

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 II

SUBJECT: SP 8-10-04 / 04-400 / Diamond III, 10230 West State Road 84 / Generally located on the southside of Southwest 101st Road, approximately 1,000' west of Nob Hill Road.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 8-10-04 / 04-400 / Diamond III, 10230 West State Road 84

REPORT IN BRIEF:

The subject site is a 3.29-acre parcel of land located on the south side of Southwest 101st Road, approximately 1,000' west of Nob Hill Road. The petitioner is proposing an office complex consisting of three (3) two-story buildings total approximately 39,298 square feet. The subject site is currently vacant and is zoned CC, Commerce Center District with an underlying land use of Commercial. Adjacent to the north of the site is right-of-way for Southwest 101st Road and State Road 84, to the east and west are vacant parcels zoned CC, Commerce Center District, and to the south is a Indian Ridge Middle School, zoned CF, Community Facility.

The architectural design of these two-(2) story office buildings exemplifies a Florida Vernacular Design. The office buildings are painted with warm colors including honest blue, divine white, & kilim beige. The design consists of clean, simple, straight lines and features. Rectangular doors and windows with clear glass are located proportionately apart from one another. The exterior walls consist of aluminum awnings on the first floor, accentuated with a stucco banding, and decorative side panels along the entire the second floor. A projecting entry feature with non-workable balcony on the west elevation breaks up the pitched, galvanized standing seam metal, hipped roof.

Access onto the site is via a 65' non-vehicular accessing opening (NVAL) located on northeastern portion of the site boundary adjacent to Southwest 101st Road. This access will be redesigned to provide a shared entrance adjacent to the eastern property that has proposed flex/office buildings. Traffic enters the subject site and maneuvers to the western side of the proposed office buildings. A one-way vehicular throat has been provided at the entrance creating counter-clock wise traffic circulation.

Provided on site are ninety-two (92) standard parking spaces, thirty-four (34) compact spaces (25% of the total parking), and five (5) handicapped spaces, for a total of one-hundred and thirty-one (131) parking spaces, which is the code requirement.

The new office buildings are compatible with both existing and allowable uses on and adjacent to this property.

PREVIOUS ACTIONS: None

CONCURRENCES:

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following items: 1) to add a single "store-front" door to the second floor balcony over the main entry to match the style of the windows; 2) move the mailboxes to the main lobby if allowed by the Post Office or if not allowed, move mailboxes to the handicapped platform; 3) at the lift station, install a four-foot, black vinyl-coated, chain-link fence with landscaping around it and that it could be adjusted to accommodate the landscaping; 4) coordinate and revise the entrance with the property owner to the east to use as a joint entrance; 5) use only Pink Tabebuia trees as indicated on the landscape plans; 6) adjust the photometric plans to provide a minimum of two- to three-foot candles within the parking and driveway areas with at least "3.0" at the main entry; and 7) that the applicant would not be coming back to the Committee to modify the architecture of the building in order to accommodate the signage. (Motion carried 4-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration, with the following condition: Prior to the final site plan approval by staff, the applicant shall revise the site plan to indicate a shared access with the property adjacent to the east.

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/Petitioner:

Name: Christian J. Klink, Diamond III, LLC
Address: 3900 Southwest 30th Avenue
City: Ft. Lauderdale, Florida, 33312
Phone: (954) 581-1606

Background Information

Application Request: Site plan approval for an office complex consisting of three (3) two-story buildings

Site Plan Committee

Recommendations: Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and conditions (Motion carried 4-0)

Address/Location: 10230 West State Road 84 / Generally located on the southside of Southwest 101st Road, approximately 1,000' west of Nob Hill Road

Future Land

Use Plan Map: Commerce / Office

Zoning: CC, Commerce Center

Existing/Proposed Use(s): Building "A" (Two-story office) = 13,626 Sq. Ft.
Building "B" (Two-story office) = 12,220 Sq. Ft.
Building "C" (Two-story office) = 13,626 Sq. Ft.
Total 39,298 Sq. Ft.

