

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: Site Plan Application, SP 5-2-06/06-66/Orangemen Warehouse /4041 Southwest 47th Avenue/Generally located on the eastside of Hacienda Boulevard (Kean Road) approximately one third of a mile north of Orange Drive

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 5-2-06/06-66/Orangemen Warehouse

REPORT IN BRIEF: The subject site is 2.81 acres (122,560 square feet) in size and is located on the eastside of Hacienda Boulevard (Kean Road) approximately one third of a mile north of Orange Drive. The subject site is adjacent to industrial land uses in all directions. To the north, south and east of the subject site are storage warehouses which are zoned M-3, Planned Industrial District. To the west of the subject site is an outdoor storage area of vehicles which is zoned M-4, Hacienda Village.

The propose site plan consists of a 40,504 square foot gross building area, 700 square feet of covered walkways, 2,917 square feet of pedestrian area, 52,788 square feet of vehicular use area, and 25,651 square feet of landscape area.

The architecture of the one-story warehouse building reflects a simplified industrial design. The building is designed with clean horizontal and vertical score line, stucco finishes, and metal canopy features. White anodized aluminum frames with tinted bronze glass storefront doors and windows are equally spaced along the western (front) elevation, while the eastern (back) elevation consist of 10' x 10' overhead metal doors.

The petitioner proposes vehicular access to the subject site via three (3) openings. One opening is located along Hacienda Blvd. (Kean Road) at the northern portion of the subject site. The two other openings are along the existing private road, one opening at the northern end of this road and one opening at the southern end of this road. After vehicular traffic enters the subject site, it may maneuver thru two-way parking isles.

Land Development Code requires (89) parking spaces, plus (4) handicapped spaces, based on square footages of the warehouse use. The petitioner is providing (89) parking spaces, plus (5) handicapped spaces.

The proposed single-story warehouse building can be considered compatible with both existing and allowable industrial uses on and adjacent to the property.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the November 21, 2006 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following changes: 1) that the rear, overhead doors go from ten-feet to 12-feet; 2) that on the front of the building, that there be four panels that bump out eight inches and are raised two feet; 3) that the two center panels be raised four feet; and 4) that the landscaping plan needs to be corrected by removing the trees from the walkway. **(Motion carried 5-0)**

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

EXHIBIT “A”

Application: SP 5-2-06/06-66/Orangemen Warehouse

Original Report Date: 11/14/06

Revision(s): 11/28/06

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner:

Name: Orangemen Holdings, Inc.
Address: 3921 SW 47th Avenue, Suite 1017
City: Davie, Florida 33314
Phone: (954) 797-6622

Petitioner:

Name: Barranco Gonzalez Architecture
Address: 3201 Griffin Road, Suite 202
City: Fort Lauderdale, Florida 33312
Phone: (954)961-7675

Background Information

Application Request: The petitioner requests site plan approval for an industrial use project consisting of a single-story warehouse building.

Address: 4041 Southwest 47th Avenue

Location: Generally located on the eastside of Hacienda Boulevard (Kean Road) approximately one third of a mile north of Orange Drive.

Future Land Use Plan Map: Industrial

Zoning: M-3, Planned Industrial District

Existing Use(s): Vacant Parcel

Parcel Size: 2.81 acres (122,560 sq. ft.)

Proposed Use(s): Single-story warehouse building

Proposed Density: n/a

Surrounding Use(s):

North: Warehouse / Office (New Town Commerce)
South: Warehouse / Office (New Town Commerce)
East: Outdoor storage of vehicles
West: Warehouse / Office (New Town Commerce)

Surrounding Land

Use Plan Map Designation(s):

Industrial
Industrial
Industrial
Industrial

Surrounding Zoning(s):

North: M-3, Planned Industrial District
South: M-3, Planned Industrial District
East: M-3, Planned Industrial District
West: M-4, Hacienda Village

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:

Site Plan Request (SP 12-5-85), On March 5, 1986, Town Council approved this site plan for the construction of New Town Commerce – Phase I.

