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: Annie Feng, Planner II

SUBJECT: Site Plan, SP 3-3-03 FMC Telecommunication Office, Francis & Phyllis Cassidy/Kalis & Kleiman, P.A., 6075 Orange Drive/Generally located at the northeast corner of Orange Drive and SW 61 Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 3-3-03 FMC Telecommunication Office, 6075 Orange Drive (B-2, Community Business District, and Western Theme Overlay District)

REPORT IN BRIEF:

The subject site is a .775-acre vacant parcel located at the northeast corner of Orange Drive and SW 61 Avenue, just to the west of the existing FMC Telecommunication office building. The applicant is proposing a two-story FMC Telecommunication office building of 12,000 square feet on the site. The subject site is surrounded by the existing FMC site containing two (2) one-story office buildings and antenna dishes to the east, a warehouse/office development (Nova Condominiums) to the north, a one-story real estate office building across SW 61 Avenue to the west, Orange Drive and C-11 canal to the south.

The site design meets the intent of Western Theme District by placing the proposed building ten (10) feet from streets (Orange Drive and SW 61 Avenue) with covered walkways wrapped around the street facades to provide a pedestrian friendly environment. The architectural design of the proposed two-story L-shaped building promotes the western theme. It is characterized by raised parapet walls, metal roof covered walkways, and decorative brick (beige and light clay colors) contrasting with smooth stucco (light beige color). Parking is located in the rear as required by the Western Theme. The required and provided parking are 40 spaces (one space for every 300 square feet of gross floor area), including two (2) handicap spaces. Parking stalls are 9'x 18', as allowed by the Western Theme District. There are existing mature Oak trees, and fruit trees on the site. The site design and landscape design incorporates these trees into green spaces and preserves the existing tree canopies. A 17-foot landscape area with Red-tip Cocoplum hedges and Live Oaks is provided along SW 61 Avenue while a seven (7)-foot-wide-landscape area with Red-tip Cocoplum hedges and Cabbage Palms is provided between the parking lot and the adjacent property to the north. The applicant will improve the existing access driveway and add front walkways to the existing office building at the front of the adjacent FMC site to increase the compatibility between the two FMC properties.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 25, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and adding cross-hatching across the existing back-out spaces onto Orange Drive so that it would be clear that there was a "designated" sidewalk and pedestrian access behind those existing car spaces (Motion carried 4-0, with Ms. Julie Aitken absent).

FISCAL IMPACT: N/A

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 the final site plan approval:

1. Provide sidewalks along Orange Drive in front the existing building to continue the existing sidewalk along the entire FMC parcel.

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

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

Applicant Information

Contract Purchaser:		**Petitioner:**	
Name:	Francis & Phyllis Cassidy	**Name:**	Kalis & Kleiman, P.A.
Address:	6045 Orange Drive	**Address:**	7320 Griffin Road
City:	Davie, FL 33315	**City:**	Davie, FL 33314
Phone:	(954) 792-6492	**Phone:**	(954) 791-0477

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: At the November 25, 2003 Site Plan Committee meeting, the committee made a motion to approve the site plan application with conditions.

Application Request: Site plan approval for a 12,000-square foot office building

Address/Location: 6075 Orange Drive/Generally located at the northeast corner of Orange Drive and SW 61 Avenue

Future Land Use Plan Map Designations: Regional Activity Center

Existing Zoning: B-2, Community Business District, Western Theme Overlay District

Existing Use: Vacant

Proposed Use: One office building of 12,000 square feet

Parcel Size: .775 acre (33,750 square feet)

Surrounding Land Use Plan Map Designations:		**Surrounding Uses:**
North:	Industrial	Regional Activity Center
South:	Linear Park and C-11 canal	Recreation and Open Space
East:	Commercial	Regional Activity Center
West:	Commercial	Regional Activity Center

Surrounding Zoning:

North: M-1, Light Industrial District
South: C-11 Canal
East: B-2, Community Business District
West: B-2, Community Business District

Zoning History

Related Zoning History:

On August 20, 2003, the Town Council approved Ordinance 2003-29 to rezone the subject site from B-2, Community Business District to B-2, Community Business District, Western Theme Overlay District.

Orange Drive was deleted from the Broward County Trafficways Plan in February 2003.

Previous Request on same property:

On April 17, 1985, the Town Council approved the subdivision plat for Nova Plaza Addition. A portion of 55 feet along Orange Drive within the plat limit was dedicated as right-of-way by this plat.

On August 26, 1999, the Town Council approved Special Permit, SE 3-1-09, to allow a satellite dish antenna erected on the FMC site east of the subject site. This Special Permit was amended on October 3, 2001 to allow an additional single monopole/antenna not to exceed 75 feet in height for a maximum of three years. On September 4, 2002, the Town Council approved to extend the special permit for another18 months.

