

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: Site Plan, SP 9-1-03 By Faith Development Corporation/ Mark Engel, Engel and Associates, 7665 Davie Road Extension, Generally located at the northeast corner of Davie Road Extension and NW 77 Avenue

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

SP 9-1-03 By Faith Development Corporation, 7665 Davie Road Extension (B-2)

REPORT IN BRIEF:

The applicant requests site plan approval for the 28,544 square feet (0.66 acres) site, generally located at the northeast corner of Davie Road Extension and NW 77 Avenue. The proposal is for a 10,480 square foot two (2) story office building constructed out of pre-cast concrete with covered parking area that is designed for multiple office tenants. The massing of the building is broken up by vertical score lines, horizontal shadow lines, reveal lines, and crown moulding accents. The finish is smooth sand stucco and the color scheme consists of a medium tan base color, with off-white accents, and green tinted impact glass windows and doors. Access is provided via a 50' opening on NW 77 Avenue. There is an existing 5' sidewalk along the west and south boundaries which will be patched and repaired due to the site reconfiguration. Additionally, the sidewalk will be connected from the office building to Davie Road Extension to comply with Americans with Disabilities Act requirements. The site plan shows that the parking requirement has been met with 35 parking spaces being provided (35 required).

Staff has not identified any significant issues in the review of the proposal. The proposed office use meets the intent of the Commercial Future Land Use Plan Map designation and B-2, Community Business District zoning classification. The site plan complies with the B-2, Community Business District development standards, and is generally in conformance with all other applicable Codes and Ordinances. The site 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 (front of 20' granted by V 9-1-03), 10' on other sides, 30% open space (35.6% provided), and the following maximums are not being exceeded: 40% building coverage (14.1% provided) and 35' height.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 27, 2004, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report and subject to the comments made by Vice-Chair Evans regarding the free standing columns at the parking areas; and that on the north side of the building, the three Washingtonia Palms be replaced with three Alexander Palms 14 to 16-foot heights (Motion carried 4-0 with Mr. Engel abstaining).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. Additionally, staff recommends that the applicant enter into a trafficways beautification agreement so landscape materials may be installed on the Davie Road Extension right-of-way to enhance the site.

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

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



Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	William Byrd By Faith Development Corp.	Name:	Mark Engel, AIA Engel and Associates, Inc.
Address:	9000 W. Sheridan Street, Suite 94	Address:	4800 SW 64 Avenue, Suite 104
City:	Pembroke Pines, FL 33324	City:	Davie, FL 33314
Phone:	(954) 723-0027	Phone:	(954) 791-4810

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the site plan for a 10,480 square foot two (2) story office building for By Faith Development Corporation.

Address/Location: 7665 Davie Road Extension/Generally located at the northeast corner of Davie Road Extension and NW 77 Avenue

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing Use: Single story metal building under demolition (Frye’s Tool Rental)

Proposed Use: 10,480 square foot two (2) story office building

Parcel Size: 28,544 square feet (0.66 acres)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Map Designations:</u>
North:	Single family dwellings	Residential (5 DU/AC)
South:	House of Worship (City of Hollywood)	Community Facilities
East:	Vacant	Commercial
West:	Mixed use (office & multi-family dwellings)	Commercial
	Single family dwelling	Residential (5 DU/AC)

Surrounding Zoning:

North: R-5, Low Medium Density Dwelling District
South: CF, Community Facilities District (City of Hollywood)
East: B-2, Community Business District
West: B-2, Community Business District, R-5, Low Medium Density Dwelling District

Zoning History

Related Zoning History: Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981.

Previous Requests on same property: Available records indicate the Future Land Use Plan Map designation and zoning classification were in place prior to the site’s annexation.

The site plan, Frye’s Tool Rental, was approved on June 1, 1983.

The plat, P 10-5-03 W.W.J.D., was approved on July 2, 2003, with a note restricting the site to 13,400 square feet of office use.

The variance, V 9-1-03 By Faith Development, to reduce the front setback to 20’ along Davie Road Extension, was approved on December 3, 2003.

Applicable Codes and Ordinances

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200’ frontage and depth, 20’ on sides abutting residentially zoned properties, 25’ adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35’ maximum height.

