

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: Annie Feng, Planner II

SUBJECT: Site Plan, SP 5-9-04, Robles Professional Building, 5337 Orange Drive, generally located at the north side of Orange Drive between SW 53 Avenue and SW 54 Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 5-9-04, L. Antonio Robles, Rodolfo Robles, Sr. & Jr., Siliana Robles, 5337 Orange Drive (Residential/Office District)

REPORT IN BRIEF: The 1.03-acre subject site, located on the north side of Orange Drive between SW 53 Avenue and SW 54 Avenue, is zoned RO, Residential/Office District. It consists of a 3,197-square foot two-story single-family residence on one lot and a vacant lot to the east. The applicant proposes to convert the existing home to an office building with parking. A Unity of Title will be recorded to combine these two lots for the proposed development. To the north are single-family homes zoned R-3, Low Density Residential District, to the east is a single-family residence zoned RO, Residential/Office District, and to the west is a two-story office building zoned RO. An eight-foot high wood fence with landscape buffer is provided along the north property line to screen the proposed office use from the residential zoned properties. The Land Development Code requires a minimum of 30% open space and 81% is provided. The access to the site is through the existing 25-foot opening on Orange Drive. A total of 11 parking spaces are required and 13 parking spaces are provided. A temporary construction trailer will be placed on the site, approximately 115 feet from Orange Drive and 27 feet from the east property line, for internal use during the construction. It will be removed after the issuance of certificate of occupancy (C.O.).

The existing two-story building has flat roofs, concrete sidings and stucco finish. The building design is functional with very limited embellishment. The building and site have deteriorated. The applicant will restore the building by replacing the existing windows and doors and repainting the concrete sidings and stucco finish with Desert Tan and dark grey colors. Bahama shutters will be added to some windows on the south and east elevations.

The subject property is located in a transitional area of single-family homes and small scale office and commercial buildings. The proposed office building, maintaining residential characteristics, is compatible with the one and two-story residential or office buildings on the adjacent properties.

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 26, 2004 Site Plan Committee meeting, Chair Breslau passed the gavel and made a motion, seconded by Mr. Engel, to approve subject to the planning report which included the comment that there be awnings over the doorway; that the plans be adjusted to show the handicapped ramps accurately to reflect the design; that the awnings be added on the rear windows of the second floor to match the front and sides of the building; and that all the plans correctly show the construction trailer (Motion carried 4-0, with Mr. Evans absent).

FISCAL IMPACT: None

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 be addressed prior to final site plan approval:

1. The unity of title shall be recorded prior to the issuance of the building permit.
2. Add black awnings above the two doors on the south elevation.

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: L. Antonio Robles, Rodolfo Robles, Sr. & Jr., Siliana Robles
Address: 223 S. Federal Highway
City: Fort Lauderdale, FL 33301-1938
Phone: (954) 523-1100

Background Information

Application History: No deferrals have been requested.

Application Request: Site plan approval to convert the existing single-family home to an office building

Address/Location: 5337 Orange Drive, generally located at the north side of Orange Drive between SW 53 Avenue and SW 54 Avenue

Future Land Use Plan Designation: Regional Activity Center (RAC)

Zoning: Residential/Office District (RO)

Existing Use: One single-family home

Proposed Use: Office building

Parcel Size: 1.03 net acres

Surrounding Uses:

North: Single-family home
South: Orange Drive, and C-11 Canal
East: Single-family home
West: Office Building

Surrounding Land
Use Plan Designation:

Regional Activity Center
Recreation, and Open Space
Regional Activity Center
Regional Activity Center

Surrounding Zoning:

North: R-3, Low Density Dwelling
South: Orange Drive and C-11 Canal
East: RO, Residential/Office District
West: RO, Residential/Office District

Zoning History

Plat Information:

The subject property was platted (Lauderdale Little Ranches) and recorded in Plat Book 21, Page 23, of the public records of Broward County. The proposed change of use from the single-family home to an office building does not require replatting according to Broward County Planning Council.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site, containing two lots, is 1.03 net acres located on the north side of Orange Drive between SW 53 Avenue and SW 54 Avenue. It consists of a 3,197 square-foot two-story single-family residence on one lot and a vacant lot to the east. The applicant is proposing to convert the existing home to an office building with associated parking east to the building. A Unity of Title will be recorded to combine these two lots for the proposed development. The property is located in an area of residential and office uses. To the north are single-family homes zoned R-3, Low Density Residential District, to the east is a single-family residence zoned RO, Residential/Office District, and to the west is a two-story office building zoned RO. An eight-foot high wood fence with landscape buffer is provided along the north property line to screen the proposed office use from the residential zoned properties. The Land Development Code requires a minimum of 30% open space and 81% is provided.
2. *Temporary Use:* A temporary construction trailer will be placed on the site, approximately 115 feet from Orange Drive and 27 feet from the east property line, for internal use during the construction. It will be removed after the issuance of the C.O.
3. *Building:* The existing two-story building has flat roofs, concrete sidings and stucco finish. The building design is functional with very limited embellishment. The building and site have deteriorated. The applicant will restore the building by replacing the existing windows and doors and repainting the concrete sidings and stucco finish. Bahaman shutters will be added to some windows on the south and east elevations. The base color of the building is a combination of Desert Tan and dark grey; soffit and Bahama shutters are black. Staff recommends adding black awnings above the two doors on the south elevation to provide weather protection, balance black shutters and maintain the residential characteristics.

4. *Access and Parking:* The access to the site is through the existing 25-foot opening on Orange Drive. A total of 11 parking spaces are required and 13 parking spaces are provided.
5. *Trails:* No trails are required for this project.
6. *Lighting:* New lighting is proposed to meet the code requirements.
7. *Landscaping:* There are 15 existing trees on the property. The applicant will remove the invasive species and four (4) trees in poor condition. A Cocoplum hedge and ten (10) Cassia Trees accented by nine (9) Dwarf Pitch Apple trees are provided along the north and east property lines to buffer the new office development from the adjacent residential uses. A combination of Dwarf Boston Fern, Imperial Blue Plumbago and Gardenia with two Sea Plum trees and one Verowood are provided in front of the building to soften the building elevations and add interest to the front entrance. The existing Black Olive trees with the proposed Cocoplum and Wart Fern hedges are provided along Orange Drive.
8. *Drainage:* The subject property lies within the Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. On-site drainage is served by the dry retention area at the back of the property.
9. *Compatibility:* The subject property is located in a transitional area of single-family homes and small scale office and commercial buildings. The proposed office building, maintaining residential characteristics, is compatible with the one and two-story residential or office buildings on the adjacent properties.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code Section 12-24 (J) (1) states that the RO district is intended to implement the residential/office classification of the Town of Davie Comprehensive Plan by providing a buffer of professional offices and mixed residential and office development to surrounding residential areas. The intent of this district is to maintain the residential character of the neighborhood while permitting the development of professional offices.

Article VI of Land Development Codes provides for minimum requirements for landscaping design.

Land Development Code Section 12-83 requires a minimum of 25 foot front setback, 20 foot side and rear setbacks, and a minimum of 30% open space.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 98.

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.

Significant Development Review Agency Comments

Engineering:

1. Provide cross sections from the proposed parking lot to Orange Drive. Swale must be restored, regraded and sodded.

This comment has been address.

2. Provide fire hydrant for fire protection within 300 ft of the building (previous comment #16).

This comment has been address.

Planning and Zoning:

1. In lieu of the required 8' high walls to separate the proposed office from the adjacent residential uses, provide 8' high wood fences with substantial landscaping on both sides of the fences along the rear and east property lines.

This comment has been address.

Landscaping:

1. Please add a layer of accent trees slightly forward but between the canopy trees on the east and rear buffers that adjacent to residential sites.

This comment has been address.

2. Enhance, enrich the landscaping along the front of the building by using larger accent shrubs, complimentary colors or textures.

This comment has been address.

Staff Analysis

The nature of use is consistent with the general purpose and intent of the RO zoning district regulations and Town of Davie Comprehensive plan.

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 addressed prior to final site plan approval:

3. The unity of title shall be recorded prior to the issuance of the building permit.
 4. Add black awnings above the two doors on the south elevation.
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Site Plan Committee Recommendation

At the October 26, 2004 Site Plan Committee meeting, Chair Breslau passed the gavel and made a motion, seconded by Mr. Engel, to approve subject to the planning report which included the comment that there be awnings over the doorway; that the plans be adjusted to show the handicapped ramps accurately to reflect the design; that the awnings be added on the rear windows of the second floor to match the front and sides of the building; and that all the plans correctly show the construction trailer (Motion carried 4-0, with Mr. Evans absent).