Parcel Size: 3.2988 acres (143,698 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	State Road 84	Transportation
South:	Elementary School	Commercial
East:	Vacant (Proposed Indian Ridge Commerce)	Commercial
West:	Vacant (Proposed Nob Hill Park of Commerce)	Commerce / Office

Surrounding Zoning:

North: CC, Commerce Center
South: CF, Community Facility
East: CC, Commerce Center
West: CC, Commerce Center

Zoning History

Related Zoning History:

The property was annexed into the Town of Davie through House Bill 880, effective October 1, 1981.

Concurrent Request on same property:

Delegation Request (DG 9-1-04) this application is proposing to amend the plat restriction note from 18,500 square feet of office use to 42,500 square feet of office use. Commercial / Retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any concurrency requirements for mitigation measures shall be in the Town of Davie.

Previous Requests on same property:

Plat Application (P 9-1-04), On November 16, 1994, Town Council approved a plat and authorizing the Mayor and Town Clerk to acknowledge such approval by affixing the mayor's signature and the town seal to such plat; and providing an effective date.

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)(3)), the CC District is intended to implement the commerce/office classification of the Town of Davie Comprehensive Plan by providing for development of office, research, business and light industrial complexes at suitable locations throughout the town. A commerce center development may serve as a major source of employment and will complement the appearance and welfare of the town. This district contains regulations designed to promote flexibility in planning and design.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, CC, Commerce Center District, requires setbacks: front 60', side 5' minimum and 25' maximum, rear 25', and maximum height of 45'.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for 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 4. This planning area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village at Harmony Lake development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities and mobile home parks.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

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

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 8-1: The Commerce/Office category shall provide for the suitable location of office complexes and multi-use developments in a campus like setting consistent with policies directing the location of commercial and industrial land uses.

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:

1. *Site:* The subject site is a 3.29-acre parcel of land located on the south side of Southwest 101st Road, approximately 1,000' west of Nob Hill Road. The petitioner is proposing an office complex consisting of three (3) two-story buildings with one hundred and thirty-one (131) parking stalls situated around the perimeter of the site and buildings. The three (3) buildings total approximately 39,298 square feet. The subject site is currently vacant and is zoned CC, Commerce Center District with an underlying land use of Commercial. Adjacent to the north of the site is right-of-way for Southwest 101st Road and State Road 84, to the east and west are vacant parcels zoned CC, Commerce Center District, and to the south is a Indian Ridge Middle School, zoned CF, Community Facility.

The petitioner's site design meets the intent of the CC, Commerce Center District District. The subject site is designed with an emphasis on pedestrian movement on and throughout the property with crosswalks and an access point from the existing 5' concrete sidewalk along Southwest 101st Road. The site also proposes a ten (10) foot landscape buffer around the perimeter with a dry retention area in the rear (southern) portion of the property. Two (2) garbage enclosures are proposed between offices on the western portion of the property. Located next to the northern garage enclosures is a private grinder station.

2. *Architecture:* The architectural design of these two-(2) story office buildings exemplifies a Florida Vernacular Design. The office buildings are painted with warm colors including honest blue, divine white, and kilim beige. The design consists of clean, simple, straight lines and features. Rectangular doors and windows with clear glass are located proportionately apart from one another. The exterior walls consist of aluminum awnings on the first floor, accentuated with a stucco banding, and decorative side panels along the entire the second floor. A projecting entry feature with non-workable balcony on the west elevation breaks up the pitched, galvanized standing seam metal, hipped roof. The air-condition units proposed on the roof shall be screened from public view by the extending standing seam metal roof.
3. *Access and Parking:* *Access and Parking:* Access onto the site is via a 65' non-vehicular accessing opening (NVAL) located on northeastern portion of the site boundary adjacent to Southwest 101st Road. This access will be redesigned to provide a shared entrance adjacent to the eastern property that has proposed flex/office buildings. Traffic enters the subject site and maneuvers to the western side of the proposed office buildings. A one-way vehicular throat has been provided at the entrance creating a counter-clock vehicular traffic rotation.

