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 III

SUBJECT: Site Plan Application, SP 12-5-05/06-19/Griffin Landmark Building/Generally located on the north side of Griffin Road between the Florida Turnpike and State Road 7-US 441

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 12-5-05/06-19/Griffin Landmark Building

REPORT IN BRIEF: The subject site is approximately 3.08 acres (134,298 square feet) in size and is located on the north side of Griffin Road between the Florida Turnpike and State Road 7-US 441. To the north of subject site is C-ll Canal (S.F.W.M.D.), to the east is an adult living facility zoned Griffin Road Corridor, Commerce Zone (Use Zone 4), and to the south, as well as to the west is Griffin Road zoned Griffin Road Corridor, Commerce Zone (Use Zone 4).

The propose site plan consists of a wetland area located in the western portion of the subject site, approximately .500 acres (21,773 sq. ft.) in size. The location of a proposed seven-story mixed-use building is along the southern boundary line, parallel to Griffin Road. This building proposes to consist of three (3) use(s) including office, commercial, and residential. On the north (or behind the building) portion of the subject site is a vehicular parking area. Within this parking area is a lift station, loading area, and a vehicular ramp that lead into the 2nd floor parking level within the building.

Parking Level(s):
The propose location of vehicular parking areas within the building are on the first and second floor(s). Parking level 1 is at the ground elevation and consists of thirty-six (36), nine (9) by eighteen (18) foot parking spaces. Vehicular entrance to parking level 1 is through an opening located at the northwestern corner of the building. Parking level 2 is located on the 2nd floor with an entrance on the west side of the building, accessed by a ramp, and consists of thirty-seven (37), nine (9) by eighteen (18) foot parking spaces.

Commercial Level(s):
The propose location of commercial use(s) within the building is on second floor and is approximately 1,084 square feet in size. Access to this commercial use is directly off the sidewalk parallel to Griffin Road, as well as through the level 2 parking area from an elevator lobby.

Office Level(s):
The propose office use(s) within the building is on the third, fourth, and fifth floor(s). Access to these floors is by three (3) stairwells located on the sides (east and west) and the center of the building. Additionally, there are two (2) elevators centrally located in the building that lead to an interior corridor to access office use(s).

Residential Level(s):
The propose residential unit(s) within the building are located on sixth and seventh floor(s). Accesses to these floors are similar to the ones below, which lead to an interior corridor to the entrance of twelve (12) residential unit(s) on each floor.

The petitioner's propose architectural design theme attempts to meet the intent of the Griffin Road Corridor consisting of Florida Vernacular. The seven-story mixed-use building incorporates Florida traditional architectural features, such as standing seam metal roof, awnings, outlookers, balconies, and decorative railings.

The first and second floor exterior elevations consist of a rectangular storefront screened opening covered by a forest green fabric awning. Additionally, two (2) stoops centrally located along the front (west) elevation enter into the commercial use. The third, fourth, and fifth floor exterior elevations consists of large rectangular dark bronze frame windows. This portion of the exterior elevation is broken up with square pattern designs between windows. Lastly, the sixth and seventh floor exterior elevations consist of continuous balconies and railing that runs the entire width of the elevation.

The vertical exterior elevation elements consist of three (3) breaks. They are located on the sides and center of the building. They extend past the parapet wall and are topped with outlookers and hipped roofs. The center break is lined with a glass design extending from the third to seventh floor. Additionally, two-story columns are located at the balconies on the sixth and seventh floors.

The exterior elevations color consists of a segment color scheme that enforces visual rhythm on the facade. The color combination includes a cream yellow at the base, a medium yellow at body, a medium orange at the second floor and vertical breaks, and white at the outlookers and moldings.

The petitioner proposes vehicular access to the subject site via one (1) opening along southern boundary line off Griffin Road. After vehicular traffic enters the subject site, it may maneuver thru two-way parking isles, around a triangle design pattern, located in the northwestern portion of the property.

Land Development Code requires (176) parking spaces based on square footages of the office, commercial, and residential uses. The petitioner is providing (181) parking spaces, including handicapped spaces.

According to Section 12-32.320, Town Council may waive development standards that may impose hardships, or may not serve the intention of the district. Therefore, in order for the subject site to be developed as proposed, the petitioner is requesting a waiver(s) from the following development standards:

1) Land Development Code. Section 12-205 (1) (a.). From: the minimum size or a parking stall shall be as follows: standard space – ten (10) feet by eighteen (18) feet, To: standard space - nine (9) feet by eighteen (18) feet.

2) Land Development Code. Section 12-32.311 (D). From: in the Griffin Commerce use zone, the minimum landscape buffer shall be forty (40) feet along Griffin Road and Southwest 48th Street, To: minimum landscape buffer of five (5) foot, two (2) inches along Griffin Road and Southwest 48th Street.
3) Land Development Code. Section 12-32.309 (A). From: maximum building height for Griffin Commerce is forty-five (45) feet, To: maximum building height for Griffin Commerce of eighty-seven (87) feet, nine (9) inches.

4) Land Development Code. Section 12-32.311 (I). From: the buffer required between commercial and residential use(s) shall be increased to twenty (20) feet in width and shall include one (1) canopy tree for every thirty (30) of property line, To: the buffer required between commercial and residential use(s) shall be increased to five (5) feet in width and shall include one (1) canopy tree for every thirty (30) of property line.

5) Land Development Code. Section 12-32.310 (A)(3). From: all structures shall be built with a minimum forty (40) feet from the right-of-way, To: all structures shall be built with a minimum of five (5) foot, two (2) inches from the right-of-way.

The propose mixed-use development (building) can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the propose building should improve existing living and working environments, as well as, create an entrance way into the showcase corridor along SR-7/441.

