



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 11-1-99

Project Name: University Commerce Center
Location: 4601 SW 30th Street

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: University Commerce Center

REPORT IN BRIEF: An additional 35,730 square feet has been added to the previously approved soccer club building bringing the total to 74,047 square feet. The addition will be to the east of the approved building by removing two proposed office buildings from the site plan. The addition will match the west building in appearance but exceed the height by 3 feet bringing it to 35' to the top of the parapet. The site plan will be phased into two construction periods with phase 2 approximately 6-12 months behind phase 1 which is currently under construction. Four office buildings have been removed from the previously approved site plan, numbers 11 and 12 to the east of the soccer facility and numbers 13 and 17 sited on the proposed open green space. Phase 2 will consist of the construction of three office buildings at the north end of the site.

PREVIOUS ACTIONS: The Village Center at Davie site plan was previously approved by Town Council on November 4, 1998.

CONCURRENCES: Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report items one through thirteen (two items added at the meeting were that staff review the photometrics on the north and east side of the property; add original color schemes to elevation) (4-0, December 7, 1999).

RECOMMENDATION(S): Recommendation: *Based upon the above, staff recommends approval of application SP 11-1-99 subject to the conditions listed below.*

1. Changing the Alexander Palms to Foxtails at the entrance to the Soccer facility.
2. Providing drought tolerant shrubs and or groundcover in all parking islands to cut down on the amount of sod and irrigation.
3. Substituting Bottle Brush and Yellow Tabebuia trees for Crepe Myrtles or other trees of equal size.
4. Labeling future soccer field on site plan if applicable.
5. Providing a note on the landscape plan for the landscape architect to provide a letter of approval prior to final sign off from the Town.
6. Providing locations of a/c units and screening them from view.

7. Showing the locations of the power lines along the north and east perimeters on the site plan and landscape plan. The Live Oaks along the two perimeters must be switched for FPL approved trees.
8. Showing the canopy tree symbols at least 25' in diameter for a more realistic size.
9. Labeling the 6' CBS wall on the site plan that is denoted in the landscape calculations.
10. Providing a root barrier detail and note to provide for all canopy trees adjacent to paving and walks.
11. All existing green space within the limits of work shall be covered 100% in a groundcover material and maintained to acceptable Town of Davie standards.

Attachment(s): Planning Report, Subject Site Map, Land Use Map, Aerial

Application #: SP 11-1-99
University Commerce Center

Revisions:

Exhibit "A":

Original Report Date: December 7, 1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: University at Stirling Inc.

Address: 3121 W. Hallandale Bch. Blvd

City: Pembroke Park, Fl.

Agent:

Name: Frank Perez & Associates

Address: 2631 E. Oakland Par

City: Davie, FL

Phone: (954) 567-2062

BACKGROUND INFORMATION

Application Request: Site Plan modification approval

Address/Location: 3367 N. University Drive

Land Use Plan Designation: Commercial

Zoning: B-2 Community Business District

Existing Use: The subject site is currently under construction for phase 1.

Proposed Use: office park and sports club

Parcel Size: 13.4 acres

Surrounding Land Use:

North: Single-family (5 du/ac)
South: Commercial
East: Residential (16 du/ac)
West: Agricultural

Surrounding Zoning:

North: R-5 Residential (5 du/ac)
South: B-2, Community Business Center District
East: R-5 Residential (5 du/ac)
West: A-1 Agricultural

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: The Village Center at Davie site plan was previously approved by Town Council on November 4, 1998.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point at the south end of the site off of NW 33rd Street and one ingress/egress point off of University Drive. Parking has been modified to provide an additional 49 spaces from the previously approved plan for a total of 627 spaces. Six hundred and twenty three are required.
2. *Drainage/Open Space information:* 30% open space is required with 30% provided.
3. *Building modification:* An additional 35,730 square feet has been added to the previously approved soccer club building bringing the total to 74,047 square feet. The addition will be to the east of the approved building by removing the two proposed office buildings from the site plan. The addition will match the west building in

appearance but exceed the height by 3 feet bringing it to 35' to the top of the parapet.