Variance Request (V 2-1-86), a variance reducing the required building setbacks according to Section 27-446 (b).

Site Plan Request (SP 6-1-86), On August 10, 1988, Town Council approved this site plan for the construction 319,834 sq. ft. of warehouse/offices at New Town Commerce Center.

Site Plan Request (SP 3-4-87), A site plan for the construction South Florida Warehouse II at New Town Commerce Center.

Variance Request (V 8-5-87), On August 5, 1987, Town Council approved this variance request.

Site Plan Request (SP 7-4-88), On September 26, 1988, Town Council approved this site plan for the construction of New Town Commerce – Phase II.

Site Plan Request (SP 10-4-88), On December 12, 1988, Town Council approved this site plan for the construction of South Florida Warehousing II at New Town Commerce Center.

Site Plan Request (SP 10-7-88), On December 12, 1988, Town Council approved this site plan for the construction 14,220 sq. ft. of warehouse/offices at New Town Commerce Center.

Vacation Request (VA 7-1-88, 3501 Kean Road), On July 20, 1988 Town Council approved vacating portions of rights-of-way established by the plats of Oakes Road industrial park and New Town Commerce Center.

Variance Request (V 5-4-92), On July 1, 1992, Town Council approved this variance which requires landscape areas of five (5) feet in dept adjacent to off-street parking areas to be reduced to one-and-half (1.5) foot according to Section 12-11(i) of the Old Land Development Code.

Variance Request (V 6-1-93), On December 15, 1993, Town Council approved this variance request.

Site Plan Request (SP 6-1-93), On December 15, 1993, Town Council approved this site plan for the construction of New Town Commerce Center.

Site Plan Request (SP 6-4-94), On July 20, 1994, Town Council approved this site plan for the construction of New Town Commerce Center – Phase II (Building 7).

Site Plan Request (SP 5-2-00), On July 5, 2000, Town Council approved this site plan for the construction of Star Brite at New Town Commerce Center.

Site Plan Request (SP 4-6-00), On June 21, 2000, Town Council approved this site plan for the construction Park South/ Adler Addition at New Town Commerce Center.

Site Plan Modification (SPM 11-2-03), On August 24, 2004, Site Plan Committee approved this site plan modification for the exterior of Stor-All at New Town Commerce Center.

Concurrent Request(s) on same property: n/a

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), Planned Industrial Park (M-3) District, the M-3 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for planned industrial parks, which can accommodate light, medium or selected heavier industrial uses in an open, uncrowded and attractive manner through limitations on setbacks and coverage. M-3 districts are not intended for locations abutting residential property.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards for Planned Industrial Park (M-3) District, minimum lot area 43,560 sq. ft., minimum lot frontage 150', maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 20%.

Land Development Code (Section 12-208), requirements for off-street parking, for flexible space office requires one (1) space for every 450 square feet of gross floor area, self-storage facilities requires one (1) space for every 2,000 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 58.

Applicable Goals, Objectives & Policies:

Future Land Use 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, Policy Group 9: Industrial and Employment Center Use, Policy 9-2: The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

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 Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 2.81 acres (122,560 square feet) in size and is located on the eastside of Hacienda Boulevard (Kean Road) approximately one third of a mile north of Orange Drive. The subject site is adjacent to industrial land uses in all directions. To the north, south and east of the subject site are storage warehouses which are zoned M-3, Planned Industrial District. To the west of the subject site is an outdoor storage area of vehicles which is zoned M-4, Hacienda Village.

The propose site plan consists of a 40,504 square foot gross building area, 700 square feet of covered walkways, 2,917 square feet of pedestrian area, 52,788 square feet of vehicular use area, and 25,651 square feet of landscape area.

