

# 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:** Christopher M. Gratz, Planner II

**SUBJECT:** Site Plan, SP 3-1-05 Orange Drive Professional Building, 5595 Orange Drive/Generally located at the northeast corner of Orange Drive and SW 56 Avenue

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** SP 3-1-05, Davie Little Ranches, 5595 Orange Drive (RO)

**REPORT IN BRIEF:** Approval of the Orange Drive Professional Building site plan is being requested. The subject site is 17,358 square feet (0.4 acres) and is located at the northeast corner of Orange Drive and SW 56 Avenue. The proposal is for a 6,942 square foot two (2) story office building. Access is provided by two (2) openings to SW 56 Avenue. Shown are twenty-four (24) parking spaces to fulfill the off-street parking requirement for office use in this building (23 required).

The structure is to be constructed out of concrete block and has a covered parking area. There are two (2) office spaces on the first floor and ten (10) on the second floor. A false storefront is used to hide the covered parking area. The center of the building contains a landscape area, stairwell, elevator, and dumpster area. Smooth sand stucco finish with decorative round accents and stucco banding around the windows are proposed. The color scheme consists of beige, light beige, white accents, white colonial windows and doors, and a rose concrete tile roof.

This site plan for office use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a single family dwelling buffered with an 8' masonry wall and 10' landscape buffer, to the south is Orange Drive, to the east is a single family dwelling buffered with an 8' masonry wall and 10' landscape buffer, and to the west is a swimming pool company.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The CRA Board recommended approval of the site plan at the meeting of October 26, 2005, with three (3) suggestions for approval: 1) that parking conflicts with building columns need to be resolved; 2) site lighting should be on light poles which are a maximum of 12' in height or decorative lighting placed on the building can be substituted for the light poles; 3) there does not need to be a permanent wall on the east side, while there is a residence on the lot to the east the zoning is RO and while it should be buffered it would be better to have landscape screening without a wall in the long run as the use will not likely be a residence.

At the September 27, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to compliance with the CRA's (Community Redevelopment Agency) recommendations as well as the planning report; 1) that the dumpster gate elevations be corrected to meet standards, get rid of the wood, and do some stucco banding similar to what is on the building; 2) correct the photometric plan and the poles; 3) do paver crosswalks through the paved driveway; and 4) to provide additional backup space at the dead end parking area per a revised plan. (Motion carried 3-0; Mr. Engel and Mr. Aucamp were absent.)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the applicant has revised the site plan pursuant to the recommendations of the CRA and Site Plan Committee for Town Council's consideration.

**Attachment(s):** Planning Report, Site Plan

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

**Applicant Information**

**Owner/Petitioner:**

**Name:** Samuel Shapiro & Associates  
Triangle Professional Building Corporation  
**Address:** 6101 Garden Court  
**City:** Davie, FL 33314  
**Phone:** (954) 316-6626

**Background Information**

**Application History:** No deferrals have been requested.  
**Application Request:** Approval of the Orange Drive Professional Building site plan, a 6,942 square foot two (2) story office building.  
**Address/Location:** 5595 Orange Drive/Generally located at the northeast corner of Orange Drive and SW 56 Avenue  
**Future Land Use**  
**Plan Map Designation:** Regional Activity Center  
**Zoning:** RO, Residential/Office District  
**Parcel Size:** 17,358 square feet (0.4 acres)  
**Existing/Proposed Use:** Vacant/Office building

**Surrounding Land**  
**Use Plan Map Designations:**

<b>North:</b>	Single family dwelling	Regional Activity Center
<b>South:</b>	Orange Drive, C-11 Canal	Recreation/Open Space
<b>East:</b>	Single family dwelling	Regional Activity Center
<b>West:</b>	Pool BuildersInc.	Regional Activity Center

**Surrounding Zoning:**

**North:** ENSZD, Eastside Neighborhood Special Zoning District  
**South:** Not zoned  
**East:** RM-16, Medium-High Density Dwelling District  
**West:** RO, Residential/Office District

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## Zoning History

**Plat:** The plat, Davie Little Ranches Amended, was approved by the Broward County Board of County Commissioners on February 19, 1952, and subsequently recorded in Plat Book 28, Page 35, of the official records of Broward County on February 21, 1952.

**Annexation:** The property was incorporated into the Town in 1964.

**Zoning:** The rezoning, ZB 1-1-85 Town of Davie, was approved on January 2, 1985.

**Land Use Plan Amendment:** This parcel is inside the Regional Activity Center Future Land Use Plan designation that was adopted by Town Council in 1998.

