

# 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 4-7-05 / 05-521 / Pirtle Office Building / 5700 Griffin Road/ Generally located on the south side of Griffin Road, between Southwest 58<sup>th</sup> Avenue and Southwest 55<sup>th</sup> Avenue

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** SP 4-7-05 / 05-521 / Pirtle Office Building / 5700 Griffin Road

### REPORT IN BRIEF:

The subject site is a 2.57-acre parcel of land located on the south side of Griffin Road, between Southwest 58<sup>th</sup> Avenue and Southwest 55<sup>th</sup> Avenue. The petitioner is proposing a three-(3) story office building, which includes a covered ground floor parking garage. The entire building totals approximately 32,139 sq. ft. The site is located in the Griffin Road Corridor District (East Gateway Zone), and to the north is the C-11 canal zoned T, Transportation District, to the east and west is commercial structures zoned Griffin Road Corridor District, and to the south is a residential community zoned R-5, Low Density Dwelling District.

The petitioner's site design meets the intent of the Griffin Road Corridor District. The placement of the proposed office building is approximately 50' to 40' from Griffin Road assisting in the creation of a showcase corridor along Griffin Road. The site is design with an emphasis on pedestrian movement on and throughout the property with two access points from the existing concrete Griffin Road sidewalk. In addition, the office building is designed with covered areas on entrances to the north and south side providing a pedestrian inviting environment. The parking for the office building will be located on the ground floor of the building (under the two levels of office), and in the rear (along the southern portion of the property). The petitioner also proposed a variety of Florida native landscaping along Griffin Road and onsite, required by design guidelines.

The proposed three-story, rectangle-shaped office building is meets the Griffin Corridor Architectural Guidelines with a Florida Vernacular Architecture Design. The design of office building uses a simple, regular, non-expressive geometric style. There is a strong sense of order and rhythm with proposed architectural features. Rectangular doors and windows are centered equally apart from one another with similar decorated molding treatments. The exterior walls consist of similar patterns throughout exterior the building, which include squared recessed tilt wall panels. The low-pitched, metal seamed, hipped roof are broken up by two projecting gable roofs both on the north and on south elevations. Located on both the north and south elevations are colonnades centrally located with operable verandas. Canvas awnings are also placed on either side of these colonnades meeting the Griffin Road design

guidelines of 80% covered pedestrian walkway. In addition, the petitioner has proposed operable aluminum gates along the northern side of the building, creating the appearance of a street level storefront.

At the base of the building, the petitioner proposes a dark gray paint. The exterior wall base color is proposed to be light beige. All the doors, windows, and accent trims will be painted antique white, while shutters and canvas awnings are a hunter green color. Finally, the proposed office building will finished off with a metal seamed roof.

Accesses onto the site is via two (2) shared openings along the northern boundary line, parallel to Griffin Road. These shared access openings permit vehicular traffic on and off-site, onto eastbound Griffin Road. After vehicular traffic enters the site, it may maneuver thru a two-way parking drive isle along the southern portion of the site or enter the covered ground floor parking garage.

The proposed office building is compatible with the developments along Griffin Road Corridor in terms of zoning, land use, and uses along Griffin Road. The proposed Florida Vernacular Architecture Design of the office building meets the Griffin Road Corridor guidelines as it currently is presented.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

At the November 8, 2005 Site Plan Committee Meeting, Mr. Evans made a motion seconded by Mr. Aucamp, to approve based on the planning report and the following: 1) to add six awnings at the north elevation at each end above the second floor windows which are above the little balconies (three on each side); 2) that the applicant look into a cross-access agreement with the property owners to the west; 3) on the first floor north elevation, move the existing wall with four doors back five feet to the south to create an open covered walkway and that there be adjustments made to the openings as discussed in order to work with the parking beyond; 4) the Committee recommends as a waiver that a three-foot landscape screen be provided adjacent to the parking areas on either side of the building in lieu of the three-foot wall called for in the Code; 5) the Committee approved of the uses at this location (minus item number six in the planning report); and 6) that at the street line, there be a paver crosswalk if allowed by DOT, otherwise there should be crosswalk striping. (Motion carried 4-0, Mr. Breslau was absent)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