Town Council Action

Exhibits

- 1) Site Plan,
- 2) Future Land Use Map,
- 3) Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



Site Plan
SP 5-9-04
Zoning and Aerial

Prepared By: AYF
 Date Prepared: 10/22/04

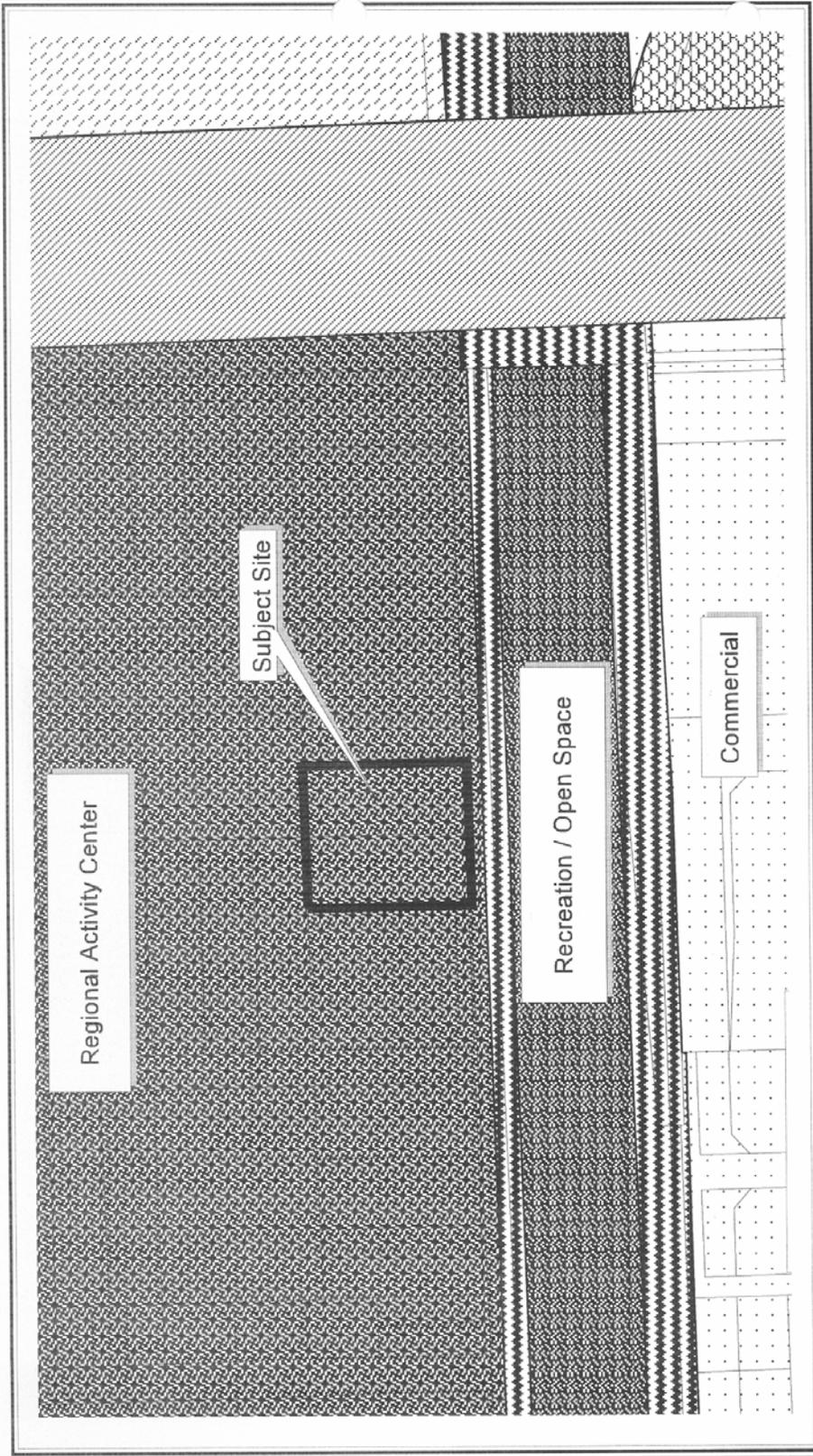
The Town of Davie
 Development Service Department
 Planning & Zoning Division



0 500 Feet



Scale



<p>Site Plan SP 5-9-04 Future Land Use Plan Map</p> <p>Prepared By: AYP Date Prepared: 10/22/04</p>	<p>The Town of Davie Development Service Department Planning & Zoning Division</p>	<p>0 500 Feet</p> <p>Scale</p>
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