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: David M. Abramson, Planner II

SUBJECT: SP 7-4-04 / 04-371 / B & R Development / 7780 Griffin Road / Generally located on the southeast intersection of Griffin Rd and Southwest 78th Ave

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 7-4-04 / 04-375 / B & R Development

REPORT IN BRIEF:
The petitioner is proposing a new two-story, 19,600 square foot professional office building within the Griffin Corridor District

The petitioner's site design meets the intent of the Griffin Corridor District/University Drive Node, providing retail and office type uses that will serve the local communities along Griffin Road. The subject site is designed for pedestrian movement to and from the building with a proposed ten (10) foot sidewalk along the storefronts as per code. Access onto the site is via two (2) proposed openings located in the northeastern corner adjacent to Griffin Road and southwestern corner adjacent to S.W. 78th Avenue.

The architectural design of this two-(2) story, retail/office building exemplifies a modern Florida Vernacular design as per code requirements. The design of the proposed building creates a pedestrian friendly environment including protection from the sun, cohesive paint colors, and building materials. The exterior of the building is painted Provence Sun with a Monarch Gold on the bandings. At the base and sides of the building, score lines are struck in the cement plaster finish. Storefront rectangular doors and windows with green tinted glass are located at the first floor. Additionally, on the second floor are also green tinted windows proportionately apart from one another with similar decorative treatments consisting of cement plaster banding and canvas sunscreens. A pitched, galvanized standing seam metal-hipped roof is curved along the front (northern) elevation. A fixed canopy will run the entire length of the front and rear of the building over sidewalks that will protect pedestrians from natural elements. Circular columns will support these fixed canopies. Located in the rear (southern) of the building is a curved stairwell that is surrounded by oversized rectangular windows. In addition, the building's sides (east and west) consist of an exterior stair that leads to the second floor.

The new office building is compatible with both existing and allowable uses on/and adjacent to this property. Furthermore, the proposed retail/office building ties in with the current and future uses along the Griffin Road Corridor.

PREVIOUS ACTIONS:
Staff requested that the above referenced item, previously scheduled for the August 17, 2005, Town Council meeting be withdrawn from the agenda. Staff requested the petitioner to adhere to Section 12-32.302 Master Plans, which requires master site plan applications be advertised as a public hearing item for a Town Council decision. In addition, staff also requested the petitioner to obtain approval in writing from Central Broward Water District concerning their currently proposed on-site retention.

Staff is requesting that the above referenced item, currently scheduled on the September 7, 2005 Town Council meeting be tabled to the October 19, 2005 meeting. This tabling request was to provide the petitioner adequate time to obtain an approval from Central Broward Water District relating to their currently proposed on-site retention. This was the petitioner's first (1) request for deferral.

CONCURRENCES:
At the July 26, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report except for item number three and that regarding item number one – to allow parking space "#70" to be a "staff only" space unless it eventually works out to become available due to the development of the property site to the east. 1) Correct the tabulations showing all the spaces and how they relate to parking, in other words, on each floor plan, label each area. 2) Indicate the crosswalks on the west and north with concrete pavers. 3) The light posts on the site are not to be FPL post-top fixtures as shown on the plans; they are all to be the three decorative posts also shown on the plans. 4) On the colors, revisit awning, window and door colors and review selection with staff. 5) The sign band on the front of the building is to be made a consistent height for flexibility of the signs in the future. (Motion carried 4-0, Mr. Aucamp was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

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/Petitioner:
Name: Ron Barr, B & R Development
Address: 4621 Hollywood Boulevard
City: Hollywood, Florida 33021
Phone: (954) 274-9438

Background Information

Application Request: Site plan approval for a new two-story, 19,600 square foot professional office building within the Griffin Corridor District

Application History: N/A

Address/Location: 7780 Griffin Road / Generally located on the southeast corner of Griffin Road and Southwest 78th Avenue

Future Land Use Plan Map: Commercial

Zoning: Griffin Corridor District / University Drive Node

Existing/Proposed Use(s): Vacant / Retail and Office building approx. 19,600 Square Feet

Parcel Size: 76,105 Square Feet (1.74 Acres)

Surrounding Uses:		**Surrounding Future Land Use Plan Map Designation:**
North:	C-11 Canal	Recreation Open Space
South:	Vacant	Commercial
East:	Vacant	Commercial
West:	CVS	Commercial

Surrounding Zoning:
North: T, Transportation District
South, East, West: Griffin Corridor District / University Drive

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Zoning History

Related Zoning History:
Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property:
Plat Request (P 8-2-99): Town Council approved Griffin 78 Plat on November 15, 2000, and was subsequently recorded in Plat Book 2, Page 26 in the official records of Broward County.

