



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

PLANNING REPORT

Project Name	
Osprey Preserve	

Application	
Request/Number:	Flex (FX)/14-252
Owner	Bishop Kardas Memorial Home, Inc.
Petitioner	Kennedy Homes, LLC
Project Planner	David Abramson
Date of Report	11/04/2015
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	11/10/2015
Date of Town Council Review	12/02/2015

Location/Site	
Folio/Identification Number	50-41-34-05-0010 (Northern Tract)
Address	5401 Davie Road
Nearest North/South Road	Davie Road
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	9.86
Existing Use	Vacant (Heavy Vegetation)
Future Land Use	Special Residential 2 DU/Acre and Residential-Office [Proposed Flex – Density of 4.6 DU/Acre]
Zoning	Community Facility (CF) District [Proposed R-5]
Council District	1
Redevelopment Area	N/A
Overlay District	Scenic Corridor
Design Regulation	N/A
Flexibility Zone	102
Planning Area	9
Right-of-way Acquisition	12' Turn-lane (Davie Road)
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Linear Park
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

Key Points	
<ul style="list-style-type: none"> • The request is to allocate 17 residential flexibility units from Flex Zone 102. • The remaining balance in Flex Zone 102 will be 84 flexibility and 39 reserve units. • The residential community is planned to consist of 47 single-family dwellings. • The single-family dwellings are proposed on approximately 3,400 square foot lots. 	



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- The proposed use of flex is consistent with Residential Density provided in the Plan Implementation section of the Comprehensive Plan. The additional density will also be appropriately addressed by a separate rezoning action.
- Including the rezoning, there are 4 other applications related to the proposed residential community.

History

1. Related Zoning Information: N/A
2. Previous Request(s): N/A
3. Concurrent Request(s):
 - Site Plan (SP) 14-199 Osprey Preserve: A site plan designed to develop the subject property with a new residential community.
 - Plat (P) 14-200: A boundary plat restricting the subject property to single-family dwelling units.
 - Rezoning (ZB) 14-202 Osprey Preserve: A rezone of the subject property from Community Facility (CF) District to Low Medium Dwelling (R-5) District.
 - Flex (FX) 14-252 Osprey Preserve: The allocation of 17 residential flexibility units.
 - Variance (V) 15-173 Osprey Preserve: To provide relief from development standards including lot area and frontage, setbacks and lot coverage.

Analysis

The subject property is 9.86 gross acres in size and is currently vacant. The land use designation of the property is Residential 2 DU/Acre and Residential-Office, and with the applications of flex and rezoning to the Low Medium Dwelling (R-5), the proposed residential community of 47 dwelling units will be consistent with the comprehensive plan.

Recommendations

Staff finds the application complete and suitable for further review.

Attachments

1. Petitioner Documentation
2. Land Use Map
3. Zoning Map

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 South University Drive – Suite 104
Davie, Florida 33328
Phone (954) 680-6533 Fax (954) 680-0323

OSPREY PRESERVE

JUSTIFICATION STATEMENT IN SUPPORT OF FLEX ALLOCATION

November 4, 2015

Please allow this letter to serve as the justification for the flex unit allocation application for the parcel know as Osprey Preserve, located at approximately 5351 SW 64th Avenue.

The subject property consists of one parcel containing approximately 9.86 Gross Acres. It is located in Tract 8, Section 34, Township 50, Range 41 and generally lies on the west side of Davie Road aka SW 64th Avenue adjacent to the south side of the FPL power lines between Griffin Road and Stirling Road in the Town of Davie, Florida.

The general request and developer's intent is to allow for the construction of a 47 single family subdivision. The existing site (~6.4 Ac @ 2 du/ac and ~3.6 Ac @ 5 du/ac) currently allows for 30 units. This request is to apply 17 reserve from the Town's allocation of flex and reserve units.

The request meets the criteria stated in Section 12-307(A)(I) of the Land Development Code as follows:

_(a) The proposed change is NOT contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The proposed change is NOT contrary to the adopted Comprehensive Plan. In accordance with the goals, objectives and policies of the Future Land Use Element of the Town of Davie, the Plan calls for increased density along major corridors, such as Davie Road aka SW 64th Avenue and east of Pine Island Road..

