

# 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:** Marcie Nolan, Deputy Planning and Zoning Manager

**SUBJECT:** Master Site Plan, MSP 9-1-05 Westridge Oaks, Stiles Development Company/Moersch, 4450 South Flamingo Road/Generally located at the northeast corner of South Flamingo Road and Orange Drive.

**AFFECTED DISTRICT:** District 3

### REPORT IN BRIEF:

The master site plan requests approval of a mixed use office-retail development consisting 61,138 square feet of retail uses, 57,930 square feet of office use and a residential component of 44 townhomes on a total 27.649 acres. There is a wetland mitigation site (1.56 acres) and on site retention pond along the northern property line.

The mixed-use office-retail center proposes 47,137 square feet of retail, 4,344 square feet of bank use, and 11,657 square feet for dining, both indoor and outdoor. The applicant has agreed to provide the full 100 foot scenic corridor buffer for both Orange Drive and Flamingo Road. In addition, a 57,930 square foot three-story office building is proposed in the center courtyard between the two wings of the retail center. There are two main points of access to the building, one from the retail center and from the rear of the center. The architecture of the buildings is Georgian with orderly spacing of windows and doors and simplified Tuscan columns. There are covered seating areas located throughout the first floor shopping area. The first floor shopping area is connected by covered walkways and breezeways to access the parking in the rear as well as the office building. The walls of the buildings are red brick with smooth stucco in neutral shades to break up the massing of the buildings. Gray and Black Awnings are proposed as accents over windows.

The RM-5 parcel is designed for 44 two-story townhouse units with a pool and cabana area. The townhomes are arranged on a street grid pattern with buildings in groups of five (5) and four (4). A cabana and pool is provided in the rear of 16 units. There are paths connecting all other townhomes to the cabana through 5 foot wide sidewalks. The two-story residential units utilize red clay barrel tile for the roof material. The units range in size from 2,760 square feet, as 3 bedroom 3 ½ bath to 3,158 square feet with 4 bedroom 4 ½ baths. The architectural style is Mediterranean with turrets and angles to break up the building lines. There are second floor balconies and outdoor seating areas on the first floor. Angled two car garages are provided with two additional parking spaces in front.

Access to the commercial site is off Orange Drive and Flamingo Road. The access to the residential area is off SW 121 Terrace. There is full site circulation through connecting streets 22 feet in width.

The applicant has proposed a 10 foot recreational trail along the eastern portion of the site and across the northern property line to connect to Flamingo Road. In addition, the applicant has proposed and agreed to fund an equestrian crossing at Flamingo Road and Orange Drive so that horses may safely access the trail system to the west. A five (5) foot recreational trail is provided along Orange Drive and Flamingo

Road. The landscape plan depicts live oaks and royal palms as the main plant material along the major roads.

This parcel possesses serious design challenges due to its location. While it is appropriate to locate commercial uses at the intersection of two major roads, Flamingo Road and Griffin Road, here the parcel sits off Griffin Road and is buffered by the C-11 canal and Orange Drive, a two lane local road. In addition, the existing uses to the east are single family homes on one acre lots. This community, Laurel Oaks, exemplifies the rural lifestyle of Davie. Across Griffin Road is the Flamingo Commons office and retail development. This development consists of 17 buildings designed with a similar style as the one proposed. The mix of residential and commercial uses is appropriate at this location due to the surrounding land uses. The design of the residential portion of the site still reflects a more urban pattern with 10 foot building separation and minimum landscape buffers. While the applicant could request all commercial, the residential acts as a buffer to both uses, the one unit per acre residential and the commercial.

**PREVIOUS ACTIONS:** At the May 17, 2006 Town Council meeting, the rezoning and flexibility application was approved on first reading, the waiver for the scenic corridor requirement was withdrawn and the variances were approved. The plat was tabled to the June 7, 2006 meeting.

**CONCURRENCES:** At the May 9, 2006 Site Plan Committee meeting, Vice-Chair Engel made a motion, seconded by Mr. Aucamp, to approve a combination of two plans, one being plan number two which indicated a “separate drive aisle” on the west side and secondly, the new plan which indicated a “100-foot of green area” on the south side. Motion carried 2-1 which automatically tabled the item (two members abstained). Town Attorney Monroe Kiar established that the vote would be the same at the next meeting and, therefore, opined that this item should be moved forward. (Town Council meeting of June 7, 2006.)

**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, Citizen Participation Report, Master Site Plan, 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**

**Owners:**

**Name:** Barbara Moersch, Frederick P. Moersch & Marion C. Moersch  
**Address:** 211 Pine Island Road  
**City:** Jacksonville, AL 36265  
**Phone:** (256) 435-8228

**Applicant:**

**Name:** Stiles Development Company  
**Address:** 300 SE Second Street  
**City:** Fort Lauderdale, FL 33301  
**Phone:** (954) 627-9354

---

**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Master site plan approval for a development known as Westridge Oaks. The master site plan, MSP 9-1-05 Westridge Oaks, is requesting approval for 44 townhomes, 63,138 square feet of retail uses, and 57,930 square feet of office use.