2. *Architecture:* The architecture of the one-story warehouse building reflects a simplified industrial design. The building is designed with clean horizontal and vertical score line, stucco finishes, and metal canopy features. White anodized aluminum frames with tinted bronze glass storefront doors and windows are equally spaced along the western (front) elevation. While, the eastern (back) elevation consist of 10' x 10' overhead metal doors.
3. *Access and Parking:* The petitioner proposes vehicular access to the subject site via three (3) openings. One opening is located along Hacienda Blvd. (Kean Road) at the northern portion of the subject site. The two other openings are along the existing private road, one opening at the northern end of this road and one opening at the southern end of this road. After vehicular traffic enters the subject site, it may maneuver thru two-way parking isles.

Land Development Code requires (89) parking spaces, plus (4) handicapped spaces, based on square footages of the warehouse use. The petitioner is providing (89) parking spaces, plus (5) handicapped spaces.

4. *Lighting:* The petitioner proposes lighting fixtures attached to the eastern and western (front and back) elevations, as well as two (2) light poles in the parking area. The lighting design meets Land Development Code requirements with 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.

6. *Landscaping:* The petitioner's landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and M-3, Planned Industrial District. The landscape plan indicates that Wax Myrtle, Wax Myrtle, Bougainvillea, Scrub Palmetto, Jatropha Hastata, and Live Oak shall be provide along the perimeter and along rights-of-way of the subject site. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle are a maximum of thirty-six (36) inches in height. Furthermore, all trees on site are maintaining a minimum of 15' from light poles.
 7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
 8. *Trails:* No recreational and equestrian trails are on or adjacent to the proposed site plan.
 9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this site plan application.
 10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan application.
 11. *Compatibility:* The proposed single-story warehouse building can be considered compatible with both existing and allowable industrial uses on and adjacent to the property.
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Significant Development Review Agency Comments

The 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:

1. This development application requires Central Broward Water Control District (CBWCD) approval prior to a scheduled Town Council Meeting. The petitioner may proceed with this application provided that a letter of acknowledgement, indicating the petitioner and owner have been informed by staff that this item may be tabled by Town of Davie Council without the proper CBWCD approval. *(This comment has not been address)*
2. As per Section 12-212 (D)(1)(b) of the Land Development Code, two loading spaces are required 10'x 35'x 14' clear ht.
3. Provide color names and manufacturer codes for exterior building finishes.
4. Provide the location of mechanical equipment if placed of roof with a hidden line.

Engineering Division:

1. Provide sidewalk connection from the proposed building to public right-of-way.
 2. Provide cross-section from the proposed building to adjacent driveways on the north, south and east.
 3. Provide or show 25 feet pavement radii at the intersection of Kean Road (Hacienda Blvd.) and the entrance driveway.
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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. The petitioner conducted meetings with the public at the Barranco and Gonzalez Architecture Design Studio Conference Room on July 11, 2006 and July 25, 2006. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the M-3, Planned Industrial District. The propose site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan complies with the general purpose and intent of the M-3, Planned Industrial District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan can be considered compatible with the surrounding industrial uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the November 21, 2006 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following changes: 1) that the rear, overhead doors go from ten-feet to 12-feet; 2) that on the front of the building, that there be four panels that bump out eight inches and are raised two feet; 3) that the two center panels be raised four feet; and 4) that the landscaping plan needs to be corrected by removing the trees from the walkway. **(Motion carried 5-0)**

