

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: Christopher M. Gratz, Planner II

SUBJECT: Plat, P 2-2-04 Lakeside Village at Davie, 6990 Griffin Road/Generally located on Griffin Road, east of SW 70 Avenue (Viele Road).

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "LAKESIDE VILLAGE AT DAVIE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant is requesting approval of the plat "Lakeside Village at Davie". This is a mixed use subdivision with the only access being from Griffin Road. There are 63 single family lots, and 14,126 square feet of commercial space within two (2) structures adjacent to Griffin Road with 28 condominium units on top.

The only access to the site is via an 80' opening on Griffin Road, restricted to right turns because of the median in Griffin Road. There will be an eastbound right turn lane on Griffin Road going to the opening. In addition, a bus stop and shelter easement are located within the turn lane. Access within the plat is provided by via a 40' private ingress/egress and utility easement. A 30' equestrian trail and landscape buffer is being dedicated and constructed on the western boundary of the plat where the site is adjacent to SW 70 Avenue. All drainage and lake maintenance easements are dedicated to the Central Broward Water Control District and Lakeside Village at Davie HOA for drainage and maintenance purposes. The two (2) lakes are 1.31 acres and 5.26 acres in size, for a total of 6.57 acres.

The proposed subdivision can be considered compatible with the surrounding uses. To the north is Griffin Road and the C-11 Canal, the single family homes on southern boundary are separated by a 20' landscape buffer, 20' lake maintenance easement, and 5.26 acre lake; the western boundary along SW 70 Avenue has a 30' equestrian trail and landscape buffer, 40' internal access road and then the single family lots, the western boundary adjacent to the existing single family homes has a 25'-30' landscape buffer; the eastern boundary between the vacant FDOT parcel and existing single family home has 20'-30' landscape buffer, and a 20' canal maintenance easement and 60' canal separate the Old Davie School and single family dwellings from the site.

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The traffic generated by this development can be

accommodated by the adjacent roadways. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, right-of-way, and use. The development of this site with two (2) mixed use structures, and 63 single family homes can be considered compatible with the surrounding properties.

PREVIOUS ACTIONS: None

CONCURRENCES: At the September 22, 2004, Planning and Zoning Board meeting, Vice-Chair Turin made a motion, seconded by Ms. Lee to approve. (Motion carried 4-0 Mr. Stevens was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Resolution, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "LAKESIDE VILLAGE AT DAVIE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as "Lakeside Village at Davie" was considered by the Town of Davie Planning and Zoning Board;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as "Lakeside Village at Davie" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2004.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2004.

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



Applicant Information

Owner/ Petitioner:

Name: Jordan Klemow, Managing Member
Lakeside Village of Davie, LLC
Address: 2001 West Sample Road, Suite 320
City: Pompano Beach, FL 33064
Phone: (954) 969-5111

Background Information

Application History: No deferrals have been requested.

Planning and Zoning Board Recommendation: Approval was recommended.

Application Request: Approval of the plat "Lakeside Village at Davie". This is a mixed use subdivision with the only access being from Griffin Road. There are 63 single family lots, and 14,126 square feet of commercial space within two (2) structures adjacent to Griffin Road with 28 condominium units on top.

Address/Location: 6990 Griffin Road/Generally located on Griffin Road, east of SW 70 Avenue (Viele Road).

Future Land Use Plan Map Designations: Residential (10 DU/AC), 9.03 gross acres
Residential (5 DU/AC), 17.52 gross acres
Residential (1 DU/AC), 5.77 gross acres

Existing Density: 5.9 DU/AC (182 dwelling units)

Proposed Density: 2.9 DU/AC (91 dwelling units)

Existing Zoning: A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1)

Proposed Zoning: Griffin Corridor District (West Gateway Use Zone 1)

Existing Use: Vacant historic single family home, defunct orange grove

Proposed Use: The development to be known as “Lakeside Village at Davie”. This is a mixed use subdivision with the only access being from Griffin Road. There are 63 single family lots, and 14,126 square feet of commercial space within two (2) structures adjacent to Griffin Road with 28 condominium units on top.

