

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**DOCUMENT PREPARED BY:** Christopher M. Gratz, Planner II

**SUBJECT:** Site Plan Modification, SP 8-2-02 W.G. Lassiter, Jr., Broward Plaza Partnership, 4815 State Road 7/Generally located at the southwest corner of State Road 7 and Griffin Road.

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** SP 8-2-02 W.G. Lassiter, Jr., Broward Plaza Partnership, 4815 State Road 7 (Griffin Road District, Commerce Center Zoning/State Road 7 Node)

**REPORT IN BRIEF:** The applicant requests site plan approval and waivers for the 7.27 acre site, generally located at the southwest corner of State Road 7 and Griffin Road. The proposal is for improvements to the entire shopping center including the façade, parking lot and landscaping. The impetus for the renovations is the FDOT right-of-way taking, and the subsequent improvements to Griffin Road and State Road 7.

**PREVIOUS ACTIONS:** None.

**CONCURRENCES:** At the October 22, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to staff's report and that the handicapped parking changes be made prior to final site plan approval by staff (Motion carried 4-1 with Mr. Crowley being opposed).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** 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 site plan approval:

1. Relocate four (4) handicap parking spaces to the parking field immediately adjacent to BrandsMart and Eckerd.
2. Reduce lighting levels so that spillover does not exceed 0.5 foot candles adjacent to the road rights-of-way.

**Attachment(s):** Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

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

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**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** W.G. Lassiter, Jr., Broward Plaza Partnership  
**Address:** 500 South Flagler Drive, Suite 1010  
**City:** West Palm Beach, FL 33401  
**Phone:** (561) 655-7200

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval and waivers for Broward Plaza.

**Address/Location:** 4815 State Road 7/Generally located at the southwest corner of State Road 7 and Griffin Road.

**Future Land Use Plan Designation:** Commercial

**Zoning:** Griffin Road District, Commerce Center Zoning/State Road 7 Node

**Existing & Proposed Use:** Shopping Center

**Parcel Size:** 7.27 acres (316,681.2 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Griffin Road, Amoco Gas Station	Commercial
<b>South:</b>	441 Park of Commerce (under construction)	Industrial
<b>East:</b>	State Road 7, City of Hollywood	Commercial
<b>West:</b>	Driftwood Acres Mobile Home Park	Residential (10 DU/AC)

**Surrounding Zoning:**

**North:** Griffin Road District, Commerce Center Zoning/State Road 7 Node  
**South:** M-2, Medium Industrial District and B-2, Community Business District  
**East:** City of Hollywood, P-2  
**West:** Griffin Road District, Commerce Center Zoning/State Road 7 Node

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## ZONING HISTORY

**Related Zoning History:** Town Council adopted Ordinance No. 2000-7 on February 2, 2000, establishing the Griffin Corridor District with the intent of shaping urban form and land use along the Griffin Road corridor. The subject site was rezoned to Griffin Road District, Commerce Center Zoning/State Road 7 Node by this Ordinance.

**Previous Requests on same property:** The site plan for the Broward Plaza was approved prior to 1983, and was built while under Broward County jurisdiction.

The site plan modification, SP 7-4-02 BrandsMart USA, was approved on September 11, 2002.

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## APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval and waivers for the 7.27 acre site, generally located at the southwest corner of State Road 7 and Griffin Road. The proposal is for improvements to the entire shopping center including the façade, parking lot and landscaping. The impetus for the renovations is the FDOT right-of-way taking, and the subsequent improvements to Griffin Road and State Road 7.
2. *Building:* The applicant has proposed a standing seam metal roof, factory painted interstate blue. To provide relief from the roofline, separate segments are proposed to be painted a white color. In addition, the applicant has proposed enhanced columns by providing for a split face block base and a capital. These features match what was approved under SP 7-4-02 BrandsMart USA.
3. *Access and Parking:* Access to the site, parking and internal traffic circulation have been modified to improve the functionality of site. Two (2) access openings have been eliminated along the eastern State Road 7 boundary, one as a result of the FDOT right-of-way taking, and the other as a result of the parking lot reconfiguration. Proposed along State Road 7 are a right turn opening immediately north of Miami Subs, and a right turn out only opening south of Miami Subs. Cross-access through the Shell Station remains. The three (3) right turn only openings along the northern Griffin Road boundary are unchanged. Provided are 374 parking spaces, including eight (8) handicap spaces. Based on the existing uses, the site has a shortage of eight (8) parking spaces. An Administrative Non-Use Special Permit pursuant §12-308 has been filed to reduce the required number of parking spaces by twenty (20) percent; thirty-five(35) parking spaces where lost as a result of the FDOT right-of-way taking.
4. *Landscaping:* The site plan shows 63,521 square feet (1.45 acres) or 20% open space (as requested by waiver, 40% required) for the overall site. There is 46,596 square feet or (1.06 acres) or 26% open space in the Vehicular Use Area (15% required). The buffer along Griffin Road will be planted with ground covers consisting of Cocoplum, Wax

