

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** Master Site Plan, MSP 2-1-03 Indian Ridge Commerce Center, 10220 SW 101 Road/ Generally located on the south side of SW 101 Road, 600' west of Nob Hill Road.

**AFFECTED DISTRICT:** District 3

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

MSP 2-1-03 Indian Ridge Commerce Center 10220 SW 101 Road (A-1 to B-3)

**REPORT IN BRIEF:** The applicant requests site plan approval for the 3.068 acres (133,644 square feet) site, generally located on the south side of SW 101 Road, approximately 600' west of Nob Hill Road. The proposal is for a 42,775 square foot office/warehouse development.

The proposal is for a tilt-wall concrete structure that is divided into sixteen (16) bays. Access is provided via a 25' opening on SW 101 Road at the northwest boundary. A 6' sidewalk along the northern boundary is also provided. The site plan shows that the parking requirement has been met with 80 parking spaces being provided (80 required).

To the north of the site is an access road just south of I-595/SR84, which are regional arterial roadways, and commercially zoned parcels are most compatible adjacent to major arterials. To the south is a school site and the site plan shows the proposed development provides a buffer that is a 97' x 193' retention area and landscaping; to the west is vacant CC, Commerce Center District zoned land platted for office/warehouse use which is the same as this request; and to the east is a new office building. Therefore the proposed office/warehouse use is related and compatible to the adjacent uses.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the November 25, 2003, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the homeowners association documents being provided to staff in order to review common maintenance and shared parking (Motion carried 3-0 with Vice-Chair Evans abstaining and Julie Aitken absent).

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** This item should be moved from the consent agenda and discussed under public hearing items with the plat and rezoning (P 4-2-02 & ZB 2-2-03 Indian Ridge Commerce Center). Staff finds the subject application complete and suitable for

transmittal to Town Council for further consideration. In addition, the following conditions shall be met:

1. Provide a restrictive covenant along with a Unity of Title or Unified Control Agreement prior to Site Plan approval or within three weeks of the issuance of a building permit pursuant to §12-376 of the Land Development Code, Master Planned Developments.
2. Provide adequate assurances that the warehouse areas shall be used solely for warehouse or storage use; such assurance shall include a restrictive note on a recorded plat, or a similar recordable document pursuant to §12-208 (G) of the Land Development Code.
3. Revise the lighting and signage plans as indicated in the application details.

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

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



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**Applicant Information**

<b>Owner:</b>		<b>Agent:</b>	
<b>Name:</b>	Jamie Rey, President Nob Hill Commerce Center, LLC	<b>Name:</b>	Jeffrey Evans, AIA Jeffrey Evans Associates, PA
<b>Address:</b>	7951 SW 49 Street, Suite 206	<b>Address:</b>	8930 State Road 84, Suite 112
<b>City:</b>	Miami, FL 33155	<b>City:</b>	Davie, FL 33324
<b>Phone:</b>	(954) 916-3636	<b>Phone:</b>	(954) 474-6974

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**Background Information**

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

**Site Plan Committee Recommendation:** At the November 25, 2003, Site Plan Committee meeting, the board made a motion to approve the site plan request.

**Application Request:** Approval of the Master Site Plan for Indian Ridge Commerce Center, an office/warehouse development of 42,775 square feet.

**Address/Location:** 10220 SW 101 Road/ Generally located on the south side of SW 101 Road, approximately 600' west of Nob Hill Road.

**Future Land Use Plan Map:** Commercial

**Existing Zoning:** A-1, Agricultural District (Broward County)

**Proposed Zoning:** B-3, Planned Business Center District

**Existing Use:** Park City Farmer's Market (Agricultural)

**Proposed Use:** 42,775 square foot office/warehouse development

**Proposed Uses:** 11,602 square foot 1<sup>st</sup> floor office  
21,173 square foot 1<sup>st</sup> floor warehouse  
10,000 square foot mezzanine storage

**Parcel Size:** 3.068 acres (133,644 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
<b>North:</b>	SR 84/I-595	Transportation
<b>South:</b>	Indian Ridge Middle School	Commercial
<b>East:</b>	Jaffee at 595 (office building)	Commercial
<b>West:</b>	Diamond 5 Plat (office/warehouse)	Commerce/Office

**Surrounding Zoning:**

<b>North:</b>	T, Transportation District
<b>South:</b>	CF, Community Facilities District
<b>East:</b>	B-3, Planned Business Center District
<b>West:</b>	CC, Commerce Center District

## Zoning History

**Related Zoning History:** The property was annexed into the Town of Davie through House Bill 880, effective October 1, 1981.