Provided on site are ninety-two (92) standard parking spaces, thirty-four (34) compact spaces (25% of the total parking), and five (5) handicapped spaces, for a total of one-hundred and thirty-one (131) parking spaces, the code requirement. The petitioner has proposed for all the parking stalls to have concrete wheel stops.

3. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
4. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.

5. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) (2), Commercial use over 20,000 sq. ft. The plan illustrates plant material along the perimeter of the site including Red Maple, Live Oak, Crape Myrtle, Mahogany, Cypress, and Gumbo Limbo. 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.
 6. *Drainage:* The subject property lies within Central Broward Water Control District. Drainage is served by a proposed retention area located on the northwestern portion of the property. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
 7. *Open Space and Recreation:* The Peaceful Ridge - Recreational Trail is directly located along Southwest 101st Road adjacent to the subject site. 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.
 8. *Compatibility:* The new office buildings are compatible with both existing and allowable uses on and adjacent to this property.
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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: As per § 12-205 (A) (1) (a), typical parking spaces shall be ten (10) x eighteen (18). Revise both the site plan and detail to meet this requirement. Place the letter "C" in all parking spaces that are compact 1/12/05 (*This has been completed*)

Illustrate the location of all mechanical/electrical transformers and equipment (*This has not been completed for locating a/c units*).

Engineering: The proposed driveway entrance is too close to the existing driveway entrance of the adjacent property east of the proposed site. A shared driveway must be considered. Submission of a design of a shared access for both properties (Diamond III and Nob Hill Commerce) or relocate this driveway a minimum 50 feet from the adjacent driveway to the east prior to final engineering plan approval is required. (*The petitioner is willing to construct a shared access point with the property to the east for their proposed project*)

Staff Analysis

The submitted site plan is zoned CC, Commerce Center District and is designated Commerce/Office on the Town of Davie Future Land Use Map. An office-building complex is permitted in both this zoning district and land use category. The site and architecture design of the office-buildings take form with Town's character. All three (3) buildings complement one another with only slight variations and shall be harmony with adjacent Town properties.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the CC, Commerce Center 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

The subject application complete and suitable for transmittal to Town Council for further consideration, with the following condition: Prior to the final site plan approval by staff, the applicant shall revise the site plan to indicate a shared access with the property adjacent to the east.

Site Plan Committee Recommendation

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following items: 1) to add a single "store-front" door to the second floor balcony over the main entry to match the style of the windows; 2) move the mailboxes to the main lobby if allowed by the Post Office or if not allowed, move mailboxes to the handicapped platform; 3) at the lift station, install a four-foot, black vinyl-coated, chain-link fence with landscaping around it and that it could be adjusted to accommodate the landscaping; 4) coordinate and revise the entrance with the property owner to the east to use as a joint entrance; 5) use only Pink Tabebuia trees as indicated on the landscape plans; 6) adjust the photometric plans to provide a minimum of two- to three-foot candles within the parking and driveway areas with at least "3.0" at the main entry; and 7) that the applicant would not be coming back to the Committee to modify the architecture of the building in order to accommodate the signage. (Motion carried 4-0)

