

**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 4-4-01
Project Name and Location: Rolling Hills Executive Center II
8020 S.W. 30th Street

TITLE OF AGENDA ITEM: Rolling Hills Executive Center II

REPORT IN BRIEF: The applicant proposes to construct a two story office building, parking and landscaping on a the northwest portion of Parcel 'B' within the Rolling Hills Commercial Master Plan. The total land area proposed for development consists of .576 acres of the 13.78 acres encompassed in the master plan. The proposed structure will face east to the rear of the existing Walgreens store and interior perimeter road. The architectural elements of the building will match the majority of the existing buildings within the master plan by using Spanish 'S' roofing tile, decorative moldings, dark green widow frames and beige tone base colors. The gross building area will be 7,771 square feet with a mean roof height of thirty five (35) feet. he site plan provides 29% green space within the parcel. Perimeter trees include Live Oak, Green Buttonwood, Yellow Tabebuia and a perimeter hedge. Parking islands will have Live Oak under planted with ground cover. Interior plantings include Carpentaria Palms, Dahoon Holly, accent shrubs and ground covers. The majority of the plantings are native and or considered drought tolerant.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: motion to approve subject to staff's recommendations, eliminating number four, in order to review signage under separate approval; to include the landscape architect's seal on all necessary documents; to increase the height and number of Carpentaria Palms to be approved by Mr. McClure; to add accent plants to the landscape bed; to add an architectural enhancement on the back wall (within the three-window band at the center of the west elevation to be similar to the front elevation}, to be reviewed by Chair Evans (motion carried 5-0, July 7, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 4-4-01 subject to the following conditions prior to the issuance of a building permit.

1. Receiving the Engineering department's final approval.
2. Moving the handicap stalls to the south to align with the front entrance and to create a minimum 3' landing beyond the ramp slope.
3. Show the rear dumpster wall on the sign elevation.

4. Reducing the wall sign letters and changing the font to compliment the building's design.

5. Revising the interior landscape requirements to reflect one tree per 200 square feet of the 15% of VUA, ten trees would be required. Changing the right of way calculations to reflect one tree per 40lf. with one accent tree every 100lf and specifying all canopy trees 14-16' in height to have a 3" caliper.

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

Application #: SP 4-4-01
Rolling Hills Executive Center II

Item No.

Exhibit "A"

Revisions:

Original Report Date: July 6, 2001

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

APPLICANT INFORMATION

Owner/Agent:

Name: Ross-Matz Investments

Address: 3325 S. University Drive

City: Davie, Fl. 33327

Phone: (954) 437-4444

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 8020 S.W. 30th Street

Land Use Plan Designation: Commercial

Existing Zoning: (B-2) Community Business District

Existing Use: Vacant parcel

Proposed Use: Two story office building

Surrounding Land Use:

North: Commercial use across S.W 30th Street

South: Rolling Hills Golf Course

East: Walgreens store

West: Rolling Hills Golf Course

Surrounding Zoning:

North: B-2 (Community Business District)

South: B-2 (Community Business District)

East: CF (Community Facility District)

West: PRD-6.3 (Planned Residential Development District/ 6.3du/ac)

ZONING HISTORY

Previous request on the same property: Three variances were approved by Town Council on March 7, 2001 as follows; (1) to reduce the required side setback from 20 feet to 5 feet adjacent to residentially zoned property; (2) to reduce the 10 foot perimeter landscape buffer to 5 feet adjacent to the loading zone along the south property line and tapering to 0 feet at the curve which meets the south property line and (3) to reduce the 10 foot perimeter landscape buffer to 5 feet along the west property line and 2.17 feet adjacent to the T- turnaround.

Related zoning history: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant proposes to construct a two story office building, parking and landscaping on a the northwest portion of Parcel 'B' within the Rolling Hills Commercial Master Plan. The total land area proposed for development consists of .576 acres of the 13.78 acres encompassed in the master plan
2. *Buildings:* The proposed structure will face east to the rear of the existing Walgreens store and interior perimeter road. The architectural elements of the building will match the majority of the existing buildings within the master plan by using Spanish 'S' roofing tile, decorative moldings, dark green window frames and beige tone base colors. The gross building area will be 7,771 square feet with a mean roof height of thirty five (35) feet.
3. *Access and Parking:* Access to the site will be provided by one ingress/egress easement off of the interior perimeter road to the east. Twenty six (26) parking stalls are required for the office use with thirty seven (37) provided including two (2) handicap and one (1) loading stall.
4. *Landscaping:* The site plan provides 29% green space within the parcel. Perimeter trees include Live Oak, Green Buttonwood, Yellow Tabebuia and a perimeter hedge. Parking islands will have Live Oak under planted with ground cover. Interior plantings include Carpentaria Palms, Dahoon Holly, accent shrubs and ground covers. The majority of the plantings are native and or considered drought tolerant.

