

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 III

SUBJECT: SP 8-5-05 / 05-587 / Parc 64 Plaza / 4120, 4100, and 4110 Davie Road Extension/ Generally located on the east side of Davie Road Extension and approximately 750' south of Stirling Road.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 8-5-05 / 05-587 / Parc 64 Plaza / 4120, 4100, and 4110 Davie Road Extension

REPORT IN BRIEF:

The subject site is a 2.17-acre parcel of land located on the east side of Davie Road Extension and approximately 750' south of Stirling Road. The petitioner is proposing a two-story office building and two one-story office buildings. The three buildings total approximately 23,000 sq. ft. in size. The site is zoned B-2, Community Business District, and to the north and south is vacant lots zoned B-2 Community Business District, to the east is the City of Hollywood, and to the west is Broward Motor Sports zoned B-3, Planned Business Center District.

The proposed architectural design of the office buildings has a Mediterranean feel. The buildings architecture is simple with limited design and decorative features. A cornice treatment is placed along the top of exterior walls for aesthetic purposes. Additionally, the front elevations consist of a metal tile roof broken up by stucco finish build-outs. These build-outs have arched entries and are split up by columns. Rectangular bronze tinted glass doors and windows in white aluminum frames are located uniformly next to one another with treatment around them.

Accesses onto the site is via one (1) opening along the western boundary line, adjacent to Davie Road Extension. This access opening permits vehicular traffic on and off-site. After vehicular traffic enters the site, they may maneuver thru two-way parking drive isle around a retention pond or smaller parking lot in between proposed buildings.

The proposed office buildings are compatible with the future developments along the north portion of Davie Road Extension in terms of zoning, land use, and uses.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the April 25, 2006 Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Committee member Evans, to approve subject to the staff report numbers one and three and the following: 1) correct all the radiuses as shown on the plan; 2) add all stop bars and traffic signage at intersections and crosswalks and indicate them on the plans; 3) reduce the height of the light poles to 25-feet and include shielding for those light poles in the rear parking area on both sides of building 'C'; 4) applicant would add a fountain to the lake; 5) use accent paint colors on the columns and post caps of the rear, eight-foot concrete wall; 6) the applicant would review the foot-candles in the main driveways and resubmit the photometric plan; 7) on the one-story building, continue the decorative treatments on the side and rear windows the same as were on the front windows; 8) add a "pop-out" building treatment on the rear of the building that matches the front; 9) on the two-story building 'C', on the back, pull the center out eight inches, raise it and make it a decorative treatment and also add decorative treatments to those rear windows; 10) add decorative insets on the top bands of all buildings; 11) roof tile samples and colors should be brought back to this Committee; 12) verify on the plans that on the two-story building, the second-story walkway was to be covered; 13) that all the changes were to be brought back to the Committee on May 9th; and 14) to work with staff and the adjacent landowner to create a cross access agreement that was mutually agreeable to both parties. **(Motion carried 3-0, Chair Aitken and Committee Member Aucamp were absent)**

At May 9, 2006 Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the staff report and the 14 conditions noted at the April 25th meeting. Additionally, item #1 is to be corrected and shown on the plans; item #6, the photometric foot-candles in the main driveways shall be shown at 2.0 minimum; the applicant will add decorative insets that were agreed to be put in but left out of the plan (10 items per building, two-foot by two-foot decorative pre-cast as indicated on Committee member Evans' plans which were given to the petitioner); #11 regarding roof tile - the roof tile shall be either cement tile, clay, 'S' tile, or standing metal seams, but shall not be the artificial steel-backed material of which a sample had been provided; and #12 that the second-story coved walkways be shown clearly on the plans. **(Motion carried 5-0)**

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

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

Applicant Information

Owner:

Name: Parc 64 Plaza, Inc.
Address: 3880 Sheridan Street
City: Hollywood, Florida 33021
Phone: (954) 981-9555

Petitioner:

Name: Pillar Consultants, Inc.
Address: 5230 South University Drive - Suite 104
City: Davie, Florida 33328
Phone: (954) 680-6533

Background Information

Application Request: Site plan approval for three new office buildings

Address/Location: 4120, 4100, and 4110 Davie Road Extension/ Generally located on the east side of Davie Road Extension and approximately 750' south of Stirling Road.