**Previous Requests on same property:** The rezoning, ZB 4-1-02 ZAS, was withdrawn by the applicant on August 16, 2002. The proposal was for CC, Commerce Center District zoning, which has never been applied to land with a Commercial Future Land Use Plan Map designation. The applicant withdrew the request to revise the proposal by providing a master site plan in order to obtain B-3, Planned Business Center District zoning.

The rezoning, ZB 2-2-03 Indian Ridge Commerce Center, is being considered concurrently with this request.

The plat, P 4-2-02 Z.A.S., is being considered concurrently with this request.

## Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

§12-24 (J) (6) of the Land Development Code, Planned Business Center (B-3) District. 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.

§12-83 of the Land Development Code, Conventional Nonresidential Development Standards, B-3, Planned Business Center District requires the following minimums: lot area of 43,560 square feet, 150' frontage, 200' depth, 25' setbacks on all sides except 50' on sides abutting residentially zoned, occupied, or Land Use Plan designated properties, 30% open space, and the following maximums: height 35', 40% building coverage.

§12-208 (A) of the Land Development Code, Requirements for off-street parking.

(5) (a) Flexible space office/warehouse developments. One (1) space for each four hundred and fifty (450) square feet of gross floor area.

(14) Manufacturing, wholesale warehousing, distribution centers, and industrial uses. One (1) space for each six hundred (600) square feet of floor area of the building plus one (1) space for each three hundred (300) square feet of office use.

(37) Warehouses (long-term), self-storage facilities and storage buildings having no other use, and in which no business of any type is conducted. One (1) space for every one thousand (1,000) square feet for warehouses and storage buildings and one (1) space for every two thousand (2,000) square feet of self-storage facilities area. Long-term storage, as indicated, on a site plan, may be considered an accessory to an industrial use at the discretion of the development services director.

§12-208 (G) of the Land Development Code, Warehouse and/or Storage Buildings:

The parking requirement for warehouse and/or storage buildings contained in §12-208 (A) (37) shall apply only when the gross floor area of the structure will be used solely for a storage facility or where merchandise, products or materials are stored until later disposed of or distributed. The developer shall provide adequate assurances that the proposed development shall be used solely for warehouse or storage use; such assurance shall include a restrictive note on a recorded plat, or a similar recordable document.

No structure shall be designated as a warehouse or storage building if it is to be utilized for wholesale or retail sales or office use. If it is determined by the development services department that the principal use is not warehouse or storage use, parking requirements will then be based on the use determined as the principal use by the Development Services Department.

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## Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 4. This planning area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village at Harmony Lake development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities and mobile home parks.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Objective 7: Commercial Use, Policy 7-1:* The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

*Future Land Use Plan, Objective 7: Commercial Use, Policy 7-3:* Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

*Future Land Use Plan, Objective 7: Commercial Use, Policy 7-4:* Commercial land uses shall be generally be located with access to primary transportation facilities including interstates, highways and arterials.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## **Application Details**

The applicant's submission indicates the following:

1. *Site:* The applicant requests site plan approval for the 3.068 acres (133,644 square feet) site, generally located on the south side of SW 101 Road, approximately 600' west of Nob Hill Road. The proposal is for a 42,775 square foot office/warehouse development.
2. *Trails:* No recreational trails are on or adjacent to the site, or proposed for the future.
3. *Architecture:* The proposal is for a tilt-wall concrete structure that is divided into sixteen (16) bays. The massing of the building is broken up by projecting arched entry features. The color scheme consists of three (3) sand tones with blue accents which also to help brake up the massing of the structure. The rear elevation carries some of the theme from the front elevation with score lines, blue accents, and includes extended bays, parking spaces, and driveways that access pre-finished white metal loading doors. Please note the rear elevations appear to be smooth panels on the plans, when in fact these are the locations for the loading doors.
4. *Access and Parking:* Access is provided via a 25' opening on SW 101 Road at the northwest boundary. A 6' sidewalk along the northern boundary is also provided. The site plan shows that the parking requirement has been met with 80 parking spaces being provided (80 required).
5. *Lighting:* The lighting plan shows that all of the lights are being mounted on the structure, negating the need for light poles. The plan needs to be revised to show the detail of the fixtures, and that photometric levels do not exceed 0.5 foot candles at all of the property lines.

