

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 Modification, SP 6-6-02 Carnahan, Proctor, and Cross /Rita Goldberg, 8200-8270 Griffin Road/Generally located at the southwest corner of Griffin Road and SW 82 Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 6-6-02, Griffin Plaza, SW 82 Avenue and Griffin Road (B-2)

REPORT IN BRIEF: The applicant requests site plan approval for the 2.49 acre site, generally located at the southwest corner of Griffin Road and SW 82 Avenue. The proposal is for parking and landscaping.

The structure has been cleaned and the recently installed signs are in accordance with the master signage plan as presented with the variance. Access to the site is via two (2) twenty-five (25) foot, right turn out only, openings along Griffin Road. Provided are 122 parking spaces in accordance with the variance (130 spaces required for existing uses). The site plan shows 26,136 square feet (0.6 acres) or 24% open space (as allowed by variance, 30% required) for the overall site. It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendations.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the August 13, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve based on the planning report and adding that three additional Christmas Palms be installed to line each side of each entranceway [12 total]; change the dumpster to a 12-foot inside width; and provide a letter from Waste Management that they approve of the dumpster locations (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following condition must be met prior to final site plan approval:

1. Approval from the Central Broward Water Control District.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Rita Goldberg	Name:	Carnahan, Proctor, and Cross
Address:	20123 NE 19 Place	Address:	6101 West Atlantic Boulevard
City:	North Miami Beach, FL 33179	City:	Margate, FL 33063
Phone:	(305) 932-7575	Phone:	(954) 972-3959

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for Griffin Plaza Shopping Center.

Address/Location: 8200-8270 Griffin Road/Generally located at the southwest corner of Griffin Road and SW 82 Avenue.

Future Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: One-story retail building

Proposed Use: same

Parcel Size: 2.49 acres (108,464 square feet)

Surrounding Uses:

North:	Griffin Road, South New River Canal
South:	Mobile Home Park
East:	Davie-Cooper City Library
West:	Auto Tag Plaza

Surrounding Land Use Plan Designation:

Recreation and Open Space
Residential (10 DU/AC)
Commercial
Commercial

Surrounding Zoning:

North:	Unzoned, Griffin Road, South New River Canal
South:	MH-5, Mobile Home Residential District
East:	CF, Community Facilities District

ZONING HISTORY

Previous Requests on same property: Available records indicate that Town Council approved the site plan for this property during the early 1970's.

The variance petition, V 1-1-01 Carnahan, Proctor, and Cross/Goldberg, was approved on November 8, 2001. The requested granted five (5) variances **FROM:** Section 12-208(A)(29)(a)(1) of the Land Development Code which requires one hundred and thirty (130) parking spaces for the existing uses **TO:** reduce the number of spaces required by eight (8); **FROM:** Section 12-107(D)(5)(a) of the Land Development Code which requires a twenty (20) foot landscape buffer on arterial streets **TO:** reduce the landscape buffer width on the northern portion of the parcel to an average of ten (10) feet; **FROM:** Section 12-107(D)(4) of the Land Development Code which requires a ten (10) foot landscape buffer between commercially zoned properties **TO:** reduce the landscape buffer on the eastern and western portions of the parcel from ten (10) feet to 0 (zero) feet; **FROM:** Section 12-108(C)(2)(a) of the Land Development Code which requires that landscape islands be a minimum of ten (10) feet in width **TO:** reduce the median landscape island to three (3) feet in width; **FROM:** Section 12-83 of the Land Development Code which requires thirty (30) percent open space in B-2, Community Business Districts **TO:** reduce the open space requirement to twenty-four (24) percent.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 2.49 acre site, generally located at the southwest corner of Griffin Road and SW 82 Avenue. The proposal is for parking and landscaping.
2. *Building:* The structure has been cleaned and the recently installed signs are in accordance with the master signage plan as presented with the variance.
3. *Access and Parking:* Access to the site is via two (2) twenty-five (25) foot, right turn out only, openings along Griffin Road. Provided are 122 parking spaces in accordance with the variance (130 spaces required for existing uses).
4. *Landscaping:* The site plan shows 26,136 square feet (0.6 acres) or 24% open space (as allowed by variance, 30% required) for the overall site. The buffer along Griffin Road will be planted with a continuous Cocoplum hedge, Silver Buttonwood and Yellow Trumpet Tree, which are species appropriate for placement under power lines. The theme at the access points consists of Christmas Palm, Pink Mexican Bluebell, and Variegated Pittosporum. The southern buffer will be planted with a continuous

Cocoplum hedge, Mahogany Tree, Pink Trumpet Tree, and Erect Bottlebrush. The eastern and western buffers have been reduced by variance, and the landscape islands are shown to be planted with Pink Trumpet Tree.