Future Land

Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use(s): Vacant / Three office buildings totaling 23,000 sq. ft.

Parcel Size: 2.17 acres (94,490 sq. ft.)

Surrounding Uses:

North: Vacant
South: Vacant
East: City on Hollywood
West: Retail Structure

Surrounding Land

Use Plan Map Designations:

Commercial
Commercial
Commercial

Surrounding Zoning:

North: B-2, Community Business District
South: B-2, Community Business District
East: City of Hollywood
West: B-3, Planned Business Center District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

Plat Application, on January 30, 1986, Town Council approved the Davie 64th Plat were it was later recorded by the County in Book 133 of plats at page 38 of the public records of Broward County, Florida.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24 (J)(5)), The B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

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.

Comprehensive Plan Considerations

Planning Area:

This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

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.

Application Details

The applicant’s submission indicates the following:

1. *Site:* The subject site is a 2.17-acre parcel of land located on the east side of Davie Road Extension and approximately 750’ south of Stirling Road. The petitioner is proposing a two-story office building and two one-story office buildings. The three buildings total approximately 23,000 sq. ft. in size. The site is zoned B-2, Community Business District, and to the north and south is vacant lots zoned B-2 Community Business District, to the east is the City of Hollywood, and to the west is Broward Motor Sports zoned B-3, Planned Business Center District.

The petitioner’s site design meets the intent of the B-2, Community Business District. The placement of the proposed office buildings are 10’ from the north, eastern and southern boundary lines. The site is design with pedestrian movement throughout the property with two access points leading from a proposed concrete sidewalk parallel with Davie Road Extension. Additionally, the office buildings are designed with covered areas at entrances to provide pedestrians an inviting environment. Parking for the office buildings is being proposed in the center of the site surrounding a proposed pond for retention. The site proposes one 10’ x 35’ off-street loading area, generally located north of the entrance to the property. Lastly, the petitioner proposes detach garbage enclosures north and south of Building C’s footprint.

2. *Architecture:* The proposed architectural design of the office buildings has a Mediterranean feel. The buildings architecture is simple with limited design and decorative features. A cornice treatment is placed along the top of exterior walls for

aesthetic purposes. Additionally, the front elevations consist of a metal tile roof broken up by stucco finish build-outs. These build-outs have arched entries and are split up by columns. Rectangular bronze tinted glass doors and windows in white aluminum frames are located uniformly next to one another with treatment around them.

3. *Access and Parking:* Accesses onto the site is via one (1) opening along the western boundary line, adjacent to Davie Road Extension. This access opening permits vehicular traffic on and off-site. After vehicular traffic enters the site, they may maneuver thru two-way parking drive isle around a retention pond or smaller parking lot in between proposed buildings.

The petitioner provided fifty-four (54) standard parking spaces, nineteen (19) compact spaces, and four (4) handicapped spaces for a total of seventy-seven (77) spaces. The Land Development Code requires seventy-seven (77) spaces parking based on the office building's square footage.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of 1 at property lines.
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. 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 pond in the center of the site to met drainage requirements.
8. *Compatibility:* The proposed office buildings are compatible with the future developments along the north portion of Davie Road Extension in terms of zoning, land use, and uses.

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 Provide an approval from Utilities to encroach into the existing 12' U.E. *(This comment has not been addressed on the appropriate plans, provide pavers set-in-sand at all vehicular drive locations 12/19/05, these approvals shall be required prior to a site plan committee meeting 2/27/06)*
2. It appears many of the proposed trees are located within restricted easements and/or in drainage easements. In order to place planting material in these easements, provide an approval from those who have rights to those easements. *(This comment has not been addressed on the appropriate plans 12/19/05, these approvals shall be required prior to a site plan committee meeting 2/27/06)*

Engineering:

1. Approval from CBWCD shall be obtained prior to site plan approval. *(This comment has been noted)*

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 October 18, 2005 and October 25 2005 at 6:30 p.m. There were six (6) members of the public that attended the first meeting and none the second meeting.