§12-208 (A) Requirements for off-street parking. Offices, business, professional, governmental, financial institutions and commercial banks. One (1) space for each three hundred (300) square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family

residential subdivision developed at five dwellings per acre.

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.

Application Details

The applicant's submission indicates the following:

1. *Site:* The applicant requests site plan approval for the 28,544 square feet (0.66 acres) site, generally located at the northeast corner of Davie Road Extension and NW 77 Avenue. The proposal is for a 10,480 square foot two (2) story office building.
2. *Trails:* No recreational trails are on or adjacent to the site, or proposed for the future.
3. *Architecture:* The proposal is for a two (2) story pre-cast concrete structure with covered parking area that is designed for multiple office tenants. The massing of the building is broken up by vertical score lines, horizontal shadow lines, reveal lines, and crown moulding accents. The finish is smooth sand stucco and the color scheme consists of a medium tan base color, with off-white accents, and green tinted impact glass windows and doors.
4. *Access and Parking:* Access is provided via a 50' opening on NW 77 Avenue. There is an existing 5' sidewalk along the west and south boundaries which will be patched and repaired due to the site reconfiguration. Additionally, the sidewalk will be connected from the office building to Davie Road Extension to comply with Americans with Disabilities Act requirements. The site plan shows that the parking requirement has been met with 35 parking spaces being provided (35 required).
5. *Lighting:* The lighting plan shows that lights are being mounted on the structure, as well as light poles being used in the parking lot.
6. *Signage:* The signage shown is only conceptual. A signage plan shall be submitted for review at the time of building permits.

7. *Landscaping:* The site plan shows 10,156 square feet (.233 acres) or 35.6 percent of open space (30 percent required). The south landscape buffer contains Brazilian Beauty Leaf, Nora Grant, Queen Palm, with a planting area adjacent to the building that has Carpentaria Palm, Variegated Dwarf Schefflera, and Sandankwa Viburnum. The east buffer consists of Live Oak, the north buffer consists of Yellow Tabebuia and Pigeon Plum, with both sides having continuous Red Tip Cocoplum hedge. The west buffer has Gumbo Limbo with a continuous row of Sandankwa Viburnum, and on both sides of the entrance point are Montgomery Palm, Dwarf Pink Pentas, and Indian Hawthorn. It is noted that four (4) Live Oak are proposed and recommended to be planted adjacent to Davie Road Extension after the completion of the upcoming road widening project.
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 drainage system proposed is a trench exfiltration system.
9. *Compatibility:* To the north of the site are single family dwellings which are being buffered by the required 8' masonry wall, to the east is a vacant commercial site with the same zoning, to the west across NW 77 Avenue is a developed mixed used structure, and to the south is Davie Road Extension.
10. *Temporary Uses:* No temporary uses are proposed at this time.

Significant Development Review Agency Comments

Planning and Zoning: Revise plan or request variance for front setback of 20', provide additional information on cover sheet, provide color names on elevations.

Engineering: Revise catch basin locations if berm required, revised handicap parking detail, and provide access ramp on north side of the structure.

Fire Department: Provide one (1) fire hydrant at the entrance to the site.

Staff Analysis and Findings of Fact

Staff has not identified any significant issues in the review of the proposal. The proposed office use meets the intent of the Commercial Future Land Use Plan Map designation and B-2, Community Business District zoning classification. The site plan complies with the B-2, Community Business District development standards, and is generally in conformance with all other applicable Codes and Ordinances. The site 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 (front of 20' granted by V 9-1-03), 10' on other sides, 30% open space (35.6% provided), and the following maximums are not being exceeded: 40% building coverage (14.1% provided) and 35' height.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. Additionally, staff recommends that the applicant enter into a trafficways beautification agreement so landscape materials may be installed on the Davie Road Extension right-of-way to enhance the site.

Site Plan Committee Recommendation

At the January 27, 2004, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report and subject to the comments made by Vice-Chair Evans regarding the free standing columns at the parking areas; and that on the north side of the building, the three Washingtonia Palms be replaced with three Alexander Palms 14 to 16-foot heights (Motion carried 4-0 with Mr. Engel abstaining).

