



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

**PLANNING REPORT**

<b>Project Name</b>	
Zona Village	

<b>Application</b>	
Request/Number:	Site Plan (SP)/15-261
Owner	4 <sup>th</sup> Ave Land Holdings LLC
Petitioner	Pillar Consultants, Inc.
Project Planner	David Abramson
Date of Report	09/06/2016
Date of Public Participation	01/14/2016; 01/25/2016
Date of Public Notification	N/A
Date of Board Review	09/14/2016
Date of Town Council Review	10/05/2016

<b>Location/Site</b>	
Folio/Identification Number	50-41-26-09-0010; 09-0020; 09-0050; 02-0053; 02-0054
Address	N/A
Nearest North/South Road	Davie Road
Nearest East/West Road	Southwest 39 <sup>th</sup> Street
Size (Approx. Acres)	3
Existing Use	Undeveloped Lots/Vacant Building
Future Land Use	Regional Activity Center
Zoning	RAC-TOS
Council District	1
Redevelopment Area	Community Redevelopment Agency (CRA)
Overlay District	N/A
Design Regulation	Western Theme
Flexibility Zone	98
Planning Area	8
Right-of-way Acquisition	Davie Road/Right Turn Lane
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	Roberts - Potters Park
Nearby Park	Betty Booth Roberts Park
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

<b>Key Points</b>	
<ul style="list-style-type: none"> <li>• The request is to allow the construction of a new mixed-use development.</li> <li>• The site is generally located on the east side of Davie Road, between Nova Drive and Southwest 38<sup>th</sup> Court.</li> <li>• The development is to consist of 209 garden apartments and approximately 31,000 sf. of commercial use including restaurant, retail and office use.</li> </ul>	



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- The plan utilizes incentives of the Regional Activity Center (RAC) code by providing 50% of the trees exceeding the minimum caliper in exchange for one additional building floor and a reduction of the open space requirement to 10% (code requires 15% in this case).
- A parking garage occupies both the ground and second floors of the building while being wrapped by commercial storefronts making it not visible from the street.
- The bedroom mix within the building consist of 113 studios, 74 one-bedroom and 22 two-bedroom units.
- Residential amenities are located within the four-story building and include a clubhouse, swimming pool and activity deck above the parking garage.
- The petitioner will provided a payment in lieu of the number of required inclusionary units into the Town's affordable housing trust fund.
- On-street parallel parking spaces are proposed along both Southwest 38<sup>th</sup> and 39<sup>th</sup> Courts only for public use and shall not be designate as valet parking.
- Four spaces within the parking garage will be dedicated with vehicle charging stations.
- There are 80 bicycle parking spaces to be provided throughout the development.
- The petitioner has fulfilled the public participation requirements, refer to attachments.

### History

1. Related Zoning Information:
  - September 17, 1997 - The Town of Davie approved the Regional Activity Center (RAC) Future Land Use Classification for the area including the subject site.
  - February 6, 2008 - The Town of Davie adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation. The subject site was also rezoned from Community Business (B-2) District to Regional Activity Center Town Center (RAC-TC) District and designated a Transit Oriented Street (TOS).
2. Previous Request(s): N/A
3. Concurrent Request(s):
  - Plat, P16-262 Zona Village – The request is for plat approval restricted to 209 garden apartments, 10,000 sf. of office and 31,000 sf. of commercial use.

### Analysis

1. Site: The overall subject site is proposed to be develop with a new four-story mixed-use building that fronts Davie Road. Pedestrian arcades, storefronts and a plaza line the ground floor of the building adjacent to abutting roadways. Residential garden apartments and related amenities are located on the upper levels. A six (6) foot high concrete wall is placed along the rear (eastern) boundary of the site. Mechanical equipment, loading and trash areas are enclosed within the rear of the building and can be accessed through a rear one-way drive.
2. Architecture: The architecture of the four-story building is an interpretation of a contemporary design with western style features including shed roofs, wood siding, brick, large outlookers and standing seam metal roofs. The color palette consists of earth tone colors with a pallet of beige and brown.