6. *Signage:* The signage plan indicates both a monument sign and tenant wall signs. The plan shows that 24" maximum aluminum channel letters with acrylic/plexiglass facing are being employed. To meet requirements, the plan must be revised to indicate the two (2) colors that will be permitted, the size allowance is not to exceed two (2) square feet of signage per lineal foot of storefront, and that sign logos are prohibited. Although the site is visible from State Road 84, it does not have site frontage at the State Road 84 right-of-way since it is on SW 101 Road, and does not qualify for the Code's allowance of a maximum height of 20' along State Road 84. The monument sign must be revised to match the architecture of the development, and show a maximum sign area of 50 square feet, maximum height of 15', with a maximum of four (4) businesses being listed.
7. *Landscaping:* The site plan shows 1.018 acres (44,346 square feet) or 33.1 percent of open space (30 percent required). The front landscape buffer contains a berm with Live Oak, Cardboard Plant, Florida Gamma Grass, and two (2) beds of annuals. The perimeter landscape buffers consist of West Indian Mahogany and continuous Cocoplum hedge, with the requirement on the northern half of the eastern buffer being waived because of the hedges on the site to the east. The landscape plan shows a variety of material that includes the following trees: Live Oak, Mahogany, Bald Cypress, Foxtail Palm, and Crepe Myrtle. The total trees provided exceeds minimum requirements with 78 shown (72 required), and of these 62 are 14'-16' (43 required), with 12.5 percent palms (25 percent allowed).
8. *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. The site plan depicts an approximately a 97' x 193' retention area on the southern boundary.
9. *Compatibility:* To the north of the site is an access road just south of I-595/SR84, which are regional arterial roadways, and commercially zoned parcels are most compatible adjacent to major arterials. To the south is a school site and the site plan shows the proposed development provides a buffer that is a 97' x 193' retention area and landscaping; to the west is vacant CC, Commerce Center District zoned land platted for office/warehouse use which is the same as this request; and to the east is a new office building. Therefore the proposed office/warehouse use is related and compatible to the adjacent uses.
10. *Temporary Uses:* The site plan indicates a temporary construction trailer along SW 101 Road at the northeast corner of the site. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one (1) year.
11. *Cost Recovery:* The proposal was submitted prior to the implementation of the system.

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## Significant Development Review Agency Comments

**Planning and Zoning:** Revise the sign and photometric plans.

**Engineering:** Move the entrance to west side of the site.

**Fire Department:** Provide one (1) fire hydrant every 350'.

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## **Staff Analysis and Findings of Fact**

Staff has identified the following as significant issues involved in the review of the proposal.

First, the proposed use is in conflict with the intent of the B-3, Planned Business Center District. The B-3, Planned Business Center District, consistent with the Commercial Future Land Use Plan Map designation, is intended to provide for a business area to meet the shopping and service needs of large sections of the town. The proposal does not include any retail, shopping, or service uses as it is an office/warehouse development. The Commercial Future Land Use Plan Map designation allows for a variety of commercial type uses, and there are two (2) Future Land Use Plan Map designations, Commerce/Office and Industrial, which permit and encourage office/warehouse developments. In this proposal, the primary use is wholesale and warehouse, these two uses, in combination, does not fulfill the intent of the B-3, Planned Business Center District.

Second, the parking ratios being employed are not consistent with the established use of the Town's parking standards. Typically, flex space office/warehouse developments, are located in the CC, Commerce Center District or Industrial Districts, and utilize a parking ratio of 1:450. This applicant is utilizing a parking ratio of 1:300 for office areas and 1:1,000 for warehouse areas. The Code allows warehouses (long-term), storage buildings having no other use, and in which no business of any type is conducted to use the 1:1,000 parking ratio. The Land Development Code requires a guarantee that no business of any type will be conducted in these warehouse areas or no retail sales will occur.

Staff finds that the master site plan complies with the development standards required by the B-3, Planned Business Center District, and is generally in conformance with all other applicable Codes, and Ordinances. The plan meets or exceeds the minimum setbacks, open space, drainage, and parking requirements. The site plan shows that the following minimums are being met: 25' setbacks, 30% open space (33.1% provided), and the following maximums are not being exceeded: 40% building coverage (24.5% provided) and 35' height.

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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:

1. Provide a restrictive covenant along with a Unity of Title or Unified Control Agreement prior to Site Plan approval or within three weeks of the issuance of a building permit pursuant to §12-376 of the Land Development Code, Master Planned Developments.