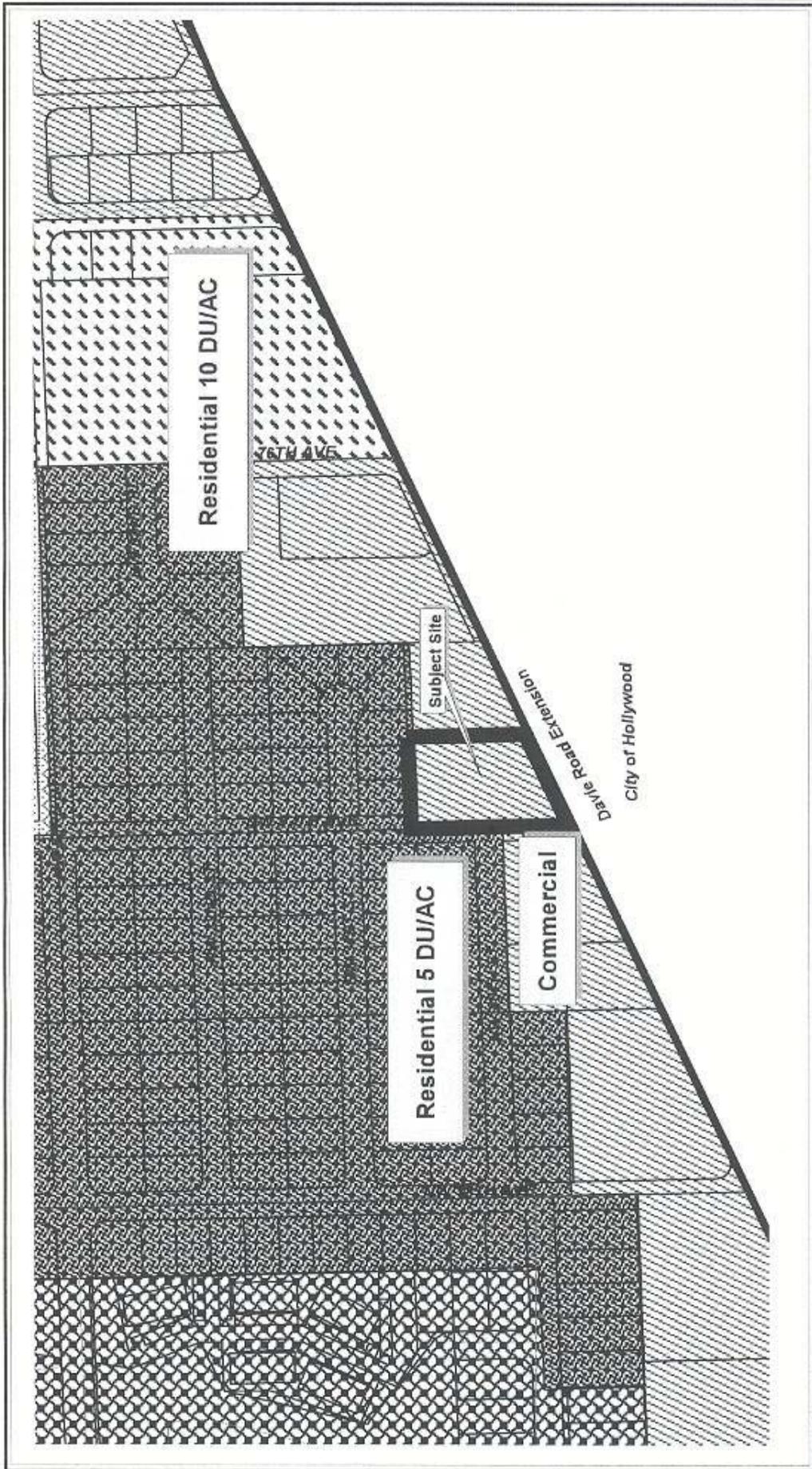
Town Council Action

Exhibits

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

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00

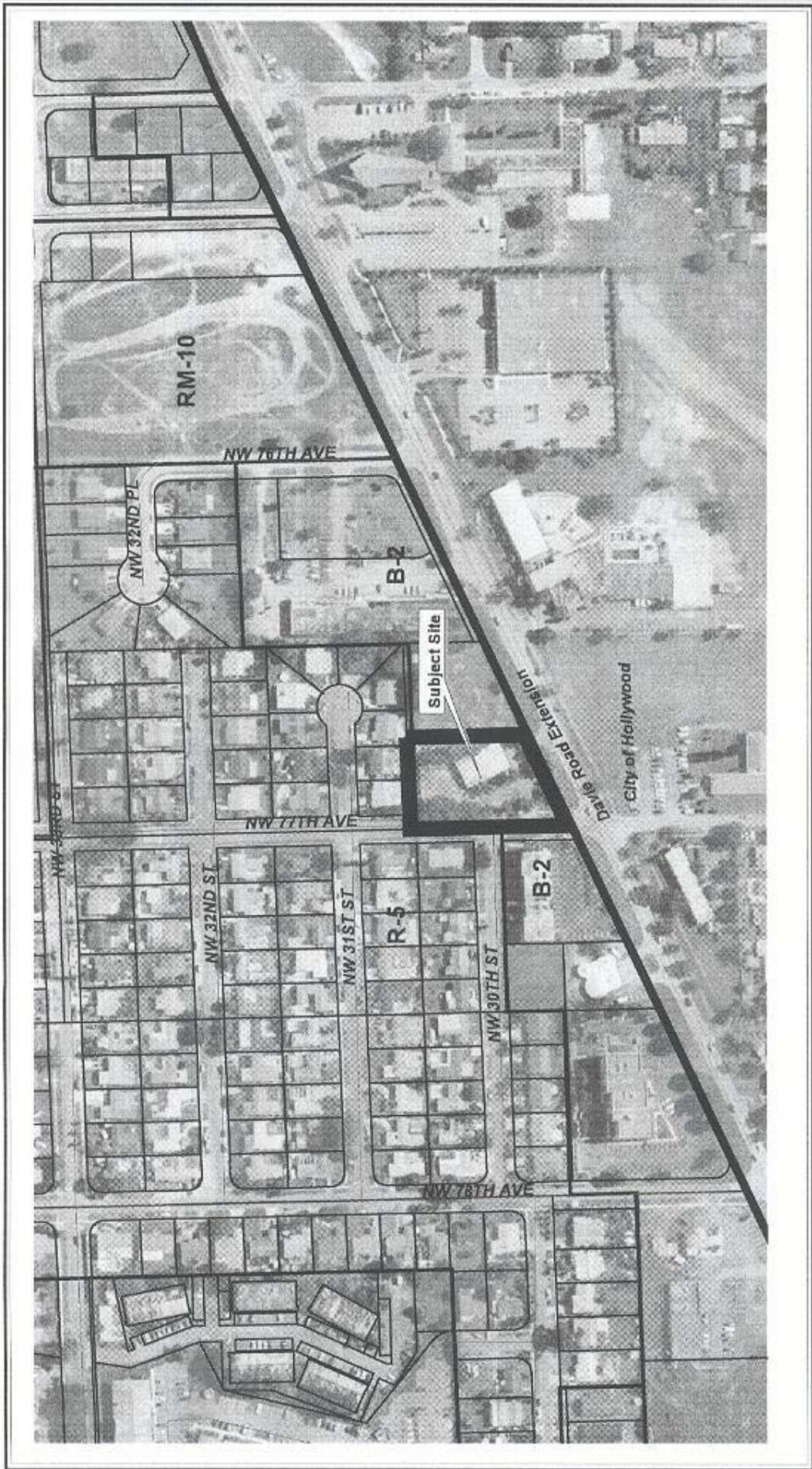
Prepared By: CMG
Date Prepared: 10/28/03



Planning & Zoning Division - GIS



**Variance and Site Plan
V 9-1-03 & SP 9-1-03
By Faith Development Corporation
Future Land Use Plan Map**



Date Flown:
12/31/00

Prepared By: CMG
Date Prepared: 10/28/03



Planning & Zoning Division - GIS



**Variance and Site Plan
V 9-1-03 & SP 9-1-03
By Faith Development Corporation
Zoning and Aerial Map**

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