

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: 93Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Deputy Planning and Zoning Manager

SUBJECT: Master Site Plan Application: MSP 7-1-07/07-124/Saddle Bridge

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: MSP 7-1-07, Saddle Bridge, generally located on the south side of Griffin Road between SW 76th Avenue and SW 78th Avenue

REPORT IN BRIEF: This Master Site Plan Application (MSP 7-1-07) reflects Conceptual Master Site Plan Application (CSMP 9-2-05) approved by Town Council on February 21, 2007. The subject site is approximately 16.19 Acres (705,323 square feet) in size and is located on the south side of Griffin Road between Southwest 76th and 78th Avenue.

The petitioner is proposing two (2) two-story commercial buildings, each approximately 20,000 sq. ft. in size and located on the front (north) portion of the subject site facing Griffin Road. The petitioner is also proposing three (3) different townhome units located at the back (south) of the subject site. The petitioner is proposing seventy-eight (78) townhome units and all are two-stories in height.

Additionally, the petitioner's site design utilizes "Traditional Neighborhood Design" (TND) concepts to provide a pedestrian friendly environment. Pedestrian walkways are provided in front of each townhome unit which also connects to the office building and extends out to the sidewalks along Southwest 76th and 78th Avenue and Griffin Road. Twenty-two (22) foot wide grid patterned designed roads are provided throughout the mixed-use development to accommodate the vehicular traffic within the subject site. The petitioner's proposed architectural design theme meets the intent of the Griffin Road Corridor consisting of Florida Vernacular. The two (2) two-story office buildings incorporate Florida traditional architectural features, such as concrete flat tile roof, shutters, light gage metal canopies, outlookers, and front balconies with decorative railings. The scale and mass of the office building is carefully calculated by breaking down the facades, utilizing contrasting building materials in different sections, such as

smooth and textured stucco, glass, metal/canvas canopies, and Bahaman shutters. The arcades, balconies, and metal/canvas canopies provide pedestrian protection from the sun and rain. The petitioner's townhome units maintain architectural integrity of the subject site by utilizing the same designs and building materials. The front elevations consist of entrance doors and one/two car garage doors that face internal roads, while sliding glass door windows are designed into the rear elevations that face backyards.

The petitioner proposes three (3) access openings onto the subject site. Two (2) openings along the western boundary line off Southwest 78th Avenue. Additionally, there is an access opening off Griffin Road through a 50' x 124' access easement. After vehicular traffic enters the subject site off Southwest 78th Avenue and Griffin Road, it may maneuver thru two-way drive parking aisles behind the commercial buildings or thru two-way driveway aisles in front of the townhome units.

The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use development is in harmony with the existing Willow Grove development to the east and future developments along the Griffin Road

PREVIOUS ACTIONS:

(Previous Town Council Actions relating to CMSP 9-2-05)

*At the February 21, 2007 Town Council meeting, Councilmember Crowley made a motion, seconded by Councilmember Starkey to approve subject to the following conditions; Construction all in one phase, 2nd commercial building begins before CO issuance of the last residential unit; Pavers at crossing on 76th Ave, 78 Ave and 74th Way subject to DOT approval; Work on architectural style; Work on Lighting to minimize glare and code change "Night Sky Ordinance"; Widen south canal to the north side of 48th while maintaining one-way outlet to west toward 78th Avenue; Additional landscaping and raising berm as much as possible; No access to 76th Avenue; Reduce right-of-way ten (10) feet; Flex units based on 15% affordable housing to be worked out with the Housing Director. (12 units); Staff Comments; Site Plan Committee Comments; and Planning and Zoning Board Comments. (**Motion carried 5-0**)*

(Previous Town Council Actions relating to CMSP 9-2-05)

*At the October 18, 2006 Town Council meeting, Conceptual Master Site Plan Application, CMSP 9-2-05 Saddle Bridge was deferred to an unspecified Town Council meeting date. (**Motion carried 5-0**)*

CONCURRENCES:

At the January 22, 2008 Site Plan Committee, Master Site Plan Application (MSP 7-1-07, Saddlebridge) was and the Committee unanimously agreed that their recommendations had been completed and they were satisfied. (**Chair Engel and Mr. Venis being absent**)

At the January 8, 2008 Site Plan Committee, Mr. Breslau made a motion, seconded by Mr. Venis, to approve Master Site Plan Application (MSP 7-1-07, Saddlebridge) subject to the staff report and with the following comments: 1) the applicant shall reexamine relocating the dumpsters to the opposite sides of the commercial buildings if they can swap parking with the dumpster enclosures; 2) the applicant will reexamine the entrance radiuses on the main driveway off of Griffin Road to see if it was at all possible to go from a 20-foot radius to a 30-foot radius and potentially add signage on the landscape island by the loading area to help direct traffic into the project rather than into the loading dock area; 3) the applicant will add xeriscape in the island between the office buildings where the 16-foot spaces overhang the landscaping; 4) on the commercial buildings, add some articulation on the wall under the roof features where the peaks are on the south side of the commercial buildings to create shadows under those peaked areas and also add architectural features and a balcony rail engaged to the wall over the windows on the second floor; 5) on the south side of the commercial buildings, add awnings over the windows on the first floor and louvers over the windows on the second floor; 6) on the residential elevations of all the buildings, the applicant would make an effort to change the flat planes on the roof lines, have alternate color palates for different buildings, add architectural and design elements to the elevations to break up the monotony of the elevation, add scoring and banding, provide alternate roof colors so that not all the roofs are identical in color; and 7) that the applicant can move forward to Council for approval after which they would come back to the Committee to review the changes for adequacy. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – absent; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

(Planners Note: At this meeting, some of the Committee members noted that the original plan which the applicant had submitted was a better plan with regard to overall planning, design, livability and neighbors; however, should Council want to proceed with the current plan, the Committee has provided comments that it believed would make it the best possible plan available at this point. The applicant has done a great job in making compromises to try to bring the project to this point.)

(Previous Site Plan Committee Recommendations relating to CMSP 9-2-05)

At the January 23, 2007 Site Plan Committee Meeting, the Committee wanted to convey the following points to Council:

- *Chair Breslau believed that the old plan did a better job of staggering the buildings and it had an undulating lake broken up with a bridge. The new plan has two residential townhouse units sharing parking with commercial use and should be moved to the bottom of the lake and scoot the lake up closer to the office buildings. Chair Breslau also believed that the ground floors of the commercial buildings should be allowed to be retail uses.*
- *Ms. Aitken recommended the irregular shaped lake and that it be more centered on the site with townhouses around it. She agreed that the commercial segment needed to stay, that roads should be curved and the townhouse clusters could be regrouped instead of the straight grid pattern.*
- *Vice-Chair Evans' comments:*

1. *That the lake along 76th Avenue benefited the road and was not really a benefit for the new residents.*
 2. *On the new plan, the townhouses at the top should not have parking on the office parking lot.*
 3. *Townhouses are now on a grid without the lake amenity.*
 4. *The roads are “grided.”*
 5. *Add retail to the commercial if possible and if there’s a requirement for a third level in order to permit retail use, that requirement should be waived.*
- *Consensus of the Committee was that the previous plan was a better design to work from than the current plan that was being presented with the exception of the three-story units and the parking issues.*
 - *Although the Committee respects the opinions of the adjacent neighbors, five or seven neighbors shouldn’t make for a case for throwing out a relatively good plan for a relatively poor plan.*
 - *Mr. Aucamp expressed that if the bridge could be incorporated into the plan somehow, it would be much nicer although it definitely would be a challenge.*

*Ms. Aitken made a motion, seconded by Mr. Aucamp, that the Committee would like the old site plan back with two-story townhouses and 40,000 square-feet of commercial, and if it could be done without access onto 76th Avenue, they had no objections. In a voice vote, with Mr. Engel being absent, all voted in favor. (**Motion carried 4-0, Mr. Engel was absent**)*

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

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

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: MSP 7-1-07/07-124/Saddle Bridge

Original Report Date: 1/2/08

Revision(s): 1/23/08

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner:

Name: Centerline Homes, LLC
Address: 825 Coral Ridge Drive
City: Coral Springs, Florida 33071
Phone: (954) 344-8040

Background Information

Application Request: The petitioner requests Master Site Plan approval for seventy-eight (78) two-story townhome units and two (2) two-story commercial use buildings (approximately 20,000 sq. ft.)

