



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 11-6-99

Project Name: Davie Plaza

Location: 11486 State Road 84, Davie Fl. 33325

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Davie Plaza

REPORT IN BRIEF: The applicant proposes a new 60,386 square foot Winn Dixie store in place of the former Xtra store at the east end of the Davie Plaza site, and upgraded landscaping throughout the Davie Plaza shopping center. The proposed Winn Dixie constitutes a new site plan, while the changes to the center's landscaping constitute a site plan modification. Both the Winn Dixie site plan and the landscaping modification for the entire Davie Plaza are combined into one submittal.

The Xtra building has been demolished where Winn Dixie will be reconstructed along with a new angled parking configuration and landscaping to the front of the store. The rear of the building has been redesigned for added retention and greenspace areas in place of existing asphalt along the entire length of the plaza. The proposed building elevations will reflect a complete architectural remodeling of the exterior frontage for the entire plaza. Barrel tile roofing, precast stone veneer, painted stucco walls and decorative columns are proposed for the centers new appearance. All proposed colors will be in light and dark beige tones. The landscape plan proposes trees and shrubs in all of the new green areas as well as removing and replacing old material in poor condition throughout the site. Canopy trees have been added in all parking islands and medians where deficient as well as the perimeters of the site. Sod and irrigation will be replaced where needed to meet the current code requirements.

PREVIOUS ACTIONS: None

CONCURRENCES: Site plan committee recommendation: Motion to recommend Approval subject to the planning report items one through seven (4-0, December 21, 1999).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 11-6-99 subject to the following conditions:*

1. Providing caliper inch specifications for all proposed trees.
2. Switching out any proposed Yellow Tabebuia trees for a hardier tree species.
3. Providing spread and height specifications for all shrubs and groundcover material.
4. Providing the following notes on landscape plans:
 1. All tree trimming on site to be done by a licensed arborist or with the supervision of the landscape architect only.
 2. The landscape architect will provide a letter of acceptance to the Town prior to final sign off.

3. Contractor shall sod and irrigate to edge of all rights of ways.
5. Providing landscape calculations with required and provided materials for the Winn Dixie area.
6. Removing all queen palms along building frontage and replace with new material.
7. Providing native/drought tolerant materials in the landscape islands to reduce the amount of sod and irrigation.

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

Application #: SP 11-6-99
Davie Plaza

Item No. 3.3

Exhibit "A":

Revisions:

Original Report Date: December 21, 1999

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

APPLICANT INFORMATION

Owner/ Agent:

Name: Konover & Associates South, Inc

Address: 7000 West Palmetto Park Road, Suite 408

City: Boca Raton, Fl.

Phone: (954) 394-4224

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 11486 State Road 84, Davie Fl. 33325

Land Use Plan Designation: Commercial

Zoning: B-2 (Community Business District)

Existing Use: Retail and commercial plaza

Proposed Use: Retail and commercial plaza

Parcel Size: 35.70 acres

Surrounding Land Use:

North: Transportation

South: Rexmere Village Mobil Home Park (5du/ac)

East: Multi-family Residential (8.5 du/ac)

West: Multi-family Residential (6du/ac)

Surrounding Zoning:

North: T (Transportation, State Road 84)

South: T-1C, R-1T (Broward County Code)

East: RM-10

West: R-5/A-1

ZONING HISTORY

Previous request on the same property: The original site plan was approved by Town Council on December 4, 1985.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces:* Access will remain through existing openings on the north, west and east sides of the site.
2. *Drainage/Open Space information:* 55.6% open space has been provided
3. *Site plan:* The applicant proposes a new 60,386 square foot Winn Dixie store in place of the former Xtra store at the east end of the Davie Plaza site. The Xtra building has been demolished where Winn Dixie will be reconstructed along with a new angled parking configuration and landscaping to the front of the store. The rear of the plaza has been redesigned for added retention and greenspace areas in place of existing asphalt along the entire length of the building.
4. *Building:* The proposed building elevations will reflect a complete architectural remodeling of the exterior frontage for the entire plaza. Barrel tile roofing, precast stone veneer, new painted stucco walls and decorative columns are proposed for the centers new appearance. All proposed colors will be in light and dark beige tones.
5. *Landscaping:* The landscape plan proposes trees and shrubs in all of the new green areas as well as removing and replacing old material in poor condition throughout the site. Canopy trees have been added in all parking islands and medians where deficient as well

as the perimeters of the site. Sod and irrigation will be replaced where needed to meet the current code requirements.

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. 4. This area is bordered by State Road 84 to the north, University Drive on the east, Flamingo Road on its west and an irregular border on its south that corresponds to Nova Drive and SW 14 Street and the Village of Harmony Lakes development. Several planned residential communities typically developed at five units per acre but in some cases up to ten.