Significant Development Review Agency Comments

Drainage: The subject property lies within the Central Broward Water Control District. The agency is currently reviewing the site plan. Final site plan approval shall be contingent upon the applicant gaining approval from the District.

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 subject site is located in Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, Ordinances, and the variance V 1-1-01.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following condition must be met prior to final site plan approval:

1. Approval from the Central Broward Water Control District.
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Site Plan Committee Recommendation

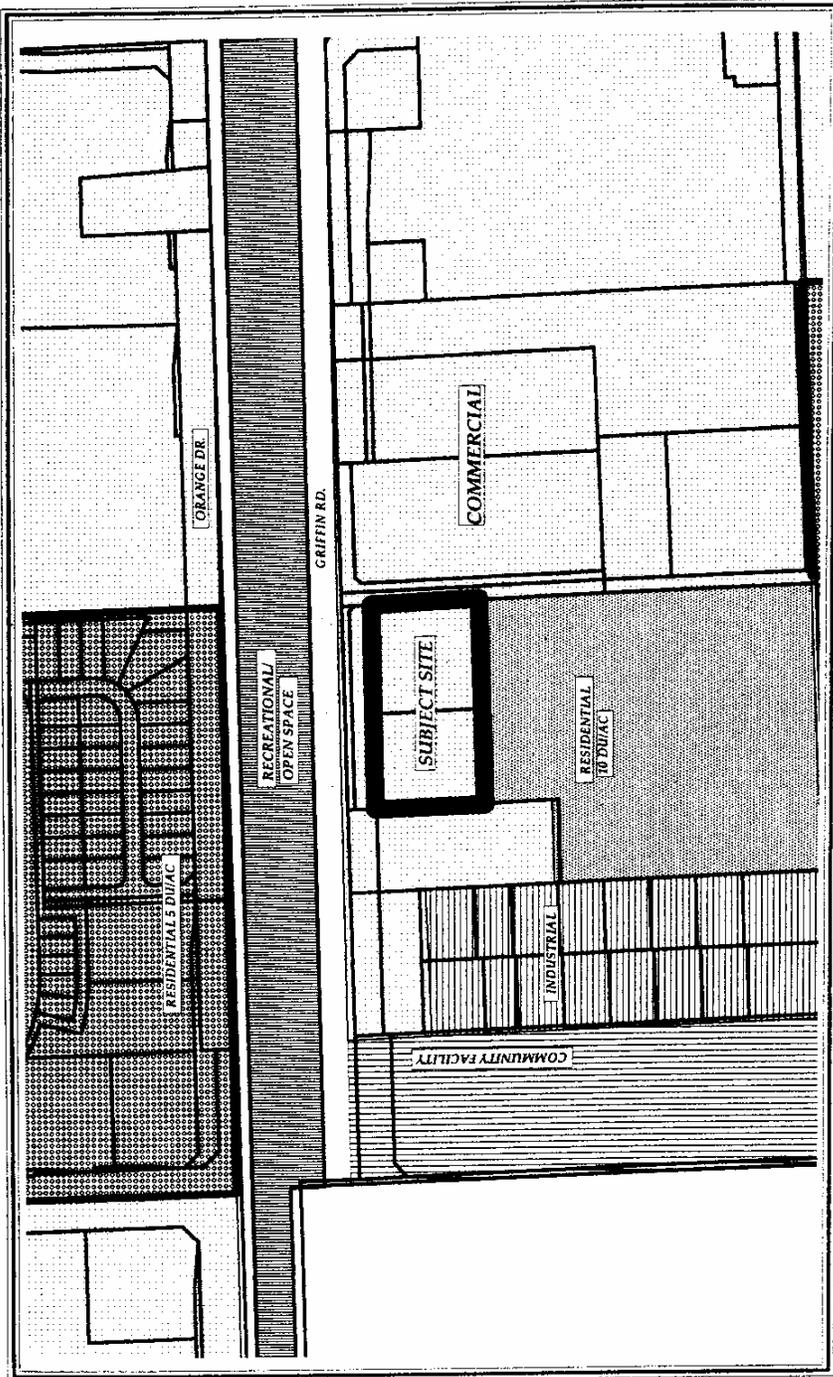
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Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