Town Council Action

Exhibits

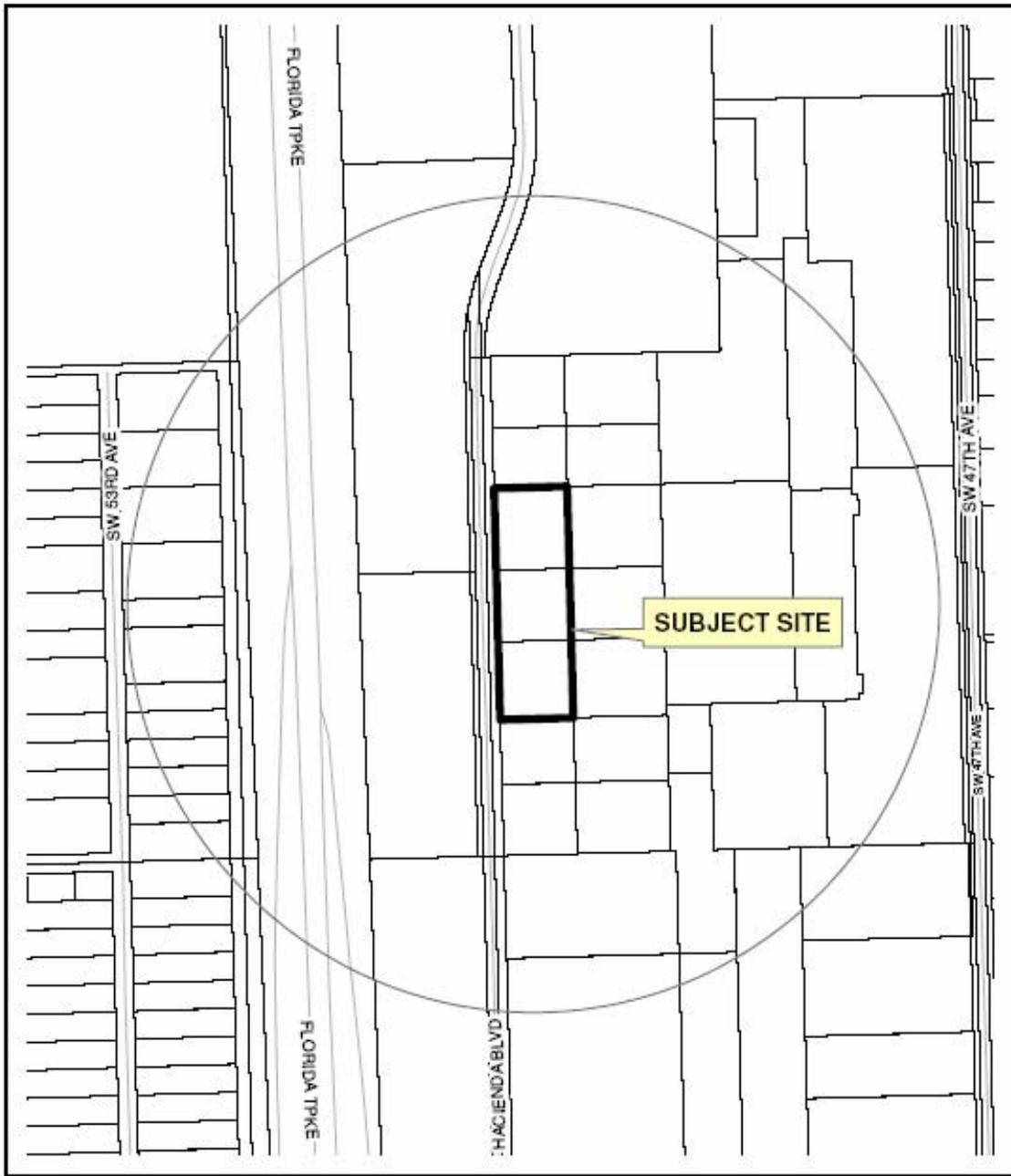
1. 1,000' Mailout Radius Map
 2. Property Owners within 1,000' of the Subject Site
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Participation Summaries
 6. Public Participation Report
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

File Location: P&Z\David Abramson\Applications\SP_Site Plan\SP_06\SP 5-2-06 Orangemen Warehouse

Exhibit 1 (1,000' Mailout Radius Map)



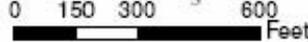
	<p>Date Flown: 12/2004</p>  	<p>1000 Foot Buffer</p>
	<p>Prepared by the Town of Davie GIS Division</p>	<p>Prepared by: ID Date Prepared: 11/15/06</p>

