

# 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 11-1-04 Regency Square Parcel C, 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, within Regency Square shopping center north of the main entrance, south of Waffle House.

**AFFECTED DISTRICT:** District 4

### **TITLE OF AGENDA ITEM:**

SP 11-1-04 Regency Square Parcel C, 4900 SW 148 Avenue (B-3 pending)

**REPORT IN BRIEF:** Approval of the site plan for Regency Square Parcel C is being requested. The 1.1 acres (47, 833.98 square feet) vacant site is located on the west side of SW 148 Avenue, within Regency Square shopping center north of the main entrance, south of Waffle House. This proposal is for a two (2) story building that can accommodate general or medical office use.

The site plan shows a 10,000 square foot two (2) story building. The elevations indicate the building has a metal roof, porte-cochère, smooth stucco finishes, glass storefront windows, window awnings, pre-cast imitation keystone panels around the bases of the columns, decorative accent lighting, decorative railings, and pre-cast medallions. Signage is provided only on the storefronts on the south elevation. The color scheme indicates a patina roof, ivory columns, off-white stucco fascia, white mullions and railings, and green awnings.

Access to the site is from two (2) openings from the center's eastern access drive. Pedestrian access is being addressed with the addition of sidewalks and crosswalks throughout the site. There are 50 parking spaces provided, with 50 being required if the building's office areas were solely occupied with medical office use.

The proposed site plan can be considered compatible with the surrounding properties. To the north is Waffle House, to the south is the main entrance to the shopping center, to the east is Volunteer Road, and to the west is an existing parking lot.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the May 24, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) that gutters be added to the drop-off canopy and the end of the attached walkway; and 2) that at the northeast

corner, the three Sabal Palms be changed with Chinese Fan Palms, 14', 16', 18-foot overall height, staggered. (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 shall be met:

1. The renovation of the landscaping for the overall center as shown on the master site plan shall be completed prior to the issuance of a certificate of occupancy.

**Attachment(s):** Planning Report, Site Plan

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

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**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

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**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 site plan for Regency Square Parcel C.

**Address/Location:** 4900 SW 148 Avenue (Volunteer Road)/Generally located on the west side of SW148 Avenue, within Regency Square shopping center north of the main entrance, south of Waffle House.

**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:** 1.1 acres (47, 833.98 square feet)

**Surrounding Uses:**

**North:** Waffle House  
**South:** Main entrance, Regency Square Parcel B (vacant)  
**East:** Agricultural, Single family dwellings (Town of Southwest Ranches)  
**West:** Regency Square Shopping Center

**Surrounding Future Land Use Plan Map Designations:**

**North:** Commercial  
**South:** Commercial  
**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:** PUD (Broward County)

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**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, 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.

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## 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.

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## 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.

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## **Application Details**

The applicant's submission indicates the following:

1. *Site:* Approval of the site plan for Regency Square Parcel C is being requested. The 1.1 acres (47, 833.98 square feet) vacant site is located on the west side of SW 148 Avenue, within Regency Square shopping center north of the main entrance, south of Waffle House. This proposal is for a two (2) story building that can accommodate general or medical office use.
2. *Building:* The site plan shows a 10,000 square foot two (2) story building. The elevations indicate the building has a metal roof, porte-cochère, smooth stucco finishes, glass storefront windows, window awnings, pre-cast imitation keystone panels around the bases of the columns, decorative accent lighting, decorative railings, and pre-cast medallions. Signage is provided only on the storefronts on the south elevation. The color scheme indicates a patina roof, ivory columns, off-white stucco fascia, white mullions and railings, and green awnings.
3. *Trails:* There are no existing or proposed trails adjacent to the site.
4. *Access and Parking:* Access to the site is from two (2) openings from the center's eastern access drive. Pedestrian access is being addressed with the addition of sidewalks and crosswalks throughout the site. There are 50 parking spaces provided, with 50 being required if the building's office areas were solely occupied with medical office use.
5. *Lighting:* The additional lighting proposed meets Code requirements.
6. *Landscaping:* The site plan indicates that 20,620 square feet (0.47 acres) or 43% open space being provided (30% required). The landscape plan shows Gumbo Limbo and Live Oak being used in the parking lot landscape islands and access drive buffers. Pink Trumpet Trees are being used for accent trees in the parking areas; there is a continuous Cocoplum hedge surrounding the site, with a variety of ground covers, accent trees, and palms in landscape areas around the structures.
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 site plan can be considered compatible with the surrounding properties. To the north is Waffle House, to the south is the main entrance to the shopping center, to the east is Volunteer Road, and to the west is an existing parking lot.

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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:** 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.*)

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## Staff Analysis

The 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. The existing shopping center has a surplus of parking spaces, and after the additional buildings are constructed a surplus of parking will still remain.

