

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Roberta Moore, Planner I

SUBJECT: Site Plan, SP 5-3-03 Wolf Plaza, 5360 S University Drive/Generally located at the east side of University Drive between Griffin Road and Stirling Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 5-3-03 Wolf Plaza, William H. Wolf III, 5360 S University Drive (CC, Commerce Center District)

REPORT IN BRIEF: The applicant requests the site plan approval for the construction of the Wolf in Woods Design Center on a 2.0833 acre site. The proposal is for two buildings, Building A is proposed to be utilized for four (4) retail bays and Building B is proposed to be utilized for warehouse and office space and assembly. The parcel will have direct access on University Drive and will construct a deceleration lane in the northbound direction. The buildings are covered in textured stucco with raised stucco around the windows. Building "A" will have ceramic tiles on the front, and steel columns with stucco molding that will enhance the entry feature to the four storefronts and the two windows. The landscaping design meets the code requirements and enhances the appearance of the site in general. Along University Drive the landscape plan indicates Mahogany, Sabal Palms, Silver Buttonwood and Florida Gamma Grass as selected landscape buffer material. In addition, along the south property line a 12.5 road right-of-way easement exists. Although the adjacent property to the south is constructed five (5) feet from the property line, and as such, a full 24 foot road right-of-way can no longer be constructed. Staff and the applicant agree that this right-of-way should be vacated prior to any construction.

PREVIOUS ACTIONS: None

CONCURRENCES: Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations and the following: 1) that the front columns on building A are not to be closer than five-feet from the edge of pavement; 2) that on building B, there be a three-foot-high knee wall on all rollup doors which shall be installed and relabeled as "ventilation openings" other than the rear loading door which is designated "truck well"; 3) install a stop sign and striping on the northeast corner of building A; 4) move hatch marks on the striping on building A at the handicapped spaces; and 5) remove the sidewalk in the northwest corner of the building in the planter. Motion carried 4-0.

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 apply:

1. Prior to final Site Plan approval by staff, the Vacation of Right-of-Way along the south property line shall be approved by Town Council.

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

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



Applicant Information

Owner / Petitioner:

Name: William H. Wolf III
Address: 5975 South University Drive
City: Davie, Florida 33328
Phone: (954) 680-8944

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: At the November 12, 2003, Site Plan Committee Meeting, Mr. Breslau made a motion to approve.

Application Request: Site plan approval for Wolf Plaza consisting of two (2) buildings, the first for retail and the second for warehouse, office space and assembly.

Address/Location: 5360 South University Drive/Generally located on the east side of University Drive between Griffin Road and Stirling Road.

Future Land Use Plan Map Designation: Commerce / Office

Zoning: CC, Commerce Center District

Existing/Proposed Use: Vacant/ Wolf in the Woods Design Center

Parcel Size: 2.0833 acres (90,749 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Utility (FPL Substation)	Utility
South:	Mini-Storage	Commerce/Office
East:	Vacant/	Commerce/Office
West:	Auto Dealership	Commercial

Surrounding Zoning:

North: U, Utility
South: CC, Commerce Center District
East: B-3, Planned Business Center District
West: CC, Commerce Center District

Zoning History

Related Zoning History: None

Related Plat History: Town Council approved the plat, P 12-1-92 The Giller Plat, on February 3, 1993.

A Delegation Request application (DG 10-1-03) was submitted on October 29, 2003. This application is to amend the plat note restriction on "The Giller Plat" from "32,000 square feet of office" to "21,433 square feet of Home Improvement Store and 3,590 square feet of office".

Previous Requests on same property: Previously Town Council approved the Delegation Request (DG 10-3-02, The Giller Plat) on November 20, 2002. The Delegation Request was to amend the current plat note restriction on "The Giller Plat" from "32,000 square feet of Office use" to "6,400 square feet of retail/commercial use and 25,600 square feet of warehouse use."

Town Council approved R-98-41 to amend the note from "32,000 square feet of office uses" to "23,000 square feet of office use and 24,500 square feet of light industrial use" on February 4, 1998.

A Vacation of Right of Way application (VA 10-1-03) was submitted on October 29, 2003. This application is to vacate the 12.5 feet of right-of-way on the south side of the parcel.

Applicable Codes and Ordinances

§ 12-34 (F) Commerce Center (CC) District--Limitations of Uses:

- (1) A maximum of twenty (20) percent of the gross floor area of a CC development may be used for one or more of the following uses:
 - (a) Personal services, such as barber shops, beauty salons, dry cleaners subject to limitations below, photographic studio, shoe repairs, health clubs.
 - (b) Restaurants, nightclubs, lounges with entertainment or consumption of alcoholic beverages on-premises.
 - (c) Florists.
 - (d) Gift shops.
 - (e) Newsstands, bookstores.
 - (f) Office supplies, sales and service, including printing, and excluding furniture sales.
 - (g) Pharmacy.
 - (h) Child care center, day nursery, and preschool.