Exhibit 2 (Property Owners within 1,000' of the Subject Site)

4141 HOLDINGS LLC
4141 SW 47 AVE
DAVIE FL 33314

95 WHSE INC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

ALVAREZ,BARBARO R & EMERIDA
3900 SW 53 AVE
DAVIE FL 33314-3727

ANDRX PHARMACEUTICALS
SERVICES INC % TAX DEPT
8151 PETER ROAD STE 4000
DAVIE FL 33324

BOHADANAH,ELIYAHU
3325 GRIFFIN ROAD #172
FORT LAUDERDALE FL 33312-5500

BROWN,ROBERT &
BROWN,BETH ANN & KLINE,C K
1700 SW 59 AVE
PLANTATION FL 33317

CARMICHAEL,FLORENCE
4210 SW 53RD AVE
DAVIE FL 33314-3821

CARR,GARY L
4200 SW 53 AVE
DAVIE FL 33314-3821

CELESTINE,RICHARD & VICKI &
FOSBENDER,MARK R & MARIE
3941 SW 47 AVE
DAVIE FL 33314

COSBY,JOSEPH & MARYLOU
4230 SW 53RD AVE
DAVIE FL 33314-3821

DREW R PARKINSON COMPANY LLC
401 SW 4 AVE #1207
FT LAUDERDALE FL 33315

EQUIPMENT BUYERS INC
2101 SW 56 TER
HOLLYWOOD FL 33023-3011

ESTRELLA,MARGARITA
4160 SW 53RD AVE
DAVIE FL 33314-3731

FLORIDA POWER & LIGHT CO
PO BOX 14000
JUNO BEACH FL 33406

FLORIDA STATE TURNPIKE
AUTHORITY
PO BOX 8008
FORT LAUDERDALE FL 33310-8008

GRIFFIN COMMERCE CENTER INC
3300 N 29 AVE
HOLLYWOOD FL 33020

GRIMM,ALVA G &
ANDERSON,ANNIE G
3970 SW 53 AVE
DAVIE FL 33314-3727

JONES,GEORGE TR &
JONES,ORVA EARLE
3232 COVE ROAD
JUPITER FL 33469

KC-DAVIE LIM PRTR &
APPLEWHITE,JARRATT
PO BOX 5673
* SANTA FE NM 87502

KLINE,SANDRA L TR LE
4130 SW 53 AVE
DAVIE FL 33314-3731

LAERA,VITO
3961 SW 47 AVE
DAVIE FL 33314

MINIWAREHOUSES OF KENDALL LTD
12345 SW 117 CT
MIAMI FL 33186-3934

MMS COMPANY LLC
4061 SW 47 AVE
DAVIE FL 33314

NEW TOWN HOLDINGS LLC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

O A ASSOCIATES INC
2101 SOUTH CONGRESS AVE
DELRAY BEACH FL 33445-7311

ORANGEMEN HOLDINGS INC
3921 SW 47 AVE #1017
DAVIE FL 33314

OUTDOOR SYSTEMS INC
6904 CYPRESS PARK DR
TAMPA FL 33634

PEJE INC
4041 SW 47TH AVE
DAVIE FL 33314-4023

PETERSON,DOUG
4180 SW 53 AVE
DAVIE FL 33317

POWERS,CHARLES H
% SADISCO
2419 SUMTER EXIT
FLORENCE SC 29502

QUINONEZ,REINA
4240 SW 53RD AVE
DAVIE FL 33314-3821

RENT MAN INC
5901 SW 44 ST
DAVIE FL 33314

RHEAUME,CLAUDE J & MARJORIE R
4100 SW 53RD AVE
DAVIE FL 33314-3731

RISCHIA,LUCILLE Y TR
4140 SW 53 AVE
DAVIE FL 33314-3731

RREEF AMERICA REIT II CORP S
% EPROPERTY TAX INC DEPT #207
PO BOX 4900
SCOTTSDALE AZ 85261-4900

S W RED SMITH INC
4145 SW 47 AVE
DAVIE FL 33314-4006

SLOAN,OWEN KENNETH
1215 E BROWARD BLVD STE 200
FT LAUDERDALE FL 33301

SLORP INVESTMENT CORP
10690 SW 23 ST
DAVIE FL 33324

SMITH,RICHARD O & KATHIE L
4220 SW 53 AVE
DAVIE FL 33314-3821

VIDCOM CORP
3951 SW 47TH AVE
DAVIE FL 33314-2808

Exhibit 3 (Public Participation Notice)

