

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: Site Plan, SP 7-9-03, 5220 Davie Road / generally located on the eastside of Davie Road approximately 1,500 feet north Stirling Road.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 7-9-03 The Heritage Building

REPORT IN BRIEF: The applicant had previously submitted a site plan for the Heritage Building and was approved by Town Council on September 20, 2000. The applicant did not begin the building permit process in the required one year following approval of Town Council. As a result, the applicant's site plan request expired. Therefore, the applicant has resubmitted both a new site plan and variance request for approval to construct the proposed Heritage Building.

The applicant requests a site plan approval to construct a 3,500 sq. ft. office building, landscaping and associated parking. The general location will be on the eastside of Davie Road between Griffin Road and Stirling Road on 1.4 acre divided among 2 lots. The proposed office will be located on the front (west) half of the site (35,000 sq. ft. - lot 1) while the remaining back (east) half of the site (26,106 sq. ft. - lot 2) of site is proposed for a future residence. A variance application is concurrently being processed to reduce setback and landscape buffer requirements.

The proposed office building's architecture is consistent with the Greek Revival period. The style is derived from the Early Classical Revival Architecture, which features, cornice-line balustrade, corinthian columns, raised floor level, grand arches and curved porch.

Access is via a 44' opening at the upper west portion of the site boundary off Davie Road, which then splits into a two-way driveway and parking isle to the south.

PREVIOUS ACTIONS: None

CONCURRENCES: On September 9, 2003 at Site Plan Committee, Mr. Breslau made a motion, seconded by Ms. Aitken, to approve subject to the staff report and the recommended changes with regard to the garbage enclosure area. Motion carried 4-0

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 conditions shall be met prior to site plan approval:

Landscape comments:

1. Indicate the size scale to be used.
2. The trees located on the south buffer are in a utility easement. Relocate these trees outside of the utility easement.
3. Tree size requirements:
 - i. 20% shall be a minimum 10' in height; palms shall have a minimum of 10' of clear trunk.
 - ii. 20% shall be a minimum of 12' height; palms shall have a minimum of 12' in clear trunk.
 - iii. 60% of the trees shall be a minimum of 14' 16' feet in height; palms shall have a minimum of 14' to 16' feet of clear trunk.
4. Use a simple 2-3 letter symbol for the Calophyllum (CA) and the Bridelveil (CAG).
5. Under notes the spelling of **shall** is incorrect.
6. Label TD16 and CA14 are not shown on the legend on sheet L-2.

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

Owner:

Name: Christina Rodriguez
Address: 2109 Nova Village Drive
City: Davie, Florida
Phone: (954) 797-5060
Fax: (954) 338-0039

Agent: Expressions Architectural Group

Name: Matt Mitchell
Address: 10251 N.W. 32nd Street
City: Sunrise, Florida 33351
Phone: (954) 572-7830
Fax: (954) 915-5385

Background Information

Application History:

Site plan (SP 7-4-00) was approved by Town Council on September 20, 2000. The site plan expired and the applicant has resubmitted for new site plan approval.

Application Request:

The applicant requests a site plan approval to construct a 3,500 sq. ft. office building, landscaping and associated parking. The location will be on the eastside of Davie Road between Griffin Road and Stirling Road on 1.4 acre divided among 2 lots. The proposed office will be located on the front (west) half of the site (35,000 sq. ft. - lot 1) while the remaining back (east) half of the site (26,106 sq. ft. - lot 2) of site is proposed for a future residence. A variance application is concurrently being processed to reduce setback and landscape buffer requirements.

Address/Location:

5220 Davie Road, Florida / generally located on the eastside of Davie Road approximately 1,500 feet north Stirling Road.

Future Land Use Plan Designation:

The existing land use designation is residential 5 dwelling units per acre on the Town of Davie Future Land Use Plan Map and residential 5 dwelling units per acre on the Broward County Land Use Plan Map.

