

# 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 4-5-05 Stirling Triangle Professional Building II, Sam Shapiro/Stirling Triangle Professional Building Corp., 6115 Stirling Road/Generally located on the north side of Stirling Road, 180' west of the intersection of Stirling Road and SW 61 Avenue

**AFFECTED DISTRICT:** District 1

### **TITLE OF AGENDA ITEM:**

SP 4-5-05 Stirling Triangle Professional Building II, 6115 Stirling Road (B-2)

**REPORT IN BRIEF:** Approval of the site plan for the "Stirling Triangle Professional Building II" is being requested. The proposal is for a 12,089 square foot two (2) story office building. The subject site consists of a net 28,171.47 square feet (0.65 acres), and is generally located on the north side of Stirling Road, 180' west of the intersection of Stirling Road and SW 61 Avenue.

As the name indicates, the structure has been designed to match the adjacent Stirling Triangle Professional Building. This multi-tenant office building has a first floor that is a covered parking area with a false storefront, and there are 18 office suites on the second floor. The building has a 3' rooftop cornice and a 5' high parapet wall atop a flat roof to screen roof top equipment. The concrete block has a smooth and rough stucco finish with decorative round accents and stucco banding. The color scheme consists of beige, light beige, with accents and white colonial windows and doors. For the purposes of signage, the building is considered to be a single occupant building, with a maximum of 150 square feet of signage being allowed, since the individual occupants do not have direct access to the exterior of the building.

Access is provided on the northern boundary by SW 61 Avenue Extension, and a 40' right out opening on the southern boundary to Stirling Road. The parking requirement for office use has been met with 40 parking spaces being provided (40 required). The lighting plan shows that fixtures on 25' light poles are being used. Drainage for the site is provided by a connection to the pipeline that replaced the canal on the north side of Stirling Road when it was widened. The subject property lies within Central Broward Water Control District, and approval from this agency has been obtained.

To the north are multi-family dwellings, to the south is Stirling Road, to the east is an office building, and to the west is a retail plaza. Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties.

The proposed office use meets the intent of the Commercial Future Land Use Plan Map designation and B-2, Community Business District zoning classification, and complies with the B-2, Community Business District development standards. The site plan meets or exceeds the minimum setbacks, open space, and parking requirements. The site plan is in conformance with the applicable Codes and Ordinances. This proposed site plan for office use can be considered compatible with the uses on the surrounding properties.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the December 27, 2005, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and the following comments: 1) delete the doors on the front elevation and spread the window openings to match the second floor windows; 2) the columns on the north side of the parking area are to be removed out of the drive aisles and set back into the parking areas; 3) the seating area is to be used for a potential storage room that could be combined with the meter room with space between that area and the lobby for pedestrians; 4) on the landscaping, replace the ten Ligustrums on the east side with ten Crape Myrtles of ten-to-12-foot high material. (Motion carried 3-0, Chair Aitken and Vice-Chair Engel were absent)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final staff approval:

1. Rectify the differing open space calculations indicated on the site plan and on the landscape plan.

**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  
Triangle Professional Building Corp.  
**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 site plan for the "Stirling Triangle Professional Building II".  
**Address/Location:** 6115 Stirling Road/Generally located 180' west of the intersection of Stirling Road and SW 61 Avenue  
**Future Land Use**  
**Plan Map Designation:** Commercial  
**Zoning:** B-2, Community Business District  
**Net Parcel Size:** 28,171.47 square feet (0.65 acres)  
**Existing Use:** Vacant  
**Proposed Use:** 12,089 square foot, two (2) story multi-tenant office building

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land</u></b>
<b>North:</b>	The Gardens at Stirling	<b><u>Use Plan Map Designations:</u></b>
<b>South:</b>	The Shoppes of Carriage Hills	Residential (10 DU/AC)
<b>East:</b>	Stirling Triangle Professional Building	Commercial
<b>West:</b>	Victory Plaza	Commercial
		Commercial

### Surrounding Zoning:

**North:** RM-10, Medium Density Dwelling District  
**South:** B-2, Community Business District  
**East:** B-2, Community Business District  
**West:** B-2, Community Business District

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## Zoning History

**Site Plan:** Records indicate the site plan, SP 6-5-85 Broward Clutch, was processed in 1985.

**Plat:** The plat, P 4-2-05 Stirling Road Triangle II Plat, was approved on December 7, 2005.

**Related Plat:** The plat, P 8-4-01 Stirling Road Triangle Plat, was approved on June 5, 2002.

**Related Site Plan:** The site plan, SP 8-7-03 Stirling Road Triangle Professional Building, for a 16,200 square foot office building, was approved on March 17, 2004.

