



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 4-2-00, SE corner of SW 64th Ave and Griffin Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Armadillo Square

REPORT IN BRIEF: The applicant requests approval of a proposed Master Plan to include a Walgreens store, parking, and landscaping within the Downtown Use Zone of the Griffin Road Corridor District. The proposed site is located on the SE corner of Davie Road and Griffin Road where the Armadillo Square retail building currently exists. This site is considered a signature location within the Griffin Road Corridor. Accordingly, the zoning provides for the highest intensity of use at this intersection: all structures must be at least two (2) stories in height, although three (3) are encouraged; the first floor must be retail, dining or entertainment; buildings must be built close to the street, and parking must be located on the opposite side of the building from the street.

The proposed site plan for Walgreens fails to satisfy even the most basic code requirements which are most essential to the intent of the corridor zoning, including the requirements for building placement, parking lot placement, two (2) story minimum requirement, western theme architecture, prohibition of freestanding signage, and for the concealment of drive-thru facilities.

Staff finds the subject master site plan fails to satisfy several code requirements and is inconsistent with the stated intent of the Code. Staff also finds the proposed freestanding signage and building placement, which may be subject to waivers by Council by virtue of master plan submission without application for variance, are inconsistent with the stated intent of the Code, and do not meet the criteria for granting of waivers. Waivers may be granted when the existing development standards impose a hardship, but only when the Town Council finds that such deviations are consistent with the intent of the district regulations and in the best interest of the residents of Davie. The requested waivers of the building placement standards and signage restriction are inconsistent and in direct conflict with the intent of the code. The double street frontage does represent a site design challenge which can be successfully addressed through innovation. Staff has presented the applicant with several design alternatives through the development review committee comment process however, the proposed plan fails to capitalize on any of the opportunities this critical site offers.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee voted on a motion to deny (2-2 -Cox -yes, Evans - yes, Amos - no, Engel - no, June 27, 2000, James Marcellini absent).

RECOMMENDATION(S): *Based upon the above, staff recommends Denial of application SP 4-2-00.*

Attachment(s): Planning report, Addendum to staff report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 4-2-00
Armadillo Square

Item No.

Revisions:

Exhibit "A":

Original Report Date: June 23, 2000

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

Applicant Information

Owner:

Name: Armadillo Square
Address: 4614 SW 64th Ave

City: Davie, Fl. 33314

Phone: (954) 792-8999

Agent:

Name: PineHurst Properties, Inc.
Address: 607 West Bay Street

City: Tampa, Fl. 33606

Phone: (813) 251-9900

Background Information

Application Request: Site Plan approval

Address/Location: SE corner of SW 64th Ave and Griffin Road

Land Use Plan Designation: Regional Activity Center

Zoning: Griffin Road Corridor District (Downtown Zone)

Existing Use: Armadillo Square (Commercial Plaza)

Site Area: 1.945 acres

Surrounding Land Use:

North: Griffin Road

South: Commercial plaza

East: Vacant parcel

West: Davie Road/vacant parcel across Davie Road

Surrounding Zoning:

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

Zoning History: Regional Activity Center was adopted by Town Council in 1998 by Ordinance 98-029.

Previous Requests on Same Property: None

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of a proposed Master Plan to include a Walgreens store, parking, and landscaping within the Downtown Use Zone of the Griffin Road Corridor Ordinance. The proposed site is located on the SE corner of Davie Road and Griffin Road where the Armadillo Square retail building currently exists. This site is considered a signature location within the Griffin Road Corridor.
2. *Building: Placement:* Within the Downtown Zone east of Davie Road, buildings are required to be placed 50 feet from the edge of right of way, incorporating a 22' landscape buffer abutting Griffin Road and or Davie Road Right of Way, a one way frontage drive, parallel parking and a 10' sidewalk. These parameters are set to de-emphasize the adjacent roadways and emphasize a streetscape theme to promote future pedestrian traffic to adjacent parcels. The proposed building is set back 75 feet from Davie Road and 93 feet from Griffin Road and incorporates a two way drive aisle with two rows of parking in front of the building along Griffin and Davie Roads. This layout would destroy the intent of one of the most important elements in the Griffin Corridor Ordinance as well as breaking a potential link with adjacent street side development.
3. *Building Height and Architecture:* The future image of the Griffin Corridor District from University Drive west to the Turnpike will be that of an "Old Florida Frame Vernacular" style architecture. The Western Theme architectural standards will apply to this site location until the new standards are adopted by Town Council. Although the building elevations reflect some elements of Western Theme, it falls short of a convincing design.
The minimum number of floors required along Davie and Griffin Roads is two. This is to enforce the idea of a streetscape theme and encourage pedestrian interaction. The proposed building reflects one habitable floor with a false second story and building elevations that do not reflect the code required "four sided architecture".
4. *Parking and access:* Fifty Eight (58) spaces are required with 62 provided. Parking in the Downtown Zone is required to be in the rear and or sides of the building and screened from view to any adjacent roadways. This would allow for a one-way frontage drive and optional parallel parking to the front of the building again enhancing the curb appeal. While this performance standard is difficult to meet on a

