



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 2-3-00 5645 South University Drive, University Drive North of Stirling Road

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

TITLE OF AGENDA ITEM: Davie Square

REPORT IN BRIEF: The applicant requests site plan approval to add 6,975 square feet of storage space to the existing Ace School Supply Building and a 17,325 square foot retail addition. Parking and landscaping will be added around the proposed building area to meet code requirements. The addition to Ace School Supply will be to the north of the existing building and used for storage space only. The new retail portion of the center will be added to the east and north of Ace School Supply to include ten (10) retail stores and one (1) muffler shop. The combined expansion area with the existing center will total 116,436 square feet of building area. The building elevations will match the color and materials of the existing elevations by using a beige painted stucco, white trim, matching columns, and a grey cement tile roofing material. The overall height will be 24' -0". Signage will not be part of this review.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve subject to the planning report; subject to the extension of the mansard overhang around the front as discussed on the northeast corner to match the canopy size and dimension on the northwest corner; that the walkway columns be shown on the plans, Vice-Chair Marcellino absent, Council member Paul absent, motion carried 3-0, November 7, 2000.

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 2-3-00 subject to the following conditions prior to the issuance of a building permit:*

1. Revising the proposed storage building addition square footage to reflect 6,975 square feet in the site data calculations.
2. Revising the parking calculations to reflect 12 required spaces for the proposed storage addition.
3. Changing the Yellow Poinciana trees along the north perimeter to a smaller accent tree. (ie Crepe Myrtle, Cassia, Ligustrum ect.)
4. Completing the tree mitigation requirements by Earth Advisors before a certificate of Occupancy is issued for the proposed expansion.

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

Item No.

Application #: SP 2-3-00
Davie Square Shopping Center

Item No.

Revisions:

Exhibit "A":

Original Report Date: November 3, 2000

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

APPLICANT INFORMATION

Owner :

Agent:

Name: Davie Square Associates

Name: Goldenholtz Itamar-Arch.

Address: 1645 S.E. 3rd. Court

Address: 3122 N. Pine Island Road

City: Deerfield Bch, Fl. 33441

City: Sunrise, Fl.

Phone: (954) 420-1001

Phone: (954) 142-0797

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 5645 South University Drive, University Drive North of Stirling Road

Land Use Plan Designation: Commercial

Zoning: B-2 (Community Business District)

Existing Use: Ace School Supply within the existing Davie Shopping Plaza

Surrounding Land Use:

North: University Dodge Dealership

South: Existing Shopping Center

East: University Drive

West: Undeveloped

Surrounding Zoning:

North: B-3 (Planned Business Center District)

South: B-2 (Community Business District), A-1 (Agricultural District)

East: CC (Commerce Center District) across University Drive

West: B-1 (Neighborhood Business District)

ZONING HISTORY

Previous Requests on Same Property: A delegation request to change the plat note restriction from 114, 484 square feet of commercial use and 31,628 square feet of office use to 138, 325 square feet of commercial use and 31,628 square feet of office use in order to accommodate the proposed expansion. Town Council approval was on September 20, 2000.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval to add 6,975 square feet of storage space to the existing Ace School Supply Building and a 17,325 square foot retail addition. Parking and landscaping will be added around the proposed building area to meet code requirements.
 2. *Building:* The addition to Ace School Supply will be to the north of the existing building and used for storage space only. The new retail portion of the center will be added to the east and north of Ace School Supply to include ten (10) retail stores and one (1) muffler shop. The combined expansion area with the existing center will total 116,436 square feet of building area. The building elevations will match the color and materials of the existing elevations by using a beige painted stucco, white trim, matching columns, and a grey cement tile roofing material. The overall height will be 24' -0".
 3. *Access:/parking:* Access to the site will remain as existing off of University Drive. There are 580 parking stalls required for the entire plaza with 708 provided.
 4. *Landscaping:* The landscape plan reflects Live Oaks, and flowering trees along the north landscape buffer. A hedge of Cocoplum and Jasmine will help to screen the parking area to the north. Pink Tabebuia trees and Alexander palms are proposed adjacent to the rear of the building. There are five (5) existing Sabal Palms that will be relocated on site and two Black Olive trees with a combined caliper of 29" to be mitigated for.
 5. *Signage:* Signage will not be part of this review.
 6. *Drainage:* All on site drainage will be dispersed into existing catch basins.
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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: This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of proposed Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half.

