

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 8-7-03 Stirling Triangle Professional Building, Samuel Shapiro & Associates, 6099 Stirling Road/Generally located at the northwest corner of Stirling Road and SW 61 Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

SP 8-7-03 Stirling Triangle Professional Building, 6099 Stirling Road (B-2)

REPORT IN BRIEF:

The applicant requests site plan approval for the 1.03 acre (44,886.32 square feet) site, located at the northwest corner of Stirling Road and SW 61 Avenue. The proposal is for a 16,200 square foot two (2) story office building constructed out of pre-cast concrete with a covered parking area designed for multiple office tenants. The finish is smooth sand stucco with decorative round accents and stucco banding. The color scheme consists of pink, with light and dark pink accents, and white colonial windows and doors. The building has a 6' high parapet wall atop a flat roof to screen roof top equipment. Access is provided via a 40' unrestricted opening on SW 61 Avenue, which aligns with the opening to the Paradise Promenade Publix to the east. Additionally, there is a 16' opening on the western boundary that is a restricted to right turns only for out-going traffic. Along the Stirling Road boundary is an existing 7' sidewalk. A new 5' sidewalk will be installed along SW 61 Avenue the entire length of the site, as well as a 5' sidewalk in front of the development, along the east side, and the rear of the structure to comply with Americans with Disabilities Act requirements. The site plan shows that the parking requirement has been met with 54 parking spaces being provided (54 required).

The proposed office building is compatible with both existing and allowable uses on the adjacent properties. To the north and west are a vacant commercial site, multi-family dwellings, and a single family dwelling. These uses are separated by right-of-way and are being buffered with landscaping. The eastern and southern boundaries are adequately separated and buffered from the adjacent rights-of-way with setbacks and landscaping.

PREVIOUS ACTIONS: None

CONCURRENCES: At the February 24, 2004, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following remaining items: 1) that the front, first-floor cantilevered canopy be changed to a

continuous canopy at both ends and in the center; 2) that the eight, raised-sloped elements on each building [two on each side] be enlarged by three-feet in depth and a tile roof added to them; 3) re-evaluate first- and second-floor lobbies by elevators; 4) add a sidewalk at the southwest corner by the front of the building to connect the new walkway to the Stirling Road walkway; 5) check the dimensions of one parking space as specified during the discussion; 6) add banding around the windows similar to the “architectural build-outs;” and 7) add grills to the openings at the parking garage level to simulate open windows (Motion carried 5-0).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition the following conditions shall be met prior to final site plan approval by staff:

1. Revise the lighting plan as indicated in the application details.

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

Owner/Agent:

Name: Samuel Shapiro & Associates
Address: 6101 Garden Court
City: Davie, FL 33314
Phone: (954) 316-6626

Background Information

Application History: On February 24, 2004, the Site Plan Committee recommended approval with conditions.

Application Request: Approval of the site plan for a 16,200 square foot two (2) story office building to be known as the Stirling Triangle Professional Building.

Address/Location: 6099 Stirling Road/Generally located at the northwest corner of Stirling Road and SW 61 Avenue.

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use: Vacant/16,200 square foot two (2) story office building

Parcel Size: 1.03 acres (44,886.32 square feet)

Surrounding Uses:

North: The Gardens at Stirling
Single family dwelling
South: The Shoppes of Carriage Hills
East: Paradise Promenade (Publix)
West: Vacant (former site of Broward Clutch)

Surrounding Land

Use Plan Map Designations:

Residential (10 DU/AC)
Residential (2 DU/AC)
Commercial
Commercial
Commercial

Surrounding Zoning:

North: RM-10, Medium Density Dwelling District & R-2, Low Density Dwelling District
South: B-2, Community Business District
East: B-2, Community Business District
West: B-2, Community Business District

Zoning History

Previous Requests on same property: Available records indicate the Future Land Use Plan Map designation and zoning classification were in place since the Town’s incorporation.

The plat, P 8-4-01 Stirling Road Triangle Plat, was approved on June 5, 2002, with a note restricting it to 10,000 square feet of commercial use. The plat is in the process of being recorded in the official records of Broward County.

