



STAFF REPORT

IBB BUILDING EXPANSION (REVISED SITE PLAN)

Summary

This is an application for Revised Site Plan approval for the expansion of an existing office, storage and manufacturing building. The subject property is located at 14051 NW 14 Street within the Sawgrass International Corporate Park at the northeast corner of Sawgrass Corporate Parkway and NW 14 Street, as shown on the location map. The applicant is proposing to add 52,500 square feet of office and warehouse space to the existing building for a total of 183,837 square feet of office/warehouse use. The property is zoned I-1 (Light Industrial District) and the underlying land use is I (Industrial) on the City's Future Land Use Map. The Revised Site Plan requires City Commission approval per Section 16-32 of the Land Development Code (LDC).

General Information

The subject property is located within the Sunrise Industrial Park Phase 1 Plat (Plat Book 114, Page 25) approved by the City Commission via Resolution No. 81-37 on March 10, 1981.

On February 11, 1992, via Resolution 92-24, the City of Sunrise City Commission approved the Site Plan, for construction of an warehouse and distribution center. The property received approval for additional revisions to the Site Plan, via Resolution 92-24-A, on October 13, 1992 including, but not limited to changes to the canopy entrance and elevations, removal of the mezzanine area, and the relocation of the dumpster and service area. Plans were revised in October 1998, providing for approval of a 40,000 square foot "future" warehouse addition to the west side of the building which was never built and its development rights have expired. However, although the "future" warehouse addition was not constructed, the on-site parking, landscaping and other site amenities intended to serve this unbuilt expansion, were built.

The property is adjacent to I-1 zoned properties with an office/warehouse development to the north, HBO Latin America to the east, and office buildings to the south. West of the property is an office building zoned B-3 (General Business District).

The subject property is also located within the Sawgrass Corporate Park Development of Regional Impact (DRI). Staff has confirmed the proposed development is in compliance with the underlying DRI. In addition, the applicant has received a letter of approval from the Sawgrass International Corporate Park Association indicating that the proposed expansion of the existing building is in accordance with the DRI. The applicant has received approval from the Architectural Review Committee of the Sawgrass International Corporate Park (SICP) indicating that the proposed Revised Site Plan is in conformance with the Design Criteria of the SICP.

Project Description

The applicant proposes to construct a 52,500 square foot expansion on the west side of the existing 131,337 square foot building for a total of 183,837 square feet of gross floor area on the 11.07-acre property. Based upon the proposed building expansion, including the addition of 12 new loading spaces, the proposed Revised Site Plan will consist of 401 parking spaces, satisfying the total amount of parking spaces required by the LDC.

The Revised Site Plan will also maintain the three (3) existing points of access to the site and will increase the width of the ingress/egress to Sawgrass Corporate Parkway in order to accommodate expected truck traffic.

The proposed design of the building addition includes smooth textured stucco finish with a glass storefront entry and metal awnings over the loading doors. The proposed building has a maximum height of 39'-6" to the top of the parapets, higher than the existing building's current height of 30' 4" to the top of the parapets. The proposed building elevations include parapet walls with stucco reveals and banding to match the existing building. The proposed addition will be painted grey and white to match the existing building.

Staff Evaluation

Staff has reviewed the Revised Site Plan and find it consistent with the Land Development Code.

Staff Recommendation to the Planning and Zoning Board, March 5, 2020

This application meets all applicable Land Development Code requirements. Therefore, Staff recommends approval.

Planner: Bradley Swing
File No. 19:14 (88:50025)



Location Map





STAFF REPORT

JAFKO RESPITE CENTER (REVISED SITE PLAN)

Summary

This is an application for Revised Site Plan approval for the completion of an existing respite care facility for children with developmental disabilities. The subject property is located at 5100 – 5130 N. Nob Hill Road, as shown on the location map. The property is zoned CF (Community Facilities District) and RS-5 (Low Density Single-Family Residential District) and the underlying land use is LD-5 (Low (5) Density Residential) on the City's Future Land Use Map. The Revised Site Plan requires City Commission approval per Section 16-32 of the Land Development Code (LDC).

General Information

The subject property is located on the east side of N. Nob Hill Road, approximately 300 feet north of NW 50 Street, in the JAFKO Respite Center Plat (Plat Book 179, Page 180). This plat was approved by the City Commission via Resolution No. 09-134 on July 14 2009.

On February 23, 2010, the City Commission approved Resolution No. 10-19 and 10-20 for a special exception use permit allowing flat roofs for the single-family residential homes within the project site and granting Site Plan approval for a community and residential facility consisting of a multi-purpose community facility support center and three (3) special residential homes that accommodate up to six (6) children each.

Staff notes the guard gate house, the small donation building and an equipment building near the entrance to the facility, as well as two (2) of the three (3) residential homes included in the originally approved Site Plan were never built, and development approvals for the unbuilt buildings have expired. When the initial phase of the project was completed in 2014, on-site parking, landscaping and other site amenities intended to serve the support facility and the first residential home were constructed. Therefore, the proposed Site Plan modifications required to accommodate the two (2) additional residential buildings are minimal.

The property is adjacent to CF zoning to the south, the Daniel D. Cantor Senior Center. South and east of the property is the Federation Landings and Federation Gardens,

zoned RM-16 (Medium Density Multiple-family Residential District). An existing residential development zoned RS-5 is to the north, and an office/warehouse building zoned I-1 (Light Industrial District) is to the west, across N. Nob Hill Road.

Project Description

The applicant proposes to construct two (2) special residential homes on the east side of the property. Additional playground equipment will be built where the equipment building was to be located and a shade structure will be built instead of the previously approved but not constructed guard gate house and donation building. City Code required parking for the proposed and existing single-family residential homes will be met by providing six (6) garage spaces and eleven (11) surface spaces for a total of seventeen (17) parking spaces. The existing community facility building continues to be served by forty-one (41) existing parking spaces. No revisions are proposed for the community facility building.

The two (2) new residential buildings will be painted a natural, earth tone base color with vibrant colors accenting minor architectural features on the east and north elevations. Each building will feature a high and low flat roof design matching the existing home on site. Integrated landscaping, playground amenities and covered pedestrian walkways have been incorporated into the Revised Site Plan as well.

Staff Evaluation

Staff has reviewed the Revised Site Plan and found it consistent with the Land Development Code.

Staff Recommendation to the Planning and Zoning Board, March 5, 2020

This application meets all applicable Land Development Code requirements. Therefore, Staff recommends approval.

Planner: Bradley Swing
File No. RSP-000095-2020 (09:51)



Location Map

