

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director
954-797-1101

SUBJECT: Site Plan SP 10-2-01
Stor-All at Flamingo Commons

AFFECTED DISTRICTS: District 4

TITLE OF AGENDA ITEM: Site Plan approval a mini-warehouse storage facility.

REPORT IN BRIEF:

The applicant's request is for a 91,061 square foot mini-warehouse building located on 3.315 acres. The subject site is Parcel 'D' of the Flamingo Commons Development, as approved through a Conceptual Master Plan by Ordinance 96-5. The zoning district is Planned Business Center District, B-3, and the setback requirements are 25 feet for the west, south, and east and 50 feet to the north.

The proposed building is three (3) stories high and has a building footprint of 30,273 sq. ft. The total floor area of the building is 91,061 sq. ft. The building is to be constructed of concrete block walls, covered with a painted stucco finish and/or simulated brick stucco. The color scheme proposed is natural tan, gobi beige, surfer sail, princely purple, and gray. These colors are compatible with the overall color scheme as required by the Conceptual Master Plan except for the corporate colors of purple and teal. A purple and orange stripe is proposed horizontally along the building facade. The stripe is 35' to top of roof and 40' to top of parapet.

PREVIOUS ACTIONS: None.

CONCURRENCES: The Site Plan Committee voted to approved SP 10-2-01 on February 26, 2002 (motion passed 5-0).

FISCAL IMPACT:

Has request been budgeted? yes no

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

RECOMMENDATION(S): Staff recommends approval, of the application SP 10-2-01 subject to the following conditions prior to the issuance of a building permit:

1. Relocate the proposed building to the south (approximately 19' more) to provide additional buffering between the recreational trail and the building and the proposed residential area to the north.

Attachment(s): Staff report, land use map, subject site map, aerial, site plans

Application #: SP 10-2-01
Store-All @ Flamingo Commons

Revisions: 1/24/02..2/01/02..2/13/02..2/27/02
Original Report Date: 1/22/02

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

APPLICANT INFORMATION

Owner:

Name: Roho Flamingo, Ltd.
Address: 1375 West Hillsboro Boulevard,
City: Deerfield Beach, FL 33444
Phone: (954) 421-7888

Agent:

Name: Lou Campanile, Jr., P.E.
Address: 546 Spinnaker,
City: Weston, FL 33326
Phone: (954) 389-1400

BACKGROUND INFORMATION

Application History: This was tabled on January 22, 2002 due to a 2-1 voted requiring the item be remanded back to Site Plan Committee for a revote. The applicant has submitted revised plans (dated January 30, 2002) correcting most of the previous comments and conditions stated by staff in the staff report dated January 24, 2002..

Application Request: Site plan approval

Address/Location: 12451 Orange Drive/Generally located at the northwest corner of Flamingo Road & Orange Drive

Future Land Use Plan Designation: Commercial

Zoning: B-3, Planned Business Center District

Existing Use: Vacant Land

Proposed Use: Commercial

Parcel Size: 144,413 Sq. Ft. (3.315 acres)

Surrounding Uses:

North: Residential, vacant

South: Commercial, vacant

East: Flamingo Petroleum, under construction Commercial

West: Flamingo Commons Office Building Commercial

Surrounding Land

Use Plan Designation:

Residential (1 DU/AC)

Commercial

Surrounding Zoning:

North: A-1, Agricultural District

South: B-3, Planned Business Center District

East: B-3, Planned Business Center District

West: B-3, Planned Business Center District

ZONING HISTORY

Related Zoning History: A settlement agreement was approved in 1995 for the property's annexation into the Town of Davie. This area was subsequently plated as the "ICE Plat."

Previous Request on same property: The property was rezoned from A-1 to B-3 in January 1996, through Ordinance 96-5. This rezoning included a conceptual master plan indicating a 6' high concrete block wall along the north perimeter of the property and a lake between the commercial structure and the residential development to the north.

A variance was approved on March 1, 2000 for building and site development requirements. This variance reduced the minimum lot depth, lot area, and minimum building separation for the Falls Executive Center and are not relevant to the applicant's submitted site plan.

A Conceptual Master Plan was approved on March 15, 2000. This plan indicated required architectural style, building materials, access points and an overall landscape plan for the roadways. This plan functioned as the site plan for Parcel E and revised the location of the lake from the north to the south.

