



TOWN OF DAVIE
PLANNING & ZONING DIVISION
 6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
 Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

PLANNING REPORT



Project Name
Aloft Hotel

Application	
Request/Number:	Rezoning (ZB) /14-338
Owner	Davie Hospitality, LLC
Petitioner	Synalovski Romanik Saye, LLC
Project Planner	Lise Bazinet
Date of Report	06/19/2015
Date of Public Participation	12/23/2014; and 01/06/2015
Date of Public Notification	06/10/2015
Date of Board Review	06/24/2015
Date of Town Council Review	07/29/2015

Location/Site	
Folio/Identification Number	50-40-16-07-0010
Address	Southeast Corner of 160th Avenue (Dykes Road) and SW 14th Street
Nearest North/South Road	Interstate-75
Nearest East/West Road	Southwest 14th Street
Size (Approx. Acres)	3
Existing Use	Vacant
Future Land Use	Commercial
Zoning	B-2
Council District	4
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	113
Planning Area	2
Utilities Provider	City of Sunrise
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	Route 23 (Weston Road)

Key Points
<ul style="list-style-type: none"> • The request is to rezone the property from Community Business (B-2) District to Planned Business Center (B-3) District. • The applicant has submitted concurrent site plan and variances in order to develop a new



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Hotel.

History

1. Zoning History: N/A
2. Previous Requests: N/A
3. Concurrent Requests:
 - *Site Plan SP 14-337 (Aloft), to allow the development of a five-story hotel.*
 - *Variance V 14-340 (Aloft), to increase the maximum allowed building height, to reduce the required landscape buffers, to reduce the minimum required landscape islands, to reduce the minimum required landscape percentage ratio, to reduce the required off-street parking requirements and to reduce the minimum required side setback.*

Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning application. The Planning and Zoning Board shall make a recommendation upon the application to the Town Council, based upon its consideration of, where applicable, whether or not:

- (a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
The proposed rezoning is consistent with the current land use plan designation of Commercial and is otherwise consistent with the Town's Comprehensive Plan.
- (b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;
The proposed change is consistent with commercial uses adjacent to the property and is appropriate to property fronting I-75.
- (c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
Existing boundaries are logically drawn and generally consistent with existing conditions in the area.
- (d) The proposed change will adversely affect living conditions in the neighborhood;
The proposed B-3 zoning district is a more appropriate zoning designation for a property with a location along Interstate -75. The B-3 district is the lowest intensity commercial district that allows hotel use. The rezoning is not anticipated to affect living conditions in the neighborhood as it will allow development of the site.
- (e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;



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The site current zoning allows for commercial uses that could potentially generate more traffic than the use as hotel.

- (f) The proposed change will adversely affect other property values;
The proposed rezoning is in keeping with the governing land use plan designation of Commercial. The development as a hotel is not expected to affect property values.
- (g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;
The proposed rezoning is not anticipated to be deterrent to the improvement or development of other property according with existing regulations.
- (h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
The petitioner proposes to develop a new hotel which is expected to provide hospitality services to the area and significant taxable value for the Town. The proposed change is not considered a special privilege because the anticipated development is expected to provide an overall benefit to the Town without creating an undue burden on public facilities or surrounding properties.
- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.
There is no regulatory reason why the property cannot be used in accordance with existing zoning, but the triangle shape of the property and access limits its possibilities for development.
- (j) The proposed rezoning designation is the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.
Because the rezoning will allow for the development of a vacant site, the proposed rezoning will have a positive effect on the Town's tax base.

Recommendations

Staff finds the application complete and suitable for transmittal for further consideration.

