



Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 6-7-99, 10401 Orange Drive

TITLE OF AGENDA ITEM: Tail End Pet Resort (A-1)

REPORT IN BRIEF: The applicant request approval of an 11,564 square foot residential / Kennel facility, associated parking and landscaping. The two story structure will house a training and grooming area on the first floor and a residential unit on the second floor. A 5,014 square foot covered kennel area is proposed in the rear of the main structure along with an enclosed exercise space. The entire backyard will be screened by an 8' masonry wall. Landscaping and parking have been designed to meet code.

PREVIOUS ACTIONS: On June 17, 1998, Town Council approved application SE-4-2-98 for a special permit to allow dog runs to be constructed and utilized in conjunction with the dog kennel facility. The approval is subject to the following:

1. The stipulations agreed upon in the letter attached to the special permit report.
2. The site plan provided.
3. A 3 year limit on the special permit for the dog runs, subject to annual review for the express purpose of ensuring that noise levels in the adjacent neighborhoods resulting from your facility are acceptable. After 3 years, you would reapply for the permit, however, this in no way would affect the remainder of the dog kennel's legality.
4. The special permit will also expire one year after date of approval if no development permit is issued. A development permit may include Town plat approval.

CONCURRENCES: 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: Not applicable

RECOMMENDATION(S): Motion to approve the site plan application subject to the conditions outlined in the planning report.

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

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

SITE PLAN: Tail End Pet Resort
SP 6-7-99

APPLICANT: **Petitioner:** Associated Engineers of South Florida
Owner: Susan Blum

ANALYSIS: **Land Use/Zoning:** A-1 Agricultural/Residential
Location: Orange Drive, Approximately 1500 ft. west of Nob Hill Rd.

The applicant requests approval for an 11,564 square foot residence/kennel facility, associated parking and landscaping. The proposed structure will consist of a 2,094 square foot training room and a 2,026 square foot grooming area on the ground level, with a 2,035 square foot residence on the second floor level. To the north of the main structure will be an attached 5,014 square foot covered kennel area. An enclosed exercise area and "residential backyard" will be to the rear to the main building completely enclosed by an 8' masonry wall.

The proposed structure will have a residential appearance with a mediterrean style architecture. Building materials will consist of light yellow stucco walls, green barrel tile roofing, and white decorative molding accents around doors and windows.

The landscape plan proposes to preserve the existing trees along orange drive and along the east perimeter. The back half of the site will remain as an undisturbed wooded area. The parking area will consist of Gumbo Limbo, Live Oak, Crepe Myrtle, Tabebuia, and Wax Myrtle. Adjacent to the front facade will be Queen Palms, Alexander palms, shrubs and groundcover.

PLANNING AND ZONING DIVISION RECOMMENDATION: **APPROVAL** subject to the following:

1. Approval from the engineering department.
2. Providing two additional trees to the west perimeter and revising the linear footage in the calculations.
3. Revising the elevation conflict between the finished floor, retention swale, perimeter berm, and adjacent property grade. Provide a cross section along the property to include these elevations. Provide a cross section from the proposed pavement to the east and west property lines. Slopes shall not exceed a ratio of 4:1.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through three (3-0, Motion: Mr. Arnold, Seconded: Mr. Amos, Ms. Cox and Mr. Engel absent), September 7, 1999.

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: A-1
LAND USE DESIGNATION: Agricultural/Residential

TOWN OF DAVIE USE ONLY
SITE PLAN NO. SP-799
FEE \$ 709.32
RECEIPT NO. 7608

RECEIVED
JUN 2 1999
TOWN OF DAVIE
PLANNING DEPARTMENT

**TOWN OF DAVIE
SITE PLAN APPLICATION**

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

DATE FILED: June 1, 1999 NON-RESIDENTIAL: Yes
RESIDENTIAL SITE PLAN: Yes FLOOR AREA: 8,983 Sq. Ft.
NO. OF UNITS: 1

PETITIONER: Associated Engineers of South Florida, Inc.

ADDRESS: 5450 Griffin Road, Davie, FL 33314

PHONE: (954) 584-6880

RELATIONSHIP TO PROPERTY: Agent

OWNER: Susan Blum

ADDRESS: 325 N.W. 106th Terrace, Pembroke Pines, FL 33026

PROJECT NAME/SUBDIVISION NAME: Tail End Pet Resort

PROJECT ADDRESS: ¹⁰⁴⁰¹ Orange Drive, approximately 1500 Ft. West of Nob Hill Rd.

LEGAL DESCRIPTION: See Attached Survey.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS 3 NUMBER OF SURVEYS 2
APPROVE AS TO FORM: Jat DATE: 6/2/99 * OK by Jayle
DEVELOPMENT REVIEW COMMITTEE DATE: 6/22/99
SITE PLAN COMMITTEE MEETING DATE: 8/10/99
TOWN COUNCIL MEETING DATE: _____

Susan Blum
OWNER'S NAME(S)

Susan Blum
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

325 N.W. 106th Terrace
ADDRESS

Pembroke Pines, FL 33026
CITY, STATE, ZIP

(954) 432-6397
PHONE

Associated Engineers
of South Florida, Inc.