Location: Generally located on the south side of Griffin Road between Southwest 76th Avenue and Southwest 78th Avenue.

Future Land Use Plan Map: Commercial

Zoning: Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”)

Existing Use(s): Commercial Business, Two (2) Single Family Residences, Landscape Nursery, and Vacant Parcels

Parcel Size: 16.19 Acres (705,323 square feet)

<u>Surrounding Use(s):</u>		<u>Surrounding Land</u>		
		<u>Use</u>	<u>Plan</u>	<u>Map</u>
North:	Griffin Road/C-11 Canal (S.F.W.M.D.) Space	Recreation	/	Open
South:	Single Family Residences	Residential		(3
	DU/AC),	Residential		(10
	DU/AC)	Residential		(5
East:	Landscape Nursery and	Residential		(5
	DU/AC),			

West: Willow Grove Mixed Use Development Commercial
CVS, Vacant Parcel, Midas, and Baers Commercial

Surrounding Zoning(s):

North: N/A

South: Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”) and
A-1, Agricultural District

East: Griffin Road Corridor, Gateway West – Zone 1

West: Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”)

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Intersection Commercial Nodes (“University Drive Node”) on February 2, 2000.

Previous Request on same property:

Conceptual Master Site Plan Application (CMSP 9-2-05), at the February 21, 2007 Town Council meeting, Councilmember Crowley made a motion, seconded by Councilmember Starkey to approve this application subject to the conditions. (Motion carried 5-0)

Flex Application (FX 9-1-05), at the February 21, 2007 Town Council meeting, Councilmember Crowley made a motion, seconded by Councilmember Starkey to approve this application subject to the conditions. (Motion carried 5-0)

Plat Application (P 9-1-05), at the February 21, 2007 Town Council meeting, Councilmember Crowley made a motion, seconded by Councilmember Starkey to approve this application subject to the conditions. (Motion carried 5-0)

Concurrent Request on same property: n/a

Applicable Codes and Ordinances

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

Land Development Code (Section 12-32.303(E)), Intersection Commercial Nodes (Nodes), within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map. (1) University Drive Node: Located between University Drive and SW 76 Avenue within the West Gateway Zone.

Land Development Code Section (12-32.310), front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

Land Development Code (Section 12-32.305), Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

Land Development Code, (Section 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.

Land Development Code (Section 12-392), parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is ten (10) feet by eighteen (18) feet with twenty-five (25) percent of the total parking stall number may be compact spaces.

Land Development Code (Section 12-32.313), Power lines, lighting, All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

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

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

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

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 16.19 Acres (705,323 square feet) in size and is located on the south side of Griffin Road between Southwest 76th and 78th Avenue. The subject site consists of an existing commercial building, two (2) single-family residences, landscape nursery, and vacant parcels. To the north of subject site is Griffin Road, to the east is Willow Grove a mixed-use development zoned Griffin Road Corridor, Gateway West – Zone 1, to the south are single-family residences zoned Griffin Road Corridor, Intersection Commercial Node / A-1, Agricultural District, and to the west is a CVS, vacant parcel, a Midas, and a Baers Furniture zoned Griffin Road Corridor, Intersection Commercial Node.

Commercial Buildings:

The petitioner is proposing two (2) two-story commercial buildings, each approximately 20,000 sq. ft. in size and located on the front (north) portion of the subject site facing Griffin Road. These two-story commercial buildings propose retail uses on the first floor and office uses on the second floor.

Residential Units:

The petitioner is proposing three (3) different townhome units. The design concept of the all three (3) residential units meets the intent of the Griffin Corridor Florida Vernacular Style. The location of the townhome units are at the back (south) of the subject site. The petitioner is proposing seventy-eight (78) townhome units. Out of the proposed seventy-eight (78) townhomes, twenty-six (26) are two-bedroom units and fifty-two (52) are three-bedroom units. All units are two-stories in height.

Additionally, the petitioner's site design utilizes "Traditional Neighborhood Design" (TND) concepts to provide a pedestrian friendly environment. Pedestrian walkways are provided in front of each townhome unit which also connects to the office building and extends out to the sidewalks along Southwest 76th and 78th Avenue and Griffin Road. Twenty-two (22) foot wide grid patterned designed roads are provided throughout the mixed-use development to accommodate the vehicular traffic within the subject site.

The petitioner's site design consists of decorative pavers at the residential entrance for esthetic and traffic calming purposes. The petitioner proposes on-site 90-degree parking along the main internal drive. There is one (1) mail kiosks for residences to pickup and drop mail off. Almost directly located in the center of the subject site, the petitioner proposes recreation amenities including a pool, cabana, and tot lot.

2. *Architecture:* The petitioner's proposed architectural design theme meets the intent of the Griffin Road Corridor consisting of Florida Vernacular. The two (2) two-story office buildings incorporate Florida traditional architectural features, such as concrete flat tile roof, shutters, light gage metal canopies, outlookers, and front balconies with decorative railings. The scale and mass of the office building is carefully calculated by breaking down the facades, utilizing contrasting building materials in different sections, such as smooth and textured stucco, glass, metal/canvas canopies, and Bahaman shutters. The arcades, balconies, and metal/canvas canopies provide pedestrian protection from the sun and rain. The petitioner's townhome units maintain architectural integrity of the subject site by utilizing the same designs and building materials. The front elevations consist of entrance doors and one/two car garage doors that face internal roads, while sliding glass door windows are designed into the rear elevations that face backyards.

Additionally, the petitioner proposes a segment color scheme that enforces the sense of human scale and provides visual rhythm on the facade. The color combination includes Colonial Brown, Silvered Pecan, Caulfield Green, and a Sensitive White.

3. *Access and Parking:* The petitioner proposes three (3) access openings onto the subject site. Two (2) openings along the western boundary line off Southwest 78th Avenue. Additionally, there is an access opening off Griffin Road through a 50' x 124' access easement. After vehicular traffic enters the subject site off Southwest 78th Avenue and Griffin Road, it may maneuver thru two-way drive parking aisles behind the commercial buildings or thru two-way driveway aisles in front of the townhome units.

The Land Development Code requires (323) parking spaces based on square footages of the commercial buildings and the number of bedrooms in the townhomes. The petitioner is providing (402) parking spaces, including handicapped, garage, and driveway spaces.

4. *Lighting:* The lighting plan design meets Land Development Code requirements with an average maintained illumination of not less than one (1) foot-candle in the pavement areas, and not less one-half (.5) foot-candle of light measured at grade level. All proposed light poles are decorative with the use of an Acorn Post along Griffin Road and Traditional Post interior to the site.
5. *Signage:* Signage is not part of this Master Site Plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and Griffin Corridor District, Node. All landscaping along the front of property on Griffin Road consist of Florida Native Hammock Materials. Additionally, the proposed native canopy trees are interspersed with accent shrubs and small trees.
7. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
8. *Trails:* The Wolf Lake Park Trail – This equestrian trail runs along Southwest 73rd and 76th Avenue from Griffin Road to Wolf Lake Park. The petitioner has proposed to place this trail along the eastern boundary line.
9. *Flexibility Rule:* On the Town of Davie Future Land Use Plan Map, the subject site is designate Commercial. In order for the petitioner to construct the subject site as a mixed-use development with residential uses, a request to utilize the Flexibility Rule with the allocation seventy-eight (78) reserve units was approved by Town Council. Assignment of reserve units are subject to further rules and regulations in the Administrative Rules Document.
10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this Conceptual Mater Site Plan Application.
11. *Compatibility:* The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use development is in harmony with the existing Willow Grove development to the east and future developments along the Griffin Road.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process.

Planning and Zoning Division:

1. As per § 12-33 (P)(2), the filling of any lake, pond, or other water body with material obtained from off-premises in excess of three thousand (3,000) cubic yards shall be permitted only after issuance of a special permit has been approved by the Town Council, if applicable.

2. This project will require Central Broward Water Control District (CBWCD) approval prior to being scheduled to a public meeting (Town Council or Site Plan Committee). A petitioner may proceed with a project to public meetings provided that a letter of acknowledgement is provided, indicating that the petitioner and owner have been informed this item may be tabled by the Town Council or applicable Committee without the proper CBWCD approval.
3. As per § 12-372 (E) (18), delineate all required landscape buffers around the perimeter of the master site plan. Note, if required areas are overlapping existing or proposed easements (ie. 12' U.E., P.E., etc.), provide approval letters from those easement holders to allow landscaping to be placed in easements.
4. As per Division 1. Consistency and Concurrency Determination, provide a letter from all required agencies previously provide to ensure Town of Davie concurrency is met. The petitioner is still working on obtaining releases from the appropriate agencies.

