



Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 5-9-99 6580 State Road 84

TITLE OF AGENDA ITEM: Nations Rent Phase III

REPORT IN BRIEF: The subject site is located on the SW corner of State Rd 84 and College Avenue. The applicant is requesting approval of additional parking and two additional structures consisting of, a three story office building and a single story maintenance building as part of the phase 3 construction of the Nations Rent site. Phase I and II have been previously approved by Town Council. Building colors and materials will remain consistent with Phase I and II.

DISCUSSION: (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workscope, evaluation and selection process, and conclusion)

CONCURRENCES: (concerns and/or opinions of affected departments, Committees, Boards or Council)

The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

FISCAL IMPACT: N/A

Is appropriation required?	yes	no	If yes, expected cost \$
Funding appropriated?	yes	no	If yes, amount \$
Account Name:			
Additional Comments:			

RECOMMENDATION(S):

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL.
subject to the following prior to the issuance of a building permit.

1. Providing a 6' masonry wall around the vehicular storage area per section 39-1056 (4) of the Forman Agreement.
2. Coordinating the dimensions of the wall signage on the elevations with the signage details.
3. Widening the parking median west of the maintenance building from 6' to 10'.
4. Showing all proposed fencing on the Site Plan.
5. Providing shrubs or ground cover in the parking islands where there are proposed trees.

RECOMMENDATION(S): Cont.

6. Verify the number of palm species noted in the landscape calculations with the number on the plans.
7. Replace sod with 1/2" -3/4" gravel in the fuel island.
8. Approval of the Photometric Lighting Plan by the Engineering Department.
9. Providing signed and sealed landscape plans and specifications by a Florida registered Landscape Architect.
10. Providing a landscape area on the north side of the maintenance building (minimum 8 Sabal Palms staggered heights of 10'-14' and 65 Fakatachee shrubs.
11. Approval of the site plan from the Engineering department.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through 11, with the addition that the site plan elevations conform with the floor plan being proposed and that adjustments be made to the first floor landscape plan [A1.1 sheet of the plans] as well as the architectural plans)

Attachment(s): Planning report, Application, Aerial, Subject site map

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

July 10, 1999

SITE PLAN: Nations Rent Phase III SP 5-9-99

APPLICANT: **Petitioner:** Larry Peters / Nations Rent
Owner: 95 WHSE, Inc.

ANALYSIS: **Land Use/Zoning:** Industrial / M4 (County)
Location: 6580 State Rd. 84

The applicant is requesting approval of a 59,840 square foot three story office building, a 7,500 square foot maintenance building, associated parking and landscaping, all part of the phase 3 construction of the Nations Rent equipment rental facility. The overall site is 10.1 acres with a total of 32 percent open space.

Three hundred forty three parking spaces are required with three hundred sixty four provided.

The building colors will match the previously approved phase two building using the corporate white, black and yellow color scheme. Building materials will incorporate black metal siding and white stucco walls. Wall signage will be fastened to the upper facia of the building displayed on the north, east and west elevations.

The landscape plan indicates Live Oak, Mahogany, Sabal Palms, and cocoplum along the perimeters. Foxtail palms, Montgomery palms, and Tabebuias are positioned along the facades of the building with Mahogany, Live Oak, and Gumbo Limbo's proposed in the parking area.

The site plan, landscaping, and signage are in conformance with Town Code Requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL.
subject to the following prior to the issuance of a building permit.

1. Providing a 6' masonry wall around the vehicular storage area per section 39-1056 (4) of the Forman Agreement.
2. Coordinating the dimensions of the wall signage on the elevations with the signage details.
3. Widening the parking median west of the maintenance building from 6' to 10'.

