

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, Development Services Director 954-797-1101
Prepared by: Marcie Oppenheimer Nolan, Planning Supervisor

SUBJECT: Site Plan approval for Pine Island Homes

AFFECTED DISTRICT: Mayor and District 3

REPORT IN BRIEF: The subject site is located at the northwest corner of Pine Island Road and Orange Drive. The overall parcel size is 14.97 acres. The site is surrounded by medium density residential uses to the north and further along to the northeast of the site. Directly to the east is another gas station, a retail store for car accessories and a proposed charter school (Davie Charter School). The site plan, as submitted, contains two different uses, a townhouse development and a service station with accessory fuel pumps. A meandering landscape berm is proposed along Orange Drive and Pine Island Road. Along Orange Drive a seven foot meandering sidewalk is being provided.

The proposed development is for 100 townhouses on 13.54 acres. The overall site includes a 3.55 acre wetland mitigation site located at the northwest corner of the property. This parcel (Parcel C) has a conservation easement recorded upon the property for wetland uses exclusively. The townhouses are located on the remaining 9.99 acres. The townhouse development includes a common area with tot lot and pool and cabana.

The buildings present a unique architectural style. The parking garages are recessed behind the façade of the buildings. Smooth stucco and barrel tile roof is used to create a traditional village type complex. Balconies and sitting areas are provided along the front of all units. In addition, there are balconies in the rear of most units, excluding the units along the north property line.

A service station is proposed for the southeast corner of the parcel. This site includes fuel pumps, a convenience store and additional square footage for two (2) future tenants. The site plan indicates a 4,800 square foot building located on 1.43 acres. The building façade, as submitted includes barrel tile roof to match the residential uses to the north.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the Site Plan Committee meeting of March 11, 2003, Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on the following conditions: 1) to conform to the architectural changes to the gas station as set forth in the discussion and to be reviewed by Chair Evans prior to the Town Council meeting by faxing the changes to staff prior to Thursday [March 13th] by 9:00 a.m., to include the color selection,

the additional columns, the widening of the canopy, the fascia, etcetera; 2) to add two sidewalks by the gas station, one off Pine Island Road and the second as discussed; and 3) that the homeowner's documents specifically state that vehicles were not to be parked on sidewalks. It should also be noted in the motion that Vice-Chair Aucamp opined that the planting of Eureka Palms on the north wall would create serious problems in the future.

(The Site Plan has been modified to address the architectural concerns of the gas station.)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. Prior to final approval by staff the plans shall be revised to reflect the following:

Residential Units

1. The rear setback along the north property line has fence sections encroaching into the required landscape buffer. No structures are allowed within this 20 foot area. Modify the fence to remove these from this area.

Service Station Elevations

1. Provide the colors and materials of the service station on the elevations. Include both common color name and manufacturers color name.

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

Application: SP 10-5-02
Exhibit "A"

Revisions: 3/7/03 and 3/11/03
Original Report Date: 2/07/03

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

Applicant Information

Owner

Name: B.G. Pine Island Corp/77 Acre Trust
Address: 1000 S. Federal Highway
City: Boynton Beach, FL 33435
Phone: (561) 522-3636

Agent:

Name: Calvin Giordano & Associates, Inc.
Address: 1800 Eller Drive, Suite 600
City: Ft. Lauderdale, FL 33316
Phone: (954) 921-7781

Background Information

Application Request: This application contains two (2) site plans, submitted as one application. A townhouse development consisting of 100 townhomes and a service station with fuel pumps.

Address/Location: 8501 Orange Drive/Generally located at the northwest corner of the intersection of Pine Island Road and Orange Drive.

Future Land Use Plan Designation: Commercial

Proposed Land Use Plan Designation: Residential 10 DU/Acre and Commercial

Zoning: B-2, Neighborhood Business District

Proposed Zoning: RM-10, Medium Density Dwelling and RS, Recreation and Open Space and B-2, Neighborhood Business District.

Existing Use: Vacant

Proposed Use: Townhouse Development, Service Station and Wetland Mitigation area.

