

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, Development Services Director

PREPARED BY: Marcie O. Nolan, Deputy Planning and Zoning Manager

SUBJECT: SP 6-8-06 / 06-82 / Commerce Bank @ Paradise Promenade/ generally located on the northwest corner of Southwest 58th Avenue and Stirling Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 6-8-06 / 06-82 / Commerce Bank @ Paradise Promenade

REPORT IN BRIEF: The subject site is approximately 2.0 gross acres in size and is located on the northwest corner of Southwest 58th Avenue and Stirling Road. The subject site is currently vacant and is known as “Lot 1” of the Master Site Plan application (MSP 10-1-01 – Paradise Promenade Master Site Plan) which was approved by Town Council on February 2, 2001. The site was originally approved as two Outbuildings (“E” and “F”) on this out-parcel. The application under consideration is combining the two Outbuildings into one, to provide a bank use.

Immediately north of the subject site is a vacant outbuilding to the Paradise Promenade, zoned B-2; Southwest 58th Avenue and vacant lands, zoned B-2 to the east; Stirling Road and Stirling Plaza, zoned B-2 to the south and a parking lot for the Paradise Promenade development, zoned B-2 to the west.

The petitioner’s request is for a 4,260 square feet of bank use on Lot 1 of the Paradise Promenade Shops. Vehicular access to the subject site is granted through two (2) ingress/egress easements parallel to the northern and western boundaries including a 50’ x 105’ access easement and a 24’-wide access opening, per the “Davie-Berman Plat,” recorded in Plat Book 171, Page 176, B.C.R., (Broward County Records). Vehicular traffic will enter the subject site from Stirling Road and Southwest 58th Avenue access openings through two respective two-way drive aisles leading to the access openings of the site.

The Land Development Code (LDC) Section 12-208(A) (22) requires 1 parking space per 300 square feet of gross floor area. In this instance, the 4,260 square feet bank use will require fourteen (14) parking spaces. The petitioner is providing sixty-five (65) parking spaces, including three (3) handicapped spaces. Additionally, the site plan calls for three drive-through aisles and a fourth drive-through aisle for ATM service, each with five stacking spaces and an escape lane.

The proposed bank development is compatible with both existing and allowable uses on and adjacent to the property.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the December 12, 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

items: 1) that the petitioner would make their best efforts to do the off-site landscaping listed in the report; 2) change the parking in order to allow access to the front doors with an access aisle from the driveway aisle to the front doors as well as a sidewalk to the drive aisle on the west side connecting up to the drive aisle, and two sidewalks in front of the east and west parking areas adjacent to the building; 3) make certain that the a/c units on the roofs are screened; 4) look at the photometric plan and try to average three to five-foot candles overall; 5) increase the turning drive radius on the north side of the drive-up canopies to allow for a fire truck to clear the turning radius; and 6) move the access walkway to Stirling Road to align with the new access aisles to the front door. (Motion carried 5-0)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to Town Council for further consideration. The following recommendations are requested to be met prior to final staff sign-off:

1. Update the Paradise Promenade Master Site Plan prior to final staff sign off.
2. Coordinate with Engineering for the location of the proposed monument sign in the utility easement; provide utility releases for planting and signage in this easement prior to permitting.
3. Dimension the Right of way not shown on Cross section "D-D." Five foot sidewalk must be indicated on cross section including the SW 58th Avenue right-of-way lines. According to the plat, road right-of-way is 30 feet from the center line of the east boundary line of the property.

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

Exhibit A:

Application: SP 6-8-06/06-82/Commerce Bank @ Paradise Promenade

Original Report Date: 11/30/06

Revision(s): 12/15/06

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

Applicant Information

Owner/Petitioner:

Name: Commerce Bank
Address: 9000 Atrium Way
City: Mount Laurel, NJ 08054
Phone: (858)470-3110

Background Information

Application Request: The petitioner requests site plan approval for a new bank development on Lot 1 of the Paradise Promenade.

Location: Generally located on the northwest corner of Southwest 58th Avenue and Stirling Road.