Attachments

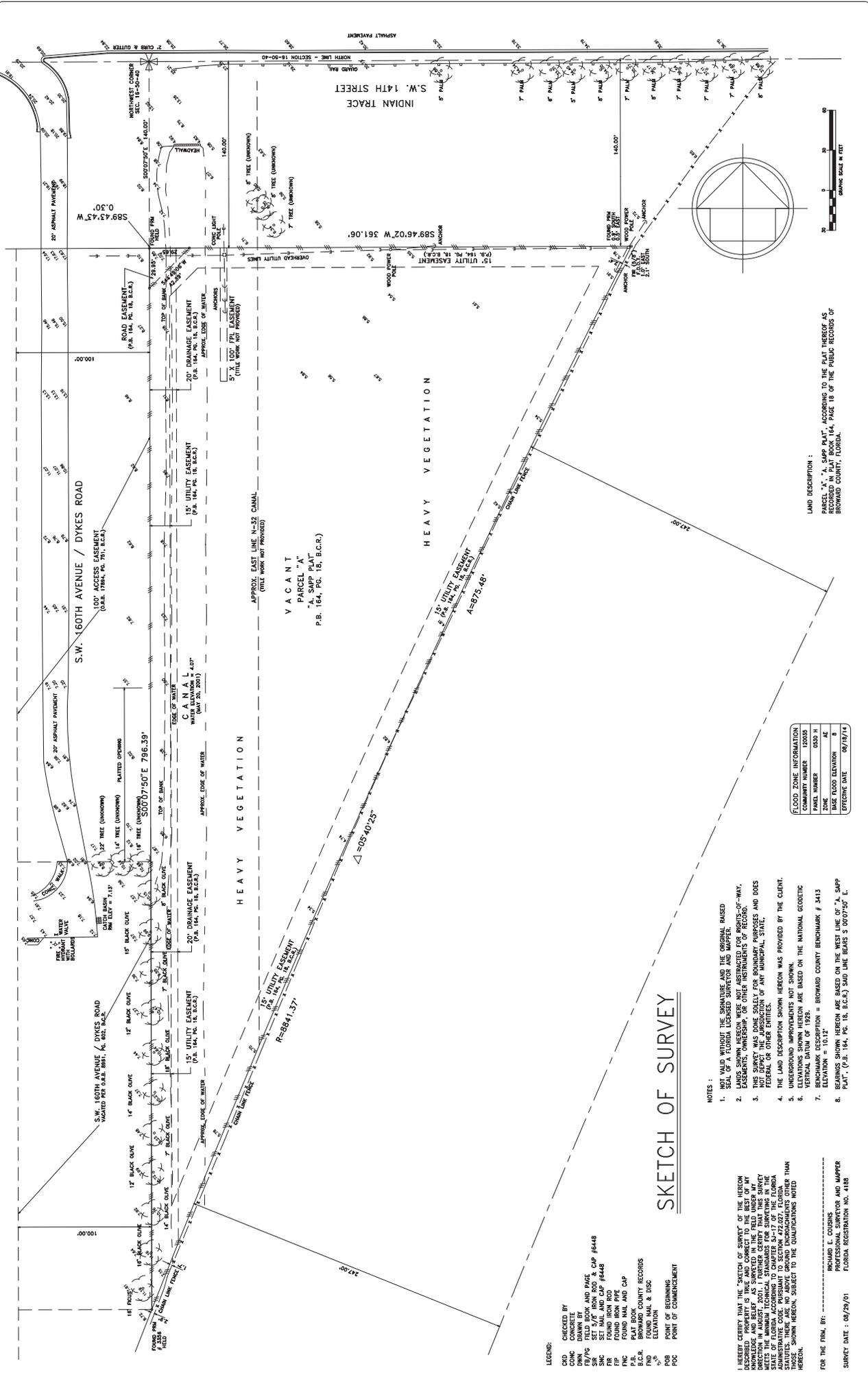
1. Petitioner Documentation
2. Land Use Map
3. Zoning Map
4. Citizen Participation Information
5. Noticing Information



REZONING CRITERIA LETTER – ALOFT HOTEL

As the Architect of record for the above referenced project, we are proposing rezoning of the property from existing B-2 Zoning to B-3 zoning in order to develop the proposed hospitality use permitted on B-3 Zoning as per Davie Code Sec. 12-34.

- a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- b) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;
- c) Existing zoning district boundaries are not logically drawn in relation to existing conditions on the property proposed for change;
- d) The proposed change will not adversely affect living conditions in the neighborhood;
- e) The proposed change will not create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;
- f) The proposed change will not adversely affect other property values;
- g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- h) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- i) There are substantial reasons why the property cannot be used in accord with existing zoning: Existing zoning does not allow for proposed hospitality use.
- j) The proposed zoning designation is the most appropriate designation to enhance the town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location. Note the frontage on I-75 South.
- k)
 - i. The proposed development is isolated from the Town of Davie by I-75 South. Nonetheless, on site we are promoting open space enhanced by a 0.5 acre lake and a pedestrian path throughout the property.
 - ii. The proposed open space is visible from I-75 South and available to any Davie Resident visiting the site.
 - iii. The proposed development will be fully responsible for long term maintenance of the proposed open space, landscape and nature conservation areas.