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## Application Details

The applicant's submission indicates the following:

1. *Site:* Approval of the site plan for the "Stirling Triangle Professional Building II" is being requested. The proposal is for a 12,089 square foot two (2) story office building. The subject site consists of a net 28,171.47 square feet (0.65 acres), and is generally located on the north side of Stirling Road, 180' west of the intersection of Stirling Road and SW 61 Avenue.
2. *Trails:* No recreational trails are on or adjacent to the site, or proposed for the future
3. *Architecture:* As the name indicates, the structure has been designed to match the adjacent Stirling Triangle Professional Building. This multi-tenant office building has a first floor that is a covered parking area with a false storefront, and there are 18 office suites on the second floor. The building has a 3' rooftop cornice and a 5' high parapet wall atop a flat roof to screen roof top equipment. The concrete block has a smooth and rough stucco finish with decorative round accents and stucco banding. The color scheme consists of beige, light beige, with accents and white colonial windows and doors.
4. *Access and Parking:* Access is provided on the northern boundary by SW 61 Avenue Extension, and a 40' right out opening on the southern boundary to Stirling Road. The parking requirement for office use has been met with 40 parking spaces being provided (40 required).
5. *Lighting:* The lighting plan shows that fixtures on 25' light poles are being used.

6. *Drainage:* Drainage for the site is provided by a connection to the pipeline that replaced the canal on the north side of Stirling Road when it was widened. The subject property lies within Central Broward Water Control District, and approval from this agency has been obtained.
  7. *Signage:* For the purposes of signage, the building is considered to be a single occupant building, with a maximum of 150 square feet of signage being allowed, since the individual occupants do not have direct access to the exterior of the building.
  8. *Landscaping:* The landscape plan indicates 8,843 square feet (0.2 acres) or 31.4 percent of open space (30 percent required). The south buffer contains groupings of Yellow Firebush, Small Leaf Clusia, Cocoplum, and Bahama Coffee, with Live Oak and Silver Buttonwood trees near Stirling Road. The north buffer has Wild Coffee and Orange Geiger trees. The west buffer has a double row of Cocoplum hedge, Dwarf Schefflera, and Live Oaks. The eastern buffer, adjacent to building has Gold Mound Duranta, Plum Yew, and Solitaire Palms. On the east side of the access drive is an existing landscape buffer that is being enhanced with additional plantings of Cocoplum and Ligustrum.
  9. *Compatibility:* To the north are multi-family dwellings, to the south is Stirling Road, to the east is an office building, and to the west is a retail plaza. Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties.
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### **Applicable Codes and Ordinances**

§12-24 (5) Community Business (B-2) District. The B-2 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.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200' frontage and depth, 20' on sides abutting residentially zoned properties, 25' adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35' maximum height.

§12-208 (A) Requirements for off-street parking; offices, business, professional, governmental, financial institutions and commercial banks; one (1) space for each three hundred (300) square feet of gross floor area.

§12-242 (B) Wall Signs: (1) Maximum sign size for wall, fascia and awning or canopy signs. The maximum sign size is expressed in terms of square feet and relates to the maximum sign area that may be devoted to a particular business, notwithstanding the number or combination of wall, fascia, awning, or canopy signs.

(a) Multi-tenant Buildings: Signage may be provided not to exceed a maximum of two (2) square feet of signage per lineal foot of tenant storefront facade length, except that signage in the Western Theme Area shall not exceed four (4) square feet of signage per lineal foot of tenant storefront facade length. Only the first-floor occupants of such buildings with individual separate entrances from the exterior of the building shall be allowed wall, fascia, or canopy signage. Office buildings where there are multiple tenants that do not have individual separate entrances to the exterior of the building shall not be considered multiple-tenant buildings for the application of these standards. Typical tenant signage for multiple-tenant buildings shall be reviewed pursuant to the site plan review process.