APPLICATION DETAILS

Development Details:

The Applicant's SUBMISSION indicated the following:

1. *Site:* The applicant's request is for a 91,061 square foot mini-warehouse building located on 3.315 acres. The subject site is Parcel 'D' of the Flamingo Commons Development, as approved through a Conceptual Master Plan by Ordinance 96-5. The zoning district is Planned Business Center District, B-3, and the setback requirements are 25 feet for the west, south, and east and 50 feet to the north.

2. *Building:* The proposed building is three (3) stories high and has a building footprint of 30,273 sq. ft. The total floor area of the building is 91,061 sq. ft.

The building is to be constructed of concrete block walls, covered with a painted stucco finish and/or simulated princely purple,

by the Conceptual Master Plan except for the corporate colors of purple and teal. A purple and orange stripe is proposed horizontally along the building facade and within a diamond pattern using the same colors. The overall height is 35' to top of roof and 40' to top of parapet.

3. *Access and Parking:* Access to the site is provided via a two-way private drive that connects to Orange Drive. A 20' recreational trail easement is shown on the northside of the property,

designated by plat. A 14' stabilized base is provided around the north and west side of the building, providing full on-site circulation for emergency vehicles. Forty-five (45) parking spaces are located on the north and east sides of the building.

4. *Landscaping:* The landscaping, as shown, is compatible with the landscaping as required by the Conceptual Master Plan. In addition, the applicant has proposed landscaping material surrounding the building site to include Gumbo Limbo, Pigeon Plum, Crape Myrtle, Date Palm, and Mahogany. Shrubs and Ground cover include Saw Palmetto, Wild Coffee, Orange Jasmine, Cocoplum, and Red Bougainvillea Vine.

Summary of Significant Development Review Agency Comments

The DRC recommended the proposed building be located further south to provide additional open space between the building, the recreational trail and the residential areas to the north of this property (Flamingo Plat). A six (6) foot masonry wall is also required south of the recreational trail to further buffer this area.

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

The subject site situate, lying and being in the Town of Davie, Broward County, Florida, containing a portion of Parcel A, ICE PLAT and is recorded in Plat Book 165, Page 165, Page 21 of the Public Records of Broward County, Florida.

Planning Area: The subject property falls within Planning Area 2. This Planning Area includes westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single-family residential at a density of one dwelling unit per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Staff Analysis and Findings of Fact

The proposed site plan meets all the applicable codes and ordinances of the Town of Davie. The following items are requested by staff, to be corrected and/or revised prior to final site plan approval by staff and the issuance of any development permits.

1. Relocate the proposed building to the south (approximately 19' more) to provide additional buffering between the recreational trail and the building and the proposed residential area to the north. *The applicant has relocated the building further to the south (6') from the previous site plan previously reviewed by the Site Plan Committee.*
-

Staff Recommendation

Recommendation: Based upon the above, staff recommends **approval**, of the application SP 10-2-01 subject to the following conditions prior to the issuance of a building permit:

1. Relocate the proposed building to the south (approximately 19' more) to provide additional buffering between the recreational trail and the building and the proposed residential area to the north.
-

Site Plan Committee Recommendation

At the January 22, 2002 Site Plan Committee meeting, on a motion made by Mr. Engel and seconded by Vice-Chair Aucamp, the Committee voted to approve the site plan subject to staff's 15 conditions, excluding number 3, requiring the building be relocated 25' to the south, requiring instead that the building be relocated 6' to the south and that the applicant resubmit the landscape plans to staff for review of the height of trees on the north side of the site, requiring that they be higher, that the air conditioning units be moved to the west side of the building, and that palm trees, such as Carpentaria, be placed where the air condition units

used to be. Motion carried 2-1, Ms. Aitken opposed. Subject to Resolution 2001-209, this item was automatically tabled to the meeting of February 12, 2002.

At the February 12, 2002 Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Vice-Chair Aucamp, to approve the site plan subject to the planning report items one, two, and four; and that the applicant bring back to the Committee (February 26, 2002) a revised east elevation of the building and to work with staff to clarify the landscape plans which would be reviewed at the same meeting. (Motion carried 4-0, Mr. Engel being absent.)