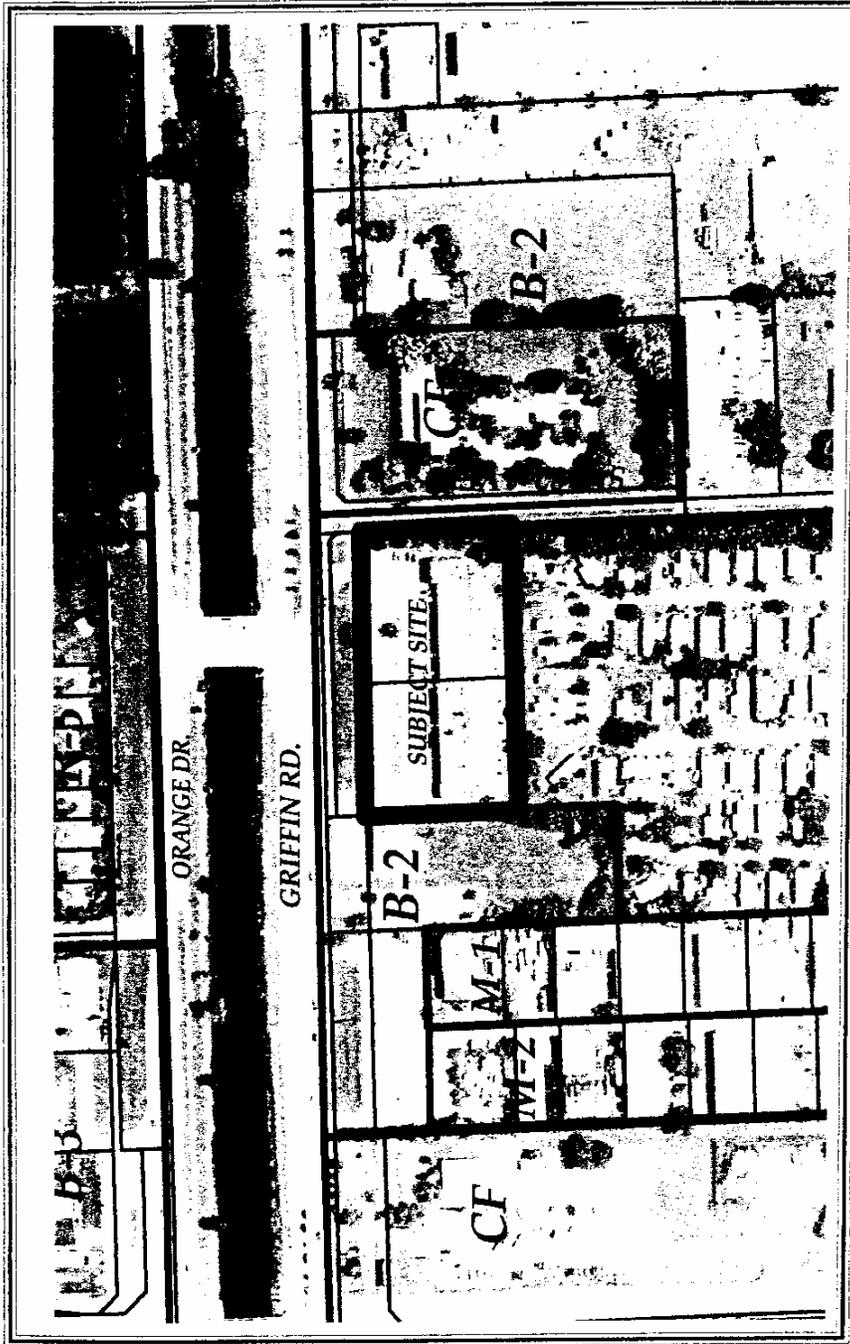
Prepared by: _____

Reviewed by: _____



PETITION NUMBER: SP 6-6-02

FUTURE LAND USE MAP
 Scale: 1"= 200'
 Planning & Zoning Division - GIS
 Prepared 7/11/02



PETITION NUMBER: SP 6-6-02

Zoning and Aerial Map
 Date: Flown: January, 2001
 Scale: 1"= 200'
 Planning & Zoning Division - GIS
 Prepared 7/11/02