PREVIOUS ACTIONS:
At the December 6, 2006 Town Council meeting, SP 12-5-05 Griffin Landmark Building was approved. **(Motion carried 4-0, Councilmember Crowley was absent)**

At the December 20, 2006 Town Council meeting, SP 12-5-05 Griffin Landmark Building was reconsidered and scheduled for the January 17, 2007 meeting. **(Motion carried 5-0)**

CONCURRENCES:
At the November 8, 2006 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report along with the five wavers and subject to 23 comments: 1) try to get DOT to allow pavers along Griffin Road verses the concrete walk; 2) that the crosswalks across the main entry be done in pavers; 3) that there be paver sidewalks for the interior of the site; 4) that the lift station have a five-foot fence and landscaping around it; 5) move the loading space and increase the size for moving vans adjacent to the ramp to the parking in back at the northeast corner of the building subject to Engineering's approval; 6) at the north parking lot, at the angular turning radius, move the trees to allow a "visibility area" for that tight turn; 7) add two stop signs at the south entry to the parking garage and at the adjacent parking field intersection; 8) increase the exit area outside the elevator lobbies and parking, and add bollards; 9) readdress the photometric plan because several areas are too low, it should not be less than one-foot candles and should be two-foot candles against the building; 10) look at the AD access to the building from the street; 11) on sheet A-101, show the projection of the retail above; 12) on the building fenestrations, add some sort of a build out on the ends that replicate the color changes in the building as well as – pull the elevator lobby out to create a separate element and try to duplicate something similar to that on the opposite side (the Griffin Road side) of the building above the retail space; 13) look at the end stair tower which is facing the turn at Griffin Road, to try to make some sort of an element which is less utilitarian; 14) note that there is no useable area under the raised roof elements; 15) the landscaping plans go back to staff for review and to review the areas around the base of the building to determine if there is sufficient area for the landscaping as shown; 16) pay particular attention to the tightness of the area as shown and see that the appropriate materials are placed in that area; 17) the Committee questions the use of Italian Cypress along the lake side and Griffin Road as to whether this counted towards canopy trees; 18) look at adding building lights at the entrance and some decorative lighting to accent the building; 19) look at possibly adding concrete tree rings around the Royal Palms on Griffin Road; 20) see if DOT allows pushing the sidewalk towards the building and having the landscaping near the curb along Griffin Road; 21) add a toilet at the retail area; 22) add windows to the retail space plan on the floor plan to replicate what was done on the elevation; and 23) provide a color board. In a roll call vote, all voted in favor **(Motion carried 5-0)**

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S):
Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following recommendations are requested to be met prior to final site plan approval:

1. Staff recommends providing decorative (i.e. pavers) at "all" internal sidewalks and crossings (i.e. entrance to mixed-use development).
2. Contingent upon approval of the following development applications:
    a. *Flex Application (FX 5-1-06), Griffin Landmark Building*
    b. *Plat Application (P 12-2-05), Griffin Landmark Building*
    c. *Text Amendment (ZB(TXT) 12-1-05), Griffin Landmark Building*

Attachment(s): Planning Report, Site Plan

Exhibit "A"
Application: SP 12-5-05/06-19/Griffin Landmark Building
Original Report Date: 10/23/06 **Revision(s):** 11/17/06, 1/5/07

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner:
Name: The Spear Group – Jeff Spear
Griffin Landmark, L.C.C.
Address: 3721 Southwest 47th Avenue – Suite 307
City: Ft. Lauderdale, Florida 33314
Phone: (954) 581-9000

Background Information

Application Request: The petitioner requests site plan approval for a new mixed-use development (building) consisting of office use(s), commercial use(s), and residential unit(s)

Location: Generally located on the north side of Griffin Road between the Florida Turnpike and State Road 7-US 441

Future Land Use Plan Map: Commercial

Zoning: Griffin Road Corridor, Commerce Zone (Use Zone 4)

Existing Use(s): Vacant Parcel of Land

Parcel Size: 3.08 Acres (134,298 square feet)

Proposed Density: 7.79 Dwelling Units/1 Acre (Total of 24 Dwelling Units)

Proposed Use(s): Mixed-use development (building) consisting of:

1. Approximately 36,411 sq. ft. of office use(s)
2. Approximately 1,084 sq. ft. of commercial use(s)
3. 24 high-rise unit(s)

Surrounding Use(s):		**Surrounding Land Use Plan Map Designation(s):**
North:	C-ll Canal (S.F.W.M.D.)	Recreation / Open Space
South:	Griffin Road / Vacant Parcels	Commercial
East:	Adult Living Facility	Residential (10 DU/AC)
West:	Griffin Road / Vacant Parcels	

Surrounding Zoning(s):
North: N/A
South: Griffin Road Corridor, Commerce Zone (Use Zone 4)
East: Griffin Road Corridor, Commerce Zone (Use Zone 4)
West: Griffin Road Corridor, Commerce Zone (Use Zone 4)

Zoning History

Related Zoning History:
Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Intersection Commercial Nodes ("University Drive Node") on February 2, 2000.

Concurrent Request on same property:
Text Amendment (ZB(TXT) 12-1-05), the petitioner requests to amend the Land Development Code pertaining to Section 12-32.304 Permitted, Restricted, and Prohibited Uses – Use Group/Use relating to residential uses in the Commerce Zone (Use Zone 4).

Flex (FX 5-1-06), the petitioner requests the assignment of 24 flexibility units permitted within Flexibility Zone 81 in order for the subject site to be developed with residential use under the current commercial land use category of the Future Land Use Plan Map.

Plat Application (P 12-2-05), the petitioner requests plat approval to allow 36,411 sq. ft. of commercial and 24 residential units on the subject site.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-32.303(D)), Griffin Commerce (Use Zone 4). This zone extends eastward from the Florida Turnpike to State Road 7. Medium-density residential uses are predominant within this use zone. Should redevelopment occur, Commerce Park type uses, developed in a campus setting with significant open space, are encouraged here. Such uses require a Commerce/Office or Industrial land use plan designation. Development within this area is not subject to the architectural requirements of the Griffin Corridor District.

Land Development Code Section (12-32.310(A)(3)), Griffin Commerce (Use Zone 4). All structures shall be built with a minimum forty (40) foot setback from the right-of-way.

Land Development Code Section (12-32.311(D)), Griffin Commerce (Use Zone 4). In the Griffin Commerce use zone, the minimum landscape buffer shall be forty from the right-of-way.