Jasmine, Aztec Giant and have trees consisting of Sabal Palm, Green Buttonwood, Crepe Myrtle and Dahoon Holly, which are species appropriate for placement under power lines. The buffer along State Road 7 will be planted with ground covers consisting of Wax Jasmine, Crown of Thorns, Crinum Lily, Fakahatchee Grass, Silver Buttonwood, and have trees consisting of Sabal Palm and Mahogany. The southern buffer will be planted with Silver Buttonwood ground cover and Cattley Guava trees. The landscape islands in the parking lot immediately adjacent to BrandsMart and Eckerd will be planted with Macho fern ground cover and Sabal Palm trees. The remainder of the landscape islands will be planted with Macho fern or turf for ground cover and Live Oak trees.

5. *Drainage:* The subject site lies within the Central Broward Water Control District (CBWCD). All storm water is being routed to Florida Department of Transportation (FDOT) sewers, as a result of the settlement agreement for the right-of-way taking.

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### **Significant Development Review Agency Comments**

All agency comments have been satisfied.

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### **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code. In addition, the Griffin Corridor District allows for development standards to be flexible without requiring a variance petition when Town Council finds that the deviations are in the best interest of the Town.

*Land Development Code §12-32.320. Master planning incentives and waivers.*

“The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.”

The applicant has requested waivers, and has provided incentives, with this submission so that site plan approval will serve as the cure plan for the FDOT right-of-way taking.

Waivers:

- §12-32.308: Open space from 40% to 20%; greatest extent possible
- §12-107(D)(4): South landscape buffer from 10' to 7'; existing condition
- §12-107(D)(5)(a): North landscape buffer from 20' to 0'; FDOT right-of-way  
East landscape buffer from 20' to 5' adjacent to Miami Subs, existing condition
- §12-107(C)(4): Eliminate 10' median between double parking bays; allowing for head-to-head parking to conserve site area for parking spaces
- §12-108(C)(5)(b): Eliminate intermediate landscape island every 12 spaces; affects three (3) rows of parking with thirteen (13) spaces

Incentives:

- Removal of the legal non-conforming freestanding pole sign, and replacement with conforming monument signs.
- Provision of new master signage plan.
- Provision of landscaping in the parking lot when there was none.
- Provision of 26% open space in the Vehicular Use Area.
- Provision of 25' landscape buffer along State Road 7 where possible; requirement is only 20' and previously there was no buffer.
- Provision of 20' landscape buffer, and 8' masonry wall along the western boundary; when the existing condition is a poorly landscaped buffer and chain-link fence.
- Provision of seven (7) terminal islands that exceed the minimum 10' required.
- Provision of adequate drainage.
- Revision of on-site traffic circulation. The existing back-up conflict, in front of Building B, between parking spaces and the drive aisle has been eliminated by the provision of a 10' landscape buffer.
- Elimination of an access point along State Road 7.

### **Comprehensive Plan Considerations**

**Planning Area:** The subject site is located in Planning Area 6. Planning Area 6 includes land 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.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 81. The subject property was not platted, and the proposed modification does not trigger platting as no additional square footage is being added.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.*

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### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances based upon Town Council approval of the waiver request.

