

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: Master Site Plan, MSP 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:

MSP 2-2-04 Lakeside Village at Davie, 6990 Griffin Road (A-1 and WGZ)

REPORT IN BRIEF: The applicant requests approval of the master site plan for the Lakeside Village at Davie, located on Griffin Road, east of SW 70 Avenue (Viele Road). The proposal is for 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; a bus stop and bus shelter easement are located within the turn lane. Access within the plat is provided by via a 40' private ingress/egress and utility easement. SW 70 Avenue will be reconstructed where it is adjacent to the site. A 30' landscape buffer with an equestrian trail and pedestrian path are being constructed on the western boundary where the site is adjacent to SW 70 Avenue. These are being dedicated to the Town of Davie via the plat for the proposal.

The two (2) mixed used buildings are three (3) stories; designed in the Florida Vernacular architectural style, with a covered walkway, Hardi Board siding, smooth stucco finishes, shutters, louvers, decorative trim, and a metal roof. The buildings have been placed along Griffin Road, with the west building being 40' from the edge of the right-of-way. Because the right-of-way along Griffin Road is offset from the turn lane into the proposed development, a waiver for building placement is being requested so that the east building can be placed in line with the west.

The single family homes are designed in the Florida Vernacular architectural style and ideas from the Rural Lifestyle Initiative are being used. There are five (5) models, nine (9) color schemes, and three (3) types of roof being proposed. All of the models have Hardi Board siding, smooth stucco finishes, shutters, louvers, paver driveways, decorative columns, pickets, and railings. They all have front porches and three (3) have side-loaded garages. The single family lots average 6,900 square feet in size and have a minimum lot width of 60' and depth of 115'.

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. A temporary construction trailer and storage area are located 200' south of Griffin Road east of the main entrance. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one (1) year.

The proposed master site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation. The proposed master site plan can be considered compatible with the surrounding uses. The single family homes are located interior to the site, and are adjacent to the internal roadway or lake to buffer the existing single family homes to the south and west, and the mixed use buildings are located along Griffin Road, as required by the Griffin Corridor Regulations.

The master site plan has been designed with the intent of meeting the Griffin Corridor Regulations. It takes into account the existing surrounding uses by providing for adequate buffers, drainage, and access. Landscaping and a significant lake buffer the adjacent single family homes, and the only access to the site is from Griffin Road. The proposed mixed use structures are located along Griffin Road, and utilize the zoning district, by having office and neighborhood retail space on the first floor. The proposal has covered walkways on the mixed use buildings, connecting with sidewalks on both sides of the streets in the single family neighborhood, and a paver walkway around a lake. Throughout the proposal the Florida vernacular architectural style is used, and the single family homes employ some of the Rural Lifestyle Initiative's ideas, as all of the models have front porches and some have side-loading garages. In conclusion, the proposed master site plan appears to be in compliance with both the technical requirements and the intent of the Griffin Corridor Regulations.

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 12, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the planning report and these several items: 1) on the single-family houses model "A," add stucco banding, stucco treatment, or shutters on the side windows; 2) models "B" and "C," add the same treatment of stucco banding, trim, or shutters on the second floor windows; 3) on the "D" model, same comment on the sides of the first and second floor windows; 4) remove the option of dimensional shingles for the single-family houses; 5) put together a color board for the Town Council meeting; 6) that the lift station be fully fenced and landscaped with 40-inch Podocarpus; 7) that the parking for the eastern most building be flipped to the west abutting the main entrance and that whatever issues result with traffic, that it be handled with either surface markings or signage or stop signs in order to make the condo units more marketable and the retail/office more accessible and that this change would isolate and separate that commercial type traffic away from the single-family community; 8) that at the rear elevation of the condo buildings on

Griffin Road where the garages are located, address the entrance doors by either raising a canopy over the doors or adding a couple of columns so that they are easily identified and clarify the address numbers for those units; 9) address the sidewalks around the dumpster areas to meet Code compliance; 10) re-examine the parking to be sure it is easily accessible to get from the parking area into the office/retail units; 11) that in the single-family area where the dead end road abuts the canal, extend one of the sidewalks over to the edge of the easement; 12) that all the models be consistently identified as A, B, C, D and E on all the plans; 13) that on the "C" model, provide access to the front porch from the driveway and change the planting material from Jathropha to Illex; and 14) on all the roadway crosswalks, make pavement markings or texture change [pavers] to easily identify pedestrian crossings. (Motion carried 5-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Staff Report, Master Site Plan

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 Request: Approval of the master site plan for Lakeside Village at Davie.

