DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
PHONE: 954.797.1103 • FAX: 954.797.1204 • WWW.DAVIE-FL.GOV

MEMORANDUM
PZ 4-16-06

TO: Town Council Members and Mayor

THRU: Ken Cohen, Acting Town Administrator
Mark A. Kutney, AICP, Development Services Director
Bruce Dell, Planning & Zoning Manager

FROM: David M. Abramson, Planner II

DATE: April 11, 2006

RE: SP 8-12-04 / Lorson Estates

REQUEST:
The petitioner is requesting that the above referenced item, currently scheduled on the April 19, 2006 Town Council meeting be tabled to the May 3, 2006 meeting. This is the petitioner's second (2) request for deferral. **(Refer to the attachment)**

HISTORY:
At the March 1, 2006 Town Council Meeting, the above referenced item was tabled to the April 19, 2006 meeting. The petitioner was directed by Town Council to amend the development applications to an R-4 zoning district. **(Motion carried 5-0)**

JUSTIFICATION:
The petitioner has amended the site plan to conform to R-4 zoning districts development standards per the request of the Town Council. As a result, the petitioner has Town staff reviewing the plans, as well as seeking an approval from Central Broward Water Control District (CBWCD) on an April 26, 2006 meeting.

SYNALOVSKI GUTIERREZ ROMANIK ARCHITECTS, INC.
Manuel Synalovski, AIA • Jorge Gutierrez, AIA • Merrill Romanik, AIA • Nikolay Ryoocy

April 11, 2006

Marcie Oppenheimer-Nolan, Planner
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: Lorson Estates – Application Numbers SP-8-12-04 and P-8-3-04 and ZB-8-2-04

Dear Marcie,

We have revised the above referenced applications consistent with Town Council request to satisfy R-4 zoning. Currently, Town of Davie Planning and Zoning staff is reviewing the revised application for compliance with Town requirements.

As you know, we were anticipating being scheduled for the March 22nd Central Broward Water Control District ("Central Broward") for them to consider the pending applications for Lorson Estates. Although we submitted the materials timely, Central Broward staff was unable to review the materials and place us on the March 22nd agenda. Subsequently, the April 12th Central Broward meeting has been postponed due to the Passover Holiday. We now anticipate being on the April 26th Central Broward meeting agenda. As such, we are requesting that this item be deferred to the Town Council's first meeting in May (May 3, 2006). If you are in agreement with our request to defer, please advise the neighbors, so that they do not unnecessarily appear at the April 19th Town Council meeting.

Respectfully,

Manuel Synalovski, AIA
President

cc: Dennis D. Mele, Esq.

Architecture • Planning • Interior Design
3950 North 46th Avenue • Hollywood, FL 33021 • Telephone 954.961.6806 • Facsimile 954.961.6807 • sgar@synalovskigutierrez.com

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: David M. Abramson, Planner II

SUBJECT: SP 8-12-04 / 04-401 / Lorson Estates / 1275 Southwest 130th Avenue / Generally located on the northwest corner of Southwest 14th Street and Southwest 130th Avenue

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 8-12-04 / 04-401 / Lorson Estates / 1275 Southwest 130th Avenue

REPORT IN BRIEF:
The 4.37 Acres (190,675 Square Feet) parcel is located on the northwest corner of Southwest 14th Street and Southwest 130th Avenue. The petitioner is proposing a residential development consisting of eleven (11) single-family dwelling units.

The subject site proposes to meet the intent of the R-5, Low Medium Density Dwelling District. The design of the site places an emphasis on pedestrian movement throughout the property with sidewalks linking to Southwest 130th Avenue. A proposed tot lot is located between lots 8 and 9 of the residential development.

The three (3) model homes are designed in the Florida Vernacular architectural style and ideas from the Rural Lifestyle Initiative are being used. The models have fiber cement siding, stucco with brick pattern, shutters, chimneys, decorative columns, and railings. All the models have front porches and a side-loaded, recessed front-loaded, and/or porte-cochere garage. The single-family lots average 8,705 square feet in size, have a minimum lot width of 75′, and are 104′ to 111′ in depth. The following setbacks are being proposed: 25′ front (including the 5′ sidewalk easement), 15′ rear, and 25′ street side.

Vehicular access onto the site is via one (1) opening along the eastern boundary line, parallel with to Southwest 130th Avenue. Provided on the site, is a 40′ right-of-way that runs along the center of the site and ties into the northern property for future development. The site demonstrates truck maneuverability onsite. The appropriate signage will be installed to eliminate any type of traffic hazards.