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

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

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**Applicant Information**

**Owner:**

**Name:** James B. Pirtle  
**Address:** 4749 Davie Road  
**City:** Davie, Florida 33314  
**Phone:** (954) 797-0410

**Petitioner:**

**Name:** Mike McGuinn  
Zyscovich Inc.  
**Address:** 100 North Biscayne Boulevard, 27<sup>th</sup> Floor  
**City:** Miami, Florida 33132  
**Phone:** (305) 372-5222

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**Background Information**

**Application Request:** Site plan approval for a new three-story office building with one waiver request

**Address/Location:** 5700 Griffin Road/ Generally located on the south side of Griffin Road, between Southwest 58<sup>th</sup> Avenue and Southwest 55<sup>th</sup> Avenue

**Future Land**

**Use Plan Map:** Commercial

**Zoning:** Griffin Road Corridor District, East Gateway Zone

**Existing/Proposed Use(s):** Vacant - Playground equipment sales / Office: 32,139 sq. ft.

**Parcel Size:** 2.57 acres (111,962 sq. ft.)

**Surrounding Uses:**

**North:** C-11 Canal  
**South:** Single-Family Residential Homes  
**East:** Retail Structure  
**West:** Retail Structure

**Surrounding Land**

**Use Plan Map Designations:**

Recreation / Open Space  
Residential 5 DU / Acre  
Commercial  
Commercial

**Surrounding Zoning:**

**North:** T, Transportation District  
**South:** R-5, Low Density Dwelling District  
**East:** Griffin Road Corridor District (East Gateway Zone )  
**West:** Griffin Road Corridor District (East Gateway Zone )

**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 Application (P 1-2-98)*, on September 2, 1998, Town Council approved the Hulmes Plat were it was later recorded by the County in Book 169 of plats at page 18 of the public records of Broward County, Florida.

**Concurrent requests on same property:**

*Delegation Application (DG 5-2-05)*, this application is proposing to amend the non-vehicular access line (NVAL) on the Hulmes Plat.

*Delegation Application (DG 5-3-05)*, this application is proposing to amend the restriction note on the Hulmes Plat that limits the amount of development to a total of 6,761 sq. ft. of commercial, to 36,000 sq. ft. of office use.

*Delegation Application (DG 9-4-05)*, this application is proposing to vacate the ingress/egress easement on the Hulmes Plat.

**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, (C) East Gateway (Use Zone 1).* This zone extends eastward from Southwest 61<sup>st</sup> Avenue to just east of Southwest 54<sup>th</sup> Terrace. Retail, office and complementary uses are encouraged her, although lesser intensity than within the Downtown Use 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.

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## **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.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Element, Objective 4:* Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

*Future Land Use Element, Policy 7-4:* Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

*Future Land Use Element, 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 Element, 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 subject site is a 2.57-acre parcel of land located on the south side of Griffin Road, between Southwest 58<sup>th</sup> Avenue and Southwest 55<sup>th</sup> Avenue. The petitioner is proposing a three-(3) story office building, which includes a covered ground floor parking garage. The entire building totals approximately 32,139 sq. ft. The site is located in the Griffin Road Corridor District (East Gateway Zone), and to the north is the C-11 canal zoned T, Transportation District, to the east and west is commercial structures zoned Griffin Road Corridor District, and to the south is a residential community zoned R-5, Low Density Dwelling District.

The petitioner's site design meets the intent of the Griffin Road Corridor District. The placement of the proposed office building is approximately 50' to 40' from Griffin Road assisting in the creation of a showcase corridor along Griffin Road. The site is design with an emphasis on pedestrian movement on and throughout the property with two access points from the existing concrete Griffin Road sidewalk. In addition, the office building is designed with covered areas on entrances to the north and south side providing a pedestrian inviting environment. The parking for the office building will be located on the ground floor of the building (under the two levels of office), and in the rear (along the southern portion of the property). The petitioner also proposed a variety of Florida native landscaping along Griffin Road and onsite, required by design guidelines.

