



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 9-5-99

Project Name: Designed Traffic Installation
Location: 4601 SW 30th Street

CONTACT PERSON/NUMBER: Scott McClure / 797-1072
TITLE OF AGENDA ITEM: Designed Traffic Installation, Co.

REPORT IN BRIEF: The applicant proposes to demolish an existing single story metal building and shed on the 3.35 acre site to allow for a new 12,600 square foot metal warehouse structure, associated parking and landscaping. The building will be single story painted in Egyptian white with a grey roof and bronze trim. The front facade shows four overhead doors that will face State Road 84 Spur. The overall building height will be 21'-0" to the top of the roof eave. Two ingress/egress points are provided off of State Road 84 Spur. A new parking area is proposed in the front of the building to allow for twenty six parking spaces required by code. The landscape plan reflects Gumbo Limbo, Live Oak and Satin Leaf trees along the perimeters and parking islands with a continuous hedge of Cocoplum.

PREVIOUS ACTIONS: None

CONCURRENCES: *Based upon the above, staff recommends approval of application SP 9-5-99 subject to the following.*

1. Relocating the dumpster to the west side of the building and providing the required screening.
2. Providing a concrete or asphalt surface in the storage area where vehicles will be used and maintain a minimum 5' landscape buffer along the west and north perimeters.
3. Providing additional canopy trees every 40 lf. and a continuous hedge along the west perimeter of the site.
4. Providing triple Alexander palms and shrubs/groundcover in the landscape islands at the front of the building.
5. Providing native shrubs/groundcover under proposed interior trees.
6. Providing tree relocation specifications on the landscape plan.
7. Providing a note for contractor to sod and irrigate to the edge of all rights of ways.
8. Providing a note that all canopy trees will be planted a minimum of 15' from all proposed or existing light poles.
9. Switching the Live Oak tree for a Satin Leaf in the center parking island adjacent to State Road 84 Spur.

RECOMMENDATION(S): Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report (4-0, Motion by: Mr. Arnold, Seconded by: Mr. Engel with Mr. Evans absent) December 7, 1999.

Attachment(s): Planning Report, Subject Site Map, Land Use Map, Aerial

Application #: SP 9-5-99
Designed Traffic Installation, Co.

Revisions:

Exhibit "A":

Original Report Date: December 7, 1999

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

APPLICANT INFORMATION

Owner:

Name: John Coyne
Address: 2801 SW 46th Avenue

City: Ft. Lauderdale, Fl

Phone: (954) 587-4070

Agent:

Name: Frank Suarez
Address: 4800 SW 74th Court

City: Miami, Fl

Phone: (305) 667-6200

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 4601 SW 30th Street

Land Use Plan Designation: Industrial

Zoning: M-4 Heavy Industrial (Broward County)

Existing Use: The subject site is developed as a storage facility for traffic lights and accessories.

Proposed Use: Redevelopment of the site includes, new office structure for the same use as existing.

Parcel Size: 3.35 acres

Surrounding Land Use:

North: Industrial

South: State Road 84 Spur

East: Industrial

West: Industrial

Surrounding Zoning:

North: M-4 (County), Heavy Industrial

South: M-4 (County), Heavy Industrial

East: M-3 (Hacienda Village), Industrial

West: M-4 (County), Heavy Industrial

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* Two ingress/egress points provided off of State Road 84 Spur. A new parking area is proposed in the front of the building to allow for twenty six parking spaces required by code.
2. *Drainage/Open Space information:* 25% open space is required with approximately 31% provided.
3. *Building, materials & color scheme:* The applicant proposes to demolish an existing single story metal building and shed on site to allow for a new 12,600 square foot metal warehouse structure, associated parking and landscaping. The building will be single story, painted in Egyptian white with a gray roof and bronze trim. The front facade shows four overhead doors that will face State Road 84 Spur. The overall building height will be 21'-0" to the top of the roof eaves .
4. *Landscaping:* The landscape plan reflects Gumbo Limbo, Live Oak and Satin Leaf trees along the perimeters and parking islands with a continuous hedge of Cocoplum.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is under the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 6. The majority of this area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 84 corridor with one large retail center being located on the SE corner of University Drive and State Road 84.