Broward County Land Use Plan: The subject site is governed by the plat titled "Main Street Plat" restricted to 114,484 square feet of commercial use and 31,628 square feet of office use. A delegation request to change the plat note restriction from 114, 484 square feet of commercial use to 138, 325 square feet was approved by Town Council on September 20, 2000.

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 2-3-00 subject to the following conditions prior to the issuance of a building permit.*

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2. Revising the parking calculations to reflect 12 required spaces for the proposed storage addition.
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Site Plan Committee

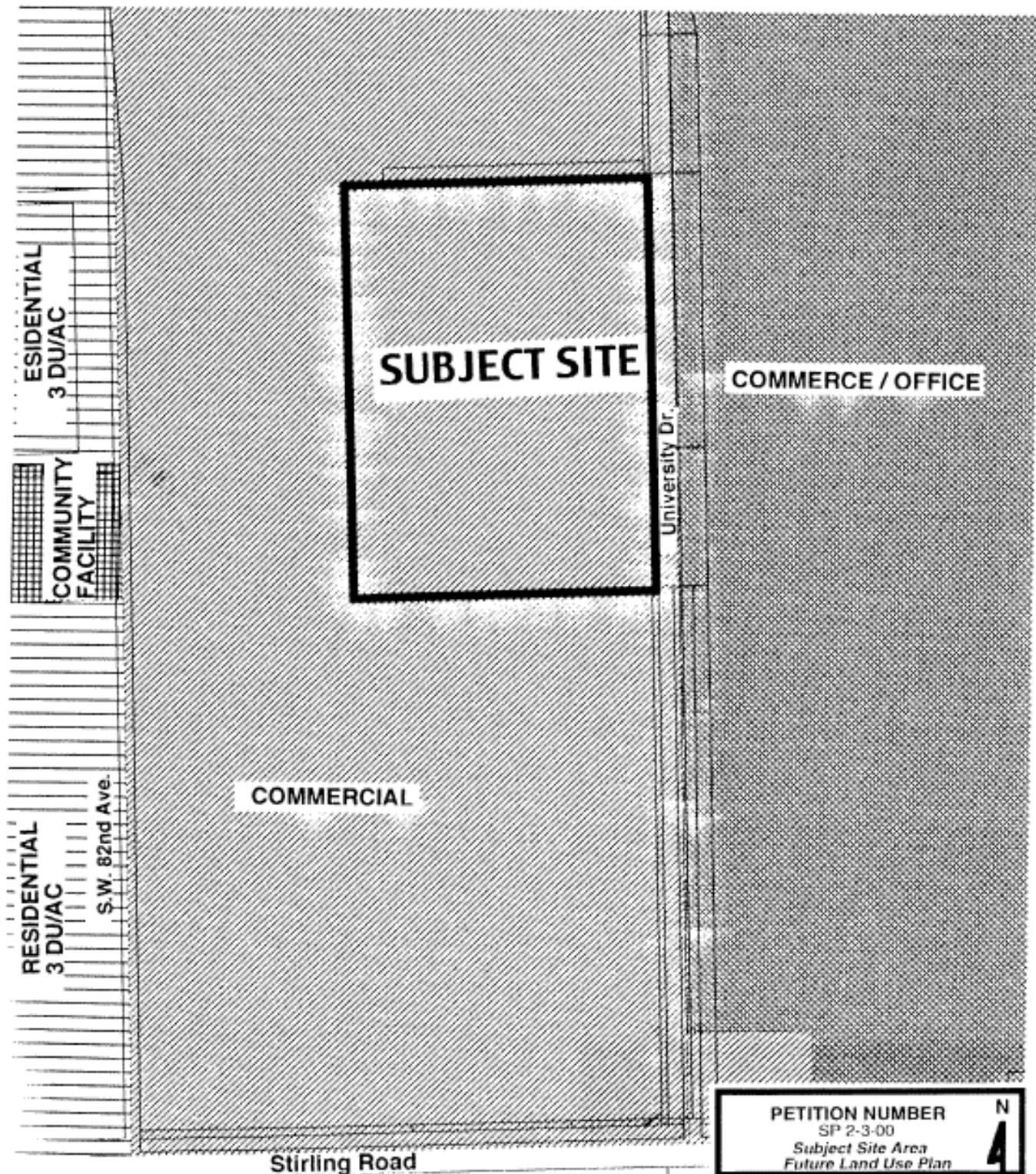
Site Plan Committee Recommendation: Motion to approve subject to the planning report; subject to the extension of the mansard overhang around the front as discussed on the northeast corner to match the canopy size and dimension on the northwest corner; that the walkway columns be shown on the plans, Vice-Chair Marcellino absent, Councilmember Paul absent, motion carried 3-0, November 7, 2000.

