



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 11-9-99

Project Name: Davie Battery and Alternator

Location: On the northwest corner of SW 63rd Avenue and SW 37th Street

CONTACT PERSON/NUMBER: Scott McClure, Planner II, PH. 797-1072

TITLE OF AGENDA ITEM: Davie Battery and Alternator Modification

REPORT IN BRIEF: The site plan will remain consistent with the previously approved plan with the exception of eliminating the 8' concrete walk on the south side of the building. The proposed building modifications will include major and minor alternations to all sides of the building. The east facade has eliminated the previously approved brick veneer and covered boardwalk. The south facade has eliminated the brick veneer, reduced the number of windows and reduced the wrap-around boardwalk and canopy to overhang the false doors only. The west and north facades are remaining the same with only minor changes to the number of accent lights mounted on the walls. Landscaping will remain as previously approved. Signage has been modified by substituting the brick veneer behind the lettering with a white colored smooth stucco.

PREVIOUS ACTIONS: The site plan was previously approved by Town Council on February 17, 1999.

CONCURRENCES: *Based upon the above, staff recommends approval of application SP 11-9-99 subject to the following.*

1. Providing a 5' sidewalk along the east side of the property adjacent to SW.63rd Avenue.
2. Maintaining a 5' clear area adjacent to all fixed obstacles and drive aisles.

RECOMMENDATION(S): Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report items one and two with modifications being made as follows: Item One, it was recommended that the sidewalk on the east side of the property adjacent to SW 63 Avenue be constructed to the drive aisle opening and that the petitioner work with Engineering on the specifications of the sidewalk regarding width and thickness. Item Two, that the petitioner revisit with Engineering the issue of the two-and-a-half foot clear area around the dumpster as the Committee felt that with the gates and restricting access to that area, it would be adequate, however, it needed to be determined by Engineering (3-0, Motion by: Mr. Arnold, Seconded by: Mr. Amos with Mr. Evans absent) December 7, 1999.

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

Application #: SP 11-9-99
Davie Battery & Alternator

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: Robert Bianco

Address: 7551 SW 39th Street

City: Davie, Fl.

Agent:

Name: Miglo, Inc

Address: 4420 SW 39th Street

City: Davie, FL

Phone: (954) 581-5338

BACKGROUND INFORMATION

Application Request: Site Plan and building modification

Address/Location: On the northwest corner of SW 63rd Avenue and SW 37th Street

Land Use Plan Designation: Regional Activity Center

Zoning: B-2 Community Business District and Western Theme Overlay District

Existing Use: The subject site is currently undeveloped.

Proposed Use: Automotive service business

Parcel Size: 35,162 square feet

Surrounding Land Use:

North: Utility Plant and Mobil home park

South: Community Business and vacant parcel

East: Residential Multi-family (16 du/ac)

West: Community Business

Surrounding Zoning:

North: U, Utilities District and T-1, Travel Trailer Park District (Broward County)

South: B-2, Community Business District

East: RM-16, Medium, High Density Dwelling district (16 du/ac)

West: B-2, Community Business District

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point at the northeast end of the site off of SW. 63rd Avenue and one ingress/egress point at the southwest end of the site off of SW. 37th Street. Twenty four parking spaces are required with twenty eight provided.
2. *Drainage/Open Space information:* 30% open space is required with 43% provided.
3. *Site Plan:* The site plan will remain consistent with the previously approved plan with the exception of eliminating the 8' concrete walk on the south side of the building.
4. *Building, materials:* The proposed building modifications will include major and minor alternations to all sides of the building. The east facade has eliminated the previously approved brick veneer and covered boardwalk. The south facade has eliminated the brick veneer, reduced the number of windows and reduced the boardwalk and canopy to overhang the false doors only. The west and north facades are remaining the same with only minor changes to the number of accent lights mounted on the walls.
5. *Landscaping:* Landscaping will remain as previously approved.

6. *Signage:* Signage has been modified by substituting the brick veneer behind the lettering with a smooth stucco painted white.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 8 which is predominantly older, small scale commercial development, older single family residential neighborhoods, and newer large scale multi-family residential developments that serve the South Florida Educational Center. Also included, is the downtown Davie Business District, where Western Theme architecture is required.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 98 and was platted in 1960 under the name, "Playland Village Section 4" with no restrictive note.

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 11-1-98 subject to the conditions listed below.*

1. Providing a 5' sidewalk along the east side of the property adjacent to SW. 63rd Avenue.
 2. Maintaining a 5' clear area adjacent to all fixed obstacles and drive aisles.
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Site Plan Committee

Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report items one and two with modifications being made as follows: Item One, it was recommended that the sidewalk on the east side of the property adjacent to SW 63 Avenue be constructed to the drive aisle opening and that the petitioner work with Engineering on the specifications of the sidewalk regarding width and thickness. Item Two, that the petitioner revisit with Engineering the issue of the two-and-a-half foot clear area around the dumpster as the Committee felt that with the gates and restricting access to that area, it would be adequate, however, it needed to be determined by Engineering (3-0, Motion by: Mr. Arnold, Seconded by: Mr. Amos with Mr. Evans absent) December 7, 1999.

Exhibits

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

Prepared by: _____

Reviewed by: _____

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