This proposed site plan for single-family use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north of the subject site is a single-family home zoned A-1, Agricultural District, to the east is Atrium residential development zoned

PRD-5, Planned Residential District, to the south are single-family homes, and to the west is a single-family home zoned A-1, Agricultural District.

PREVIOUS ACTIONS:
At the March 1, 2006 Town Council Meeting, the above referenced item was tabled to the April 19, 2006 meeting. The petitioner was directed by Town Council to amend the development applications to an R-4 zoning district. **(Motion carried 5-0)**

CONCURRENCES:
At the December 13, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and the rezoning; that on the site plan, take the entrance feature wall and mirror it on both sides of the entry and increase it to approximately 35-feet long in order to buffer the side entry garages; access lot number four from the side street; label models on the floor plan so that they are clear; readdress the landscaping along the perimeter buffers, specifically SW 14 Street, because it does not appear to be any type of buffer to the neighbors across the street; on model number one, add shutters to the front window, look at the gable over the garage, correct the rear elevation and make it correct to the actual configuration; on model two, look at the front fake balcony as possibly being a real balcony or a large recessed window; show the "box outs" on the floor plan that represent the architectural elements on the front; offer three different colors for the brick pavers for the driveways; add windows with some decoration to each garage; and show the roof slope at "4 to 12" and would recommend a steeper slope to give it more presence. **(Motion carried 3-0, Engel and Aucamp were absent)**

FISCAL IMPACT: N/A

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

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

TOWN OF DAVIE

Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Petitioner:
Name: Synalovski Guitierrez Romanik Architects, Inc
Address: 400 Northeast 3rd Avenue
City: Ft. Lauderdale, Florida 33301
Phone: (954) 763-7611

Owner:
Name: POA / Acecon Construction Group
Address: 1275 Southwest 130th Avenue
City: Davie, Florida 33325
Phone: (954) 217-8616

Background Information

Application Request: Site plan approval for a eleven (11) single-family home development

Address/Location: 1275 Southwest 130th Avenue / Generally located on the northwest corner of Southwest 14th Street and Southwest 130th Avenue

Future Land Use Plan Map: Residential 5 DU/AC

Existing Zoning: A-1, Agricultural District

Proposed Zoning: R-5, Low Medium Density Dwelling District

Existing/Proposed Use: One (1) Single-Family Home / Eleven (11) Single-Family Homes

Parcel Size: 4.37 Acres (190,675 Square Feet)

	Surrounding Uses:	**Surrounding Future Land Use Plan Map Designations:**
North:	Single-Family Homes	Residential 5 DU/AC
South:	Single-Family Homes	Residential-1 DU/AC
East:	Multi-Family Homes (Atrium)	Residential-3 DU/AC
West:	Single-Family Homes	Residential-5 DU/AC

	Surrounding Zoning:
North:	A-1, Agricultural District
South:	R-1, Estate Dwelling District
East:	PRD-5, Planned Residential District
West:	A-1, Agricultural District

Zoning History

Related Zoning History:
Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Concurrent requests on same property:
Rezoning Application (ZB 8-2-04 Lorson Estates), this rezoning application is to Rezone the approximately 4.37 acre subject site from A-1, Agricultural District to R-5, Low Medium Density Dwelling District.

Plat Application (P 8-3-04 Lorson Estates), this plat application is for eleven (11) lot specific parcels.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24(I)(4)), the R-5 Districts is intended to implement the three (5) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low density dwelling districts in the town.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 3. Planning Area 3 is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 113. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6: Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

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 and working environments.

Application Details

The applicant's submission indicates the following:

1. *Site:* The 4.37 Acres (190,675 Square Feet) parcel is located on the northwest corner of Southwest 14th Street and Southwest 130th Avenue. The petitioner is proposing a residential development consisting of eleven (11) single-family dwelling units.

   The subject site proposes to meet the intent of the R-5, Low Medium Density Dwelling District. The design of the site places an emphasis on pedestrian movement throughout the property with sidewalks linking to Southwest 130th Avenue. A proposed tot lot is located between lots 8 and 9 of the residential development.

2. *Architecture:* The three (3) model homes are designed in the Florida Vernacular architectural style and ideas from the Rural Lifestyle Initiative are being used. The models have fiber cement siding, stucco with brick pattern, shutters, chimneys, decorative columns, and railings. All the models have front porches and a side-loaded, recessed front-loaded, and/or porte-cochere garage. The single-family lots average 8,705 square feet in size, have a minimum lot width of 75′, and are 104′ to 111′ in depth. The following setbacks are being proposed: 25′ front (including the 5′ sidewalk easement), 15′ rear, and 25′ street side.