**CITIZEN PARTICIPATION NOTICE
ORANGEMEN WAREHOUSE**

**SITE PLAN REVIEW REQUEST
4041 S.W. 47th Avenue, Davie, FL 33314**

The property owner of the 2.81-acre parcel depicted on the attached sketch has submitted applications to the Town requesting site plan review of the site for an industrial project to be known as "Orangemen Warehouse."

Consistent with the Town code, the owner applicant has scheduled two public participation meetings to present the proposed project to vicinity property owners and to respond to questions.

The proposed project is presented with the proposed design of the Planned Industrial Park District. The project will create a compatible presence on the "New Town Commerce Center" which will offer quality employment and improve the Town's tax base.

As a property owner within 1,000 feet of the subject property or identified as an interested party, you are invited to attend the public meetings scheduled for this application. The project will be presented at the Tuesday, July 11th meeting with a follow-up meeting scheduled for Tuesday, July 25th. These meetings will be held at Barranco and Gonzalez Architecture Design Studios Conference Room, 3201 Griffin Road:

July 11th, 2006 @ 6:00 p.m. BG Architecture 3201 Griffin Road Suite 202

July 25th, 2006 @ 6:00 p.m. BG Architecture 3201 Griffin Road Suite 202

Should you require additional information or have any questions regarding this meeting, please contact Carlos Gonzalez at (954) 961.7675.

Members of the Davie Town Council May be Present

No Attendance

No Attendance

Exhibit 6 (Public Participation Report)

**CITIZEN PARTICIPATION REPORT
ORANGEMEN WAREHOUSE
4041 S.W. 47th Avenue, Davie, FL 33314**

Sec. 12-319.8

(A) *Citizen participation report.* All citizen participation reports shall include:

(1) A written summary of the results of the citizen participation effort prior to the first public meeting in which the application is heard.

Invitations were mailed to all affected parties and two public meetings were held as announced.

(2) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.

Citizens were invited to discuss the proposal on the following dates:

**Tuesday, July 11th, 6pm at BG Architecture Office, 3201 Griffin Road
Tuesday, July 25th, 6pm at BG Architecture Office, 3201 Griffin Road**

(3) The names, dates, addresses, and number of people that participated in the process.

None of the affected parties attended either of the meetings.