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3. **Access and Parking:** The site design includes vehicular access points through the northern and southern boundary lines. Such access provides two entrances into and from the garage for both commercial and residential uses. The other access provided in the rear of the building is a one-way service drive mainly for service, moving and emergency vehicles.

A total of 390 parking spaces are provided on-site and within the parking garage and on-street. Staff determined the total required parking for the building to be 362 spaces. This was based on approval of a shared parking study pursuant to Sec. 12-438.17(I) of the RAC code. Four of the required parking spaces within the garage are to be designated as vehicle charging stations and will consist of pavement logos. The development has also been designed with 78 bicycle parking spaces (code requires 80 in this case) and 20 motorcycle parking spaces.

4. **Lighting:** The photometric design provides pole and wall luminaries consistent with the architectural style of the building, the Davie Road corridor and Western Theme design guidelines. NIGHTSKY
5. **Signage:** The building façade is designed with areas for wall signage located above storefronts along the ground floor (renderings and elevations illustrate specific signs such as “Trade Post”, “Saloon”, etc... to be removed prior to final approval).
6. **Landscaping:** The landscape design meets the requirements as indicated in the Town code including with the installation of 49 on-site trees and 21 street trees. The street trees are located within the right-of-way and shall be maintained by the abutting land owner. On-site landscaping is to be mainly installed along the rear boundary line in order to provide a buffer adjacent to abutting single-family detached residential use.
7. **Drainage:** The site design includes an underground exfiltration system within the rear portion of the site to handle water quality with overflow connected to the Town of Davie Eastside Infrastructure Improvements.
8. **Incentives:** The Regional Activity Center (RAC) code Sec. 12-438.9(E) provides incentives for certain amenities or development characteristics. In this case, the development has been design with one additional story (totaling four stories) and an increase of the impervious area up to 90% by providing in return tree calipers that exceed code requirements.
9. **Design Variations:** The RAC code allows the Town Council to consider variations to development requirements where it can be shown that the designed goals cannot reasonably be achieved in a given situation. Staff has no objection to the requested design variations, refer to the attachments.



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10. **School Capacity:** The impact of new students associated to the development of garden apartments has been reviewed by the School Board of Broward County through a Preliminary School Capacity Availability Determination (SCAD). The development satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the proposal, refer to the attachments.
11. **Compatibility:** The overall design is considered compatible with existing uses surrounding the site and is consistent with the Town code, including the Western Theme design guidelines.

### **Recommendations**

Staff finds the application complete and suitable for further review. If approved, staff recommends the following:

1. Correct any denotation of a privacy fence along the rear boundary line to a six (6) foot high concrete wall per Sheet A-100.
2. Sign installations consistent within this site plan may be approved by separate building permit. Any modification to non-commercial murals and graphics shall require Town Council approval pursuant to the Western Theme Manual.
3. Provide the location of proposed awnings on Sheet A-100 positioned over the sidewalks and ensure that the minimum depth adheres to code requirements.
4. Provide shelter at the existing bus stop consistent with the architectural design of the overall development.
5. Remove all denotation on-street valet parking within the parallel parking spaces.
6. Receive approval from Central Broward Water Control District (CBWCD) shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.

### **Attachments**

1. Letter of Intent
2. Design Variation
3. Shared Parking Study
4. School Capacity Availability Determination
5. Public Participation
6. Maps

**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

October 1, 2015

David Stallworth  
Planning and Zoning  
Town of Davie  
6591 Orange Drive  
Davie, FL. 33314

Re: Letter of Intent – **Zona Village** Proposed Site Plan

Dear Mr. Stallworth,

The developer's intent is to construct a mixed use project within the Western Design District along Davie Road. The proposed project consists of a 209 Unit Apartment Project with ground level, for lease, commercial uses including restaurant, retail and office opportunities. An enclosed parking structure along with on-street parking will also be a part of the proposal. The site is located at 3890 SW 64<sup>th</sup> Ave. The property folio numbers for the site are as follows, 5041-2602-0053 & 0054, 2041-2609-0010, 0020 & 0050.