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing Use(s): Vacant parcel of land

Parcel Size: 2.02 Acres (87,989 square feet)

Proposed Density: 4,260 square feet

Proposed Use(s): Bank

Surrounding Use(s):

North: Paradise Promenade
South: Stirling Road/Stirling Plaza
East: Southwest 58 Avenue/Vacant
West: Paradise Promenade

Surrounding Land

Use Plan Map Designation(s):

Commercial
Commercial
Commercial
Commercial

Surrounding Zoning(s):

North: B-2 (Community Business District)
South: B-2 (Community Business District)
East: B-2 (Community Business District)
West: B-2 (Community Business District)

Zoning History

Related Zoning History:

The Master Plan for the Paradise Promenade was approved on February 6, 2006. The original master plan indicated two outparcels for in the location of the proposed bank. One parcel indicated a drive-thru restaurant and the other parcel indicated a drive-thru bank.

Concurrent Request 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 12-83), Conventional Non-Residential Development Standards
The B-2 district requires 25 foot setback from all property lines.

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 Southwest 76th Avenue and west of the Florida Turnpike. This area is predominately low density single-family residential development and low profile commercial development which 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 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 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 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 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 2.02 acres (87,989 square feet) in size and is located on the northwest corner of Southwest 58th Avenue and Stirling Road. Immediately north of the subject site is an outbuilding to the Paradise Promenade, zoned B-2; Southwest 58th Avenue and vacant lands, zoned B-2 to the east; Stirling Road and Stirling Plaza, zoned B-2 to the south and a parking lot for the Paradise Promenade development, zoned B-2 to the west.

The proposed site plan is currently vacant, however some of the site contains landscaping done previously with the development of the Paradise Promenade shopping center. The location of the proposed bank building is located closest to the western lot line, with the building facing front towards Stirling Road. Vehicular parking will be on the western, southern, and eastern sides of the proposed building, while the proposed bank teller drive-thru will be on the north side of the structure. Vehicular access will be two-directional throughout the parking areas, with an escape driveway north of the drive-through which will be one-directional.

With regards to parking at the proposed site, the proposed spaces are at 90 degree angles and are a standard of 10' X 18' in dimension. Handicapped parking is provided adjacent to the proposed building on the north side and 12' X 18' in dimension meeting ADA requirements for accessibility and number required.

2. *Flexibility Rule / Flexibility Units:* N/A
3. *Architecture:* The petitioner's propose architectural design theme attempts to be compatible with the existing commercial buildings already in place at the Paradise Promenade shops. The one-story building incorporates architectural features, such as ceramic tile roof (Spanish-style) and a stucco façade. Additionally, the glass on the building is proposed to contain a clear laminated glazing.

The exterior elevations color is compatible between the proposed bank and existing commercial development within Paradise Promenade. The color combination includes a white stucco exterior and white foam moldings. The building color is a Chapelle Tint (beige) that matches the base color of the shopping center.

4. *Access and Parking:* The petitioner proposes vehicular access to the subject site via two (2) openings along the western and northern lot lines. Both vehicular access points are via existing drive aisles per the openings recorded on the “Berman-Davie Plat.” After vehicular traffic enters the subject site via the western access point, it may make a right-turn only, due to the one-way direction of the traffic from the bank’s drive-through area. For the northern access, vehicular traffic may make a right-turn into the drive through lanes or go straight into the two-directional drive aisles.

Land Development Code, (Section 12-208(A)(22)), requires commercial banks to provide for one (1) space for each three hundred (300) square feet of gross floor area. The applicant has provided sixty-five parking spaces, including three (3) handicapped spaces which exceeds the required 14 spaces.

