

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 3-8-01
Project Name and Location: Jaffe at 595 Inc.
10200 SW 101 Road

TITLE OF AGENDA ITEM: Jaffe at 595 Inc.

REPORT IN BRIEF: The applicant requests site plan approval for a 23,546 square foot, two story office building located on Parcel "B" of the Nob Hill Master Plan. The subject site will be located on the south side of State Road 84 along S.W. 101 Road, west of Imperial Lighting and to the north of Creative Child Care. The applicant seeks approval for the proposed building, parking and landscaping. The building elevations reflect a 33' foot structure facing north onto 101 Road. The materials and colors will compliment the existing buildings within the master plan by using Spanish style roofing tile, tan, white and terracotta paint colors, decorative inset medallions and faux coral bandings. Access will be from 101 Road at the northwest corner of the site by a two way drive aisle. A total of 110 spaces will be required with 110 provided.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve based on staff's recommendations and adding that there be an increase of the second floor four-inch projection to a total of 12 inches from the base of the building line and to include the faux coral stone banding as part of that projection (motion carried 4-0, Mr. Aucamp was not present at time of vote, May 22, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 3-8-01 subject to the following conditions prior to the issuance of a building permit.

1. Providing a horizontal dimension on the monument sign.
2. Moving the proposed landscaping along the east perimeter to the east to eliminate the "alley effect" between the two properties.
3. Adding native/drought tolerant shrubs/ground cover under the parking island trees and trees along the north buffer adjacent to 101 Road.
4. Specifying 12'-18' CT. for Sabal Palms and noting on the landscape plan the specific heights for each palm.
5. Replacing sod with drought tolerant ground covers in all parking islands.

Application #: SP 3-8-00
Jaffe Office Building

Item No.

Revisions:

Exhibit "A":

Original Report Date: May 22, 2001

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

APPLICANT INFORMATION

Owner:

Agent:

Name: Jaffe at 595, Inc.

Name: Synalovski Gutierrez Romanik Arch.

Address: 10081 Pines Blvd.

Address: 3950 N. 46th Avenue,

City: Pembroke Pines, Fl.

City: Hollywood, Fl. 33021

Phone: (954) 442-0301

Phone: (305) 681-0866

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 10200 SW 101st Road

Land Use Plan Designation: Commercial

Zoning: B-3 (Planned Business Center District)

Existing Use: Vacant parcel

Proposed Use: 2 story office building

Parcel Size: 2.1 acres

Surrounding Land Use:

North: 101 Road / State Road 84

South: Creative Child Care

East: Imperial Lighting

West: Agricultural field

Surrounding Zoning:

North: 101 Road / State Road 84

South: B-3 (Planned Business Center District)

West: (A-1) Agricultural 1du/ac

East: B-3 (Planned Business Center District)

ZONING HISTORY

Previous request on the same property: A rezoning was approved by Town Council on June 7, 2000 from A-1 (Agricultural 1 du/ac) to B-3 (Planned Business Center District).

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests site plan approval for a 23,546 square foot, two story office building located on Parcel "B" of the Nob Hill Master Plan. The subject site will be located on the south side of State Road 84 along S.W. 101 Road, west of Imperial Lighting and to the north of Creative Child Care. The applicant seeks approval for the proposed building, parking and landscaping.
2. *Building:* The building elevations reflect a 33' foot structure facing north onto 101 Road. The materials and colors will compliment the existing buildings within the master plan by using Spanish style roofing tile, tan, white and terracotta paint colors, decorative inset medallions and faux coral bandings.
3. *Access points and parking:* Access will be from 101 Road at the northwest corner of the site by a two way drive aisle. A total of 110 spaces will be required with 110 provided.
4. *Landscaping:* The landscape plan reflects Live Oak, Red Maple, flowering Cassia and Cocoplum shrubs along the perimeters. Gumbo Limbo and Pink Tababuia trees are shown in the parking islands. Foxtail Palms, Sabal Palms and Pigeon Plum trees will be planted adjacent to the building walls. Thirty three (33%) open space has been provided.
5. *Signage:* A monument sign 6' in height by 9.5' in width is proposed at the northeast corner of the entrance drive to state the office building name and address only. One back lit wall sign is proposed above the front entrance facing 101 Road. All signage will be in compliance with the Town Code.

5. *On site drainage:* All on site drainage will be directed towards the retention area to the south.

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 planning area No. 4. A portion of the University Drive and State Road 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre.

Broward County Land Use Plan: The approved boundary plat titled Nob Hill Village is restricted to 114 single family units on Parcel "A" 113,075 square feet of school use and 92,468 square feet of commercial use for the balance of Parcel "A" and "C".