(b) Single-Occupant Buildings: Signage may be provided not to exceed a maximum of two (2) square feet of signage per lineal foot of building frontage at the street right-of-way to a maximum of one hundred fifty (150) square feet of total sign area. Office and/or industrial buildings where there are multiple tenants that do not have individual separate entrances to the exterior of the building shall be considered single-tenant buildings for the application of these standards. Applications for single-tenant signage shall be reviewed pursuant to the site plan review process.

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## Comprehensive Plan Considerations

**Planning Area:** The subject site 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.

**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:** Redraw the site plan in CAD, and replicate all of the architectural details that were required on the Stirling Triangle Professional Building. *(Items provided)*

**Engineering:** Provide a 5' sidewalk from Stirling Road to the building; widen the existing driveway; show cross sections to the surrounding properties, and provide preliminary storm water management calculations. *(Items provided)*

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### **Public Participation**

The applicant held Public Participation meetings on June 21, 2005, and June 28, 2005; attached is the Citizen Participation Report.

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### **Staff Analysis**

The proposed office use meets the intent of the Commercial Future Land Use Plan Map designation and B-2, Community Business District zoning classification, and complies with the B-2, Community Business District development standards. The site plan meets or exceeds the minimum setbacks, open space, and parking requirements.

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### **Findings of Fact**

The site plan is in conformance with the applicable Codes and Ordinances. This proposed site plan for office use can be considered compatible with the uses on 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. In addition, the following conditions shall be met prior to final staff approval:

1. Rectify the differing open space calculations indicated on the site plan and on the landscape plan.

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### **Site Plan Committee Recommendation**

At the December 27, 2005, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and the following comments: 1) delete the doors on the front elevation and spread the window openings to match the second floor windows; 2) the columns on the north side of the parking area are to be removed out of the drive aisles and set back into the parking areas; 3) the seating area is to be used for a potential storage room that could be combined with the meter room with space between that area and the lobby for pedestrians; 4) on the landscaping, replace the ten Ligustrums on the east side with ten Crape Myrtles of ten-to-12-foot high material. (Motion carried 3-0, Chair Aitken and Vice-Chair Engel were absent)

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## Town Council Action

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### Exhibits

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

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

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

**STIRLING TRIANGLE PROFESSIONAL BUILDING PHASE II  
Citizen Participation Report**

**I. RESULTS:**

A. The results of the two citizen participation meetings for the Stirling Triangle Professional Building Phase II are as follows: At the first meeting, we had four residents show up. They were curious about the new building, and after a presentation, they left satisfied. At the second meeting, we had no residents participate.