Land Development Code Section (12-32.310(D)), Griffin Commerce (Use Zone 4). The perimeter buffer required by section 12-107 (D)(3) between commercial and residential uses shall be increased to twenty (20) feet in width and shall include one (1) canopy tree for every thirty (30) feet of property line.

Land Development Code Section (12-32.309(A)), Griffin Commerce (Use Zone 4). Maximum building height for Griffin Commerce is forty-five (45) feet.

Land Development Code (Section 12-32.306(A)), Griffin Commerce (Use Zone 4). Minimum parcel requirements, Minimum lot area: Griffin Commerce - Other 65,000 sq. ft. (B) Minimum Lot Frontage/Width: Griffin Commerce – Other 250 ft. (C) Minimum Lot Depth: Griffin Commerce – Other 250 ft.

Land Development Code (Section 12-32.305), Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

Land Development Code (Section 12-32.313), Power lines, lighting, all power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

Land Development Code, (Section 12-205(A)(1)(a)), Parking stalls and aisles, the minimum size (in feet) of a parking stall space shall be as follows: Standard space – ten (10) feet by eighteen (18) feet.

Land Development Code, (Section 12-208(A)(8)), Requirements for off-street parking, One and one-half (1 1/2) spaces for one (1) bedroom unit; two (2) spaces for two (2) bedroom units; and two and one-half (2 1/2) spaces for three (3) bedrooms or more; plus one (1) guest space for each ten (10) units or part thereof; except as otherwise provided in section 12-82.

Land Development Code, (Section 12-208(A)(22)), Requirements for off-street parking, Offices, One (1) space for each three hundred (300) square feet of gross floor area.

Land Development Code, (Section 12-208(A)(22)), Requirements for off-street parking, Retail, One (1) pace for each two hundred and fifty (250) square feet of gross floor area.

Land Development Code, (Section 12-33(L)(1)(a), Excavation Prohited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premised except surplus not required for grading of the premise. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373, Expiration of Site Plans, All site plans approved pursuant to this section shall expire twelve (12) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the approved site plan.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 6. This Planning Area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 81.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, 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 Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.
Future Land Use Plan, 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 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 3.08 acres (134,298 square feet) in size and is located on the north side of Griffin Road between the Florida Turnpike and State Road 7-US 441. To the north of subject site is C-ll Canal (S.F.W.M.D.), to the east is an adult living facility zoned Griffin Road Corridor, Commerce Zone (Use Zone 4), and to the south, as well as to the west is Griffin Road zoned Griffin Road Corridor, Commerce Zone (Use Zone 4).

   The propose site plan consists of a wetland area located in the western portion of the subject site, approximately .500 acres (21,773 sq. ft.) in size. The location of a proposed seven-story mixed-use building is along the southern boundary line, parallel to Griffin Road. This building proposes to consist of three (3) use(s) including office, commercial, and residential. On the north (or behind the building) portion of the subject site is a vehicular parking area. Within this parking area is a lift station, loading area, and a vehicular ramp that lead into the 2nd floor parking level within the building.

   Parking Level(s):
   The propose location of vehicular parking areas within the building are on the first and second floor(s). Parking level 1 is at the ground elevation and consists of thirty-six (36), nine (9) by eighteen (18) foot parking spaces. Vehicular entrance to parking level 1 is through an opening located at the northwestern corner of the building. Parking level 2 is located on the 2nd floor with an entrance on the west side of the building, accessed by a ramp, and consists of thirty-seven (37), nine (9) by eighteen (18) foot parking spaces.

   Commercial Level(s):
   The propose location of commercial use(s) within the building is on second floor and is approximately 1,084 square feet in size. Access to this commercial use is directly off the sidewalk parallel to Griffin Road, as well as through the level 2 parking area from an elevator lobby.
   Office Level(s):
   The propose office use(s) within the building is on the third, fourth, and fifth floor(s). Access to these floors is by three (3) stairwells located on the sides (east and west) and the center of the building. Additionally, there are two (2) elevators centrally located in the building that lead to an interior corridor to access office use(s).

   Residential Level(s):
   The propose residential unit(s) within the building are located on sixth and seventh floor(s). Accesses to these floors are similar to the ones below, which lead to an interior corridor to the entrance of twelve (12) residential unit(s) on each floor.

2. *Flexibility Rule / Flexibility Units:* On the Town of Davie Future Land Use Plan Map, the subject site is designate Commercial. In order for the petitioner to construct the subject site as a mixed-use development (building) with residential use, a request has been submitted to utilize the flexibility rule with the allocation twenty-four (24) flexibility units. Assignment of flexibility units are subject to further rules and regulations in the Administrative Rules Document.

3. *Architecture:* The petitioner's propose architectural design theme attempts to meet the intent of the Griffin Road Corridor consisting of Florida Vernacular. The seven-story mixed-use building incorporates Florida traditional architectural features, such as standing seam metal roof, awnings, outlookers, balconies, and decorative railings.

   The first and second floor exterior elevations consist of a rectangular storefront screened opening covered by a forest green fabric awning. Additionally, two (2) stoops centrally located along the front (west) elevation enter into the commercial use. The third, fourth, and fifth floor exterior elevations consists of large rectangular dark bronze frame windows. This portion of the exterior elevation is broken up with square pattern designs between windows. Lastly, the sixth and seventh floor exterior elevations consist of continuous balconies and railing that runs the entire width of the elevation.

   The vertical exterior elevation elements consist of three (3) breaks. They are located on the sides and center of the building. They extend past the parapet wall and are topped with outlookers and hipped roofs. The center break is lined with a glass design extending from the third to seventh floor. Additionally, two-story columns are located at the balconies on the sixth and seventh floors.

   The exterior elevations color consists of a segment color scheme that enforces visual rhythm on the facade. The color combination includes a cream yellow at the base, a medium yellow at body, a medium orange at the second floor and vertical breaks, and white at the outlookers and moldings.