Engineering Division:

1. Provide a traffic study analysis to show traffic impact to local roads.
 2. Provide roadway and drainage improvements for SW 76th Ave. Revise cross-section detail "L-L" to provide for widening on both sides of existing pavement.
 3. Submit stormwater management calculations to show that the one retention area is adequate for the site. CBWCD approval is required prior to site plan approval.
 4. Provide copy of agreement with property owner adjacent to SW 48th Street related to drainage improvement to this parcel prior to engineering permit issuance.
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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 petitioner originally conducted meetings with the public on October 17, 2005 at the Old Davie School House and November 15, 2005 at the Town of Davie Community Room. Since that time, the petitioner conducted another meeting with the public on January 16, 2007 at the Old Davie School House. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed Master Site Plan design (mixed-use development) meets the intent of the existing zoning, Griffin Road Corridor, Intersection Commercial Nodes ("Nodes"). Additionally, it is consistent with the Comprehensive Plan and Land Development Code Griffin Road Corridor as it relates to access, location, size, and use. Development of the subject site as proposed does not exceed what was anticipated along this redevelopment corridor.

Findings of Fact

Staff finds that petitioner's proposed Master Site Plan is consistent with the general purpose and intent of the Griffin Road Corridor, Intersection Commercial Nodes ("Nodes"). This zoning district contains an overlay set of land development codes and design guidelines. The petitioner's Master Site Plan proposal reflects elements required

by the existing design guidelines in terms of site design, circulation, setbacks and buffering, and parking requirements.

Furthermore, staff finds that the Master Site Plan meets the intent of the Griffin Road Corridor. This Master Site Plan will improve existing living and working environments, as well as, create a showcase corridor along Griffin Road.

Staff Recommendations

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

Site Plan Committee Recommendations

At the January 22, 2008 Site Plan Committee, Master Site Plan Application (MSP 7-1-07, Saddlebridge) was and the Committee unanimously agreed that their recommendations had been completed and they were satisfied. **(Chair Engel and Mr. Venis being absent)**

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(Planners Note: At this meeting, some of the Committee members noted that the original plan which the applicant had submitted was a better plan with regard to overall planning, design, livability and neighbors; however, should Council want to proceed with the current plan, the Committee has provided comments that it believed would make it the best possible plan available at this point. The applicant has done a great job in making compromises to try to bring the project to this point.)

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has two residential townhouse units sharing parking with commercial use and should be moved to the bottom of the lake and scoot the lake up closer to the office buildings. Chair Breslau also believed that the ground floors of the commercial buildings should be allowed to be retail uses.

- *Ms. Aitken recommended the irregular shaped lake and that it be more centered on the site with townhouses around it. She agreed that the commercial segment needed to stay, that roads should be curved and the townhouse clusters could be regrouped instead of the straight grid pattern.*

Vice-Chair Evans' comments:

1. That the lake along 76th Avenue benefited the road and was not really a benefit for the new residents.
 2. On the new plan, the townhouses at the top should not have parking on the office parking lot.
 3. Townhouses are now on a grid without the lake amenity.
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 5. Add retail to the commercial if possible and if there's a requirement for a third level in order to permit retail use, that requirement should be waived.
- Consensus of the Committee was that the previous plan was a better design to work from than the current plan that was being presented with the exception of the three-story units and the parking issues.
 - Although the Committee respects the opinions of the adjacent neighbors, five or seven neighbors shouldn't make for a case for throwing out a relatively good plan for a relatively poor plan.
 - Mr. Aucamp expressed that if the bridge could be incorporated into the plan somehow, it would be much nicer although it definitely would be a challenge.

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Town Council Actions

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(Previous Town Council Actions relating to CMSP 9-2-05)

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Exhibits

1. Justification Letter
2. 1,000' Mail out Radius Map

3. Property Owners within 1,000' of the Subject Site
 4. Public Participation Notice (Originally and New)
 5. Public Participation Sign-in Sheet
 6. Public Participation Summaries
 7. Public Participation Report
 8. Future Land Use Plan Map
 9. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by:

*File Location: P&Z\Development Applications\Applications\MSP_Master Site Plan\MSP_07\MSP 7-1-07 Saddle
Bridge*

Exhibit 1 (*Justification Letter*)



Julian Bryan & Associates, Inc.
Land Development Consultants

Saddle Ridge Mixed-Use Project Summary

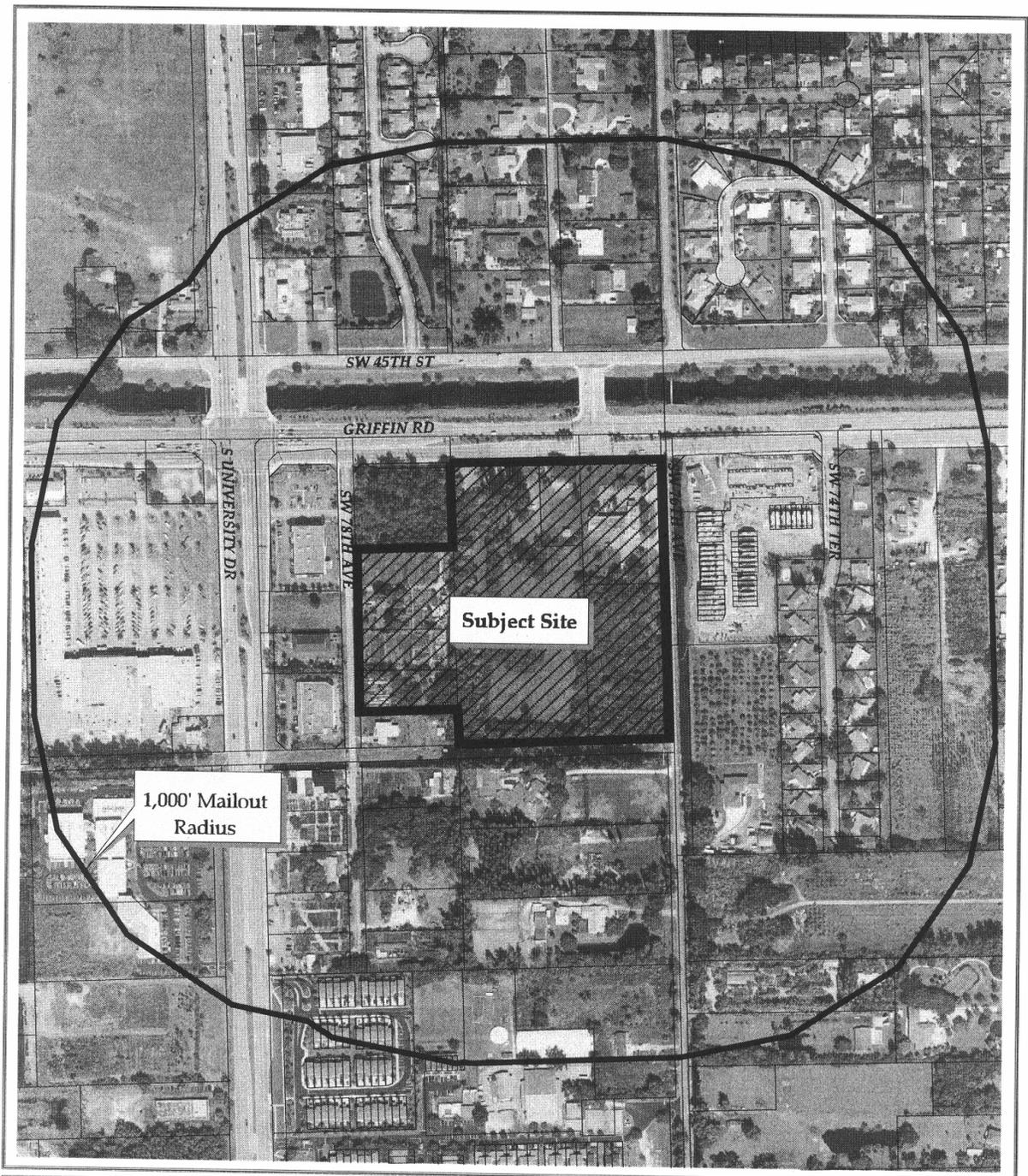
The proposed Saddle Ridge mixed-use project will consist of 78 Multifamily Townhouse units and approximately 20,000 square feet of Commercial use on 16.19 acres. The project is located with frontage on the South side of Griffin Road and just East of University Drive. The subject site is currently vacant apart from a dwelling and small business.