Respectfully submitted,

**Pillar Consultants, Inc.**

A handwritten signature in black ink, appearing to read "Jason Wilson". The signature is stylized and cursive.

Jason Wilson  
Director of Engineering

# Request for Design Variation

**Date:** 7 September 2016  
**To:** David Abramson, Deputy Planning & Zoning Manager  
**From:** FSMY Architects & Planners  
**Copy:** Job File  
**Project:** Zona Village  
**FSMY Project #:** 15043

**RE:** Requests for Design Variation

Request 1: Non-conformance with Build-To-Line Requirement

Per the Code, 75% of the building facades shall run concurrently to the build-to-line (BTL) on the north, south and west sides of the property. As currently designed, two of the facades (north and west) do not comply with this requirement.

	Required	Provided
Davie Road	454'-10" x .75 = <b>341'-0"</b>	156'-0" (34%)
SW 38 <sup>th</sup> Ct.	235'-8" x .75 = <b>177'-0"</b>	192'-6" (82%)
SW 39 <sup>th</sup> Ct.	307'-8" x .75 = <b>231'-0"</b>	196'-5" (64%)

Division 1. – Western Theme District, Sec. 12-388 – Setbacks, uses and heights in commercial zones, Sub-section (C) allows this requirement to “be waived with the permission of the Town Council in the interest of adding variety to the setback to provide greater interest to the building façade and provide amenities such as outdoor seating.”

Additionally, Division 11. – Regional Activity Center Districts, Sec. 12-438.14 – Massing and articulation, Sub-section (C)(4) prohibits “Single dominant building masses” and Sub-section (C)(5) requires “substantial variations in massing” including changes in horizontal plane. Previous comments received specifically reference these two sub-sections and call for the breaking up of continuous building frontage along Davie Road, and encourage more building segmentation.

In order to satisfy these comments, we have maintained the façade articulation at the face of the arcade. The result of this is non-compliance with the build-to-line requirement. In order to comply with the 75% requirement the majority of the façade articulation would need to be eliminated resulting in a single dominant building mass at the pedestrian level. We believe that while the current design does not meet the code requirement, it does meet the intent of the code with arcade façade setbacks ranging only from 1'-0" to 4'-0" from the build-to-line.

We request by way of this letter a design variation for the aforementioned requirement via review and approval of the Town Council.





Request 2: Non-conformance with Street Tree Requirement at North and South Frontages

Per the Code, street trees are required to be provided on the north, south and west sides of the property at a spacing of 30'. As currently designed, S.W. 38th Court and S.W. 39th Court do not comply with this requirement.

In order to comply with this requirement the on-street parking would have to be reduced significantly on these secondary streets. Since we are proposing commercial spaces on the ground floor at both of these two streets and shade and protection from the elements is being provided by the covered walkway, we believe the on-street parking to be a better use of space at these locations.

We request by way of this letter a design variation for the aforementioned requirement via review and approval of the Town Council.

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We believe the preceding requests for design variation meet the design intent and principles of the Code and respectfully request approval based on Town Code criteria specified in Section 12-438.23(c).

If you have any questions or comments regarding any of the above information, please do not hesitate to call our office.

Thank you.



# ZONA VILLAGE PARKING CALCULATION WORKSHEET 09.08.16

PARKING CALCULATIONS		BICYCLE PARKING REQUIRED	
RESIDENTIAL UNITS	# OF UNITS	BUILDING USE	PARKING REQUIRED
STUDIO	113	OFFICE	0
1-BEDROOM	74	RETAIL	4
2-BEDROOM	44	RESIDENTIAL	70
<b>TOTAL</b>	<b>209</b>	<b>TOTAL</b>	<b>74</b>
(1 per 40 req. office parking spaces) (1 per 15 req. retail parking spaces) (1 per 3 req. residential parking spaces)			
(10% reduction per 12-438-17H Bicycle Parking w/Bicycle lockers & being a Transit Oriented Development)			
BUILDING USE	SQ. FT.	BUILDING USE	PARKING REQUIRED
COMMERCIAL/RETAIL	16,073	COMM./RETAIL	45
RESTAURANT DINING	5,000	REST. DINING	61
RESTAURANT BOH	3,216	REST. BOH	9
OFFICE	0	OFFICE	0
<b>TOTAL</b>	<b>24,289</b>	<b>TOTAL</b>	<b>293</b>
		<b>408</b> (required with 10% reduction)	