On August 20, 2003, the Town Council approved Ordinance 2003-28 to vacate 55 feet of right-of-way along Orange Drive, a ten (10)-foot utility easement along the east boundary of the plat, a 6-foot utility easement on the western boundary of the plat continuing along the southwest corner of the plat and increasing to a 10-foot utility easement along the southern boundary of the plat, and a nine (9)-foot drainage easement along the western boundary of the plat continuing along the southwest corner of the plat and increasing to a 15-foot drainage easement along the southern boundary of the plat.

Applicable Codes and Ordinances

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

Land Development Code Section 12-388, Setbacks, uses and heights in commercial zones, requires the following setbacks for the Western Theme District: 10-foot front setback, and zero-foot side setback and rear setback. The maximum allowable height is 36 feet.

Land Development Code Section 12-389, Western Theme Development Manual, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of commercial, business, office and mixed use buildings.

Land Development Code Section 12-392, Parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is nine (9) feet by 18 feet and compact spaces are not allowed in the Western Theme District.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 98.

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 17-9: The Town shall maintain or enhance its western theme district and accompanying regulations and design standards.

Future Land Use Plan, Policy 10-1: The Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as wall as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational; facilities; a wide selection of housing types for all income ranges; shopping opportunities to meet the basic and expanded needs of students, residents, employees and visitors; research, training, and other educational support uses; recreation; and, employment opportunities, including the use of mixed residential/nonresidential land uses.

Significant Development Review Agency Comments

Engineering:

Provide sidewalks along Orange Drive in front the existing building to continue the existing sidewalk along the entire FMC parcel.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is a .775-acre vacant parcel located at the northeast corner of Orange Drive and SW 61 Avenue. The applicant is proposing a two-story FMC Telecommunication office building of 12,000 square feet on the site. The subject site is surrounded by the existing FMC site containing two one-story office buildings and antenna dishes to the east, a warehouse/office development (Nova Condominiums) to the north, a one-story real estate office building across SW 61 Avenue to the west, Orange Drive and C-11 canal to the south. The site design meets the intent of Western Theme District by placing the proposed building ten (10) feet from streets (Orange Drive and SW 61 Avenue) with covered walkways wrapped around the street facades to provide a pedestrian friendly environment. Parking is located in the rear. There are existing mature Oak trees, and fruit trees on the site. The site design incorporates these trees into green spaces and preserves the existing canopies. The applicant will improve the existing access driveway and add front walkways to the existing office building at the front of the adjacent FMC site.

2. *Architecture:* The architectural design of the proposed two-story L-shaped building promotes the western theme. It is characterized by raised parapet walls, metal roof covered walkways, and decorative brick (beige and light clay colors) contrasting with smooth stucco (light beige color). The unique roofline, with different levels of parapet wall and metal roof, breaks down the building facades to improve the proportion of the 120-foot-long front elevation. Rectangular windows and doors are grouped in a manner consistent with Western Theme architecture composition. Raised brick bands and stucco details around windows and doors further enhance the building.

   The applicant will improve the existing brick building on Orange Drive by adding front walkways supported by wood brackets on the south and west elevations. The white stone veneer on the front facade will be painted with white stucco. The one-story building has an existing gabled shingle roof and clay-color brick finish.

3. *Access and Parking:* The subject site will share an existing 22-foot access with the existing FMC office building on Orange Drive. Another 24-foot-wide access is proposed on SW 61 Avenue. The required and provided parking are 40 spaces (one space for every 300 square feet of gross floor area), including two (2) handicap spaces. Parking stalls are 9'x 18', as allowed by the Western Theme District. Landscaping islands with a minimum of six (6) feet are provided while the minimum five (5) feet is allowed in the Western Theme District.

4. *Landscaping:* The site plan indicates 10,230 square feet or 30.31% open space (30% required) for the overall site.

The landscaping design takes advantage of the existing tree canopies on site by incorporating the existing Oak trees and Mango trees into green spaces and landscape islands. The plan indicates that a 17-foot landscape area with Red-tip Cocoplum hedges and Live Oaks is provided along SW 61 Avenue. Clusters of Silver Saw Palmetto, Dwarf Youpon Holly, Crown of Thorns and other groundcovers are also provided within this area to buffer the parking lot from the street and enhance the appearance of the site. A seven (7)-foot-wide landscape area with Red-tip Cocoplum hedges and Cabbage Palms is provided between the parking lot and the adjacent property to the north.

5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. Drainage is served by the proposed dry detention areas located in the middle of the parking lot and the northeast corner of the property.

6. *Lighting:* Lighting design meets the Land Development Code that requires the maximum footcandles of .5 at property lines. The lighting fixture meets the Western Theme Development Manual.