LEGEND:

- CKD CHECKED BY
- CONV CONVERSION
- DNW DRAWN BY
- FE/FS FIELD BOOK AND PAGE CAP #6446
- FK FOUND IRON ROD
- FKC FOUND IRON PIPE CAP
- PLAT BOOK
- P.B. BROWARD COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS
- L.D. LOCAL DATUM
- ELEVATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR A PURPOSES OF WAY, AND ARE SHOWN HEREON FOR INFORMATION ONLY.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPART THE JURISDICTION OF ANY MUNICIPAL STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ALL BEARINGS AND DISTANCES ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1928.
- BENCHMARK DESCRIPTION = BROWARD COUNTY BENCHMARK # 3413 ELEVATION = 101.2'
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "A, SAPP PLAT # 164, (P.B. 164, PG. 18, B.C.R.) SMO LINE BEARS S 00°07'50" E.

FOR THE FIRM, BY: RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 1/08/29/01

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
PHONE (954) 689-7799 FAX (954) 689-7799

CLIENT: SYMLOVSKI ROMANIK SAYE

**PARCEL "A"
A. SAPP PLAT
(PLAT BOOK 164, PAGE 18, B.C.R.)**

LAND DESCRIPTION: PARCEL "A", SAPP PLAT, ACCORDING TO THE PUBLIC RECORDS OF US RECORDED IN PLAT BOOK 164, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

COMMUNITY NUMBER	12005
PANEL NUMBER	0305 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTION DATE	08/19/74

SKETCH OF SURVEY

PROJECT NO.: 3880-01

SCALE: 1" = 30'

SHEET 1 OF 1 SHEET

“EXHIBIT A”

LEGAL DESCRIPTION:

PARCEL "A", "A. SAPP PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

MEETING NOTICE

December 12th, 2014

Re: Citizen Participation Plan Meeting – Aloft Hotel
Town of Davie Project Numbers: 2014-00050337 (Site Plan)
2014-00050338 (Rezoning)
2014-00050339 (Delegation)
2014-00050340 (Variance)

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to the above-referenced project for a parcel located at the SE Corner of SW 160th Avenue and SW 14th Street in Davie, Florida. We are petitioning the Town of Davie to allow the construction of a new five-story hotel on this property.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: **Tuesday, December 23rd, 2014**

Time: 7:00 PM

Location: Cafeteria, Old Davie School, 6650 Griffin Road, Davie, FL 33314

Second Citizen Participation Meeting:

Date: **Tuesday, January 6th, 2015**

Time: 7:00 PM

Location: Shenandoah Park, 14601 SW 14th Street, Davie, FL 33325

If you wish to submit written comments, please send them to:

Mr. Manuel Synalovski, AIA, LEED AP
SYNALOVSKI ROMANIK SAYE
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
(954) 961.6806

Also, please be advised that there will be additional opportunities for public input at the Town of Davie public hearings. Thank you.