The proposed Saddle Ridge mixed-use will be master planned to insure consistency and compatibility of the residential and commercial uses proposed. The site will utilize common infrastructure incorporating both the residential and commercial phases into an integrated design.

The proposed site development plans include an extensive pedestrian walkway network which will allow residents convenient access to the adjacent commercial uses. In addition, the proposed design incorporates vehicular and pedestrian internal access onto Griffin Road. This interconnectivity will be more convenient for residents, and will also reduce the number of vehicular trips occurring on Griffin Road, SW 76th Avenue and SW 78th Avenue.

The plan incorporates design guidelines required by the Griffin Road Corridor District Plan. These include mixed use, setbacks, building heights, pedestrian, circulation, and architectural style.

Exhibit 2 (1,000' Mail out Radius Map)



The Town of Davie
 Development Services Department
 Planning & Zoning Division

Type of Map:

1,000' Mailout Radius



Scale:



Exhibit 3 (Property Owners within 1,000' of Subject Site)

FOLIO	NAME LINE	ADDRESS 11	ADDRESS 1
504128070010	4400 SOUTH INC	4400 S UNIVERSITY DR	DAVIE FL 33328
504128150010	4400 SOUTH INC	4400 S UNIVERSITY DR	DAVIE FL 33328
504128010370	ALAMO PETROLEUM CONTRACTORS INC	4620 SW 76TH AVE	DAVIE FL 33328-3802
504127390310	ALFONSO, CARRIE ROSE	3040 SW 19 ST	MIAMI FL 33145
504127390140	ALLBRIGHT, ANITA L	4625 SW 75 WAY	DAVIE FL 33314
504128210010	AMOCO OIL CO	PO BOX 1548	WARRENVILLE IL 60555
504127390280	ANTHEAU, KATHY J &	4622 SW 75 WAY	DAVIE FL 33314
504133110010	ATRIUM CENTRE LLC	5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487
504133110020	ATRIUM CENTRE LLC	5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487
504127390170	AYALA, SANDRA	4669 SW 75 WAY #103	DAVIE FL 33314
504128340010	B & R DEVELOPMENT LLC	3649 SPANISH OAK POINT	DAVIE FL 33328
504128180010	BAERS FURNITURE CO INC	1589 NW 12TH AVE	POMPANO BEACH FL 33069-1730
504133290190	BAIG, FAHEEM &	7722 N SOUTHWOOD CIR	DAVIE FL 33328
504127140070	BAILEY, VICTORIA ELIZABETH &	3104 WEBSTER ST	MOUNT RAINIER MD 20712
504128240300	BAMFORD, VALERIE R	4701 SW 74 TER	DAVIE FL 33314-4129
504133290140	BATEMAN, GORDON K & BARBARA A	4341 SW 78 DR	DAVIE FL 33328
504133290170	BATIST, HAROLD J	7892 N SOUTHWOOD CIR	DAVIE FL 33328
504133290230	BECKRAFT, BRENT E	7782 N SOUTHWOOD CIR	DAVIE FL 33328
504128010215	BERRIGAN, NANCY	7951 S SOUTHWOOD CIR	DAVIE FL 33328
504133080980	BP PRODUCTS NORTH AMERICA INC	PO BOX 1548	WARRENVILLE IL 60555
504128010214	BROWARD COUNTY	4938 S UNIVERSITY DR	DAVIE FL 33328-3824
504127320100	BUCCI, PATRICK J	115 S ANDREWS AVE	FT LAUDERDALE, FL 33301-1801
504128240050	CAMPBELL, JAY R	4345 SW 74 TER	DAVIE FL 33314-3016
504133290290	CARMONA, JENNIFER L	7775 SW 43 CT	DAVIE FL 33328-3121
504127320130	CASIDY, SHAWN M & CHERYL L	7751 SOUTHWOOD CIR	DAVIE FL 33328
504128010390	CENTERLINE HOMES ENTERPRISES	4420 SW 74 WAY	DAVIE FL 33314-3020
504128010371	CENTERLINE HOMES ENTERPRISES	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504128010380	CENTERLINE HOMES ENTERPRISES	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504127370020	CENTERLINE OFFICE AT DAVIE LLC	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504128240310	CENTRAL BRO WATER CONTROL DIST	8020 STRLING RD	DAVIE FL 33024-8202
504127320110	CHANCELLOR SHOPPING CTR INC	8020 STRLING RD	DAVIE FL 33024-8202
504127390080	CHIANG, WINNIE KOK-WEAY &	11601 BISCAYNE BLVD #201	MIAMI FL 33181
504127320190	CLOUGH, DIANE	2828 POINCIANA CIR	COOPER CITY FL 33026
504133080950	COHEN, ADAM &	4401 SW 74 TER	DAVIE FL 33314
504127140220	COHEN, BARRY	4932 S UNIVERSITY DR	DAVIE FL 33328
504127320020	COHEN, ARREDS	401 MEADOW RD	DURANGO CO 81301
504133290270	COHN, ADAM D	4400 SW 74 TER	DAVIE FL 33314-3046
504127140100	COLLINS, JUDITH MADISON I, 2 INT	7831 S. SOUTHWOOD CIR	DAVIE FL 33328
		4761 SW 74TH TER	DAVIE FL 33314-4129

504128010372	COLONNADA AT UNIVERSITY LLC	5400 S UNIVERSITY DR #101	FORT LAUDERDALE FL 33328
504128010174	CONSERJ C & LINDA D	4451 SW 77TH AVE	DAVIE FL 33328-3108
504133290250	COTTOM,MICHAEL V & YOMMARIE	7891 S SOUTHWOOD CIR	DAVIE FL 33328
504127320140	D'ANDREA,CHARLES N JR	4400 SW 74 WAY	DAVIE FL 33314-3020
504127390190	DANIELLE CATHY DAVIS &	4241 HENDRICKS ISLE #11	FT LAUDERDALE FL 33301
504127390180	DANIEL S TRAVIS	4665 SW 75 WAY #104 BLDG 3	DAVIE FL 33314
504128240030	DANIELSON,LEE K 1/2 INT	4312 SW 78 DR	DAVIE FL 33328-3112
504127020260	DANIEL ROSA MARIA	4490 SW 74 AVE	DAVIE FL 33314-3027
504127390230	DAVIS,TREVOR &	1590 SW 190 AVE	HOLLYWOOD FL 33029
504127320060	DEBELASO,LUCCILLE M 1/2 INT	7440 SW 43 CT	DAVIE FL 33314
504133080970	DEBACONCO,ALBERT	4936 S UNIVERSITY DR	DAVIE FL 33328-3824
504134010920	DELLUTRI,SALVATORE & MARIA ELENA	5075 SW 73 AVE	DAVIE FL 33314-4801
504127320010	DENMPSEY,SCOTT ANDREW	4420 SW 74 TER	DAVIE FL 33314-3046
504127390410	DENGLER,DOUGLAS J &	6030 SW 8 ST	PLANTATION FL 33317
504127140200	DEYBACH,JOEL	7124 CHESAPEAKE CIRCLE	BOYNTON BEACH FL 33436
504127390390	DINON,THOMAS SR &	7436 WILLOW GROVE PL	DAVIE FL 33314
504128120010	DIJL GRIT LIMITED PARTNERSHIP	3241 PENNOCK POINT ROAD	JUPITER FL 33458-3409
504127390290	DURAND,JEAN AUGUSTIN &	4626 SW 75 WAY	DAVIE FL 33314
504127320170	ECLTES,RUDHA &	4325 SW 74 TER	DAVIE FL 33314-3016
504127140050	EDWARDS,PAULINE L	4671 SW 74TH TER	DAVIE FL 33314-4127
504127390350	ELKMAN,RICHARD & CYNTHIA	16292 BRISTOL POINTE DR	DELRAY BEACH FL 33446
504133290110	ENGLMANN,ANDREW V 1/2 INT	7603 N SOUTHWOOD CIR	DAVIE FL 33328
504127390300	ESCLASANS,SUSANA &	5286 SW 34 WAY	FORT LAUDERDALE FL 33312
504128010175	ESCOBAR,NOEL E & JOYCE E	4420 SW 77TH AVE	DAVIE FL 33328-3109
504127140190	ESTRADA,ROBERT M	4640 SW 74TH TER	DAVIE FL 33314-4128
504127390050	FAVEROLA,GABRIELA G &	8325 S LAKE FOREST DR	DAVIE FL 33328
504127390070	FERRIGNO,RONALD	7450 SW 43 CT	DAVIE FL 33314-3022
504127390130	FLORENCO,MICHAEL J	9010 SW 53 ST	COOPER CITY FL 33328
504133290210	GAMBA,Jesus M 1/2 INT EA	7662 N SOUTHWOOD CIR	DAVIE FL 33328
504127390370	GAO,HANG	7923 N SOUTHWOOD CIR	DAVIE FL 33328
504127390370	GARAY,MARY A	11054 ROSE HILL DR	CLERMONT FL 34711
504133290100	GETE,ANIC MARIA	7633 N SOUTHWOOD CIR	DAVIE FL 33328
504133290280	GIASSMAN,CHAD B	7781 S SOUTHWOOD CIR	DAVIE FL 33328
504127140020	GLENN,RONALD E	4621 SW 74TH TER	DAVIE FL 33314-4127
504128010173	GOODE,ROBERT L & YVETTE	4450 SW 77TH AVE	DAVIE FL 33328-3109
504127390160	GRIFITH,YICKI	4673 SW 75 WAY	DAVIE FL 33314
504127390100	HARAL,MARY ALEXANDRA &	10605 OLD HAMMOCK WAY	WELLINGTON FL 33414
504127390270	HARRINGTON,SCOTT &	4618 SW 75 WAY	DAVIE FL 33314
504127320160	HASAN,RAMSEY & RHONDA MONTOYA	7455 SW 43 CT	DAVIE FL 33314
504133290070	HERNANDEZ,ISRAEL 1/2 INT EA	7723 N SOUTHWOOD CIR	DAVIE FL 33328
504133290320	HURTADO,SHEILA L	7661 S SOUTHWOOD CIR	DAVIE FL 33328
504128240260	ILLES,MICHAEL	4301 SW 78TH DR	DAVIE FL 33328-3127