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## Application Details

The applicant's submission indicates the following:

1. *Site:* Approval of the Orange Drive Professional Building site plan is being requested. The subject site is 17,358 square feet (0.4 acres) and is located at the northeast corner of Orange Drive and SW 56 Avenue. The proposal is for a 6,942 square foot two (2) story office building.
2. *Trails:* There is an existing recreational trail to the south within the C-11 canal right-of-way.
3. *Building:* The structure is to be constructed out of concrete block and has a covered parking area. There are two (2) office spaces on the first floor and ten (10) on the second floor. A false storefront is used to hide the covered parking area. The center of the building contains a landscape area, stairwell, elevator, and dumpster area. Smooth sand stucco finish with decorative round accents and stucco banding around the windows are proposed. The color scheme consists of beige, light beige, white accents, white colonial windows and doors, and a rose concrete tile roof.
4. *Access & Parking:* Access is provided by two (2) openings to SW 56 Avenue. Shown are twenty-four (24) parking spaces to fulfill the off-street parking requirement for office use in this building (23 required).
5. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency shall be obtained prior to issuance of a permit.
6. *Lighting:* A lighting plan that meets Code requirements is provided.
7. *Landscaping:* The site plan shows 6,896 square feet (0.16 acres) or 39.73% open space (30% required). The landscape plan shows Live Oaks along Orange Drive. In front of

the building are clusters of Small Leaf Clusia and Firebush. Along the SW 56 Avenue are continuous Cocoplum hedges as a base for Silver Buttonwood trees. The planter next to the dumpster area has Veitchia Montgomeryana palms, Hawaiian Ti plant, and Gamma Grass. The rear buffer has a base of Wild Coffee with Pigeon Plum trees adjacent to an 8' masonry wall. The eastern buffer has Wild Coffee, Firebush, Green Buttonwood, Silver Buttonwood, and an existing Live Oak adjacent to an 8' masonry wall.

8. *Compatibility:* This site plan for office use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a single family dwelling buffered with an 8' masonry wall and 10' landscape buffer, to the south is Orange Drive, to the east is a single family dwelling buffered with an 8' masonry wall and 10' landscape buffer, and to the west is a swimming pool company.

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### Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

§12-83 of the Land Development Code, Conventional Nonresidential Development Standards, RO, Residential/Office District, requires minimum: lot area of 17,500 square feet, frontage of 100', front setback of 25', side and rear setbacks of 20', and maximum building height of 25'.

§12-24(J)(1): The RO District is intended to implement the residential/office classification of the Town of Davie Comprehensive Plan by providing a buffer of professional offices and mixed residential and office development to surrounding residential areas. The intent of this district is to maintain the residential character of the neighborhood while permitting the development of professional offices.

The uses permitted by right within the RO District as stated in §12-32(B) are:

Contractor, office only	Studios (Art, Music)
Medical Clinic/Doctor's Office	Home Occupation
Professional Office	Plant Nursery
Real Estate Office	Sales Office

The uses permitted conditionally within the RO District as stated in §12-32(B) are:

Agriculture	Agriculture, Commercial
Communication Apparatus	Residential Uses

§12-34(V) Residential Office: Professional and business offices in the RO District shall be constructed and maintained to resemble a residential structure. Offices may not consume more than fifty (50) percent of a mixed use structure.

§12-34(W)(1) Residential Use of Nonresidentially Zoned Property: Residential Development in the RO District is limited to a maximum density as permitted by the underlying residential designation on the Future Land Use Plan Map, in no event to exceed five (5) dwelling units per acre.

§12-208 (A) Requirements for Off-Street Parking

(15) Medical, dental, chiropractic, etc. clinics: One space for each two hundred (200) square feet of gross floor area.

(22) Offices, business, professional, governmental, financial institutions and commercial banks, One (1) space for each three hundred (300) square feet of gross floor area.

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## 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 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

*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.

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## Significant Development Review Committee (DRC) 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:** Show the structure does not exceed 25', revise the scale, redraw the site plan electronically, provide the required 8' masonry walls adjacent to residential uses, revise dumpster location, and provide written approval to place landscaping within utility easements. *(These have been provided.)*

**Engineering:** Show entire SW 56 Avenue right-of-way, provide cross sections to the adjacent properties, repair the SW 56 Avenue right-of-way as needed, and show all turning radii. *(These have been provided.)*

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### **Public Participation**

The applicant held Public Participation meetings on April 25, 2005, and May 9, 2005; attached is the Citizen Participation Report.

