

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/
(954) 797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning
Manager

SUBJECT: Site Plan Application: SPM 10-1-06/07-112/Washington Mutual
(Westport Plaza)/6505 Nova Drive/Generally located on the northwest corner
(intersection) of Davie Road and Nova Drive

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 10-1-06/07-112/Washington Mutual (Westport
Plaza)

REPORT IN BRIEF:

The subject site is within the 7.13 acres commercial complex known as “Westport Plaza,” located on the northwest corner (intersection) of Davie Road and Nova Drive. Adjacent future land use plan map designations consist of Regional Activity Center (RAC) to the north, east, south, and west. Additionally, adjacent uses consist of a Lake and Racetrac Gas Station zoned M-4 (County), Limited Heavy Industrial District to the north; a Hess Gas Station zoned M-4 (County), Limited Heavy Industrial District to the east; McFatter Vocational Center zoned CF, Community Facility District to the south; and Westport Business Park zoned BP, Business Park District. This proposed site plan modification consists of a one-story financial institution consisting of 4,000 sq. ft. on a vacant portion of the subject site. In addition, a sidewalk connection has been proposed to an existing public sidewalk outside the subject site’s southern property lines, parallel to Nova Drive.

The architecture of the proposed one-story financial institution consists of a simple design with cement plaster walls and flat roof. The design of the financial institution is different than existing buildings on the subject site (Publix and retail shops, Funeral Home, and Ruby Tuesday’s). The building’s massing is proportional with a tower feature located on the southwest corner, defining the entrance. The building’s material consists of metal awning structures, stone veneer, and screen wall to hide rooftop mechanical equipment. Hurricane resistant aluminum storefront doors and windows are equally spaced along the south (front) and east (side) elevations. The exterior of the

building is painted with the following colors: Prism White, Obelisk (Beige), Prism, and Khaki Green.

Proposed vehicular access is through existing parking aisles associated with the Westport Plaza. Vehicular access to this plaza is via two (2) openings, Davie Road and Nova Drive. After vehicular traffic enters, it may maneuver through two-way parking aisles and one-way drives aisles and around the proposed building that is centrally situated. Additionally, a drive-thru/teller is located along rear (north) side portion of the building. The proposed site plan modification meets the Land Development Code parking requirements by providing fourteen (14) standard parking spaces and two (2) handicapped spaces for a total of sixteen (16) spaces.

The proposed one-story financial institution building can be considered compatible with the commercial uses within the property and along Davie Road and Nova Drive.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the September 25, 2007 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Vice-Chair Engel, to approve subject to Equity One revising the center to reflect the originally approved site plan for landscaping; subject to staff's comments in the planning report; to provide a color board and rendering with notes of the colors on the elevation; that the mechanical screen will be stucco and be the same height as the units; and create two recesses on the two faces of the upper portion of the tower, all to be accomplished prior to receiving a Certificate of Occupancy. **(Motion carried 4-0, Mr. Breslau was absent)**

FISCAL IMPACT: not applicable

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 condition shall be met prior to final site plan approval:

1. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
 - Potable Water: *Applicable Utilities Department*
 - Sanitary Sewer: *Applicable Utilities Department*
 - Transportation: *Engineering Division*
 - Drainage System: *Applicable Water Control District*
 - Recreation: *Parks and Recreation Department*

Solid Waste: *Applicable Waste Management Company*

Police: *Police Department*

Fire: *Fire Department*

2. Remove proposed Black Olive and Weeping Bottle Brush as illustrated on the perimeter of the landscape plan.
3. Provide required landscaping within the Nova Drive right-of-way per condition of approval for Westport Plaza's site plan application.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SPM 10-1-06/07-112/Washington Mutual (Westport Plaza)

Original Report Date: 9/18/07

Revision(s): 9/27/07

Phone: (305) 672-1234

Petitioner

Name: Todd Garrett, Callison Architecture, Inc.

Address: 1420 Fifth Avenue, # 2400

City: Seattle, Washington 98101

Phone: (206) 623-4646

Background Information

Application Request: The petitioner requests site plan approval for a one-story financial institution.

Address: 6505 Nova Drive

Location: Generally located on the northwest corner (intersection) of Davie Road and Nova Drive

Future Land

Use Plan Map: Regional Activity Center (RAC)

Existing Zoning(s): M-4 (County), Limited Heavy Industrial District

Proposed Zoning(s): B-3, Planned Business Center District

Existing Use(s): Vacant portion of the commercial complex

Parcel Size: 7.13 acres (Overall commercial complex, all under same owner)

Proposed Use(s): One-story financial institution consisting of 4,000 sq. ft.