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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 site plan approval:

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### **Site Plan Committee Recommendation**

At the October 22, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to staff's report and that the handicapped parking changes be made prior to final site plan approval by staff (Motion carried 4-1 with Mr. Crowley being opposed).

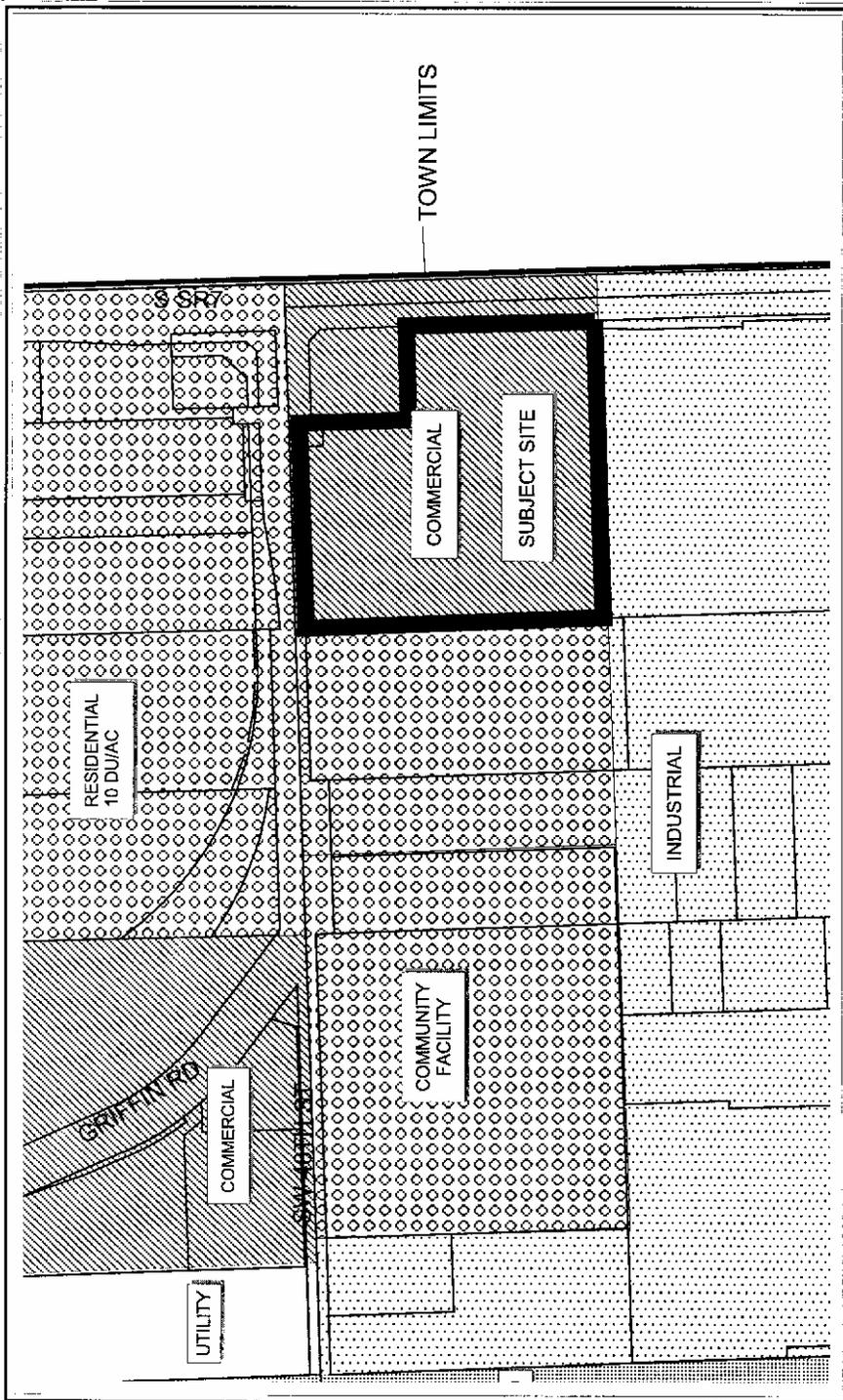
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### **Exhibits**

