

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: SP 7-7-04 / 04-375 / Floridian Community Bank (part of the Davie Square Shopping Center) 5599 South University Drive / Generally located 1,300' north of Stirling Road on the west side of South University Drive

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 7-7-04 / 04-375 / Floridian Community Bank / 5599 South University Drive

REPORT IN BRIEF:

The petitioner is proposing a new three-story bank and professional office building (Floridian Community Bank) within an out parcel of the Davie Square Shopping Center.

The petitioner's site design meets the intent of the B-2, Community Business District, to provide retail and office type uses to serve the local community. The subject site is designed for pedestrian movement to and from the bank with a proposed five (5) foot sidewalk adjacent to the eastern right-of-way for University Drive. Access onto the site is via three (3) existing opening along the eastern portion of the site boundary, adjacent to University Drive.

The architectural design consists of clean, simple, straight lines and features. Storefront rectangular doors and windows with green tinted glass are located at the first floor. A pitched, galvanized standing seam metal-hipped roof is placed along the front (eastern) elevation overhanging a proposed sidewalk. On the second and third floors are green tinted windows proportionately apart from one another with similar decorative treatments consisting of stucco bands, wall shutters, and louvered shutter panels. In addition, located at the front and center side of the proposed building is a tower feature that includes a colonial style exterior lighting and clock, and building signage.

The new financial institution is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed bank and professional office ties in with the current and future uses along the South University Drive.

PREVIOUS ACTIONS: None

CONCURRENCES: At the December 21, 2004 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve SP 7-7-04, Floridian Community Bank Building and Corporate Office Condominiums at 5599 South University Drive subject to the planning report and the following: 1) add two crosswalks - one on the north side from the dumpster to the sidewalk at the building; the second on the south side, in concrete, across the drive connecting to the existing sidewalk at the adjacent property; 2) that the walls around the ground level air conditioning units be five-foot high with vent blocks at the base; 3) that on the roof, the screen elements for the air conditioning units be raised high enough to screen those units; 4) the signage was not addressed, it will be determined at another time; 5) the glass color will remain green as per the plans, not per the elevation; 6) use one of the building colors as a top band across the top of the building with a stucco band break between that coloration and the windows below; 7) substitute the Ligustrum trees at the base of the building with 12-foot Gumbo Limbo trees [at the landscape architect's discretion]; 8) replace the triple Alexander Palms with four single 14- to 16-foot matching Alexander Palms at the entry facing east; 9) at the north entrance, have four Alexander Palms which may be staggered or matching, but at a minimum, to be 14-feet high; 10) at the dumpster, substitute the 32-inch Coco Plum hedge with a five-foot Podocarpus hedge; and 11) eliminate the sidewalk exiting on the south side of the building next to the air conditioning units and substitute with landscaping.
(Motion carried 5-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

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

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

Applicant Information

Owner:

Name: Davie Square Associates Limited
Address: 1645 Southeast 3rd Court
City: Deerfield Beach, Florida 33441
Phone: (954) 420-1001

Petitioner:

Name: Francisco Costoya, Jr.
Address: 5400 South University Drive, Suite 103
City: Davie, Florida 33328
Phone: (954) 680-4440

Background Information

Application Request: Site plan approval for a new three-story bank and professional office building

Site Plan Committee

Recommendation: At the December 21, 2004 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve with conditions (Motion carried 5-0)

Application History: N/A

Address/Location: 5599 South University Drive / Generally located 1,300' north of Stirling Road on the west side of South University Drive

Future Land

Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use(s): Modular bank structure / Bank & office building approx. 24,873 SF

Parcel Size: The subject parcel is the building footprint, covered canopy, and drive thru area of 9,075 square feet.

<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designation:</u>
North: University Dodge	Commercial
South: Home Depot	Commercial
East: Vacant	Commercial
West: Vacant	Commercial

Surrounding Zoning:

North:	B-3, Planned Business Center District
South:	B-2, Community Business District
East:	CC, Commerce Center District
West:	B-1, Neighborhood Business District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

Plat Request (P 3-4-85): Town Council approved Main Street Plat on May 1, 1985, and was subsequently recorded in Plat Book 128, Page 44 in the official records of Broward County.

Delegation Request (DG 8-1-00): Town Council approved this delegation request on September 20, 2000, to amend Main Street Plat restriction note from "114, 484 square feet of commercial use and 31,628 square feet of office use" to "138,484 square feet of commercial use and 31,628 square feet of office use."

Site Plan Request (SP 2-3-00): Town Council approved Davie Square Shopping Center Site Plan submittal on November 15, 2000.

Delegation Request (DG 5-1-01): Town Council approved this delegation request on June 20, 2001, to amend Main Street Plat ingress/egress easement.

Delegation Request (DG 3-2-03): Town Council approved this delegation request on April 15, 2003, to amend Main Street Plat restriction note from "114,484 square feet of commercial use and 31,628 square feet of office use" to "135,000 square feet of commercial use and 5,000 square feet of bank use."