Proposed Density: n/a

Surrounding Use(s):

**Surrounding Land
Use Plan Map**

Designation(s):

North: M-4 (County), Limited Heavy Industrial District

South: CF, Community Facility District

East: M-4 (County), Limited Heavy Industrial District

West: BP, Business Park District

Zoning History

Related zoning history:

Previous requests on same property:

Site Plan Application (SP 12-2-00, Westport Plaza), on March 21, 2001 the Town of Davie Council approved site plan application for commercial buildings on the subject site.

Concurrent Request(s) on same property:

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

Land Development Code (Section 12-24 (J)(6)), (6) the B-3 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to meet the shopping and service needs of large sections of the town or metropolitan areas. Such business generally requires considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible location convenient for motorists.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards for B-3, Planned Business Center District, minimum lot area 43,560 sq. ft., minimum lot frontage 150', maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 30%.

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

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. Planning Area 6 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 lands designated Industrial on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)plating, 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.

Application Details

1. *Site:* The subject site is within the 7.13 acres commercial complex known as “Westport Plaza” located on the northwest corner (intersection) of Davie Road and Nova Drive. Adjacent future land use plan map designations consist of Regional Activity Center (RAC) to the north, east, south, and west. Additionally, adjacent uses consist of a Lake and Racetrac Gas Station zoned M-4 (County), Limited Heavy Industrial District to the north; a Hess Gas Station zoned M-4 (County), Limited Heavy Industrial District to the east; McFatter Vocational Center zoned CF, Community Facility District to the south; and Westport Business Park zoned BP, Business Park District. This proposed site plan modification consists of a one-story financial institution consisting of 4,000 sq. ft. on a vacant portion of the subject site. In addition, a pedestrian sidewalk connection has been proposed to an existing public sidewalk outside the subject site’s southern property lines, parallel to Nova Drive.

2. *Architecture:* The architecture of the proposed one-story financial institution consists of a simple design with cement plaster walls and flat roof. The design of the financial institution is different than existing buildings on the subject site (Publix and retail shops, Funeral Home, and Ruby Tuesday's). The building's massing is proportional with a tower feature located on the southwest corner, defining the entrance. The building's material consists of metal awning structures, stone veneer, and screen wall to hide rooftop mechanical equipment. Hurricane resistant aluminum storefront doors and windows are equally spaced along the south (front) and east (side) elevations. The exterior of the building is painted with the following colors: Prism White, Obelisk (Beige), Prism, and Khaki Green.
3. *Access and Parking:* Proposed vehicular access is through existing parking aisles associated with the Westport Plaza. Vehicular access to this plaza is via two (2) openings, Davie Road and Nova Drive. After vehicular traffic enters, it may maneuver through two-way parking aisles and one-way drives aisles and around the proposed building that is centrally situated. Additionally, a drive-thru/teller is located along rear (north) side portion of the building. The proposed site plan modification meets the Land Development Code parking requirements by providing fourteen (14) standard parking spaces and two (2) handicapped spaces for a total of sixteen (16) spaces.
4. *Lighting:* The petitioner's lighting plan design meets Land Development Code requirements with an average maintained illumination of not less than one (1) foot-candle in the pavement areas, and not less one (1) foot-candle of light measured at grade level.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-3, Planned Business Center District. The landscape plan indicates Southern Live Oak, Glaucous Cassia, Button Wood, and Viburnum Suspensum along the perimeter, as well as along rights-of-way adjacent to the subject site. Furthermore, all plant material within the required twenty-five (25) by twenty-five (25) foot site triangle is a maximum of thirty-six (36) inches in height.
7. *Drainage:* Approval from the appropriate 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.
8. *Trails:* Roberts-Potters Recreational Park Trail is located along Nova Drive adjacent to the subject site. This recreational trail will accommodate leisure activities to and from the subject site. Additionally, the recreational trail will also allow pedestrians to access numerous Davie parks and other trails.

9. *Flexibility Rule:* The petitioner is not proposing to utilize the Commercial Flexibility Rule in accordance with this site plan modification application.
10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan modification application.

11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.
12. *Compatibility:* The proposed one-story financial institution building can be considered compatible with the commercial uses within the property and along Davie Road and Nova Drive.

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.

1. As per § 12-33 (L) (1) (a), provide the cubic yards of materials, including sand, gravel, rock or topsoil, to be removed not required for grading the premise.
2. Staff requests that all colors and details be denoted on the proposed elevations.