Sincerely,

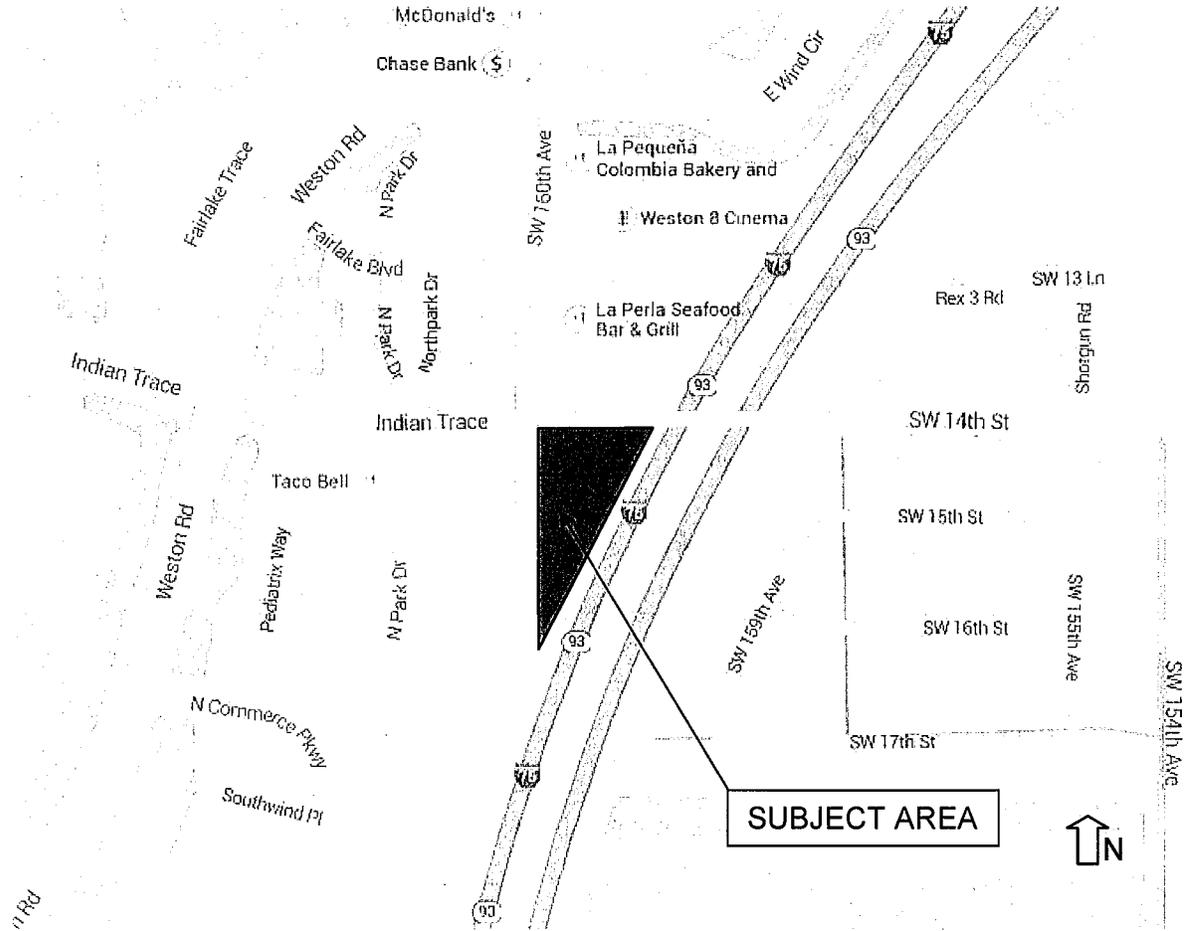
Manuel Synalovski, AIA, LEED AP

Attachments: Location Map



SYNALOVSKI ROMANIK SAYE
 Architecture • Planning • Interior Design

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)
 LOCATION MAP



SYNALOVSKI ROMANIK SAYE
 Architecture • Planning • Interior Design

1800 Eler Drive, Suite 500 • Fort Lauderdale, FL 33316
 T 954.961.6806 • F 954.961.5807 • www.synalovski.com

SYNALOVSKI ROMANIK SAYE, LLC

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316 • Telephone 954.961.6806 • Facsimile 954.961.6807

December 23, 2014

**SUMMARY OF PUBLIC PARTICIPATION MEETING I
December 23, 2014**

Aloft Hotel Project Number: 2014-00050337337 (Site Plan)

- Meeting I was held in the Cafeteria at the Old Davie School located at 6650 Griffin Road, Davie, FL 33314.
- We had no Public Participation at this meeting.
- See attached Sign-In Sheet of the Public Participation Meeting I.

SIGN IN SHEET - PUBLIC PARTICIPATION MEETING I

December 23, 2014

Aloft Hotel

Project Number: 2014-00050337337 (Site Plan)

NAME	ADDRESS	PHONE
No Attendees		

SYNALOVSKI ROMANIK SAYE, LLC

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316 • Telephone 954.961.6806 • Facsimile 954.961.6807

January 6, 2015

SUMMARY OF PUBLIC PARTICIPATION MEETING II
January 6, 2015

Aloft Hotel Project Number: 2014-00050337337 (Site Plan)

- Meeting II was held in the Meeting Room at Shenandoah Park located at 14601 Southwest 14th Street, Davie, FL 33325.
- We had no Citizen Participation at this meeting.
- See attached Sign-In Sheet of the Public Participation Meeting II.