4. *Access and Parking:* The petitioner proposes vehicular access to the subject site via one (1) opening along southern boundary line off Griffin Road. After vehicular traffic enters the subject site, it may maneuver thru two-way parking isles, around a triangle design pattern, located in the northwestern portion of the property.

   Land Development Code requires (176) parking spaces based on square footages of the office, commercial, and residential uses. The petitioner is providing (181) parking spaces, including handicapped spaces.

5. *Lighting:* All light poles and fixtures meet the Griffin Corridor Architectural Design Manual requirements. Additionally, according to the Land Development Code, Section 12-32.313, the developer shall be responsible for the expense of placing utility lines underground for the entire length of their property adjacent to Griffin Road.

6. *Signage:* Signage is not part of this master site plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.

7. *Landscaping:* The petitioner's site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and Griffin Corridor District. The landscape plan indicates that Saw Palmetto, Silver Buttonwood, Varity of Pitt, Italian Cypress, Cocoplum Hedge, Cabbage Palm, Lantana, Sabicu, Corkscrew, Alexandra Palm, Royal Palm, Walking Iris, and Crinum Lilly are proposed along Griffin Road. 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 and loading area shall be screened with thirty-six (36) inch high planting material.

8. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.

9. *Waiver Request(s):* According to Section 12-32.320, Town Council may waive development standards that may impose hardships, or may not serve the intention of the district. Therefore, in order for the subject site to be developed as proposed, the petitioner is requesting a waiver(s) from the following development standards:

    1) *Land Development Code. Section 12-205 (1) (a.).* **From:** the minimum size or a parking stall shall be as follows: standard space – ten (10) feet by eighteen (18) feet, **To:** standard space - nine (9) feet by eighteen (18) feet.

    2) *Land Development Code. Section 12-32.311 (D).* **From:** in the Griffin Commerce use zone, the minimum landscape buffer shall be forty (40) feet along Griffin Road and Southwest 48th Street, **To:** minimum landscape buffer of five (5) foot, two (2) inches along Griffin Road and Southwest 48th Street.

    3) *Land Development Code. Section 12-32.309 (A).* **From:** maximum building height for Griffin Commerce is forty-five (45) feet, **To:** maximum building height for Griffin Commerce of eighty-seven (87) feet, nine (9) inches.

    4) *Land Development Code. Section 12-32.311 (I).* **From:** the buffer required between commercial and residential use(s) shall be increased to twenty (20) feet in width and shall include one (1) canopy tree for every thirty (30) of property line, **To:** the buffer required between commercial and residential use(s) shall be increased to five (5) feet in width and shall include one (1) canopy tree for every thirty (30) of property line.

    5) *Land Development Code. Section 12-32.310 (A)(3).* **From:** all structures shall be built with a minimum forty (40) feet from the right-of-way, **To:** all structures shall be built with a minimum of five (5) foot, two (2) inches from the right-of-way.

10. *Compatibility:* The propose mixed-use development (building) can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the propose building should improve existing living and working environments, as well as, create an entrance way into the showcase corridor along SR-7/441.

Significant Development Review Agency Comments

The 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 Division:

1. Staff requests the side elevations (north and south) "with the proposed vehicular ramp." ***(This comment has not been address on the appropriate plans)***
2. As per Section 12-32.313, the developer shall be responsible for installing street lights along Griffin Road to the Town's specifications established specifically for the Griffin Road corridor in the Architectural Design Guidelines. Additionally, decorative lights shall also be located throughout the site as required per code. ***(Place a note on both the site and photometric plan concerning this issue)***
3. This development application requires Central Broward Water Control District (CBWCD) approval prior to a scheduled Town Council Meeting. The petitioner may proceed with this application provided that a letter of acknowledgement, indicating the petitioner and owner have been informed by staff that this item may be tabled by Town of Davie Council without the proper CBWCD approval. ***(This comment has not been address)***
4. Staff requests that the site plan package illustrate the full side (east and west) elevations. ***(This is a new comment)***
5. Staff requests that the elevation sheets, with a hidden line, locate the mechanical equipment on the roof level. ***(This is a new comment)***
6. As per § 12-260, the spillover measurements on the property line shall not exceed .5 foot-candle. ***(This is a new comment)***
7. Staff requests that "JAM" and "THY" be defined under the tree legend on the landscape plan. ***(This is a new comment)***

Engineering Division:

1. Show distances from the north boundary line to the existing canal water edge on the topographic survey ***(This comment has not been address on the appropriate plans)***.
2. Provide clear traffic sight triangles at the driveway entrances in conformance with the Town of Davie Land Development Code ***(This comment has not been address on the appropriate plans)***.
3. Pedestrian crossing and pedestrian signal have been shown on civil plan for Griffin Road at the main entrance. Final design must be submitted with final engineering plans for review and approval ***(This comment has not been address on the appropriate plans)***.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public on January 16, 2006 at the Eastside Community Hall and January 18, 2006 at the Town of Davie Community Room. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner proposes a mixed-use development (building) that attempts to meet the intent of the existing zoning "Griffin Road Corridor - Commerce Zone (Use Zone 4)," the "Comprehensive Plan," and the future "Transit Oriented Corridor."

The Town's Planning and Zoning Division is presently creating the land development regulations to aid the implementation of the "Transit Oriented Corridor." This corridor was created, in part, to encourage pedestrian and transit-supportive development along the SR-7/441 Corridor and to capture economic development potential of the perpendicular corridors. This corridor's future land use category provides the Town with necessary mix of uses, density, and design that will encourage the creation of an environment that will promote transit usage and a sense of place currently lacking in the defined area.
The petitioner's propose mixed-use development (building) should be considered compatible with the "Transit Oriented Corridor" policies that were based on URS's "State Road 7 Charrette Master Plan" approved by the Town Council through Resolution #05-236 on September 7, 2005.

Findings of Fact

Staff finds that petitioner's propose site plan consistent with the general purpose of the "Griffin Road Corridor - Commerce Zone (Use Zone 4)." This zoning district contains an overlay set of land development codes and design guidelines. The petitioner's site plan proposal successfully reflects elements required by the existing design guidelines in terms of site design, circulation, buffering, and parking requirements.