Broward County Land Use Plan: The subject site is approved by two boundary plats for Parcels A and B. Plat I titled "The Plaza," encompassing 975,390 square feet of parcel A, restricted to 153,122 square feet of commercial excluding service station, fast food restaurant and convenience stores and 83,001 square feet of Parcel B restricted to one service station. Plat II titled "Plaza II", consists of 580,200 square feet of parcel A, restricted to 146,878 square feet of general commercial. Convenience stores, fast food restaurants and service stations are not permitted. Parcel B is restricted to one service station. There is 288,367 feet of commercial use existing and proposed for Parcel A.

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 11-6-99.*

1. Provide caliper inch specifications for all proposed trees.
2. Change any Yellow Tabebuia trees that are planted without protection from other trees for a hardier species.

3. Provide spread and height specifications for all shrubs and groundcover material.
4. Provide the following notes on landscape plans:
 1. All tree trimming on site to be done by a licensed arborist or with the supervision of the landscape architect only.
 2. The landscape architect will provide a letter of acceptance to the Town prior to final sign off.
 3. Contractor shall sod and irrigate to edge of all rights of ways.
5. Provide landscape calculations with required and provided materials for the Winn Dixie area.
6. Remove all queen palms along building frontage and replace with new material.
7. Provide native/drought tolerant materials in the landscape islands to reduce the amount of sod and irrigation.

Site Plan Committee

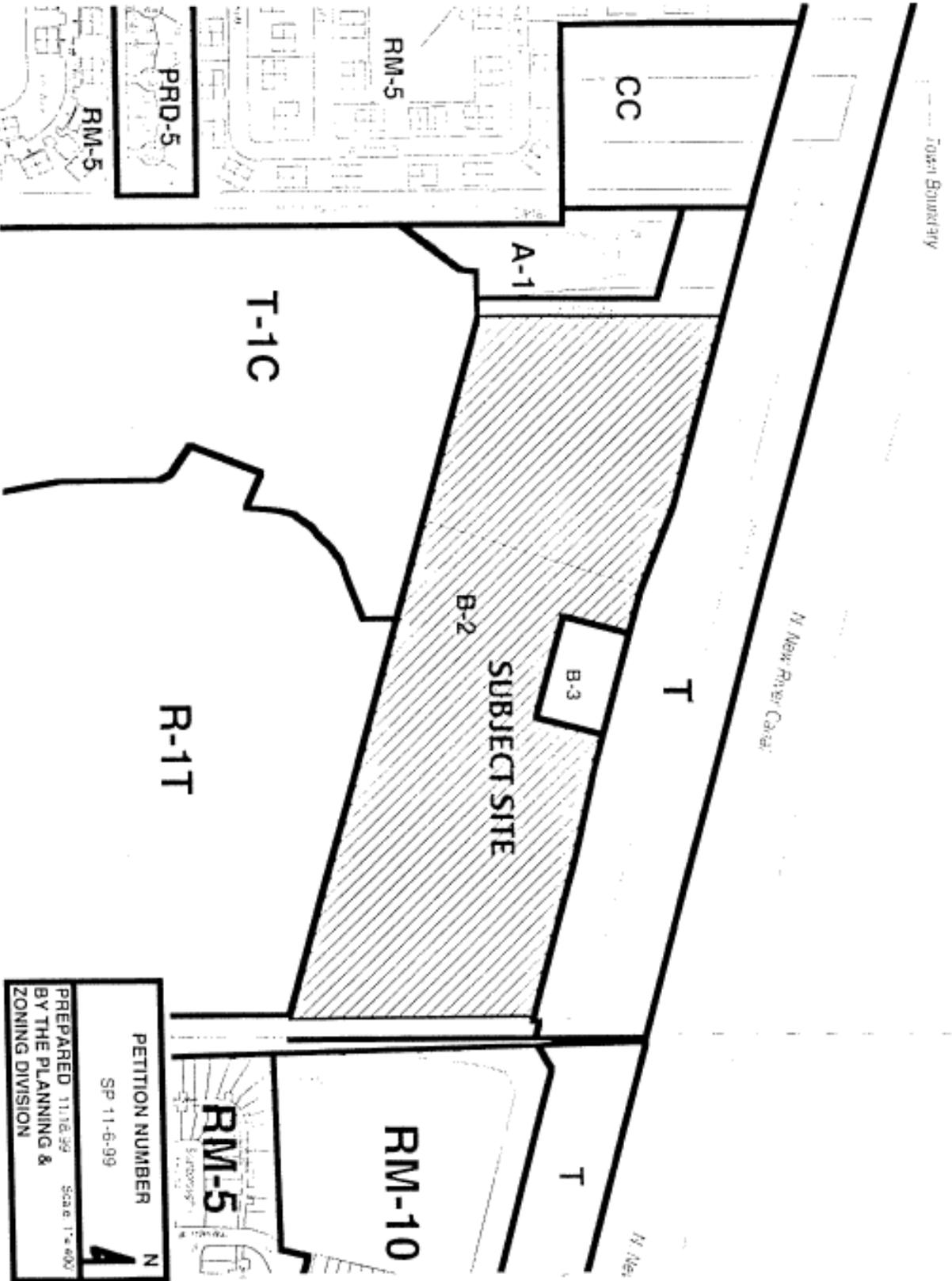
SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend Approval subject to the planning report items one through seven (4-0, December 21, 1999).

