

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 8-1-04 Regency Square, Regency Square at Broward Joint Venture/Charles Putman & Associates, 4900 SW 148 Avenue (Volunteer Road)/Generally located on the west side of SW 148 Avenue, south of Griffin Road.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM:

MSP 8-1-04 Regency Square 4900 SW 148 Avenue (B-3 pending)

REPORT IN BRIEF:

Approval of the master site plan for Regency Square is being requested. The 19.99 acres (870,939 square feet) site is located on the west side of SW 148 Avenue, south of Griffin Road. This proposal modifies the approved site plan by changing the use of the two (2) vacant outparcels, from a bank and a fast-food restaurant, and areas designated for in-line retail within the shopping center, to buildings with general or medical office use. Site plans for two (2) of the three (3) outparcel developments are being considered concurrently with this request.

The existing vehicular access to the site is unaffected by this proposal. Pedestrian access is being addressed with the addition of sidewalks and crosswalks throughout the site. There are 768 parking spaces provided, with 654 being required. The landscape plan shows renovations throughout the center. Landscape materials in the developed areas have been evaluated, and where necessary the materials are being replaced with appropriate plantings, and all areas of new development will meet all of the current requirements of the Code.

The master site plan indicates that all new development proposed on the site meets the development standards of the B-3, Planned Business Center District. The proposed square footage of commercial use is consistent and allowed by the Land Development Code and restrictive note on the plat. To enhance the buffering for the residential development to the southwest a wall is being constructed adjacent to the lake to match the wall that is being installed with the Warren-Henry car dealership project. The existing shopping center has a surplus of parking spaces, and after the additional buildings are constructed a surplus of parking will still remain.

PREVIOUS ACTIONS: None

CONCURRENCES: At the May 24, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the one comment in the planning report and the addition crosswalks and concrete pavers at each of the four entrances. (Motion carried 4-0 Chair Breslau was absent)

FISCAL IMPACT: None

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

1. Add a note to the landscape plan stating that an International Society of Arboricultural (ISA) certified Arborist shall perform any necessary corrective pruning to the existing and relocated trees on the site after all installation is completed, and will provide a written report regarding the status of the corrective pruning work.

Attachment(s): Planning Report, Master Site Plan

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

Applicant Information

Owner:

Name: Regency Square at Broward Joint Venture
SEC Commercial Realty Group, Inc.
Address: 1541 Sunset Drive, Suite 300
City: Coral Gables, FL 33143
Phone: (305) 666-2140

Agent:

Name: Charles Putman & Associates
Address: 4722 NW Boca Raton Boulevard, Suite C-106
City: Boca Raton, FL 33431
Phone: (561) 994-6411

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: Approval with conditions was recommended on May 24, 2005.

Application Request: Approval of the Regency Square Master Site Plan.

Address/Location: 4900 SW 148 Avenue (Volunteer Road)/Generally located on the west side of SW148 Avenue, south of Griffin Road.

Future Land Use Plan Map Designation: Commercial

Existing Zoning: PUD (Broward County)

Proposed Zoning: B-3, Planned Business Center District

Existing/Proposed Use: Regency Square Shopping Center

Net Parcel Size: 19.99 acres (870,764.4 square feet)

Surrounding Uses:

North: Shell Gas Station, Burger King, Outback Restaurant, Martino Tire
South: Chelsea at Ivanhoe
East: Agricultural, Single family dwellings (Town of Southwest Ranches)
West: Lake

Surrounding Future Land Use Plan Map Designations:

North: Commercial
South: Residential (3 DU/AC)
East: Rural Ranches (Town of Southwest Ranches)
West: Commercial

Surrounding Zoning:

North: PUD (Broward County)
South: PUD (Broward County)
East: Rural Ranches (Town of Southwest Ranches)
West: B-3, Planned Business Center District

Zoning History

Annexation/Zoning:

The Ivanhoe PUD was approved and developed under Broward County in 1980. Broward County Ordinance 80-76, approved by Broward County September 29, 1980, rezoned the 864 acre Ivanhoe Development from A-1 to Planned Unit Development (PUD). The Regency property is part of the Ivanhoe PUD. The Regency Plat was recorded on January 7, 1985. Town of Davie Ordinance 86-14, approved February 1986, annexed the PUD into the Town of Davie and kept Broward County Ordinance 80-76 in effect.

The rezoning, ZB 12-2-02 Town of Davie, to B-3, Planned Business Center District was approved on December 17, 2003.

The rezoning, ZB 8-1-04 Regency Square, changing the site from PUD (Broward County) to B-3, Planned Business Center District, is pending Town Council's consideration.