**Address/Location:** 4450 South Flamingo Road/Generally located at the northeast corner of South Flamingo Road and Orange Drive

**Future Land Use**

**Plan Map Designations:** Commercial & Residential (1 DU/AC)

**Existing Zoning:** AG, Agricultural District

**Proposed Zonings:** B-2, Community Business District (12.397 acres)  
R-1, Estate Dwelling District (5.918 acres)  
RM-5, Multi-family Low Medium Dwelling District (9.334 acres)

**Existing Use:** Vacant

**Proposed Uses:** 61,138 square feet of retail uses  
57,930 square feet of office use  
Forty-four (44) townhouse units

**Net Parcel Size:** 27.649 acres (1,204,378 square feet)

**Surrounding Uses:**

**North:** Agriculture  
**South:** Orange Drive, then C-11 canal  
**East:** Laurel Oaks (estate homes)  
**West:** Flamingo Commons (commercial center)

**Surrounding Future Land Use Plan Map Designations:**

**North:** Residential (1 DU/AC)  
**South:** Recreation/Open Space  
**East:** Residential (1 DU/AC)  
**West:** Commercial

**Surrounding Zoning:**

**North:** AG, Agricultural District  
**South:** AG, Agricultural District  
**East:** R-1, Estate Dwelling District  
**West:** B-3, Planned Business Center District

---

## **Zoning History**

**Concurrent Requests:** The plat, P 5-4-05 Westridge Oaks, for a 27.649 acre parcel, with a note restricting development to: 44 townhouse units; 65,000 square feet of commercial use; 60,000 square feet of office use; and 5,600 square feet of bank use.

The rezoning, ZB 7-6-05, Westridge Oaks, is requesting B-2, Community Business District (12.397 acres) with a declaration of restrictive covenants; R-1, Estate Dwelling District (5.918 acres); RM-5, Multi-family Low Medium Dwelling District (9.334 acres), on a 27.649 acre parcel.

The flex application, FX 7-1-05 Westridge Oaks, is requesting the application of 44 reserve units from Flex Zone 100, leaving a total of 109 reserve units in this flex zone.

The variance, V 11-3-05 Westridge Oaks, is requesting approval of three (3) variances; from: maximum building height of 35' to: 55'; from: 100,000 square feet of overall development to: 120,000 square feet; from: 40,000 square feet for an individual building to: 57,930 square feet.

A waiver from the 100 foot scenic corridor requirements for both Orange Drive and Flamingo Road has been withdrawn by the applicant.

**Previous Requests:** The plat, rezoning, variance, and master site plan, Westridge Commons, requesting B-3, Planned Business Center District & CF, Community Facilities District zoning, to allow the development of a 200,000 square feet commercial retail center with a gas station, was denied on November 7, 2001.

---

## **Applicable Codes and Ordinances**

§12-24 (I) (4) Low Medium Density Dwelling (R-4, R-5 and RM-5) Districts: 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.

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200' frontage and depth, 20' on sides abutting residentially zoned properties, 25' adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35' maximum height.

---

## **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100, which has 140 Flexibility Units and 153 Reserve units available.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)plating, 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, Policy Group 7: Commercial Use, 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 17: Land Use Compatibility and Community Appearance:* Comprehensive Plan policies and land development regulations shall continue to encourage preservation, enhancement, and maintenance of the Town's semi-rural character and western themed downtown business district, elimination of land uses found to be inconsistent with the character of the community and prevention of future incompatible 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.

---

## **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. The applicant conducted meetings with the public on September 14, 2005, and September 28, 2005. Attached is the applicant's Citizen Participation Report.

---

## Application Details

The applicant's submission indicates the following:

1. *General Information:* The overall site is 27.649 acres. Currently the land use on the property is Commercial and the zoning is AG, Agricultural. In order for the zoning to be consistent with the land use, the applicant is requesting to rezone 12.397 acres to B-2, Community Business, 9.334 acres to Residential for 44 townhouse units, and 5.918 acres to R-1, Residential 1 du/acre for wetland preservation area and on-site retention.
2. *Site:* The center designed for the B-2 parcel is proposed for 47,137 square feet of retail, 4,344 square feet of bank use, and 11,657 square feet of dining, both indoor and outdoor. The parking is dispersed both through the front and the rear of the center resulting in a strong street presence on Flamingo Road. ~~The applicant has requested a waiver of the 100 foot required scenic corridor to 47 feet at the narrowest and 99 feet at the widest.~~ The building is setback from the road 240 feet. There are three rows of parking in front of the buildings facing Flamingo Road and a maximum of seven rows of parking in the rear. ~~An 80 foot scenic corridor is provided along Orange Drive and one row of parking is provided in front of the center. The full 100 feet is required unless a waiver is requested.~~ There is a pedestrian path connecting the residential uses to the center. A detail of the area is provided. The applicant has agreed to provide the full 100 foot scenic corridor buffer for both Orange Drive and Flamingo Road.

In addition, a 57,930 square foot three-story office building is proposed in the center courtyard between the two wings of the retail center. There are two main points of access to the building, one from the retail center and from the rear of the center.

The RM-5 parcel is designed for 44 two-story townhouse units with a pool and cabana area. The townhomes are arranged on a street grid pattern with buildings in groups of five (5) and four (4). A cabana and pool is provided in the rear of 16 units. There are paths connecting all other townhomes to the cabana through 5 foot wide sidewalks. The minimum rear setback for each townhome is 25 feet. There is ten feet of separation between the majority of the townhomes.

The R-1 portion of the site is located along the north property line and is proposed for a 1.56 acre wetland mitigation area and 5.24 acre lake.

3. *Trails:* The applicant has proposed a 10 foot recreational trail along the eastern portion of the site and across the northern property line to connect to Flamingo Road. In addition, the applicant has proposed and agreed to fund an equestrian crossing at Flamingo Road and Orange Drive so that horses may safely access the trail system to the west. The applicant shall provide conceptual paving, striping and marking for equestrian crossings with a condition of a signalized intersection at the north entrance. The applicant shall also provide a separate site plan sheet

indicating all the trails, including off-site improvements and construction details prior to final staff sign off.

A five (5) foot recreational trail is provided along Orange Drive and Flamingo Road.