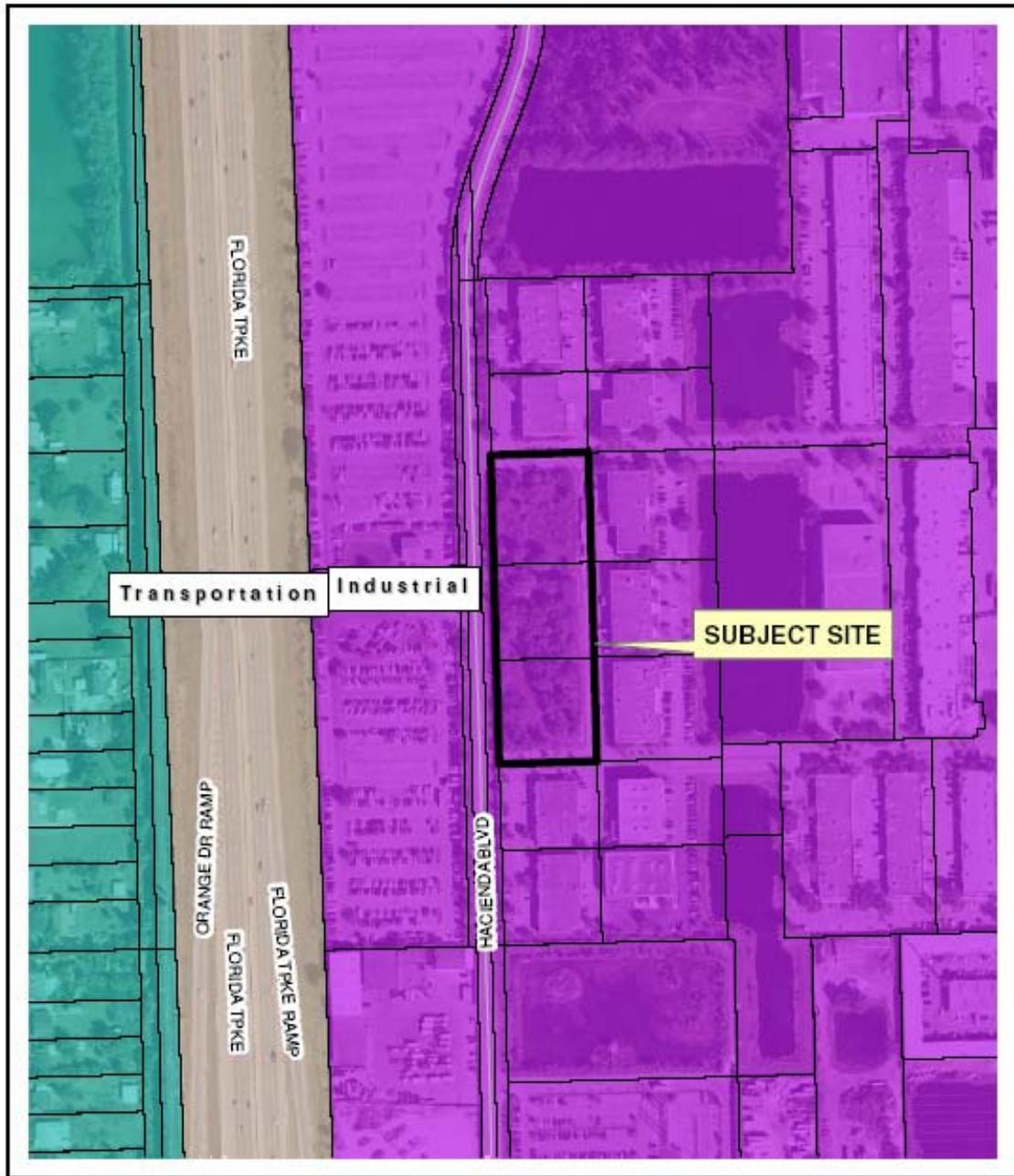
(4) A written summary of the issues and/or concerns raised by residents and how the applicant proposes to resolve these issues and/or concerns. If the applicant is unable or unwilling to resolve the issues, the summary should state the reason why these issues cannot be resolved.

Since there was no attendance, there were no issues raised.

(5) The report shall be reviewed by the planning and zoning staff to determine whether the applicant has completed the citizen participation process prior to its transmittal by staff to either the site plan committee, planning and zoning board, or local planning agency.

Understood.

Exhibit 7 (Future Land Use Map)