corner parcel fronting two arterial roadways, the proposed parking layout reflects double row parking adjacent to both Griffin and Davie Roads, again destroying the curb appeal and directly contradicts, both the development standards and intent of the code. Drive thru windows are also required to be screened from adjacent roadways; the proposed drive thru is not.

5. *Landscaping:* The landscape plan provides for Live Oaks, Washingtonia Palms, Southern Red Cedar, East Palatka Holly, Crepe Myrtle and a variety of drought tolerant shrubs and groundcovers along the perimeters and interior portions of the site. Although the landscape plan does meet certain sections of the code, the overall planting pallet does not conform to the Griffin Road design criteria in reference to design layout and choice of materials.
6. *Signage:* Free standing signs are prohibited within the Downtown Use Zone. Section 12.32.320 of the Griffin Corridor District states that, Town Council may approve some flexibility in this requirement when proven that the intent of the said regulation will be maintained and where there is a hardship. The applicant is proposing two monument signs along Griffin and Davie Roads. Section 12-32.310 states that, within the Downtown Use Zone, building placement shall be within 50 feet of the road right of way. When this requirement is satisfied, the permitted building wall signs would provide sufficient advertisement for a perspective tenant, therefore negating the need for monument signs along the roadway.
7. *Drainage:* All on-site drainage will be handled by dry retention at the south end of the site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is Town of Davie.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area 8 and considered the “Heart of Davie”. This is the most diverse planning area, characterized by older small scale commercial development, older single-family residential neighborhoods, and newer, large scale multi-family residential developments that serve the rapidly growing South Florida Education Center.

Broward County Land Use Plan: The subject site is governed by the plat titled “Palm Garden Park”. There are no recorded restrictions.

Zoning History:

The subject site is located within the Griffin Corridor District; a geographically fixed and

specialized zoning district, similar to the Western Theme District, extending east from University Drive to State Road 7, and adopted by Town Council on February 2, 2000. The zoning district encompasses mostly frontage properties on Griffin Road, although in some instances it extends deeper. The District does not overlay the previous zoning, but completely replaces it. Therefore, at the subject location, the Griffin Corridor District has replaced the B-2 District and Western Theme Overlay District zoning of the site.

The new zoning was enacted in reaction to the Griffin Road widening, and seeks to convert the negative aspects of road widening, which include more asphalt, loss of rural character, proliferation of strip shopping centers, gas stations, fast food restaurants, etc.; and create an opportunity for a showcase corridor that enhances the appearance, image and economy of the Town which is accomplished through architecture, master-planning of development, the prohibitions of many uses associated with strip commercial development, unique development standards focusing on building placement and bulk, parking placement and pedestrian amenities, and encouragement of mixed residential and commercial uses.

Applicable Codes and Ordinances

The Town of Davie Code is the effective code of ordinances governing this project. The project is specifically subject to Section 12-32. Division 300, known as the Griffin Corridor District regulations, adopted February 2, 2000.

Staff Analysis

The subject site at the Davie/Griffin Roads intersection is the centerpiece of the Griffin Corridor District and the entrance to Downtown. Accordingly, the zoning provides for the highest intensity of use at this intersection: all structures must be at least two (2) stories in height, although three (3) are encouraged; the first floor must be retail, dining or entertainment; buildings must be built close to the street, and parking must be located on the opposite side of the building from the street.

The proposed site plan for Walgreens fails to satisfy even the most basic code requirements which are most essential to the intent of the corridor zoning, including the requirements for building placement, parking lot placement, two (2) story minimum requirement, western theme architecture, prohibition of freestanding signage, and for the concealment of drive-thru facilities. Additional staff concerns are itemized on the addendum hereto.