Broward County Land Use Plan: The approved boundary plat titled "Foundation Plat" is restricted to 795,000 square foot of industrial use on Parcels B and D and an existing 379 unit Mobil home park on Parcel C. Commercial/retail uses are not permitted without the approval of Broward County.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 9-5-99 subject to the following.*

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Site Plan Committee

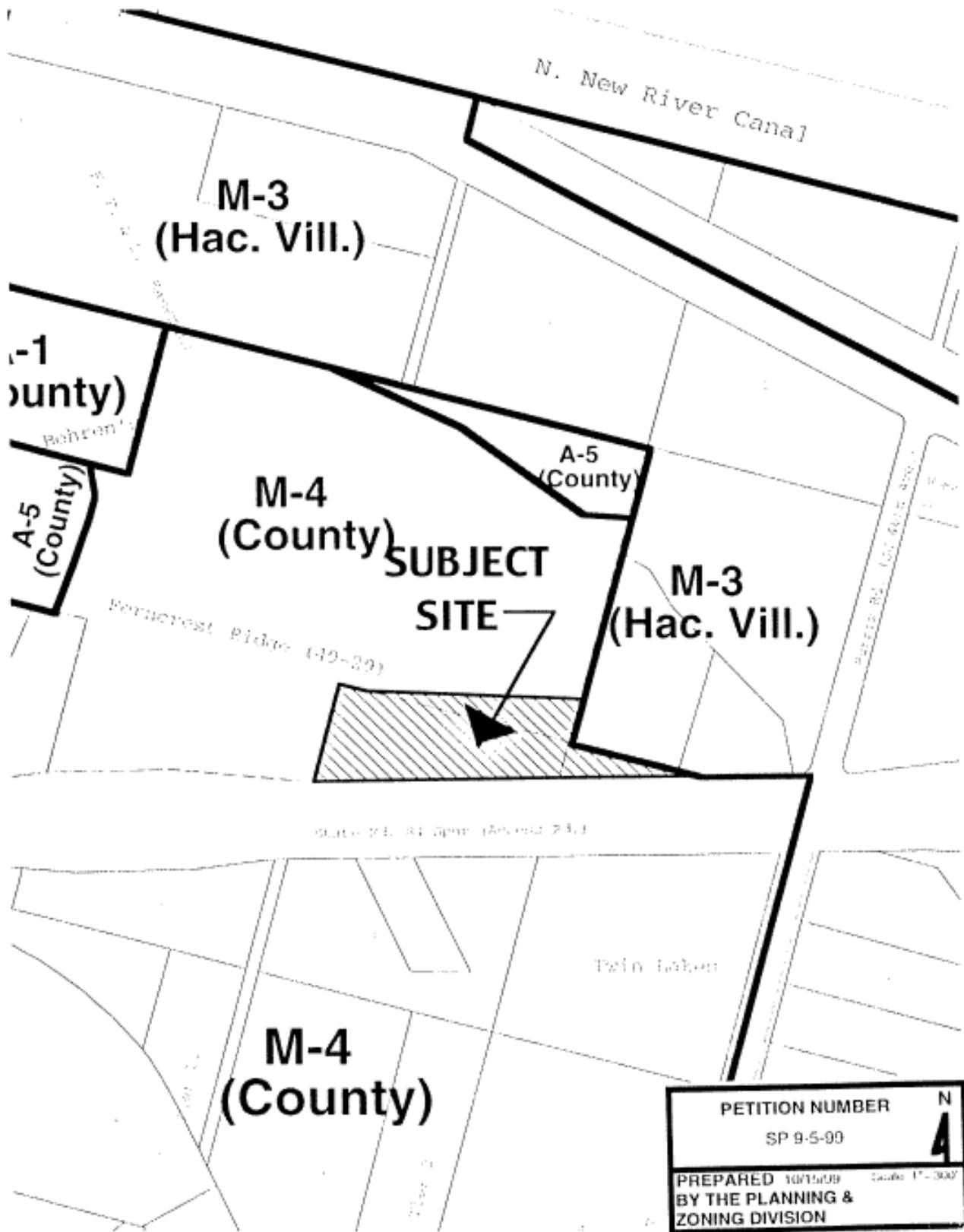
SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend Approval subject to the planning report (4-0, Motion by: Mr. Arnold, Seconded by: Mr. Engel with Mr. Evans absent) December 7, 1999.