4. Showing all proposed fencing on the Site Plan.
5. Providing shrubs or groundcover in the parking islands where there are proposed trees.
6. Verify the number of palm species noted in the landscape calculations with the number on the plans.
7. Replace sod with 1/2" -3/4" gravel in the fuel island.
8. Approval of the Photometric Lighting Plan by the Engineering Department.
9. Providing signed and sealed landscape plans and specifications by a Florida registered Landscape Architect.
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EXISTING ZONING: M4
LAND USE DESIGNATION: Industrial

TOWN OF DAVIE USE ONLY
SITE PLAN NO. SP5-9-99
FEE \$ 1800.00
RECEIPT NO. 7563

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: 5/4/99 NON-RESIDENTIAL: X
RESIDENTIAL SITE PLAN: _____ FLOOR AREA: 67,500 sq ft
NO. OF UNITS: _____ 2 bldg
PETITIONER: Georgette McKee
Larry Peters/NationsRent
ADDRESS: 450 E Gas Line Blvd, Ft. Lauderdale
FL 33301
PHONE: 954-759-5827

RELATIONSHIP TO PROPERTY: Tenant
OWNER: 95 WISE, Inc.
ADDRESS: 3121 West Hallandale Beach Blvd. #102, Pembroke Pines, FL 33009

PROJECT NAME/SUBDIVISION NAME: NationsRent PHASE III
PROJECT ADDRESS: 6580 St Rd. 84
LEGAL DESCRIPTION: Parcel "A" of COLLEGE PARK AVENUE PLAT, Plat Book 143,
Page 43, Broward County, Florida

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS _____ NUMBER OF SURVEYS _____
APPROVE AS TO FORM: [Signature] DATE: 5/5/99
DEVELOPMENT REVIEW COMMITTEE DATE: 5/25/99
SITE PLAN COMMITTEE MEETING DATE: _____
TOWN COUNCIL MEETING DATE: _____

SAM JAZAYR

 OWNER'S NAME(S)
S. Jazayr

 OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
 3121 W. Hallandale Beach Blvd., Suite 102

 ADDRESS
 Pembroke Pines, FL 33009

 CITY, STATE, ZIP
 954-981-1154

 PHONE

Larry Peters

 PETITIONER'S NAME
Larry Peters

 PETITIONER'S SIGNATURE
 450 E. Las Olas Blvd.

 ADDRESS
 Ft. Lauderdale, FL 33301

 CITY, STATE, ZIP
 954-759-5827

 PHONE

The foregoing instrument was acknowledged before me this 23 day of April, 1999, by Sam Jazayr, President of 95 Whse, Inc. who is personally known to me or who has produced _____

The foregoing instrument was acknowledged before me this 4 day of MAY, 1999, by LARRY PETERS who is personally known to me or who has produced _____

as identification and who did take an oath.

as identification and who did take an oath.

NOTARY PUBLIC:

NOTARY PUBLIC:

Sign: Lori G. English
 Print: LORI G. ENGLISH

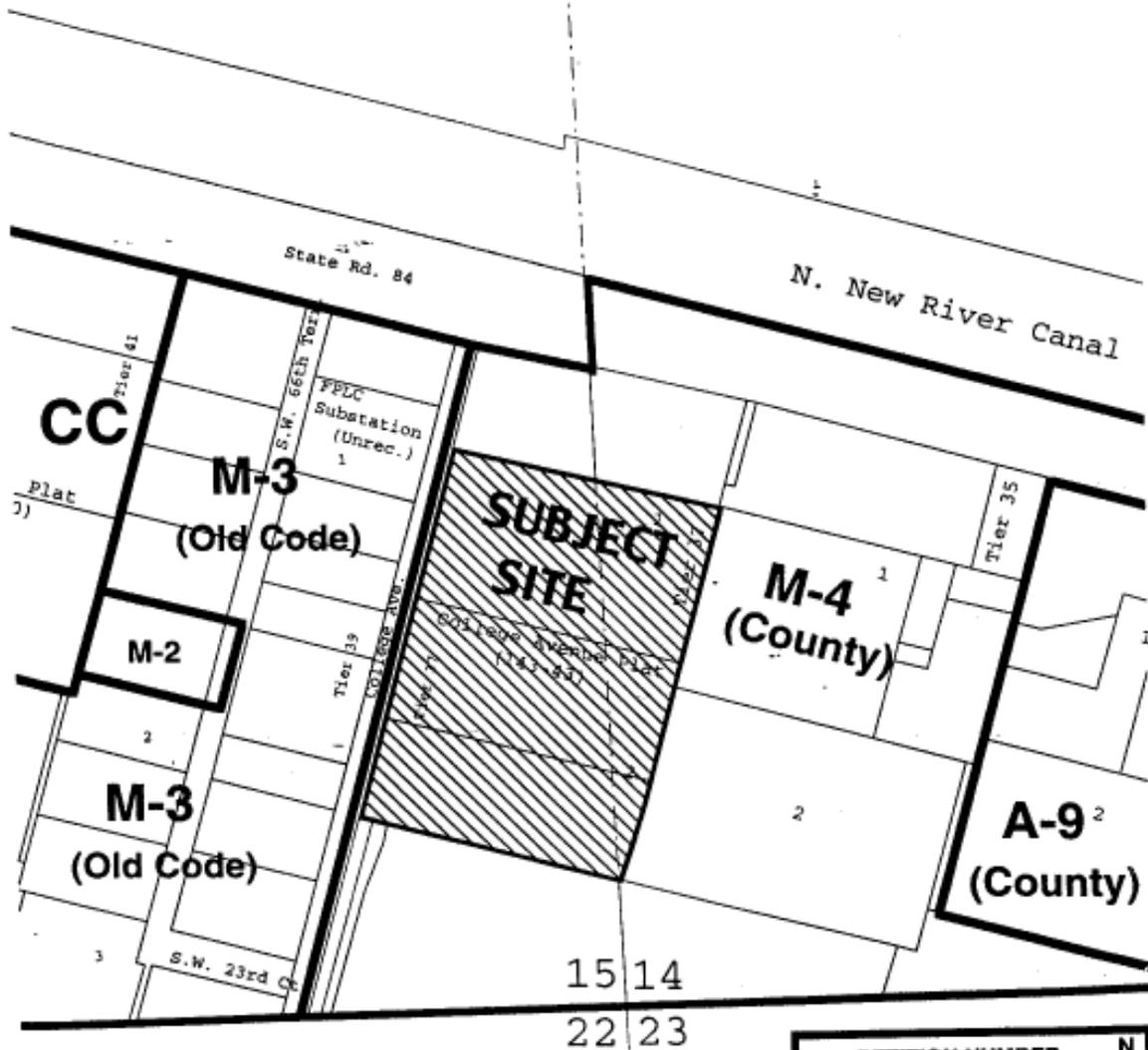
Sign: Kathleen Armstrong
 Print: KATHLEEN ARMSTRONG