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.

Applicable Codes and Ordinances

§12-32.300. Griffin Corridor District.

§12-32.301. Intent, applicability and boundaries.

(A) *Intent.* This district is intended to shape urban form and land use along the Griffin Road corridor. The regulations and intent statements contained herein together

comprise a policy blueprint for corridor development. Specifically, the district is intended to accomplish the following:

- (1) Result in improved living and working environments relative to typical highway commercial development patterns.
- (2) Enhance the town's tax base by increasing property values through high-quality development, and assisting in the redevelopment of downtown.
- (3) Promote planned developments rather than haphazard speculative development that compromises the integrity of the corridor and the economic health of the town.
- (4) Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business.
- (5) Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between the State Road 7, Florida Turnpike, Davie Road, and University Drive corridors; the major north-south urban thoroughfares within the town.
- (6) Protect the integrity of adjacent residential neighborhoods.
- (7) Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels.
- (8) Compliment rather than compete with downtown or University Drive commercial corridor development.
- (9) Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.
- (10) Bring buildings to the roadway and ensure proper proportioning to "enclose" the corridor, and provide a sense of place.
- (11) Provide for preservation of historical structures.
- (12) Provide for public amenities and pedestrian conveniences.
- (13) Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the town.

§12-32.310(A) (2). Building placement.

The intent of these regulations is to require that buildings be placed forward within a parcel, close to the major thoroughfares in order to accomplish three goals: to de-emphasize the roadway and emphasize the streetscape along side it; to permit large rear setbacks adjacent to residential uses; and, to act as a noise barrier for adjacent residential uses.

- (a) 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.

§12-32.320. Master planning incentives and waivers.

The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open

space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.

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.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site*: The applicant requests approval of the master site plan for the Lakeside Village at Davie, located on Griffin Road, east of SW 70 Avenue (Viele Road). The proposal is for 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.
2. *Trails*: A 30' landscape buffer with an equestrian trail and pedestrian path are being constructed on the western boundary where the site is adjacent to SW 70 Avenue. These are being dedicated to the Town of Davie via the plat for the proposal.
3. *Mixed Use Buildings*: The two (2) mixed used buildings are three (3) stories; designed in the Florida Vernacular architectural style, with a covered walkway, Hardi Board siding, smooth stucco finishes, shutters, louvers, decorative trim, and a metal roof. The front portion of the first story has a total of fourteen (14) bays that are approximately 1,000 square feet each and can accommodate 11,088 square feet of office, 2,018 square feet of retail, and 1,020 square feet of restaurant (480 square feet of seating area). The rear portion of the first story has 28 single car garages. There are stairwells from the garages to above, as well as stairwells through entrance doors from the outside to the above floors. The second and third floors are split by condominium units that are 1,974 and 2,016 square feet, each having a 76 square foot useable balcony with two (2) bedrooms, and two and one-half baths (2 ½). The buildings have been placed along Griffin Road, with the west building being 40' from the edge of the right-of-way. Because the right-of-way along Griffin Road is offset from the turn lane into the proposed development, a waiver for building placement is being requested so that the east building can be placed in line with the west.
4. *Single Family Homes*: The homes are designed in the Florida Vernacular architectural style and ideas from the Rural Lifestyle Initiative are being used. There are five (5) models, nine (9) color schemes, and three (3) types of roof being proposed. All of the models have Hardi Board siding, smooth stucco finishes, shutters, louvers, paver driveways, decorative columns, pickets, and railings. They all have front porches and three (3) have side-loaded garages. The roof options are: Monier concrete tile (Cedar Shake replacement), Latite metal, or Prestige Elk dimensional asphalt shingles. Screen enclosures are proposed to be white frames with grey screens. The single family lots average 6,900 square feet in size and have a minimum lot width of 60' and depth of 115'. The following setbacks are being proposed: 25' front to garage, 15' front to living

area, 12' front to porch, 6' side, 12' between buildings, 15' rear, 15' street sides, 25' abutting an exterior boundary, and 5' rear and sides for pools and patios.

