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DAVIE

Developer's plan welcomed

Davie welcomes a new mixed-use development along the town's Griffin Road corridor.

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Lakeside Village, a mixed-use development of single-family homes, condominiums and businesses, is coming to Davie.

The development, which will be at Griffin Road and Southwest 70th Avenue, will have 63 single-family homes, 28 townhouse condos and more than 14,000 square feet of business and retail space.

Pompano Beach-based developer Jordan Klemow worked with Davie's site plan committee to preserve open space and community access in the design.

As a result, the plan, which is subject to committee approval, has a lake at the center and footpaths around it. A gazebo, benches and bike paths are included in the plan to foster neighborhood development, and every single-family home must be built with a front porch.

Single-family homes will start at \$475,000 and town houses will start in the mid-\$200,000s, Klemow said.

In a good-faith gesture, Klemow also has pledged to finance the rebuilding of Southwest 70th Avenue along the development line, even though Lakeside Village will not have an entrance on that street. The developer also will help pay for improvements on nearby roads that will be affected by Lakeside Village.

The Town Council tentatively approved the property plan on Wednesday night. It also gave the initial go-ahead to change the zoning of part of the land from agricultural to Griffin Corridor, a designation for limited commercial use.

In the past, Town Council members have been reluctant to change the zoning at that location, but the town's Future Land Use Plan also designates that area as commercial. The plan also anticipates that the land will be developed at a higher density than what Lakeside Village has proposed.

"It's not perfect," Davie Mayor Tom Truex said, acknowledging that he would prefer to keep the orange grove currently at the site. Still, he said, ``the town is not giving up anything by surrendering that restriction."

A year ago, developers for the aborted Brookside at Davie project sought Town Council approval to rezone the land but failed when the parties could not agree on a suitable plan.

This time around, Klemow, who was aware of past difficulties, remained flexible throughout planning, said Council Member Michael Crowley, who called Lakeside Village a ``positive development."

Truex, who lives in a community adjacent to the proposed site, said: ``The developer has gone above and beyond . . . I would welcome him as a neighbor."