Staff Findings

Staff finds the subject master site plan fails to satisfy several code requirements and is inconsistent with the stated intent of the Code. Staff also finds the proposed freestanding signage and building placement, which may be subject to waivers by Council by virtue of master plan submission without application for variance, are inconsistent with the stated intent of the Code, and do not meet the criteria for granting of waivers. Waivers may be granted when the existing development standards impose a hardship while not serving the intent of the district. The requested waivers of the building placement standards and signage restriction do not satisfy the intent of the code. The double street frontage does represent a site design challenge which can be successfully addressed through innovation. Staff has presented the applicant with several design alternatives through the

development review committee comment process however, the proposed plan fails to capitalize on any of the opportunities this critical site offers.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends Denial of application SP 4-2-00.*

Site Plan Committee

Site Plan Committee Recommendation: motion to deny 2-2 (Cox - yes, Evans - yes, Amos - no, Engel - no, June 27, 2000, James Marcellini absent).

Exhibits

1. Addendum to staff report
2. Land Use Map
3. Subject Site Map
4. Aerial

Prepared by: _____

Reviewed by: _____

ADDENDUM

The following site plan items have not been addressed per the requirements of the Griffin Corridor District:

1. Providing a single lane frontage road with optional parallel parking along Griffin Road. (Section 12-32.310(A)(4)(b))
2. Providing site data calculations on the site plan. (Section 12-32.(D))
3. Moving the building placement to the build-to-line of the property. (Section 12-32.310)
4. Providing a minimum of two habitable floors on the building elevations. (Section 12-32.309)
5. Providing building elevations that conform to Western Theme standards and or the draft "Old Florida Vernacular" style architecture as shown to council or otherwise provided for in the code for all four sides. (Section 12-32.305)
6. Providing all parking to the rear of the building, screened from view to all adjacent roadways. (Section 12-32.314(B)(1))

7. Providing screening from the proposed drive-thru to adjacent roadways. (Section 12-32.304 Accessory Uses(R(3))
8. Providing a street light detail and locations that conform to the architectural character of the Down Town Zone. (Section 12-32.313)
9. Providing decorative pavers along Griffin and Davie Road. Provide color samples and show pattern in plan view. (Section 12-32.316)
10. Removing all proposed free standing signs from the application. (Section 12-32.317) Limiting all wall signage to a maximum of 150 SF. Neon lighting is not permitted. (Section 12-242 (3))
11. Providing dumpster enclosure detail.
12. Providing typical parking details.
13. Providing a minimum width of 10' for all parking islands.

Additional staff concerns not specifically required by code:

1. Continuing the Landscape theme proposed for Griffin Road to the Davie Road side.
2. Providing Gama Grass under the proposed Thrinax Palms along Griffin Road. Also, adding an additional palm to the groupings.
3. Providing Cypress tree plantings (18) with the retention area.
4. Providing (Ilex Vomitoria, Hawthorn or Spider Lily) within all parking islands.
5. Providing planter space at the front of the building for opportunity to plant accent palms to enhance the entrance.
6. Change out the Silver Buttonwood trees for Green Buttonwood in the parking islands.
7. Providing a hedge or equal screening material along the 8' screen wall.

REGIONAL ACTIVITY CENTER

S.W. 42nd Ct.

S.W. 42nd Pl.

S.W. 43rd St.

S.W. 62nd Ave.

S.W. 44th St.

S.W. 55th Way (Rodeo Way)

S.W. 64th Ave.

S.W. 63rd Ave.

Orange Dr.

Griffin Rd.



SUBJECT SITE

S.W. 46th St.