Developer's Agreement (DA 3-2-02): Town Council approved this agreement on April 17, 2002, for installation of required improvements relating to the Griffin 78 Plat. According to Exhibit "B" of this agreement, the required improvements include an eastbound right turn lane on Griffin Road, sidewalk along Griffin Road, traffic signal conduit relocation, and pavement markings and signs.

Applicable Codes and Ordinances

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

Land Development Code Section 12-32.303, (E) Intersection Commercial Nodes (Nodes). Within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map. (1) University Drive Node: Located between University Drive and SW 76 Avenue within the West Gateway Zone.

Land Development Code Section 12-32.310, Front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

Land Development Code (Section 12-32.305), Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

Land Development Code (Section 12-392), Parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is ten (10) feet by eighteen (18) feet with twenty-five (25) percent of the total parking stall number may be compact spaces.

Land Development Code (Section 12-32.313.), Power lines, lighting. All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

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.

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Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Future Land Use Plan – Policy Group 7: Commercial Use 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 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

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:

> *Site:* The subject site is located on the southeast corner of Griffin Road and Southwest 78th Avenue. The petitioner is proposing a new two-story retail/office building (B & R Development) with parking spaces situated along southern (rear) portion of the proposed building. The proposed building is approximately nineteen thousand and six hundred (19,600) square feet. Adjacent to the north is Griffin Road and the C-11 canal

zoned T, Transportation, to the south and east are vacant properties, and to the west is a CVS pharmacy, all zoned in the Griffin Corridor District / University Drive Node.

The petitioner's site design meets the intent of the Griffin Corridor District/University Drive Node, providing retail and office type uses which will serve the local communities along Griffin Road. The subject site is designed for pedestrian movement to and from the building with a proposed ten (10) foot sidewalk along the storefronts as per code.

2. *Architecture:* The architectural design of this two-(2) story, retail/office building exemplifies a modern Florida Vernacular design as per code requirements. The design of the proposed building creates a pedestrian friendly environment including protection from the sun, cohesive paint colors, and building materials. The exterior of the building is painted Provence Sun with a Monarch Gold on the bandings. At the base and sides of the building, score lines are struck in the cement plaster finish. Storefront rectangular doors and windows with green tinted glass are located at the first floor. Additionally, on the second floor are also green tinted windows proportionately apart from one another with similar decorative treatments consisting of cement plaster banding and canvas sunscreens. A pitched, galvanized standing seam metal-hipped roof is curved along the front (northern) elevation. A fixed canopy will run the entire length of the front and rear of the building over sidewalks that will protect pedestrians from natural elements. Circular columns will support these fixed canopies. Located in the rear (southern) of the building is a curved stairwell that is surrounded by oversized rectangular windows. In addition, the building's sides (east and west) consist of an exterior stair that leads to the second floor.

3. *Access and Parking:* Access onto the site is via two (2) proposed openings located in the northeastern corner adjacent to Griffin Road and southwestern corner adjacent to S.W. 78th Avenue. Vehicular traffic entering these two (2) access points may navigate to the southern (rear) portion of the site for vehicular parking. These parking aisles are one-way running and run counter-clockwise.

   The subject site indicates a loading space along the eastside of the proposed building. The dumpster enclosure is located in the southeastern corner of the site. The site plan demonstrates truck maneuverability onsite, to and from the loading space and dumpster. Furthermore, appropriate signage shall be installed to eliminate any type of traffic hazards.