(2) All exterior loading doors shall remain fully closed except during loading and unloading activities. All exterior loading doors shall be completely screened from public view from all property lines.

(6) Fences, walls and screening:

(a) Fences and walls may be erected within the Commerce Center District to a maximum height of eight (8) feet.

(b) The service entrances of buildings shall be screened from direct view through the use of a wall, fence or landscaped berm as recommended at the discretion of the site plan committee.

§ 12-83 Conventional Nonresidential Development Standards, CC, Commerce Center District, requires setbacks: front 60', side 5' minimum and 25' maximum (the total side setback requirement for both side lot lines combined shall equal ten (10) percent of the lot frontage), rear 25', and maximum height of 45'.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *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.

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.

The subject application complies with the goals and objectives of the Comprehensive Plan.

Significant Development Review Agency Comments

Planning and Zoning Division

1. There is an existing 12.5 foot right-of-way easement along the south property line providing cross access to the parcel to the east. ~~Initiate a~~ A vacation of right-of-way application must be ~~provided~~ filed with Development Services prior to Town Council action. In addition, such right-of-way must be vacated in order for the approved site plan to be constructed.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 2.0833 acre (90,749 square feet) site, generally located on the east side of University Drive between Griffin Road and Stirling Road. The proposal is for the construction of the Wolf in the Woods Design Center consisting of two (2) buildings, parking and landscaping. The proposed site plan indicates a six (6) foot high wall along the eastern half of the south side, the eastern parcel (rear of the parcel), and along the entire north side of the parcel. This wall is proposed to be painted to match the main building.
2. *Architecture:* The proposal shows two buildings. Building "A" is 10,669 square feet and Building "B" is 15,085 square feet. Building "A" faces University Drive and is proposed to be 20' in height, whereas, Building "B" is proposed to be 22' to 24' in height. The buildings are covered in textured stucco with raised stucco around the windows.

Building "A" will have beige marble ceramic tiles on the front and decorative columns that will enhance the entry feature to the four storefronts and two windows which are located next to the main entrance of Wolf in the Woods on each side of their entry way. The north and south elevations of Building "A" will not have any windows and doors, and the east elevation will have steel doors and a glass window.

Building "B" will have steel roll-up doors along with steel doors on the north, east and west sides for ventilation. The mechanical equipment for both buildings will be located on the roof and will be adequately screened from view.

Building "A" will have a base color of Bagel, with raised stucco bands of Brevity Brown and Butternut Squash, the columns will be Tuscan Light Antique with Beige Marble inlay as ceramic tile insets.

Building "B" will have a base color of Bagel with Butternut Squash along the bottom of the building and Brevity Brown around the doors.

3. *Access and Parking:* Access to the site is via a 24' opening on University Drive. Internally, the site plan provides for 10' covered area in front of Building "A" where the four (4) retail bays will be located and a 5' sidewalk along the north side of both buildings "A" and "B", the east side of building "A", the west side of building "B", and a 7' sidewalk along the east side of building "B". The required parking for the site is 63 parking spaces. There will be 63 standard parking spaces and 3 handicapped parking spaces provided. A deceleration lane is required into the site.
4. *Open Space / Landscaping:* The site plan shows 0.64 acres (27,864.05 square feet) or 30.71% open space (30% required) for the overall site. Along University Drive the plan shows Crape Myrtle, Plumbago, Wax Jasmine and Crinum Lily. Along the perimeter buffer Crape Myrtle, Live Oak, Cocoplum, Pigeon Plum, Silver Buttonwood and Simpson's Stopper. The landscape islands are shown to have Live Oak, Wax Jasmine, Florida Royal Palm and Cocoplum.
5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.
6. *Compatibility:* In reviewing this proposal, staff looked at the surrounding properties and found the project is compatible as to the uses, location and scale. The proposed project is compatible with the surrounding uses. s To the south there is an existing mini-warehouse building and to the north is an FPL substation. All the surrounding properties have both a land use designation of CC Commerce Office and a zoning designation of CC to ensure future buildings will have similar site design and architecture requirements and overall scale.

Findings of Fact

Staff finds that the site plan complies with the development standards required by the CC, Commerce Center District, and is generally in conformance with all other applicable Codes, and Ordinances. The site plan is in conformance in terms of the minimum setbacks, open space, drainage, and parking requirements of the Land Development Code.