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

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

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



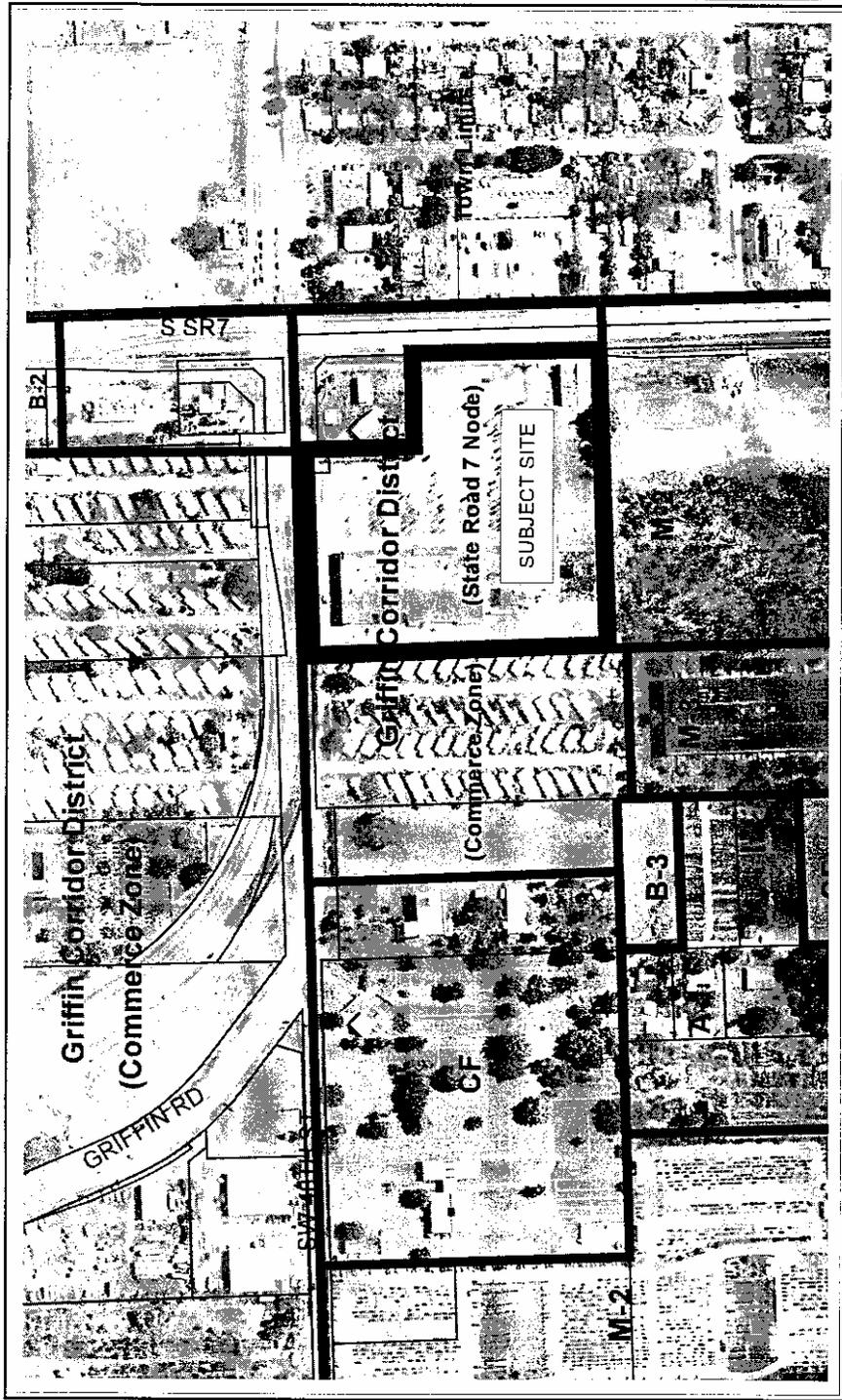
**SITE PLAN  
SP 8-2-02  
Future Land Use Map**

Date Flown: 12/31/01



300 0 300 600 Feet

Planning & Zoning Division - GIS



**SITE PLAN**  
**SP 8-2-02**  
**Subject Site and Aerial Map**

Date Flown: 12/31/01

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