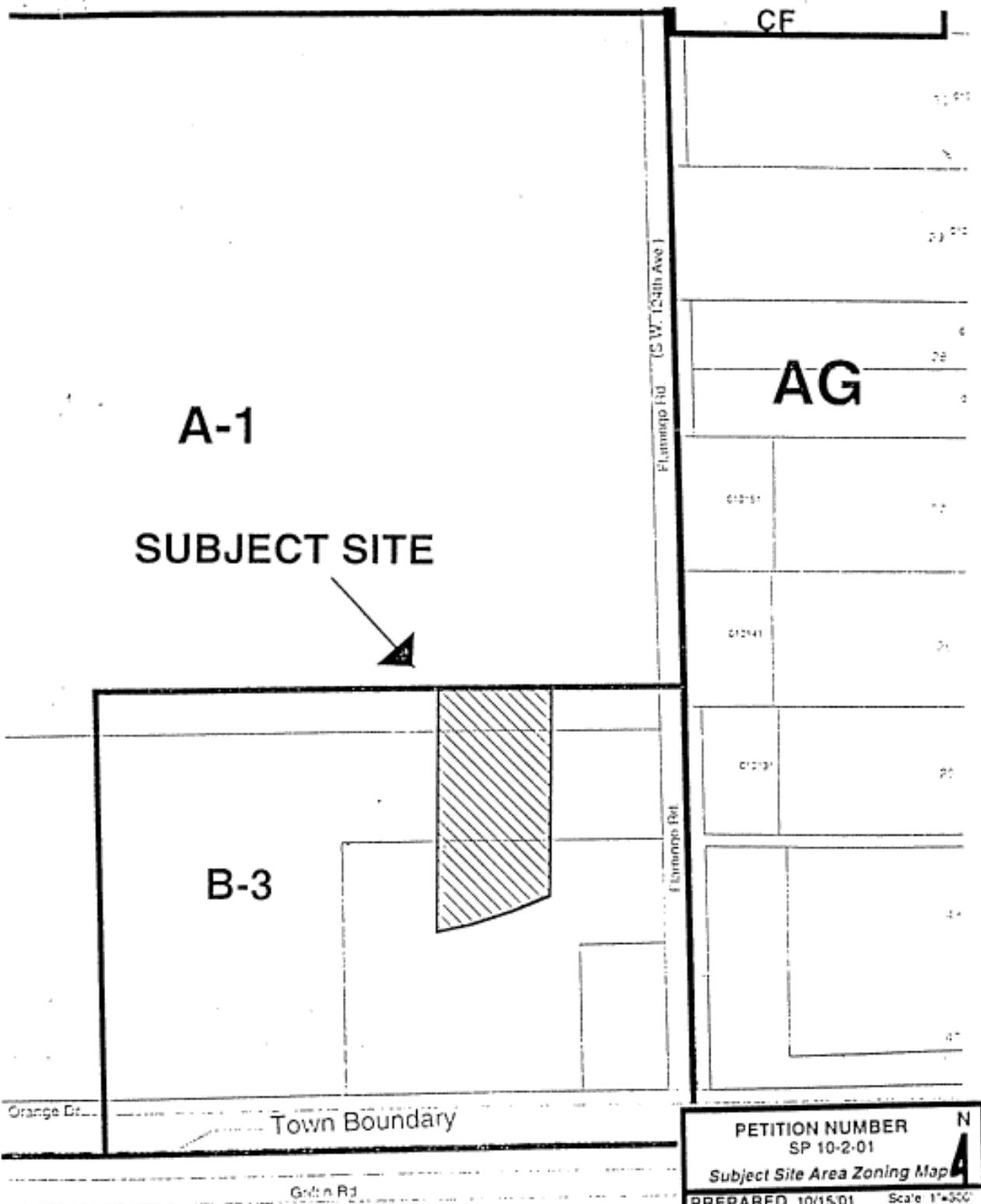
At the February 26, 2002 Site Plan Committee meeting, Mr. Engel made a motion, seconded by Vice-Chair Aucmap, to approve subject to relocating six palm tress so as not to block the signage (motion carried 5-0).