504127140090	JAMES,FREDERICK	4741 SW 74 TER	DAVIE FL 33314-4129
5041272930330	JENKINS,BRAD	4692 SW 75 WAY	DAVIE FL 33314
504133290300	JOEL, TERRANCE A	2100 HOREST LAKE PL	MARTINEZ CA 94553
504128010191	JOHNSON,ULIAN R	4400 SW 77TH AVE	DAVIE FL 33328-3109
504127390420	K2 PROPERTIES LLC	5008 NW 119 TER	CORAL SPRINGS FL 33076
504127140140	KAITZ,DANIEL &	4740 SW 74 TER	DAVIE FL 33314-4130
504127390020	KAUFMAN,GARY &	10707 SW 51 ST	DAVIE FL 33328
504127390060	KHOUFY,HOWAYDA & SAMER A	4754 HIBBS GROVE TER	COOPER CITY FL 33330
504127390070	KNIES,TODD J & ADRIANA	11500 NW 8 ST	PLANTATION FL 33325
504127290400	LAING,CAROLYN &	7440 SW 75 WAY	DAVIE FL 33328
504133290090	LAPAGLIA,IRMEY & MORENA A	7663 N SOUTHWOOD CIR	DAVIE FL 33328
5041272990150	LASTRIN,INVESTMENTS INC	3778 BENEVA OAKS BLVD	SARASOTA FL 34238
504133010048	LAWSON,CHRISTOPHER	130 S BEL AIRE DR	PLANTATION FL 33317
504133010044	LAWSON,CHRISTOPHER J & DEBRA J &	130 S BEL AIRE DR	PLANTATION FL 33317
504128010171	LONG,DAVID F & KATHY L	4391 SW 77TH AVE	DAVIE FL 33328-3113
504133010045	LOPEZ,WILLIAM	4700 SW 78 AVE	DAVIE FL 33328-3827
504133290180	LORENTE,JAVIER A I/2 INT	7752 N SOUTHWOOD CIR	DAVIE FL 33314-3021
504127320150	LICCANTHONY M & VICKY	4340 SW 74 WAY	DAVIE FL 33314-4127
504127140030	LYDEN,HELEN REV TR	4641 SW 74 TER	DAVIE FL 33314-4127
504127140170	MAAYA,RAMSEY E & MISTY L	4680 SW 74TH TER	DAVIE FL 33314-4128
504133010046	MAC DONALD,SETH & ANDREA	200 BAYBERRY DR	PLANTATION FL 33317
504133290030	MAITSE,HARRY GASPER	7993 N SOUTHWOOD CIR	DAVIE FL 33328
504128330011	MARGOLIS,DAVID TR & RADIN,FREDDA	141 NW 20 ST SUITE G-122	BOCA RATON FL 33431-7947
504134010921	MARINOK,ENNEITH I	5070 SW 76TH AVE	DAVIE FL 33328-4602
504128240040	MARTINEZ,DOLORES	7776 SW 43 CT	DAVIE FL 33328-3121
504127390020	MARTINEZ,LIUS R	4654 SW 75 WAY	DAVIE FL 33314
504127390340	MASSRE,MORRIS &	2222 NW 129 AVE	PEMBROKE PINES FL 33028
504127320080	MASTRODICASA, BRUNO & DELIA	7460 SW 43RD CT	DAVIE FL 33314-3022
504127010810	MC HUGH,JOSEPH M	7550 GRIFFIN RD	DAVIE FL 33314-4138
504133290150	MC MULLEN,DONNA	7862 N SOUTHWOOD CIR	DAVIE FL 33328
504127390040	MC CARTHY,TIM	4609 SW 75 WAY	DAVIE FL 33314
504133290020	MCSHANE,SCOTT	7692 N SOUTHWOOD CIR	DAVIE FL 33328
504127390120	MEJIA,IVAN	4633 SW 75 WAY	DAVIE FL 33314
504127202040	MIZE,ROBIN	4341 SW 74 AVE	DAVIE FL 33314-3043
504128170010	MOBIL, OIL CORP	PO BOX 4973	HOUSTON,TX 77210
504127320200	MOCORE,JOSEPH IAY III & KATHERINE	4425 SW 74TH TER	DAVIE FL 33314-3047
504128240010	MORALES,CARLOS & MIRNA	4332 SW 78 DR	DAVIE FL 33314
504128010193	MORANO,ELAINE &	4351 SW 77 AVE	DAVIE FL 33328
504127390011	MORGENSTEIN,VIVIANR & IRINA	10885 LA SALINAS CIR	BOCA RATON FL 33314
504133290260	MUNOZ,PORRIO D I/2 INT	7861 S SOUTHWOOD CIR	DAVIE FL 33328
504128240270	MURRAY,JAMES A	4311 SW 78 DR	DAVIE FL 33328-3127
504133290310	NABIZADEH,ARASTOOT & ZAHRA P	13930 MANDRIN OAKS	JACKSONVILLE FL 32223