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area: The subject property falls within 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. 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: *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.

Application Details

The applicant's submission indicates the following:

Site: The subject site is located at the center of Davie Square Shopping Center, 1,300' north of Stirling Road on the west side of South University Drive. The petitioner is proposing a new three-story bank and professional office building (Floridian Community Bank) with parking spaces situated along the north, east, and west portions of the proposed building. The building footprint including the building, covered canopy, and drive thru is approximately nine thousand and seventy-five (9,075) square feet. Currently, a modular bank structure is located on the subject site. The site is zoned B-2, Community Business District with an underlying land use of Commercial. Adjacent to the north is University Dodge zoned B-3, to the east is a vacant property zoned CC, Commerce Center District, to the south is a Home Depot zoned B-2, Community Business District, and to the west is a vacant property B-1, Neighborhood Business District.

The petitioner's site design meets the intent of the B-2, Community Business District, to provide retail and office type uses to serve the local community. The subject site is designed for pedestrian movement to and from the bank with a proposed five (5) foot sidewalk adjacent to the eastern right-of-way for University Drive.

2. *Architecture:* The architectural design of this three-(3) story, boxed-shaped bank and professional office building exemplifies a colonial-western design. The building design consists of clean, simple, straight lines and features. The exterior is painted Sienna Sand on the base and Burma Buff on the main portions of the buildings. Storefront rectangular doors and windows with green tinted glass are located at the first floor. A pitched, galvanized standing seam metal-hipped roof is placed along the front (eastern) elevation overhanging a proposed sidewalk. The galvanized standing seamed metal roof overhang will be supporting by numerous amounts of impressive ivory colored columns. On the second and third floors are green tinted windows proportionately apart from one another with similar decorative treatments consisting of stucco bands, wall shutters, and louvered shutter panels. In addition, located at the front and center side of the proposed building is a tower feature that includes a colonial style exterior lighting and clock, and building signage.
3. *Access and Parking:* Access onto the site is via three (3) existing opening along the eastern portion of the site boundary, adjacent to University Drive. Vehicular traffic entering these three (3) access points navigate thru existing aisles to the proposed bank and professional office building located at the center of the Davie Square Shopping Center. Vehicular traffic may also maneuver towards the rear (western) side of the proposed building to drive-thru tellers or park along the northern, eastern, or western portions of the building.

The subject site indicates a loading space along the northern side of the proposed building as well as a dumpster enclosure. The site plans demonstrate truck maneuverability onsite to and from the loading space and dumpster. Furthermore, appropriate signage shall be installed to eliminate any type of traffic hazards.

The proposed parking calculation meets Town of Davie Land Development Code. The code requires five hundred eighty-three (583) parking spaces for the existing and proposed uses/buildings square footages. Currently, the proposed site plan for the entire shopping center providing six hundred and eighty-nine (689) parking spaces, including nineteen (19) handicap spaces.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* All wall and tenant signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height as required per code.
7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
8. *Open Space and Recreation:* The Driftwood - Recreational Trail is directly located along the subject sites eastern boundary line parallel to South University Drive. The recreational trail will accommodate leisure activities to and from the subject site. In addition, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.
9. *Compatibility:* The new financial institution is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed bank and professional office ties in with the current and future uses along the South University Drive.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Illustrate the location of proposed light poles on landscape plan. All trees shall be shown a minimum of fifteen (15) feet from light poles on the site. *(This has been provided)*

Engineering: Provide a sidewalk connection from public R/W (University Drive) to the building in accordance to American with Disability Acts (ADA). *(This has been provided)*

Staff Analysis

The submitted site plan is zoned B-2, Community Business District and is designated Regional Activity Center on the Town of Davie Future Land Use Map. A bank and professional office building is permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the B-2, Community Business District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the December 21, 2004 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve SP 7-7-04, Floridian Community Bank Building and Corporate Office Condominiums at 5599 South University Drive subject to the planning report and the following: 1) add two crosswalks - one on the north side from the dumpster to the sidewalk at the building; the second on the south side, in concrete, across the drive connecting to the existing sidewalk at the adjacent property; 2) that the walls around the ground level air conditioning units be five-foot high with vent blocks at the base; 3) that on the roof, the screen elements for the air conditioning units be raised high enough to screen those units; 4) the signage was not addressed, it will be determined at another time; 5) the glass color will remain green as per the plans, not per the elevation; 6) use one of the building colors as a top band across the top of the building with a stucco band break between that coloration and the windows below; 7) substitute the Ligustrum trees at the base of the building with 12-foot Gumbo Limbo trees [at the landscape architect's discretion]; 8) replace the triple Alexander Palms with four single 14- to 16-foot matching Alexander Palms at the entry facing east; 9) at the north entrance, have four Alexander Palms which may be staggered or matching, but at a

minimum, to be 14-feet high; 10) at the dumpster, substitute the 32-inch Coco Plum hedge with a five-foot Podocarpus hedge; and 11) eliminate the sidewalk exiting on the south side of the building next to the air conditioning units and substitute with landscaping.
(Motion carried 5-0)

