

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP/(954) 797-1101

SUBJECT: Site Plan
SP 2-2-02 Jasmine Lakes Phase II, 4701 SW 62 Avenue, Generally located at the southwest corner of Griffin Road and SW 62nd Avenue.

TITLE OF AGENDA ITEM:

SP 2-2-02 Jasmine Lakes Phase II, Architect/Petitioner Itamar Goldenholz , 3122 N. Pine Island Road, Sunrise, Florida 33351

REPORT IN BRIEF:

The applicant requests site plan approval for ten (10) multi-story apartment buildings consisting of fifty two (52) two bedroom units and thirty two (32) three bedroom units, landscaping and associated parking. The project will be on the south of the existing Jasmine Lakes apartment complex, Phase I. An existing lake, recreation building and pool will remain as shared site amenities. The proposed buildings will be two stories with an architectural appearance that will blend with the existing buildings to the north. The overall heights will be 27' to the roof deck of the habitable portion of the buildings. The building colors and materials will match the existing buildings by using a stucco color and Terracotta colored roofing materials. Parking and landscaping have been designed to exceed code requirements.

PREVIOUS ACTIONS: None

CONCURRENCES:

The Site Plan Committee recommended approval on May 21, 2002 (motion carried 4-0, Mr Engel absent).

Previously on May 7, 2002 Site Plan Committee recommended approval subject to all trees being labeled on the landscape plans and to provide details of the elevations on the architectural plans, provide color sheets and samples.

FISCAL IMPACT: None

RECOMMENDATION(S):

Staff recommends approval of SP 2-2-02 subject to the following condition prior to the issuance of

building:

1. A plat note amendment shall be submitted and approved by Broward County prior to the issuance of any building permit.

Attachment(s): Planning Report, Aerial, Future Land use

Application #: SP 2-2-02
Jasmine Lakes Phase II

Item No.
Revisions: May 13, 2002
May 23, 2002

Original Report Date: May 3, 2002

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

APPLICANT INFORMATION

Owner:

Name: Jasmine Lakes Properties Corp.
Address: 1413 Avenue J.
City: Brooklyn, New York
Phone: (800) 888-5280

Agent:

Name: Itamar Goldenholtz- Arch.
Address: 3122 N. Pine Island Road
City: Sunrise, Florida
Phone: (954) 742-0797

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 4701 SW 62 Avenue

Land Use Plan Designation: Regional Activity Center

Zoning: RM-16 , Medium High Density Dwelling District, 16 du/ac

Existing Use: The subject site comprises the south half of the Jasmine Lakes property and is undeveloped. The north half of the Jasmine Lakes property is currently developed with 60 apartment units.

Proposed Use: 84 new Multi-family two (2) and three (3) bedroom apartments.

Surrounding Land Use:

North: Jasmine Lakes Apartments, Phase I
South: Multi-family Residential on SW 48 Court and Vacant Property
East: Single family residential
West: Single family residential and vacant land

Surrounding Zoning:

North: RM-16 (Medium-High Density Dwelling District, 16 du/ac)
South: RM-16 (Medium-High Density Dwelling District, 16 du/ac) / B-2
(Community Business District)
East: A-1 (Agricultural District 1 du/ac)
West: A-1 (Agricultural District 1 du/ac) / Griffin Corridor District
(Downtown Use Zone)

ZONING HISTORY

Previous Requests on Same Property: A site plan, SP 9-1-98 was approved by Town Council, was never constructed, and subsequently expired.

A site plan, SP 6-6-00 was approved by Town Council on December 20, 2000. This site plan also expired.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for ten (10) two-story apartment buildings consisting of fifty two (52) two bedroom units and thirty two (32) three bedroom units, landscaping and associated parking. The project will be to the south of the existing Jasmine Lakes apartment complex, Phase I. An existing lake, recreation building and pool will remain as shared site amenities.

2. *Building*: The proposed buildings will be two stories with an architectural appearance that will blend with the existing buildings to the north. The overall buildings height will be 27'. The building colors and materials will match the existing buildings by using a stucco color and Terracotta colored roofing materials.

3. *Access/parking*: Access to the site will remain as existing off of Griffin Road via SW 62nd Avenue and the ability to have future SW 63rd Terrace access. There are 319 parking stalls required for the proposed and existing units with 321 provided.

4. *Landscaping*: The landscape plan reflects Green Buttonwood, Live Oaks, Silver Buttonwood and an continuous hedge of Cocoplum along the east, west, and south property lines. Adjacent to the buildings will be Mahogany, Washingtonia Palms, and Crepe Myrtle trees. The landscaping will also be enhanced around the existing pool and recreation building as well as the lake perimeter. Thirty percent (30%) open space is required with more than thirty six (36.12%) provided.