Furthermore, staff finds that the site plan meets the intent of the Griffin Corridor and future "Transit Oriented Corridor." This site plan should improve existing living and working environments, as well as, create an entrance way into the showcase corridor along SR-7/441.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following recommendations are requested to be met prior to final site plan approval:

1. Staff recommends providing decorative (i.e. pavers) at "all" internal sidewalks and crossings (i.e. entrance to mixed-use development).
2. Contingent upon approval of the following development applications:
    a. *Flex Application (FX 5-1-06), Griffin Landmark Building*
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    c. *Text Amendment (ZB(TXT) 12-1-05), Griffin Landmark Building*

Site Plan Committee Recommendation

At the November 8, 2006 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report along with the five wavers and subject to 23 comments: 1) try to get DOT to allow pavers along Griffin Road verses the concrete walk; 2) that the crosswalks across the main entry be done in pavers; 3) that there be paver sidewalks for the interior of the site; 4) that the lift station have a five-foot fence and landscaping around it; 5) move the loading space and increase the size for moving vans adjacent to the ramp to the parking in back at the northeast corner of the building subject to Engineering's approval; 6) at the north parking lot, at the angular turning radius, move the trees to allow a "visibility area" for that tight turn; 7) add two stop signs at the south entry to the parking garage and at the adjacent parking field intersection; 8) increase the exit area outside the elevator lobbies and parking, and add bollards; 9) readdress the photometric plan because several areas are too low, it should not be less than one-foot candles and should be two-foot candles against the building; 10) look at the AD access to the building from the street; 11) on sheet A-101, show the projection of the retail above; 12) on the building fenestrations, add some sort of a build out on the ends that replicate the color changes in the building as well as – pull the elevator lobby out to create a separate element and try to duplicate something similar to that on the opposite side (the Griffin Road side) of the building above the retail space; 13) look at the end stair tower which is facing the turn at Griffin Road, to try to make some sort of an element which is less utilitarian; 14) note that there is no

useable area under the raised roof elements; 15) the landscaping plans go back to staff for review and to review the areas around the base of the building to determine if there is sufficient area for the landscaping as shown; 16) pay particular attention to the tightness of the area as shown and see that the appropriate materials are placed in that area; 17) the Committee questions the use of Italian Cypress along the lake side and Griffin Road as to whether this counted towards canopy trees; 18) look at adding building lights at the entrance and some decorative lighting to accent the building; 19) look at possibly adding concrete tree rings around the Royal Palms on Griffin Road; 20) see if DOT allows pushing the sidewalk towards the building and having the landscaping near the curb along Griffin Road; 21) add a toilet at the retail area; 22) add windows to the retail space plan on the floor plan to replicate what was done on the elevation; and 23) provide a color board. In a roll call vote, all voted in favor **(Motion carried 5-0)**

Town Council Action

At the December 6, 2006 Town Council meeting, SP 12-5-05 Griffin Landmark Building was approved. **(Motion carried 4-0, Councilmember Crowley was absent)**

At the December 20, 2006 Town Council meeting, SP 12-5-05 Griffin Landmark Building was reconsidered and scheduled for the January 17, 2007 meeting. **(Motion carried 5-0)**

Exhibits

1. Wavier Request Letter
2. 1,000' Mail out Radius Map
3. Property Owners within 1,000' of the Subject Site
4. Public Participation Notice
5. Public Participation Sign-in Sheet
6. Public Participation Summaries
7. Public Participation Report
8. Future Land Use Plan Map
9. Aerial, Zoning, and Subject Site Map

Prepared by: _____ Reviewed by: _____

File Location: P&Z\David Abramson\Applications\SP_Site Plan\SP_05\SP 12-5-05 Griffin Landmark Building

Exhibit 1 (*Wavier Request Letter*)

cubellis

October 30, 2006

Town of Davie
Planning and Zoning Division
Development Services Department

Re: Griffin Landmark Building
Project #: SP 12-5-05

We are the Architect of record for the above referenced project. The following is a list of requested waivers:

1. Parking Stall Dimension

Requirement: Town of Davie, Florida. Land Development Code. Sec. 12-205 (1) (a). The minimum size (in feet) of a parking stall space shall be as follows: 1. Standard Space. Ten (10) feet by eighteen (18) feet.

Waiver: Proposed parking stall space of nine (9) feet by eighteen (18) feet.

Reason: - Site reduction caused by drainage district lake requirement.
- Proposed mixed use.

2. Griffin Road Building Placement

Requirement: Davie Code. Griffin Road Corridor. Sec. 12-32.310. (A). (3) In the Griffin Commerce use zone, all structures shall be built with a minimum 40 foot setback from the right-of-way.

Waiver: Proposed setback at Griffin Road has been reduced.

Reason: The setback at Griffin Road has been reduced to be in compliance with State road 7 / U.S. 441 Corridor Master Plan which promotes "forwarding" building architecture along right of way to define streets and enhance the pedestrian experience.

cubellis sgr

www.cubellis.com

3. Griffin Road Landscape Buffer

Requirement: Davie Code. Griffin Road Corridor. Sec. 12-32.311. (D). In the Griffin Commerce use zone, the minimum landscape buffer shall be 40 feet along Griffin Road and SW 48 Street.

Waiver: Proposed buffer at Griffin Road has been reduced.

Reason: The buffer at Griffin Road has been reduced to be in compliance with State road 7 / U.S. 441 Corridor Master Plan which promotes "forwarding" building architecture along right of way to define streets and enhance the pedestrian experience.

4. Building Height

Requirement: Davie Code. Griffin Road Corridor. Sec. 12-32.309. (A). Max. building height for Griffin Commerce is 45 feet. Within the Florida Turnpike and State Road 7 Nodes the max. height shall be 60 feet.

Waiver: Proposed main building height is 77'-10".

Reason: The building height has been modified to be in compliance with State Road 7 / U.S. 441 Corridor Master Plan which promotes taller building Architecture along right of way to define streets and enhance the pedestrian experience.