Staff Analysis

The submitted site plan has a zoning of B-2, Community Business District and is designated Commercial on the Town of Davie Future Land Use Map. Parc 64 Plaza office use 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 B-2 Community Business District regulations, and Town of Davie Comprehensive Plan. The site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. Furthermore, the proposed site plan is compatible with the surrounding uses and properties.

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 dumpsters into or attached to Building C's north and south sides.
 2. Staff recommends relocating the proposed western parking aisle of Building "B" to the east, thus moving Building "C" to the west closer to Davie Road Extension, and connecting parking/drive aisles with the proposed development to the south.
 3. Staff recommends incorporating additional architectural designs and features along the front elevations of the proposed office buildings.
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Site Plan Committee Recommendation

At the April 25, 2006 Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Committee member Evans, to approve subject to the staff report numbers one and three and the following: 1) correct all the radiuses as shown on the plan; 2) add all stop bars and traffic signage at intersections and crosswalks and indicate them on the plans; 3) reduce the height of the light poles to 25-feet and include shielding for those light poles in the rear parking area on both sides of building 'C'; 4) applicant would add a fountain to the lake; 5) use accent paint colors on the columns and post caps of the rear, eight-foot concrete wall; 6) the applicant would review the foot-candles in the main driveways and resubmit the photometric plan; 7) on the one-story building, continue the decorative treatments on the side and rear windows the same as were on the front windows; 8) add a "pop-out" building treatment on the rear of the building that matches the front; 9) on the two-story building 'C', on the back, pull the center out eight inches, raise it and make it a decorative treatment and also add decorative treatments to those rear windows; 10) add decorative insets on the top bands of all buildings; 11) roof tile samples and colors should be brought back to this Committee; 12) verify on the plans that on the two-story building, the second-story walkway was to be covered; 13) that all the changes were to be brought back to the Committee on May 9th; and 14) to work with staff and the adjacent landowner to create a cross access agreement that was mutually agreeable to both parties. **(Motion carried 3-0, Chair Aitken and Committee Member Aucamp were absent)**

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Town Council Action

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*)

**SUMMARY OF
PUBLIC PARTICIPATION MEETINGS**

April 19, 2006

Mr. David Abramson
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: Parc 64 Plaza, Inc.
Citizen Participation Plan Report and Mailing Certification
04087

Dear Abramson:

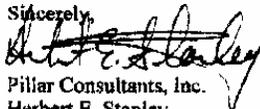
As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