3. *Access and Parking:* Vehicular access onto the site is via one (1) opening along the eastern boundary line, parallel with to Southwest 130th Avenue. Provided on the site, is a 40′ right-of-way that runs along the center of the site and ties into the northern property for future development. The site demonstrates truck maneuverability onsite. The appropriate signage will be installed to eliminate any type of traffic hazards.

4. *Lighting:* The lighting plan proposes a black Bradford Decorative Cement Pole with a Milwaukee Lantern.

5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.

6. *Landscaping:* The landscape illustrates plant material including Live Oak, Bridalveil Tree, Silver Buttonwood, Satin Leaf, Fakahtchee Grass, Crepe Mrytle, Boston Ferns, Royal Palm, Imperial Blue, Gold Mound, St. Augustine Floratam, and Awabuki. In addition, the site plan also provides required typical landscape plans for each residential model. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, mechanical equipment will be screened with thirty-six (36) inch high planting material.

7. *Drainage:* The subject property lies within the Central Broward Water Control District, and approval from this agency shall be obtained prior to issuance of a permit. The plans indicate a 20,344 square foot retention area along the western end of the subject site. Proposed 15-foot wide drainage easements are within the rear and side building setbacks of all lots except number 9.

8. *Open Space and Recreation:* The Oak Hill Park Equestrian and Recreational Trails are located along the sites eastern and southern boundary lines parallel with to Southwest 130th Avenue and Southwest 14th Street respectively. These trails will accommodate leisure activities, as well as access to numerous Davie parks and other trails.

9. *Compatibility:* This proposed site plan for single-family use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north of the subject site is a single-family home zoned A-1, Agricultural District, to the east is Atrium residential development zoned PRD-5, Planned Residential District, to the south are single-family homes, and to the west is a single-family home zoned A-1, Agricultural District.

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:

1. Provide the total cubic square yardage of fill that will be brought off-site to fill in existing bodies of water. ***(This comment has not been completed)***
2. Does the chain link fence have a "Black" or "Green" vinyl coat? ***(This comment has not been completed)***
3. Provide in a legend form the materials and colors being used for all elevations. ***(This comment has not been completed)***
4. Label all heights on the elevations. ***(This comment has not been completed)***

Engineering:

1. Widen the existing pavement of Southwest 14th Street to 24' wide in compliance with Town of Davie minimum standards. ***(This comment has been completed)***
2. Provide emergency generator for lift station. ***(This comment has not been completed)***
3. Provide westbound right turn lane into Western High School from Southwest 14th Street. ***(This comment has not been completed)***
4. Lighting design shall meet the Land Development Code that requires the maximum foot-candles of .5 at property lines. ***(This comment has not been completed)***

Staff Analysis

The submitted site plan is zoned R-5, Low Medium Density Dwelling District and is designated Residential (3 DU/AC) on the Town of Davie Future Land Use Plan Map. Single-family residential units are permitted in both this zoning district and land use category. The proposed residential development is in character with the adjacent parcels.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the R-5, Low Medium Density Dwelling District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

The subject application is complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration, with the following recommendation:

1. Staff recommends 4' high white picket fence in place of the black chain linked fence along the eastern boundary lines of lots 1 and 5.
2. Staff recommends re-orientating the garage and front door openings to face the 40' interior right-of-way for model 3, on lots 1 and 5.

Site Plan Committee Recommendation

At the December 13, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and the rezoning; that on the site plan, take the entrance feature wall and mirror it on both sides of the entry and increase it to approximately 35-feet long in order to buffer the side entry garages; access lot number four from the side street; label models on the floor plan so that they are clear; readdress the landscaping along the perimeter buffers, specifically SW 14 Street, because it does not appear to be any type of buffer to the neighbors across the street; on model number one, add shutters

to the front window, look at the gable over the garage, correct the rear elevation and make it correct to the actual configuration; on model two, look at the front fake balcony as possibly being a real balcony or a large recessed window; show the "box outs" on the floor plan that represent the architectural elements on the front; offer three different colors for the brick pavers for the driveways; add windows with some decoration to each garage; and show the roof slope at "4 to 12" and would recommend a steeper slope to give it more presence. **(Motion carried 3-0, Engel and Aucamp were absent)**