Exhibits

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

Prepared by: _____

Reviewed by: _____



ESIDENTIAL
3 DU/AC

COMMUNITY
FACILITY

RESIDENTIAL
3 DU/AC

S.W. 82nd Ave.

COMMERCIAL

SUBJECT SITE

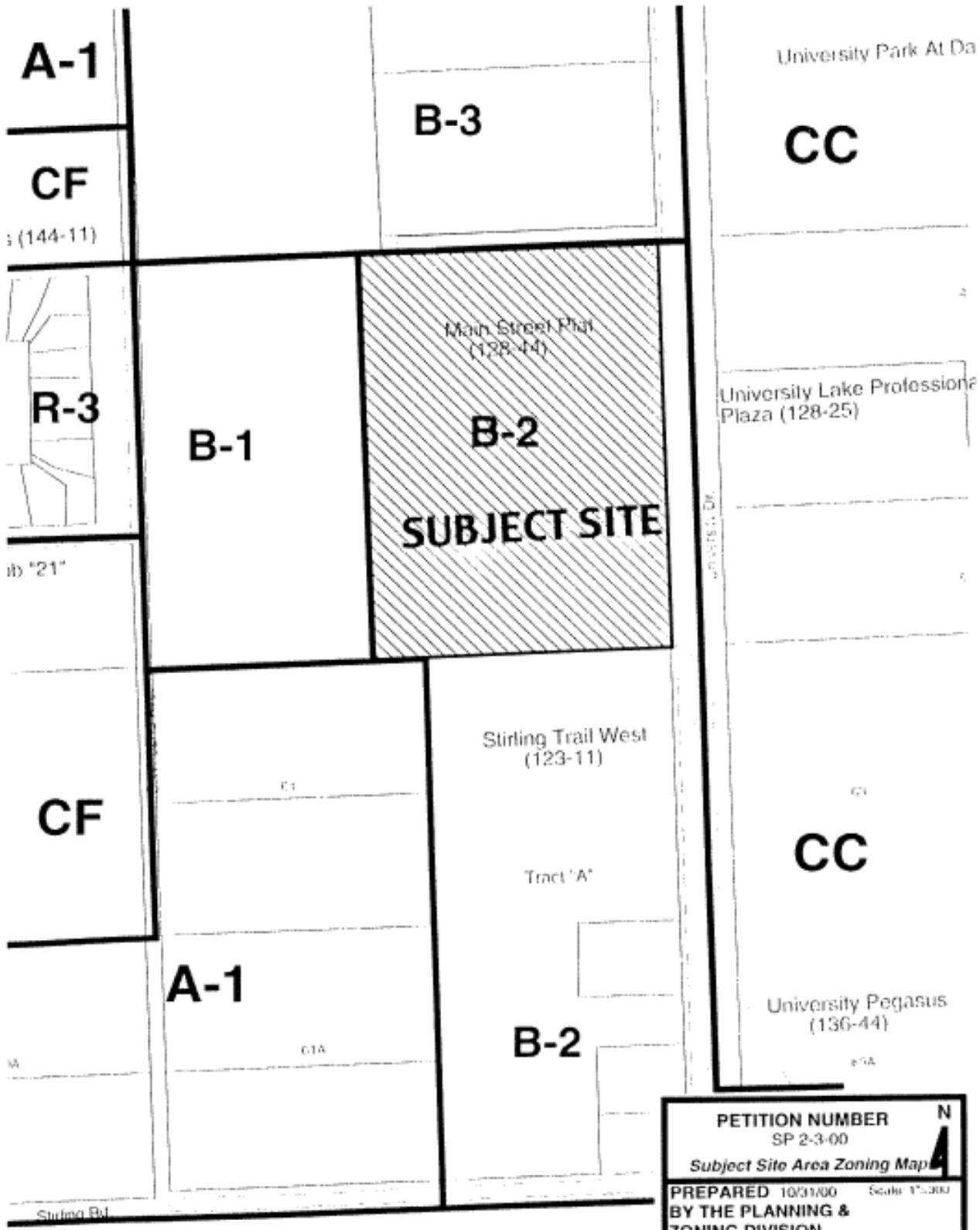
COMMERCE / OFFICE

University Dr.