SIGN IN SHEET - PUBLIC PARTICIPATION MEETING II

January 6, 2015

Aloft Hotel

Project Number: 2014-00050337337 (Site Plan)

NAME	ADDRESS	PHONE
No Attendees		

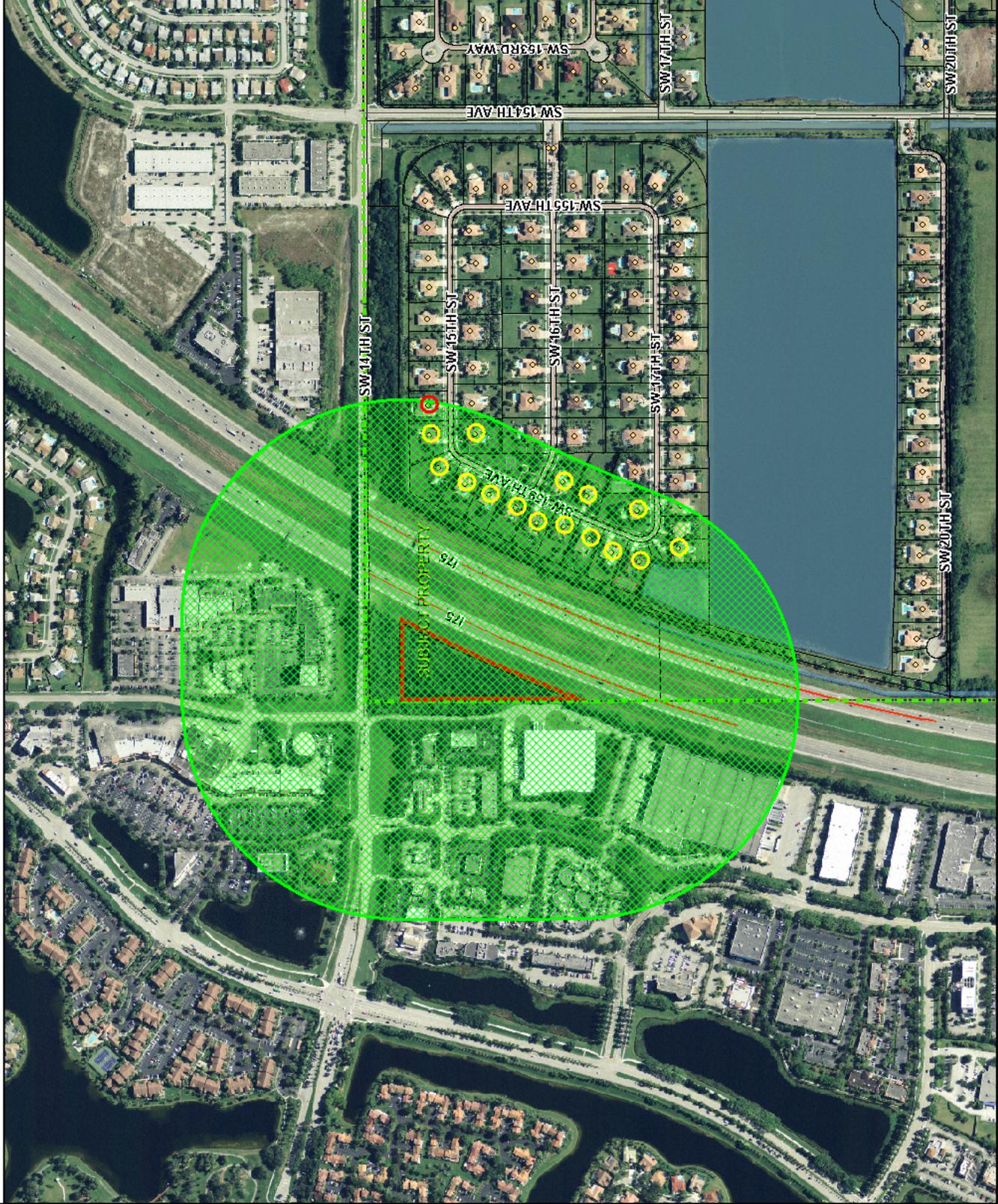
1,000 Radius Buffer



- Address points
- Town Boundary
- Streets
- DEDICATION
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels
- Water_Features
- Parks and Open Space