Zoning:

RO (Residential Office District)

Existing/Proposed Use: The subject site is undeveloped/One-Story, 3,500 sq. ft. office building on lot 1.

Parcel Size: Subject Parcel (Lot 1) - 1 acre (35,000 sq. ft.)
Vacant Parcel (Lot2) - .74 acre (26,106 sq. ft.)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Residential and Vacant	Residential (5 DU/AC)
South:	Vacant (FPL power line easement)	Residential (5 DU/AC)
East:	Special residential facility (Victoria Villas)	Residential (1 DU/AC)
West:	Batten's Farms across Davie Road	Residential (5 DU/AC)

	<u>Surrounding Zoning:</u>
North:	RO & A-1, Residential Office and Agricultural Districts
South:	A-1, Agricultural District
East:	CF, Community Facility District
West:	A-1, Agricultural District

Zoning History

Related Zoning History: This parcel was rezoned by Ordinance No. 97-52, approved by Town Council on September 3, 1997. The parcel was rezoned from Agricultural (A-1) to Residential/Office (RO). The Town applied commercial flexibility, as provided for by Article 2.5 of the Administrative Rules Document of the Broward County Land Use Plan, to allow for office use in conjunction with residential uses on the Heritage Building plat.

Previous Request on same property:

A Plat Request: (P 9-1-98) Town Council approved the Heritage Building plat on August 4, 1999 by Resolution R-99-254. The plat was recorded in Plat Book 169, Pages 69-70 of the Broward County Records Division.

A Delegation Request: (DG 4-4-00) to amend the non-vehicular access line on the Heritage Building plat was passed by Town Council by R-2000-117 on May 17, 2000.

A Site Plan Request: (SP 7-4-00) site plan for the Heritage Building was approved by Town Council on September 20, 2000.

A Variance Request: (V 7-1-00) On September 20, 2000, Town Council heard the matter of, a variance to **1)** reduce the required side setback within the RO (Residential/Office) District from 20 feet to 10 feet along the south property line, **2)** reduce the required perimeter landscape buffer from 10 feet to 1 foot along the south property line, and, **3)** reduce the required perimeter landscape buffer along the north property line from 10 feet to 5 feet. This petition was approved subject to the petitioner constructing the building as shown on the site plan.

A Delegation Request: (DG 3-4-03) to amend the restrictive note on the Heritage Building plat was passed by Town Council by R-2003-107 on April 15, 2003.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant is requesting a site plan approval to develop on a site located on the eastside of Davie Road between Griffin Road and Stirling Road on 1.403 acre, lots 1 and 2. The site will be set up to provide office use on the front (west) half of the site (35,000 sq. ft. – lot 1) and a future residence on the back (east) half of the site (26,106 sq. ft. – lot 2). The applicant plans on constructing a one-story office building with landscaped as well as outdoor parking on lot 1 and construction of a residential home on lot 2.

The subject site is designed with an emphasis on pedestrian movement on and throughout the western portion of the property with the use of sidewalks, lined paths, pavers and tree-grates accessing Davie Road. The path proposed from the office building to Davie Road cuts through the center parking island leaving a 7' dimension. According to the land development code § 12-108, no landscape area shall have a dimension less than 10'-0". As a result, the applicant has proposed to place tree-grates which will allow more pervious area on the island. In addition, the applicant has also proposed to locate a 5' wide elevated wood path over the required retention area. The 5' elevated path will be on the west side of the office building, which will provide pedestrians welcoming entrances onto the site.

The applicant also proposes to place three (3) retaining walls internally which will be concealed with foliage along the north and south property lines.

2. *Buildings:* The proposed office building's architecture is consistent with the succeeding Greek Revival period. The style is derived from the Early Classical Revival Architecture, which features, cornice-line balustrade, corinthian columns, raised floor level, grand arches and curved porch.