5. *Signage*: Signage will not be part of this review.

6. *Drainage*: All on site drainage will be collected into the existing lake.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 9. This area is predominately 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 is governed by the plat titled “Emerald Isles” restricted to 216 Garden Apartments consisting of 54 one-bedroom units and 162 two-bedroom units. The proposed intensity of the projects falls below the permitted 378 bedrooms allowed as the maximum on the plat. The applicant has presented a total of 320 bedrooms. A plat note amendment will be filed through Broward County by the applicant.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 2-2-02 subject to the following:*

1. A plat note amendment shall be submitted and approved by Broward County prior to the issuance of any building permit.

Site Plan Committee Recommendation

The Site Plan Committee recommended approval on May 21, 2002 (motion carried 4-0, Mr Engel absent).

At the May 7, 2002 Site Plan Committee meeting, Mr. Aucamp made a motion seconded by Ms. Aiken, to approve subject to returning in two weeks with the following conditions:

1. On the landscape plans, all trees should be labeled.

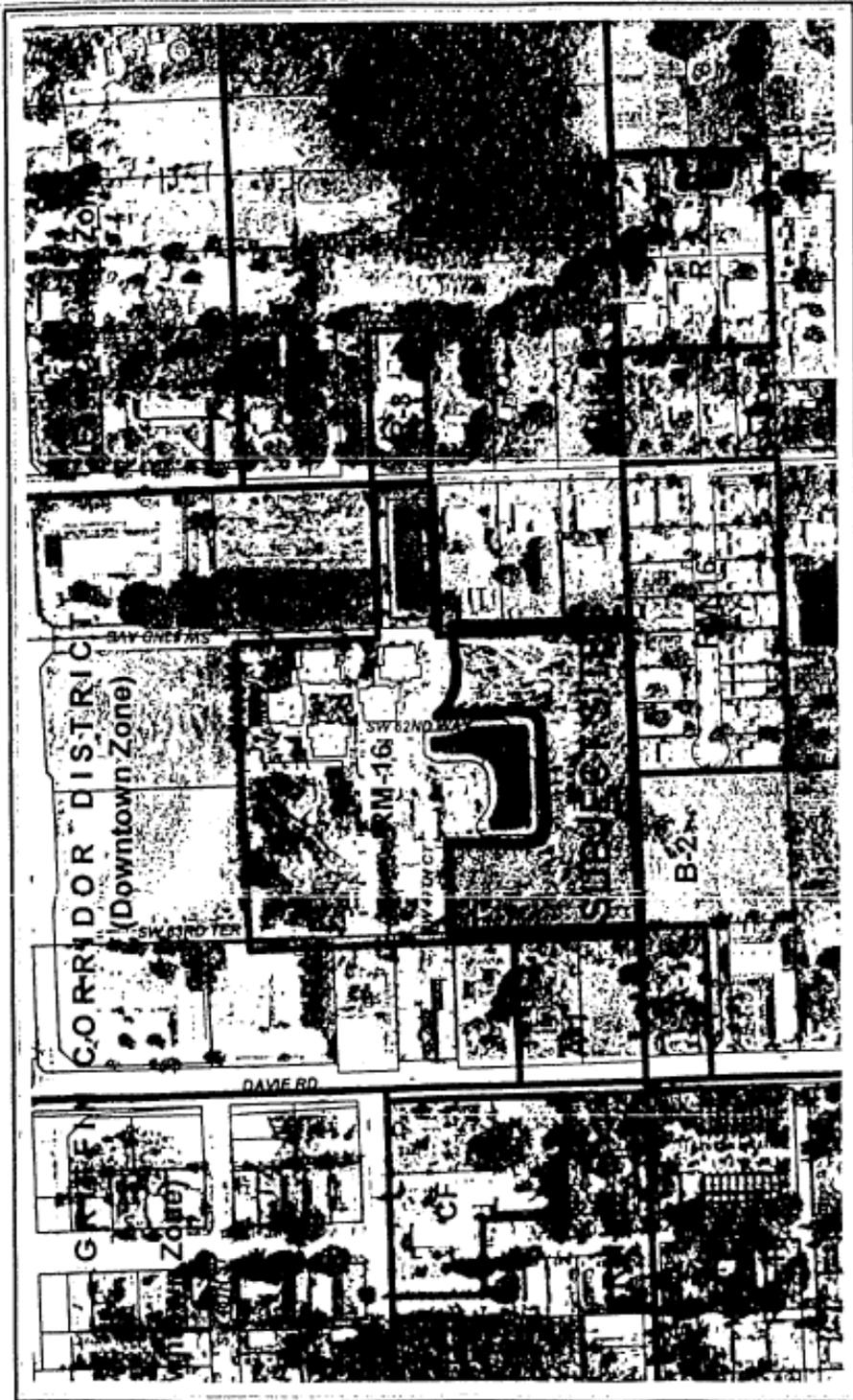
2. On the architectural plans, provide details on the elevations, color sheets and samples.

