

# 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 6-12-04 Regency Commons/South East Architect Services, Inc., 5251 South University Drive/Generally located on the west side of University Drive, 0.7 miles north of Stirling Road

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SP 6-12-04 Regency Commons, 5251 South University Drive (B-3)

**REPORT IN BRIEF:** The applicant requests approval of the site plan for Regency Commons, located on the west side of University Drive, 0.7 miles north of Stirling Road. The proposal is for a 51,638 square foot professional and medical office condominium development.

The proposal consists of five (1) single story buildings designed with international style architecture. The concrete block buildings are covered in smooth stucco, have covered pedestrian walkways, tower features, parapet to screen roof top equipment, arches with keystone accents, raised stucco trim and cornice. The roof material is Canyon Blend Spanish "S" tile, and color scheme shows white, off-white, and mauve being employed.

Access is provided by two (2) openings; one from a 24' easement through the Renaissance Plaza to the north, and the other from a 24' opening onto the existing private access road that connects to the bowling alley to the west. There are 188 parking spaces being provided (188 required), including six (6) handicapped spaces. The provided parking can support 10,844 square feet or 21% medical office and 40,752 square feet or 79% professional office on the site. A sidewalk is being provided along the University Drive right-of-way, and a sidewalk connection to the development is made through the planter and water fountain feature at the southeast corner of the site.

The site plan shows 118,745 square feet (2.726 acres) or 52 percent of open space (30 percent minimum required). The landscape plan is elaborate with clusters of different color shrubs being used in the undulating berm along University Drive. There is a water fountain and landscape courtyard proposed. Adjacent to the covered walkway on each building are planters. Signature materials such as Royal Palm and Bismarck Palm are being located in key places to accent the development. There is an 8' masonry wall being provided along the western and northern boundaries to buffer the adjacent parcels zoned A-1, Agricultural District.

The subject property lies within Central Broward Water Control District. On the western portion of the site a 21,813 square foot water retention and wetland mitigation area are

proposed. Approval from the District is required in order to implement the proposed drainage improvements.

This professional and medical office development can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a retail plaza, and vacant land zoned A-1, Agricultural District, to the south is a car dealership and bowling alley, to the west, after the retention and wetland mitigation area is a single family dwelling, and to the east is University Drive.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the November 9, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and the following: 1) that the corner planter at University and the main access into the property should match the SP-5 plan; 2) add crosswalk delineations on the site plan from building A to building C at both ends, from building D to building C, and from building C to building A; 3) there will be no signage on the upper facade except for the address; and 4) add additional landscaping around the dumpster area. (Motion carried 3-0 with Mr. Aucamp & Mr. Engel absent.)

**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 must be met prior to final site plan approval by staff:

1. Place the plans in the order specified on the site plan application and revise the index accordingly.
2. Revise the lighting plan as indicated in the application details.

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

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

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**Applicant Information**

**Owner:**

**Name:** Ike Alweiss, President  
University Commons of Broward, Inc  
**Address:** 1925 Brickell Avenue, #D-1403  
**City:** Miami, FL 33129  
**Phone:** (305) 285-0789

**Agent:**

**Name:** Lawrence Kramer, President  
South East Architects Services, Inc.  
**Address:** 4316 West Broward Boulevard, Suite 3  
**City:** Plantation, FL 33317  
**Phone:** (954) 771-6050

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**Background Information**

**History:** Approval subject to conditions was recommended by the Site Plan Committee.

**Application Request:** Approval of the site plan for Regency Commons, a professional and medical office condominium development.

**Address/Location:** 5251 South University Drive/Generally located on the west side of University Drive, 0.7 miles north of Stirling Road

**Future Land Use Plan Map:** Commercial

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

**Parcel Size:** 5.25 acres (228,497 square feet)

**Existing Use:** Plant nursery (Palms R' Us)

**Proposed Use:** Professional and medical office condominium development

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Map Designations:</u>
<b>North:</b>	Renaissance Plaza Vacant	Commercial Commercial & Residential (5 DU/AC)
<b>South:</b>	Bill Seidle Suzuki, Bowling Alley	Commercial
<b>East:</b>	University Drive	Commercial
<b>West:</b>	Single family dwelling	Residential (5 DU/AC)
	<u>Surrounding Zoning:</u>	
<b>North:</b>	B-3, Planned Business Center District A-1, Agricultural District	
<b>South:</b>	B-3, Planned Business Center District	
<b>East:</b>	B-3, Planned Business Center District	
<b>West:</b>	A-1, Agricultural District	

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### **Zoning History**

**Zoning:** The rezoning, ZB 11-2-90 Associated Engineers of South Florida, Inc./Kessler, from NCA-1 to B-3, Planned Business Center District, was approved on January 16, 1991.