Parcel Size: 14.97 net acres (9.99 acres for townhouses, 3.54 acres for wetland/conservation area and 1.43 acres for the gas station)

Surrounding Uses:

North: Townhomes, Alpine Woods

Surrounding Land

Use Plan Designation:

Residential

South:	Orange Drive and C-11 Canal	Recreation and Open Space
East:	Pine Island Road, then Hess Service Station	Commercial
West:	Vacant Land (Parkside Estates)	Residential 1 DU/Acre

Surrounding Zoning:

North:	RM-10, Medium Density Dwelling District
South:	Orange Drive and C-11 Canal (officially not designated)
East:	B-3, Planned Business Center District
West:	AG, Agricultural District

History

Previous Requests on Same Property: Town Council approved the Pine Island Commercial Plat (Plat Book 167, Page 50) on March 3, 1998 by Resolution 98-78.

Resolution R 99-243 was approved on July 21, 1999 related to the installation of required improvements associated with the Pine Island Commercial Plat.

Two (2) site plans, both requesting approval of a shopping center, have been submitted to the Town for the subject site (SP 10-7-98 and SP 1-2-00). These applications were subsequently withdrawn by the applicant due to opposition from the adjacent residents to the proposed location of a shopping center along the rear property line.

A Land Use Plan Amendment to change the land use on the 9.99 acre parcel from Commercial to Residential 10 DU/acre was approved by the Local Planning Agency on January 22, 2003. This amendment was approved by Town Council and is under review by the Department of Community Affairs and the Broward County Planning Council.

A rezoning application (ZB 9-1-02) and a variance application (V 10-3-02) were approved by Town Council on March 5, 2003. These requests were to rezone a portion of the site to RM-10, Medium Density Residential 10 DU/acre and RS, Recreation and Open Space and for variance based upon the location of the gas station adjacent to residential uses.

Application Details

The subject site is located at the northwest corner of Pine Island Road and Orange Drive. The overall parcel size is 14.97 acres. The site is surrounded by medium density residential uses to the north and further along to the northeast of the site. Directly to the east is another gas station, a retail store for car accessories and a proposed charter school (Davie Charter School).

The site plan, as submitted, contains two different uses. Based upon a variance application submitted by the applicant for a reduction in the required distance between a service station and a residential use, staff determined the two items should run together.

The report will detail both uses separately, the residential use and the service station with accessory fuel pump use.

Residential Use

The proposed development is for 100 townhouses on 13.54 acres. The overall site includes a 3.55 acre wetland mitigation site located at the northwest corner of the property. This parcel (Parcel C) has a conservation easement recorded upon the property for wetland uses exclusively. No development activity may occur within this area. The townhouses are located on the remaining 9.99 acres.

The applicant's SUBMISSION indicates the following:

1. *Site:* The site consists of 13.54 acres proposed for 100 townhouses. The townhouse development includes a common area with tot lot and pool and cabana.
2. *Building:* The buildings present a unique architectural style. The parking garages are recessed behind the façade of the buildings. Smooth stucco and barrel tile roof is used to create a traditional village type complex. Balconies and sitting areas are provided along the front of all units. In addition, there are balconies in the rear of most units, excluding the units along the north property line.
3. *Access and Parking:* Access is provided off Orange Drive, exclusively. There is one main entrance and exit along Orange Drive and a second exit only, also along Orange Drive. The development will not be gated. As such, the gate at the egress point will need to be removed. The project provides for a total of 264 parking spaces. This includes the garage unit, which will be deed restricted from becoming enclosed living space. A total of 18 spaces are being provided for the cabana and pool area.
4. *Lighting:* A new photometric plan has been submitted and does meet the minimum code requirements.
5. *Landscaping:* The site includes existing Royal Palms and Live Oaks. The developer has agreed to relocate the Royal Palms and preserve most of the Live Oaks in place. The remaining Live Oaks will be replanted on site. The landscape theme for the development consists of Live Oaks, Mahogany trees, Brazilian Beautyleaf, Satin Leaf and Purple Trumpet trees. A variety of hedge material is being used along the major roads and will provide additional buffering along all walls.

Service Station with Accessory Fuel Pumps

A service station is proposed for the southeast corner of the parcel. This site includes fuel pumps, a convenience store and additional square footage for two (2) future tenants.

The applicant's SUBMISSION indicates the following:

1. *Site:* The site plan indicates a 4,800 square foot building located on 1.43 acres.

