

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP/(954) 797-1101
Prepared by: Roberta Moore, Planner I

SUBJECT: Site Plan
SP 7-5-02, University Place, 5200 South University Drive, Generally located 2700 feet south of Griffin Road and South University Drive.

TITLE OF AGENDA ITEM:

SP 7-5-02 University Place, Architect/Petitioner Francisco Costoya, Jr. A.I.A., 4960 Southwest 72 Avenue, Suite 310, Miami, Florida 33355

REPORT IN BRIEF:

The applicant requests site plan approval for the 4.48 acre site located at 5200 South University Drive. The proposal is for one and two story office buildings consisting of condominium suites for sale. The total gross square footage for the entire project is 50,486 square feet. Access to the site is from South University Drive with one hundred forty nine (149) standard and six (6) handicap parking spaces being provided. The base building color will be a Buff Tan Shade and the primary building color will be Light Warm Grey. The site plan shows 35.9% open space for the overall site. Along University Drive the landscape theme consists of Washingtonia with meandering Live Oaks, Dwarf Yaupon, Varigated Pittos, and Travelers Palms. The drainage on this project is collected in roadside swales.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee recommended approval subject to the staff report on October 22, 2002 (motion carried 5-0 to approve subject to staff's comments; revising the dumpster locations prior to Town Council; revising the turn around area before permitting; and labeling the dry retention areas on the plans prior to Town Council). The applicant has revised the drawings based upon Site Plan recommendation.

FISCAL IMPACT: None

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendations.

Attachment(s): Planning Report, Future Land Use, Aerial

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

APPLICANT INFORMATION

Owner/Agent:

Name: Francisco Costoya, Jr. A.I.A. – The Costoya Group
Address: 4960 Southwest 72 Avenue, Suite 310
City: Miami, Florida 33355
Phone: (305) 669-3923

BACKGROUND INFORMATION

Application History: None

Application Request: Site plan approval.

Address/Location: 5200 South University Drive, Davie, Florida 33328

Future Land Use Plan Designation: Residential 10 DU/AC

Zoning: B-3, Planned Business Center District

Existing Use: Vacant

Proposed Use: Professional Offices for sale as condominiums

Parcel Size: 4.48 acres (193,571 square feet)

Surrounding Uses:

North: Townhomes, SaddleUp
South: Vacant
East: Commercial, SER Enterprises
West: University Drive, across the street is the Renaissance Plaza

Surrounding Land Use Plan Designation:

Residential 10 DU/AC
Residential 10 DU/AC
Residential 3 DU/AC
Commercial

North: RC-3, Residential Cluster (3 DU/AC) (Town of Davie Zoning Code)
South: B-3, Planned Business Center District
East: R-3, Low Density Dwelling District
West: B-3, Planned Business Center District

ZONING HISTORY

Previous Request on same property: None

APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

1. Site: The applicant requests site plan approval for the 4.48 acre site located at 5200 South University Drive. The proposal is for one and two story office buildings consisting of condominium suites for sale. The total gross square footage for the entire project is 50,486 square feet. There will be four (4) buildings that are one story and one (1) two story building. Along the north and east sides of the property, which are adjacent to residential zoning, an eight (8) foot high wall will be provided. The south side of the property, which is zoned for business, a five (5) foot high wall will be provided. As one enters the site a textured paver driveway is provided that allows one to view a reflective pond and the two story building in the forefront. A tenant entrance directory is provided in front of the reflective pond. Parking is provided along at least two sides of each building. Two sidewalks are being provided from the South University Drive in the project. A total of four (4) dumpsters will be provided on site.

2. Buildings: The maximum height of buildings A, B, D, and E will be twenty four feet and three inches (24'3") and the maximum height of building C will be thirty three feet and three inches (33'3"). Buildings A and E will be one story with 7,000 square feet of gross office area per building. Buildings B and D will be one story with 6,000 square feet of gross office area per building. Building C will be two stories and the gross office area of the ground floor will be 8,896 square feet and the gross office area of the second floor will be 9,872 square feet a total of the gross office area being 22,886 square feet.