PARKING REDUCTION CALCULATIONS																	
BUILDING USE	% OF PARKING	WEEKNIGHT (MIDNIGHT TO 6 A.M.)	# OF SPACES	% OF PARKING	WEEKDAY (9 A.M. TO 4 P.M.)	# OF SPACES	% OF PARKING	WEEK EVENING (6 P.M. TO MIDNIGHT)	# OF SPACES	% OF PARKING	WEEKEND DAY (9 A.M. TO 4 P.M.)	# OF PARKING	% OF SPACES	WEEKEND NIGHT (MIDNIGHT TO 6 A.M.)	# OF PARKING	% OF SPACES	
																	303
RETAIL	5%	2.3	7.0	70%	31.5	33.8	75%	70.0	33.8	75%	35.0	33.8	70%	31.5	33.8	70%	
RESTAURANT	10%	0.0	7.0	50%	35.0	70.0	100%	0.0	0.0	100%	0.0	0.0	5%	0.0	0.0	5%	
OFFICE	5%	0.0	0.0	100%	0.0	0.0	10%	0.0	0.0	10%	0.0	0.0	0.0	0.0	0.0	0.0	
RESIDENTIAL	100%	293.0	293.0	60%	175.8	263.7	90%	263.7	263.7	90%	234.4	234.4	90%	263.7	263.7	90%	
<b>TOTAL</b>		<b>303</b>	<b>303</b>		<b>243</b>	<b>368</b>		<b>368</b>	<b>368</b>		<b>304</b>	<b>304</b>		<b>366</b>	<b>366</b>		
<b>ABSOLUTE MIN # OF SPACES ALLOWED</b>																	
		338		338		368		368		338		338		366		366	
(Per Code Sec. 12-438.17(h) a 10% reduction from required parking counts is allowed in addition to shared parking reduction. The calculated totals above factor in this 10% reduction)																	

**NOTE: MAXIMUM TOTAL SHARED PARKING REDUCTION = 25%**  
 25% OF 451 = 113  
**ABSOLUTE MIN. # OF SPACES REQUIRED PER SHARED PARKING REDUCTION CALC. = 338**

**MINIMUM NUMBER OF SPACES REQUIRED PER SHARED PARKING REDUCTION CALCULATION**  
 SPACES 368  
 (Per code, the minimum number of spaces required per the shared parking reduction calculation must be the highest required of the five time periods, and may not exceed a reduction greater than 25%)

PAC-PARKING-REDUCTION-FOR-TRANSIT-ORIENTED-DEVELOPMENT = 5%		ADDITIONAL REDUCTIONS PERMITTED	
45± SPACES	X-5% =	SPACES	23
<b>REDUCTION FOR BICYCLE PARKING (NOT TO EXCEED 10%)</b>			
<b>PERCENTAGE OF PARKING REDUCTION PER RATIO PROV.</b>		(Equal to one-half (0.5) of the ratio of required bicycle spaces provided with bike-leekers divided by required auto parking spaces but not exceeding ten (10) percent)	
45± SPACES	X 8-2%	SPACES	37
<b>SUBSTITUTION FOR MOTORCYCLE PARKING</b>			
45± SPACES	X 1/50	SPACES	9
<b>TOTAL # OF AUTO SPACES REQUIRED</b>		(Shared parking required minus reductions for bicycle parking, transit oriented development, and substituted motorcycle/scooter spaces)	
<b>368</b>		<b>368</b>	
<b>TOTAL # OF AUTO SPACES PROVIDED</b>		(Denotes total number of Parking Spaces including Off-Site Parallel and Tandem spaces. Total without Tandem and Off-Site Spaces = 372)	
<b>390</b>		<b>390</b>	