**Related Zoning:** The rezoning, ZB 11-2-83 Kramer (for the Renaissance Plaza), from A-1, Agricultural District to B-3, Planned Business Center District and RM-5, Multifamily Low Medium Dwelling District was approved on November 2, 1983.

**Plat:** The plat, P 2-3-92 Kessler Center Plat, was approved on May 6, 1992, but was not recorded in the official records of Broward County and expired.

The plat, P 11-2-03 Regency Commons, has been submitted concurrently with this request and is being considered at the November 10, Planning and Zoning Board meeting, and by Town Council at the December 1, 2004, meeting.

**Related Plat:** The Renaissance Plaza Plat was approved on February 9, 1984, and subsequently recorded in Plat Book 123, Page 30, in the official records of Broward County on May 15, 1985. This plat provides for a 24' access easement connecting to the property to the south, which is the subject site.

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### **Applicable Codes and Ordinances**

§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  
(15) *Medical, dental, chiropractic, etc. clinics:* One space for each two hundred (200) square feet of gross floor area.  
(22) *Offices, business, professional, governmental, financial institutions and commercial banks,* One (1) space for each three hundred (300) square feet of gross floor area.

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## 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.

**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.

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## Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of the site plan for Regency Commons, located on the west side of University Drive, 0.7 miles north of Stirling Road. The proposal is for a 51,638 square foot professional and medical office condominium development.
2. *Buildings:* The proposal consists of five (1) single story buildings designed with international style architecture. The concrete block buildings are covered in smooth stucco, have covered pedestrian walkways, tower features, parapet to screen roof top equipment, arches with keystone accents, raised stucco trim and cornice. The roof material is Canyon Blend Spanish "S" tile, and color scheme shows white, off-white, and mauve being employed.
3. *Access and Parking:* Access is provided by two (2) openings; one from a 24' easement through the Renaissance Plaza to the north, and the other from a 24' opening onto the existing private access road that connects to the bowling alley to the west. There are 188 parking spaces being provided (188 required), including six (6) handicapped spaces. The provided parking can support 10,844 square feet or 21% medical office and 40,752

square feet or 79% professional office on the site. A sidewalk is being provided along the University Drive right-of-way, and a sidewalk connection to the development is made through the planter and water fountain feature at the southeast corner of the site.

4. *Lighting:* The lighting plan needs to be revised to indicate that 0.5 foot candles spillover at the property lines is not being exceeded.
5. *Landscaping:* The site plan shows 118,745 square feet (2.726 acres) or 52 percent of open space (30 percent minimum required). The landscape plan is elaborate with clusters of different color shrubs being used in the undulating berm along University Drive. There is a water fountain and landscape courtyard proposed. Adjacent to the covered walkway on each building are planters. Signature materials such as Royal Palm and Bismarck Palm are being located in key places to accent the development. There is an 8' masonry wall being provided along the western and northern boundaries to buffer the adjacent parcels zoned A-1, Agricultural District.
6. *Drainage:* The subject property lies within Central Broward Water Control District. On the western portion of the site a 21,813 square foot water retention and wetland mitigation area are proposed. Approval from the District is required in order to implement the proposed drainage improvements.
7. *Temporary Uses:* No temporary uses are proposed at this time. Approval of a temporary use permit for a construction trailer will be required.
8. *Compatibility:* This professional and medical office development can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a retail plaza, and vacant land zoned A-1, Agricultural District, to the south is a car dealership and bowling alley, to the west, after the retention and wetland mitigation area is a single family dwelling, and to the east is University Drive.