Engineering Division:

1. The applicant has committed to provide road and drainage improvements for Nova Drive to meet concurrency as follows:
 - a. Construct 4' concrete flume extension from the existing concrete flumes and remove blockage from the drainage flow line.
 - b. Construct a concrete unloading path at the existing bus shelter.
 - c. Modify the existing turning radius at the northwest corner of the Nova Drive and Davie Road intersection to provide safe traffic.

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 at the Town of Davie Pioneer Room on December 5, 2006 and December 11, 2006. Attached is the petitioner's Citizen Participation Report.

The petitioner's site design meets the intent of the B-3, Planned Business Center District. The propose site plan modification is consistent with the Land Development Code as it relates to access, location, size, and use. Furthermore, a financial institution is permitted in both the proposed zoning district and existing future land use plan map designation.

Staff finds that the site plan modification complies with the general purpose of the proposed B-3, Planned Business Center District. Furthermore, the site plan modification is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, landscaping, and parking requirements. The proposed site plan modification can be considered compatible with the commercial uses within the property and along Davie Road and Nova Drive.

Staff Recommendation

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

1. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
 - Potable Water: *Applicable Utilities Department*
 - Sanitary Sewer: *Applicable Utilities Department*
 - Transportation: *Engineering Division*
 - Drainage System: *Applicable Water Control District*
 - Recreation: *Parks and Recreation Department*
 - Solid Waste: *Applicable Waste Management Company*
 - Police: *Police Department*
 - Fire: *Fire Department*
2. Remove proposed Black Olive and Weeping Bottle Brush as illustrated on the perimeter of the landscape plan.
3. Provide required landscaping within the Nova Drive right-of-way per condition of approval for Westport Plaza's site plan application.

At the September 25, 2007 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Vice-Chair Engel, to approve subject to Equity One revising the center to reflect the originally approved site plan for landscaping; subject to staff's comments in the planning report; to provide a color board and rendering with notes of the colors on the elevation; that the mechanical screen will be stucco and be the same height as the units; and create two recesses on the two faces of the upper portion of the tower, all to be accomplished prior to receiving a Certificate of Occupancy. **(Motion carried 4-0, Mr. Breslau was absent)**

File Location: P&Z\Development Applications\Applications\SP_Site Plan\SP_06\SP 10-1-06 Washington Mutual

Exhibit 1 (Mail-out Map)