Town Council Action

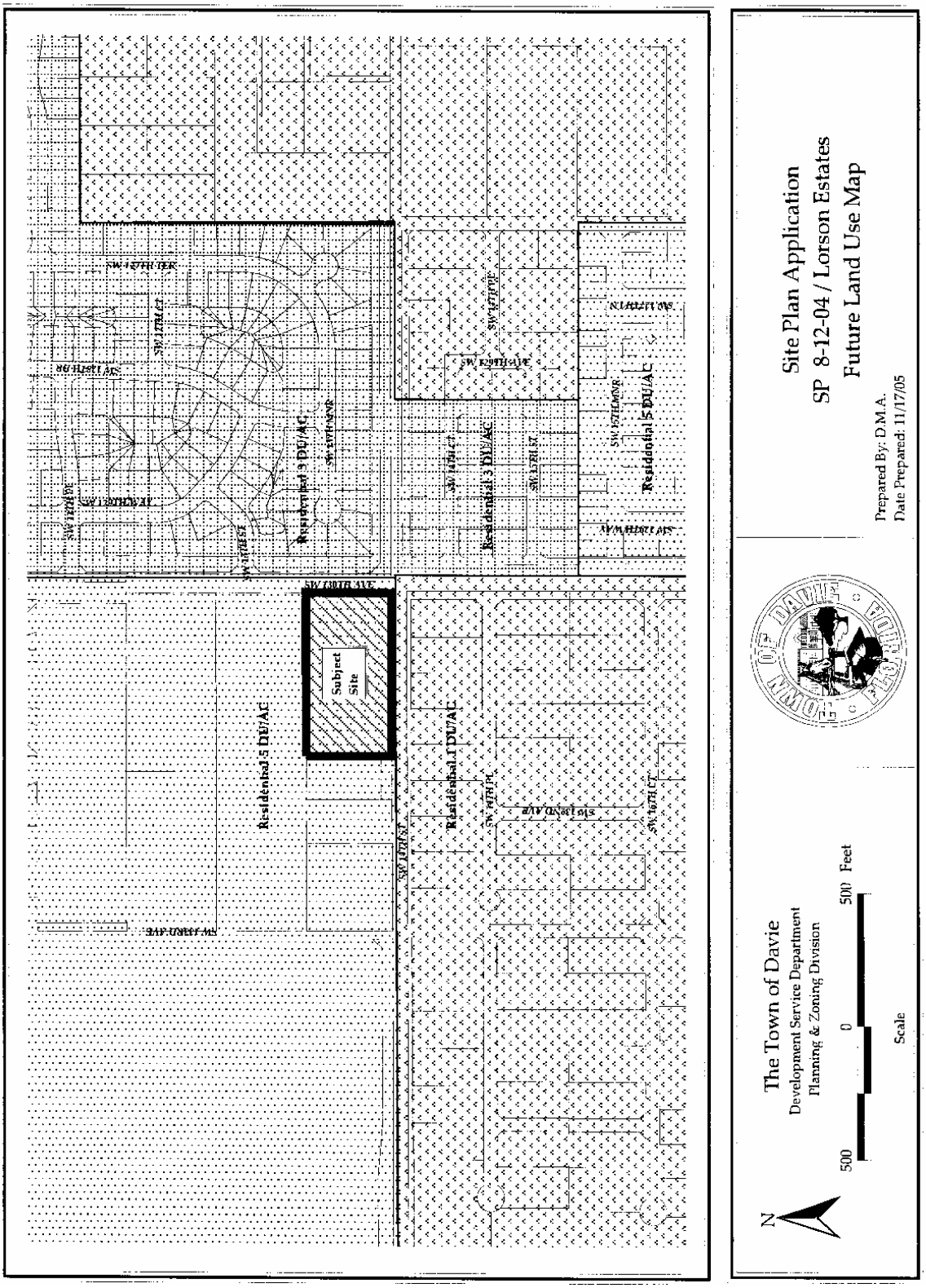
At the March 1, 2006 Town Council Meeting, the above referenced item was tabled to the April 19, 2006 meeting. The petitioner was directed by Town Council to amend the development applications to an R-4 zoning district. **(Motion carried 5-0)**