5. Drainage: On site drainage is shown to be directed into the adjacent lake to the west of the property.

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: This property is within Planning Area 5, bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are S.W. 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The project limits are within a portion of Parcel B of the Rolling Hills Golf and Tennis Club Plat. No restrictions are recorded.

Staff Analysis

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 4-4-01 subject to the following conditions prior to the issuance of a building permit:

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Site Plan Committee

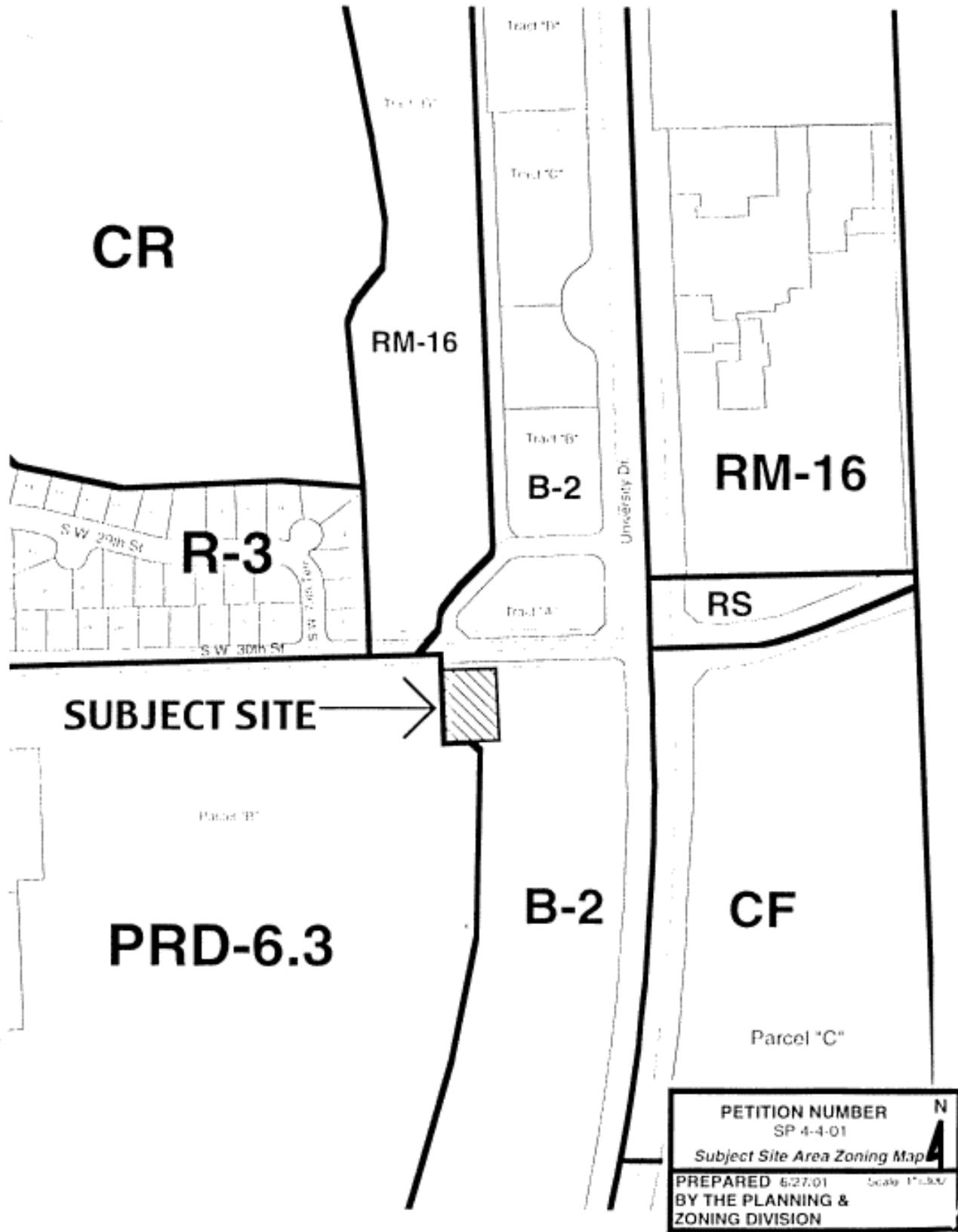
SITE PLAN COMMITTEE RECOMMENDATION: Site Plan Committee: motion to approve subject to staff's recommendations, eliminating number four, in order to review signage under separate approval; to include the landscape architect's seal on all necessary documents; to increase the height and number of Carpentaria Palms to be approved by Mr. McClure; to add accent plants to the landscape bed; to add an architectural enhancement on the back wall (within the three-window band at the center of the west elevation to be similar to the front elevation), to be reviewed by Chair Evans (motion carried 5-0, July 7, 2001).