Town Council Action

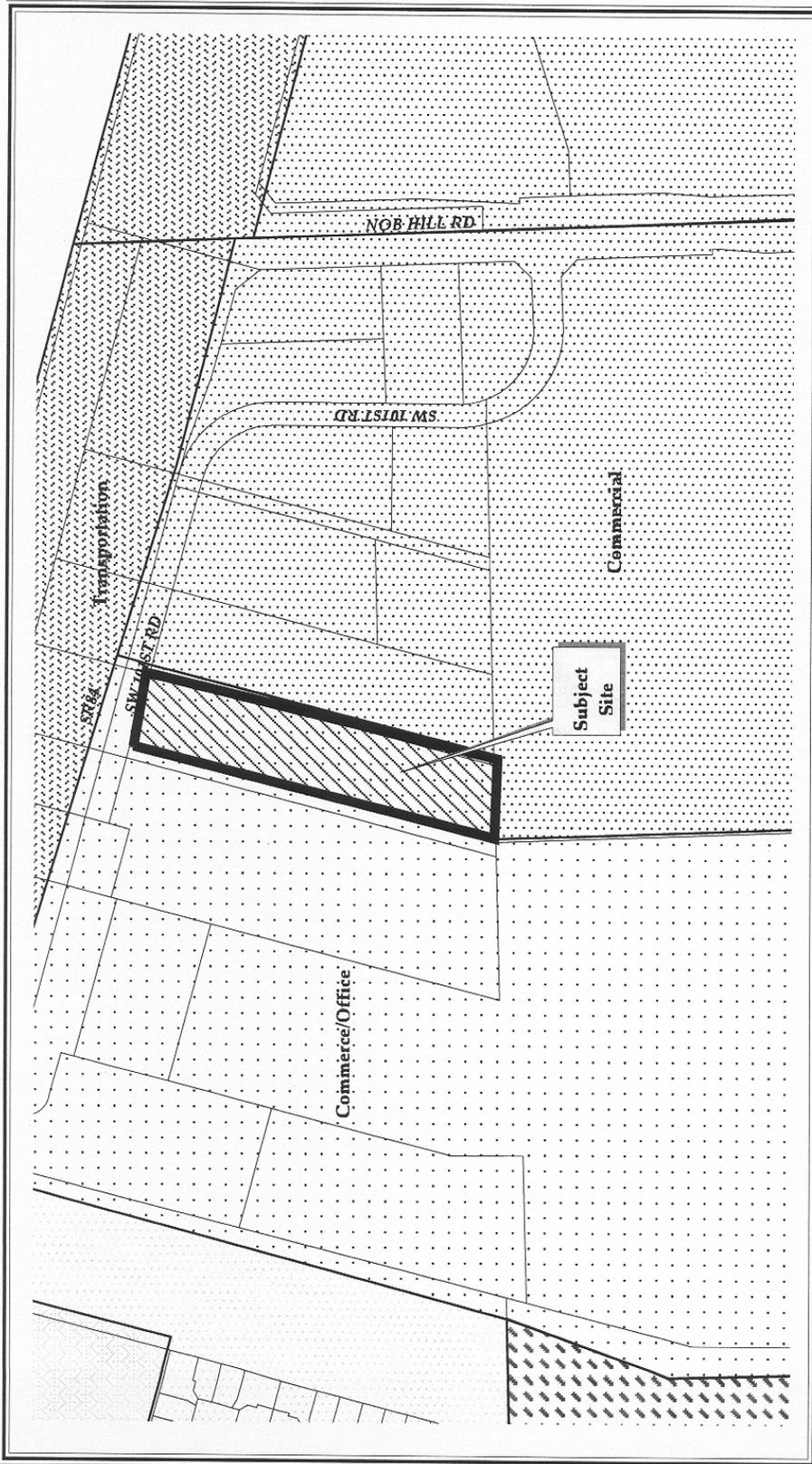
Exhibits

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

Prepared by: _____

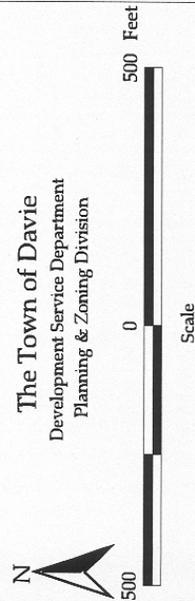
Reviewed by: _____

“Exhibit 2 - Future Land Use Map”