Exhibits

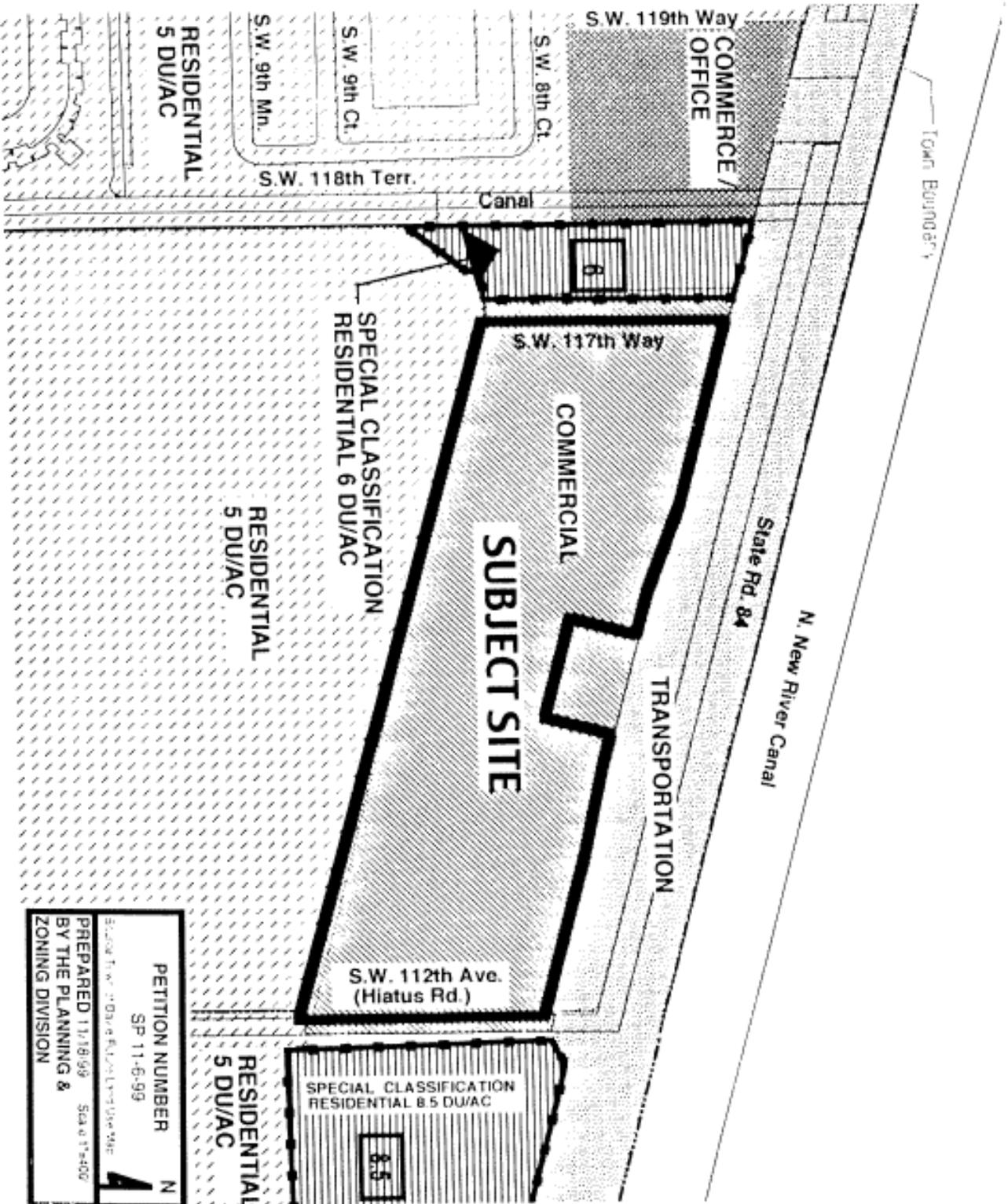
1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