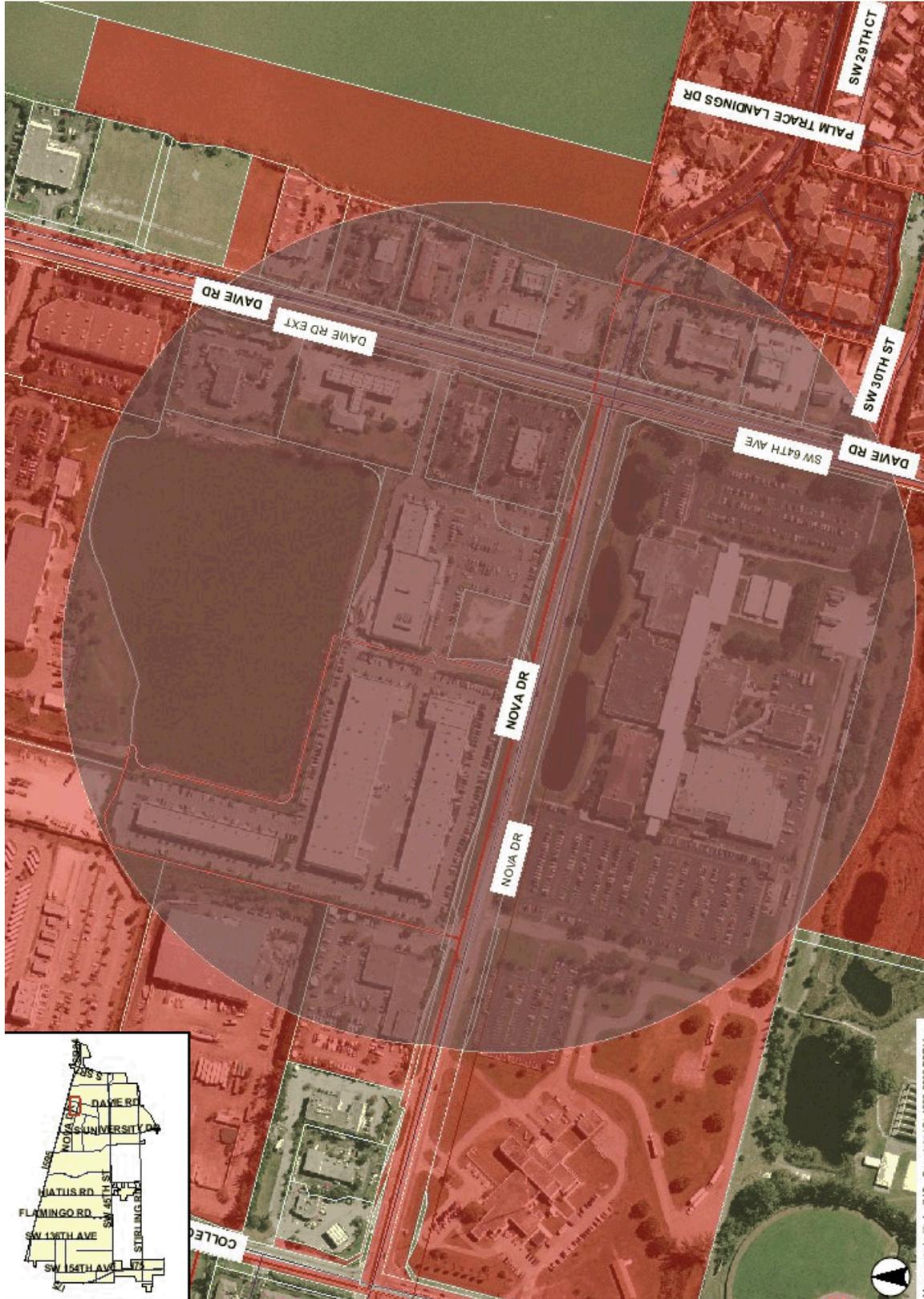


Exhibit 2 (*Mail-out*)

Rec	FOLIO	NAME_LINE_	ADDRESS_LI	ADDRESS__1
30	504123030120.00	2800 DAME ROAD INC	19464 39 AVE	SUNNY ISLES FL 33160
29	504123010021.00	AMERICAN MARKETING WESTPORT LTD	PO BOX 292037	DAME FL 33329-2037
17	504123030070.00	BTC's ENGINE SALES & SVCS INC	983 WINDWARD WAY	WESTON FL 33327
28	504123030060.00	BTC's ENGINE SALES & SVCS INC	983 WINDWARD WAY	WESTON FL 33327
34	504123030080.00	BTC's ENGINE SALES & SVCS INC	983 WINDWARD WAY	WESTON FL 33327
9	504123010020.00	BROWARD COUNTY SCHOOL BOARD	600 SE 3 AVE	FT LAUDERDALE FL 33301-3125
35	504123010032.00	COLLEGE BUSINESS PARK LLC	3001 W FLLDALE BCH BLVD #300	PEMBROKE PARK FL 33009
2	504137011622.00	DIST BRD OF TRS BRWD JR COLLEGE	225 ELAS OLAS BLVD	FT LAUDERDALE FL 33301-2208
45	504137011622.00	DIST BRD OF TRS BRWD JR COLLEGE	225 ELAS OLAS BLVD	FT LAUDERDALE FL 33301-2208
25	504123010040.00	DISTRICT CABLEVISION LTD PRTNR	1500 MARKET ST	PHILADELPHIA PA 19102
26	504123010040.00	DISTRICT CABLEVISION LTD PRTNR	1500 MARKET ST	PHILADELPHIA PA 19102
19	504123010033.00	EQUITY ONE (WESTPORT) INC	1090 NE MIAMI GARDENS DR	N MIAMI BEACH FL 33179
18	504123030090.00	FLORIDA RADIO REALTY INC	2700 DAME ROAD	DAME FL 33314-1211
10	504137011540.00	FORMAN INDUSTRIAL LAND L L C	888 SE 3 AVE STE 501	FT LAUDERDALE FL 33316
27	504137011573.00	FORMAN INDUSTRIAL LAND LLC	888 SE 3 AVE	FT LAUDERDALE FL 33316
3	504137011575.00	FORMAN, H L & FORMAN, C R ET UXES	1850 ELLER DR STE 503	FT LAUDERDALE FL 33316-4201
43	504137011550.00	FORMAN M A & FORMAN, W H CO-TRSTE	PO BOX 292037	DAME FL 33329-2037
13	504123010080.00	FORMAN/MILES AUSTIN TR &	PO BOX 292037	DAME FL 33329-2037
22	504123010031.00	FORMAN/MILES AUSTIN TR &	PO BOX 640	FT LAUDERDALE FL 33302
31	504123010030.00	FORMAN/MILES AUSTIN TR &	PO BOX 292037	DAME FL 33329-2037
40	504123010090.00	FORMAN/MILES AUSTIN TR &	PO BOX 292037	DAME FL 33329-2037
41	504123070020.00	JOHNSON, DOUGLAS P	2924 DAME ROAD #202	DAME FL 33314
14	504123030100.00	KOVAC, HARVEY P & JOAN H	2770 DAME ROAD	DAME FL 33314-3436
20	504123010060.00	LOPEZ, NORBERT O H & EURIDICEM	2695 SW 64 AVE	DAME FL 33314
1	504123070030.00	PALM TRADE LANDINGS LTD	9200 E PANORAMA CIR #400	ENGLEWOOD CO 80112
4	504123070010.00	PAPACHRISTOS, ELIAS J FAM TR &	PO BOX 4900	SCOTTSDALE AZ 85261-4900
21	504123010070.00	RACETRAC PETROLEUM INC	PO BOX 22845	OKLAHOMA CITY OK 73123- 1845
46	504123060010.00	SILVER OAKS MOBILE HOME PARK PRT	PO BOX 640	FT LAUDERDALE FL 33302
12	504123010025.00	SOUTH FLA WATER MGMT DIST	PO BOX 24680	WEST PALM BEACH FL 33410- 4680
36	504123030110.00	SPECON IV LLC	ONE HESS PLAZA	WOODBRIIDGE NJ 07095-0961
6	504123010023.00	THE SCHOOL BOARD OF BROWARD CO	600 SE 3RD AVE	FT LAUDERDALE FL 33301-3125
32	504122070010.00	THE SCHOOL BOARD OF BROWARD CO	600 SE 3 AVE	FT LAUDERDALE FL 33301-3125
11	504123010010.00	WESTPORT BUSINESS PARK ASSOC	2100 PARK CENTRAL BLVD STE 900	POMPANO BEACH FL 33064- 2242