The site has proposed one 10' x 35' off-street loading area located on the northwest side of the office building. In addition, the site is proposing to detach garbage enclosure onto the office building in the southwestern portion of the site. Attached to the dumpster is a proposed cooling tower for the three-story office building.

2. *Architecture:* The proposed three-story, rectangle-shaped office building is meets the Griffin Corridor Architectural Guidelines with a Florida Vernacular Architecture Design. The design of office building uses a simple, regular, non-expressive geometric style. There is a strong sense of order and rhythm with proposed architectural features. Rectangular doors and windows are centered equally apart from one another with similar decorated molding treatments. The exterior walls consist of similar patterns throughout exterior the building, which include squared recessed tilt wall panels. The low-pitched, metal seamed, hipped roof are broken up by two projecting gable roofs both on the north and on south elevations. Located on both the north and south elevations are colonnades centrally located with operable verandas. Canvas awnings are also placed on either side of these colonnades meeting the Griffin Road design guidelines of 80% covered pedestrian walkway. In addition, the petitioner has

proposed operable aluminum gates along the northern side of the building, creating the appearance of a street level storefront.

At the base of the building, the petitioner proposes a dark gray paint. The exterior wall base color is proposed to be light beige. All the doors, windows, and accent trims will be painted antique white, while shutters and canvas awnings are a hunter green color. Finally, the proposed office building will finished off with a metal seamed roof.

3. *Access and Parking:* Accesses onto the site is via two (2) shared openings along the northern boundary line, parallel to Griffin Road. These shared access openings permit vehicular traffic on and off-site, onto eastbound Griffin Road. After vehicular traffic enters the site, it may maneuver thru a two-way parking drive isle along the southern portion of the site or enter the covered ground floor parking garage.

The petitioner provided eight-two (82) standard parking spaces, eighteen (18) compact spaces, and four (4) handicapped spaces for a total of one-hundred and four (104) spaces. The Land Development Code requires one-hundred and seven (107) parking spaces based on the office building's square footage. As a result, the petitioner is requesting to waive the three (3) required parking spaces. As per § 12-32.320, only Town Council may find this hardship and grant this waiver of three (3) required parking spaces.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines. The exterior light poles and fixtures meet the Griffin Corridor Architectural Design Manual.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The plan indicates that Satin Leaf, Dwarf Yaupon, Gumbo Limbo, Gama Grass, and Dwarf Fire Bush are proposed along Griffin Road. 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 and cooling tower area is screened with thirty-six (36) inch high planting material.
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. The petitioner is proposing a lake in along the southern portion of the site to met drainage requirements.

8. *Compatibility:* The proposed office building is compatible with the future developments along Griffin Road Corridor in terms of zoning, land use, and uses along Griffin Road. The proposed Florida Vernacular Architecture Design of the office building meets the Griffin Road Corridor guidelines as it currently is presented.

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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:

1. The parking spaces on the east and west side of the office building, along Griffin Road shall be screened as per parking requirements in the development guidelines. *(This has not been completed)*
2. Provide the adjacent parcel information including existing land use and zoning designation as per § 12-372 (5). *(This has not been completed)*
3. All light fixtures shall be similar of height and style. Refer to the Griffin Corridor Architectural Design Manual and provide luminaire and pole detail for the required lighting as per § 12-32.305. See attachment for further information. *(This has been completed)*

### Engineering:

1. Landscape plan appears conflicting with the FPL underground primary conduits & cables. Live Oak and other similar trees must be planted outside the 10' utility easement where FPL underground primary conduits & cables will be installed. *(This has not been completed)*
2. The developer shall convert all overhead utility lines to underground along Griffin Road. Revise the notation on the site plan to indicate the developer must convert all overhead utility lines to underground along Griffin Road. *(This has not been completed)*

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## Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. As per the Town of Davie Code, the petitioner conducted two (2) meetings with the public on June 1, 2005 and June 15, 2005. The meetings were held at Eastside Community Hall. The petitioner sent fifty-seven (57) notices to the surrounding residents. There was no public attendance at either meeting.