4. *Commercial Building/Architecture:* The commercial buildings consist of a one story in-line retail center with a 3 story office building in the rear. The architecture of the buildings is Georgian with orderly spacing of windows and doors and simplified Tuscan columns. There are covered seating areas located throughout the first floor shopping area. The first floor shopping area is connected by covered walkways and breezeways to access the parking in the rear as well as the office building. The walls of the buildings are red brick with smooth stucco in neutral shades to break up the massing of the buildings. Gray and Black Awnings are proposed as accents over windows. The windows are designed vertically to match the architectural style selected. The use of palladium windows adds a softness to the otherwise angular design elements. The long rooflines are broken up with dormer windows and skylights placed above the first floor signage. Staff suggests enhancing the bank entrance through scale and use of columns to replicate the importance of bank architecture during the Georgian time period.

The three story office building uses the same design and architectural elements as the shopping center. The maximum height is 55 feet with an average height of 45 feet. There are balconies proposed for third floor offices. The windows utilize shutters and appropriate window moldings to balance the overall mass of the three stories. A brick wall is used in the rear of the center to shield the loading and delivery area from view as a majority of the parking for the office building is located in the rear. The roof material used for both buildings is the red flat tile. A variance request has been submitted to allow the building height of 55 feet as opposed to the 25 feet required by code. The building maintains the three stories that would be built under the 35 foot height; however architectural elements and higher finish floor heights are provided which result in the requested variance.

5. *Residential Buildings/Architecture:* The two-story residential units utilize red clay barrel tile for the roof material. The units range in size from 2,760 square feet, as 3 bedroom 3 ½ bath to 3,158 square feet with 4 bedroom 4 ½ baths. The architectural style is Mediterranean with turrets and angles to break up the building lines. There are second floor balconies and outdoor seating areas on the first floor. Angled two car garages are provided with two additional parking spaces in front. Staff suggests using windows and columns more consistent with the architectural style selected. For example, the columns are straight without a substantial base or capital. Also certain modern window groupings are added that do not balance with the rest of the architecture. Moldings and sills are needed around the windows. The garage doors can be designed to match the style of the buildings through design and color. Staff suggests the appearance of two separate doors in a wood treatment.
6. *Access and Parking:* Access to the commercial site is off Orange Drive and Flamingo Road. A total of 518 parking spaces are required and the applicant is proposing 568 spaces. In addition, the applicant has requested a variance to delete the required landscape island in the parking area and provide the same amount of landscape area through larger islands elsewhere on the site.

The access to the residential area is off SW 121 Terrace. There is full site circulation through connecting streets 22 feet in width. The site provides nine (9) guest spaces and each townhouse provides four (4) parking spaces.

7. *Lighting:* Decorative light features are provided in the residential portion of the site. These light poles are 12 feet in height. The commercial portion of the site proposes 25 foot high light poles with commercial grade luminaries. Staff has made a condition of moving forward that the applicant lower the light poles used in the commercial portion of the site and change the luminaire to match and compliment the architecture of the center.
8. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency shall be obtained prior to the issuance of a development permit. There is a retention area and a wetland mitigation area at the northern western end of the site.
9. *Landscaping:* ~~The landscape plan does not meet the land development code. The applicant has requested a waiver from the scenic corridor on Flamingo Road but does not provide the required 100 foot scenic corridor on Orange Drive, 80 feet is provided. An access drive is placed within the scenic corridor. Only access points may be located within a scenic corridor per § 12-283(B)(6).~~

The landscape plan depicts live oaks and royal palms as the main plant material along the major roads. The islands are planted excluding some conflicts with utilities where the plant material has been provided elsewhere on site. The applicant has agreed to provide the 100 foot scenic corridor as required.

10. *Temporary Uses:* The applicant has indicated a temporary construction trailer on the site. Approval of this application shall also provide approval of the temporary use.
11. *Compatibility:* The site is adjacent to single family estate homes one unit per acre to the east. Across Flamingo Road is an existing commercial center in scale with the proposed shopping center. A Wal-Mart is located on the southeast corner in Cooper City. Recognizing that large commercial parcels are not typically located next to single family one unit per acre homes, the applicant has proposed a transitional buffer to reduce intensity gradually from the shopping center to the estate homes through the use of townhomes. The applicant's original proposal called for a traditional neighborhood design with the residential integrated with the commercial. However, over time the residential became a stand alone project. The applicant has been working with the residential neighbors to the east and has modified the architectural style at their request. This change in architecture necessitated the separation of the two uses, as they no longer are interconnected stylistically. The 44 townhomes represents a density of 2.3 units per acre including the R-1 zoning districts. Utilizing just the portion requested to be rezoned to RM-5 the density represents 4.7 units per acre. Utilizing half the required retention and wetlands, the density of the residential is 3.6 dwelling units per acre. Proper planning theories would suggest a density of less than 5 units per acre when adjacent to one unit per acre homes. Typically this would be represented by smaller lot single family homes, transitioning to townhomes, and then to commercial. Here the land use of commercial immediately next to one use per acre did not provide for such a transition.

---

## DRC Comments

**Engineering:**

1. The proposed 10 ft recreational trail must be placed outside of the western R/W of SW 121st Avenue. Revise site plan and cross-section details on sheet CS-2.
2. The turning radii shown on plans do not conform to the Town requirements of radii of 38 ft. inside and 50 ft outside path.
3. The lake maintenance must be 20' minimum for conformance with CBWCD. Revise site plan and lake cross section details. This has been reduced to 15 feet with a variance from CBWCD.

**Planning:**

4. The applicant shall provide a separate site plan sheet indicating all the trails, including off-site improvements and construction details prior to final staff sign off.
5. Staff suggests enhancing the bank entrance through scale and use of columns to replicate the importance of bank architecture during the time period of the Georgian style.
6. Staff suggests using windows and columns more consistent with the architectural style selected for the residential units. For example, the columns are straight without a substantial base or capital. Also certain modern window groupings are added that do not balance with the rest of the architecture. Moldings including sills are needed around the windows. The garage doors can be designed to match the style of the buildings through design and color. Staff suggests the appearance of two separate doors in a wood treatment.