3. Architecture: The base building color will be a Buff Tan Shade, the primary building color will be Light Warm Grey, the accent building color will be Off White, the wood, fascia and trim will be Off White; and the decorative canvas awnings will be Dark Mint. The roof will be Spanish 'S' high profile concrete roofing tile; a decorative solar screen vinyl canvas awning will be provided; an up and down pendant style electrical fixture will be mounted along the exterior walls; decorative accent tile will be provided; accent tile will wrap around the concrete columns; decorative medallions will be provided; and a low masonry screen wall will be provided encasing the air conditioning condensing units for every building.

4. Access and Parking: Access to the site is from South University Drive with one hundred forty nine (149) standard and six (6) handicap parking spaces being provided.

5. Landscaping: The required landscaping for the site is 30%. The site plan shows 35.9% open space for the overall site. Along University Drive the landscape theme consists of Washingtonia with meandering Live Oaks, Dwarf Yaupon, Varigated Pittos, Travelers Palms, Wax Jasmine, Pink Spreading Ixora, Spider Lily, Dwarf Allamanda, Crepe Myrtles, Crinum Lily, Lantana and Florida Gama grass. Adjacent to the residential development along the north and east sides an eight foot wall will be provided. To complement this feature the applicant is proposing Gumbo Limbo, Live Oaks, W. Indian Mahogany, and Queen Palms. Throughout the site a wide variety of landscape material is proposed including the following: Live Oaks, Gumbo Limbo, Queen Palms, Washingtonia, Crepe Myrtle, Silver Buttonwood, Yellow Poinciana, Yellow Tabebuia, W. Indian Mahogany, Sabal Palm, Alexander Palm, Cuban Royal Palm, Pink Tree Oleander, Coconut Palm, Dwarf Date Palm, and Travelers Palm. Accents, shrubs, and ground cover includes Mandevillea Vine, Varigated Arboricola, Varigated Shell Ginger, Cocoplum, Florida Gama Grass, Pink Spreading Ixora, Dwarf Allamanda, Dwarf Philodendron, Varigated Pittos, Crinum Lily, Sandankwa Viburnum, Yew, Cardboard Plant, Spider Lily, Dwarf Yaupon, Wax Jasmine, Firebush, Lobster Claw, Blue Daze, Lantana, Shore Juniper, Daylily, Giant Lilyturf, and Aztec Grass.

6. Drainage: The drainage on this project is collected in roadside swales. The pond will provide storage for typical rainfalls without discharge.

Significant Development Review Agency Comments

Central Broward Water Control District does not permit landscaping within drainage easements and/or lake maintenance easements and as such, coordinate with Central Broward Water Control District is required.

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 property falls within Planning Areas 10. Planning area 10 is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Commercial development of retail centers and office buildings line the west side of the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multifamily residential development 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.

Flexibility Zone: The proposed site plan is in Flexibility Zone 102.

Broward County Land Use Plan: The subject site is governed by the plat titled “Pearl Plaza” restricted to 55,000 square feet of office use on Parcel ‘A’.

Concurrency Considerations: The subject site is a portion of platted property which has met the concurrency requirements and is in compliance with all restrictions of the approved plat.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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 and Ordinances.

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the site plan has been modified pursuant to Site Plan Committee’s recommendations.