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## Staff Analysis

The site plan is in the Griffin Road Corridor District (East Gateway Zone). This zoning district contains an overlay set of land development codes and design guidelines. The petitioner site successfully reflects the design elements required by the existing design guidelines. For example, placing the office building in front, along Griffin Road with parking towards the rear, incorporating metal roofs, covered walkways, colonnades, projecting elements, parking screens, and exterior finishes do indeed meet the required guidelines.

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## Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Griffin Road Corridor District (East Gateway Zone) regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

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## Staff Recommendation

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

1. Staff recommends designing the site with the required drainage/lake at the southern portion of the property. The proposed site design encloses this drainage/lake with a concrete wall, hedge, and fence.
2. Staff recommends introducing pavers along each crosswalk that abuts Griffin Road.
3. Staff recommends that all planting in the retention areas shall be of an appropriate material.
4. Staff recommends providing decorative sidewalks (pavers and/or painted stamped concrete) at all pedestrian and vehicular intersections.
5. According to § 12-32.318 Dumpster Location, staff recommends placing the dumpster or designing the enclosure into the building.
6. According to § 12-32.301, Intent, Applicability and Boundaries, this district permits a mix of residential and non-residential developments, including “mixed uses” within buildings or parcels. Staff recommends incorporating mixed uses into the design of this office building.

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## Site Plan Committee Recommendation

At the November 8, 2005 Site Plan Committee Meeting, Mr. Evans made a motion seconded by Mr. Aucamp, to approve based on the planning report and the following: 1) to add six awnings at the north elevation at each end above the second floor windows which are above the little balconies (three on each side); 2) that the applicant look into a cross-access agreement with the property owners to the west; 3) on the first floor north elevation, move the existing wall with four doors back five feet to the south to create an open covered walkway and that there be adjustments made to the openings as discussed in order to work with the parking beyond; 4) the Committee recommends as a waiver that a three-foot landscape screen be provided adjacent to the parking areas on either side of the building in lieu of the three-foot wall called for in the Code; 5) the Committee approved of the uses at this location (minus item number six in the planning report); and 6) that at the street line, there be a paver crosswalk if allowed by DOT, otherwise there should be crosswalk striping. (Motion carried 4-0, Mr. Breslau was absent)

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## Town Council Action

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### Exhibits

1. Site Plan
2. Public Participation Summary
3. Future Land Use Plan Map
4. Zoning and Aerial Map

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

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

**Exhibit 1 (Petitioner's Public Participation Summary)**

David Abramson  
Town of Davie  
Development Service Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, Florida 33314

Via facsimile: 954.797.1204 (and mail)

**Re: Pirtle Office Building, 5700 Griffin Road, Town of Davie, Florida  
Project Number SP 4-7-05**

Dear Mr. Abramson:

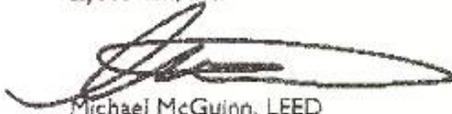
This letter is written to inform your office that two (2) public town meetings were held at the East Side Community Center, Davie, Florida on June 1 and 15, 2005 in order to discuss the proposed construction development at the above mentioned property.

Letters were mailed to all affected parties in the neighborhood (see attached for sample of letter), unfortunately no neighbors attended either meeting.

Please let us know if you require any additional information.

Sincerely,

Zyscovich, Inc.



Michael McGuinn, LEED  
Project Manager

Attachments: Notice letter of public meeting, Pirtle Office Building (May 18, 2005)  
Cc: File, James B. Pirtle

100 N Biscayne Blvd  
27th Floor  
MIAMI, FL 33102  
TEL: 305 577 8500





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