The proposed office building is exemplified with horizontal crown and dentil fascia molding on a stucco finish. Beaded Board moldings with ceramic tile insets are positioned equally along the upper portion of the front west elevation. Decorative wall mounted ramshead pediment rest on top of aluminum fixed storefront windows. Two architectural flat roof canopy structures are introduced on the front west elevation supported by fluted pilasters. Outside towards the rear (east) elevation of the office building is a large 22'-8" x 65'-0" covered terrace distinguished with large arches supported by corinthian columns.

White paint is proposed on accent trims and placed on all doors and window trim, underneath the trim is a jalapeno paint colored exterior wall. In addition, the height of the roofline proposed will conceal all mechanical equipment on the roof.

3. *Main Access:* Off-site road improvements are necessary for entering into proposed site. The applicant is proposing a large road radius entrance into the site off Davie Road. All trucks (including garbage trucks) accessing the site via Davie Road entrance shall be able to turn around on the eastern portion of property (lot 2) on a stabilized base and sub-base. The applicant has not proposed to put any dumpsters on site. Thus, the applicant agreed with Waste Management Incorporated to wheel out all garbage from the rear of proposed building on to (lot 2) for pick up.

4. *Access and Parking:* Access is via a 44' opening at the upper west portion of the site boundary, which then splits into a two-way driveway and parking isle to the south. Provided are thirteen (13) parking spaces, three (3) compact spaces and two (2) handicapped spaces, for a total of 18 spaces on site.
5. *Landscaping:* The site plan shows 14,323 sq. ft. or 41% of open space (30% required) for the overall site. The perimeter buffer will be planted with Cocoplum hedge, Oliviforme, Royal Palms, Dahoon Holly, Buttonwood Trees and Live Oak. All trees are a minimum of 15' from light poles. The landscape plan illustrates all mechanical equipment screened with scrub material 36" high on 3 sides as per code. The theme at the entrance point consists of Royal Palm, Bald Cypress, Cocoplum hedge, Dahoon Holly and Buttonwood Trees.
6. *Drainage:* The subject property lies within the Central Broward Water Control District (CBWCD). Approval from the CBWCD shall be obtained prior to issuance of any site development permit.
7. *Temporary Uses:* The site plan does not indicate a temporary construction trailer to be located on the site.

Significant Development Review Agency Comments

Landscape comments:

1. Indicate the size scale to be used.
2. The trees located on the south buffer are in a utility easement. Relocate these trees outside of the utility easement.
3. Tree size requirements:
 - i. 20% shall be a minimum 10' in height; palms shall have a minimum of 10' of clear trunk.
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Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

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

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Policy 7-3: Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

The Town of Davie Planning and Zoning Division finds the Heritage Office Building to be in conformance with all applicable Codes and Ordinances. The Heritage Office Building will esthetically enhance the Davie Road corridor between Stirling and Griffin Road along with the surrounding agricultural areas.

Staff Recommendation

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

1. Provide the height of the three (3) retaining walls along the north and south property line.
2. Provide the rear building setback dimension from the shared property line between lot 1 and 2.