_(b) The proposed change would NOT create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The proposed change will NOT create an isolated zoning district and is compatible with adjacent & nearby districts. The adjacent and nearby properties are zoned Commercial CF, RO, A-1, R-1, R-2, R-3, RM-5, and RM-16.

_(c) Existing zoning district boundaries are NOT illogically drawn in relation to existing conditions on the property proposed for change;

The existing zoning district is NOT illogically drawn, however pursuant to the goals, objectives and policies of the Future Land Use Element of the Town of Davie, “***Policy 6-4 Requests for increasing density and intensity outside ... major roadway corridors of the Town shall be discouraged***”. The subject property fronts on a “major roadway corridor” (Davie Road AKA SW 64th Avenue which is an Arterial Roadway). The proposed zoning district of R-5 fits this objective. Single Family residential developments help to support commercial zoning districts, such as in this case, near downtown Davie.

_(d) The proposed change will NOT adversely affect living conditions in the neighborhood;

The proposed change will NOT adversely affect living conditions in the neighborhood. The subject property is surrounded by FPL High Voltage Transmission lines on the north, a church facility on the south, a major arterial roadway on the east, its frontage, and a canal to its west. It is serviced by existing and adequate infrastructure.

_(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;

A traffic study has been performed and provided to the Town that demonstrates the proposed development will not have an adverse impact on the existing road network. The study reports that the “***roadway and intersection levels of service ware the same with or without this project...***” “***the proposed development is expected to generate 391 fewer net new total Daily trips and 93 fewer net new total PM peak-hour trips than the Daily and PM peak-hour trips generated by the currently approved land use on the site.***”

_(f) The proposed change will NOT adversely affect other property values;

This property is bounded by public Right-of-Way the east, FPL High Voltage Transmission line on the north, and a church facility on the south. The proposed change will not adversely affect other property values. The architecture and design will enhance the surrounding area and is expected to increase the value of property in the surrounding area.

_(g) The proposed change will NOT be a deterrent to the improvement or development of other property in accord with existing regulations;

The result of developing the subject property will be the extension of infrastructure to the adjacent properties increasing their value and their ability for development in accord with existing regulation. The proposed change will not be a deterrent to the improvement or development of other property. In fact the development of additional residential units along the Davie Road corridor will help by increasing economic activity to support the improvement of other property within the surrounding area. The residents of this development will help to support the revitalization of Davie's Downtown area.

_(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;

Other property owners in similar situations can apply for and request a similar change. The general public will benefit from the expansion of proposed local services as well as a wide range of housing opportunities for Town residents of all income levels. The proposed change will not constitute a grant of special privilege as the proposed change is in harmony with the intent of the Town's Future Land Use map.

_(i) There are not substantial reasons why the property cannot be used in accord with existing zoning;

There are not substantial reasons why the property cannot be used in accord with the existing zoning. However, utilizing the property in accordance with its' current CF zoning would encourage its use as a House of Worship. A house of worship does not help support local businesses and does not generate revenue for the Town. In order to support additional commercial uses along the Davie Road corridor, there needs to be additional residential density to support those businesses. These residences will also support the revitalization of the Downtown Davie area.

_(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.

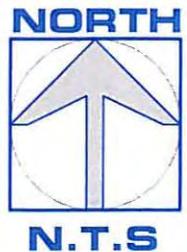
The proposed zoning designation is the most appropriate designation to enhance the town's tax base as the proposed project will generate more in property taxes than the current zoning designation. Currently the property is vacant which generates very little tax when compared to the potential tax generated from the proposed use. The proposed zoning designation would also enhance the town's tax base over the potential use of the existing zoning designation which would encourage the development of a house of worship.

Please do not hesitate to contact me should there be any questions.

Sincerely,
PILLAR CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Jason Wilson". The signature is fluid and cursive, with the first name "Jason" written in a smaller, more compact script, and "Wilson" written in a larger, more prominent cursive style.