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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 condition shall be met:

1. The renovation of the landscaping for the overall center as shown on the master site plan shall be completed prior to the issuance of a certificate of occupancy.

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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. Engel, to approve based on the planning report and 1) that gutters be added to the drop-off canopy and the end of the attached walkway; and 2) that at the northeast corner, the three Sabal Palms be changed with Chinese Fan Palms, 14', 16', 18-foot overall height, staggered. (Motion carried 4-0 Chair Breslau was absent)

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## **Town Council Action**

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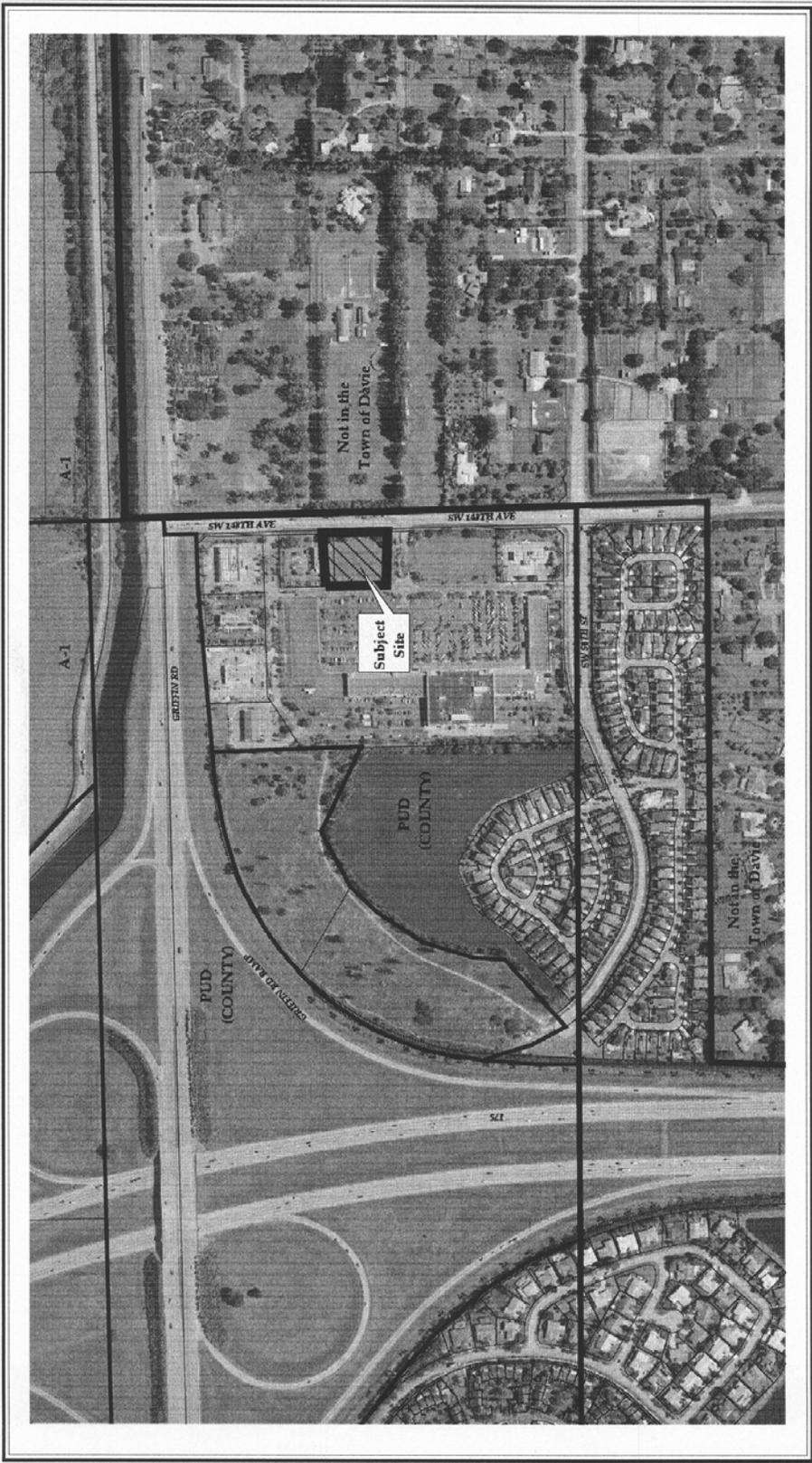
### **Exhibits**

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

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

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





The Town of Davie  
 Development Service Department  
 Planning & Zoning Division



Site Plan Application  
 SP 11-1-04, Regency Square C  
 Aerial, Zoning, and Subject Site Map

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