504127010770	NAPOLITANO,ANGELO TR	1521 NW 165 ST	MIAMI FL 33169-5642
504127010780	NAPOLITANO,ANGELO TR	1521 NW 165 ST	MIAMI FL 33169-5642
504127010800	NAPOLITANO,ANGELO TR	1521 NW 165 ST	MIAMI FL 33169-5642
504133010142	NAUGLES NURSERY INC	5001 SW 82ND AVE	DAVIE FL 33328-4414
504133010041	NEI,SOND M & MARY M	2819 LORCOM LN	ARLINGTON VA 22207-4943
504127390090	NEI,SOND M & MARY M	4645 SW 75 WAY	DAVIE FL 33314
504133080940	NEI,SOND M & MARY M	4645 SW 75 WAY	DAVIE FL 33328
504127140040	OEBDA,EILEEN	4930 S UNIVERSITY DR	DAVIE FL 33328
504127140040	OEBDA,EILEEN	4930 S UNIVERSITY DR	DAVIE FL 33328
504128010172	OWEN,DEVON M 1/2 INT EA	4431 SW 77 AVE	DAVIE FL 33328-3108
504133290130	OWEN,DEVON M 1/2 INT EA	7922 N SOUTHWOOD CIR	DAVIE FL 33328
504127290260	OWEN,LINDA	4670 SW 75 WAY	DAVIE FL 33314
504127320040	PAGLARULO,JOSEPH J TR	4320 SW 74 TER	DAVIE FL 33314
504127140080	PALM,RONALD	4721 SW 74 TER	DAVIE FL 33314-4129
504133290240	PARKER,ANDREW A	7921 S SOUTHWOOD CIR	DAVIE FL 33328
504127140180	PARRNA,GANGA & DEORANIE	4660 SW 74 TER	DAVIE FL 33328-4128
504127010791	PEARSON,DELORIS LEE TR	7410 CALPIN RD	DAVIE FL 33314-4136
504133010042	PELLICAN SHOPS AT DAVIE LLC	7600 RED ROAD #300	MIAMI FL 33143
504133010043	PELLICAN SHOPS AT DAVIE LLC	7600 RED ROAD #300	MIAMI FL 33143
504133080960	PEREZ,JOSE R	4934 S UNIVERSITY DR	MIAMI FL 33143
504127010811	PLYMOUTH PARK TAX SERV LLC	PO BOX 2288	DAVIE FL 33328
504133290500	POINCANAS SOUTHWOOD INC	2421 SW 127 AVE	MORRISTOWN NJ 07962-2288
504133010010	POY-WING,CELINA	4841 SW 76TH AVE	DAVIE FL 33325
504127140160	QUEVEDO,HECTOR JR &	4821 SW 76TH AVE	DAVIE FL 33328-3805
504133290011	RAGUSA,SALVATORE &	4700 SW 74 TER	DAVIE FL 33314
504128240290	RAMIREZ,NANCY STELLA	7953 N SOUTHWOOD CIR	DAVIE FL 33328
504133080990	REED,HI	4331 SW 78 DR	DAVIE FL 33314
504127390030	REGAL,CATHERINE &	4940 S UNIVERSITY DR	DAVIE FL 33328-3824
504127020020	RODERMICK,WILLIAM P & GLENDA L	4613 SW 75 WAY	DAVIE FL 33314
504127140110	ROGERS,RALPH L & MICHELLE K	4491 SW 74TH AVE	DAVIE FL 33314-3026
504128010369	ROSS,RICHARD &	4781 SW 74 TER	DAVIE FL 33314-4129
504127010814	SACCULLO,JAMES & LENORE	4690 SW 78 AVE	DAVIE FL 33314
504133081000	SADDLE UP TOWNHOMES ASSN INC	4611 S UNIVERSITY DR PMB 443	DAVIE FL 33328
504133080010	SADDLE UP TOWNHOMES ASSN INC	11077 BISCAYNE BLVD PH SUITE	MIAMI FL 33161
504133010151	SAFINIEZ,AMODEEN	11077 BISCAYNE BLVD PH SUITE	MIAMI FL 33161
504128240020	SALINAS,HILDA &	5100 SW 76 AVE	DAVIE FL 33328-4604
504128240280	SANCHEZ,AIDA I	4322 SW 78TH DR	DAVIE FL 33328-3127
504127390360	SANCHEZ,DOMINGO	4321 SW 78 DR	DAVIE FL 33314
504134010930	SCHICK,MARIE PENELOPE REV LIV TR	7424 WILLOW GROVE PL	DAVIE FL 33314
504127390380	SCHMIDT,CARLOS G &	4901 SW 73 AVE	DAVIE FL 33314
504128010361	SCOTT,CHRISTOPHER H	19347 S WHITEWATER AVE	WESTON FL 33332
504133010040	SIMS,STEPHEN C & BARBARA H	4640 SW 78TH AVE	DAVIE FL 33328-3825
		1681 NW 99TH AVE	PORT LAUDERDALE FL 33322-4253

504133010049	SIMS,STEPHEN CHARLES & BARBARA	4721 SW 78TH AVE	DAVIE FL 33328-3815
504134010923	SKYDELL,JEFFREY &	5060 SW 76TH AVE	DAVIE FL 33328-4602
504127390110	SMYDELL,JEFFREY B &	5060 SW 76 AVE	DAVIE FL 33328
504127140060	SMITH,PAUL & ZEIMALE	4691 SW 74TH TER	DAVIE FL 33314-4127
504127020250	SNYDER,BETH LYNN	4410 SW 74 AVE	DAVIE FL 33314-3027
504128010213	SNYDER,WILLIAM A & CHLOE K	7991 ORANGE DR	DAVIE FL 33328-3011
504127140120	SORCE,JONATHAN & SALVATRICE S	4780 SW 74 TER	DAVIE FL 33314-4130
504127140210	SPEICE,ROBERT R JR	4641 SW 74 TER	DAVIE FL 33314-4132
504127140010	SPEICE,ROBERT R JR	4641 SW 74 TER	DAVIE FL 33314
504133010030	SPIVAK,MERRILL M & PHYLLIS	4975 SW 76 AVE	DAVIE FL 33328-3807
504127010813	STATE OF FLORIDA DOT	3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504128010366	STATE OF FLORIDA DOT	3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504133290060	SUAREZ,GEORGE E & ANNE E	7753 N SOUTHWOOD CIR	DAVIE FL 33328
504133290120	SUSI,CANDEE C 1/2 INT EA	7952 N SOUTHWOOD CIR	DAVIE FL 33328
504128300010	SUTTON,ELLIOTT & SUTTON,IRVING	PO BOX 4900	SCOTTSDALE AZ 85261-4900
504127390200	TAFUR,JA VIER M &	4657 SW 75 WAY	DAVIE FL 33314
504133290050	TACHIKHANI,MAJID 1/2 INT EA	7833 N SOUTHWOOD CIR	DAVIE FL 33328
504127390250	THE ASHLEY GROUP LLC	10051 NW 3 ST	DAVIE FL 33324
504128010350	THE PRUDENTIAL INSURANCE	2 RAVINIA DR STE 1400	ATLANTA GA 30346
504128010354	THE PRUDENTIAL INSURANCE	2 RAVINIA DR STE 1400	ATLANTA GA 30346
504128010354	THE PRUDENTIAL INSURANCE	2 RAVINIA DR STE 1400	ATLANTA GA 30346
504127140130	THEODOSIU,SUSAN	4760 SW 74 TER	DAVIE FL 33314-4130
504133290160	THORPE,RICKY V	7832 N SOUTHWOOD CIR	DAVIE FL 33328
504127020021	TOWN OF DAVIE	6591 SW 45 ST	DAVIE FL 33314-3348
504133010047	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314
504127320120	VARELA,MARDIN &	4401 SW 74 WAY	DAVIE FL 33314-3048
504128010180	VAVREK,MICHAEL J & REBECCA L	4401 SW 77 AVE	DAVIE FL 33328-3108
504127320030	VILARINO,NILDA & MALA	4340 SW 74 TER	DAVIE FL 33314-3000
504127020012	VONGUNTEN,RICHARD & MALA	7415-7417 ORANGE DR	DAVIE FL 33314
504127020010	WALDROGEL,SIDNEY	7401 ORANGE DR	DAVIE FL 33314-3017
504127140150	WALKE,WILLIAM & JENNIFER	4720 SW 74 TER	DAVIE FL 33314-4130
504127390320	WARREN,WILLIAM BRIAN LIV TR	2114 CLUB VISTA PLAGE	LOUISVILLE KY 40245
504127390210	WAUNSCHE,JOHN & ROBIN	4650 SW 75 WAY	DAVIE FL 33314
504128010368	WEBB NURSERY INC	4640 SW 78TH AVE	DAVIE FL 33328-3825
504128010367	WEBB NURSERY INC	4640 SW 78TH AVE	DAVIE FL 33328-3825
504128010368	WILLOW GROVE H O A	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504127320090	WOLFSON,EILEEN	4301 SW 74 WAY	DAVIE FL 33314-3018
504127020030	WYNAN,ROBERT E	4401 SW 74 AVE	DAVIE FL 33314
504127390230	YEELINDA CHIN	4662 SW 75 WAY	DAVIE FL 33314
504133290040	ZELL,STEPHANIE ANN	7863 N SOUTHWOOD CIR	DAVIE FL 33328