My Commission Expires _____

My Commission Expires _____



OFFICE USE ONLY

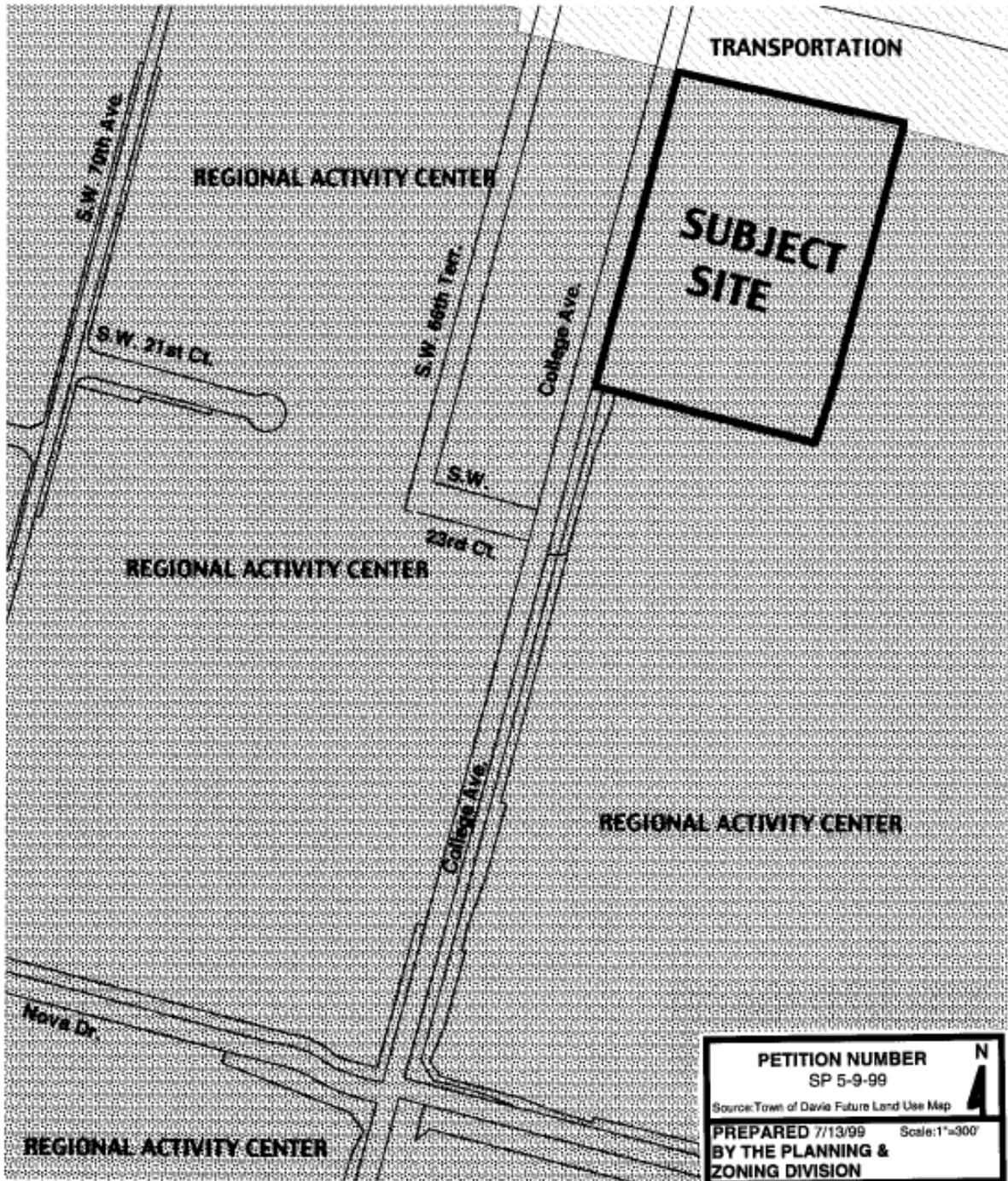


PETITION NUMBER
 SP 5-9-99

PREPARED 5/18/99 BY THE PLANNING & ZONING DIVISION

Scale: 1" = 300'

N



TRANSPORTATION

REGIONAL ACTIVITY CENTER

**SUBJECT
SITE**

S.W. 70th Ave

S.W. 21st Ct

S.W. 80th Terr

College Ave

S.W.