7. *Compatibility:* Most of the surrounding structures are one-story buildings with gabled roofs or parapet walls with limited Western Theme characteristics. The proposed building is compatible with the surrounding structures with respect to scale and mass. The design of the site and the building promotes the Western Theme, and sets an example of the Western Theme design.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

The site plan layout meets the intent of Western Theme District by placing the building in the front and parking in the rear. The building design, incorporating parapet walls, metal roof covered walkways wrapped around street facades, and decorative brick finish promotes the western theme. The project conforms to the Land Development Code and Western Theme Development Manual in terms of setbacks, parking and landscaping. The landscaping design exceeds the code requirements and preserves the on site canopy trees.

The proposed building is compatible with the surrounding structures to the east and west in nature and enhances appearance of the neighborhood overall.

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 shall be met prior to final site plan approval:

1. Provide sidewalks along Orange Drive in front the existing building to continue the existing sidewalk along the entire FMC parcel.

Site Plan Committee Recommendation

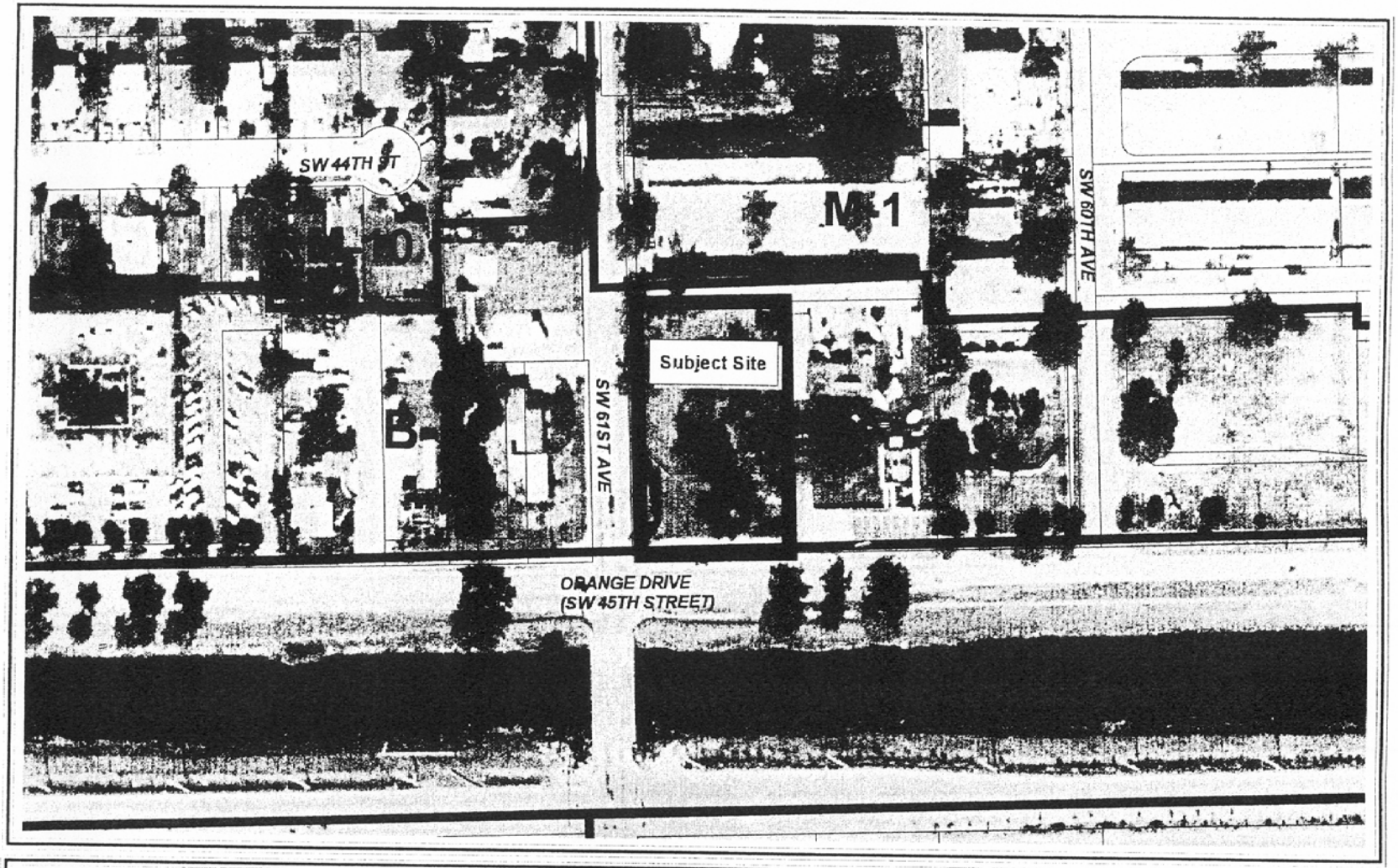
At the November 25, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and adding cross-hatching across the existing back-out spaces onto Orange Drive so that it would be clear that there was a "designated" sidewalk and pedestrian access behind those existing car spaces (Motion carried 4-0, with Ms. Julie Aitken absent).