Plat Note Amendments:

The delegation request, DG 10-2-99, to change the restrictive note on the plat from "382 multi-family units, 25.5 acres of commercial use and 10.5 acres of office park" to "182 single family units, 172,500 square feet of commercial use, a 120 room hotel, 12,500 square feet of restaurant and 140,000 square feet of office use," was approved on November 17, 1999.

The delegation request, DG 10-4-02, to change the restrictive note on the plat to "This plat is restricted to 182 single family homes, 100,000 square feet of automobile dealership, 165,000 square feet of automobile storage, and 235,454 square feet of commercial use," was approved on December 4, 2002.

Site Plans:

The site plan, SP 6-14-99, Regency Park Office Center, was approved on October 6, 1999.

The site plan, SP 12-8-99 Holiday Inn Express, was approved on February 2, 2000.

The site plan, SP 10-7-02 Warren Henry, was approved on December 17, 2003. In conjunction with this application, the developer's agreement, DA 9-1-03, (which provides for use restrictions and off site improvements related to the Warren Henry site plan) was approved on December 17, 2003.

Applicable Codes and Ordinances

§12-24 (J) (6) 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 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.

§12-375 Master planned developments.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 1. This Planning Area constitutes the southwestern most portion of the Town, encompassing all of the land south of Griffin Road and west of SW 148 Avenue (Volunteer Road). The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the southern and northern ends of the Ivanhoe development at the intersection of I-75 with Sheridan and Griffin Roads, and Orange Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 117.

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 5: Consistency of Development with Comprehensive Plan, 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 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:* Approval of the master site plan for Regency Square is being requested. The 19.99 acres (870,939 square feet) site is located on the west side of SW 148 Avenue, south of Griffin Road. This proposal modifies the approved site plan by changing the use of the two (2) vacant outparcels, from a bank and a fast-food restaurant, and areas designated for in-line retail within the shopping center, to buildings with general or medical office use. Site plans for two (2) of the three (3) outparcel developments are being considered concurrently with this request. Additionally, an 8' masonry wall to match the wall being installed with the Warren-Henry car dealership project is being provided behind the existing Publix and in-line retail to enhance the buffering for the residential development across the lake to the southwest.
2. *Buildings:* The site as constructed has a total of 122,459 square feet of development, with 22,217 square feet on the outparcels, and 100,242 square feet in the shopping center. The master site plan depicts the footprints of six (6) new structures that total 47,200 square feet, for a total of 169,659 square feet on the site. The approved site plan has a total 134,660 square feet, with a 17,400 square foot stand alone in-line retail building and 8,400 square foot in-line retail addition on parcel A, 3,500 square feet of fast food on parcel B, and 3,200 square feet bank use on parcel C. The proposed master site plan depicts 31,200 square feet of general or medical office on parcel A, a building with 5,000 square feet of general or medical office and 1,000 square feet of retail on parcel B, and a 10,000 square foot two (2) story general or medical office building on parcel C.
3. *Trails:* The existing recreational trail on the east side of SW 148 is not impacted by this request.
4. *Access and Parking:* The existing vehicular access to the site is unaffected by this proposal. Pedestrian access is being addressed with the addition of sidewalks and crosswalks throughout the site. There are 768 parking spaces provided, with 654 being required.

5. *Lighting:* Changes to the site's lighting are being addressed on the individual site plans.
6. *Landscaping:* The landscape plan shows renovations throughout the center. Landscape materials in the developed areas have been evaluated, and where necessary the materials are being replaced with appropriate plantings, and all areas of new development will meet all of the current requirements of the Code. A note must be added to the plan stating that an International Society of Arboricultural (ISA) certified Arborist shall perform any necessary corrective pruning to the existing and relocated trees on the site after all installation is completed, and will provide a written report regarding the status of the corrective pruning work.
7. *Drainage:* The subject property lies within the South Broward Drainage District. Approval from this agency must be obtained prior to issuance of a site development permit.
8. *Compatibility:* The proposed modification to the existing shopping center and vacant outparcels can be considered compatible with the surrounding properties. To the north are developed outparcels then Griffin Road, to the east is Volunteer Road, and to the southwest a wall is proposed to buffer the existing single family development across the lake.

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: Provide sidewalk connections and crosswalks throughout the site, and provide landscape plan. (*Items provided.*)

Engineering: Provide roadway and drainage improvements to the intersection of SW 148 Avenue and the north access drive into the center, provide sidewalk connection from the right-of-way to the proposed buildings, and show fire lanes. (*Items provided.*)

Staff Analysis

The master site plan indicates that all new development proposed on the site meets the development standards of the B-3, Planned Business Center District. The proposed square footage of commercial use is consistent and allowed by the Land Development Code and restrictive note on the plat. To enhance the buffering for the residential development to the southwest a wall is being constructed adjacent to the lake to match the wall that is being installed with the Warren-Henry car dealership project. The existing shopping center has a surplus of parking spaces, and after the additional buildings are constructed a surplus of parking will still remain.