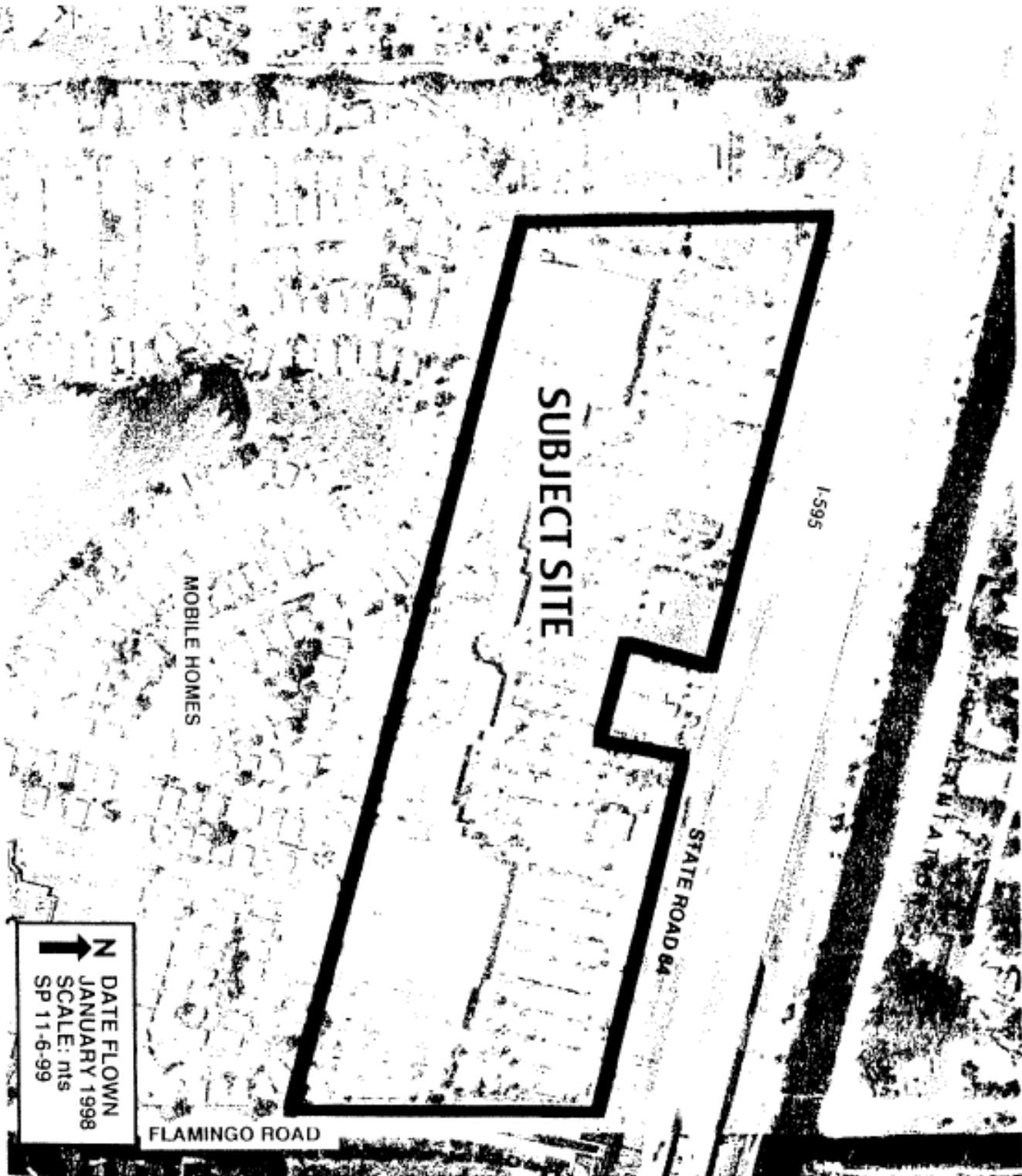
Reviewed by: _____



PETITION NUMBER **N 4**
 Sp 11-6-99
 PREPARED 11.16.99 Scale 1"=400'
 BY THE PLANNING & ZONING DIVISION



PETITION NUMBER **N**
 SP 11-6-99
 PREPARED 11/18/99 BY THE PLANNING & ZONING DIVISION
 SCALE 1"=400'
 DATE 11-18-99



SUBJECT SITE

I-595

MOBILE HOMES

STATE ROAD 84

FLAMINGO ROAD

↑ N
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 11-6-99