Site Plan Committee Recommendation

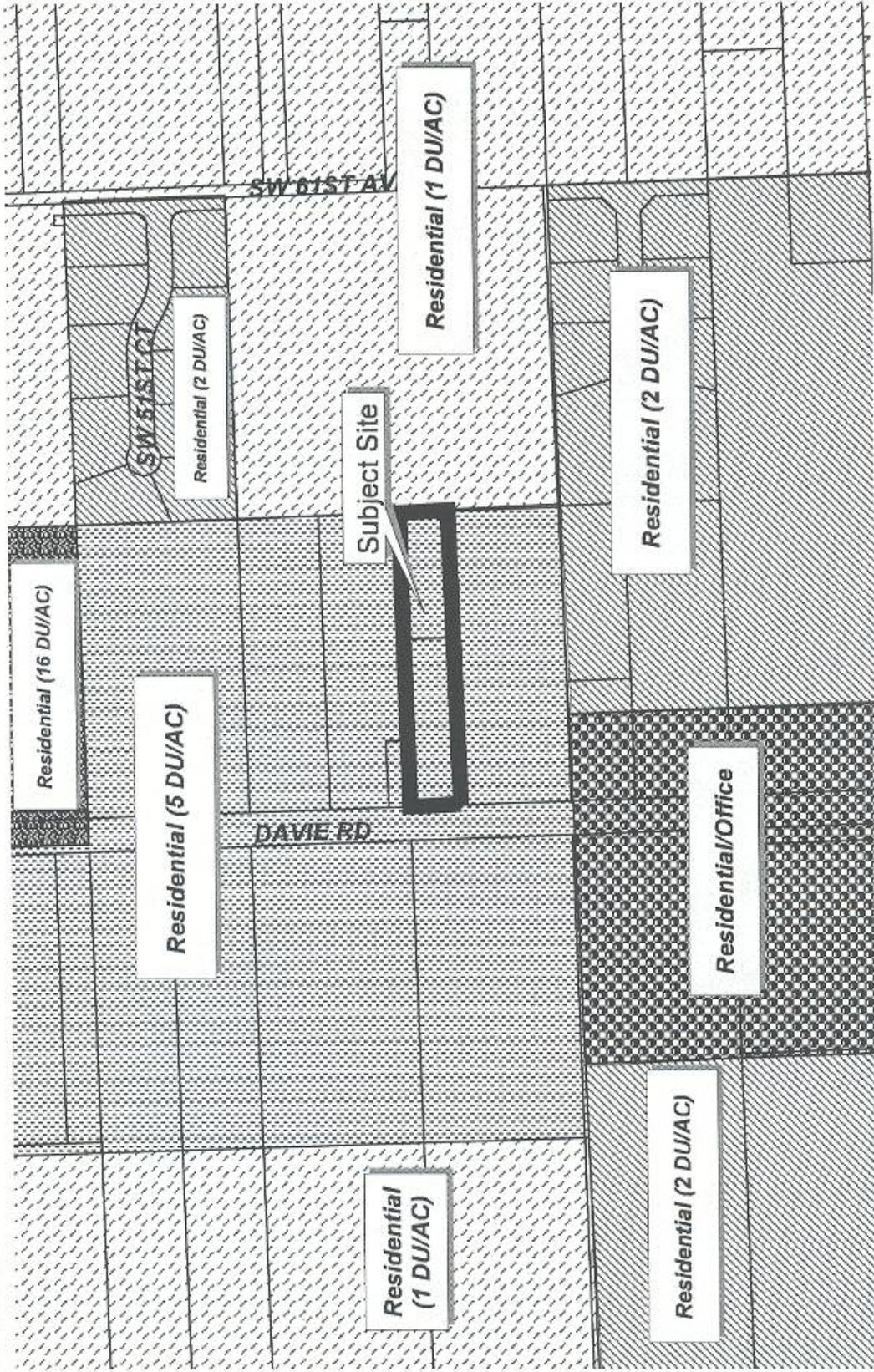
On September 9, 2003 at Site Plan Committee, Mr. Breslau made a motion, seconded by Ms. Aitken, to approve subject to the staff report and the recommended changes with regard to the garbage enclosure area. Motion carried 4-0