Exhibits

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

Prepared by: _____ Reviewed by: _____

Exhibit 1 ***(Future Land Use Map)***


Site Plan Application
SP 8-12-04 / Lorson Estates
Future Land Use Map
Prepared By: D.M.A.
Date Prepared: 11/17/05
The Town of Davie
Development Service Department
Planning & Zoning Division
N
500
0
500 Feet
Scale
Subject Site
Residential 5 DU/AC
Residential 3 DU/AC
Residential 1 DU/AC
SW 136TH AVE
SW 140TH AVE
SW 148TH AVE
SW 148TH TER
SW 148TH CT
SW 148TH PL
SW 148TH WAY
SW 148TH AVE
SW 148TH TERR
SW 148TH ST

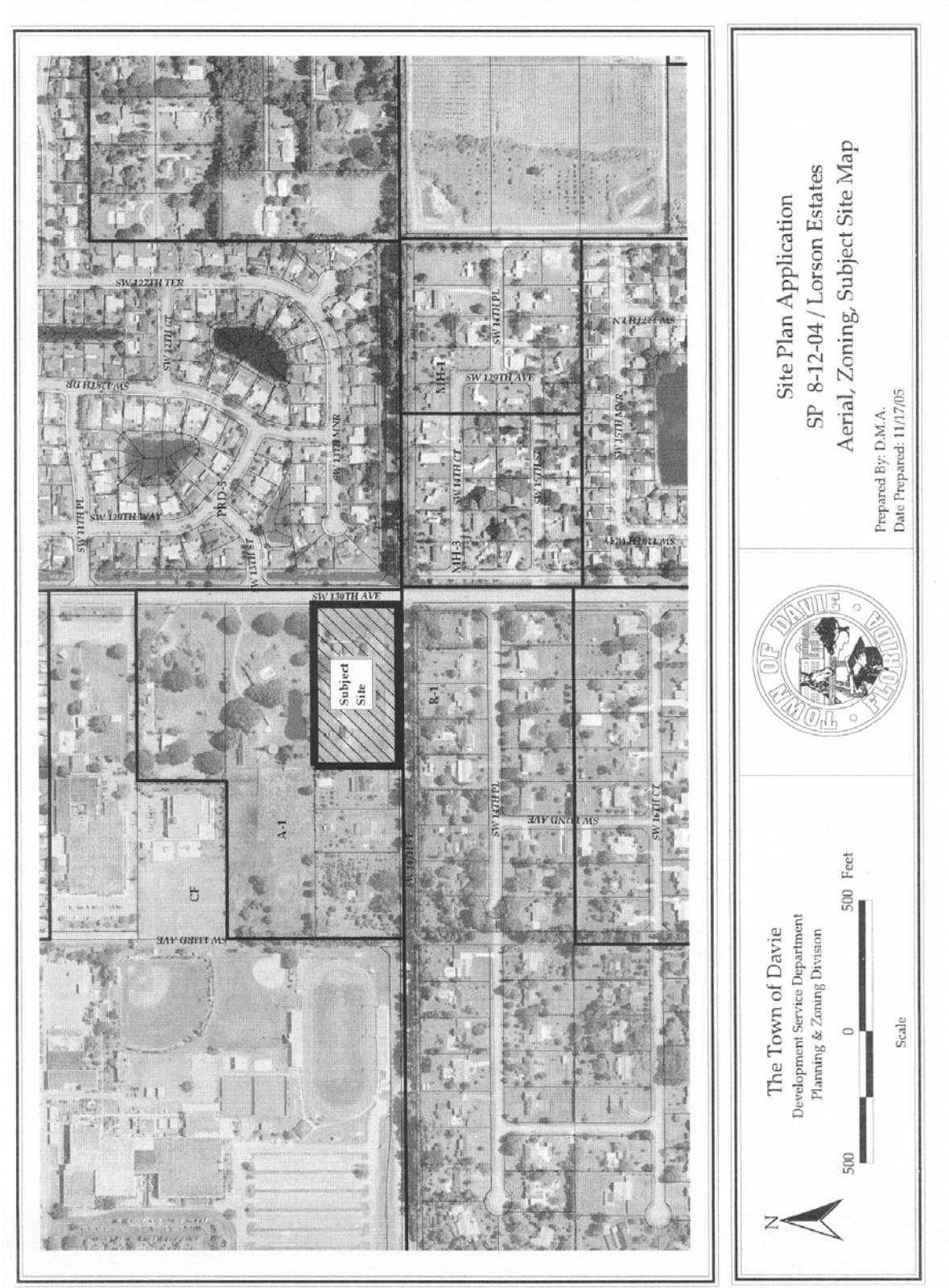



Exhibit 2 ***(Aerial, Zoning, and Subject Site Map)***