4. *Site modification:* The site plan will be phased into two construction periods with phase 2 approximately 6-12 months behind phase 1 which is currently under construction. Four office buildings have been removed from the previously approved site plan, numbers 11 and 12 to the east of the soccer facility and numbers 13 and 17 sited on the proposed soccer practice field. Phase 2 will consist of the construction of three office buildings at the north end of the site.
5. *Landscaping:* The landscape plan will remain consistent with the previously approved plan for all areas outside the limits of the modifications. Adjacent to the buildings will be Sabal Palms, Gumbo Limbo, Yellow Tabebuia, Mahogany as well as foundation plantings of shrubs and groundcover. The parking areas and perimeters are proposed with Live Oak, Mahogany, and Pigeon Plum. A large quantity of natives are proposed.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 11 which is characterized by multi-family residential development on the south side of Stirling Road, ranging from eight to sixteen dwellings per acre. Housing in this area is generally in stable to marginal condition.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 102 and was platted in 1986 under the name, "Riviera Commercial Park North". An amendment to the restrictive note on the plat was approved on March 16, 1999 to restrict the plat to 13,065 square feet of commercial on parcel 1 and 24,800 square feet of commercial, 68,400 square feet of office, 8,000 square feet of day care and 2.53 acres of commercial recreation on parcels 2 through 5.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 11-1-99 subject to the conditions listed below.*

1. Changing the Alexander Palms to Foxtails at the entrance to the Soccer facility.
 2. Providing drought tolerant shrubs and or groundcover in all parking islands to cut down on the amount of sod and irrigation.
 3. Substituting Bottle Brush and Yellow Tabebuia trees for Crepe Myrtles or other trees of equal size.
 4. Labeling future soccer field on site plan.
 5. Providing a note on the landscape plan for the landscape architect to provide a letter of approval prior to final sign off from the Town.
 6. Providing locations of a/c units and screening them from view.
 7. Showing the locations of the power lines along the north and east perimeters on the site plan and landscape plan. The Live Oaks along the two perimeters must be switched for FPL approved trees.
 8. Showing the canopy tree symbols at least 25' in diameter for a more realistic size.
 9. Labeling the 6' CBS wall on the site plan that is denoted in the landscape calculations.
 10. Providing a root barrier detail and note to provide for all canopy trees adjacent to paving and walks.
 11. Specify on landscape plan a sod type for the soccer practice field.
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Site Plan Committee

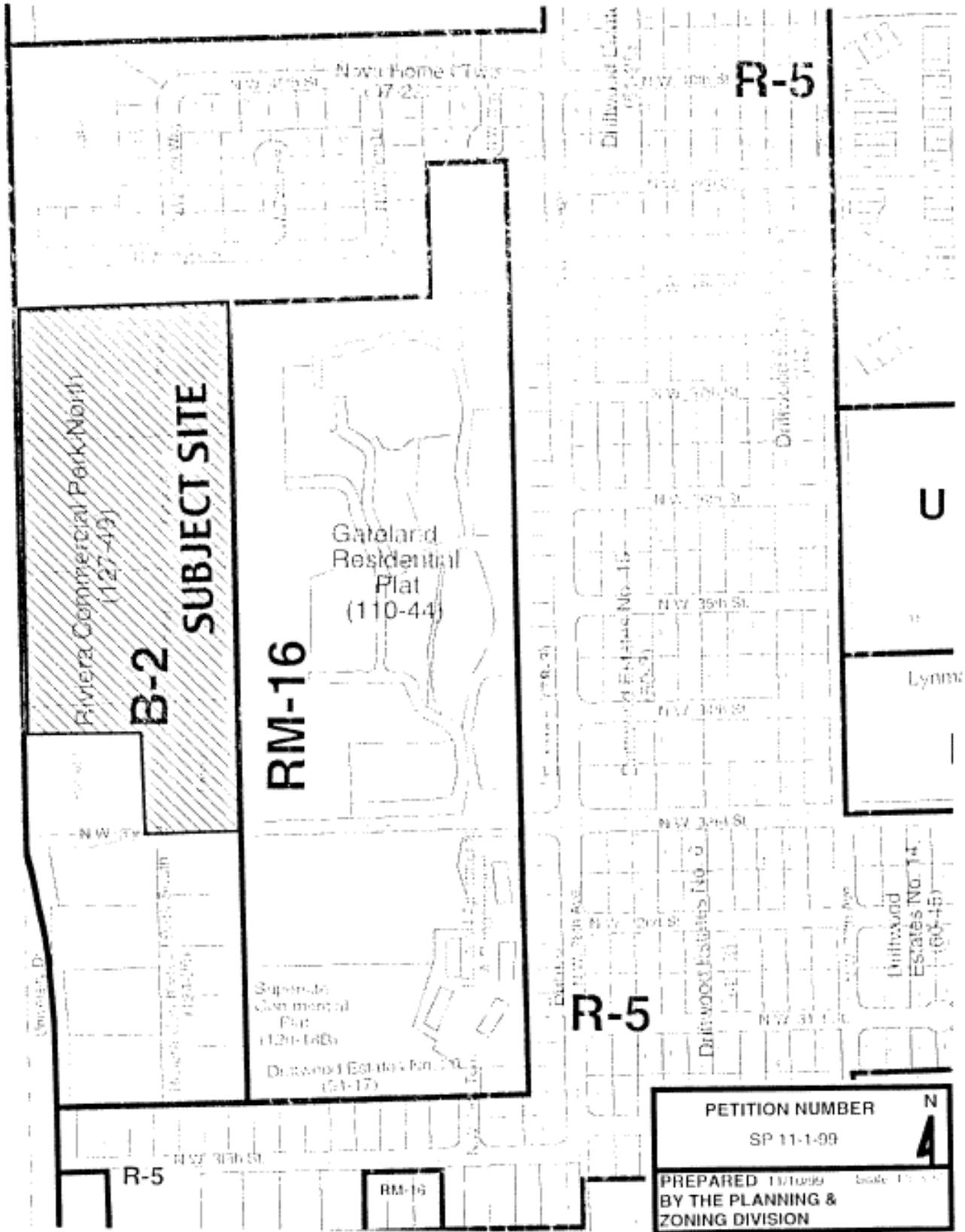
Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report items one through thirteen (two items added at the meeting were that staff review the photometrics on the north and east side of the property; add original color schemes to elevation) (4-0, December 7, 1999).