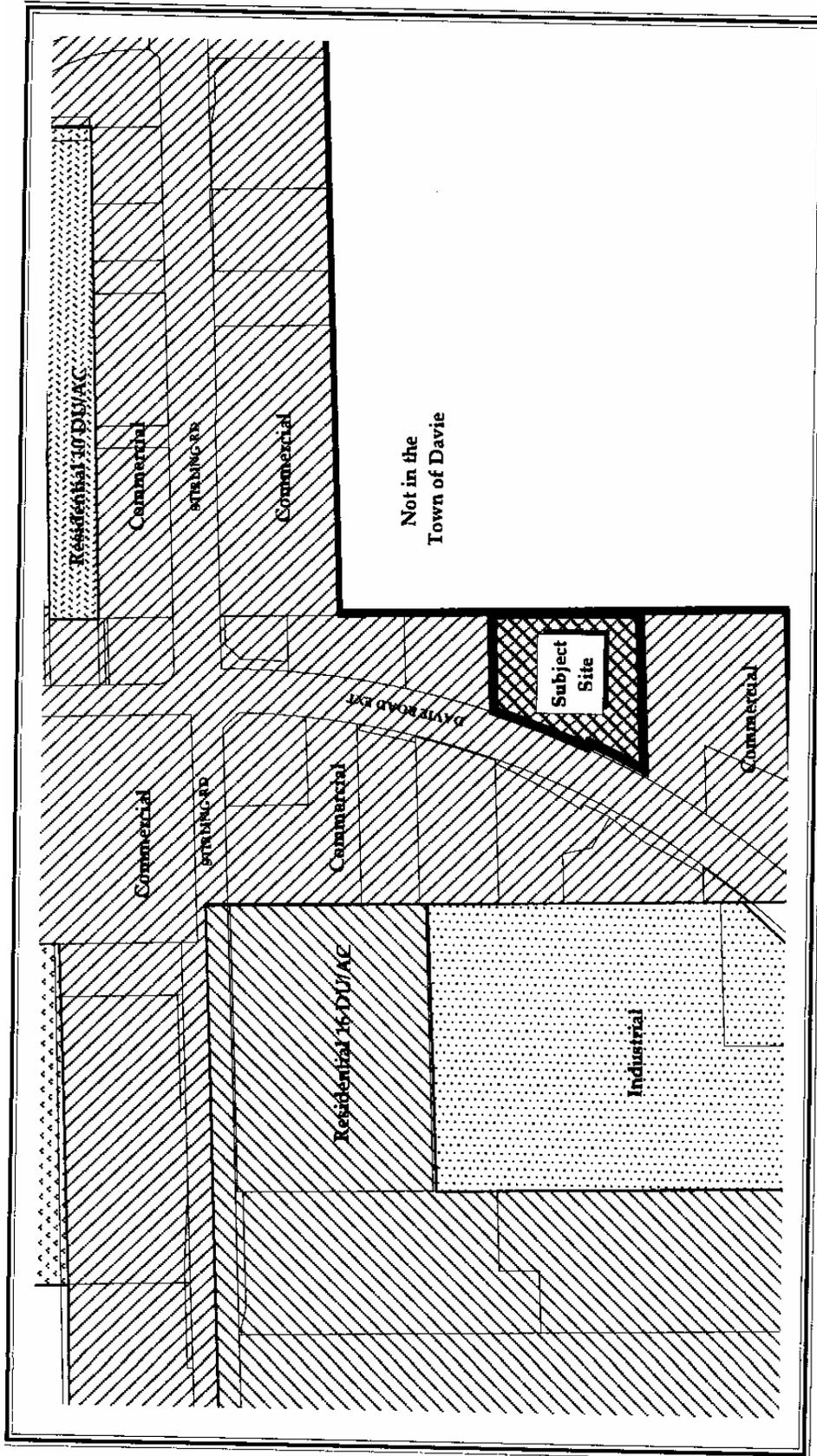
The first meeting was held on October 18, 2005, 6:30 p.m., at the Pillar Consultants office. The attendees were Marc A. Osheroff, Sam Nehme, John A. Kasbarthe, Olien Hill, Janet Boyd, and Anthony Compagnone (see attach sign in sheet).

The development concern from Marc A. Osheroff was the entrance to the Parc 64 Plaza site. Mr. Osheroff asked if the proposed entrance to our site could move to the north to align with his motorcycle shop across the street. We informed Mr. Osheroff that the entrance cannot move because the Parc 64 site is platted and the entrance was determined by Broward County. The meeting adjourned at 7:30 p.m.

The second meeting was held on October 25, 2005, 6:30 p.m., at the Pillar Consultants office. No one attended the meeting and we adjourned at 7:30 p.m.