5. Setback / Landscape to Residential

Requirement: Davie Code. Griffin Road Corridor. Sec. 12-32.311 (I). The perimeter buffer required by Sec. 12-107 (D) (3) between commercial and residential uses shall be increased to 20 feet in width and shall include one (1) canopy tree for every 30 feet of property line.

Waiver: Proposed buffer along east property line has been reduced.

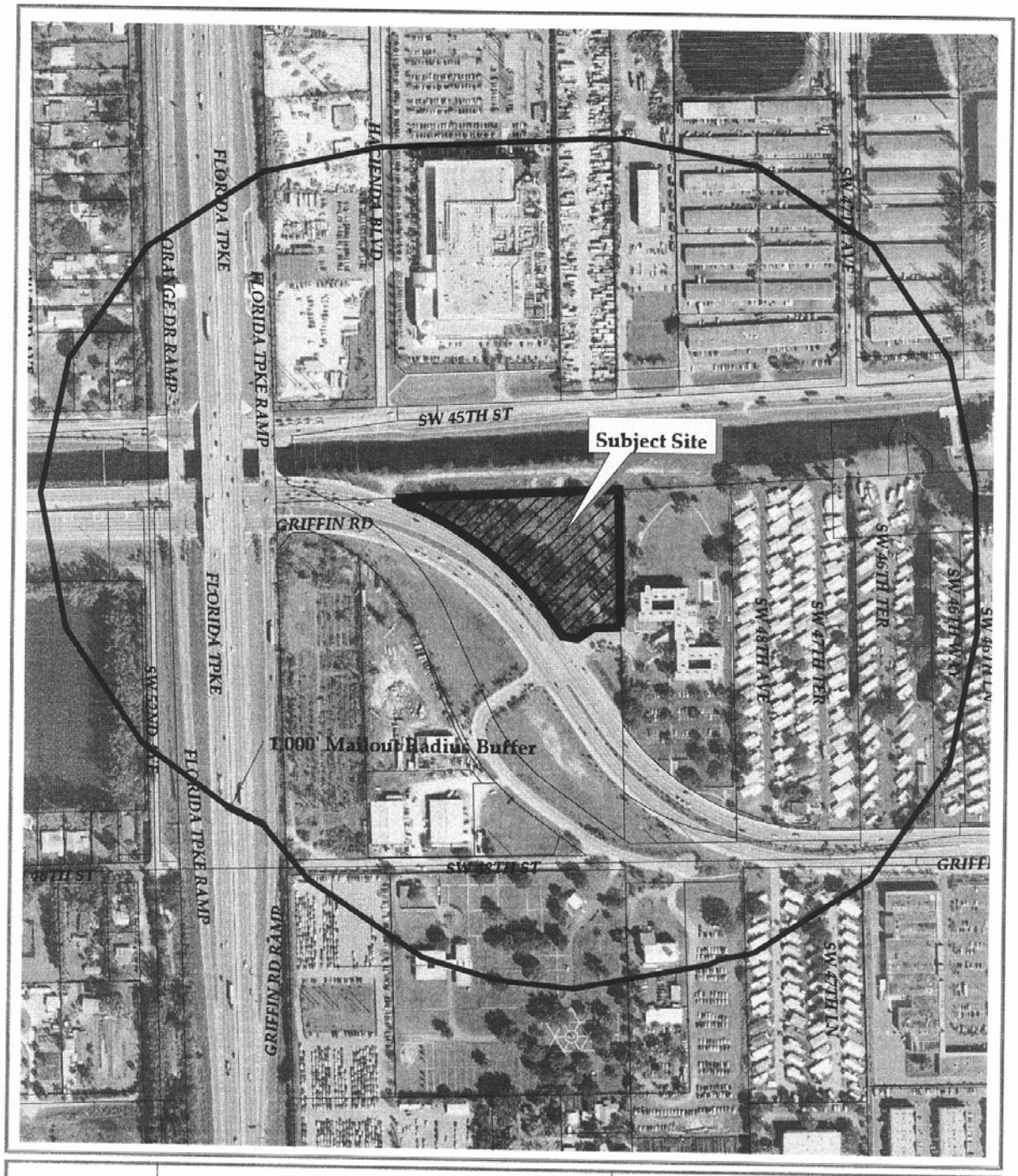
Reason: Existing concrete wall adjacent to the neighbor residential property was installed prior to the vacation of the right of way. Thus beyond the proposed five (5) feet buffer, 15 feet remain for a total landscape area of 20 feet.
Further, the applicant has received an easement from the neighboring residential property allowing the project to landscape and maintain the above referenced 15 feet.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,

Jose Saye
Project Manager.