Site Plan Committee

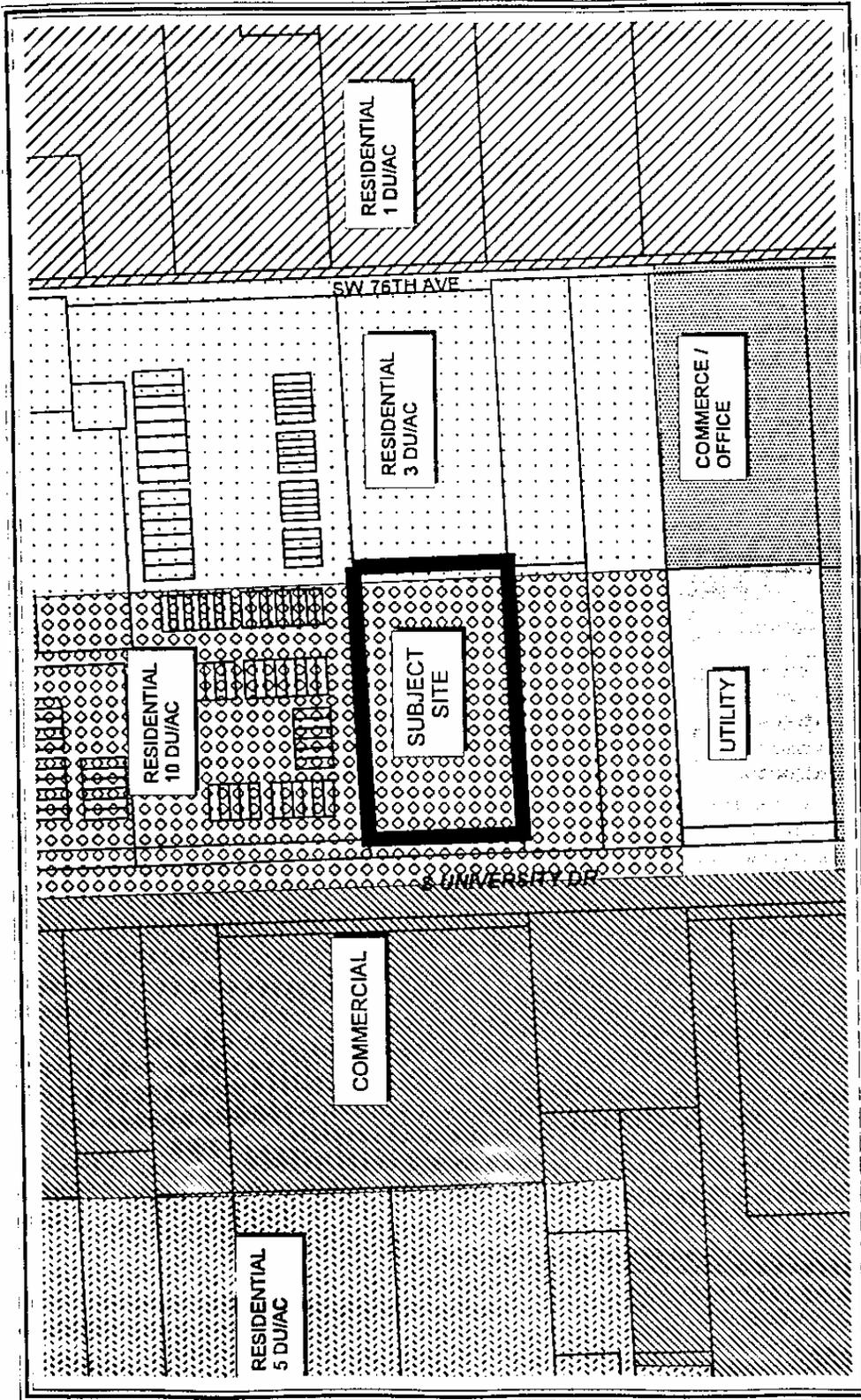
Site Plan Committee Recommendation: On October 22, 2002 a Motion to Approve subject to staff’s comments; revising the dumpster locations prior to Town Council presentation; revising the turn around area before permitting; and labeling the dry retention areas on the plans prior to Council presentation (motion carried 5-0 to approve subject to staff’s comments; revising the dumpster locations prior to Town Council; revising the turn around area before permitting; and labeling the dry retention areas on the plans prior to Town Council).