651 ft



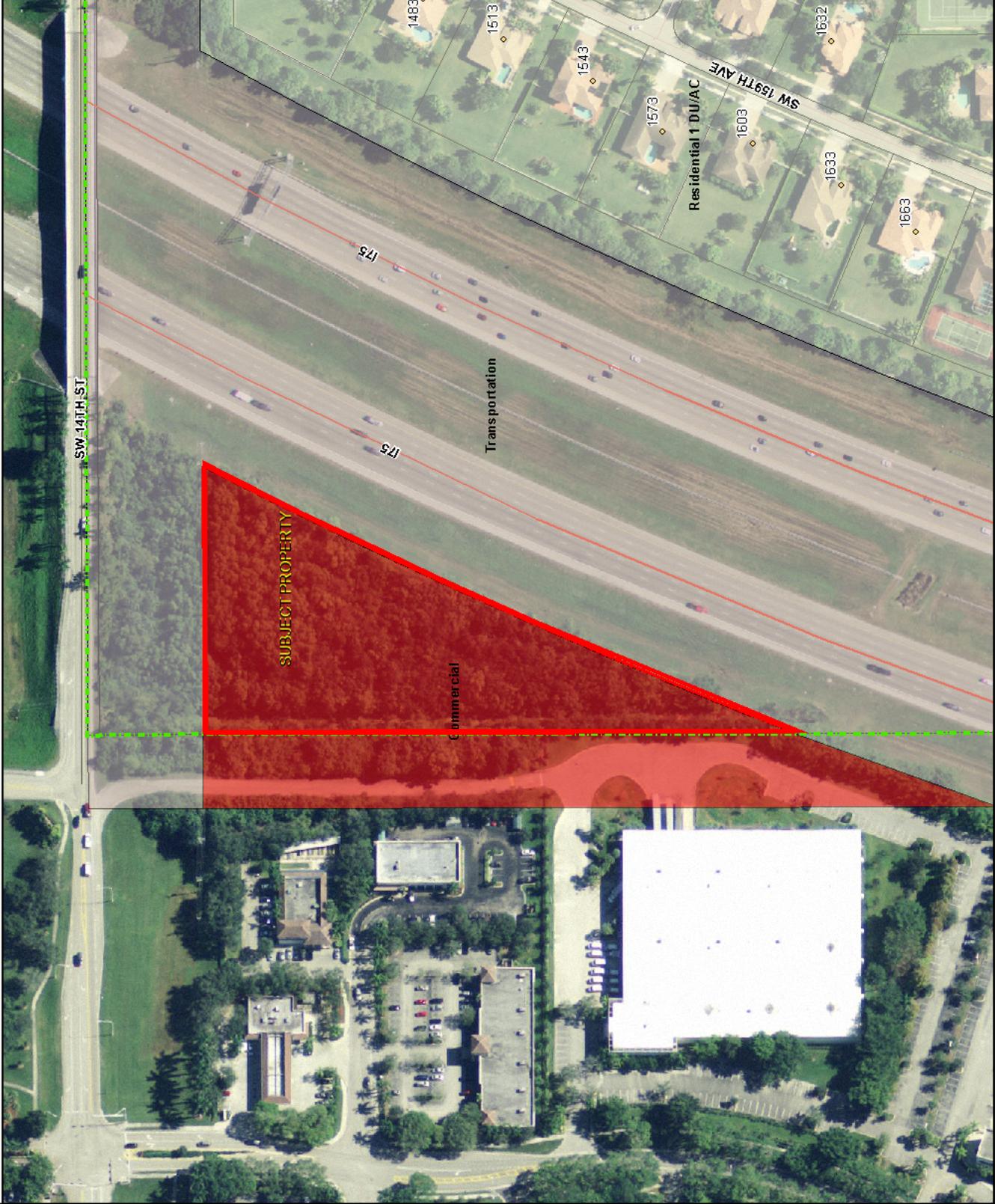
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NAME	ADDRESS
AZOR,JEAN B & RINA F	1573 SW 159 AVE
BAGLIERO,IRMA	15875 SW 17 ST
CAMPBELL,PAUL J	1693 SW 159 AVE
CARDOSO,GEORGE	15853 SW 16 ST
CARRION,GULLERMO	15851 SW 15 ST
CARTY,PAUL A	1632 SW 159 AVE
CHADROW,DEBORAH L & MICHAEL S	15801 SW 15 ST
CORADO,LPEDRO R & CINDY	15906 SW 17 ST
FERNANDEZ,PEDRO L &	15876 SW 17 ST
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD
GROSS,BRUCE &	15815 SW 17 ST
GUTIERREZ,MERCEDES & ANDRES	1603 SW 159 AVE
HELFF,JAMES & STEPHANIE	1602 SW 159 AVE
HIGHLAND RANCH ESTATES HOA	11784 WEST SAMPLE RD STE #103
JINNAH,ISHTIAQ A &	15846 SW 17 ST
KIM,CANDICE S	1633 SW 159 AVE
LAI,GARY & THAO P	15854 SW 16 ST
LUMSDEN,MARK & PATRICIA	15901 SW 15 ST
MATA,ANGEL & MARIA DEL CARMEN	1483 SW 159 AVE
MORA,OSCAR A &	2347 TERRAZA RIBERA
PARRAO,JESUS HECTOR CASTILLA	1513 SW 159 AVE
PEREZ,JORGE & TERESITA	15802 SW 15 ST
SAPP PLAT 3 1/2 ACRES LLC	PO BOX 268658
SMITH,CARLA	15852 SW 15 ST
SYED ATHER ABBAS REV LIV TR	1543 SW 159 AVE
WESTON PARK OF COMMERCE ASSN IN	5000 T-REX AVE SUITE 160