2. *Building:* The building façade, as submitted included barrel tile roof to match the residential uses to the north.
3. *Access and Parking:* Access to the site is provided off Pine Island Road and Orange Drive. The entrance off Pine Island Road is a one way in drive-aisle. A full access opening (ingress and egress) is provided along Orange Drive. There are 23 parking spaces provided, and 20 are required by code.
4. *Lighting:* A new photometric plan has been submitted and does meet the minimum code requirements.
5. *Landscaping:* A meandering landscape berm is proposed along Orange Drive and Pine Island Road. This berm consists of Live Oak trees.

Applicable Codes and Ordinances

Land Development Code Section 12-82(H) Development Standards for Planned Residential Districts, Townhomes, which requires a 40 foot peripheral setback, 15 foot front setback, and 24 feet minimum lot frontage.

Land Development Code Section 12-83, Conventional Nonresidential Development Standards for B-2, Neighborhood Business District, which requires a minimum parcel size of 52,500 square feet.

The following variances have been applied for from the Land Development Code. The submitted site plan reflects these requested variances.

Residential Use

1. **FROM:** Section 12-33(O) of the Land Development Code which requires a maximum 6 foot high wall when residential uses are adjacent to residential uses **TO:** increase the height of the wall to 8 feet;
2. **FROM:** Section 12-82(H)(J) of the Land Development Code which requires a 40 foot peripheral setback **TO:** reduce the required setback to 30 feet along the north property line; and

Service Station and Motor Fuel Pump Islands

3. **FROM:** Section 12-34(Y)(2) of the Land Development Code which requires a 250 foot distance separation between the property line of a service station and another service station and also between residential uses; **TO:** reduce the distance separation between service stations to 110 feet, and between residential uses to zero (0) feet;

4. **FROM:** Section 12-34(Y)(4) of the Land Development Code which requires a minimum of 20 feet between an access drive related to fuel pumps and private property **TO:** reduce the required distance to 8 feet;
5. **FROM:** Section 12-83 of the Land Development Code which requires 200 foot minimum lot frontage in the B-2 zoning district **TO:** reduce the required lot frontage to 165 feet.

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 99. The Broward County Land Use Plan has identified this parcel of land as Commercial.

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

Staff Analysis

Residential Use

The site plan for the residential use, based the design of the site and the design of the townhouse units, is drawn from the principals of Traditional Neighborhood Design (TND). This includes smaller front setbacks to the front door, pedestrian friendly movement, and accessibility for all residents to view the wetland area. Staff has worked with the applicant to stay true to these design ideals. A wall is being provided adjacent to the residential units to the north. This was at the adjacent property owners' request. A wall is proposed to wall be built in 10 foot sections and provide 10 feet of metal picket fencing between each concrete section. This will provide for security, which the adjacent development is concerned about and provide a design element compatible with the surrounding neighborhoods.

The applicant has provided a meandering the seven (7) foot sidewalk and an undulating two (2) foot berm with hedge material undulating along the berm.

The plan as presented, with the neighborhood design of the residential units and the streetscape are in keeping with the TND principals espoused.

Service Station with Accessory Fuel Pumps

The Site Plan has been modified to match the architecture of the residential units to the north.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. Prior to final approval by staff the plans shall be revised to reflect the following:

Residential Units

1. The rear setback along the north property line has fence sections encroaching into the required landscape buffer. No structures are allowed within this 20 foot area. Modify the fence to remove these from this area.

Service Station Elevations

1. Provide the colors and materials of the service station on the elevations. Include both common color name and manufacturers color name.
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SITE PLAN COMMITTEE

At the Site Plan Committee, Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on the following conditions: 1) to conform to the architectural changes to the gas station as set forth in the discussion and to be reviewed by Chair Evans prior to the Town Council meeting by faxing the changes to staff prior to Thursday [March 13th] by 9:00 a.m., to include the color selection, the additional columns, the widening of the canopy, the fascia, etcetera; 2) to add two sidewalks by the gas station, one off Pine Island Road and the second as discussed; and 3) that the homeowner's documents specifically state that vehicles were not to be parked on sidewalks. It should also be noted in the motion that Vice-Chair Aucamp opined that the planting of Eureka Palms on the north wall would create serious problems in the future (motion carried 4-0, Mr. Crowley absent, March 11, 2003).

(The Site Plan has been modified to address the architectural concerns of the gas station.)