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 3-8-01 subject to the following conditions prior to the issuance of a building permit;*

1. Providing a horizontal dimension on the monument sign.
2. Moving the proposed landscaping along the east perimeter to the east to eliminate the "alley effect" between the two properties.
3. Adding native/drought tolerant shrubs/ground cover under the parking island trees and trees along the north buffer adjacent to 101 Road.
4. Specifying 12'-18' CT. for Sabal Palms and noting on the landscape plan the specific heights for each palm.

Site Plan Committee

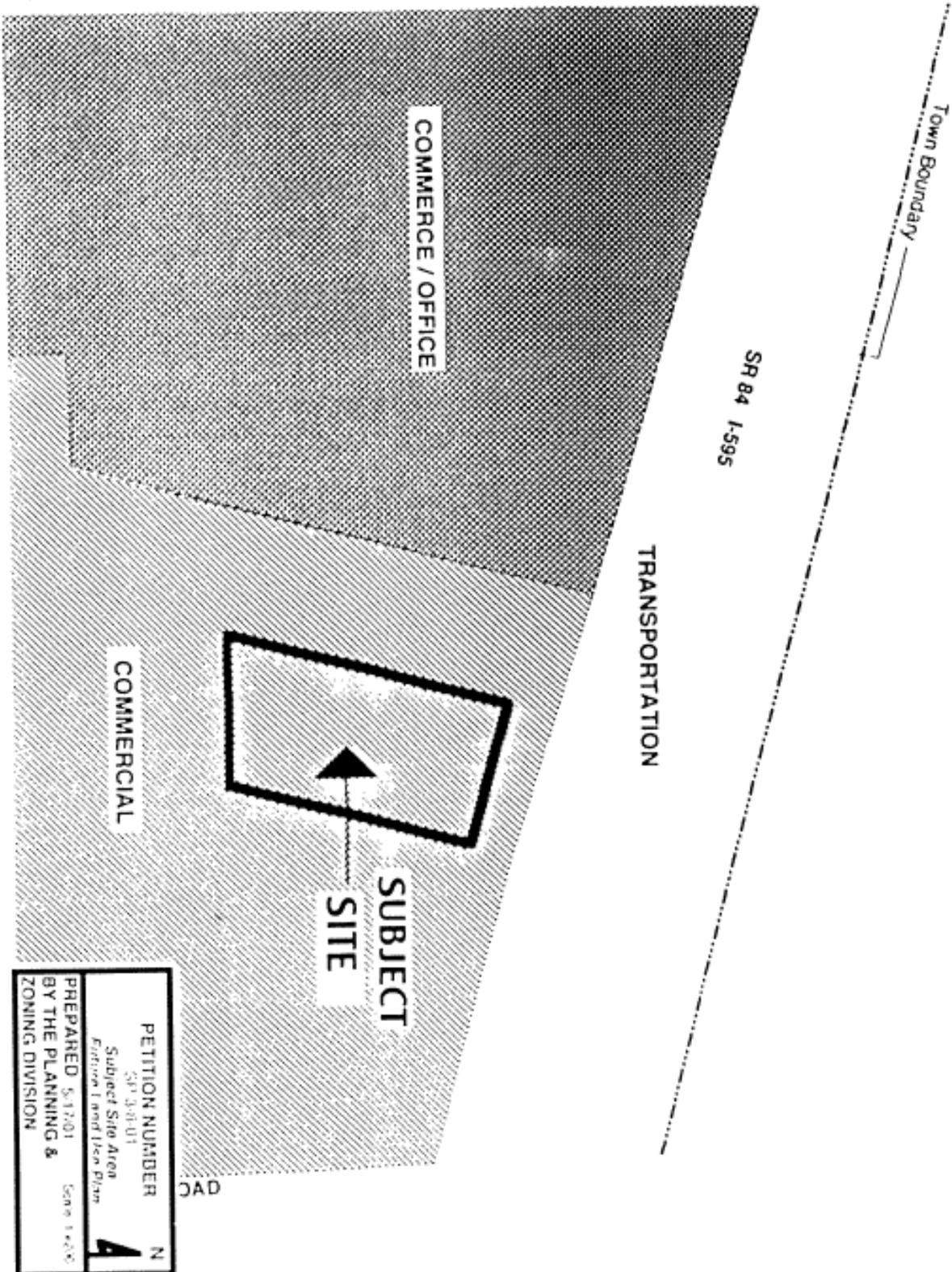
Site Plan Committee Recommendation: Motion to approve based on staff's recommendations and adding that there be an increase of the second floor four-inch projection to a total of 12 inches from the base of the building line and to include the faux coral stone banding as part of that projection (motion carried 4-0, Mr. Aucamp was not present at time of vote, May 22, 2001).