5. *Access and Parking:* 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; a bus stop and bus 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. SW 70 Avenue will be reconstructed where it is adjacent to the site. The parking requirements for the mixed used portion of the development are met with 56 spaces for the dwellings and 54 spaces for the office and retail space being provided. The parking requirement for the single family homes is being met as each unit will have a two (2) or three (3) car garage and driveway.
6. *Lighting:* As required, decorative street lights along Griffin Road and within the development are being provided. Coach lights will be provided by the garage of each single family home. All power lines within the development and along Griffin Road will be installed underground.
7. *Landscaping:* The site plan shows 13.32 acres (580,219.2 square feet) or 46 percent of open space (40 percent required). The landscape plan has been designed in close consultation with the Town's Urban Forester. Existing large Live Oak, Lychee Nut, and Ficus trees are being preserved in place, with utilities, sidewalks, curbs, gutters, pavers, drainage, and irrigation systems to be kept far enough away from the root systems so the trees remain healthy. Quality existing Royal Palms, Live Oaks, Cabbage Palms, and a Florida Thatch Palm are being relocated. A mature Live Oak is being relocated to the landscape island at the entrance, and a large Live Oak and Lychee Nut tree highlight the open space area at the entry. The landscape buffer along Griffin Road has an undulating berm, canopy trees, and clusters of native shrubs. Trellises with Bougainvillea are on the north side of the parking lots of the mixed use structures. Pigeon Plum are being used as street trees since the swales are 8' in width and Cypress trees are being placed near dry retention and lake areas. The landscape buffer, pedestrian path, and equestrian trail along SW 70 Avenue has Live Oak, Pigeon Plum, Slash Pine, continuous Red Tip Cocoplum hedge, clusters of Wild Coffee, Firebush, and Xanadu. The landscape buffer adjacent to single family homes has Live Oak, Gumbo Limbo, Mahogany, continuous Red Tip Cocoplum hedge, and clusters of native shrubs. The landscape plan shows that the five (5) single family models are designed so that the appropriate materials are located in the proper place, and a variation in the type of canopy tree for each lot is specified.
8. *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.

9. *Temporary Uses:* A temporary construction trailer and storage area are located 200' south of Griffin Road east of the main entrance. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one (1) year.

10. *Compatibility:* The proposed master site plan can be considered compatible with the surrounding uses. The single family homes are located interior to the site, and are adjacent to the internal roadway or lake to buffer the existing single family homes to the south and west, and the mixed use buildings are located along Griffin Road, as required by the Griffin Corridor Regulations. 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.

Significant Development Review Agency 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 master site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

The master site plan has been designed with the intent of meeting the Griffin Corridor Regulations. It takes into account the existing surrounding uses by providing for adequate buffers, drainage, and access. Landscaping and a significant lake buffer the adjacent single family homes, and the only access to the site is from Griffin Road. The proposed mixed use structures are located along Griffin Road, and utilize the zoning district, by having office and

neighborhood retail space on the first floor. The proposal has covered walkways on the mixed use buildings, connecting with sidewalks on both sides of the streets in the single family neighborhood, and a paver walkway around a lake. Throughout the proposal the Florida vernacular architectural style is used, and the single family homes employ some of the Rural Lifestyle Initiative's ideas, as all of the models have front porches and some have side-loading garages. In conclusion, the proposed master site plan appears to be in compliance with both the technical requirements and the intent of the Griffin Corridor Regulations.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

Staff Recommendation

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

Site Plan Committee Recommendation

At the October 12, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the planning report and these several items: 1) on the single-family houses model "A," add stucco banding, stucco treatment, or shutters on the side windows; 2) models "B" and "C," add the same treatment of stucco banding, trim, or shutters on the second floor windows; 3) on the "D" model, same comment on the sides of the first and second floor windows; 4) remove the option of dimensional shingles for the single-family houses; 5) put together a color board for the Town Council meeting; 6) that the lift station be fully fenced and landscaped with 40-inch Podocarpus; 7) that the parking for the eastern most building be flipped to the west abutting the main entrance and that whatever issues result with traffic, that it be handled with either surface markings or signage or stop signs in order to make the condo units more marketable and the retail/office more accessible and that this change would isolate and separate that commercial type traffic away from the single-family community; 8) that at the rear elevation of the condo buildings on Griffin Road where the garages are located, address the entrance doors by either raising a canopy over the doors or adding a couple of columns so that they are easily identified and clarify the address numbers for those units; 9) address the sidewalks around the dumpster areas to meet Code compliance; 10) re-examine the parking to be sure it is easily accessible to get from the parking area into the office/retail units; 11) that in the single-family area where the dead end road abuts the canal, extend one of the sidewalks over to the edge of the easement; 12) that all the models be consistently identified as A, B, C, D and E on all the plans; 13) that on the "C" model, provide access to the front porch from the driveway and change the planting material from Jathropha to Illex; and 14) on all the roadway crosswalks, make pavement markings or texture change [pavers] to easily identify pedestrian crossings. (Motion carried 5-0)