If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

Pillar Consultants, Inc.
Herbert E. Stanley
Project Manager



Site Plan Application
SP 8-5-05 / Parc 64 Plaza
Future Land Use Plan Map

Prepared By: D.M.A.
 Date Prepared: 8/18/06

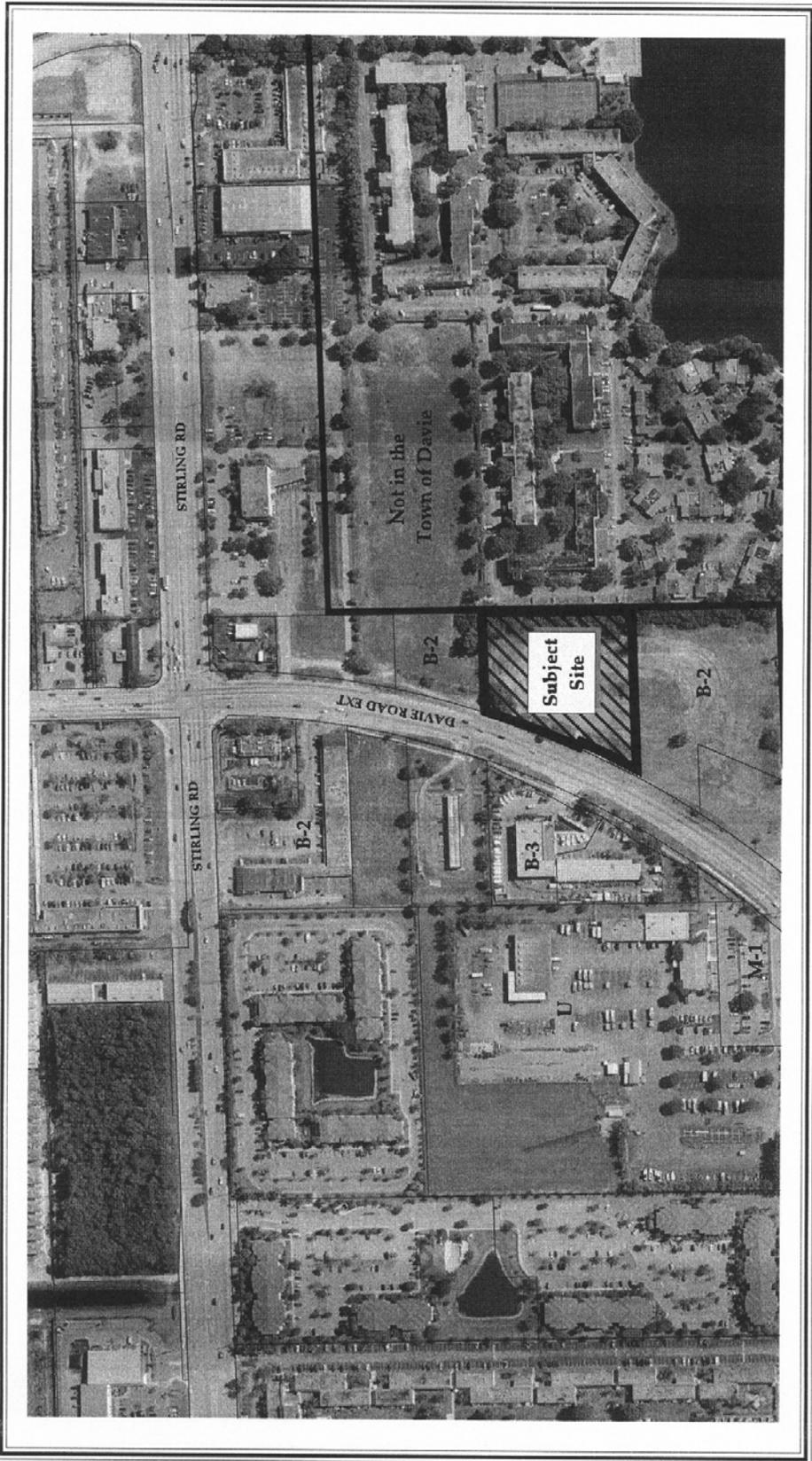


The Town of Davie
 Development Service Department
 Planning & Zoning Division

0 500 Feet
 Scale



Exhibit 3 (Aerial, Zoning, and Subject Site Map)



The Town of Davie
 Development Service Department
 Planning & Zoning Division



Site Plan Application
 SP 8-5-05 / Parc 64 Plaza
 Subject Site, Zoning, and Aerial Map

Prepared By: D.M.A.
 Date Prepared: 8/18/06

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