**Landscape:**

7. Suggest substituting a different species of canopy tree, instead of the Mahogany trees, in the parking lots, such as, Gumbo Limbo, Pigeon Plum, Lysiloma sabicu, or Wild Tamarind.
8. In the parking islands where there is a conflict with utilities, will they accept palms or small, ornamental trees such as Jatropha, Hibiscus, Jamacian Caper with small root balls?
9. On the record, I am requesting the 100' foot Scenic Corridor on Flamingo Road.

---

**Staff Analysis**

This parcel possesses serious design challenges due to its location. While it is appropriate to locate commercial uses at the intersection of two major roads, Flamingo Road and Griffin Road, here the parcel sits off Griffin Road and is buffered by the C-11 canal and Orange Drive, a two lane local road. In addition, the existing uses to the east are single family homes on one acre lots. This community, Laurel Oaks, exemplifies the rural lifestyle of Davie. Across Griffin Road is the Flamingo Commons office and retail development. This development consists of 17 buildings designed with a similar style as the one proposed.

The applicant first suggested this project as a New Urbanist design. The final plans have evolved away from this concept, as may be appropriate due to the location. Elements that have been retained from this design philosophy include the covered sidewalks, the mix of office and retail, the location of the

majority of the parking, and the site connection. The suburban elements that have been retained include the wide landscape buffers, the open spaces and the predominance on the car, as appropriate based upon the location. The mix of residential and commercial uses is appropriate at this location due to the surrounding land uses. The design of the residential portion of the site still reflects a more urban pattern with 10 foot building separation and minimum landscape buffers. While the applicant could request all commercial, the residential acts as a buffer to both uses, the one unit per acre residential and the commercial.

---

## **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration subject to the following:

1. The proposed 10 ft recreational trail must be placed outside of the western R/W of SW 121st Avenue. Revise site plan and cross-section details on sheet CS-2.
2. The turning radii shown on plans do not conform to the Town requirements of radii of 38 ft. inside and 50 ft outside path.
3. The lake maintenance easement must be 20' minimum for conformance with CBWCD. Revise site plan and lake cross section details. A variance from CBWCD has been obtained and only 15 feet for a lake maintenance easement is required.
4. Provide decorative light poles and luminaries throughout the shopping center consistent with the residential area.
5. Relocate the power lines from Orange Drive and Flamingo Road underground, as these streets are both scenic corridors.
6. Provide details about lights in the pool area that will not affect the proposed residences.
7. Provide a separate site plan sheet indicating all the trails, including off-site improvements and construction details prior to final staff sign off.
8. Staff suggests enhancing the bank entrance through scale and use of columns to replicate the importance of bank architecture during the Georgian time period.
9. Staff suggests using windows and columns more consistent with the architectural style selected for the residential units. For example, the columns are straight without a substantial base or capital. Also certain modern window groupings are added that do not balance with the rest of the architecture. Moldings including sills are needed around the windows. The garage doors can be designed to match the style of the buildings through design and color. Staff suggests the appearance of two separate doors in a wood treatment.

10. Provide for a future bus bay and bond for a bus shelter at this location to prepare for integrated transit throughout the county.
11. Suggest substituting a different species of canopy tree, instead of the Mahogany trees, in the parking lots, such as, Gumbo Limbo, Pigeon Plum, Lysiloma sabicu, or Wild Tamarind.
12. In the parking islands where there is a conflict with utilities, will they accept palms or small, ornamental trees such as Jatropha, Hibiscus, Jamacian Caper with small root balls? If so, revise the plans to add landscape material in these islands.

---

### **Site Plan Committee Recommendation**

At the May 9, 2006 Site Plan Committee meeting, Vice-Chair Engel made a motion, seconded by Mr. Aucamp, to approve a combination of two plans, one being plan number two which indicated a “separate drive aisle” on the west side and secondly, the new plan which indicated a “100-foot of green area” on the south side. Motion carried 2-1 which automatically tabled the item (two members abstained). Town Attorney Monroe Kiar established that the vote would be the same at the next meeting and, therefore, opined that this item should be moved forward. (Town Council meeting of June 7, 2006.)

---

### **Town Council Action**

---

#### **Exhibits**

1. Citizen Participation Report
2. Master Site Plan
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Mr. Chris Gratz  
Town of Davie  
Planning and Zoning Division  
6591 Orange Drive  
Davie, FL 33314

300 S.E. 2nd Street  
Ft. Lauderdale, FL 33301  
954.627.9160  
954.627.9288 Fax  
stiles.com  
info@stiles.com

**Re: Citizen Participation Report  
Westridge Oaks**

Dear Mr. Gratz:

In accordance with the Town of Davie Citizen Participation Ordinance and the previously approved Citizen Participation Plan, we completed our two public meetings with the neighbors of the Westridge Oaks site on the evenings of September 14<sup>th</sup> and September 28<sup>th</sup>.

While the Citizen Participation meetings provided an opportunity to broaden the level of input from the residents of the Town of Davie, the meetings were by no means our first interaction with the Town residents and the Laurel Oaks Homeowners Association. Over the course of the past six months, we have met numerous times with representatives from Laurel Oaks to discuss our plans and incorporate their comments into the design presented during the Citizen Participation meetings. Only after reaching a level of comfort with the representatives of Laurel Oaks were we prepared to begin the Citizen Participation meetings.