PETITIONER'S NAME
Gustavo X. Aguirre

PETITIONER'S SIGNATURE
By: Gustavo X. Aguirre, President

5450 Griffin Road
ADDRESS

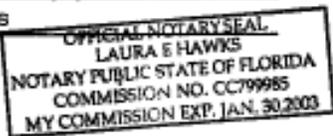
Davie, FL 33314
CITY, STATE, ZIP

(954) 584-6880
PHONE

The foregoing instrument was acknowledged before me
this 1st day of June, 1999, by
Susan Blum who is personally
known to me ~~as a~~ person

~~as a~~ and who did take an oath.

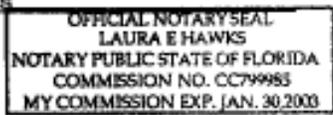
NOTARY PUBLIC:
Sign: Laura E. Hawks
Print: Laura E. Hawks
My Commission Expires:



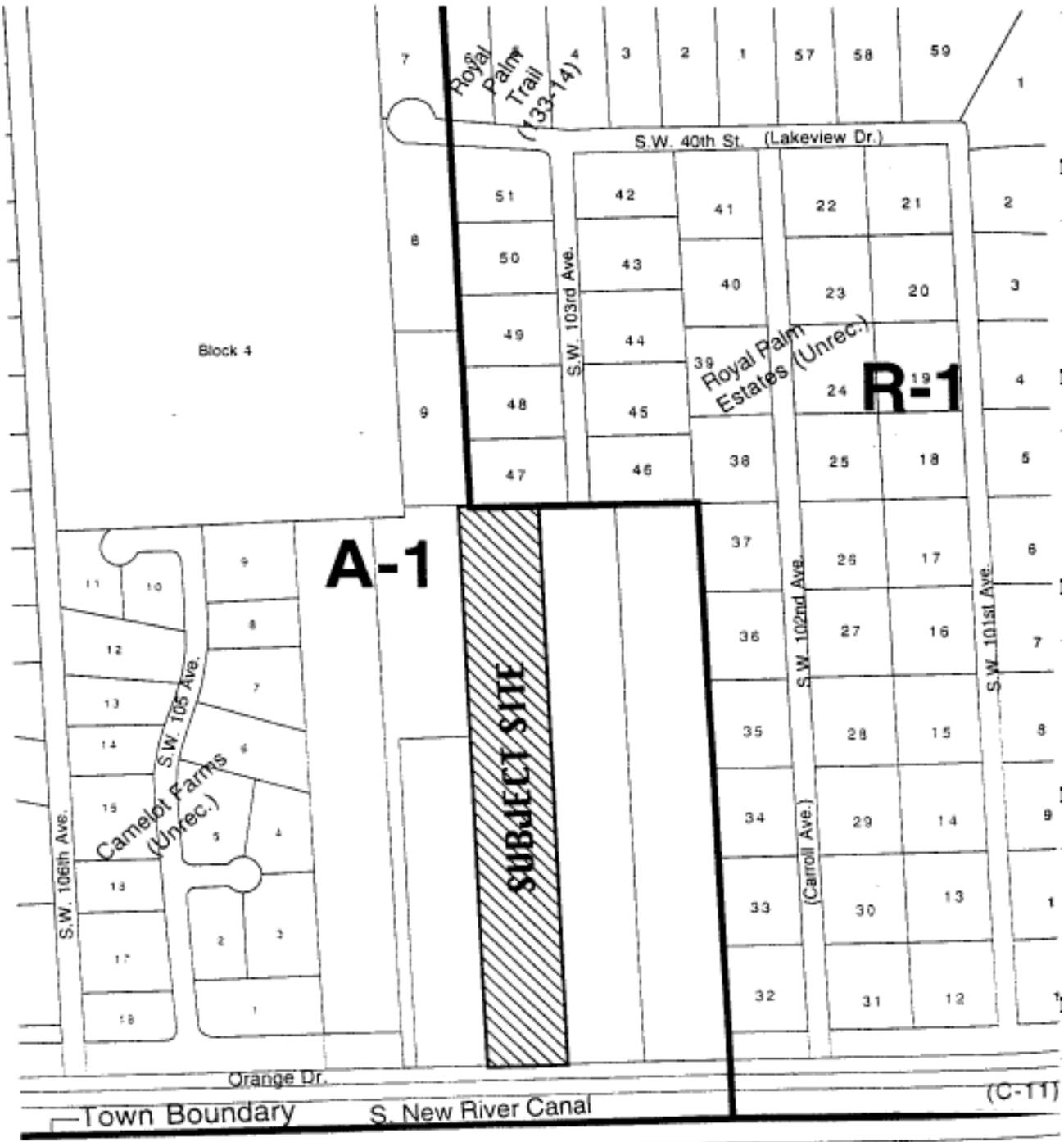
The foregoing instrument was acknowledged before me
this 1st day of June, 1999, by
Gustavo X. Aguirre, Pres. who is personally
known to me ~~as a~~ person

~~as a~~ and who did take an oath.