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### **Significant Development Review Agency Comments**

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

**Planning and Zoning:** Change the name of the proposal, delineate all turning radii and sight triangles, and indicate the colors being proposed on the elevations with both the technical and common name. *(These have been provided.)*

**Engineering:** Provide clear sight triangles, provide minimum 25' turning radii, provide handicapped accessible sidewalk to connection to University Drive and between buildings. *(These have been provided.)*

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## Staff Analysis

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

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## Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

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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 must be met prior to final site plan approval by staff:

1. Place the plans in the order specified on the site plan application and revise the index accordingly.
  2. Revise the lighting plan as indicated in the application details.
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## Site Plan Committee Recommendation

At the November 9, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and the following: 1) that the corner planter at University and the main access into the property should match the SP-5 plan; 2) add crosswalk delineations on the site plan from building A to building C at both ends, from building D to building C, and from building C to building A; 3) there will be no signage on the upper facade except for the address; and 4) add additional landscaping around the dumpster area. (Motion carried 3-0 with Mr. Aucamp & Mr. Engel absent.)

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## Town Council Action

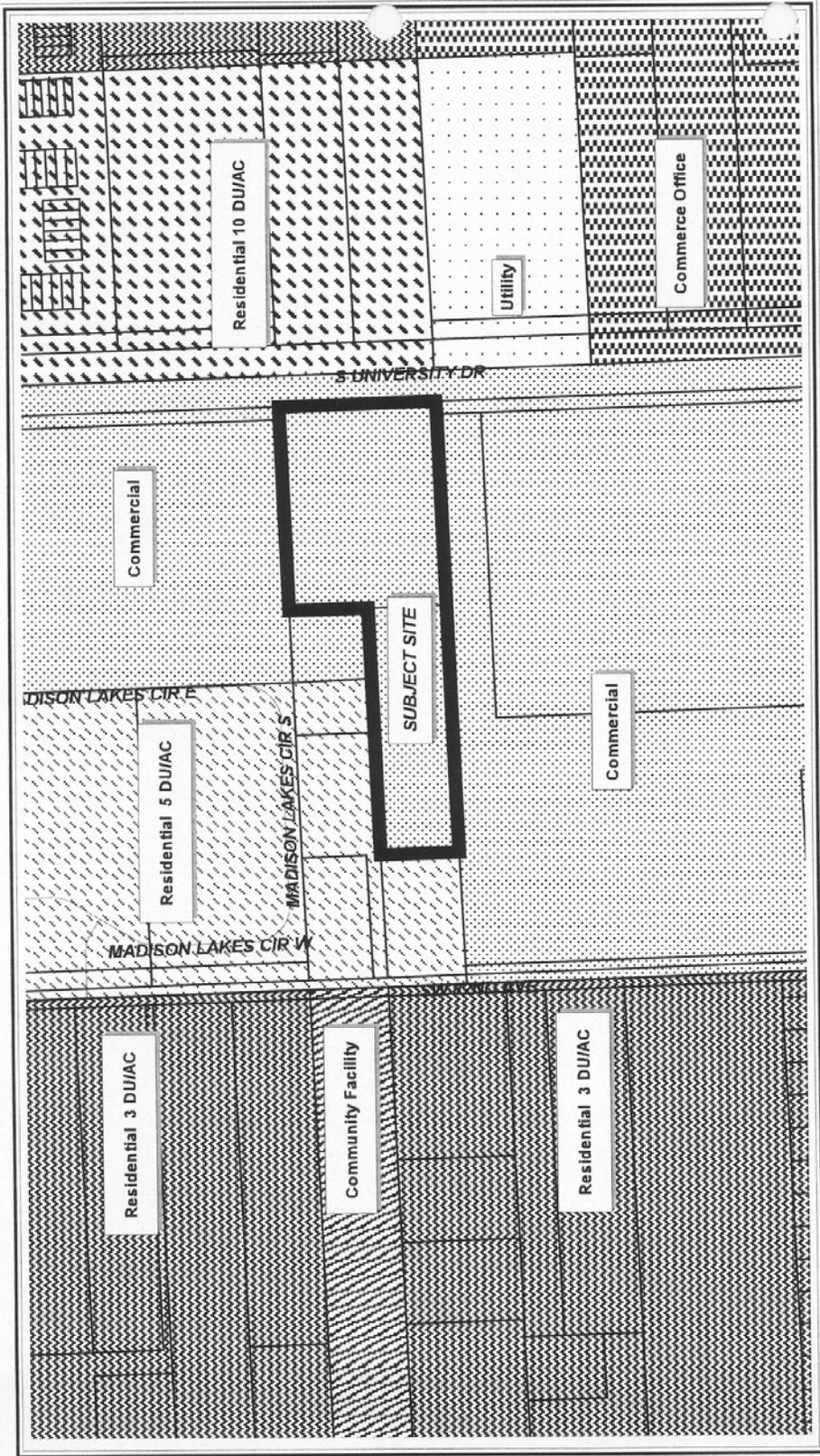
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### Exhibits

