1. Submit final engineering plans to Engineering Division for review and approval after site plan is approved by Town Council *(This has been noted)*
2. Align vision impaired truncated cones straight with walkway *(This has been completed)*

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. As per the Town of Davie Code, the petitioner conducted two (2) meetings with the public on May 20, 2005 and May 27, 2005. The meetings were held at Eastside Community Hall. The petitioner sent 225 notices to the surrounding property owners. Refer to the petitioners required report for further information.

Staff Analysis

The submitted site plan proposed zoning is RM-5, Low Medium Density Dwelling District and is designated Residential (5 DU/AC) on the Town of Davie Future Land Use Plan Map. Multi-family residential units are permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the RM-5, Low Medium Density Dwelling District regulations, and Town of Davie Comprehensive Plan.

Staff Recommendation

Staff finds the application suitable for transmittal to the Town Council for further consideration. The following are additional staff recommendations:

1. Planning and Zoning Staff recommends decorative (paver) crosswalks at each opening and at interior intersections within the site.
2. Planning and Zoning Staff recommends amending the proposed architecture design of the predominant front-loaded garage townhomes to a design that creates a community for pedestrians.
3. Planning and Zoning Staff recommends placing exterior lights around the community pool.
4. Planning and Zoning Staff recommends using a decorative exterior light as required in the rural lifestyle.
5. Planning and Zoning Staff recommends a preliminary approval from Central Broward Water Control District. It appears that there is not enough retention onsite and not enough area around the pond for maintenance easements.
6. Townhomes do not appear to be a compatible use on the Flamingo Road corridor. Flamingo Road is a designated scenic corridor and represents the Town's rural atmosphere and lifestyle. There are no multi-family developments currently on the Flamingo Road corridor. A mass of Mediterranean town-homes with their elevations facing the Flamingo Road corridor is in direct conflict with the character of the western portions of the Town. All residential developments approved by the Town of Davie on the Flamingo Road corridor have been for single-family homes. Single-family homes are compatible with the character of the Town.
7. If the petitioner continues with the proposed town home project, Planning and Zoning Staff recommends amending the proposed architecture design of the townhomes to a design that creates a community for pedestrians. Staff has repeated this recommendation several times and the petitioner refuses to comply or offer alternatives.
8. Planning and Zoning Staff recommends that the developer install landscaping material (approved by staff) on both the east and west sides of Frontage Road for the entire length of the subject site. This landscape area shall be maintain by the Home Owners Association upon turnover and recorded in the appropriate document.

Site Plan Committee Recommendation

At the February 7, 2006 Site Plan Committee Meeting, Mr. Aucamp made a motion, seconded by Vice-Chair Engel, to table to March 7, 2006. **(Motion carried 3-0; Mr. Breslau and Evans were absent)**

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Town Council Action

Exhibits

1. Site Plan
2. Public Participation Report

3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

GHASEM KLAVANIN P.E.
13420 SW 36 COURT DAVIE FL 33330 PHONE (954)224-1380

Date: June 12, 2005

Att: David Abramson, Planner II

Re: Flamingo Village Public Hearing

Dear David:

Please be advised that as required by Town of Davie Code we did notified all the property owners surrounding the subject property within 1000 feet to attend two public hearings dated May 20, 2005 and May 27, 2005. The meetings were scheduled to take place at 6.00 P.M. on both dates and we waited until 7.00 P.M. on first day only one person attended the meeting, which he was happy with the project, on second meeting nobody attended the meeting.

We hope that the above satisfies the requirements of public participation, and we are requesting to schedule this rezoning to next site plan committee meeting and continue with rezoning process.