Exhibits

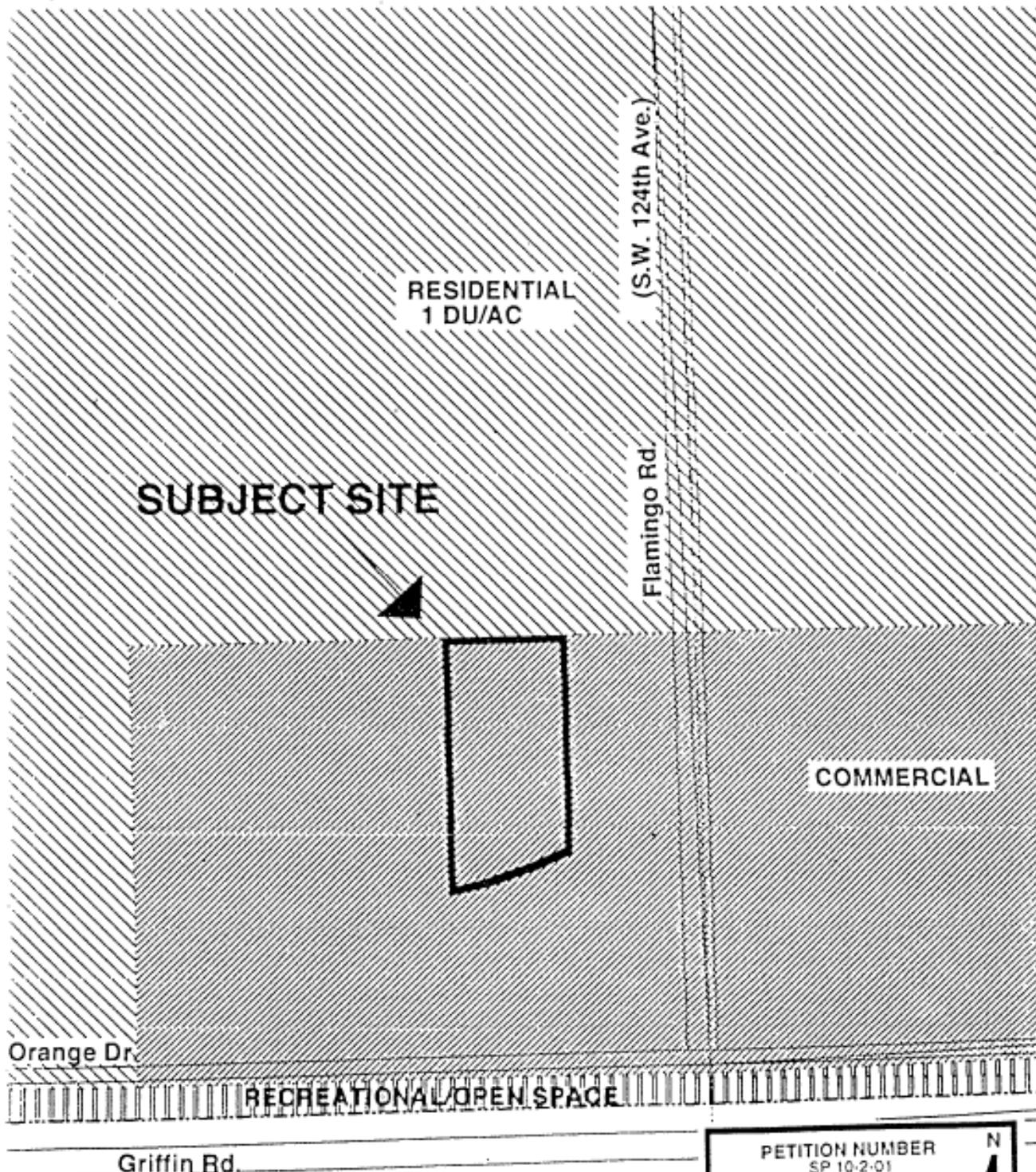
Site Plan, Subject Site Map, Land Use Map, Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER
 SP 10-2-01
 Subject Site Area Zoning Map **A**
 PREPARED 10/15/01 Scale 1"=300'
 BY THE PLANNING &
 ZONING DIVISION



RESIDENTIAL
1 DU/AC

(S.W. 124th Ave.)

Flamingo Rd.