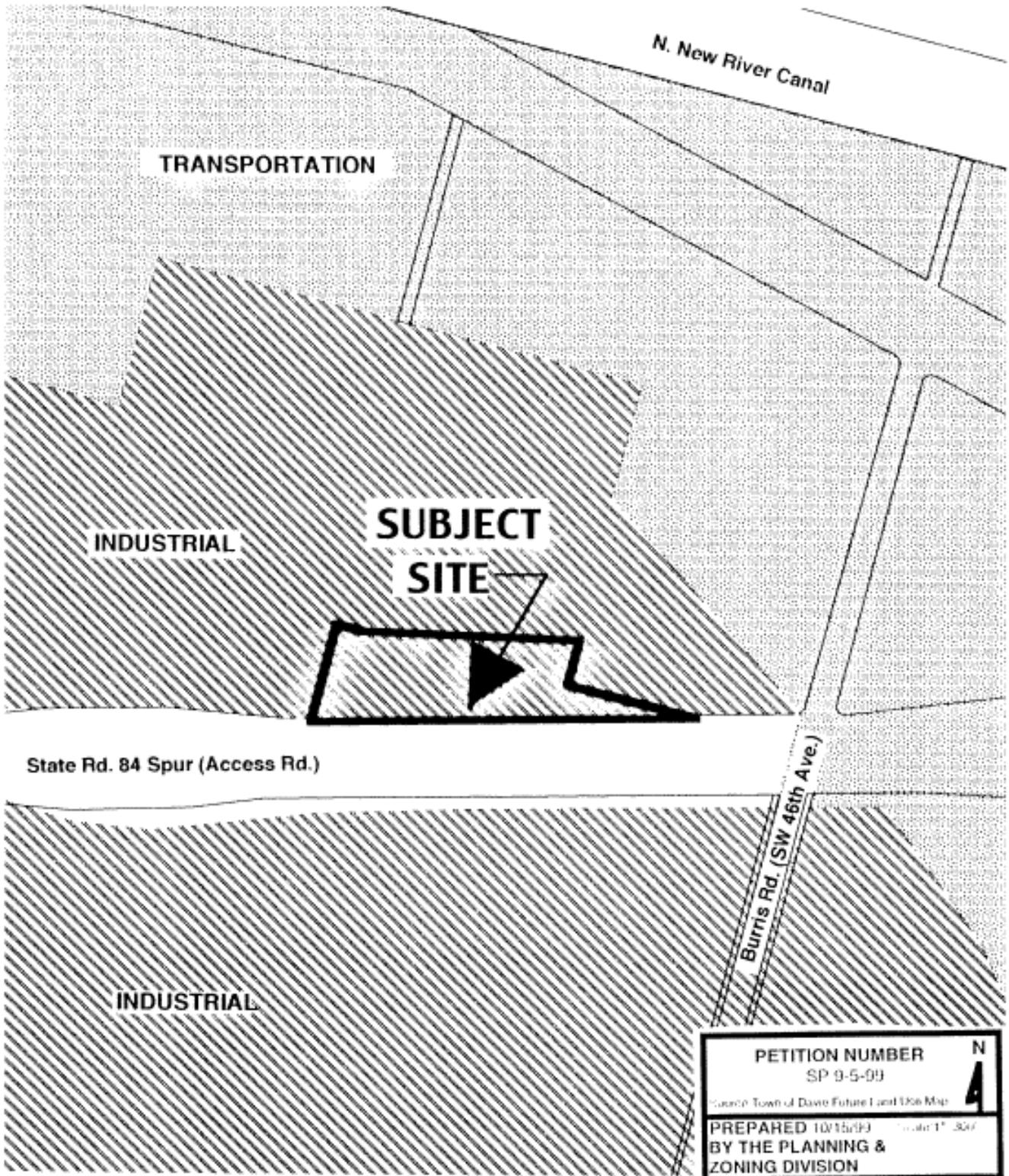
Exhibits

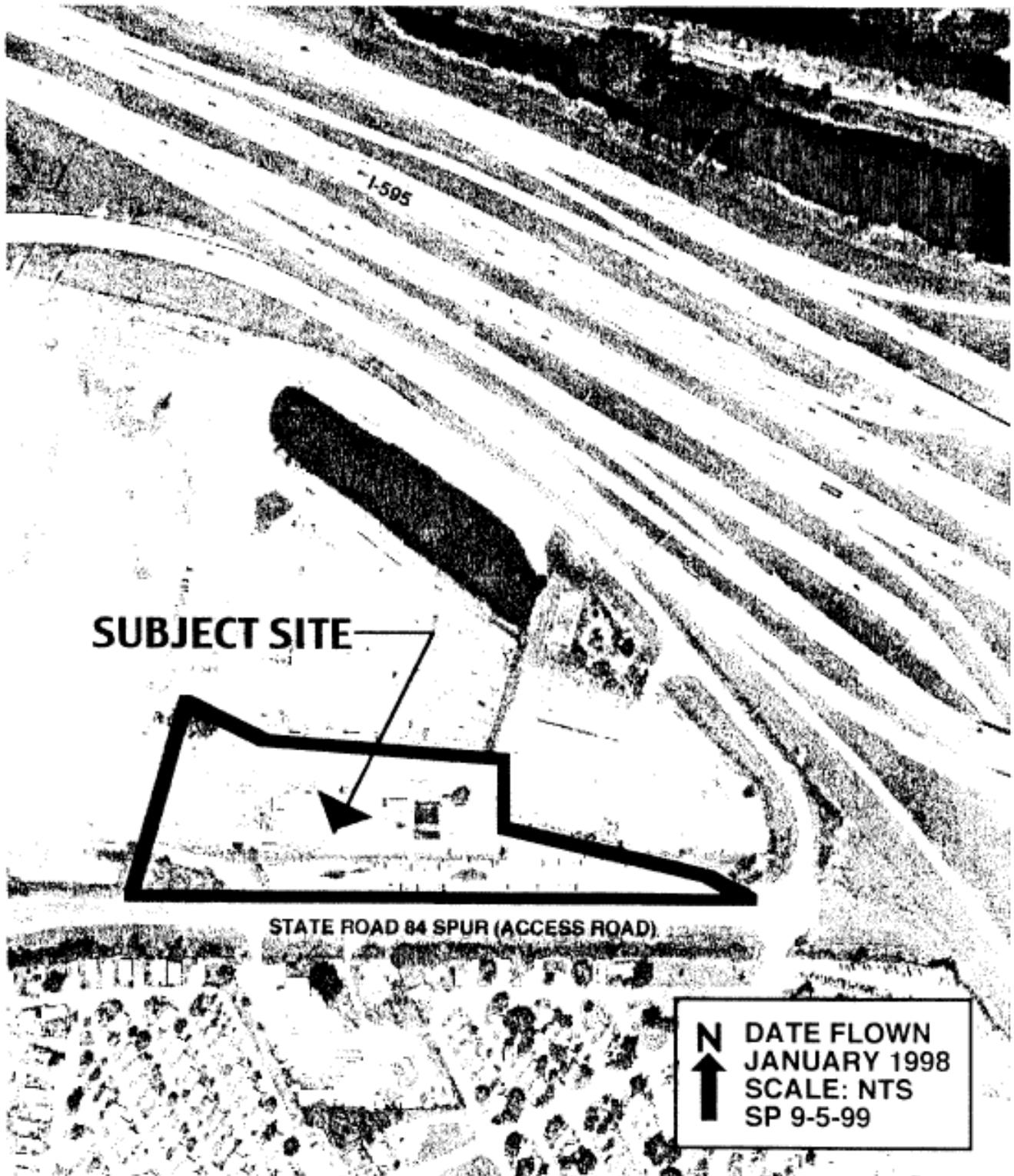
1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____







SUBJECT SITE

STATE ROAD 84 SPUR (ACCESS ROAD)

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DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 9-5-99