23rd Ct

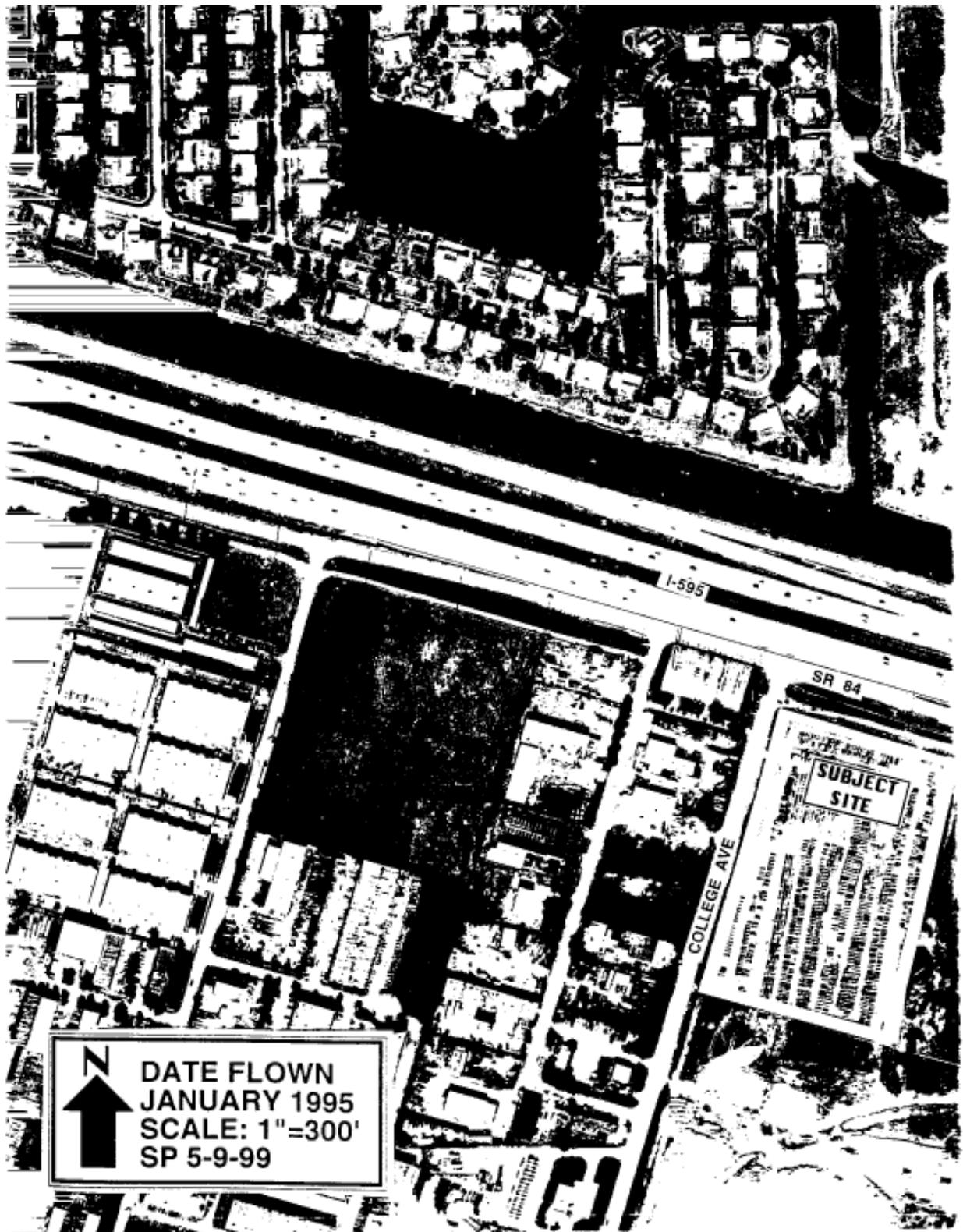
REGIONAL ACTIVITY CENTER

REGIONAL ACTIVITY CENTER

Nova Dr

REGIONAL ACTIVITY CENTER

PETITION NUMBER		N ↑
SP 5-9-99		
Source: Town of Davie Future Land Use Map		
PREPARED 7/13/99	Scale: 1"=300'	
BY THE PLANNING & ZONING DIVISION		



I-595

SR 84

COLLEGE AVE

SUBJECT SITE

N
↑
DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
SP 5-9-99