Exhibits

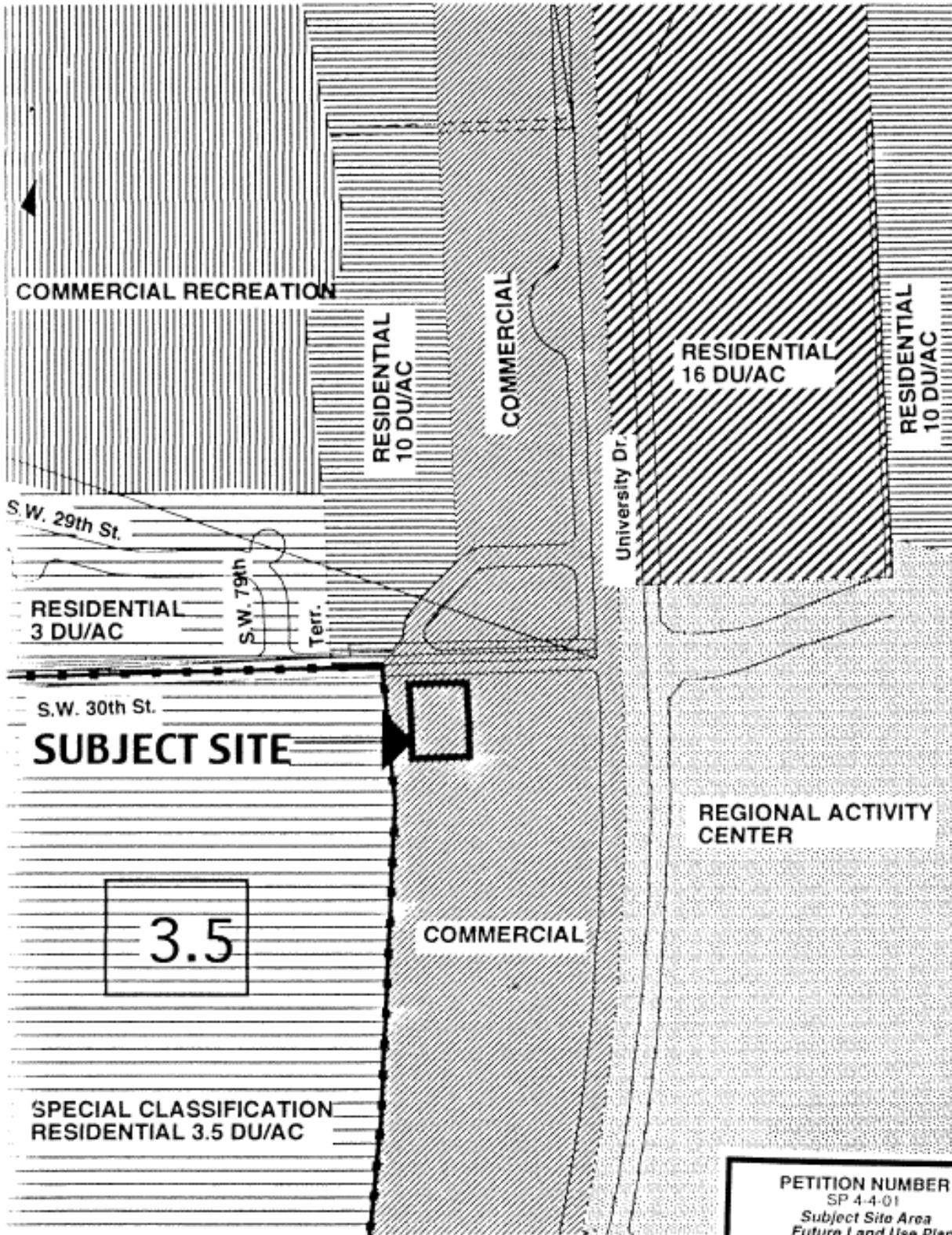
1. Land Use Map, Subject Site, Zoning Map, Aerial

Prepared by: _____

Reviewed by: _____



SP 4-4-01



PETITION NUMBER SP 4-4-01 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 4
PREPARED 6/27/01 BY THE PLANNING & ZONING DIVISION		
		Scale 1"=300'