Exhibit 4 (Original Public Participation Notice)



Julian Bryan & Associates, Inc.
Land Development Consultants

MEETING NOTICE

504127390010
CENTERLINE HOMES AT DAVIE LLC
825 CORAL RIDGE DR
CORAL SPRINGS FL 33071

October 5, 2005

Re: Citizen Participation Plan Meeting for Centerline Homes
Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between University Drive and Davie Road. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

First Citizen Participation Meeting:

Date: Oct. 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie House, 6650 Griffin Road Davie, FL



Julian Bryan & Associates, Inc.
Land Development Consultants

MEETING NOTICE

504127390010
CENTERLINE HOMES AT DAVIE LLC
825 CORAL RIDGE DR
CORAL SPRINGS FL 33071

October 20, 2005

Re: Citizen Participation Plan Meeting #2 for Centerline Homes
Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05

Dear Neighbor:

This letter is to invite you to a second citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between S.W. 76th Avenue and S.W. 78th Avenue. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

Second Citizen Participation Meeting:

Date: Nov. 15, 2005
Time: 6:30pm-8:00pm
Location: Town Hall
6591 Orange Drive, Davie Fl 33314

Exhibit 4 (New Public Participation Notice)

MEETING NOTICE

December 30, 2006

Re: Follow-up Citizen Participation Plan Meeting for Centerline Homes
Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05

Dear Neighbor:

This letter is to invite you to a follow-up citizen participation meeting for the Saddle Bridge Mixed-Use Development being proposed by Centerline Homes. The project site is 16.19 acres and generally located on the south side of Griffin Road between University Drive and Davie Road. The meeting will be held at the following time and location:

Date: January 16, 2007

Time: 6:30PM-8:30PM

Location: The Old Davie Schoolhouse, 6650 Griffin Road Davie, FL

The original plan presented in 2005 at the first public participation meetings for this project proposed 109 three-story townhouse units and 10,200 square feet of commercial use. In response to public comment, the plan was later modified to propose 99 two and three-story townhomes along with 20,000 square feet of commercial use. At this time, following several meetings with Town staff and the Town's Planning & Zoning Board and Town Council, Centerline is proposing a substantially revised site plan that includes 78 two-story townhomes and 40,000 square feet of office use. A copy of the proposed site plan is attached for your review.

In association with the proposed development, Centerline has submitted the following applications to the Town: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05) and plat (P 9-1-05).

If you wish to submit written comments, please send them to:

Scott Backman, Centerline Homes, 825 Coral Ridge Drive, Coral Springs, FL 33071
954-344-8040

In addition, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

Scott Backman

Director of Acquisitions and Entitlement

(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)

Exhibit 5 (Public Participation Sign-In Sheet)

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING I

[October 17, 2005]

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Deloris Pearson	7410 Griffin Rd.	(954)583-1893
Laura Pearson	7410 Griffin Rd.	(954)583-1893
Susan Theodosiou	4760 SW 74 Terr.	(954)540-2690
Valerie Bamford	4701 SW 74 Terr.	(954)605-8242
Jamie & Lenore Saccullo	4800 SW 76 Ave.	(954)252-1433
Joseph Cosner	4951 SW 77 Ave.	(954)475-1567
Helen Lyden	4641 SW 74 Terr.	(954)587-1116
Robert Spiece	4610 SW 74 Terr.	(954)881-0782
Mayor Tom Truex	4740 SW 72 Ave.	(954)792-6800

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING II

[November 15, 2005]

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Laura Pearson	7410 Griffin Rd.	(954)583-1893
Susan Theodosiou	4760 SW 74 Terr.	(954)540-2690
Valerie Bamford	4701 SW 74 Terr.	(954)605-8242
Jamie & Lenore Saccullo	4800 SW 76 Ave.	(954)252-1433

Exhibit 6 (Public Participation Summaries)

SUMMARY OF DISCUSSION

PUBLIC PARTICIPATION MEETING I

[October 17, 2005]

1. Introduction by Nick Gluckman of Centerline Homes
 - a) Explanation of Centerline Homes
 - Involved and interested developer.
 - Stays in touch with the community throughout the development process from acquisitions through entitlements, construction and turnover.
 - Development single-family, multi-family and commercial communities statewide.
 - b) Entitled and constructed Willow Grove to the east
 - c) Intent on working with staff to enhance development of the Griffin Road Corridor
2. Presentation of Site Plan by Julian Bryan
 - a) General Description of Property
 - Project will be known as "Saddle Bridge"
 - Located on the south side of Griffin Road between S.W. 76th Avenue and S.W. 78th Avenue.
 - Site is approximately 16 acres
 - b) Site Design
 - Planned for 109 townhouse units and 10,000 square feet of commercial along Griffin Road
 - Primary access on Griffin Road (shared with commercial plan proposed for the corner of Griffin Road and S.W. 78th Avenue)
 - Four additional secondary access points on S.W. 76th Avenue and S.W. 78th Avenue.
 - Designed to keep pedestrian and vehicular activity interior to the site with minimal impact on surrounding neighborhood.
 - Resident parking in garages and on driveway along perimeter of site with parallel guest parking spaces on internal drives.
 - Lake provided as scenic open space along Griffin Road
 - Recreation amenities centralized on site in an effort to minimize impacts on surrounding neighborhood.

- Landscape buffer along Griffin Road in accordance with Griffin Road Corridor regulations.

c) Product

- Building layout designed to promote courtyards for community interaction.
- Provide a “front yard feel” for residents of Saddle Bridge.
- 99 townhomes with garage
- 10 townhomes located above commercial/retail (no garages)
- Two and Three Story Townhouse units

3. Questions, Comments and Discussion

Q: What does the rear/garage elevation facing 76th and 78th look like?

A: Centerline will provide a color rendering of the rear elevation at the second public participation meeting.

Q: What is the height and density of the landscape buffer on 76th and 78th?

A: Complete design of these buffers has yet to be determined. The buffers will, at a minimum, comply with the Town Code and Griffin Corridor regulations.

Q: What type of retail uses are anticipated for the retail building?

A: The uses have yet to be determined, but will be limited to whatever is permitted in the zoning district by the Town Code.

Q: Is a right turn lane required off Griffin into the site?

A: Yes.

Q: Coming from the east, can you make a left from Griffin into the site?

A: No. You will have to make a U-Turn at University Drive.

Q: What properties encompass the site?

A: Webb Nursery, Alamo Petroleum and Ostrander.

Q: Do we really need so many access points along 76th and 78th?

A: The access was included through several meetings with Town staff. We will talk with staff about eliminating some of the access points if possible.

Q: Will 76th be widened during the development process (the neighbors did not want to see 76th widened)?

A: We do not have any plans for widening 76th, but will likely be required to realign 76th at the Griffin Rd. intersection.

Q: How can we minimize traffic on 76th?

A: We will work with staff regarding eliminating some of the access to the site from 76th.

Comment: Some of the residents did not see the sense in connecting to 76th and 78th. In their opinion, there was nowhere for the residents to go other than back to Griffin Road.

Q: Can we remove all access on 76th? At a minimum, can we have only once access point used solely for either ingress or egress, but not both?

A: We will talk with staff and have some answer prior to the second meeting.

Comment: 109 townhomes will have a minimal impact on traffic in the area. At most, it will only impact the area during AM and PM peak hours.

Q: What improvements will be made to 76th Avenue?

A: At a minimum, we will be realigning 76th at the Griffin Rd. intersection. The Town engineer may require additional improvements.

Q: Is it better to leave 76th Avenue unimproved in order to calm traffic?

A: We will work with the Town Engineer to determine what improvements make the most sense.

Q: Please explain the guest parking layout for the site?

A: There will be parallel parking for guests located on the interior drives. Sidewalks for pedestrian circulation are located throughout the site. Overflow parking at the commercial building.

Q: Can guests park along 76th or 78th?

A: No.

Q: Do we have a rear elevation showing the garage view?

A: We will bring a colored rendering to the second meeting.

Q: Can we make the southeast corner units 2-stories?

A: The landscaping located along this portion of the site should be more than sufficient to shield the impacts of the units.

Q: How bright will lighting be for the site (Willow Grove is too bright)?