Gross Parcel Size: 30.862 acres (1,344,348.72 square feet)

Net Parcel Size: 29.37 acres (1,279,357.2 square feet)

Surrounding Uses:

North: Griffin Road, C-11 Canal
South: Single family dwellings
East: Vacant FDOT parcel, Single family dwelling, Office building, Old Davie School, Single family dwellings
West: Vacant parcel (proposed James Pirtle office building) and Single family dwellings

Surrounding Future Land Use Plan Map Designations:

North: Recreation/Open Space
South: Residential (1 DU/AC)
East: Regional Activity Center
West: Commercial and Residential (3 DU/AC)

Surrounding Zoning:

North: Griffin Road, Recreation/Open Space
South: A-1, Agricultural District
East: Griffin Corridor District (Downtown Use Zone 2)
RM-10, Medium Density Dwelling District
West: Griffin Corridor District (West Gateway Use Zone 1)
R-3, Low Density Dwelling District and A-1, Agricultural District

Zoning History

Related Zoning History: The northern 300’ of the property adjacent to Griffin Road was rezoned to Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property: The variance, V 5-3-98 Felicella/Viele, which requested four (4) variances to allow an office building at 6900 Griffin Road to become a legal conforming structure, was denied on February 3, 1999 (Motion carried 5-0).

The rezoning, site plan, and plat, known as Brookside at Davie (Centex Homes/Miller, Legg & Associates), were denied on August 20, 2003. The request was to rezone 23.659 acres from: A-1, Agricultural District to: Griffin Corridor District (West Gateway Use Zone 1); allocating 2.455 acres of commercial flexibility adjacent to Griffin Road and assigning 35 reserve units in order to allow the development of two (2) mixed use structures and 198 multi-family condominium units.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site consists of 30.862 acres (1,344,348.72 square feet).
2. *Restrictive Note:* The plat is restricted to 63 single family units, 28 fee simple condominiums (garden apartments) and 11,088 square feet of office building, 2,018 square feet of commercial (no restaurants), and 1,020 square feet of commercial.
3. *Access:* The only access to the site is via an 80' opening on Griffin Road, restricted to right turns because of the median in Griffin Road. There will be an eastbound right turn lane on Griffin Road that consists of 190' of storage, 60' taper, 100' bus bay, and 77' taper going to the opening. In addition, a bus stop and shelter easement are located within the turn lane. Non-vehicular access lines (NVAL) are appropriately provided on the northern limits of the plat and adjacent to SW 70 Avenue. Access within the plat is provided by via a 40' private ingress/egress and utility easement.
4. *Trails:* A 30' equestrian trail and landscape buffer is being dedicated and constructed on the western boundary of the plat where the site is adjacent to SW 70 Avenue.
5. *Dedications and Easements:* A total of 1.492 acres (64,991.52 square feet) of the property has been dedicated towards the right-of-way for Griffin Road and SW 70 Avenue, including an equestrian trail, and the canal right-of-way on the eastern boundary of the site. There is a 12' utility easement on the northern boundary of the plat. Throughout the site the appropriate drainage, lake maintenance, and landscape easements are being dedicated.
6. *Drainage:* All drainage and lake maintenance easements are dedicated to the Central Broward Water Control District and Lakeside Village at Davie HOA for drainage and maintenance purposes. The two (2) lakes are 1.31 acres and 5.26 acres in size, for a total of 6.57 acres.
7. *Compatibility:* The proposed subdivision can be considered compatible with the surrounding uses. To the north is Griffin Road and the C-11 Canal, the single family homes on southern boundary are separated by a 20' landscape buffer, 20' lake maintenance easement, and 5.26 acre lake; the western boundary along SW 70 Avenue has a 30' equestrian trail and landscape buffer, 40' internal access road and then the single family lots, the western boundary adjacent to the existing single family homes has a 25'-30' landscape buffer; the eastern boundary between the vacant FDOT parcel and existing single family home has 20'-30' landscape buffer, and a 20' canal maintenance easement and 60' canal separate the Old Davie School and single family dwellings from the site.

Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

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. There are 77.9 acres of commercial flexibility available in this Flexibility Zone. Platting and approval of a compatibility review, for the allocation of commercial flexibility, according to Policy 13.01.10 of the Broward County Land Use Plan is required.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 2: Natural and Historic Resource Protection, Policy 2-1:* Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State's Division of Historical Resources, or by the Davie Town Council, shall be protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, 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, Objective 5: Consistency of Development with Comprehensive 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, 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.