Staff Recommendation

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

Prior to final Site Plan approval by staff the following items shall be approved by Town Council and or Broward County.

1. Approval of VA 10-1-03 to vacate the 12.5 foot right of way on the south side of the parcel.

2. Approval of DG 10-1-03 to amend the plat note restriction on "The Giller Plat" from "32,000 square feet of office" to "21,433 square feet of Home Improvement Store and 3,590 square feet of office".

Site Plan Committee Recommendation

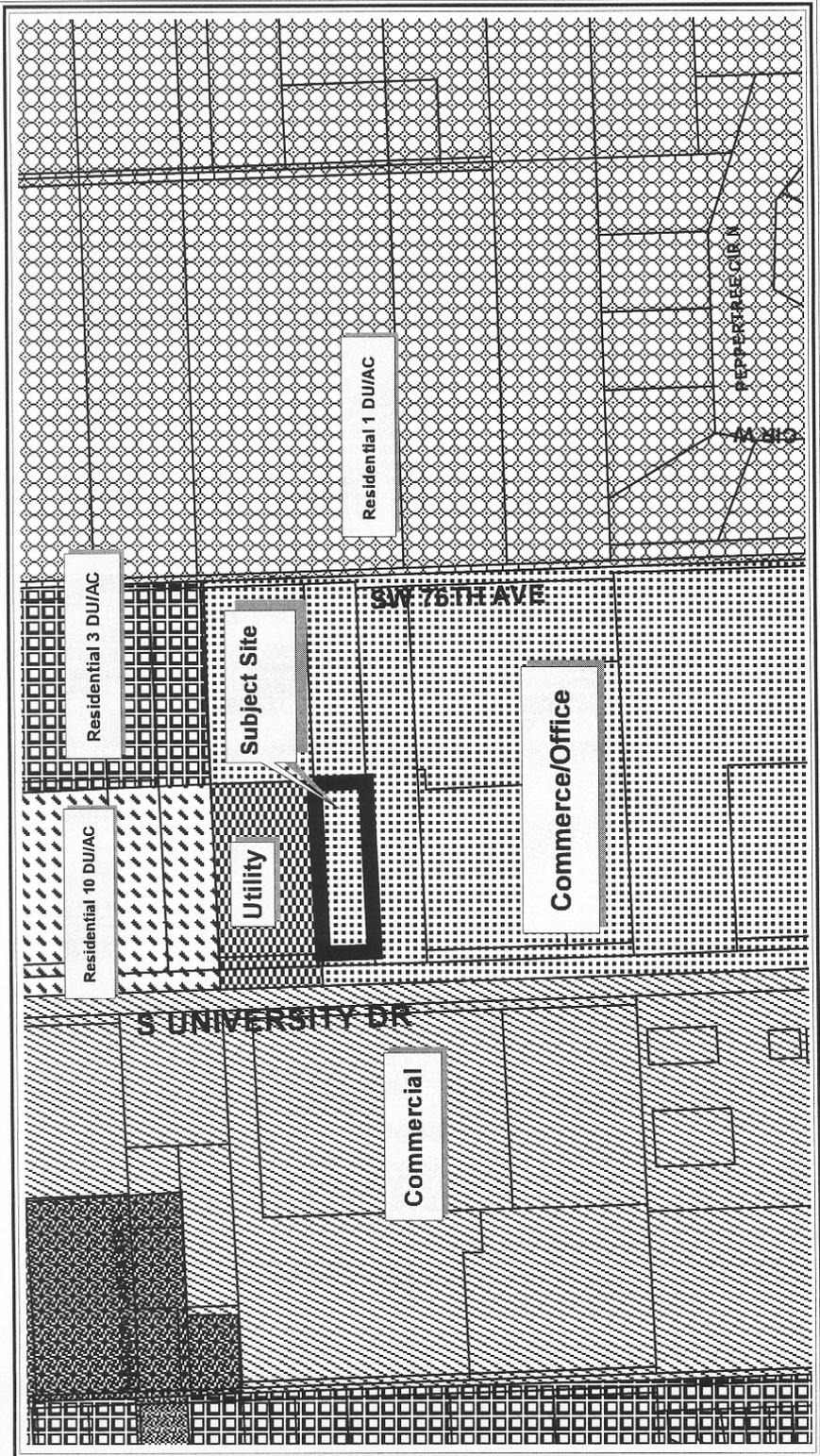
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Exhibits