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### **Staff Analysis**

The site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The use of the site does not exceed what was anticipated by the Future Land Use Plan Map designation.

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### **Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

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### **Staff Recommendation**

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

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### **Community Redevelopment Agency Recommendation**

The CRA Board recommended approval of the site plan at the meeting of October 26, 2005, with three (3) suggestions for approval: 1) that parking conflicts with building columns need to be resolved; 2) site lighting should be on light poles which are a maximum of 12' in height or decorative lighting placed on the building can be substituted for the light poles; 3) there does not need to be a permanent wall on the east side, while there is a residence on the lot to the east the zoning is RO and while it should be buffered it would be better to have landscape screening without a wall in the long run as the use will not likely be a residence.

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### **Site Plan Committee Recommendation**

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## Town Council Action

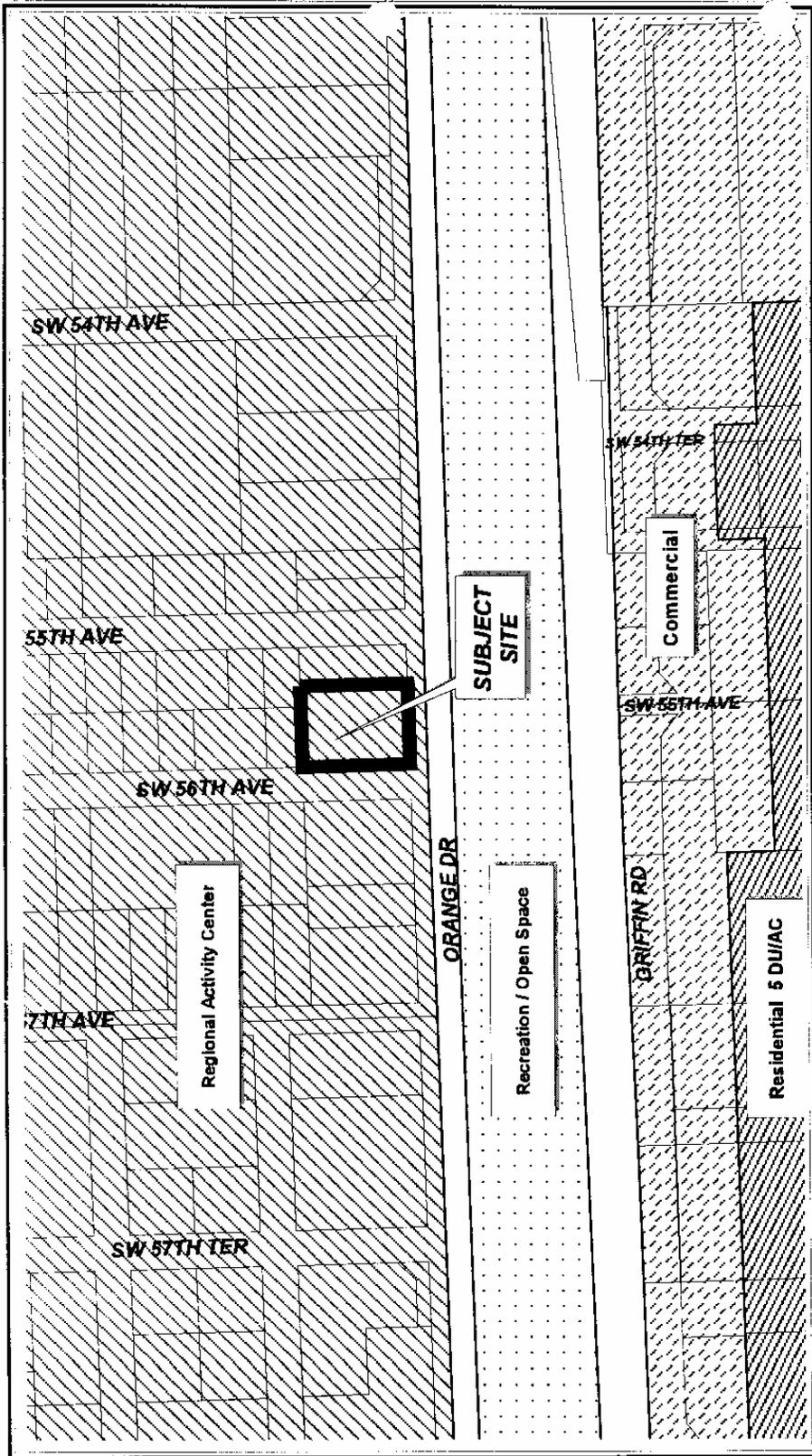
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### Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Citizen Participation Report
4. Site Plan