Jason Wilson
Director of Engineering



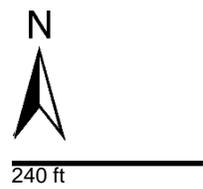
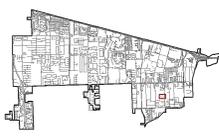
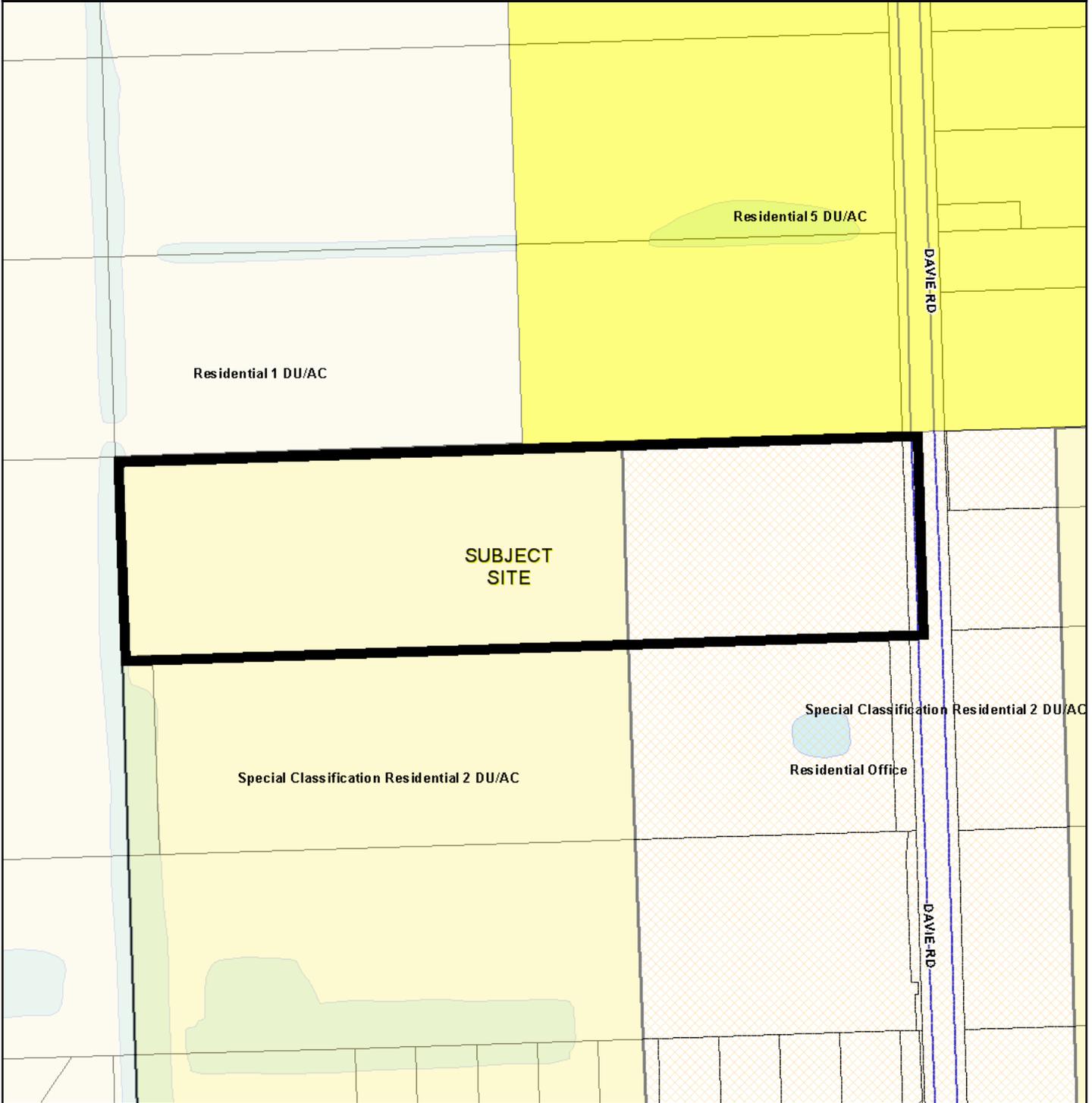
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- Environmental Consultants
- Marine & Wetland Permitting
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- Phase I ESAs