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.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Provide an equestrian trail along SW 70 Avenue. *(This has been provided.)*

Engineering: Provide roadway improvements to SW 70 Avenue and Griffin Road, and provide canal maintenance easements. *(These have been provided.)*

Staff Analysis

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The traffic generated by this development can be accommodated by the adjacent roadways. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, right-of-way, and use. The development of this site with two (2) mixed use structures, and 63 single family homes can be considered compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Planning and Zoning Board Recommendation

At the September 22, 2004, Planning and Zoning Board meeting, Vice-Chair Turin made a motion, seconded by Ms. Lee to approve. (Motion carried 4-0 Mr. Stevens was absent)

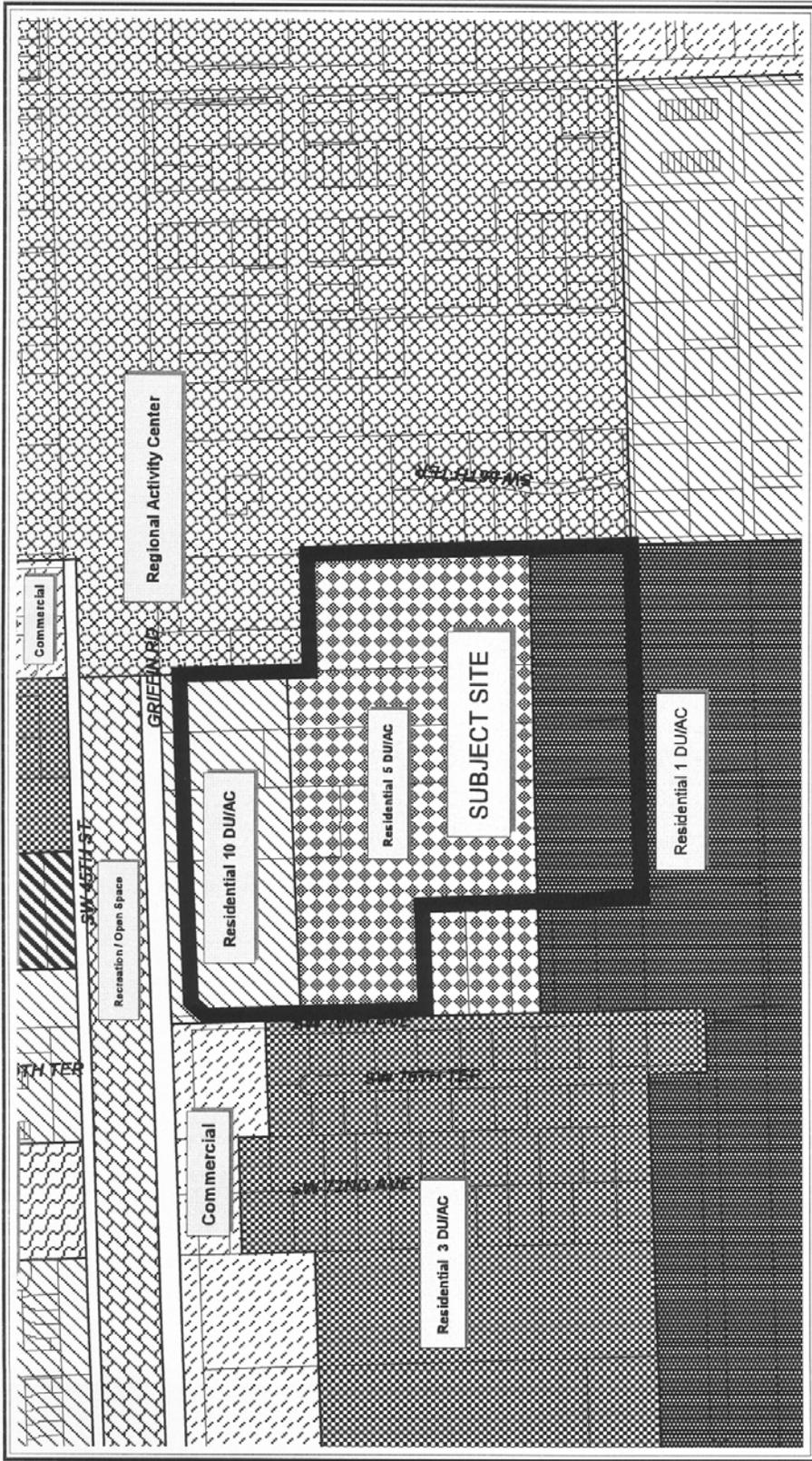
Town Council Action

Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat (included within ZB 12-2-03/FX 12-1-03)

Prepared by: _____

Reviewed by: _____



P 2-2-04
Future Land Use Map

Prepared By: ID
Date Prepared: 10/1/04

400 0 400 Feet

Planning & Zoning Division - GIS

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