Sincerely


Ghasem Khavamin, Project Engineer
6/13/05

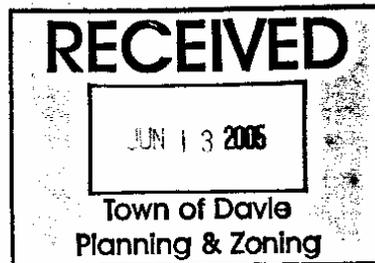
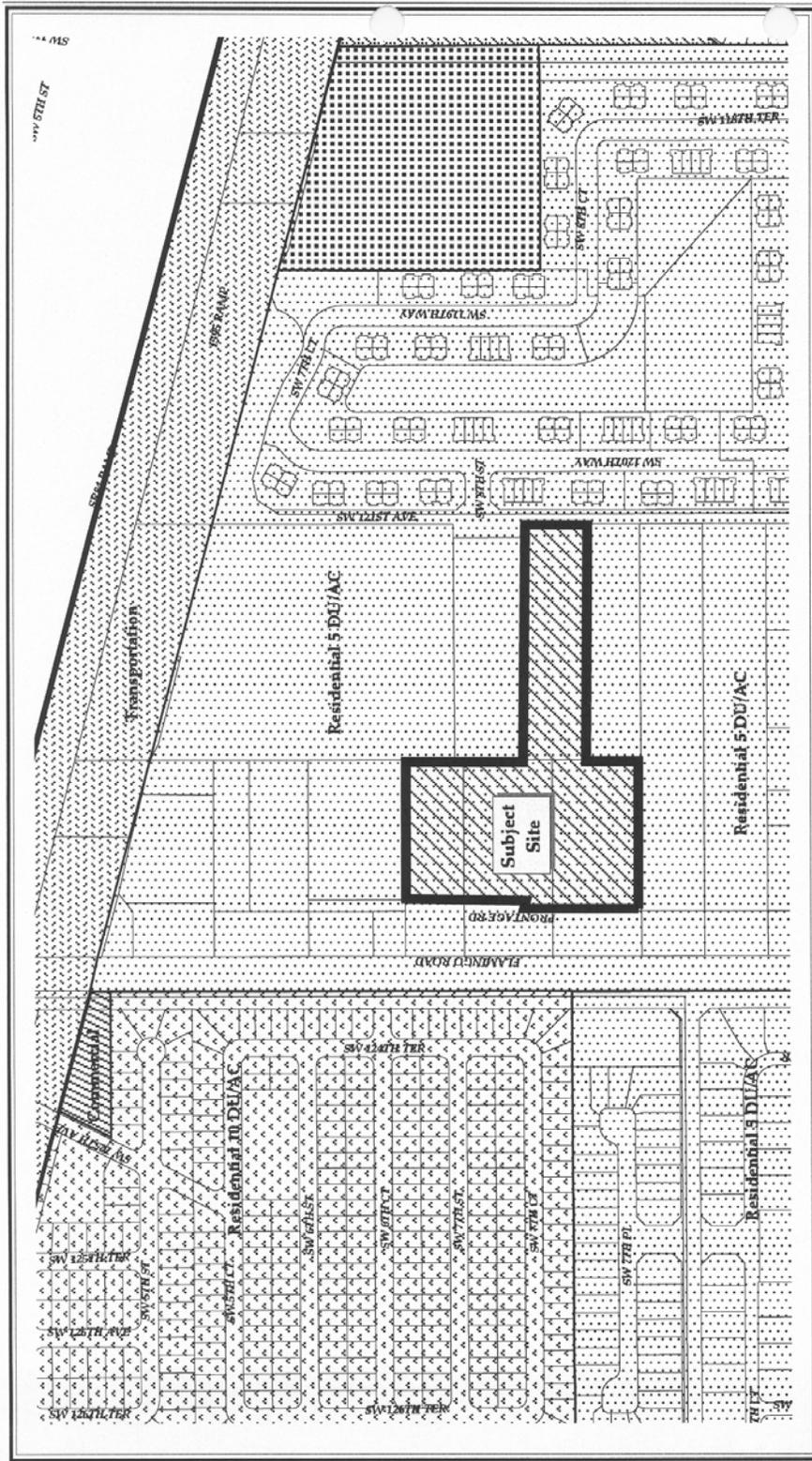


Exhibit 3 (Future Land Use Map)



Rezoning Application
 Flamingo Village
 Future Land Use Map

Prepared By: D.M.A.
 Date Prepared: 9/12/05



The Town of Davie
 Development Service Department
 Planning & Zoning Division



Scale