2. Provide adequate assurances that the warehouse areas shall be used solely for warehouse or storage use; such assurance shall include a restrictive note on a recorded plat, or a similar recordable document pursuant to §12-208 (G) of the Land Development Code.
  3. Revise the lighting and signage plans as indicated in the application details.
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### **Planning and Zoning Board Recommendation**

At the November 25, 2003, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the homeowners association documents being provided to staff in order to review common maintenance and shared parking (Motion carried 3-0 with Vice-Chair Evans abstaining and Julie Aitken absent).

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### **Town Council Action**

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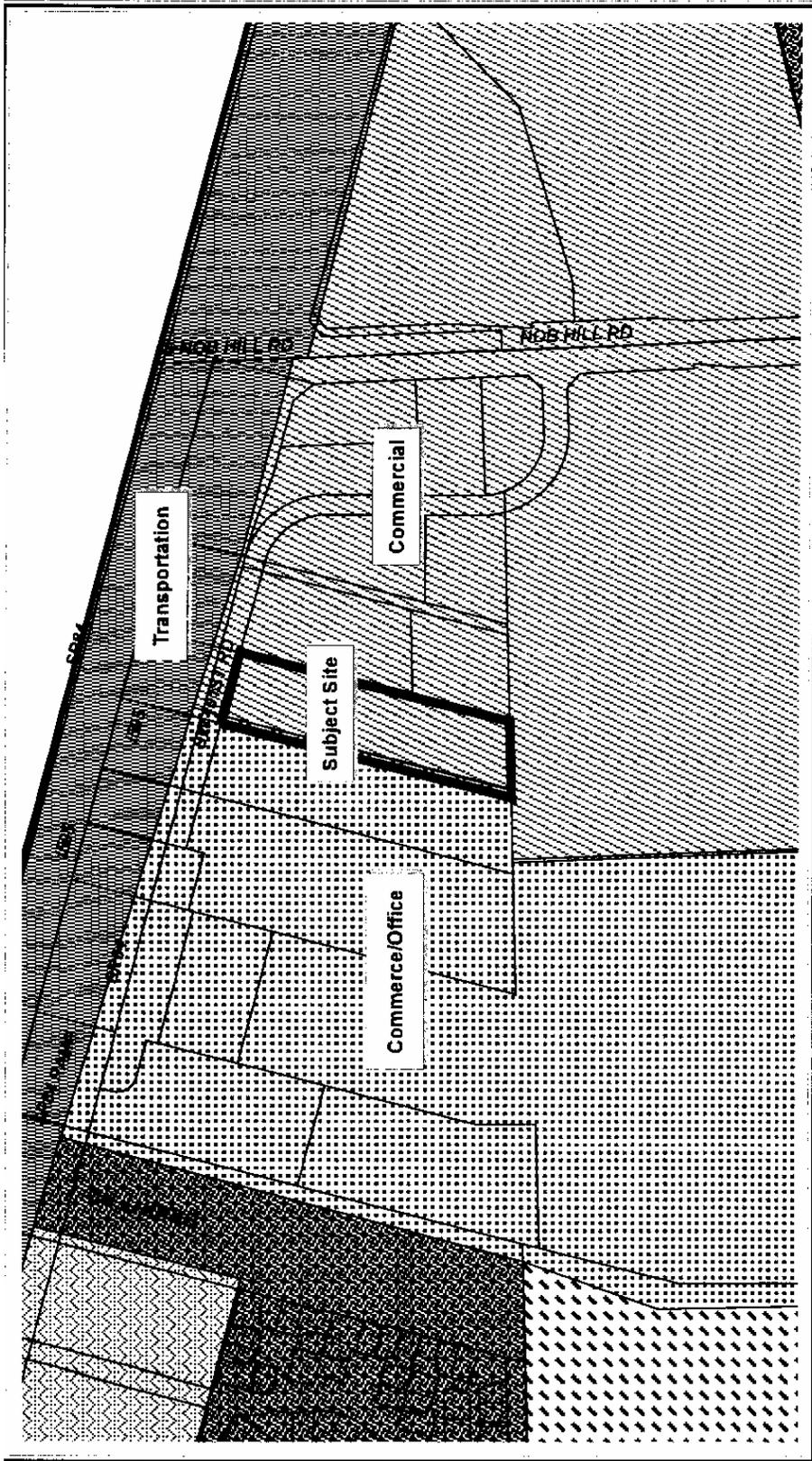
#### **Exhibits**