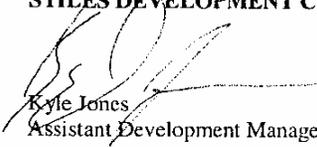
For a clear understanding of our presentation, the feedback from our neighbors, and our response to their comments, please review the attached exhibits:

- Exhibit "A" Public Meeting Notice
- Exhibit "B" Approved Citizen Participation Plan with the list of Affected Parties
- Exhibit "C" Discussion Summary and Sign-in sheet for September 14<sup>th</sup> meeting
- Exhibit "D" Discussion Summary and Sign-in sheet for September 28<sup>th</sup> meeting
- Exhibit "E" Email Correspondence between the Laurel Oaks HOA and the Developer

I trust that the information included in this report satisfies the requirements of the Citizen Participation Plan. If you have any questions or comments, please do not hesitate to contact me at (954) 627-9278 or [kyle.jones@stiles.com](mailto:kyle.jones@stiles.com). As always, it is a pleasure working with you.

Sincerely,

**STILES DEVELOPMENT CO.**

  
Kyle Jones  
Assistant Development Manager





**NATIONAL DEVELOPER  
OF THE YEAR**



June 17, 2005

Mrs. Marcie Nolan, AICP  
Town of Davie, Planning and Zoning Division  
Deputy Director  
6591 Orange Drive  
Davie, FL 33314

300 S.E. 2nd Street  
Fl. Lauderdale, FL 33301  
954.627.9160  
954.627.9288 Fax  
stiles.com  
info@stiles.com

**Re: Citizen Participation Plan  
Westridge – Rezoning Application  
Davie, FL**

Dear Mrs. Nolan:

Pursuant to Section 12-319.7 of the Town of Davie Code, I hereby submit for your review and approval the Citizen Participation Plan for the Westridge Oaks project. Westridge Oaks is a planned mixed-use retail, office, and residential development at the northeast corner of Flamingo Road and Orange Drive. Please review the following items for a complete understanding of our plan to satisfy all of the requirements of the Citizen Participation Plan process:

- 12-319.7 (A) (1): With staff approval of this plan we hope to receive the list of Affected Parties.
- 12-319.7 (A) (2): We intend to notify the affected parties through direct mail and advertisements in local newspapers.
- 12-319.7 (A) (3): The proposed site plan application contemplates a mixed-use retail, office, and residential project. The proposed project will include approximately 60,750 square feet of retail space, 57,930 square feet of office space, and 44 residential units. Approximately the northern 5.9 acres of the subject property have a Residential Land Use designation and the southern 21.7 acres of the site have a Commercial Land Use designation. The entire site is zoned A-1.

As proposed, the commercial portion of the project, comprising approximately 11.9 acres, will include a grand entrance feature and plaza to encourage pedestrian connectivity and public interaction. Furthermore, the commercial section will be serviced by approximately 540 parking spaces – more parking spaces than required by code. The residential portion of the project, comprising roughly 6 acres of the site, will also encourage pedestrian travel and interaction through connected sidewalks and public open space.

The existing wetlands on the northwest portion of the site will be maintained in their current location and improved in quality. An approximately 6 acre lake will occupy

the balance of the northern portion of the site providing adequate storm water treatment and retention.

While the Town of Davie Land Use Plan encourages mixed-use development, there is no provision of the Town Code, outside of the Griffin Road Corridor, that accommodates the variety of issues present in a mixed-use project. Accordingly, several applications and requests will be accompanying the site plan application in order to accommodate the proposed mixed-use development. The accompanying items include:

- **Site Plan:** We are requesting the approval of a master site plan for the subject property.
- **B-2 Rezoning:** We propose to rezone the western approximately 11.9 acres of the Commercial Land Use area to B-2.
- **RM-5 Rezoning:** We propose to rezone roughly 9.6 acres of the eastern portion of the property with a Commercial Land-Use designation to RM-5.
- **Flex Unit Allocation:** The proposed residential portion of the project contemplates 44 residential units. Therefore, we are requesting an allocation of 44 flex units.
- **Plat Approval:** We are requesting the approval of a plat for the subject property.
- **Scenic Corridor Waiver:** Section 12-282 of the Code allows waivers to be issued when the property owner can demonstrate that the regulations imposed upon the property by another governmental agency will cause there to be a hardship upon the property owner if that property owner is required to fully comply with section 12-282.

Other independent governmental agencies are imposing regulations that meet the hardship burden mentioned above. The wetlands on the northwest portion of the site restrict our ability to develop the northern section of the site and limit the total developable acreage. Moreover, the 25% water retention requirement imposed by Central Broward Water Control District further restricts the layout and the developable acreage of the project.

- **Height Variance:** Section 12-83 of the Code limits the height of buildings in the B-2 zoning district to 35 feet. The proposed office building has a tall center design feature which is 55'-0" above grade "to the ridge of the gable". The majority of the building, however, is 40'-0" above grade to the "deck of the mansard roof". Mechanical equipment and parapet walls will not exceed the exclusions established in Section 12-33 (M).
- **Maximum Square Footage Variance:** Section 12-55 of the Code limits individual buildings in the B-2 zoning district to a maximum of 40,000 square feet and limits

cumulative building square footage to 100,000 square feet per site. We request a variance to accommodate the approximately 60,000 square foot office building and the approximately 119,000 square feet of cumulative commercial space planned for the project.

- **Parking and Open Space:** While Section 12-108 (C) (4) requires medians between double parking bays to be a minimum of ten (10) feet, including curbing, Section 12-377 (A) (5) allows Master Plans to spread the open space requirements throughout the development. Our proposed Master Plan eliminates the median between double parking bays and reallocates the open space requirement to enlarge public gathering places and improve pedestrian circulation; thereby, complying with General Purpose of the Code as provided in Section 12-375.
- **Positive Outfall:** We are requesting permission from the Laurel Oaks HOA for the connection of positive outfall for the Westridge Oaks site to the Laurel Oaks canal.
- **Wall Easement:** We are requesting an easement of sufficient width to satisfy the Town of Davie and the Florida Department of Transportation from each homeowner abutting 121<sup>st</sup> Terrace that will be impacted by the proposed wall.