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

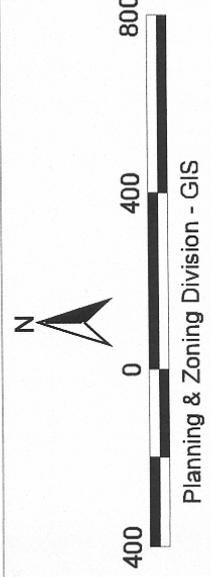
Prepared by: _____

Reviewed by: _____

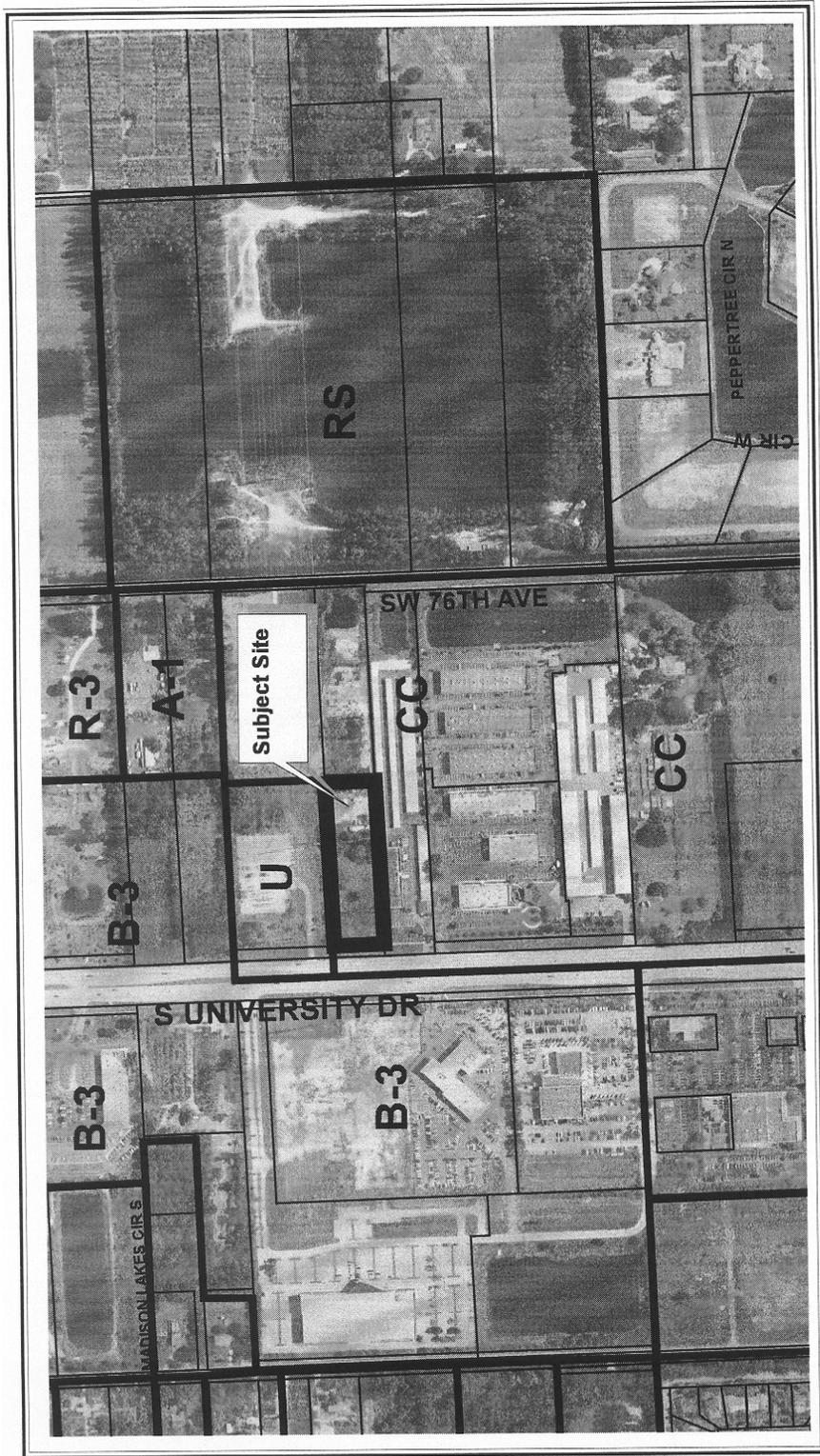


SITE PLAN
SP 5-3-03
Future Land Use Map

Prepared By: rkm
 Date Prepared: 9-24-03



Planning & Zoning Division - GIS



Date Flown:
12/31/00



Planning & Zoning Division - GIS



SITE PLAN
SP 5-3-03
Zoning and Aerial Map

Prepared By: rkm
Date Prepared: 9-24-03