Town Council Action

Exhibits

Site Plan, Future Land Use Map, Zoning and Aerial Map

Prepared by: _____ Reviewed by: _____



Date Flown:
12/31/00

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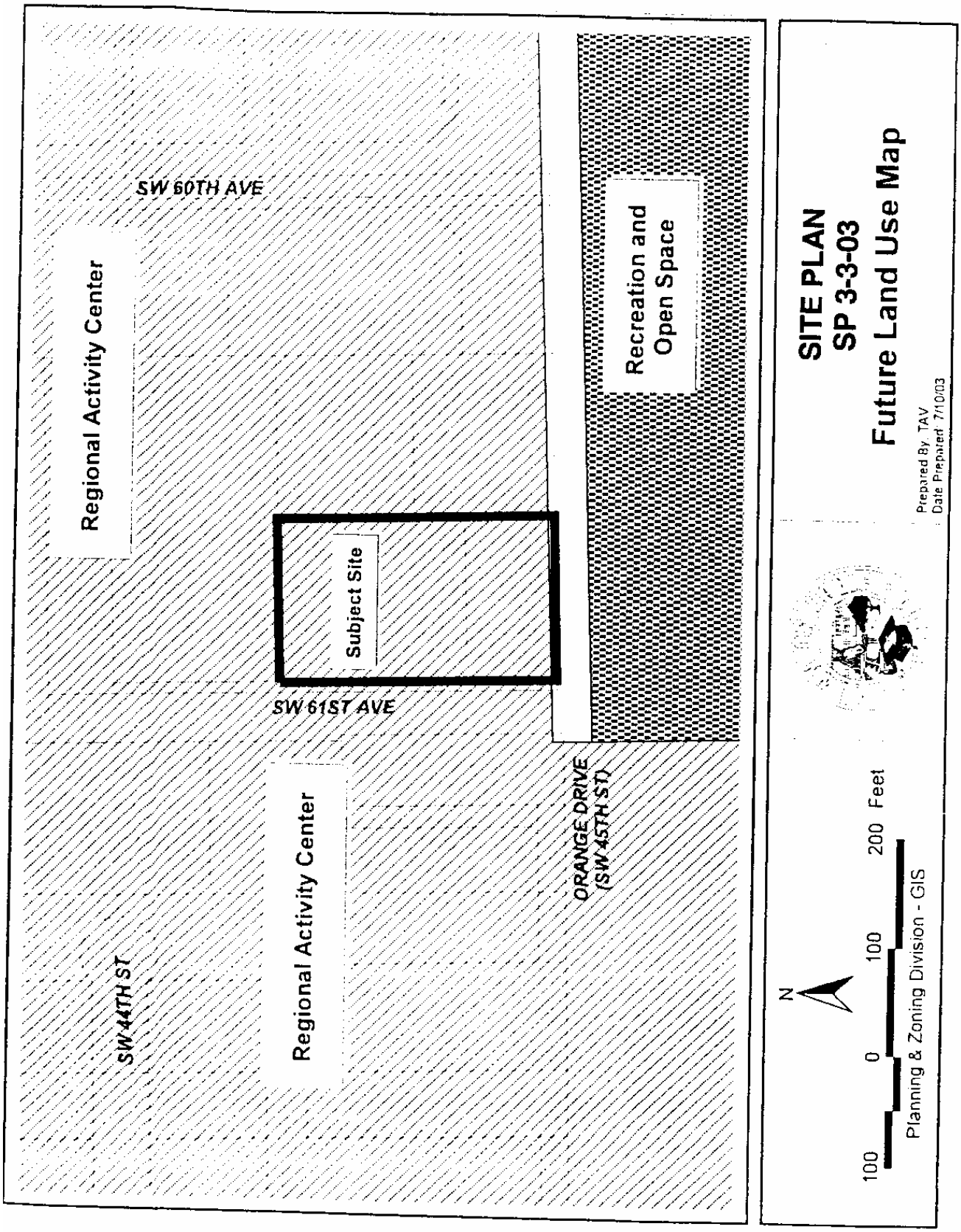
Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

SITE PLAN
SP 3-3-03
Zoning and Aerial Map

Prepared By: TAV
Date Prepared: 7/10/03


SW 60TH AVE
Regional Activity Center
Subject Site
SW 61ST AVE
Recreation and Open Space
SW 44TH ST
Regional Activity Center
ORANGE DRIVE (SW 45TH ST)
SITE PLAN
SP 3-3-03
Future Land Use Map
Prepared By: TAV
Date Prepared: 7/10/03
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