Previously, the Site Plan Committee voted to table this item at the February 25, 2003 meeting. The concerns of Site Plan Committee were that the submittal packet was incomplete to allow for a thorough review.

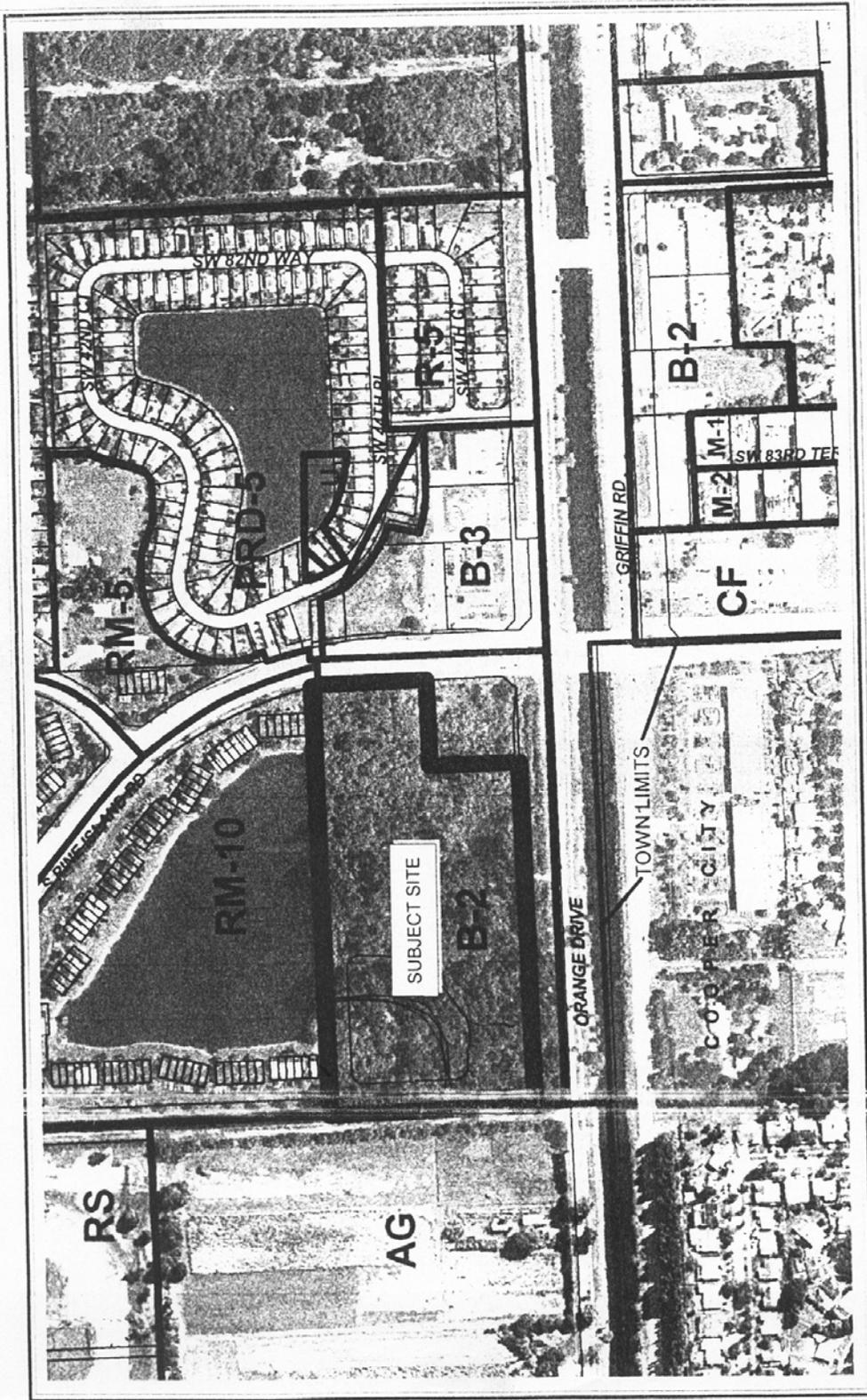
Exhibits

SP 10-5-02