Exhibits

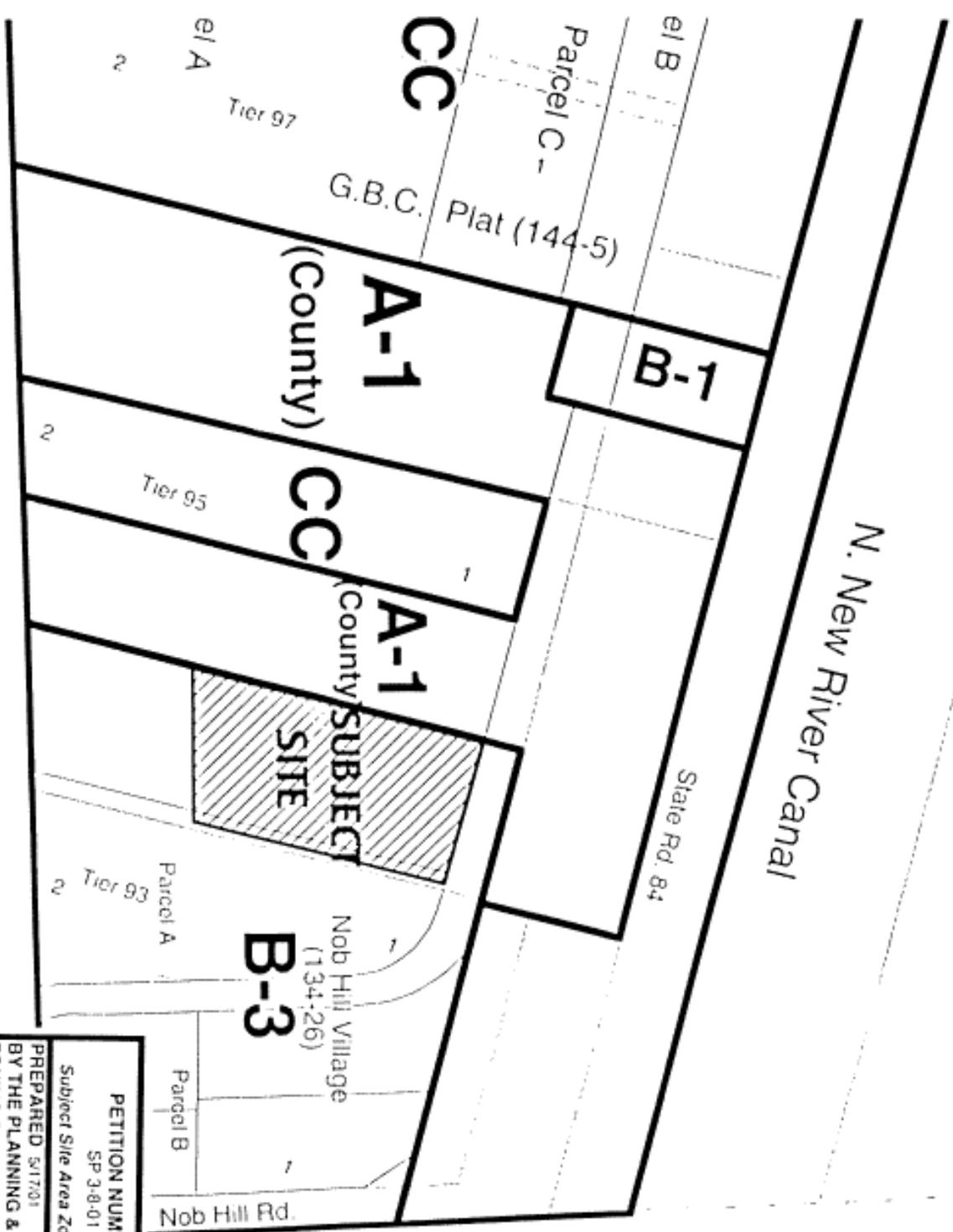
1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER **N**
 SP 3-8-01
 Subject Site Area
 Future Land Use Plan
 PREPARED 5-17-01
 BY THE PLANNING & ZONING DIVISION
 Scale 1"=200'



PETITION NUMBER N
 SP 3-8-01
 Subject Site Area Zoning Map
 PREPARED 5/17/01 Scale 1"=200'
 BY THE PLANNING & ZONING DIVISION