Findings of Fact

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

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

1. Add a note to the landscape plan stating that an International Society of Arboricultural (ISA) certified Arborist shall perform any necessary corrective pruning to the existing and relocated trees on the site after all installation is completed, and will provide a written report regarding the status of the corrective pruning work.
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Site Plan Committee Recommendation

At the May 24, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the one comment in the planning report and the addition crosswalks and concrete pavers at each of the four entrances. (Motion carried 4-0 Chair Breslau was absent)

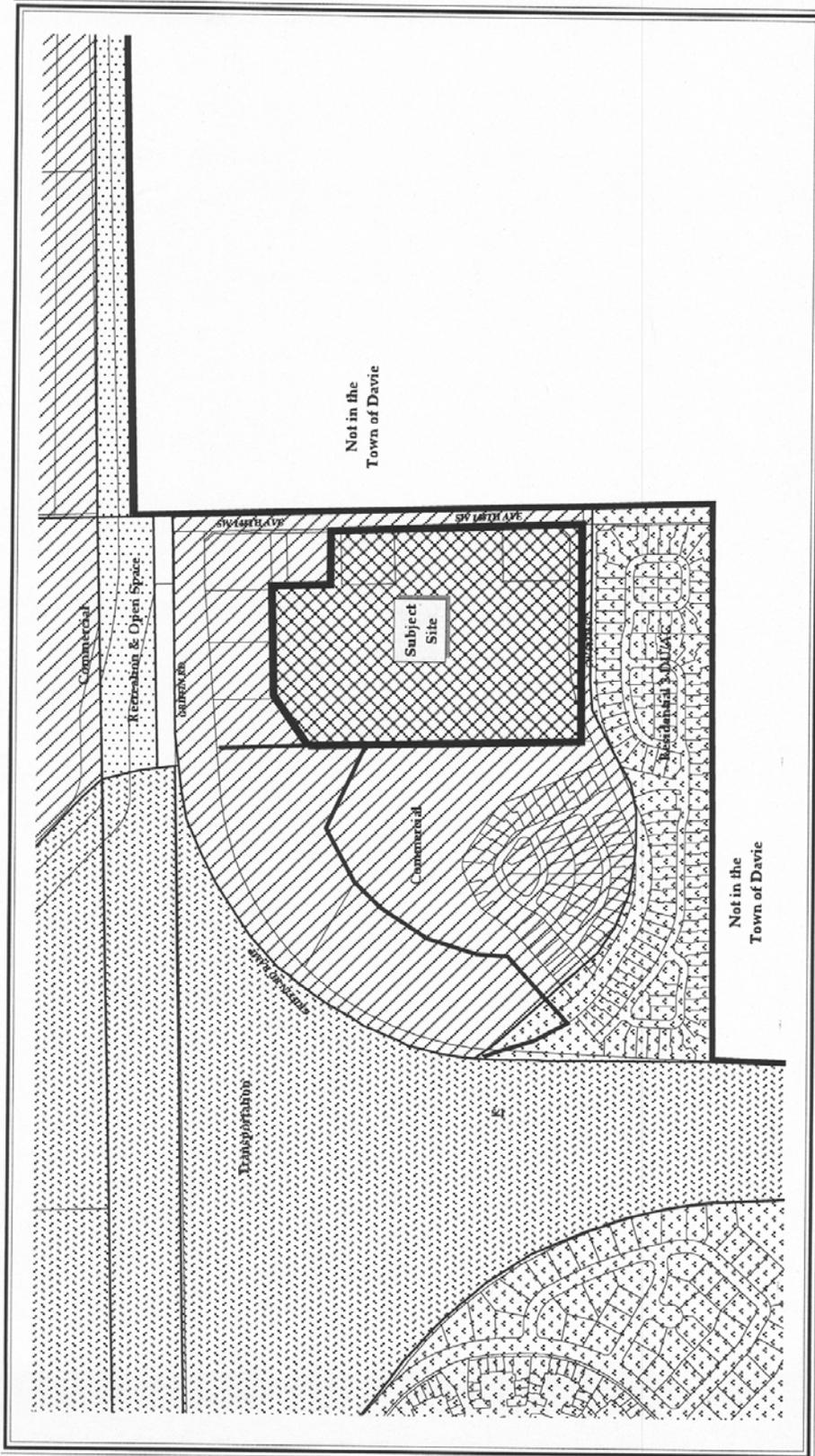
Town Council Action

Exhibits

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

Prepared by: _____

Reviewed by: _____



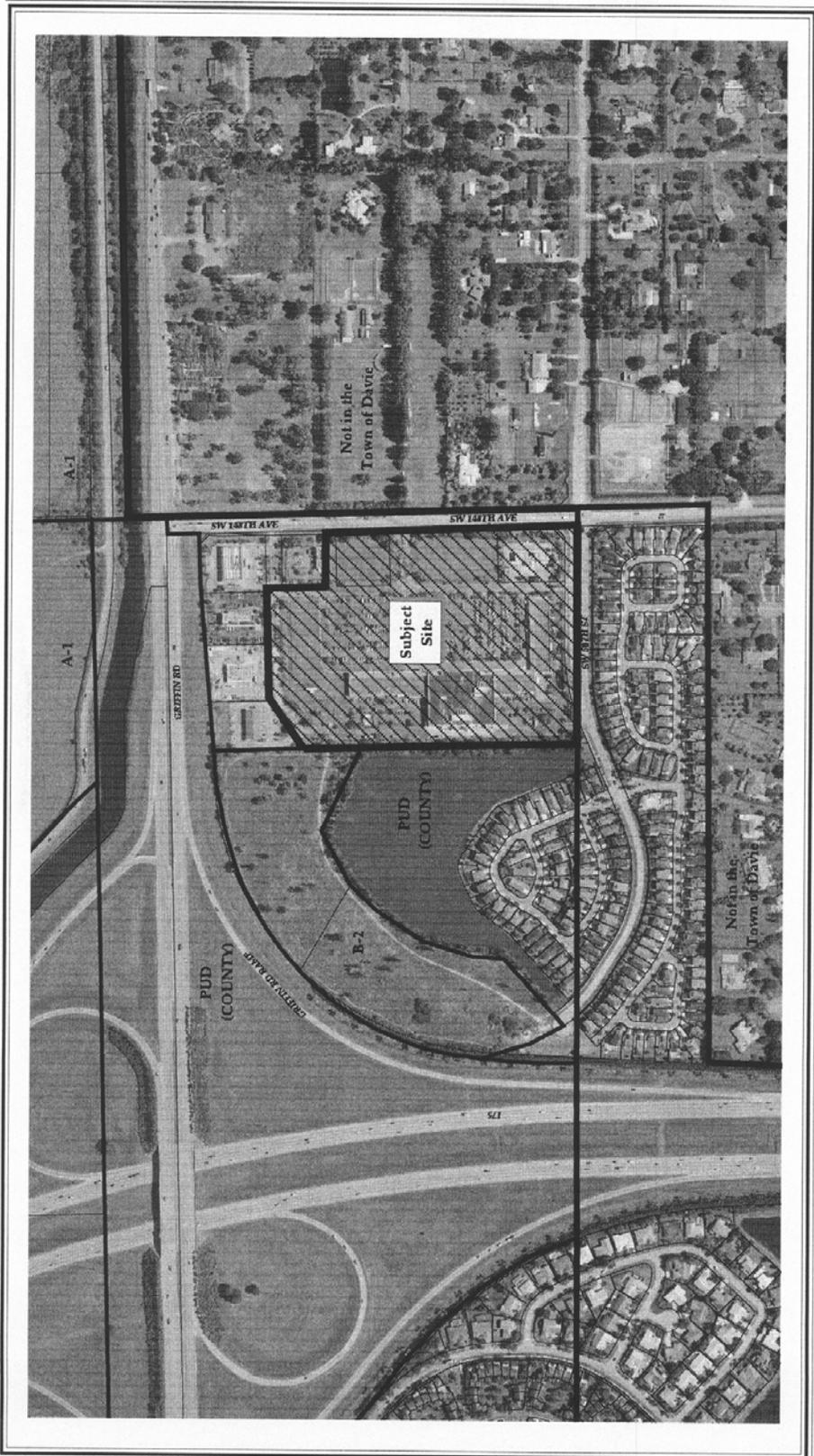
**Master Site Plan Application
MSP 8-1-04, Regency Square
Future Land Use Map**

Prepared By: D.M.A.
Date Prepared: 5/20/05



The Town of Davie
Development Service Department
Planning & Zoning Division





**Master Site Plan Application
 MSP 8-1-04, Regency Square
 Aerial, Zoning, and Subject Site Map**

Prepared By: D.M.A.
 Date Prepared: 5/20/05



The Town of Davie
 Development Service Department
 Planning & Zoning Division