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

Prepared by: _____

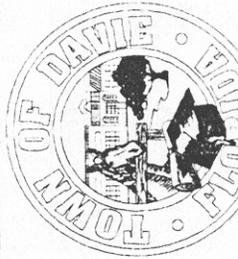
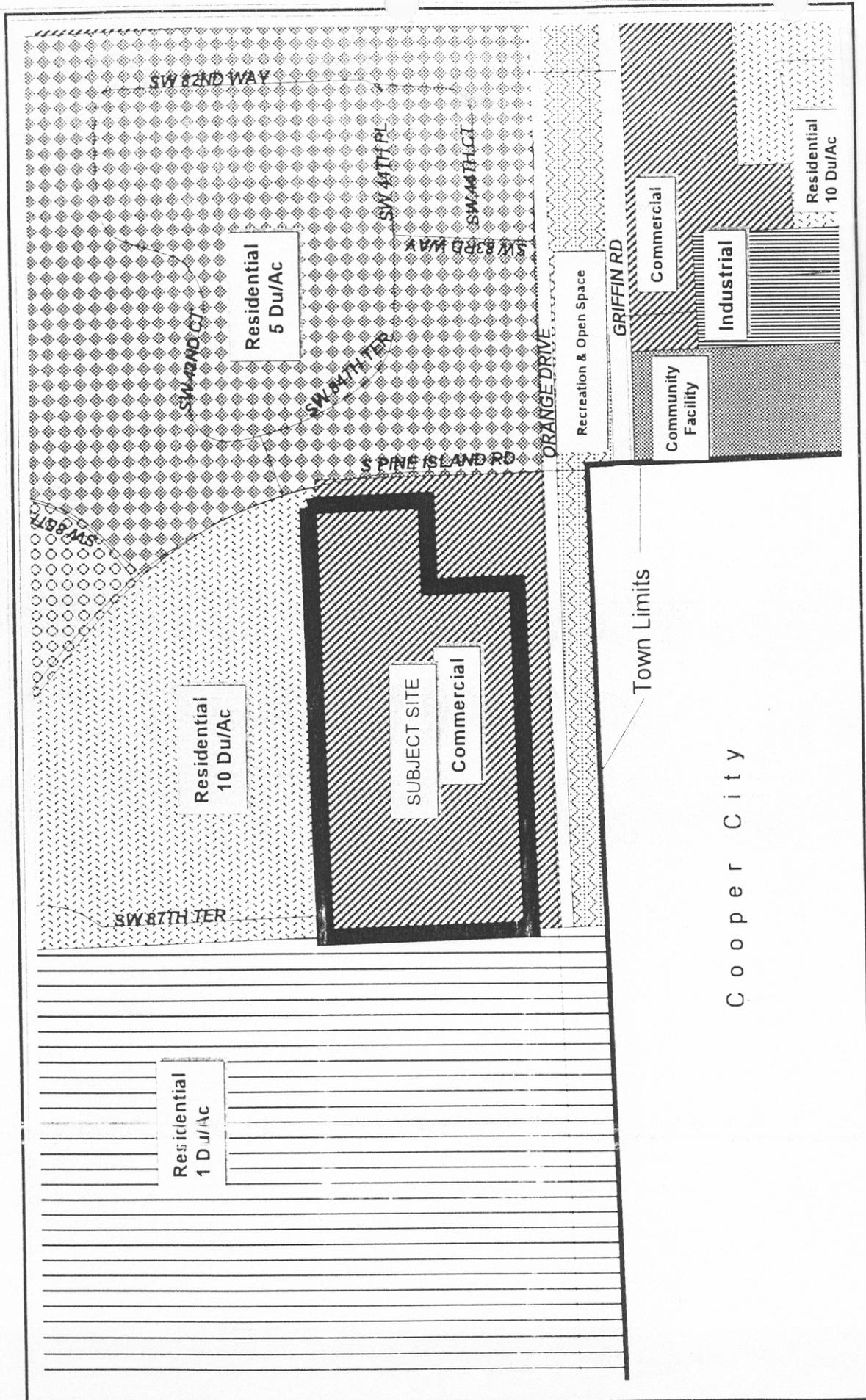
Reviewed by: _____



Planning & Zoning Division - GIS

Site Plan
 SP 10-5-02
 Zoning and Aerial Map

Date Plwn: 12/31/01



Site Plan
SP 10-5-02
Future Land Use Map