Exhibits

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

Prepared by: _____

Reviewed by: _____



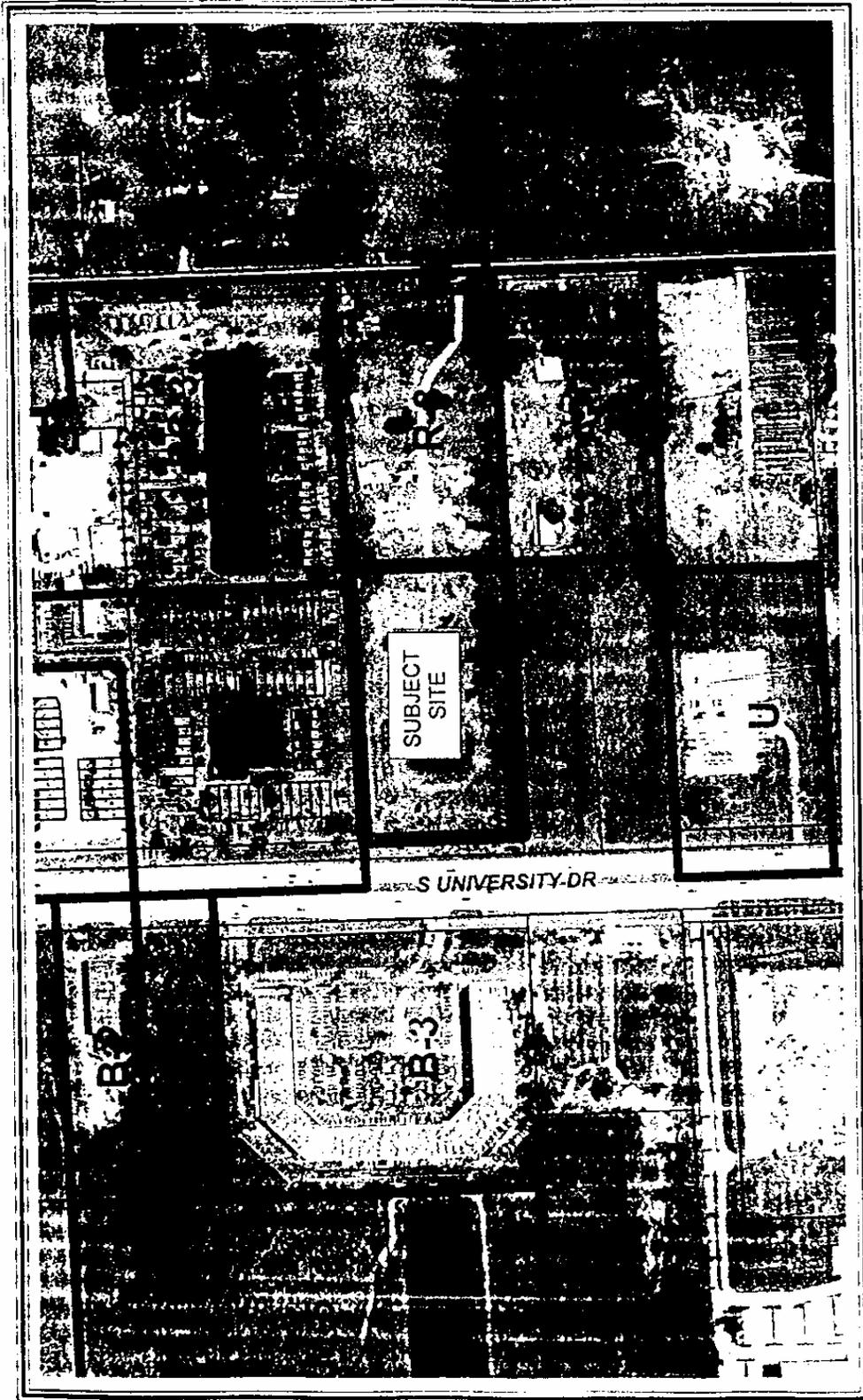
SITE PLAN
SP 7-5-02
Future Land Use Map

Date Flown: 12/31/01



300 0 300 600 Feet

Planning & Zoning Division - GIS



SITE PLAN
SP 7-5-02
Subject Site and Aerial Map

Date Flown: 12/31/01



Planning & Zoning Division - GIS