Current Occupant	ADDRESS_1	CITY	STATE	ZIP
Current Occupant	15801 SW 15 ST	DAVIE	FL	33326
Current Occupant	15851 SW 15 ST	DAVIE	FL	33326
Current Occupant	15852 SW 15 ST	DAVIE	FL	33326
Current Occupant	1483 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1513 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1543 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1602 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1603 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1633 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1693 SW 159 AVE	DAVIE	FL	33326
Current Occupant	15875 SW 17 ST	DAVIE	FL	33326
Current Occupant	15906 SW 17 ST	DAVIE	FL	33326
Current Occupant	15901 SW 15 ST	DAVIE	FL	33326
Current Occupant	1573 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1632 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1663 SW 159 AVE	DAVIE	FL	33326

CITY	STATE	ZIP
DAVIE	FL	33326
FORT LAUDERDALE	FL	33301
DAVIE	FL	33326
DAVIE	FL	33326
DAVIE	FL	33326
CORAL SPRINGS	FL	33065
DAVIE	FL	33326
CARLSBAD	CA	92009
DAVIE	FL	33326
DAVIE	FL	33326
WESTON	FL	33326
DAVIE	FL	33326
DAVIE	FL	33326
BOCA RATON	FL	33431

Land Use Map



- Address points
 - Town Boundary
 - Land Use State
 - POLYLINE
 - Commercial Office
 - Commercial
 - Commercial Recreation
 - Community Facility
 - Conveniences
 - Estates Residential
 - Industrial
 - Low 2 Residential
 - Recreation Open Space
 - Recreation Open Space
 - Residential 1 DU/AC
 - Residential 10 DU/AC
 - Residential 18 DU/AC
 - Residential 22 DU/AC
 - Residential 3 DU/AC
 - Residential 5 DU/AC
 - Residential (Regular) 6 3/8
 - Residential Office
 - Special Classification Residential 2 DU/AC
 - Special Classification Residential 3 DU/AC
 - Special Classification Residential 4 DU/AC
 - Special Classification Residential 5 DU/AC
 - Special Classification Residential 6 DU/AC
 - Special Classification Residential 7 DU/AC
 - Special Classification Residential 8 DU/AC
 - Special Classification Residential 8 1/2 DU/AC
 - Travel Oriented Corridor
 - Transportation
 - Utility
- Streets
 - EDUCATION
 - STATE RD
 - COUNTY RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
 - Water Features
 - Parks and Open Space