A: We will look at Willow Grove and make improvements to the existing lighting. Lighting for this site will comply with the Town Code. We will certainly consider shading the lights and enhancing landscaping in order to minimize lighting impacts.

Q: Why is there only 10,000 SF of commercial?

A: We will look into including additional commercial along Griffin Road.

Q: What is the starting price range for these units?

A: Starting in the low to mid \$300K

Q: What is the size ranges for these units?

A: 1100 SF to 1800 SF

Comment: There are fewer residents living on 78th, so additional access points make sense on this street.

Q: Will the architectural style of our buildings match the commercial site on the corner of 78th and Griffin Rd.?

A: We will work with Town staff to coordinate the architectural style of the building between the commercial site on the corner and the adjacent Willow Grove project.

Q: Are we willing to install crosswalks at the intersections of 74th, 76th and 78th?

A: We would certainly entertain making these improvements if it was the Town's desire.

Q: What type of landscape buffer will be installed along 76th?

A: We have yet to determine the full scope of this buffer. We will work with neighbors and staff to come up with a suitable compromise.

Q: Is 76th Avenue a Scenic Corridor?

A: We will research this issue and provide an answer at the second meeting.

Q: What impact will the access on 76th have on the local equestrians?

A: We do not believe the increased traffic will impact the manner in which 76th is currently utilized.

SUMMARY OF DISCUSSION

PUBLIC PARTICIPATION MEETING II

[November 15, 2005]

1. Introduction by Nick Gluckman
2. Presentation of Site Plan by Julian Bryan
3. Site Plan Discussion
 - a) Changing Product to a similar product as Willow Grove
 - b) Lost 10 units above commercial building
 - c) Revising corner parcel to create park amenity – per staffs request
 - d) Added approx. 10,000 S.F. Commercial
 - e) Increase buffer between S.W. 76th Avenue and townhomes
 - f) Changing all internal roads to 2-way
 - g) Issue of Access to S.W. 76th Avenue
 - Centerline represented to those residents in attendance that we would be willing to give up the southernmost access point, but Town staff is still reviewing the plan.
 - Discussed use of northernmost access as ingress only versus egress only.
 - The residents in attendance were opposed to any access on 76th.
 - Valerie was concerned about the car light shining over at her house on 74th Terrace if the southern entrance was utilized.
4. The residents that live on S.W. 74th Avenue like the landscape additions made adjacent to Willow Grove.

Exhibit 7 (Public Participation Report)

September 20, 2006

David Abramson
Town of Davie
6591 Orange Drive
Davie, FL 33314

**Re: Citizen Participation Plan for Saddle Bridge
Project Nos. MSP 9-2-05 / ZB 9-1-05**

Dear David:

Please be advised that, as required by the Town of Davie Land Development Code, Chapter 12, Division 7, Centerline Homes has advertised and notified all the property owners surrounding the subject property within 1,000 feet inviting them to the following Public Participation Meetings for this project:

First Citizen Participation Meeting:

Date: Monday, October 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie School House, 6650 Griffin Road, Davie, FL

Second Citizen Participation Meeting:

Date: Tuesday, November 15, 2005

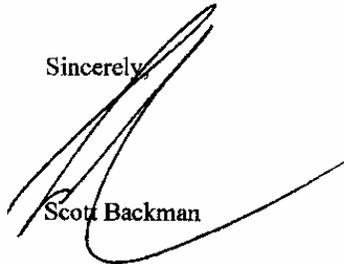
Time: 6:30pm-8:00pm

Location: Davie Town Hall Community Room, 6591 Orange Drive, Davie, FL

The main focus of the public attending these meetings centered on access to the site from S.W. 76th Avenue and traffic calming measures for S.W. 76th Avenue. Other topics of discussion included landscape buffers, building elevations and proposed commercial uses. Please see the attached summary reports for a detailed summary of the discussions held at each of the foregoing meetings.

We hope the above information provides some useful insight as to the public response to this project. If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

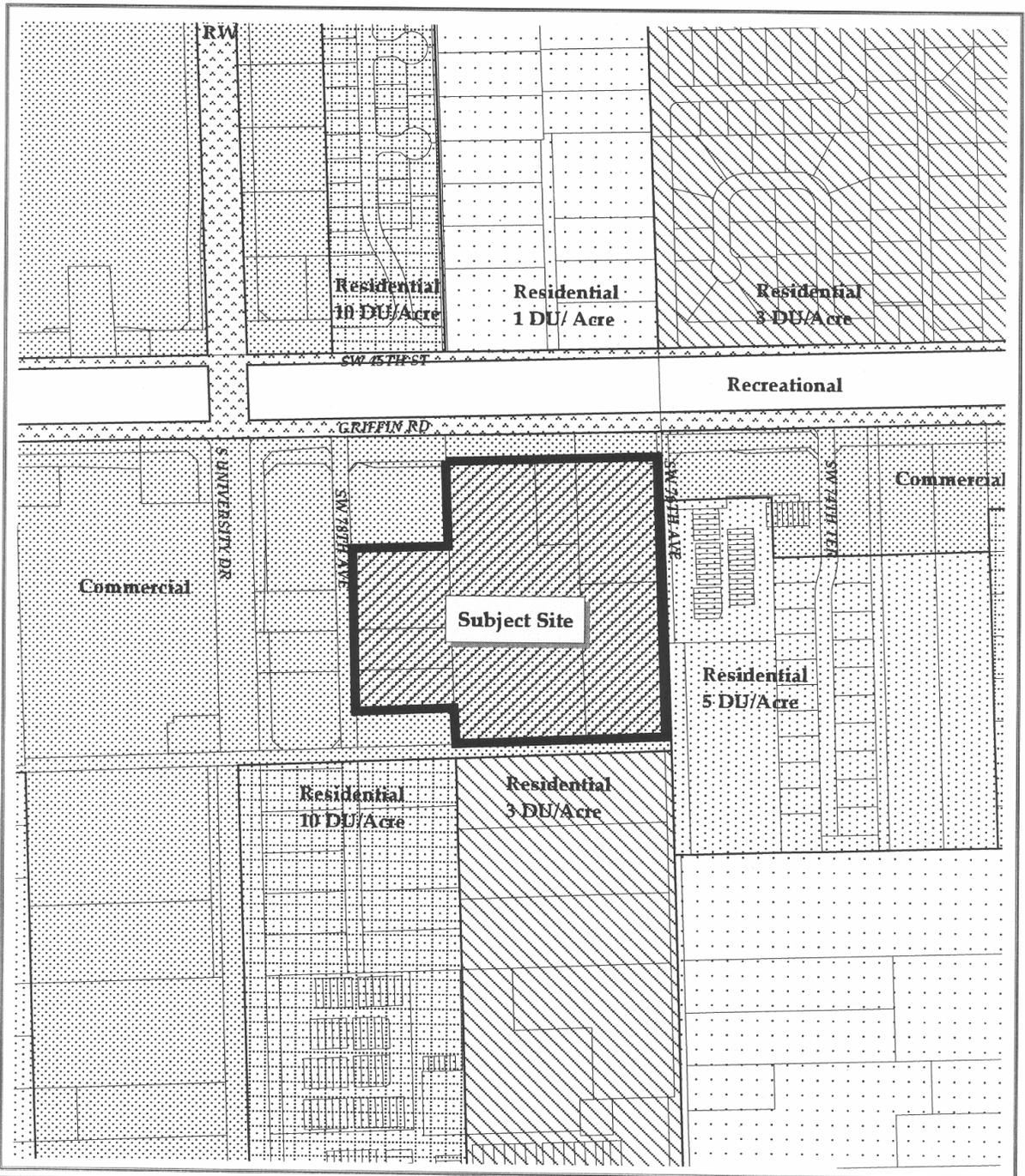


Scott Backman

825 Coral Ridge Drive, Coral Springs, Florida 33071 T 954-344-8040 F 954-344-4176

CENTERLINE
HOMES
www.centerlinehomes.com

Exhibit 8 (Future Land Use Map)



The Town of Davie
 Development Services Department
 Planning & Zoning Division

Type of Map:

Future Land Use Plan



Scale:



Exhibit 9 (Aerial, Zoning, and Subject Site Map)



The Town of Davie
 Development Services Department
 Planning & Zoning Division

Type of Map:

Aerial, Zoning, and Subject Site



Scale:

300 0 300 600 Feet