REGIONAL ACTIVITY CENTER

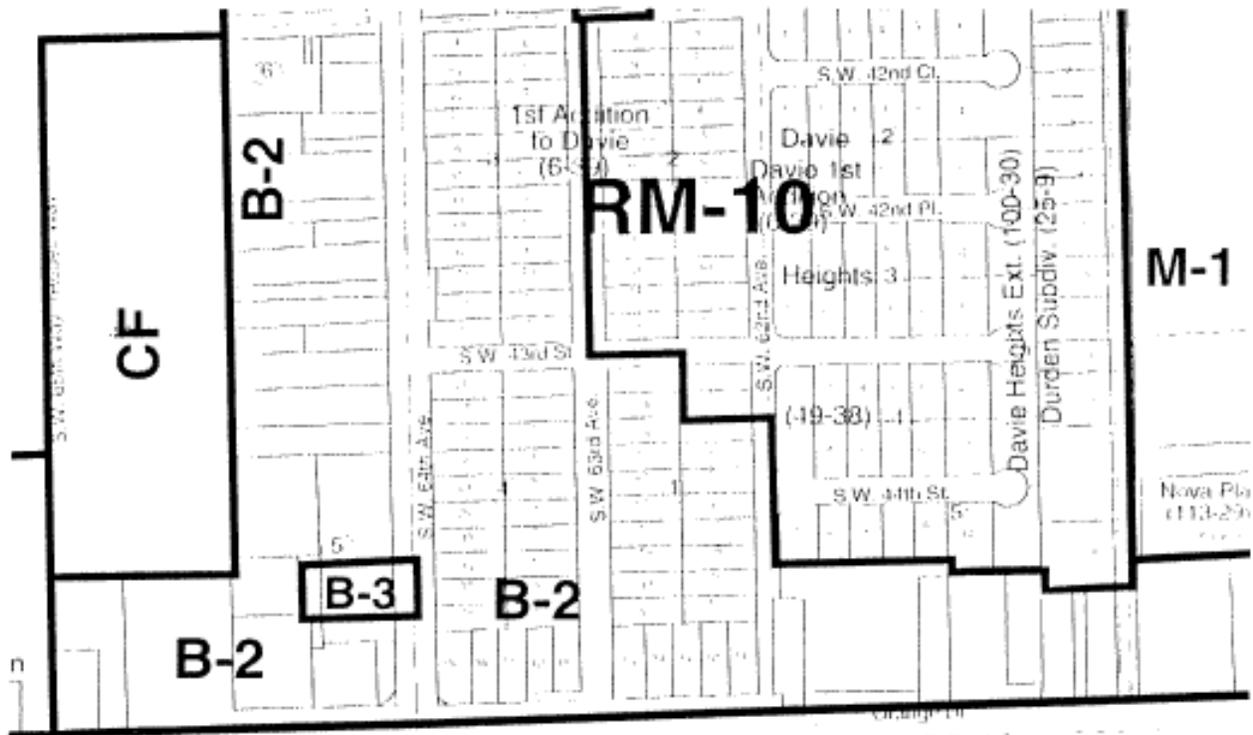
S.W. 65th Ave.

S.W. 66th Ave.

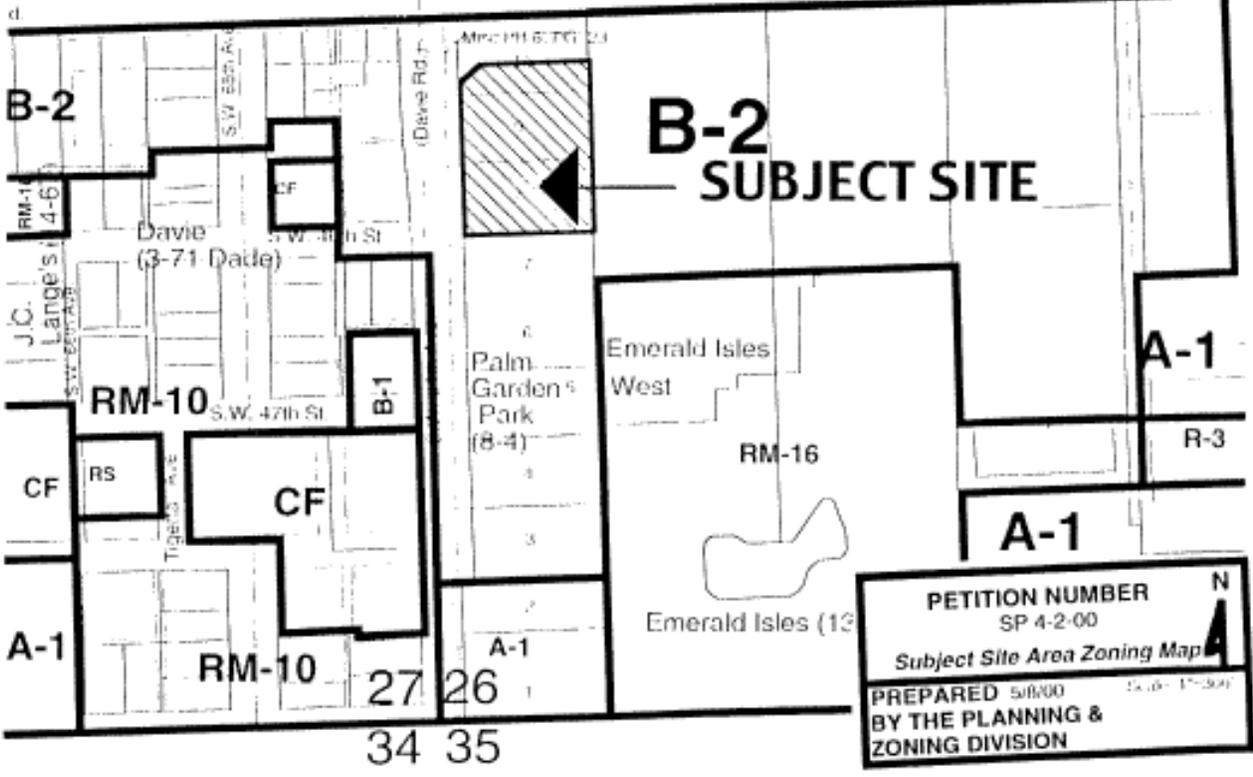
Tigertail Ave.