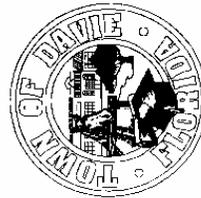
Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**SITE PLAN  
SP 3-1-05  
Future Land Use Map**

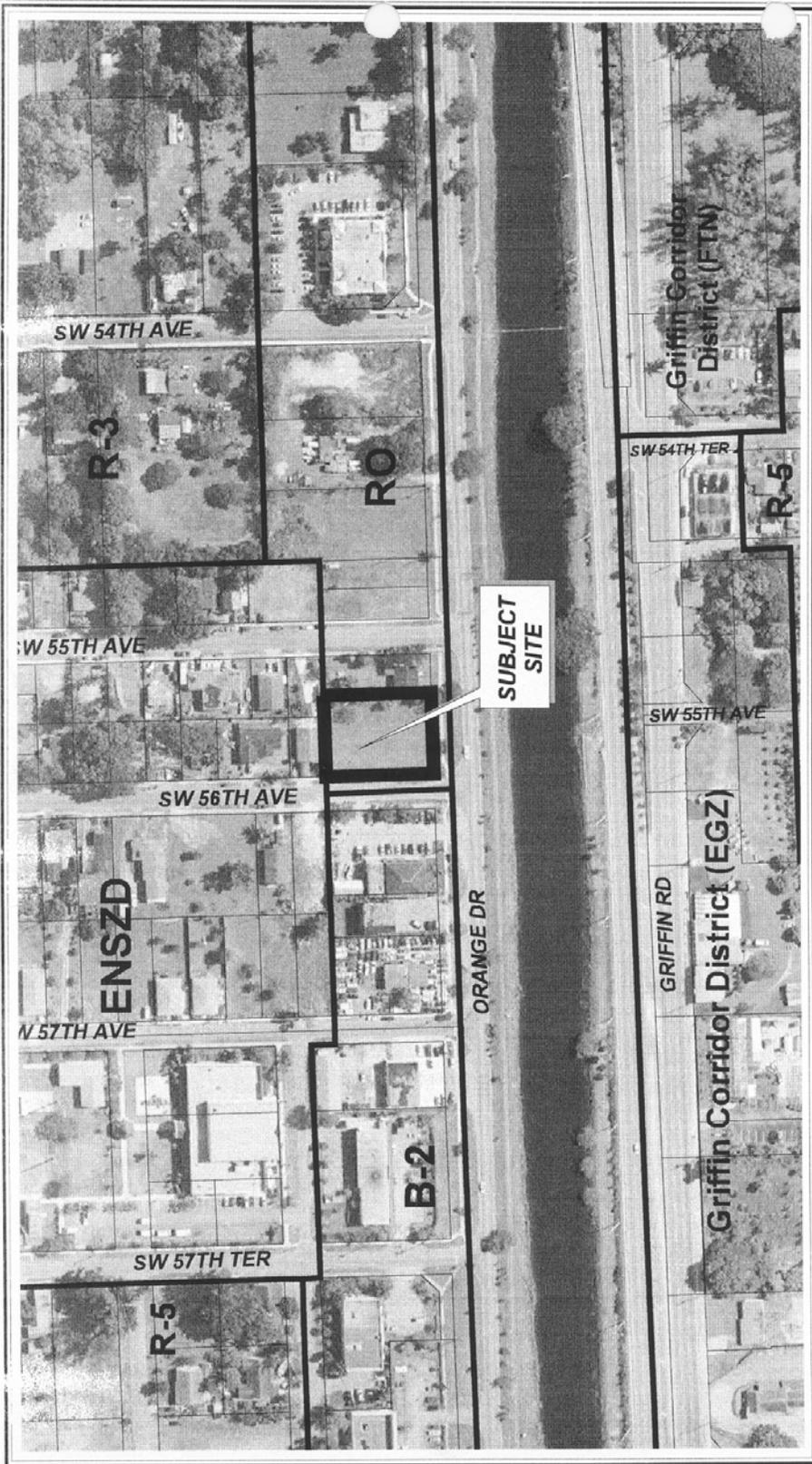
Prepared By: ILD  
Date Prepared: 4/6/05



200 0 200 400 Feet



Prepared by the Town of Davie GIS Division



**SITE PLAN**  
**SP 3-1-05**  
**Zoning and Aerial Map**

Prepared By: iild  
 Date Prepared: 4/6/05