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

PLAT

SBBC-2086-2016

County Number: 027-MP-16 Municipality Number: PA156-260  
Zona Village

August 11, 2016



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

# PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> August 11, 2016	Single-Family:	9,100 SF Office, 15,100 SF Commercial	Elementary: 29
<b>Name:</b> Zona Village	Townhouse:		Middle: 12
<b>SBBC Project Number:</b> SBBC-2086-2016	Garden Apartments: 210		High: 9
<b>County Project Number:</b> 027-MP-16	Mid-Rise:		Total: 50
<b>Municipality Project Number:</b> PA156-260	High-Rise:		
<b>Owner/Developer:</b> 4th Ave Land Holdings, LLC	Mobile Home:		
<b>Jurisdiction:</b> Davie	Total: 210		

## SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Davie	831	831	801	-30	-1	96.4%	74
Driftwood	780	780	547	-233	-12	70.1%	25
Driftwood	1,729	1,729	1,437	-292	-13	83.1%	20
Hollywood Hills	2,691	2,691	2,002	-689	-27	74.4%	27

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				16/17	17/18	18/19	19/20	20/21
Davie	875	44	105.3%	777	763	800	769	775
Driftwood	572	-208	73.3%	569	561	552	570	557
Driftwood	1,457	-272	84.3%	1,415	1,395	1,374	1,353	1,332
Hollywood Hills	2,029	-662	75.4%	1,994	2,065	2,022	1,990	2,000

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2015-16 Contract Permanent Capacity	2015-16 Benchmark Enrollment	Over/(Under)		Projected Enrollment	
			16/17	17/18	16/17	18/19
Somersset Academy Davie K_5	800	145	-655	145	145	145

## PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Davie	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Driftwood	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Driftwood	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

## Comments

According to the application, there are no units permitted on the site. This plat application proposes 210 (three or more bedroom) garden apartment units, which generate 50 (29 elementary, 12 middle, and 9 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2015/16 school year include Davie Elementary, Driftwood Middle and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is currently operating within the adopted Level Of Service standard (LOS) of 100% gross capacity. Also, incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2015/16 - 2017/18), Davie Elementary School is not anticipated to have sufficient excess capacity to absorb the impact of the development and maintain the LOS standard of 100% gross capacity. Driftwood Middle and Hollywood Hills High Schools are expected to maintain their current status through the 2017/18 school year. Therefore, the School District Capacity Allocation Team (CAT) convened on August 10, 2016 and determined to allocate the needed elementary student stations to Driftwood Elementary School, which is adjacent to Davie Elementary School and is projected to remain within the Adopted LOS through the 2016/17 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Information regarding charter schools located within a two-mile radius of the site in the 2015/16 school year is depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2015/16 to 2019/20 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2015/16 school year or 180 days, whichever is greater, for a maximum of 210 (three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on February 6, 2017. This determination shall be deemed to be void unless prior to the referenced expiration of the preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

**SBBC-2086-2016 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

8-11-16

Date



Signature

Lisa Wight

Name

Planner

Title

BROWARD COUNTY, FLORIDA  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
COMMENTS FOR PLAT REPORT

*SBCC-2086-2016*

TO: Chris Akagbosu

DIVISION: Broward County School Board

PLAT NAME: Zona Village

Plat No. 027-MP-16

**COMMENTS DUE DATE: September 9, 2016**

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Sue Carrano at SCARRANO via the County's Microsoft Outlook System or via the Internet at: SCARRANO@broward.org.

Your cooperation is greatly appreciated.

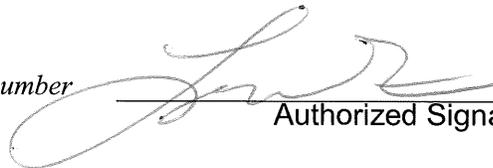
Thuy (twee) Turner, AICP, Planning Section Supervisor  
Planning and Development Management Division

\_\_\_\_\_ NO OBJECTION TO THE PLAT AS  
SUBMITTED.

\_\_\_\_\_ THIS PLAT IS SUBJECT TO THE COMMENTS  
NOTED BELOW.

✓ \_\_\_\_\_ THIS PLAT IS SUBJECT TO THE ATTACHED  
COMMENTS.