**II. DATES & LOCATIONS**

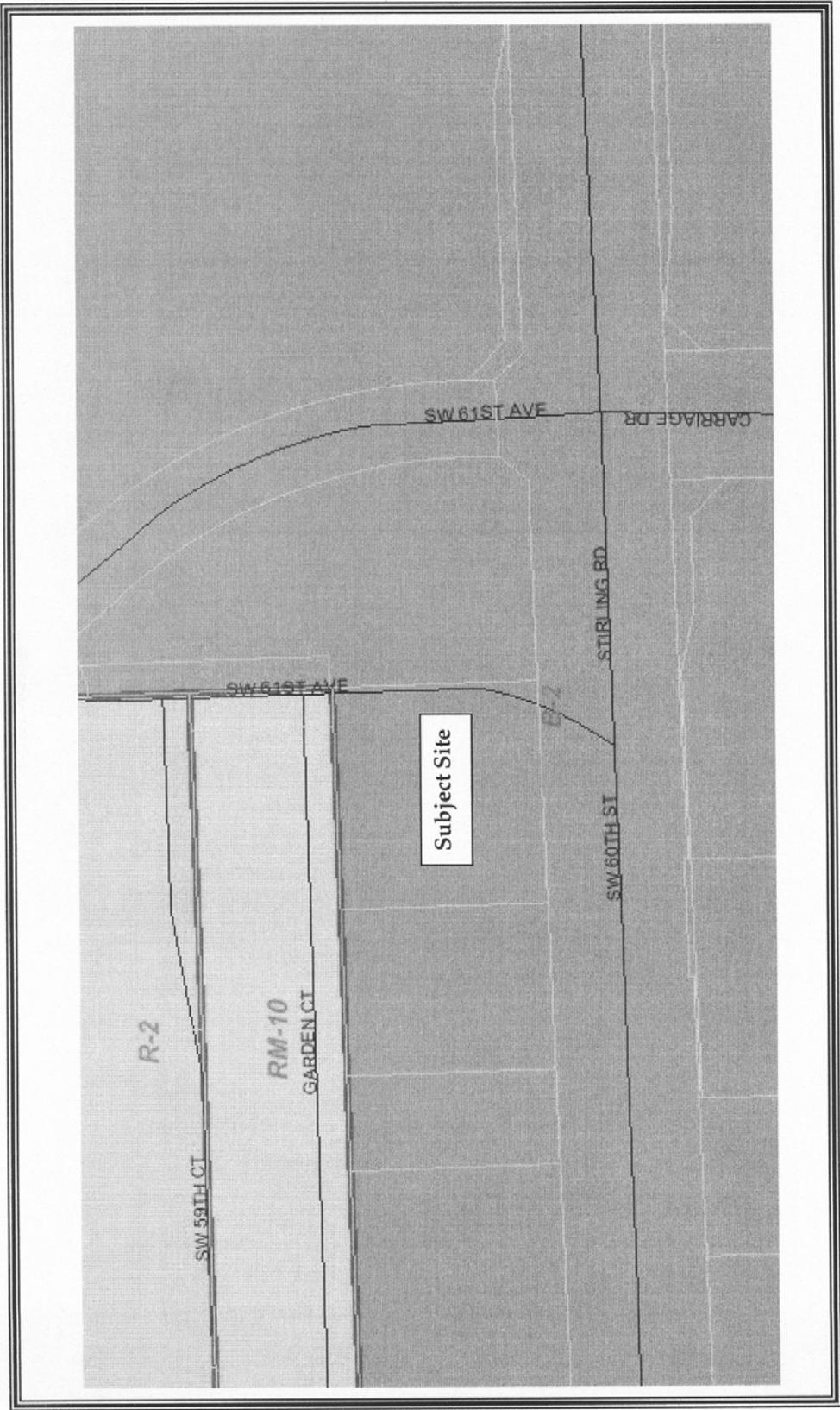
- A. The first meeting was held on 6/21/2005 at The East Side Community Center, located at 4300 S.W. 55 Ave, Davie FL 33314
- B. The second meeting was held on 6/28/2005 at The East Side Community Center, located at 4300 S.W. 55 Ave, Davie FL 33314

**III. NAMES, ADDRESSES & HEAD COUNT**

A. 6/21/2005-	<u>NAMES</u>	<u>ADDRESSES</u>
	Robert Gotschall	6125 Stirling Road, Davie
	Paul J. Stowell	6125 Stirling Road, Davie
	Ken Hassett	6099 Stirling Road Ste. 217 & 218, Davie
	Alvaro Castanada	6099 Stirling Road Ste. 214 & 215, Davie
B. 6/28/2005-	<u>NAMES</u>	<u>ADDRESSES</u>
	None	-----

**IV. CONCERNS RAISED**

A. At both meetings the items raised were more information based rather than concerns. For example, participants were curious about what type of building it was, what type of businesses would inhabit the building, and what the building would look like. To answer these questions, I made a simple yet complete presentation using the building plans, and a color rendition of the building. By the time the meetings were concluded, all participants left satisfied with the presentation, and seemed to be excited about the new building. In conclusion, I think the citizen participation meetings were very successful, and made the participants feel comfortable and involved.