193 ft



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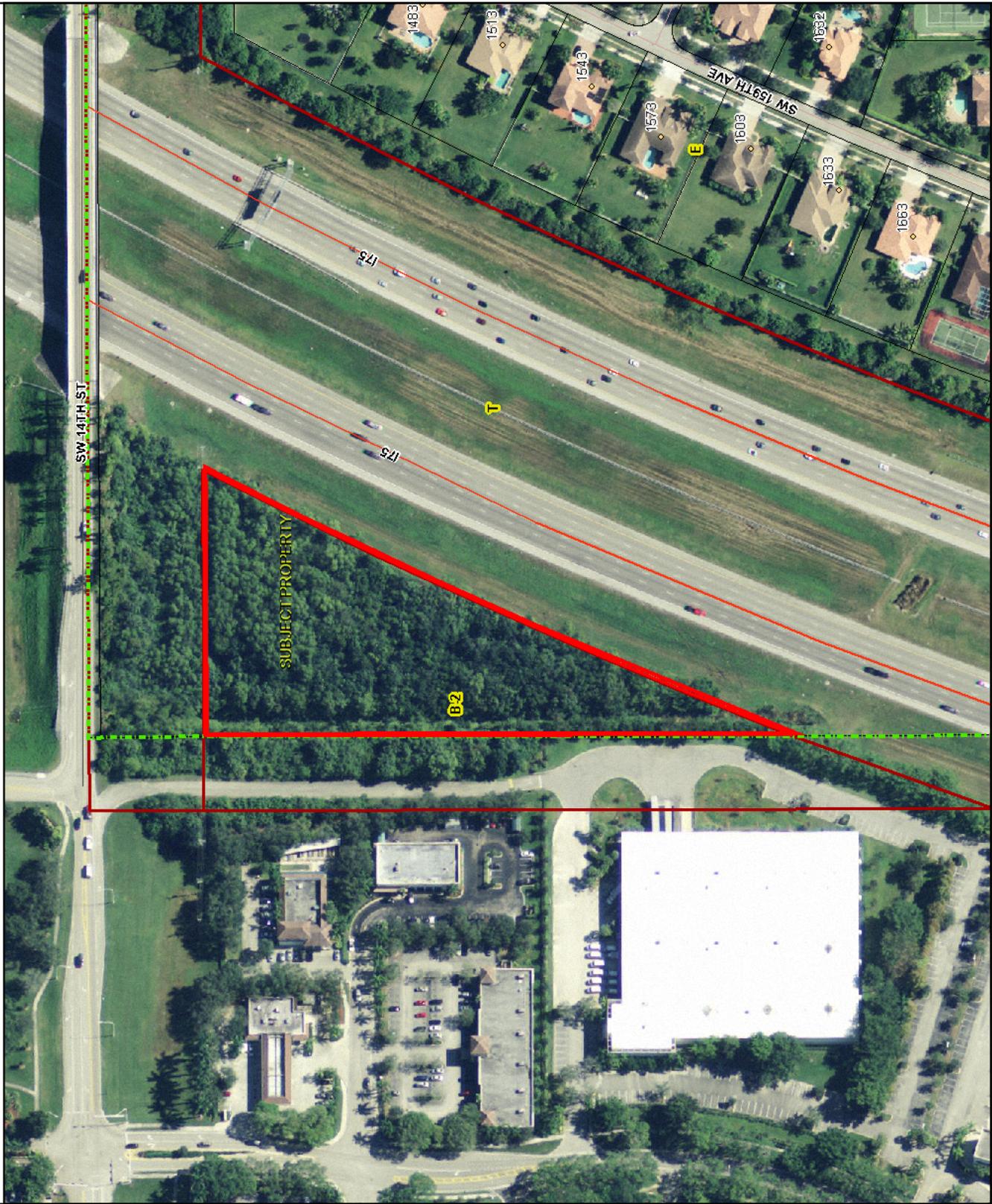
Zoning Map



- Address points
- ▬ Town Boundary
- ▭ Zoning
- Streets
- DEDICATION
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- ▭ Parcels
- ▭ Water_Features
- ▭ Parks and Open Space



193 ft



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