NOTARY PUBLIC:
Sign: Laura E. Hawks
Print: Laura E. Hawks
My Commission Expires:



OFFICE USE ONLY

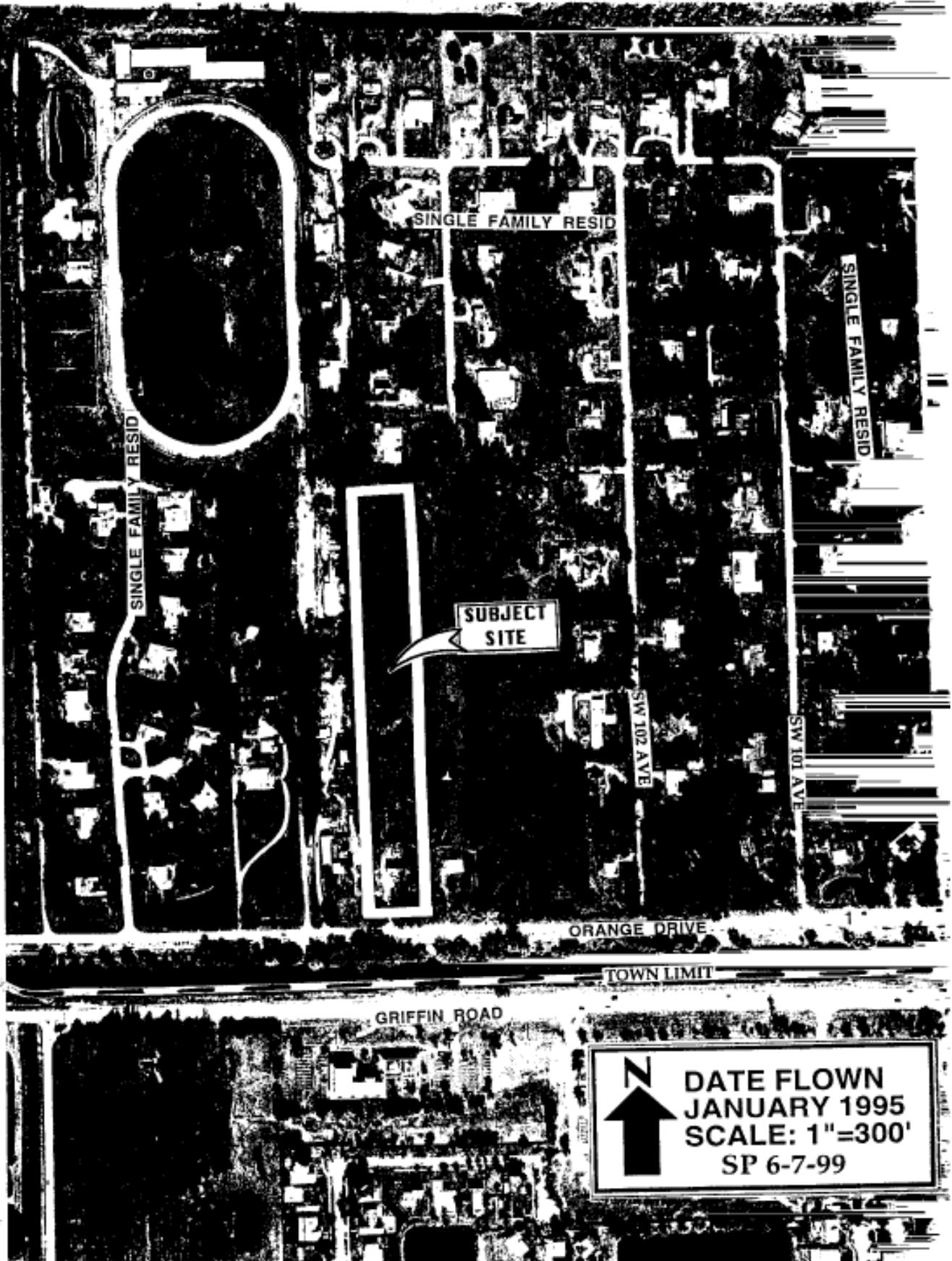


PETITION NUMBER
 SP6-7-99

PREPARED 4/29/98
 BY THE PLANNING &
 ZONING DIVISION

Scale: 1"=300'

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SINGLE FAMILY RESID

SINGLE FAMILY RESID

SINGLE FAMILY RESID

SUBJECT SITE

SW 102 AVE

SW 101 AVE

ORANGE DRIVE

TOWN LIMIT

GRIFFIN ROAD



DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
SP 6-7-99