12-319.7 (A) (4): We plan on disseminating information to residents through presentations, questions and answer sessions, and written materials at the Citizen Participation meetings. We will also distribute written materials to any affected parties requesting such materials that are unable to attend the public meetings.

12-319.7 (A) (5): The schedule of events will include notification of both meetings to the affected parties on or about August 1, 2005. The first Citizen Participation Meeting will be scheduled for approximately August 8, 2005, and the second meeting will be scheduled for approximately August 12, 2005. It is our intention to submit the Citizen Participation Report in a timely manner following the conclusion of our Citizen Participation program.

12-319.7 (A) (6): We will collaborate with the Town's assigned project planner to approve the Citizen Participation Plan prior to execution. Throughout the development process, we will, in a timely manner, share the agenda, minutes, and action items arising from our meetings with the affected parties.

The Citizen Participation Plan detailed above fully complies with the requirements of Section 12-319.7(A). Furthermore, the execution of this plan will afford the citizens of the Town of Davie an opportunity to actively participate in the Town's development process as desired by the stated intent of Section 12-319.5. Please review and approve the Citizen Participation Plan as submitted and provide us with the list of affected parties as described by Section 12-319.7 (A) (1).

H:\DEVEL\kylej\Moersch\Citizen Participation Program\Letter - Citizen Participation Plan 9-1-05.doc

If you have any questions or comments, please do not hesitate to contact me at (954) 627-9278 or kyle.jones@stiles.com. As always, it is a pleasure working with you.

Sincerely,

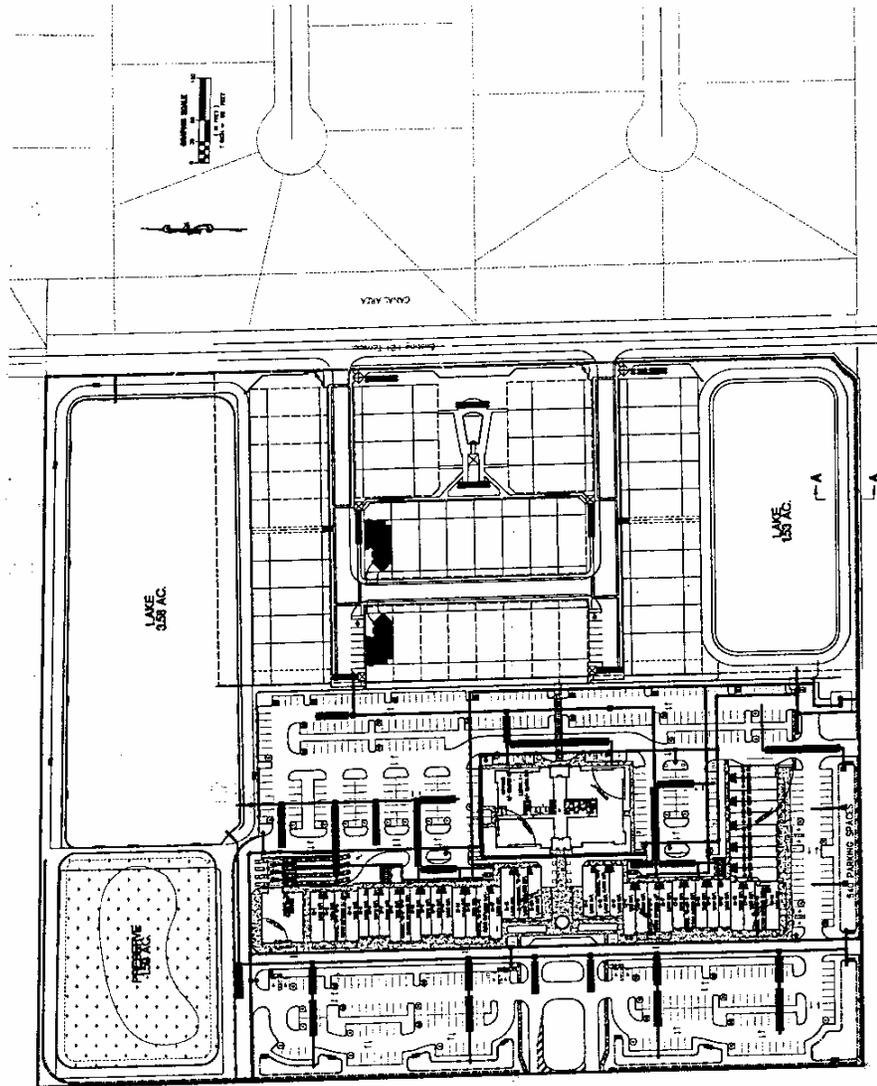
**STILES DEVELOPMENT CO.**

Kyle Jones  
Assistant Development Manager

CC: Jeff Lis, Stiles Development Company  
Dennis Mele, Ruden McClosky Smith Schuster & Russell, PA

H:\DEVEL\kylej\Moersch\Citizen Participation Program\Letter - Citizen Participation Plan 9-1-05.doc

# Conceptual Site Plan



**Questions, Comments, and Answers  
Citizen Participation Meeting  
September 14, 2005**

**No written comments were submitted.**

**Does Residential connect to Commercial?**

No. There is no vehicular connection between the two uses; however, there will be a pedestrian connection.

**Will 121<sup>st</sup> remain a public road?**

Yes. As of today the road is a Florida Department of Transportation road. There are discussions that the City will eventually take control of the road, but either way it will remain a public right-of-way.

**Where are the commercial access points?**

One inbound and two outbound (one right out only) along Orange and two inbound and two outbound along Flamingo.