Exhibit 2 ***(1,000' Mail out Radius Map)***



The Town of Davie
Development Services Department
Planning & Zoning Division

Type of Map:
1,000 ft Mailout Radoius Map

Scale:
300 0 300 600 *Feet*

Exhibit 3 ***(Property Owners within 1,000' of Subject Site)***

FOLIO	NAME_LINE_	ADDRESS_LI	ADDRESS__1
504125010314	BROWARD COUNTY COMMISSIONERS	115 S ANDREWS AVE STE 409	FORT LAUDERDALE FL 33301-1801
504125010331	GRIFFIN COMMERCE CENTER INC	3300 N 29 AVE	HOLLYWOOD FL 33020
504125010360	JONES,GEORGE & ORVA	3232 COVE ROAD	JUPITER FL 33469
504125010400	SLOAN,OWEN KENNETH	1215 E BROWARD BLVD STE 200	FT LAUDERDALE FL 33301
504125010420	CFM PARTNERS LTD	1500 FLORIAN DR	DANIA FL 33004-2313
504125010431	FLORIDA POWER & LIGHT CO	PO BOX 14000	JUNO BEACH FL 33408-0420
504125010440	SWAYING PALMS DAVIS & BELLINSON	370 E MAPLE ROAD FL 3	BIRMINGHAM MI 48009
504125010470	SOUTHERN MOBILE PKS INC	370 E MAPLE ROAD FL 3	BIRMINGHAM MI 48009
504125010471	SIGMA 3 INC	9709 N NEW RIVER CANAL RD #206	PLANTATION FL 33324
504125010490	SOUTH FLA WATER MGMT DIST	PO BOX 24680	WEST PALM BEACH FL 33416-4680
504125110010	BROWARD CO HOUSING AUTHORITY	1773 N STATE ROAD 7	FORT LAUDERDALE FL 33313-5005
504125110020	STATE OF FLORIDA DOT	3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504125220010	O A ASSOCIATES INC	2101 SOUTH CONGRESS AVE	DELRAY BEACH FL 33445-7311
504125240010	#5000 GRIFFIN INC	9120 NW 38TH ST	HOLLYWOOD FL 33024-8108
504125250020	CASTLE ENTERPRISES, INC	PO BOX 841226	PEMBROKE PINES FL 33084-3226
504125290010	ANDRX PHARMACEUTICALS	4955 SW 45 ST	FT LAUDERDALE FL 33314-4030
504126050460	BANU,JOHN & PEANA, MARIA	12345 NW 14 ST	PLANTATION FL 33323
504126050470	BOLTON,GEORGE C & MARY	5221 ORANGE DR	DAVIE FL 33314-3814
504126050480	BURCH,CAROL, CLAYTON	5201 ORANGE DR	DAVIE FL 33314-3814
504126050490	DIAZ,LORENZO & LOURDES	4350 SW 53 AVE	DAVIE FL 33314

504126050500	HILL,JOHN L & WILENSKY, HERMAN	4340 SW 53 AVE	DAVIE FL 33314-3823
504126050510	WILENSKY,HERMAN	4330 SW 53RD AVE	DAVIE FL 33314-3823
504136010010	DRIFTWOOD HOLDINGS LLC	4800 GRIFFIN RD	FORT LAUDERDALE FL 33314-4636
504136010040	FINK,BLANCHE & KAUFMAN,L & I	505 S FLAGLER DR STE 1010	WEST PALM BEACH FL 33401-5949
504136010080	TEMPLE BETH EL	1351 S 14TH AVE	HOLLYWOOD FL 33020-6423
504136010170	FLORIDA AUTO AUCTION OF	1400 LAKE HEARN DR	ATLANTA GA 30319
504136250010	ST PHILIP EASTERN ORTHODOX	4870 GRIFFIN ROAD	DAVIE FL 33314

Exhibit 4 ***(Public Participation Notices)***

3721 S.W. 47th Avenue
Suite 307
Ft. Lauderdale, Florida
33314-2815
954 • 581-9000
FAX 954 • 792-7126

The Spear Group

RE: Site Plan Application No. - SP 12-5-05

January 5, 2006

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to a site plan application for a 3 acre parcel located at Griffin Road & The Florida Turnpike. The property subject to the application is the vacant land located immediately west of the Griffin Gardens Assisted Living Facility (see attached location map). The request is to approve the site for a mixed use building which would contain 33,700 square feet of offices and 24 one and two bedroom condominium apartments. The property is in the Griffin Corridor zoning area (commerce zone 4).

Under a new Town of Davie ordinance, we are required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the site before the Town will initiate their review of the site plan application. We have scheduled the following meetings.

First Meeting:	Date:	Monday, January 16, 2006	Time: 7:00 PM
	Location:	Eastside Community Hall 4300 S.W. 55th Avenue Davie, FL 33314	
Second Meeting:	Date:	Wednesday, January 18, 2006	Time: 7:00 PM
	Location:	Town Hall Community Room 6591 Orange Drive Davie, FL 33314	

If you wish to submit written comments, please send them to:

Jeff Spear
THE SPEAR GROUP
3721 S.W. 47th Avenue – Suite 307
Ft. Lauderdale, FL 33314-2815

Also, please be advised that there will be additional opportunities for public input at the Planning and Zoning Board and Town Council public hearings.

MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT

Sincerely,
THE SPEAR GROUP

Jeff Spear

Exhibit 5 ***(Public Participation Sign-In Sheet)***

SUMMARY OF DISCUSSION AT JANUARY 16, 2006
CITIZEN PARTICIPATION MEETING FOR
3 ACRE PARCEL LOCATED AT GRIFFIN ROAD &
THE FLORIDA TURNPIKE

The first of two (2) Citizen Participation meetings was held at 7:00 pm in the Eastside Community Hall, and was attended by 0 neighbors. The sign-in sheet is attached as Exhibit "A".

Also, no phone calls were received in regards to the above subject.

Jeff Spear, President
THE SPEAR GROUP

EXHIBIT "A"
SIGN-IN SHEET
CITIZENS PARTICIPATION MEETING OF
JANUARY 16, 2006

NAME	ADDRESS	PHONE #	E-MAIL

-0- Participants at Meeting

SUMMARY OF DISCUSSION AT JANUARY 18, 2006
CITIZEN PARTICIPATION MEETING FOR
3 ACRE PARCEL LOCATED AT GRIFFIN ROAD &
THE FLORIDA TURNPIKE

The second of two (2) Citizen Participation meetings was held at 7:00 pm in the Town Hall Community Room, and was attended by 0 neighbors. The sign-in sheet is attached as Exhibit "A".

Also, no phone calls were received in regards to the above subject.

Jeff Spear, President
THE SPEAR GROUP

EXHIBIT "A"
SIGN-IN SHEET
CITIZENS PARTICIPATION MEETING OF
JANUARY 18, 2006

NAME	ADDRESS	PHONE #	E-MAIL

-0- Participants at Meeting

No Attendance

Exhibit 7 ***(Public Participation Report)***

CITIZEN PARTICIPATION PLAN
FOR
SITE PLAN APPLICATION NO. SP 12-5-05

PROJECT DESCRIPTION

The proposed site plan application is for a 3 acre parcel located on Griffin Road just East of the Florida Turnpike. The property subject to this site plan application is the vacant land which is located immediately west of the Griffin Gardens Assisted Living Facility. The property is currently zoned the Griffin Corridor zone. The proposed site plan is for a mixed use building to contain 33,700 square feet of offices and 24 one and two bedroom condominium apartments.