The delegation request, DG 5-2-03 Stirling Road Triangle Plat, to authorize a change in the restrictive note to read “This plat is restricted to 17,125 square feet of commercial use”, was approved on August 6, 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 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

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 1.03 acre (44,886.32 square feet) site, located at the northwest corner of Stirling Road and SW 61 Avenue. The proposal is for a 16,200 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 a covered parking area designed for multiple office tenants. The finish is smooth sand stucco with decorative round accents and stucco banding. The color scheme consists of pink, with light and dark pink accents, and white colonial windows and doors. The building has a 6' high parapet wall atop a flat roof to screen roof top equipment.
4. *Access and Parking:* Access is provided via a 40' unrestricted opening on SW 61 Avenue, which aligns with the opening to the Paradise Promenade Publix to the east. Additionally, there is a 16' opening on the western boundary that is a restricted to right turns only for out-going traffic. Along the Stirling Road boundary is an existing 7' sidewalk. A new 5' sidewalk will be installed along SW 61 Avenue the entire length of the site, as well as a 5' sidewalk in front of the development, along the east side, and the rear of the structure to comply with Americans with Disabilities Act requirements. The site plan shows that the parking requirement has been met with 54 parking spaces being provided (54 required).
5. *Lighting:* The lighting plan shows that fixtures on 25' light poles are being used to illuminate the parking lot. The plan needs revised to indicate lighting will be provided under the covered parking area, and the lighting level indications need modified to show that spillover does not exceed 0.5 foot candles at all property lines.
6. *Signage:* The elevations indicate that the signage will be white background with red lettering.
7. *Landscaping:* The site plan shows 16,941.02 square feet (.389 acres) or 37.74 percent of open space (30 percent required). The Stirling Road buffer contains Yellow Tabebuia on the corners with Bush Allamanda beds, and then Fox Tail Palms in beds of Variegated Dwarf Schefflera, in the center is a Dwarf Yellow Cassia in a bed of Bush Allamanda. The SW 61 Avenue buffer indicates Live Oaks in the right-of-way, with Gumbo Limbos and Geiger Trees and a continuous Red Tip Cocoplum hedge, the entrance point has Sabal Palmetto surrounded by beds of Yellow Lantana. The north and west buffers also

contain Live Oaks, Gumbo Limbos and a continuous Red Tip Cocoplum hedge, with beds of Indiana Hawthorn at the exit point.

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 preliminary engineering plans show a drainage system that uses catch basins and drainage pipes.
9. *Compatibility:* The proposed office building is compatible with both existing and allowable uses on the adjacent properties. To the north and west are a vacant commercial site, multi-family dwellings, and a single family dwelling. These uses are separated by right-of-way and are being buffered with landscaping. The eastern and southern boundaries are adequately separated and buffered from the adjacent rights-of-way with setbacks and landscaping.
10. *Temporary Uses:* No temporary uses are proposed at this time.

Significant Development Review Agency Comments

Planning and Zoning: Provide documentation to confirm that the proposed landscape material may be placed in the “Everglades Pipeline” easement, revise cover sheet, delineate landscape buffers, and reorder drawings. (Satisfied)

Engineering: Provide three (3) handicap parking spaces, revise number of compact parking spaces, provide clear route from the street to the building to comply with the Americans with Disabilities Act requirements, and confirm that the trees and bushes on the landscape plan do not interfere with the site visibility triangle. (Satisfied)

Fire: Provide another fire hydrant 350’ north of the proposed hydrant. (Satisfied)

Police: Provide adequate lighting under the covered parking area to provide a better measure of safety for the users of this building. (Condition of approval)

Public Works: Provide 5’ concrete trail along the entire SW 61 Avenue boundary. (Satisfied)

Building: Relocate handicap parking to be adjacent to the building. (Satisfied)

Staff Analysis and Findings of Fact

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, 10’ on other sides, 30% open

space (37.74% provided), and the following maximums are not being exceeded: 40% building coverage (11.5% 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. In addition the following conditions shall be met prior to final site plan approval by staff:

1. Revise the lighting plan as indicated in the application details.
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Site Plan Committee Recommendation

At the February 24, 2004, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following remaining items: 1) that the front, first-floor cantilevered canopy be changed to a continuous canopy at both ends and in the center; 2) that the eight, raised-sloped elements on each building [two on each side] be enlarged by three-feet in depth and a tile roof added to them; 3) re-evaluate first- and second-floor lobbies by elevators; 4) add a sidewalk at the southwest corner by the front of the building to connect the new walkway to the Stirling Road walkway; 5) check the dimensions of one parking space as specified during the discussion; 6) add banding around the windows similar to the "architectural build-outs;" and 7) add grills to the openings at the parking garage level to simulate open windows (Motion carried 5-0).