Town Council Action

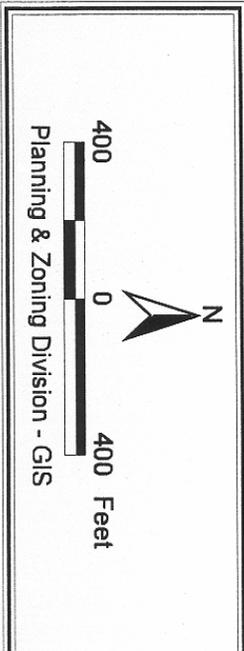
Exhibits

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

Prepared

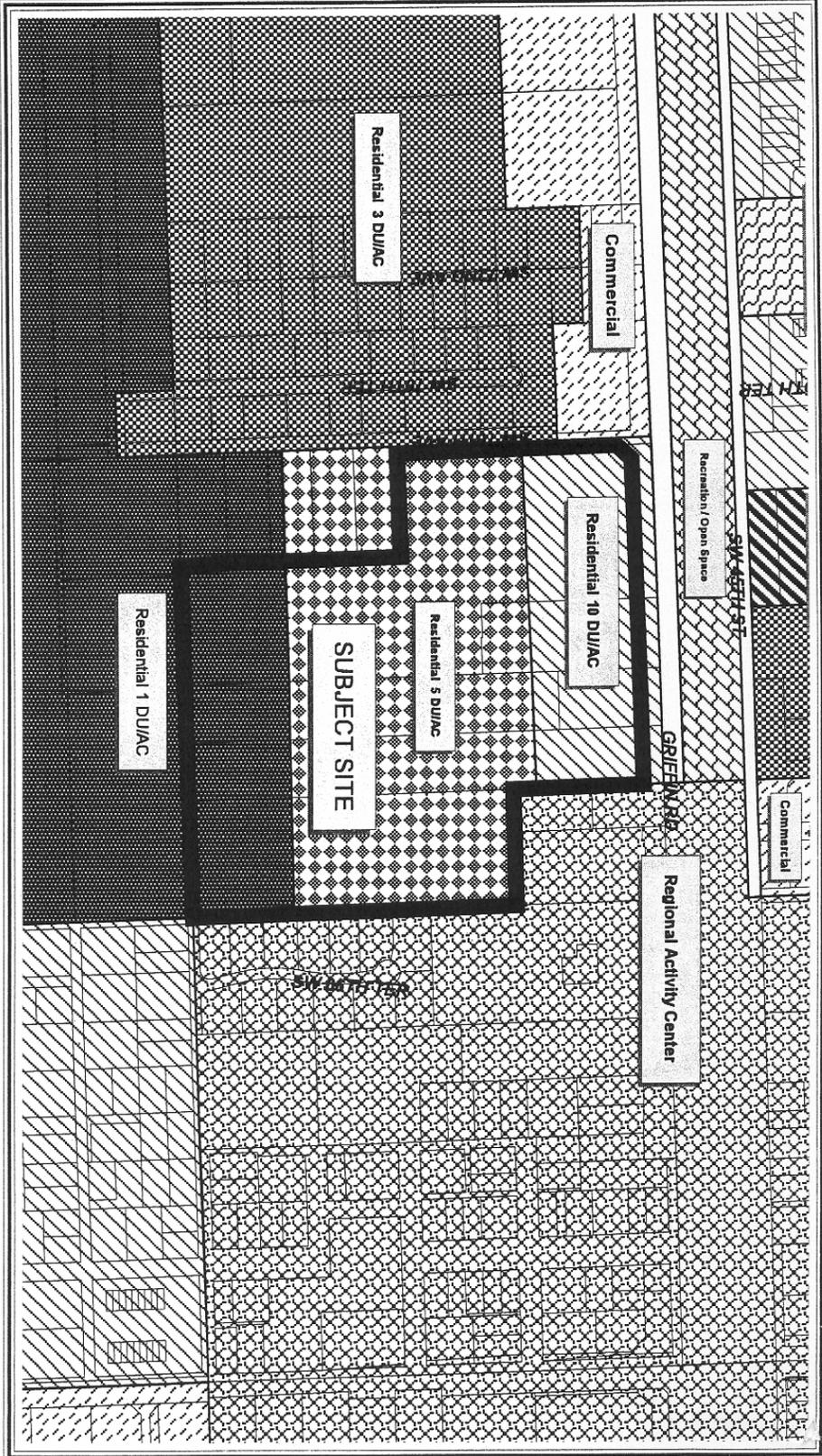
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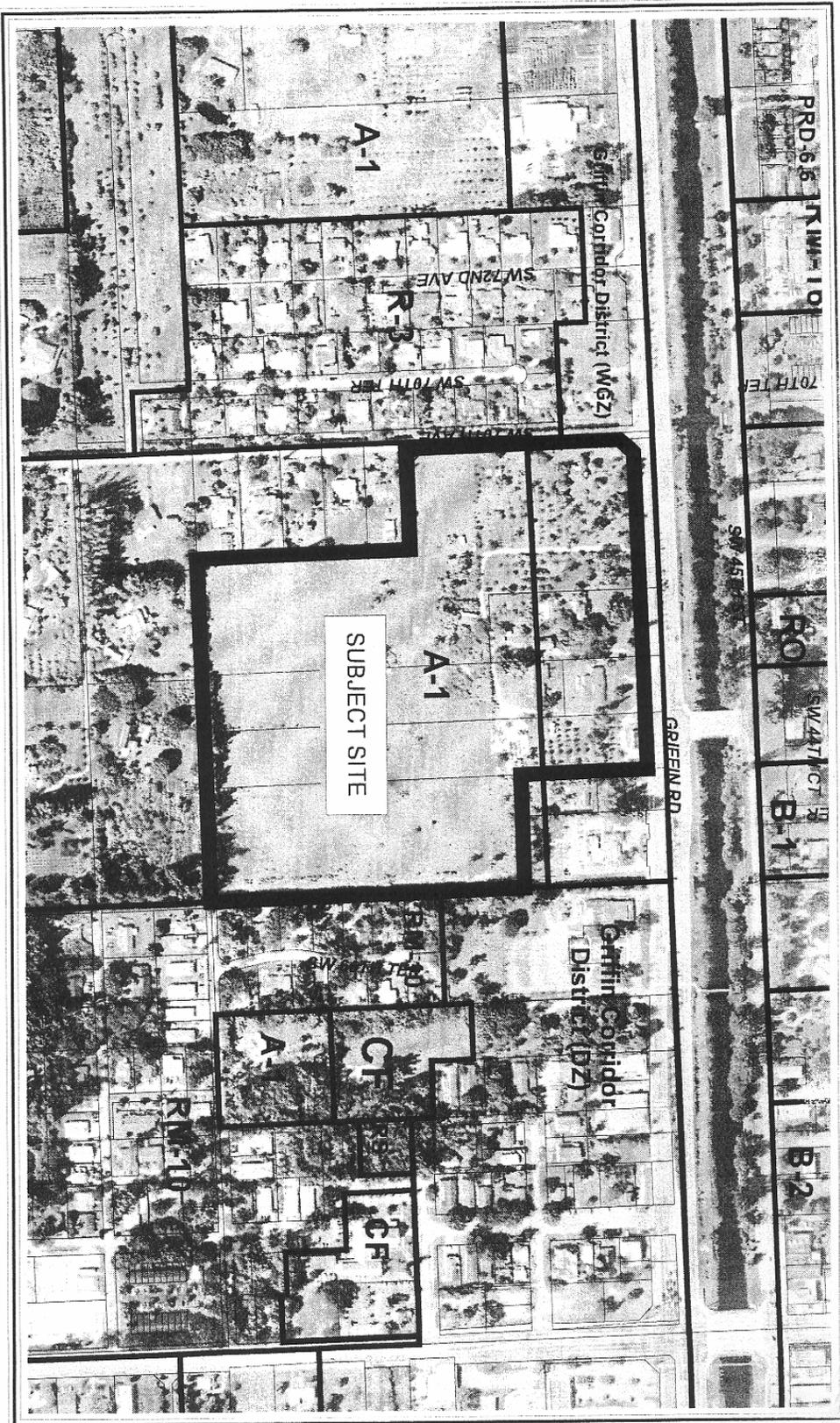
by:



Prepared By: ID
Date Prepared: 10/7/04

MASTER SITE PLAN
MSP 2-2-04
Future Land Use Map





Date Flown:
12/31/02

400 0 400 Feet

Planning & Zoning Division - GIS



MASTER SITE PLAN
MSP 2-2-04
Zoning and Aerial Map

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