5. *Lighting:* All light poles and fixtures meet the minimum requirements of *Land Development Section 12-260(5)*. Additionally, the maximum to minimum foot-candle level does not exceed the 12:1 ratio and the average maximum to minimum ratios. The applicant has provided higher foot-candles of lighting nearer to the building.
6. *Signage:* A signage package has been provided, but is not being approved as part of this application. All signs shall meet the Town of Davie Land Development Code prior to the issuance of a building permit.
7. *Landscaping:* The petitioner’s site plan meets the minimum requirements as indicated in the Town of Davie’s Land Development Code. The landscape plan includes preservation of existing Live Oak, Solitaire Palm, Sabal Palm Royal Palm, Mahogany, and Crape Myrtle.
8. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District was approved through the Master Site Plan Application MSP 10-1-01 Paradise Promenade Master Site Plan, approved on February 6, 2002, by Town Council.
9. *Compatibility:* The location of a bank building on the existing outparcel is compatibility with the exiting shopping center.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process which have not been addressed.

Planning and Zoning Division:

1. Staff has determined that this site is directly adjacent to Stirling Road and SW 58th Avenue and therefore is subject to providing the Street Tree requirement of 1 tree per 40 linear feet of frontage per Code Section 12-107 (D)(5)(d) for both of the frontages along Stirling and SW 58th Avenue.

Landscaping:

1. Graphically show the relocated Mahogany tree symbol on Sheet LA1. **(Not addressed)**
2. Provide a single (not two alternating) shrub species on the eastern buffer. **(Not addressed)**
3. Adjust the lighting plan to avoid conflicts with the Dahoon Hollies upon their maturity on two (2) of the terminal islands. **(Not addressed)**

Engineering Division:

1. Coordinate with Engineering for the location of the proposed monument sign in the utility easement; provide utility releases for planting and the monument sign in this easement prior to permitting.
2. Dimension the Right of way not shown on Cross section "D-D." Five foot sidewalk must be indicated on cross section including the SW 58th Avenue right-of-way lines. According to the plat, road right-of-way is 30 feet from the center line of the east boundary line of the property.

Staff Analysis

The petitioner proposes a bank use which meets all the minimum requirements of the Town of Davie Land Development Code, (LDC). Both irrigation and signage plans were provided as supplemental information and have not been reviewed as part of this application. Prior to permitting, both must be reviewed for compliance with the Town of Davie's Land Development Code and other applicable agency approvals.

The site plan provides the location for a trash dumpster enclosure and a loading area, should future uses on this site not include a bank. The petitioner has also provided additional parking, above the required 14 spaces, per the Town's LDC.

However, we note that prior to approval, several outstanding issues remain on the landscape plan and need to be addressed prior to final site plan approval. Refer to Significant Development Review Comments for conditions of approval.

Findings of Fact

Staff finds that petitioner's proposed site plan generally consistent with the B-2, Community Business District.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following recommendations are requested to be met prior to final staff sign-off:

4. Update the Paradise Promenade Master Site Plan prior to final staff sign off.
5. Coordinate with Engineering for the location of the proposed monument sign in the utility easement; provide utility releases for planting and signage in this easement prior to permitting.
6. Dimension the Right of way not shown on Cross section "D-D." Five foot sidewalk must be indicated on cross section including the SW 58th Avenue right-of-way lines. According to the plat, road right-of-way is 30 feet from the center line of the east boundary line of the property.

Site Plan Committee

At the December 12, 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 items: 1) that the

petitioner would make their best efforts to do the off-site landscaping listed in the report; 2) change the parking in order to allow access to the front doors with an access aisle from the driveway aisle to the front doors as well as a sidewalk to the drive aisle on the west side connecting up to the drive aisle, and two sidewalks in front of the east and west parking areas adjacent to the building; 3) make certain that the a/c units on the roofs are screened; 4) look at the photometric plan and try to average three to five-foot candles overall; 5) increase the turning drive radius on the north side of the drive-up canopies to allow for a fire truck to clear the turning radius; and 6) move the access walkway to Stirling Road to align with the new access aisles to the front door. (Motion carried 5-0)

Exhibits

Future Land Use Plan Map, Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: MON/Site Plan/Commerce Bank