OSPREY PRESERVE
 PREPARED FOR:
 KENNEDY HOMES

LOCATION MAP		
Date: 7/21/2014	Sheet: 1	of: 1
Proj No.: 14-0061		

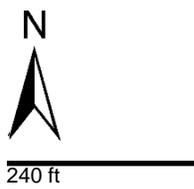
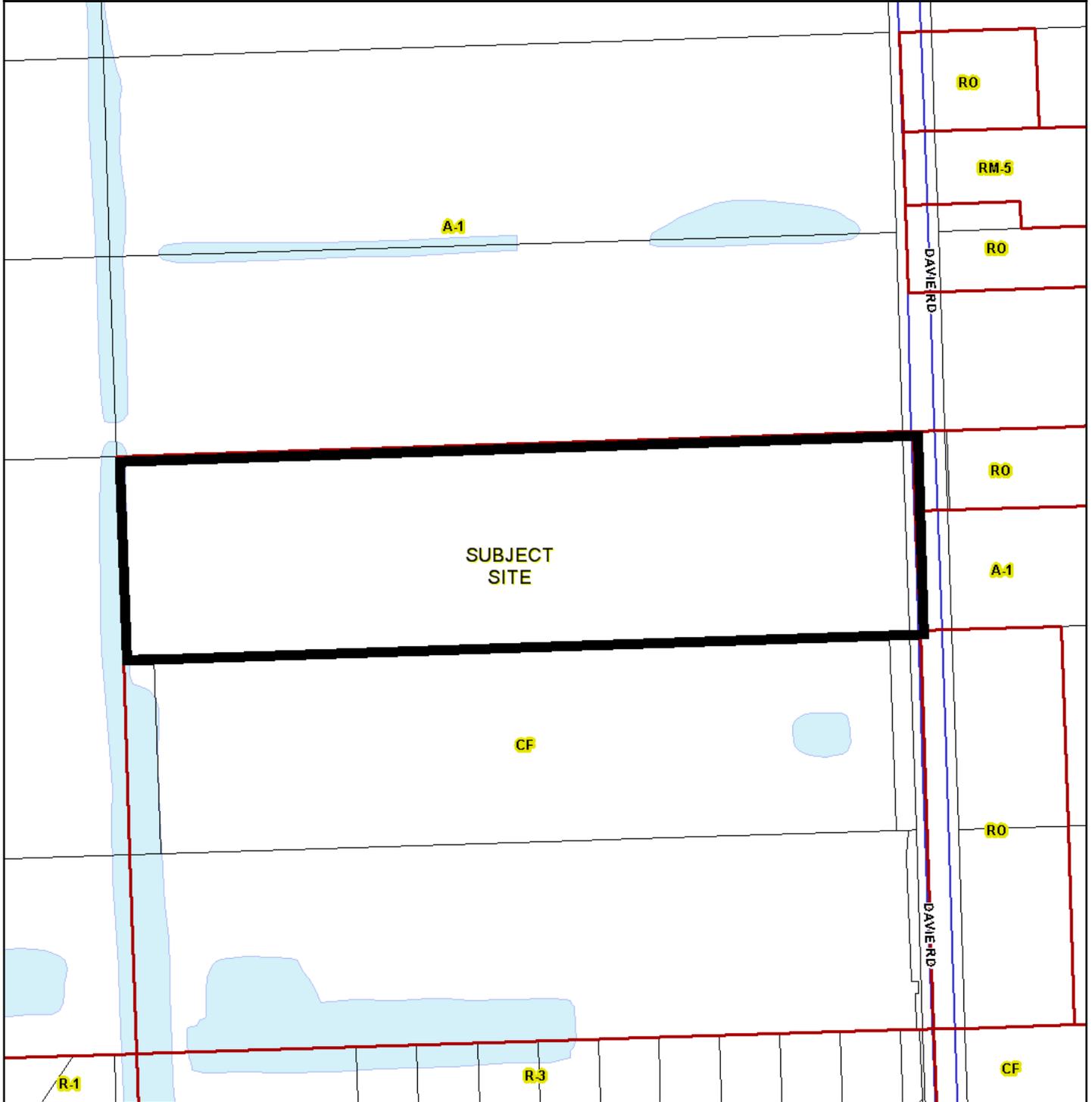
Land Use Map



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

Zoning Map



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