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

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

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





Date Flown:  
12/31/00

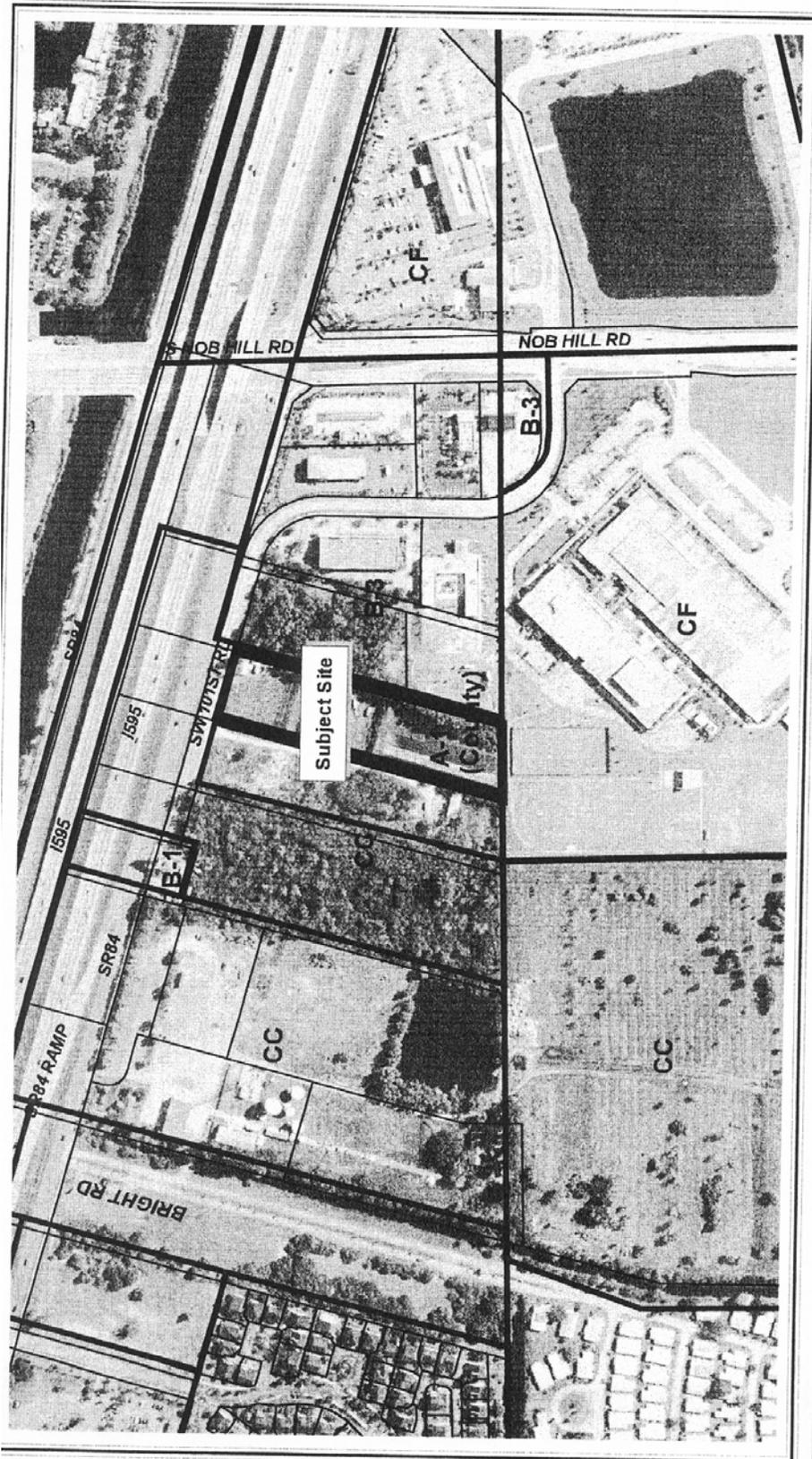
Prepared By: CMG  
Date Prepared: 1/17/03



Planning & Zoning Division - GIS



**Indian Ridge Commerce Center aka Z.A.S.  
P 4-2-02, ZB 2-2-03, MSP 2-1-03  
Future Land Use Plan Map**



Date Flown:  
12/31/00

Prepared By: CMG  
Date Prepared: 11/7/03



Planning & Zoning Division - GIS



Indian Ridge Commerce Center aka Z.A.S.  
P 4-2-02, ZB 2-2-03, MSP 2-1-03  
Zoning and Aerial Map