Town Council Action

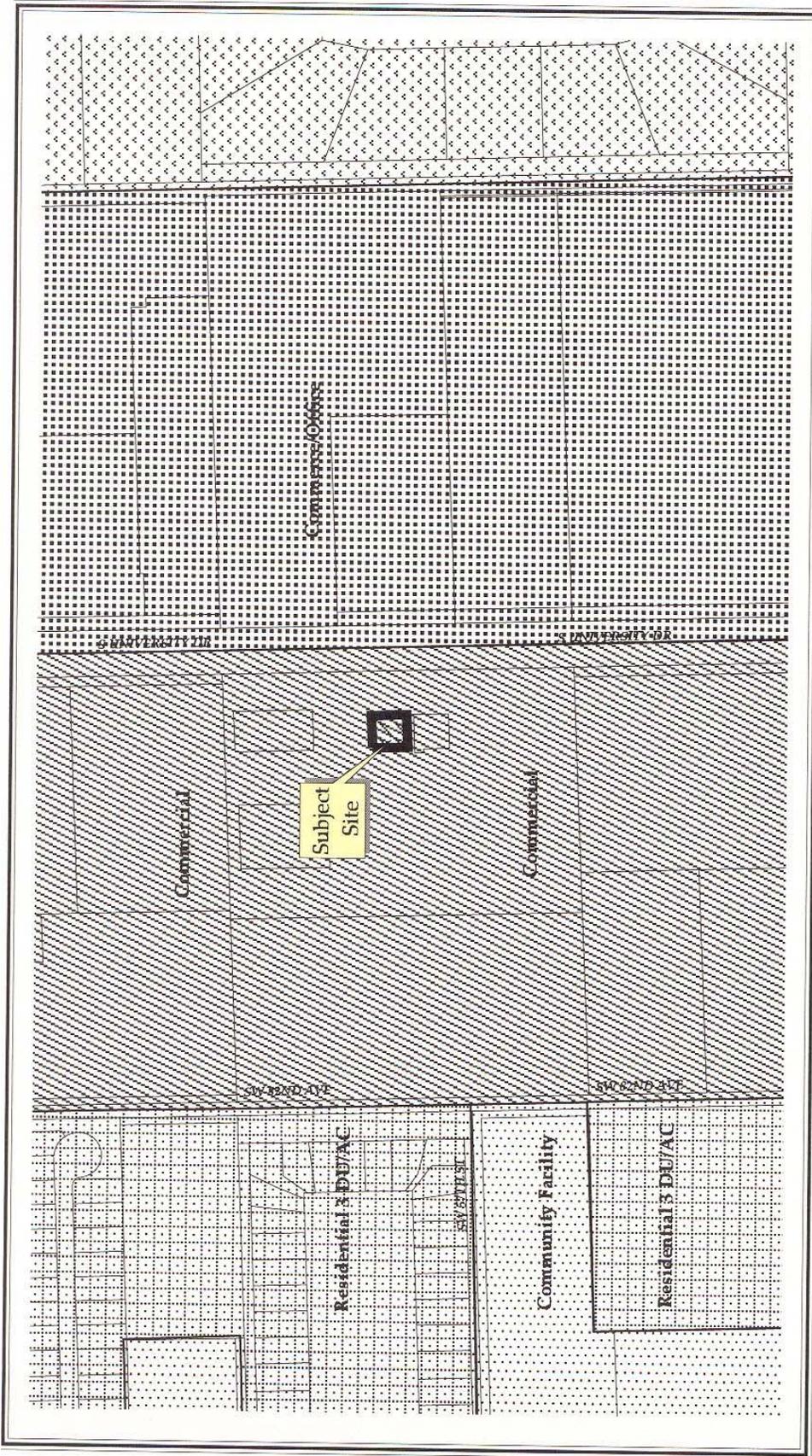
Exhibits

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

Prepared by: _____

Reviewed by: _____

Exhibit 2 (Future Land Use Map)



Site Plan Application
SP 7-7-04, / 04-375 / Floridian Community Bank
Future Land Use Map

Prepared By: D.M.A.
 Date Prepared: 12/13/04

The Town of Davie
 Development Service Department
 Planning & Zoning Division

Scale

Exhibit 2 (Future Land Use Map)

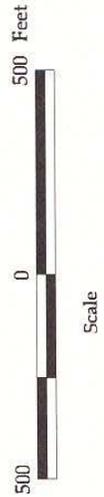


Site Plan Application
 SP 7-7-04, / 04-375 / Floridian Community Bank
 Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
 Date Prepared: 12/13/04



The Town of Davie
 Development Service Department
 Planning & Zoning Division



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