   The proposed parking calculation meets Town of Davie, Land Development Code. The code requires sixty-two (62) parking spaces for the proposed building's square footage. Currently, the proposed site plan for the entire shopping center providing seventy (70) parking spaces, including four (4) handicap spaces.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines. All light poles and fixtures meet the

Griffin Corridor Architectural Design Manual requirements. In addition, according to the Land Development Code, § 12-32.313, the developer shall be responsible for the expense of placing utility lines underground for the entire length of their property adjacent to Griffin Road.

5. *Signage:* All wall and tenant signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15′ from light poles. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height as required per code.

   The plan indicates that Live Oak Trees, Gumbo Limbo, Dahoon Holly, Red-Tip Cocoplum, and Boston Fern are proposed along Griffin Road. Along S.W. 78th Avenue, Oak Trees, Wax-Myrtle, and Dahoon Holly are proposed. Lastly, along the eastern and southern boundary lines the petitioner proposes to plant Live Oak Trees and Red-Tip Cocoplum hedges.

   According to Land Development Code, no landscape island shall have any dimension less than ten (10) feet. Currently, the site plan illustrates a 9′-0″ landscape island on the eastern portion of the parking aisle. A waiver is being requested by the petitioner to reduce the required ten (10) foot landscape island to nine (9) feet to provide safe automobile maneuverability.

7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.

8. *Open Space and Recreation:* There are no equestrian and/or recreational trails that are connected with the subject site.

9. *Compatibility:* The new office building is compatible with both existing and allowable uses on/and adjacent to this property. Furthermore, the proposed retail/office building ties in with the current and future uses along the Griffin Road Corridor.

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 Division: Staff recommends scaling down the size of the second floor windows and adding detail to them to help separate the uniformity with the windows. In

doing so, staff suggests adding shutters, wooden window boxes, and facade balconies on the second floor. *(The petitioner has worked with staff to met the Griffin Corridor architectural intent)*

Engineering Division: The proposed landscaping plan appears conflicting with the water, sewer mains, fire hydrants, and water meters. Maintenance access to the proposed lift station has not been provide. *(This has been corrected)*

Staff Analysis

The submitted site plan is zoned Griffin Corridor District, University Drive Node and is designated Commercial on the Town of Davie Future Land Use Map. A retail/office building is permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Griffin Road Corridor District (University Drive Node). This zoning district contains an overlay set of land development codes and design guidelines. The applicant's site plan proposal does successfully reflect elements required by the existing design guidelines in terms of site design, circulation, setbacks and buffering, and parking requirements.

Staff finds that the site plan meets the vision of the Griffin Road Corridor and will enhance Griffin Road. This plan will enhance the living and working environment, as well as, create a showcase corridor along Griffin Road.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to Site Plan Committee for further consideration. The following condition shall be met prior to final site plan approval:

1. For safety precautions, staff recommends removing parking space number "70." This parking space appears to close to the dumpster enclosure.
2. Town Council shall approve a waiver reducing the required ten (10) foot landscape island to nine (9) feet to provide safe automobile maneuverability onsite.
3. According to § 12-32.318 Dumpster Location, staff recommends placing the dumpster or designing the enclosure into the rear of the building.
4. The petitioner shall illustrate the future shared entrance with the adjacent property on the paving and grading plan, sheet C-1.
5. All streetlights along Griffin Road shall be a similar style to the Sternberg Vintage Light Base as per the Griffin Corridor Architectural Design Manual, page 22.
6. The owner shall be responsible for the expense of placing utility lines underground for the entire length of their property adjacent to Griffin Road.