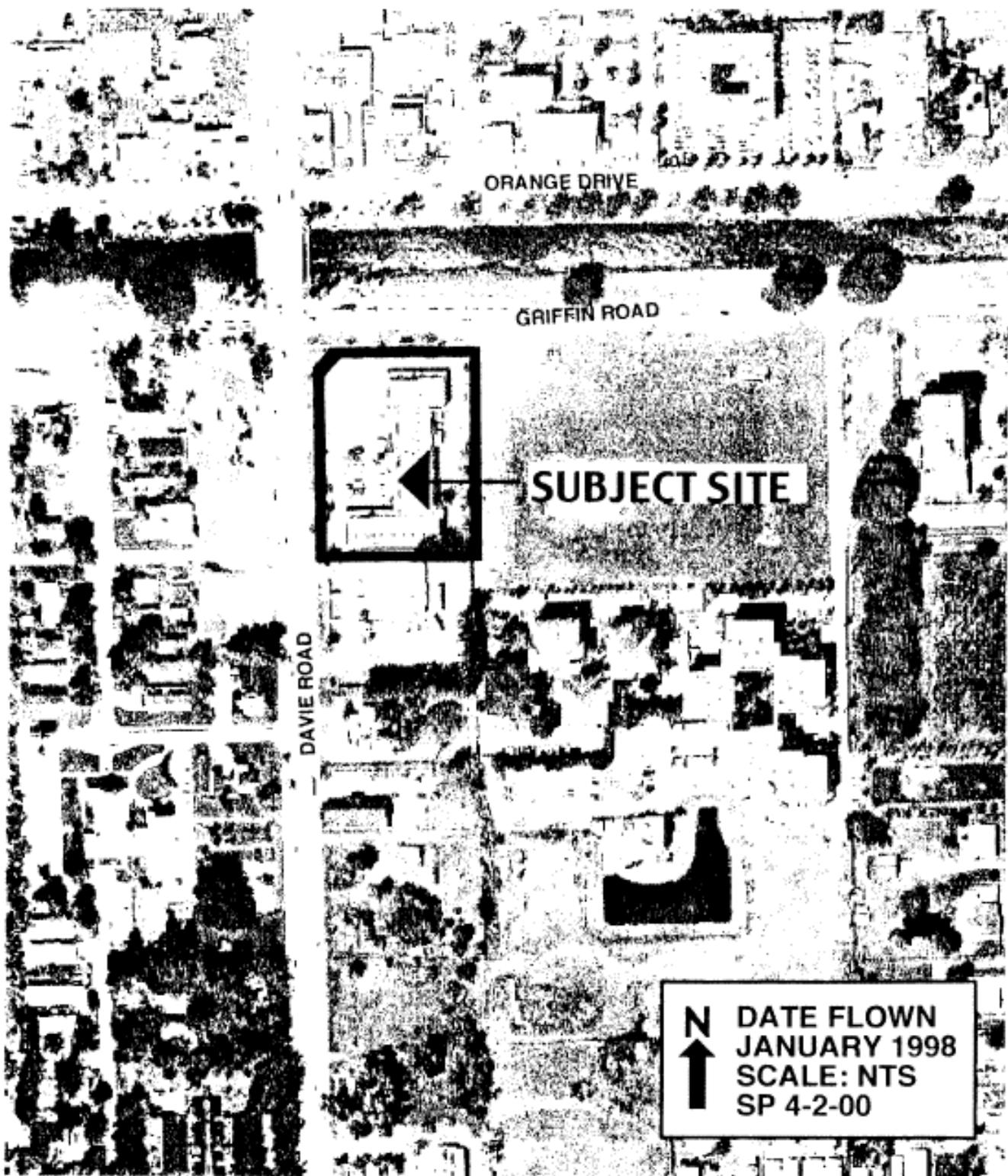
S.W. 47th St.

PETITION NUMBER		N 4
SP 4-2-00		
<i>Subject Site Area Future Land Use Plan</i>		
PREPARED	5/15/00	DATE: 5/15/00
BY THE PLANNING & ZONING DIVISION		



RIVER CANAL SOUTH NEW RIVER CANAL Griffin Rd





ORANGE DRIVE

GRIFFIN ROAD

SUBJECT SITE

DAVIE ROAD

N



DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 4-2-00