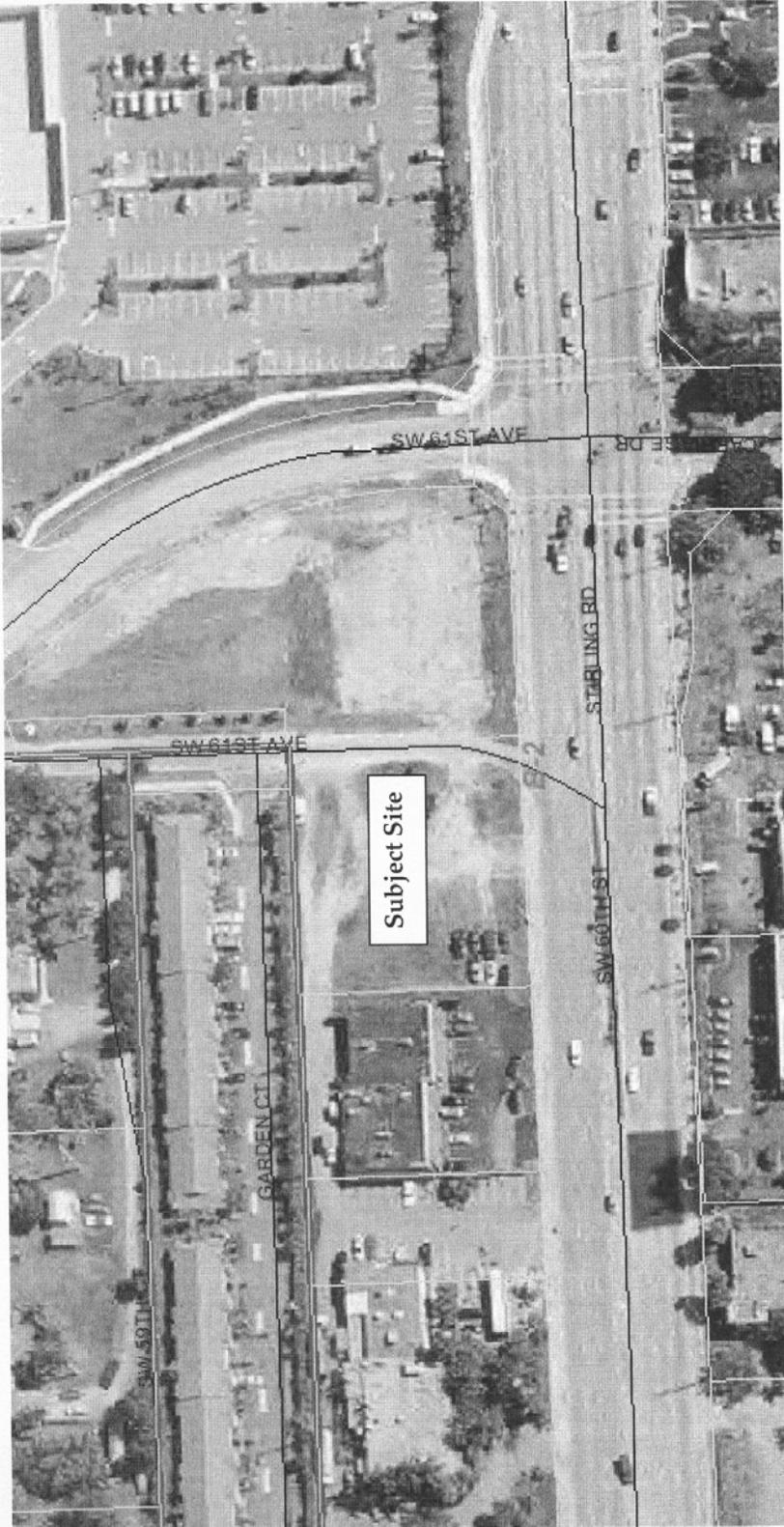


**Plat Application**  
**P 4-2-05, Stirling Triangle II**  
**Future Land Use Plan Map**

Prepared By: C.M.G.  
 Date Prepared: 10/4/05

**The Town of Davie**  
 Development Services Department  
 Planning and Zoning Division

Scale: N.T.S.



Subject Site

**Plat Application  
P 4-2-05, Stirling Triangle II  
Aerial, Zoning, Subject Site Map**

Prepared By: C.M.G.  
Date Prepared: 10/4/05



**The Town of Davie**  
Development Services Department  
Planning and Zoning Division



Scale: N.T.S.

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