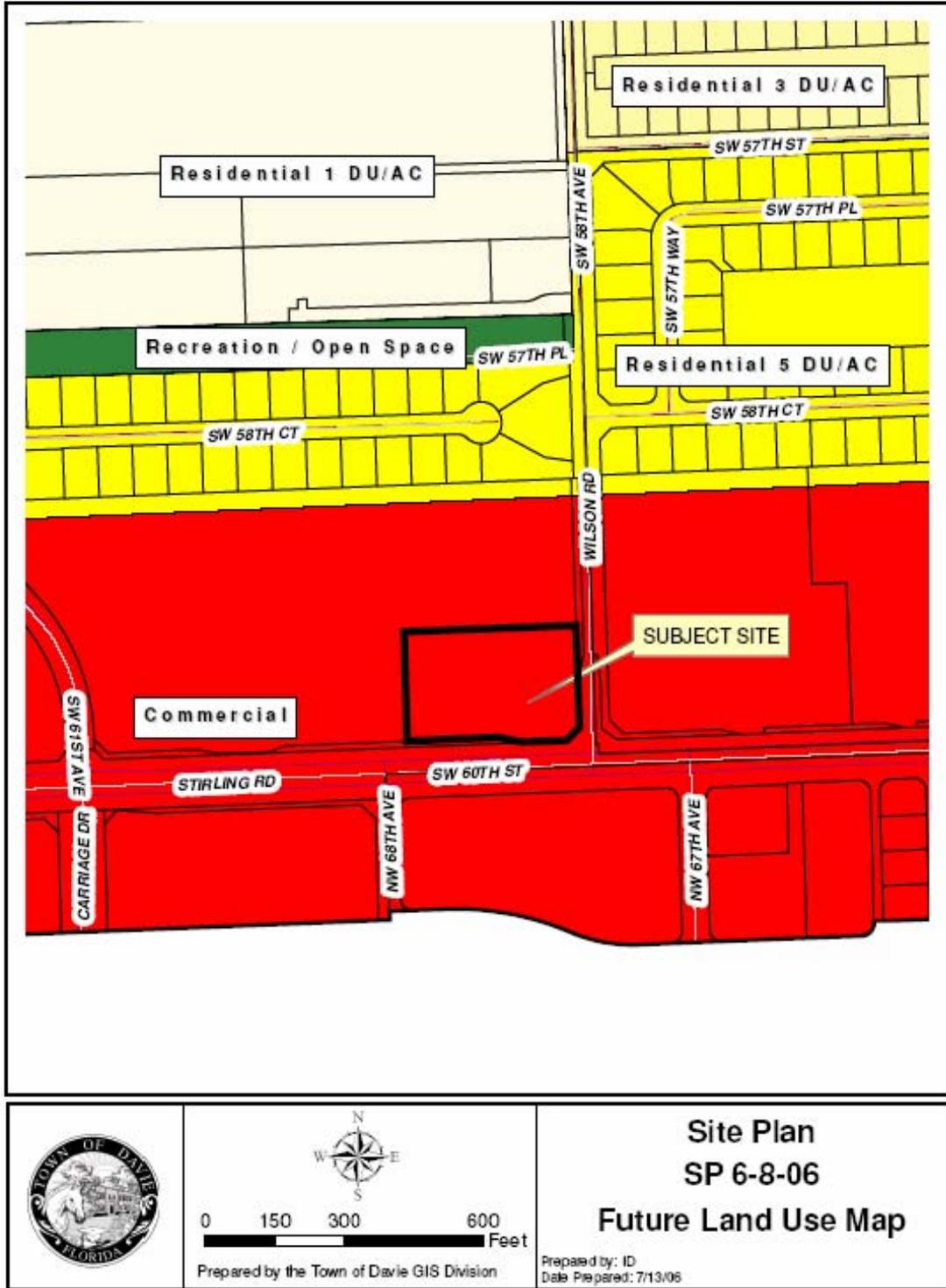
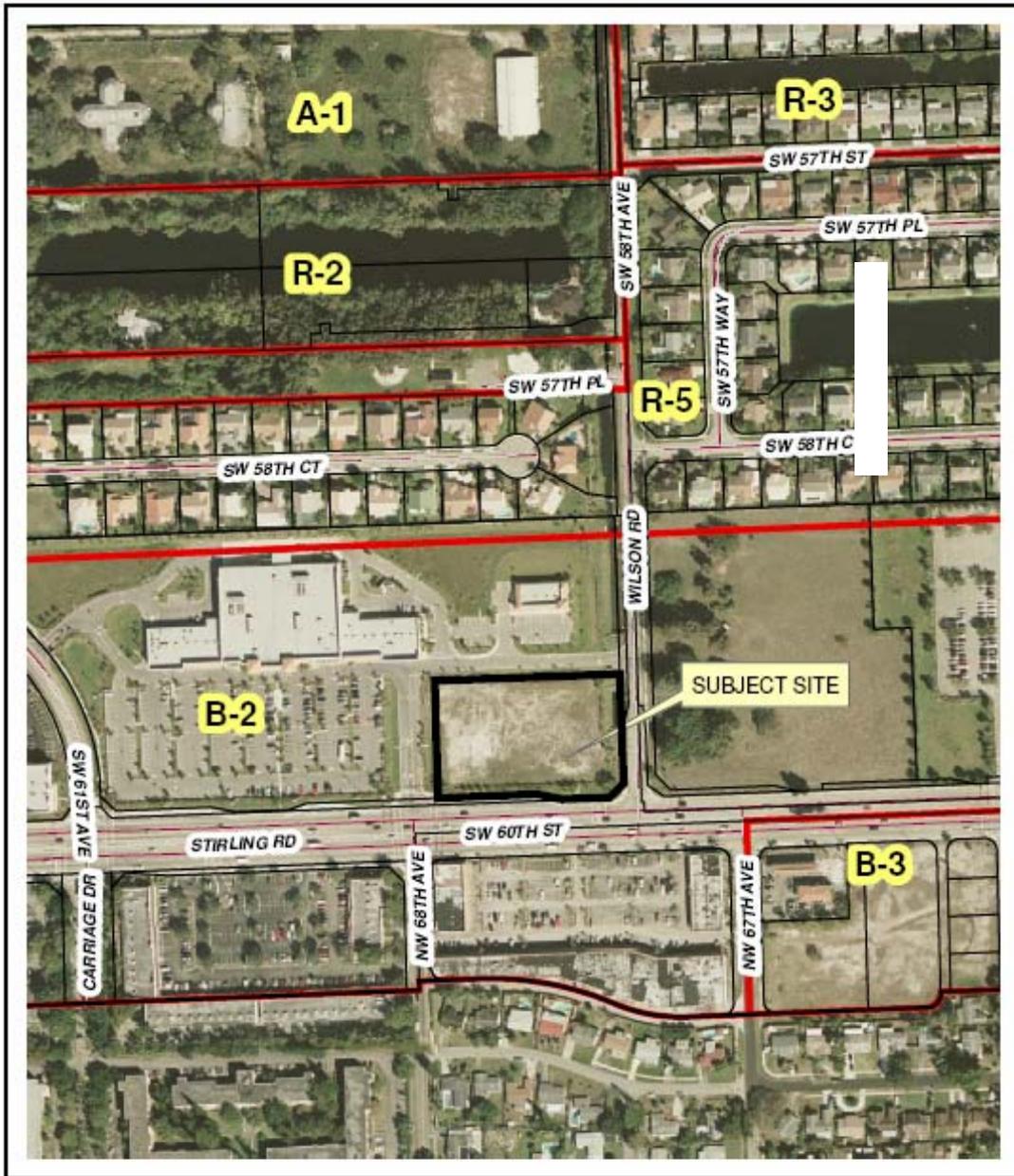


Exhibit 2 (Aerial, Zoning, and Subject Site Map)



	<p>Prepared by the Town of Davie GIS Division</p>	<p>Site Plan SP 6-8-06 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 7/13/06</p>
--	---	---