Exhibits

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

Prepared by: _____

Reviewed by: _____



**SITE PLAN
SP 7-9-03**

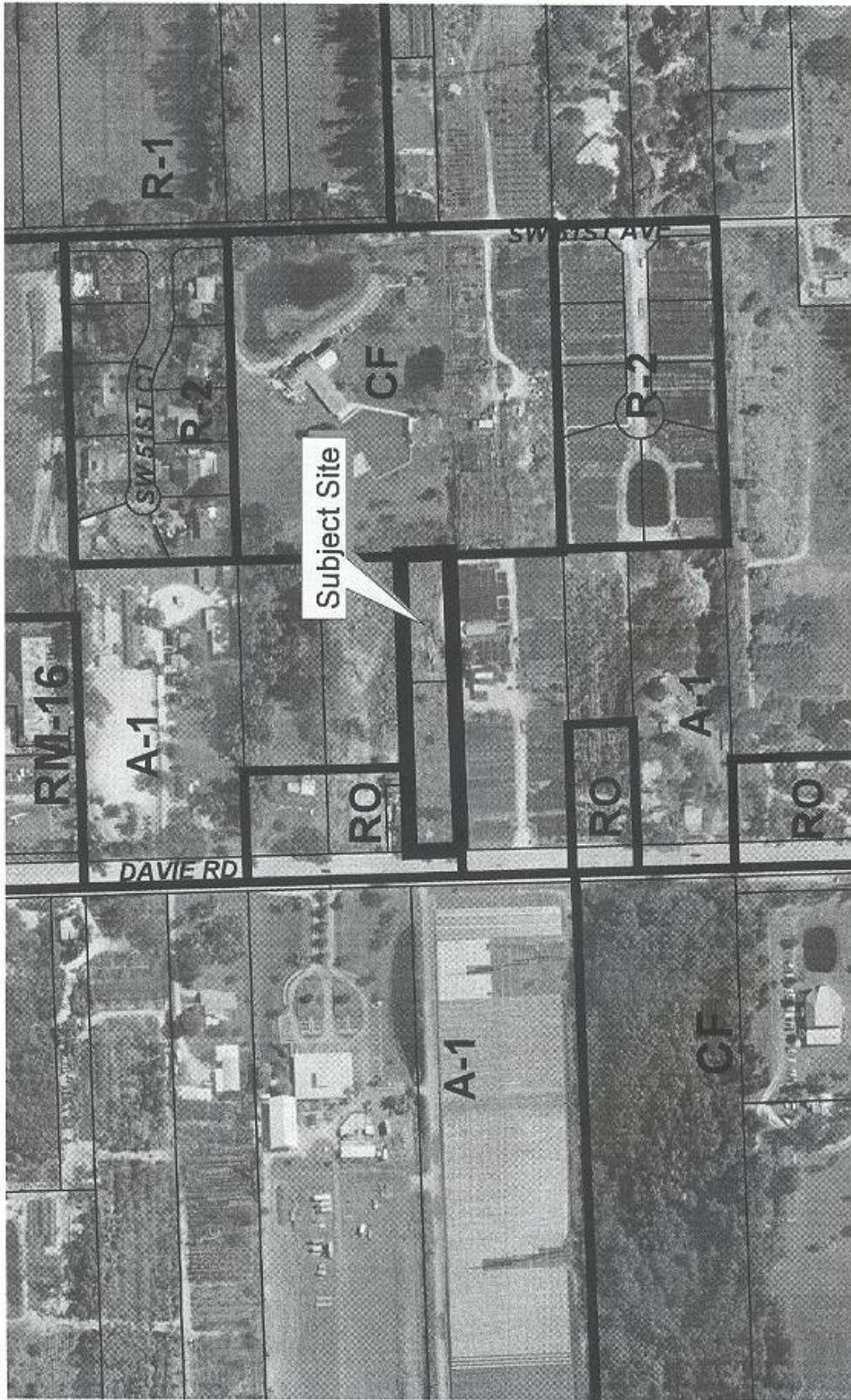
Future Land Use Map

Date Prepared: 4/1/03
Prepared By: TAV



300 0 300 600 Feet

Planning & Zoning Division - GIS



Date Flown:
12/31/00



Planning & Zoning Division - GIS



SITE PLAN
SP 7-9-03
Subject Site, Zoning and Aerial Map
Date Prepared: 4/1/03
Prepared By: TAV