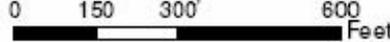
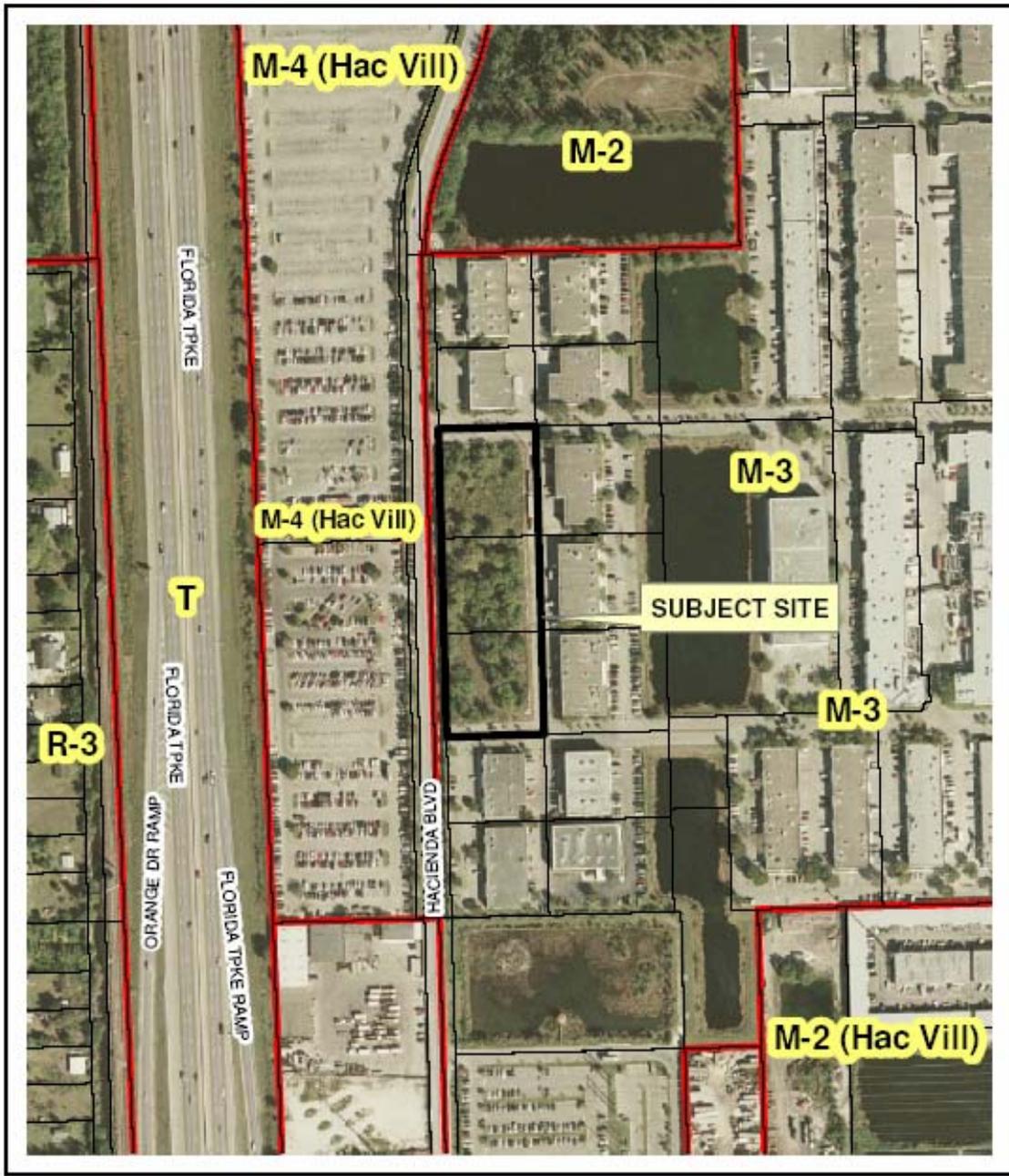
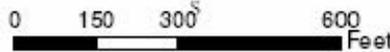
	<p>Date Flown: 12/2004</p>		<h3>Future Land Use Map</h3>
			<p>Prepared by: ID Date Prepared: 11/15/06</p>
<p>Prepared by the Town of Davie GIS Division</p>			

Exhibit 8 (Aerial, Zoning, and Subject Site Map)



	Date Flown: 12/2004		Zoning and Aerial Map
			Prepared by: ID Date Prepared: 11/15/08
	Prepared by the Town of Davie GIS Division		

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