CONTACT INFORMATION

Agent: Jeff Spear
THE SPEAR GROUP
3721 S.W. 47TH Avenue – Suite 307
Ft. Lauderdale, FL 33314-2815
954-581-9000

Owner: CFM Partners, LTD
1500 Florian Drive
Dania, FL 33004-2313

All inquiries and correspondences are to be sent to Jeff Spear.

LIST OF RESIDENTS AND/OR PROPERTY OWNERS AND INTERESTED PARTIES

The attached Exhibit "A" is a list of all residents and/or property owners and interested parties located within 1,000 feet of the subject property.

NOTIFICATION PROCEDURE

All affected parties (i.e. residents and/or property owners) located within 1,000 feet of the subject property will be notified by direct mail. The proposed letter, which is to be sent to all affected parties, is attached as Exhibit "B".

SUMMARY OF PROPOSED APPLICATION

The proposed application is for a site plan on a 3 acre parcel to build a mixed use building to contain 33,700 square feet of offices and 24 one and two bedroom condominium apartments.

DISSEMINATION OF INFORMATION

All information which is to be disseminated to residents, property owners and interested parties will be done by direct mail. All affected parties within 1,000 feet of the subject property will receive a notification of the proposed date, time and location of the two (2) citizen participation meetings. Those affected parties who attend a citizen participation meeting an request a copy of the citizen participation report, which will be prepared following the two (2) citizen participation meetings, will receive a copy by direct mail.

SCHEDULE OF EVENTS

The scheduled time and dates for the citizen participation meetings are as follows:

First Meeting

Date: Monday, January 16, 2006
Time: 7:00 PM
Location: Eastside Community Hall
4300 S.W. 55th Avenue
Davie, FL 33314

Second Meeting

Date: Wednesday, January 17, 2006
Time: 7:00 PM
Location: Town Hall Community Room
6591 Orange Drive
Davie, FL 33314

There will be public hearings at the Planning and Zoning Board and Town Council meetings at which time all citizens will have an additional opportunity to express their opinions.

Exhibit 8 (*Future Land Use Map*)

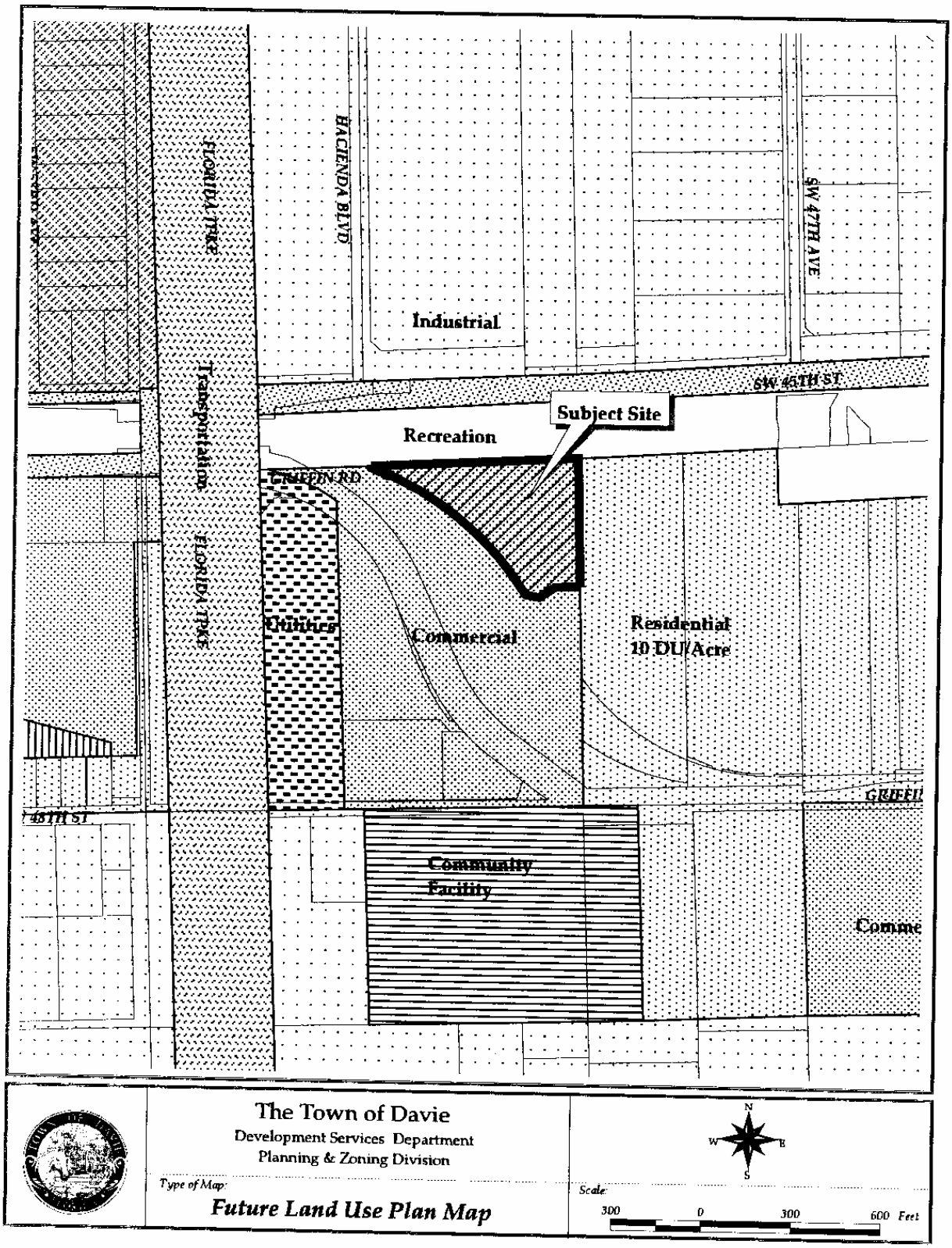


Exhibit 9 (*Aerial, Zoning, and Subject Site Map*)