**Are there plans to expand Orange Dr.?**

No.

**Is Orange Drive going to be bermed and landscaped?**

Yes. Landscaping and berms will be installed as required by the applicable governmental codes and regulations.

**Is the wall going to have landscaping on the west side?**

The proposed wall along the east side of 121<sup>st</sup> will be on Laurel Oaks property. There is no plan for landscaping along that wall at this time.

**Will traffic noise on 121<sup>st</sup> increase to the point of hearing?**

It is our understanding that traffic noise can be heard on that road today. The installation of the wall should serve to dampen any existing or future noise on that roadway.

**Will light spill onto Laurel Oaks?**

Town codes do not allow us to design lighting that will spill into Laurel Oaks.

**Sanitary Sewer or Septic Sewer?**

The project will be served by City of Sunrise Water and Sewer, no septic tanks.

**Will a study be conducted to review the affects of positive outfall into Laurel Oaks?**

A separate study is not planned but, permits will be required from both the Drainage District and South Florida Water Management District that meet their criteria. Based on our discussion with the District the proposed outfall into the Laurel Oaks canal will have no impact due to the gravity nature of that system.

**Will there be a dry cleaner?**

If there is a dry cleaner in the retail space, it will be for drop off and pick up only. There will not be a dry cleaning processing plant on the site.

**Will the Laurel Oaks water pressure fall?**

The water main along Orange Drive that serves Laurel Oaks will be extended and tied into another water main located along Flamingo Road. This should create a backpressure into the Laurel Oaks system that should increase the performance of water pressure.

**Has a traffic study been done? What does it say?**

Yes. A copy will be made available at the final Citizen Participation meeting.

**Will there be trails?**

There will be a trail installed along Flamingo Road.

**What are the setbacks for the commercial?**

All setbacks for the project have been designed to meet the standards established in the Town of Davie code requirements.

**How many parking spaces?**

There will be 545 total parking spaces for the office and retail.

**Why flex units?**

Flex units are necessary because County Codes prohibit residential buildings on Commercial Land Use property without the application of flex units. The flex units will not be utilized to increase density above the zoning district limitations.

**Can you eliminate one of the access points on Orange Dr? Or All? (Fire Dept.)**

We cannot eliminate all of the access points along Orange Dr. due to life safety fire protection requirements. We have agreed to limit the western access point to right out only with no inbound traffic. This opening will be channelized to ensure actual traffic movements comply with the intent.

**Concerned about 100 ft. setback setting precedent.**

The retail and office buildings are set back from the property line more than 100 feet. The Scenic Corridor provision of the Code was clearly written with the intent that sites over burdened by various governmental restrictions are able to opt out of the requirement.

**How many stalls in the garage?**

Each residence will have a two car garage and driveway capable of holding an additional two cars.

**Is there street parking in the residential section?**

Yes.

**Is there a gate in the residential section?**

No.

**Are there sidewalks throughout the site?**

Yes. Pedestrian accessibility and movement are high priorities of the site design.

**Will there be an HOA for the site?**

Yes.

**Retail will be specialty?**

Yes, specifically targeted to serve the needs of the immediate demographic support area.

**Scenic Corridor should be respectful and what impact would it have on the site?**

We are in the process of doing an in-depth analysis that will demonstrate that the project meets the intent of the ordinance.

**45' height may be a concern if the site lines are clear to Laurel Oaks**

Site line study has been ordered and should be available for the September 28<sup>th</sup> meeting.

**How high is the residential product?**

Two stories

**Will there be a deceleration lane on Orange?**

Traffic study indicates that none is warranted.

**How will the wall be handled along 121<sup>st</sup>? Legally and physically?**

The wall is proposed to be placed on the western edge of the existing 80' drainage easement. This will be on lots owned by Laurel Oaks property owners. An easement will be required prior to the placement of the wall. Laurel Oaks will be responsible of maintenance issues on the Laurel Oaks side of the wall. Westridge Oaks will be responsible for maintenance issues on the Westridge Oaks side of the wall.

**How tall is the wall?**

The wall will be Six feet tall.

**Will the roofs be barrel tile?**

Yes.

**Can you decide to change the number of residential units?**

Only if we begin the approval process from the beginning could we increase the number of units. We do not intend to request more than 44 units and have filed an application with the Town to such affect.

**How will canal maintenance be impacted by the positive outfall? HOA spends a lot of money on canal maintenance.**

Laurel Oaks should not notice any impact. The only time there will be a flow into the Laurel Oaks canal system is during an extraordinary event - even then the flow is a minimal bleed that is consistent with the gravity flow of the entire basin.

**Will water near the wall be able to run into the Laurel Oaks canal?**

The wall will be designed to address any runoff issue associated with the placement of the wall. At this time the wall is not being contemplated with continuous footers, therefore drainage will not be impacted.

**How many businesses will be involved?**

It is hard to tell at this point. There will be 60,935 square feet of retail. This will be a market driven event. We have not begun to market the property at this time.

**Can outfall go into the Orange Dr. canal?**

It could, but, due to the nature of the gravity flow in the basin, going into the Orange Drive canal is the same as going into the Laurel Oaks canal. It is less expensive for us to go into the Laurel Oaks canal. This is part of the consideration as to why we have agreed to fund the installation of the wall along 121<sup>st</sup>.

**Happy to see no Publix, CVS, Gas Station and positive efforts of development.**

No comment.

**How much does the land cost?**

No comment.

**Can the zoning be approved while changing the site plan?**

The Town controls what gets approved when. It is our understanding that the zoning and master site plan will receive final approvals at the same meeting.

**What are the lease rates going to be?**

Retail \$26 to \$35 and Office will be sold as office condos.