*In the space provided please print your name and phone number*

  
\_\_\_\_\_  
Authorized Signature

*LISA W. H.*  
\_\_\_\_\_  
Print Name

*754.321.2172*  
\_\_\_\_\_  
Telephone Number

COMMENTS:

NOTES:

## **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

September 7, 2016

Mr. David Abramson  
Town of Davie Planning & Zoning Division  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

Re: Zona Village – Site Plan  
Citizen Participation Plan Report and Mailing Certification

Dear David:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1<sup>st</sup> meeting.

The first meeting was held on January 14<sup>th</sup>, 2016, 6:00 p.m., at the Pine Island Park, located at 3801 S Pine Island Rd. Davie FL. 33328. Please see attached for a sign in sheet and summary of the meeting.

The second meeting was held on January 25<sup>th</sup>, 2016, 6:00 p.m. also at the Pine Island Park, located at 3801 S Pine Island Rd. Davie FL. 33328. Please see attached for a sign in sheet and summary of the meeting.

In conclusion, we trust the above and attached satisfies the requirement of citizen participation required for the Site plan process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,  
**PILLAR CONSULTANTS, INC.**



Jason Wilson  
Director of Engineering



## **ZONA VILLAGE**

Public Participation Meeting #1 - January 14, 2016

### Public Comments

Three members of the public attended.

1. Two of them thought the building was too modern. After showing them all the Western Theme elements incorporated into the project they were happier.
2. One attendee thought there was too many Western elements and wanted it more modern.
3. Nobody wanted Low Income housing.
4. Two were not happy with the height of the building – one was fine with it. A discussion ensued about the overall vision for the Downtown area and the criteria for the RAC-TOS zoning district. At the end of the discussion, they understood that the height was allowed and that it would be compatible with the future development contemplated in this zoning district.
5. Two of them were concerned with the long term maintenance – they don't want a run-down development in the future. We let them know that this project was being developed by a Family for long term holding within their estate. That with a single owner, the likelihood of the project becoming run down is remote. It is not like a neighborhood where everyone has a different standard for maintenance and care.
6. A discussion ensued about the variance for the serving of alcohol associated with the Restaurants. No one had any objection to this. In fact, they thought it was a necessity in order to attract upscale restaurants. No one wants fast food restaurants there. We discussed the proximity of the nearby school and they all thought that as long as there were no “liquor stores” or straight up “bars”, but rather that the alcohol was being offered in conjunction with the restaurant, they were supportive of the variance.
7. They all three thought the project looks good.
8. They all three were in support of the project.
9. All three were happy with the overall design.



## **ZONA VILLAGE**

Public participation Meeting #2 – January 25, 2016

### Public Comments

10 members of the public attended – 2 were at the first meeting

The attendees had questions but no one was upset about the development.

1. One person asked how long construction would take – they were concerned about how long they might have to deal with construction inconveniences. We estimated 18-24 months.
2. Several were concerned with the added traffic saying that there is already enough traffic. The attendees discussed this topic among themselves and ultimately concluded that the parcel was not going to remain vacant forever and no matter what is developed there, the traffic is going to increase. Since they liked the project, their concerns lessened as the meeting went on.
3. The residents think the school at Davie Road and 39<sup>th</sup> is in a bad location. They think it should be moved. It makes the traffic bad on Davie Road. We told them we didn't have any control over where the school is located.
4. They wanted to know when Sewer would be extended eastward through the residential houses to they could get off septic systems. We said that was a CRA plan and that we didn't know the timeframe but suggested they contact the Town to get the status of that project.
5. They all felt the name of the project should be changed. One of the residents said that in Hebrew the word "Zona" means prostitute. Others said it was associated with marijuana and herpes. We mentioned that the original name for the Town was Zona. We also said that most likely the development name will change in the future.
6. They wanted to know if we had a web site so they could follow the progress of the project. We said we were not aware of one at this time but that the owners may put one up sometime in the future.
7. From a positive point of view the consensus was that they felt the Downtown needed a development that would attract people to the Downtown area. They felt the project design was very nice.
8. By the end of the meeting, everyone was in support of the project.