SUBJECT SITE

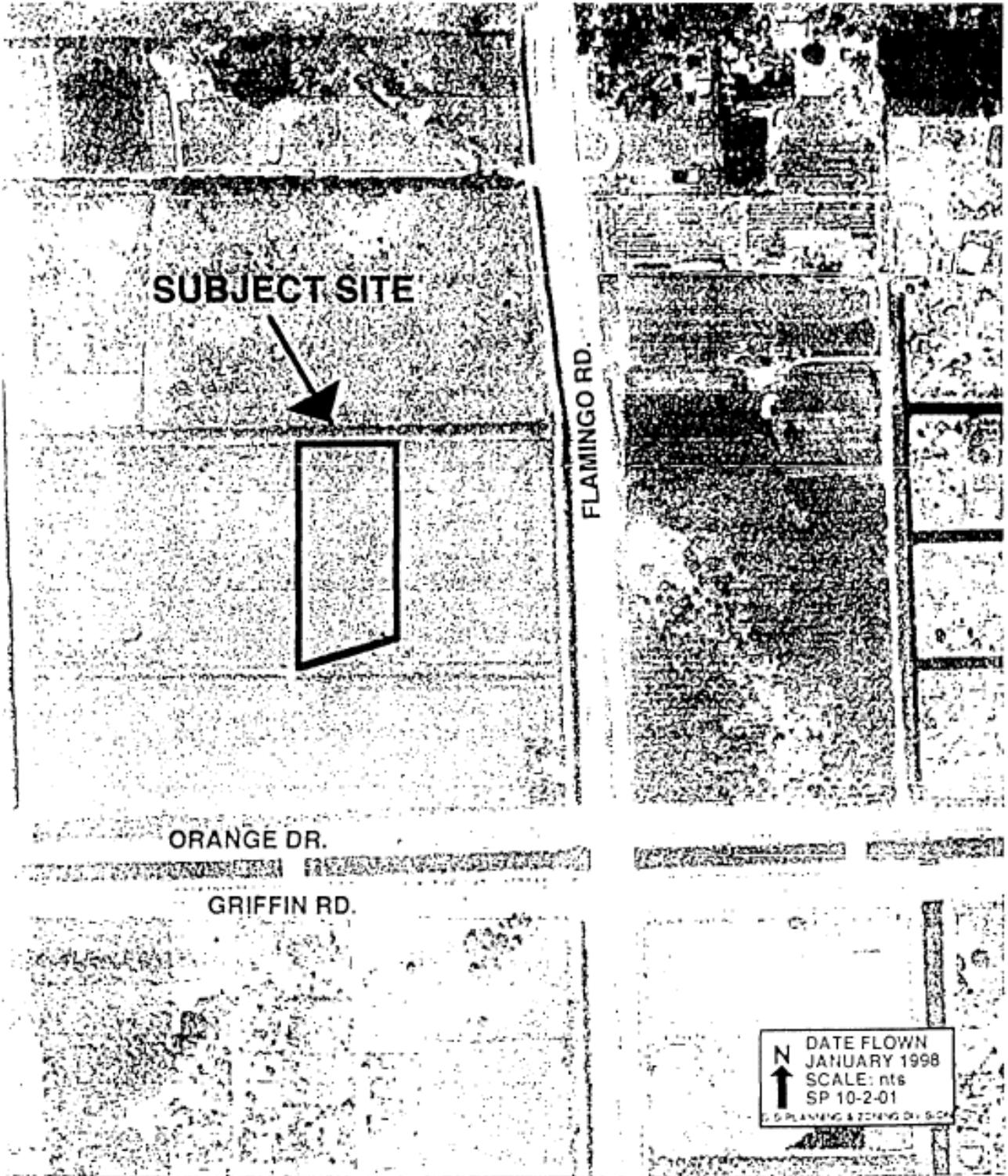
COMMERCIAL

Orange Dr.

RECREATIONAL/OPEN SPACE

Griffin Rd.

PETITION NUMBER		N 4
SP 10-2-01		
Subject Site Area Future Land Use Plan		
PREPARED 10/15/01	Scale 1"=300'	
BY THE PLANNING & ZONING DIVISION		



SUBJECT SITE

FLAMINGO RD.

ORANGE DR.

GRIFFIN RD.

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 10-2-01
C.D. PLANNING & ZONING DIV. S.C.