**How will construction activities impact the neighborhood?**

Stiles takes great care to insure minimal impact will be incurred by the surrounding neighborhood.

**When will the wall go in during construction?**

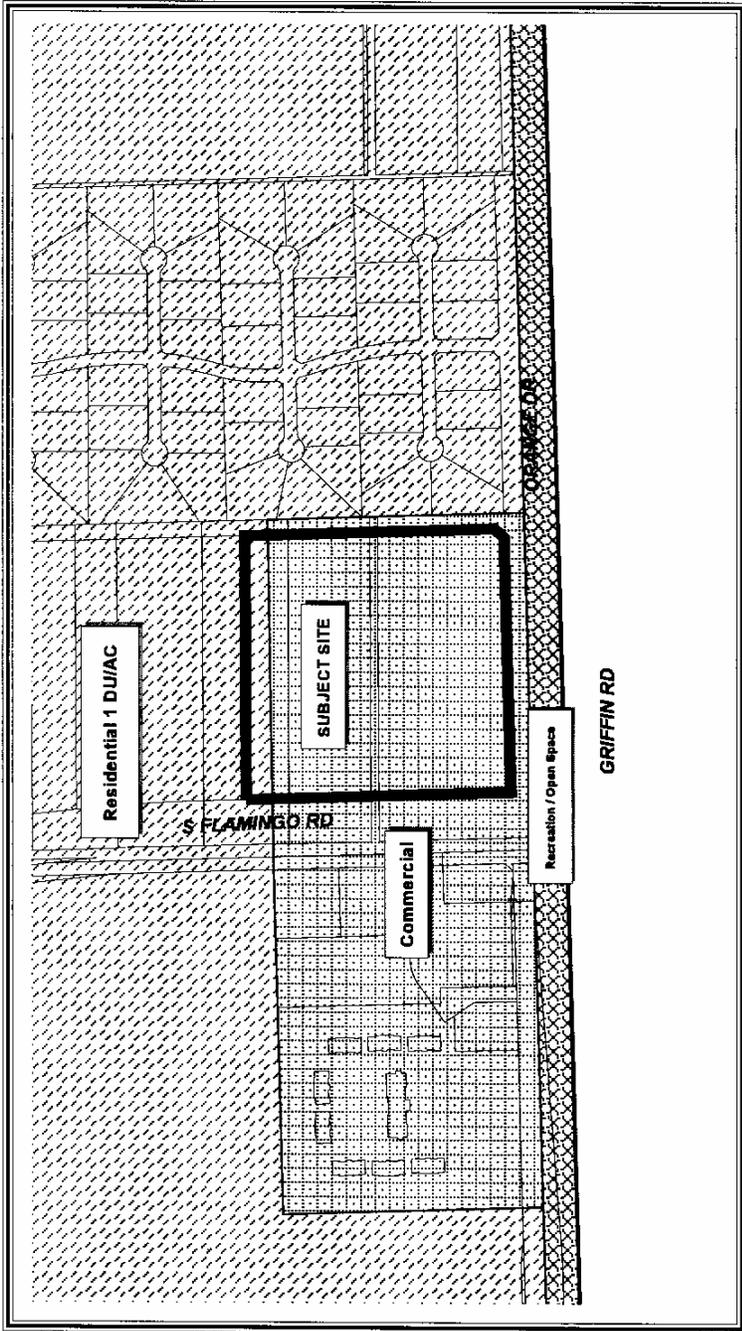
We will be happy to install the wall at the earliest possible time during construction in order to lesson the impact of construction activities on the abutting homeowners.

Sign In Sheet

Westridge Oaks  
 Citizen Participation Hearing  
 September 28, 2005

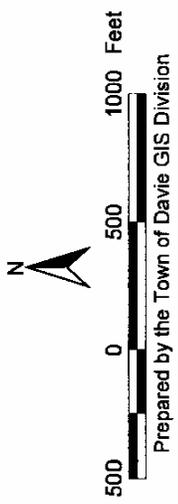
Name	Address	Phone#
VAL + ANITA SELLAT,	11938 ALORN DR	954-452-9342
Shani MAVON	11936 SW 43 CT	305-778-7700
Davi John - Ferrari	11890 Green Oak Dr.	(954) 452-0804
CHRISTIAN + Janelle FOXA	11958 Green Oak Drive	954-472-5965
Julie + ED Hogan	11888 Silver Oak Dr.	954-236-3619
Beth + Kevin Crowley	11892 Acorn Dr. DAVIS	954-205-1244
ARTHUR V. LUCA	11917 ACORN DAVIS	954-370-6488
David + Sara Scheinman	11919 SW 42 CT	954-577-3922
EVALDO B AMARAL	11869 SW 42nd CT	954-723-9727
TED LARSON	11868 Green Oak Dr.	(954) 236-8644
Claude + Benville	11872 Calleaf Dr	954-474-8964
Michael Kramlich	" " "	"
Jayne Garmez	10796 Griffin Rd	954-931-2989
NEIL LAKHANI	11866 S.W. 44th Drive	954-475-1416
ED Hogan	11888 SILVER OAK DR	954-236-3619
M. MAECKA	11895 CALLEAF DR	954-370-9914
E. AVILA	11810 Green Oak Dr.	754-235-3535
David Weisman	11918 oakleaf Drive	954-493-2554
Denise Gilloran	11945 SW 44 ST.	
Evelyn Cuthbert	11925 S.W. 44 ST	





**MASTER SITE PLAN  
MSP 9-1-05  
Future Land Use Map**

Prepared By: ID  
Date Prepared: 4/17/06





**MASTER SITE PLAN  
MSP 9-1-05  
Zoning and Aerial Map**

Prepared By: ID  
Date Prepared: 4/17/06



Date Flown:  
12/31/04



Prepared by the Town of Davie GIS Division