Exhibits

1. Aerial
2. Future Land Use

Prepared by: _____

Reviewed by: _____



PETITION : SP 2-2-02

Aerial Date Flown: January, 2001

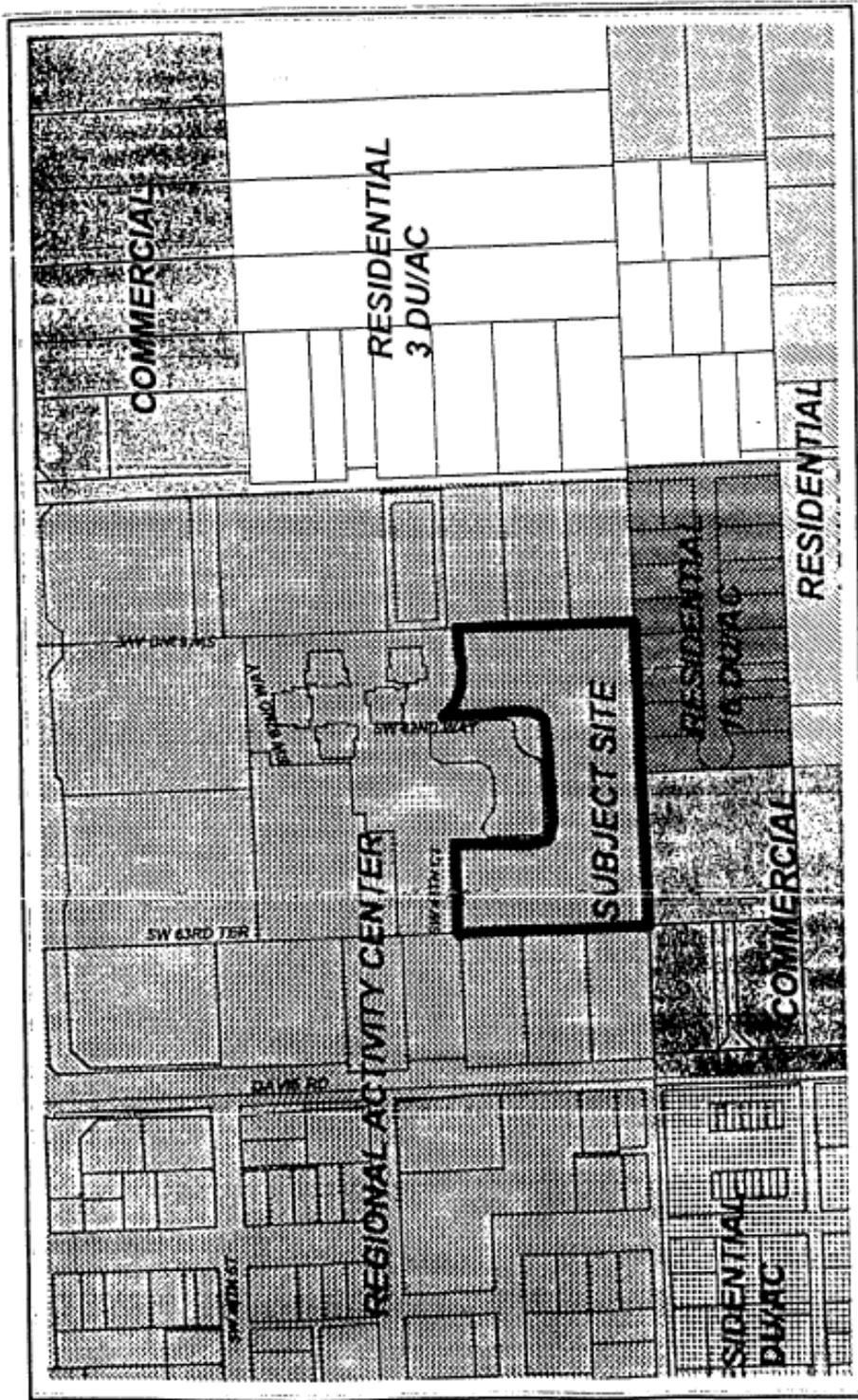
Scale: 1"=300'

Planning & Zoning Division - GIS

Prepared 5/03/02



300 0 300 Feet



PETITION : SP 2-2-02
 FUTURE LAND USE
 Scale: 1"=300'
 Planning & Zoning Division - GIS
 Prepared 5/03/02