Site Plan Committee Recommendation

At the July 26, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report except for item number three and that regarding item number one – to allow parking space "#70" to be a "staff only" space unless it eventually works out to become available due to the development of the property site to the east. 1) Correct the tabulations showing all the spaces and how they relate to parking, in other words, on each floor plan, label each area. 2) Indicate the crosswalks on the west and north with concrete pavers. 3) The light posts on the site are not to be FPL post-top fixtures as shown on the plans; they are all to be the three decorative posts also shown on the plans. 4) On the colors, revisit awning, window and door colors and review selection with staff. 5) The sign band on the front of the building is to be made a consistent height for flexibility of the signs in the future. (Motion carried 4-0, Mr. Aucamp was absent)

Town Council Action

Exhibits

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

Prepared by: _____ Reviewed by: _____

Exhibit 2 (Future Land Use Map)

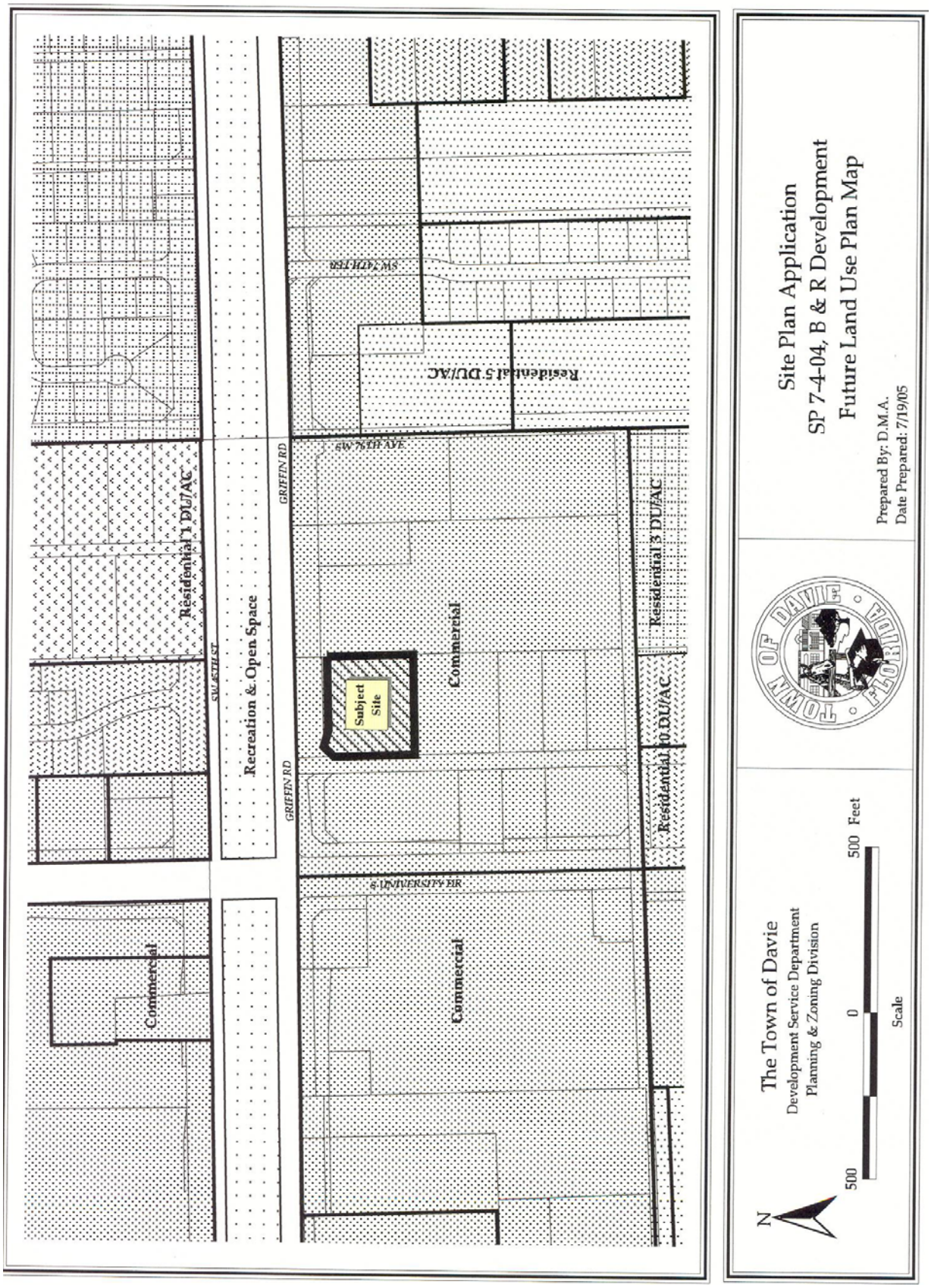
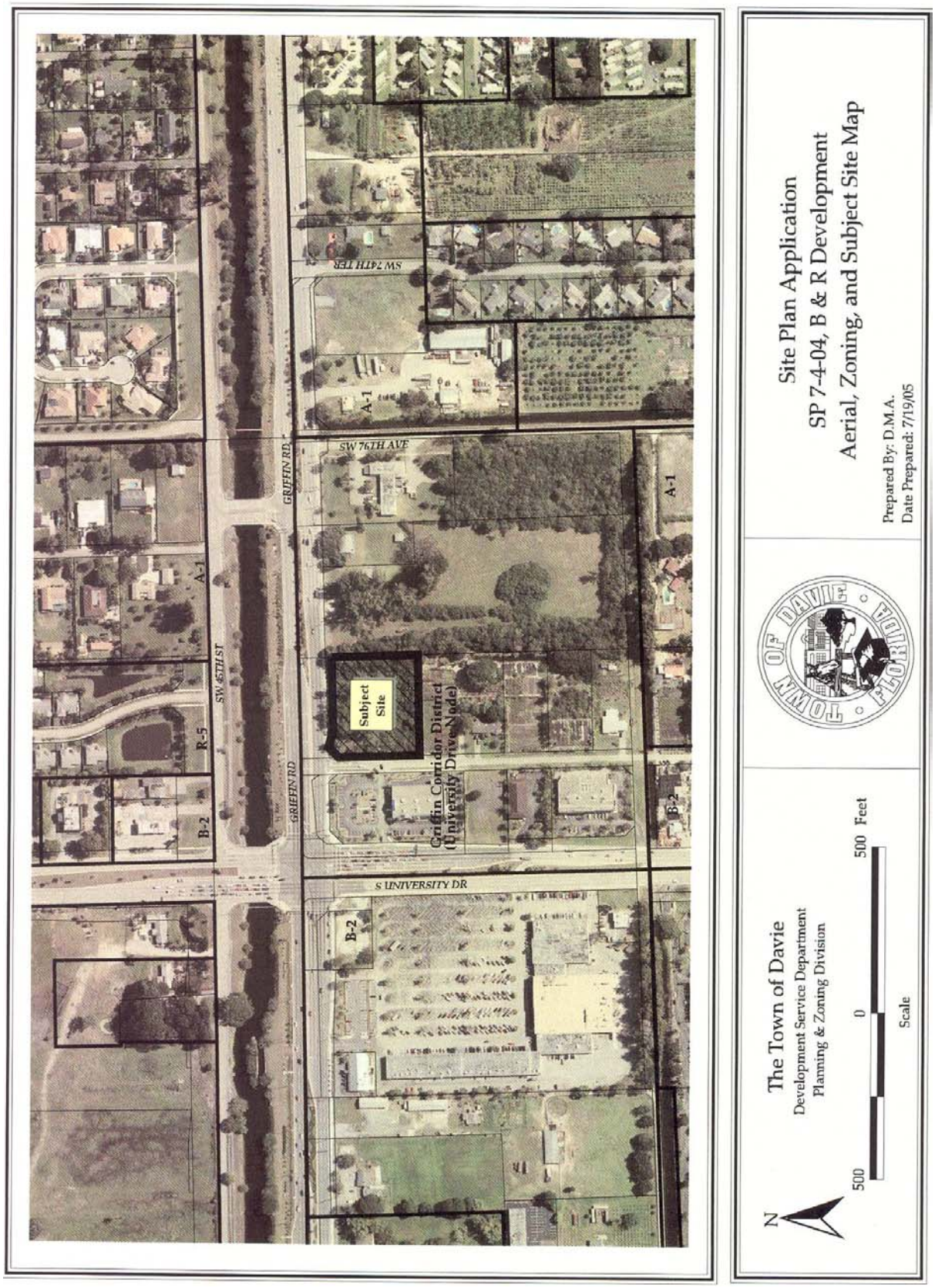
Exhibit 3 (Aerial, Zoning, Subject Site)