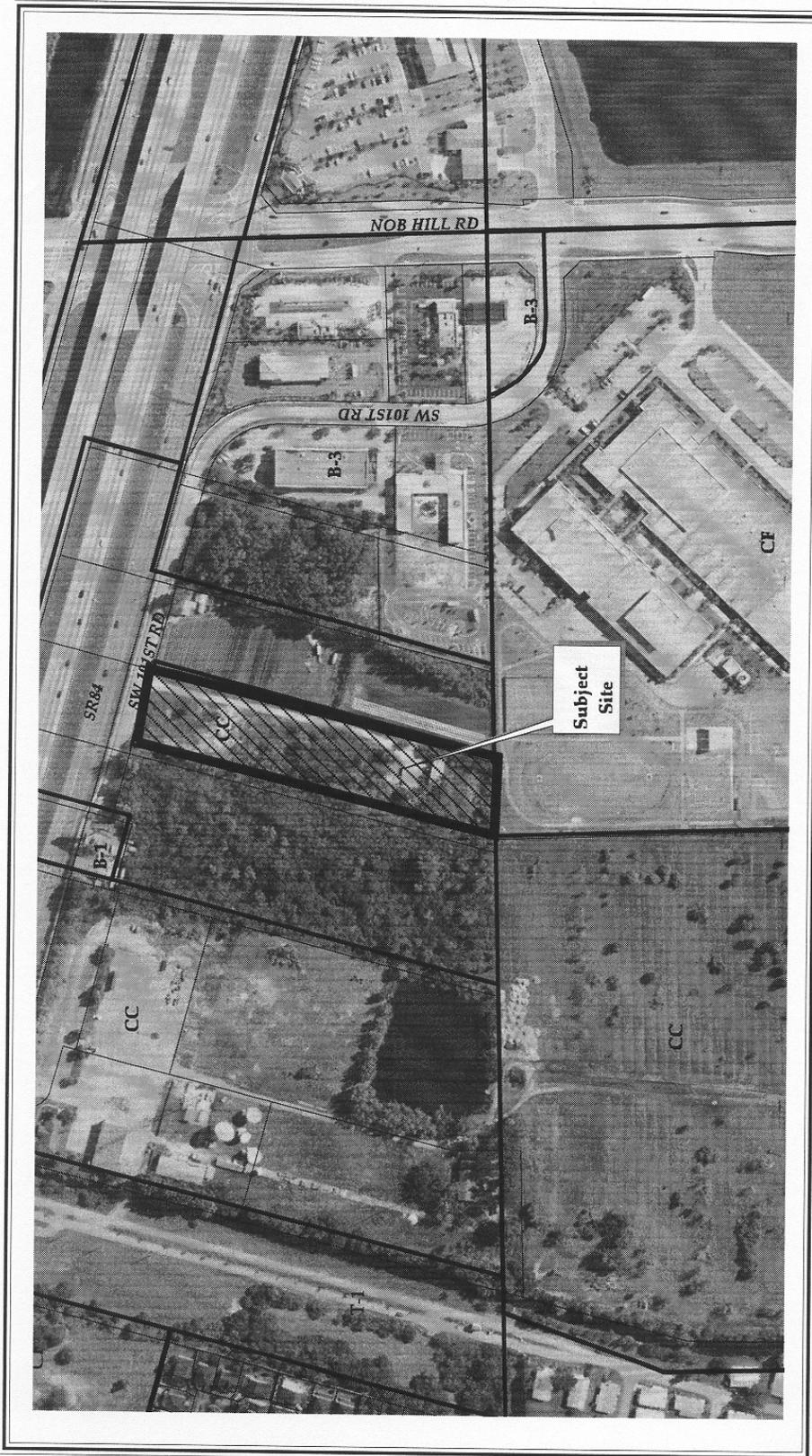
**Site Plan Application
SP 8-10-04 / 04-400/ Diamond III
Future Land Use Map**

Prepared By: A.J.P
Date Prepared: 01/31/05



The Town of Davie
Development Service Department
Planning & Zoning Division

“Exhibit 3 - Aerial, Zoning, and Subject Site Map”



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The Town of Davie
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500 Feet

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Site Plan Application
SP 8-10-04 / 04-400 / Diamond III
Aerial, Zoning, and Subject Site Map
Prepared By: A.J.P
Date Prepared: 01/31/05

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