# Aerial Map



297 ft

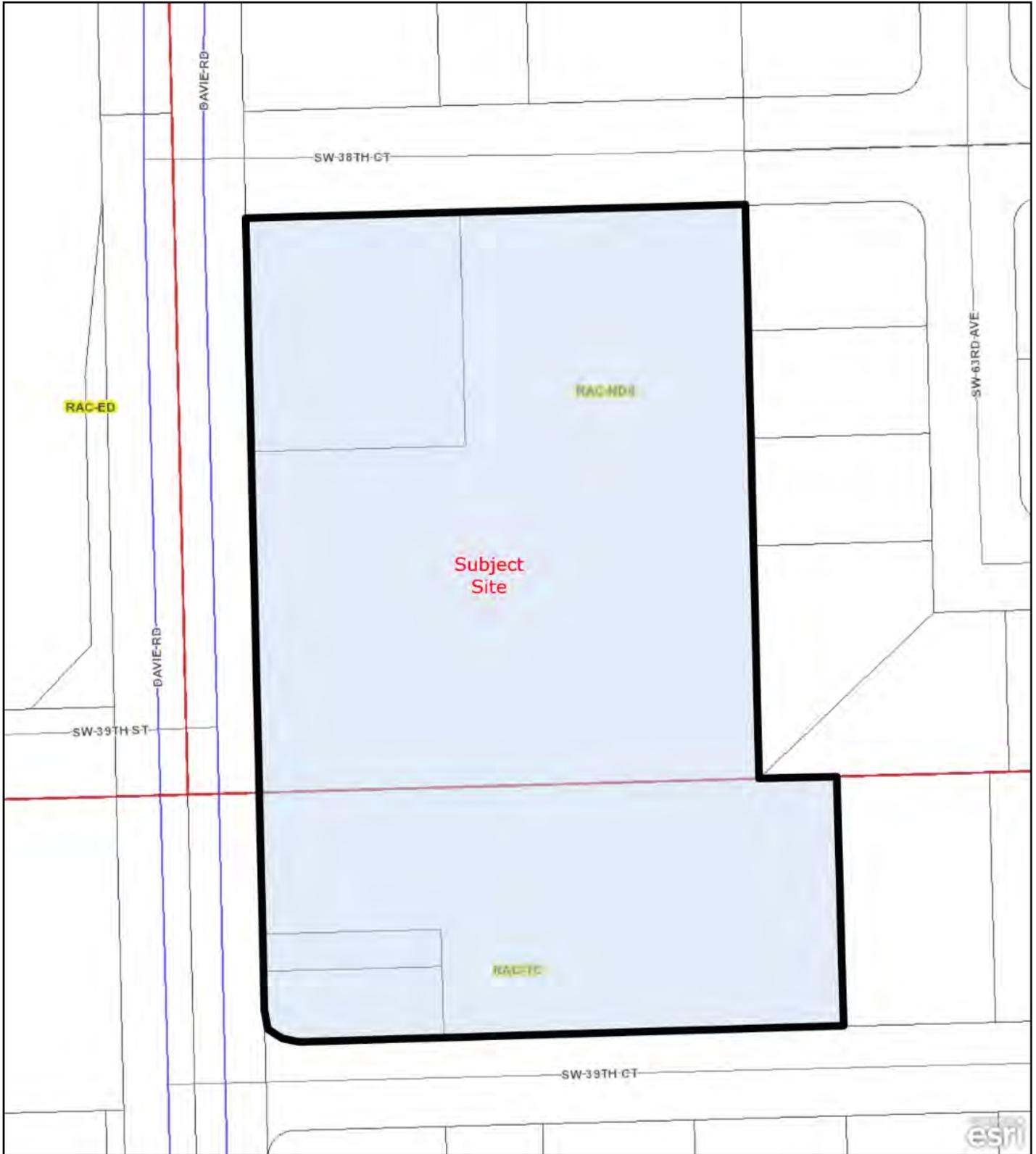


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# Zoning Map



86 ft



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