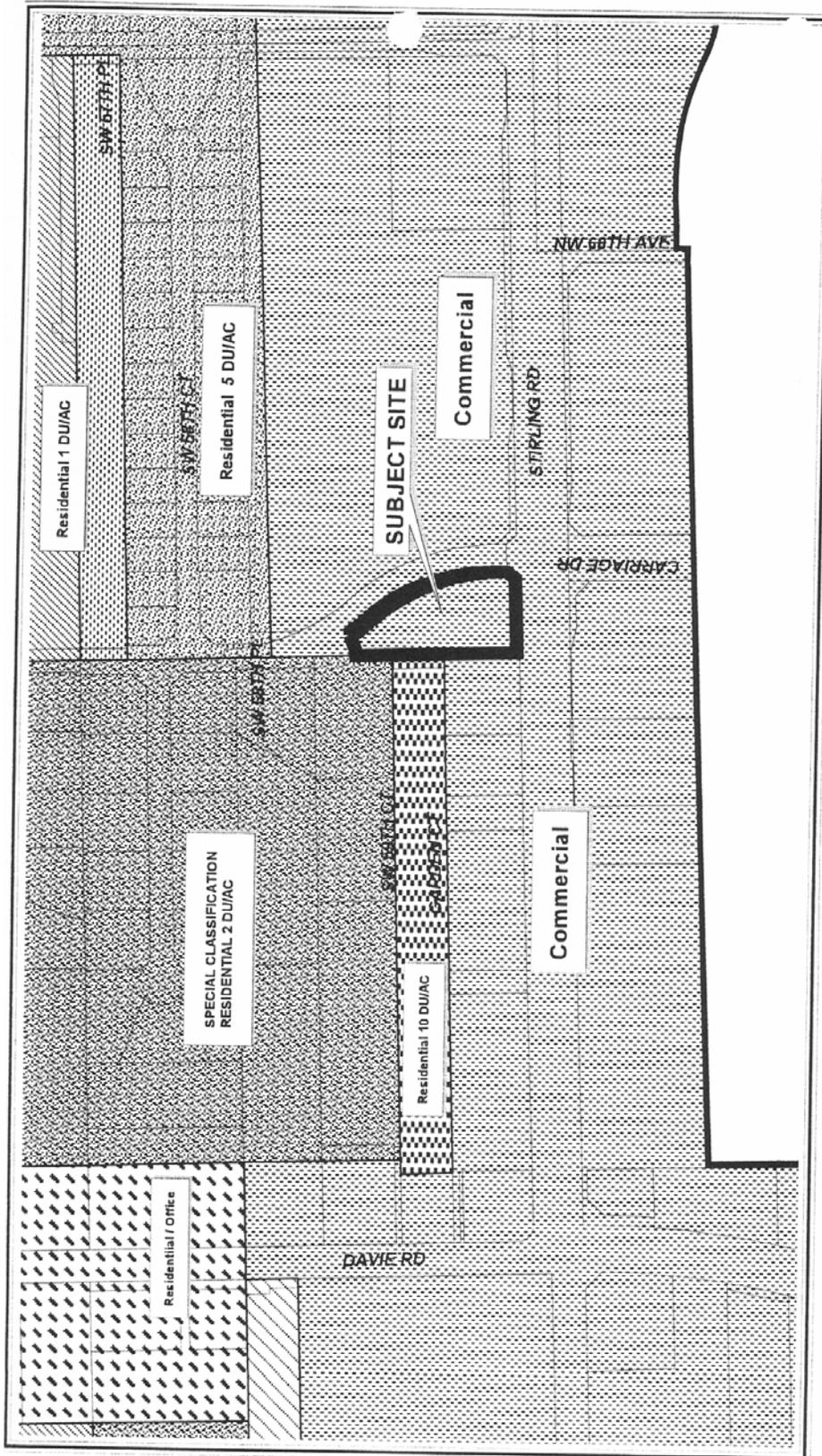
Town Council Action

Exhibits

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

Prepared by: _____

Reviewed by: _____



**SITE PLAN
SP 8-7-03
Future Land Use Map**

Prepared By: ILD
Date Prepared: 12/18/03



Planning & Zoning Division - GIS

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