Exhibit 3 (*Public Participation Notice*)

November 28, 2006

Town Of Davie
6591 Orange Drive
Davie, Florida 33314-3399

RE: Citizen Participation Plan Meeting for: Washington Mutual Bank:
Project Number: SP 10.1.06

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Washington Mutual Bank for a parcel located at 6505 Nova Drive. We are planning a new branch at this site with a drive thru and an A.T.M...I have enclosed a location survey for your convenience.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: December 5, 2006

Time: 6:00pm-8:00pm

Location: Town Hall-6901 Orange Drive- Pioneer Room

Second Citizen Participation Meeting:

Date: December 11, 2006

Time: 6:00pm-8:00pm

Location: Town Hall- 6901 Orange Drive Pioneer Room

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

Karyn Rivera (agent)

7730 S.W. 106 Street

Miami, Florida 33156

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,



Exhibit 4 (*Public Participation Sign-in Sheets*)

N/A

Exhibit 5 (*Public Correspondence*)

N/A

Exhibit 6 (Public Participation Summary/Report)



September 19, 2007

Town of Davie:
6591 Orange Drive
Davie, FL 33314-3399
Dated: 2/1/07
Planning #: SP 9-3-06 / 06-108
Building #: 07 00002883

Re: Public Hearings

To Whom It May Concern:

Public Hearings were held on December 5th, 2006 and December 11th, 2006 in the community room at Town Hall at 7:00pm. Both Greg Duff and Karen Rivera were present at the first meeting while Karen Rivera held the second meeting. No one notified of these meetings were in attendance therefore no discussion ensued.

Thank you for your cooperation,

Todd Garrett

CALLISON ARCHITECTURE, INC.

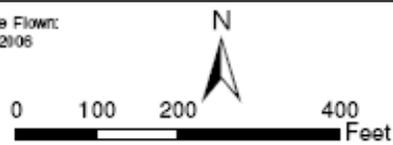
1420 FIFTH AVENUE #2400 SEATTLE, WASHINGTON 98101-2343

T 206 523 4646 F 206 523 4625 www.callison.com

Exhibit 7 (*Future Land Use Map*)



Date Flown:
12/2/06



Prepared by the Town of Davie GIS Division

Rezoning
ZB 5-4-07
Future Land Use Map

Prepared by : ID
Date Prepared: 8/31/07

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2/06

N

0 100 200 400
Feet

Prepared by the Town of Davie GIS Division

Rezoning
ZB 5-4-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 8/31/07