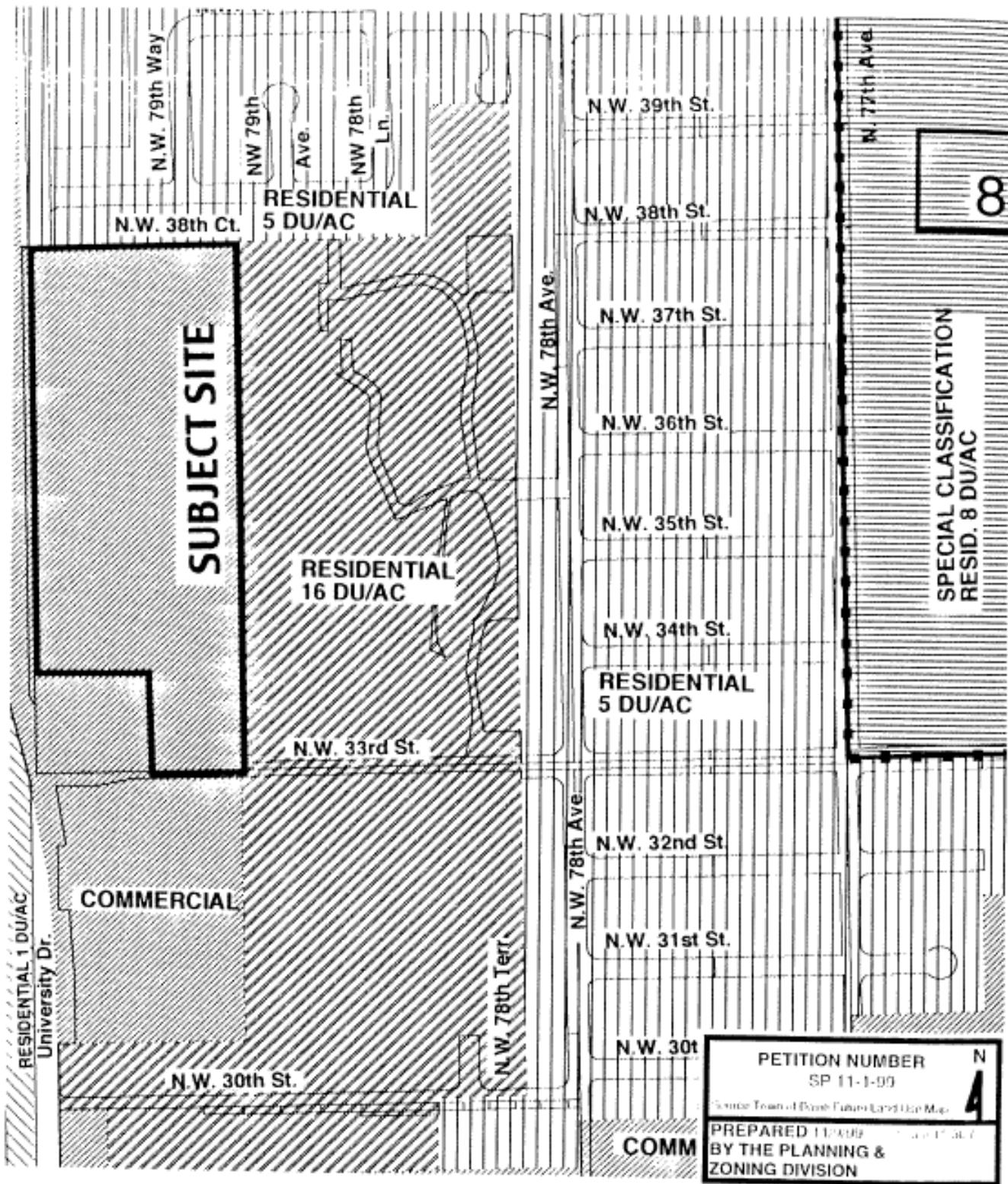
Exhibits

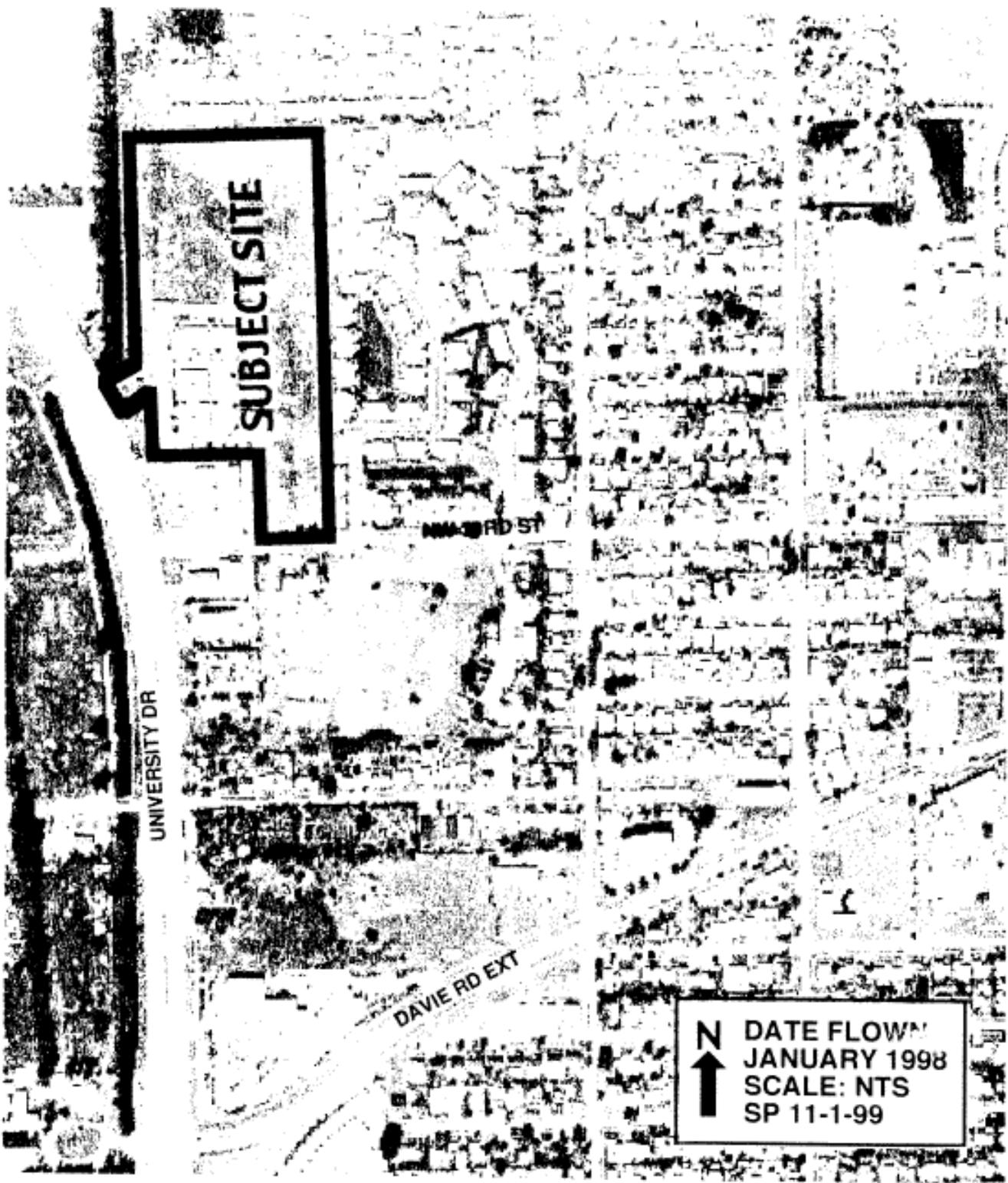
1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____







SUBJECT SITE

WOODWARD ST

UNIVERSITY DR

DAVIE RD EXT

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DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 11-1-99