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

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

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



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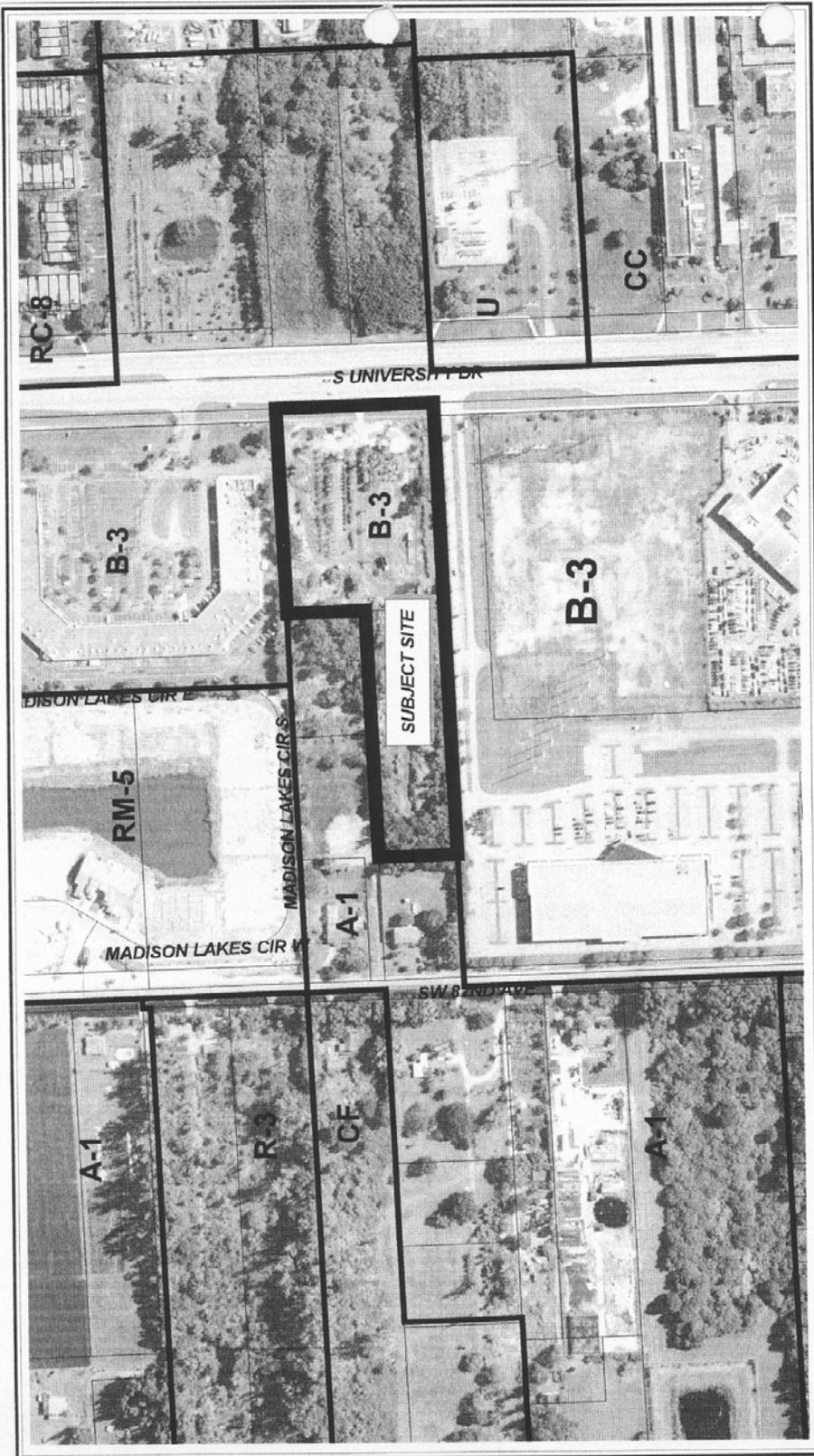


Planning & Zoning Division - GIS



# Future Land Use Map

Prepared By: ID  
Date Prepared: 2/24/04



Date Flown:  
12/31/02



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Planning & Zoning Division - GIS



# Zoning and Aerial Map

Prepared By: ID  
Date Prepared: 2/24/04

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