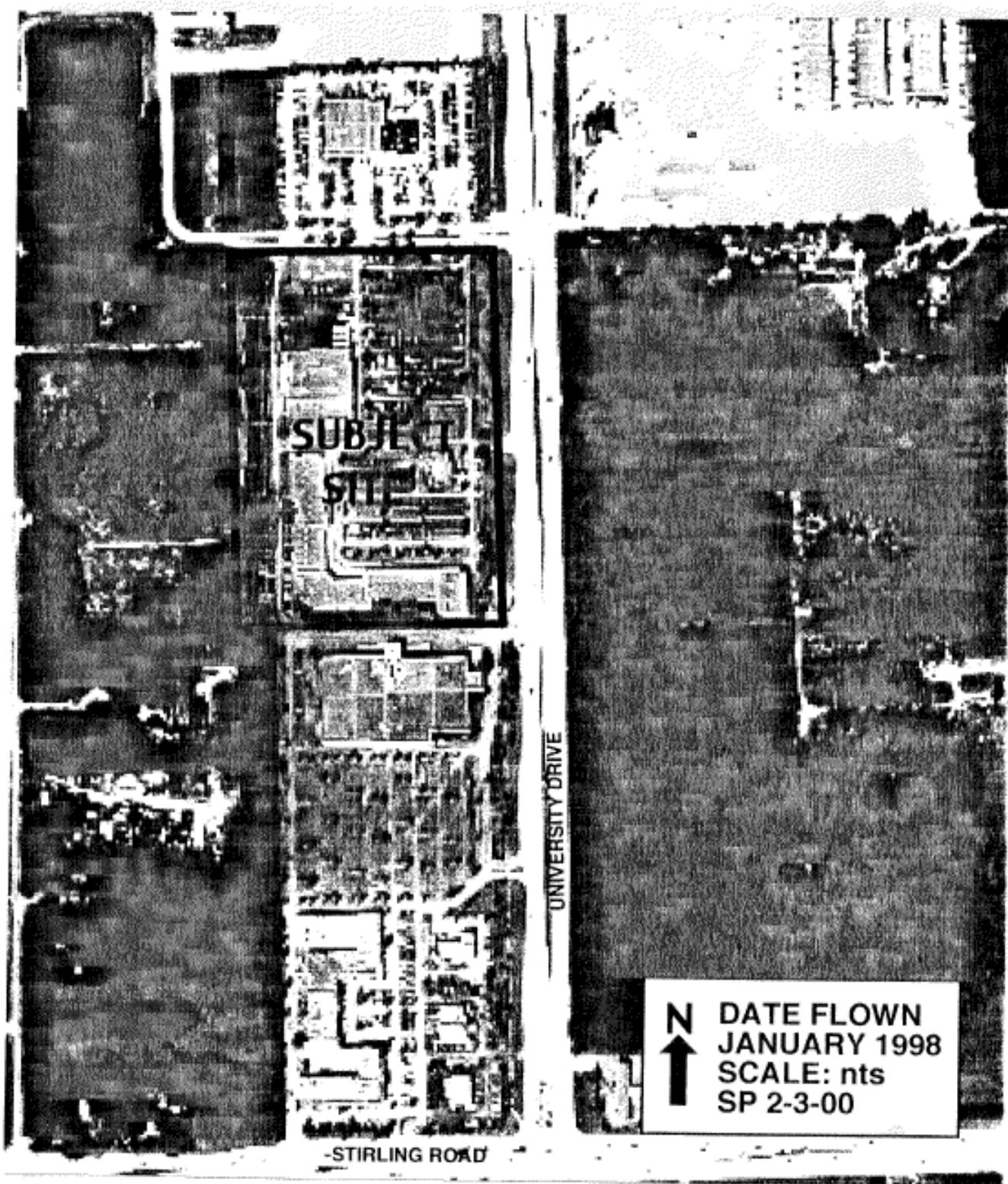
Stirling Road

PETITION NUMBER
SP 2-3-00
Subject Site Area
Future Land Use Plan
PREPARED 10/31/00 Scale: 1" = 50'
BY THE PLANNING &
ZONING DIVISION

N
4



PETITION NUMBER
 SP 2-3-00
Subject Site Area Zoning Map **4**
 PREPARED 10/31/00 Scale 1"=200'
 BY THE PLANNING &
 ZONING DIVISION



**SUBJECT
SITE**

UNIVERSITY DRIVE

STIRLING ROAD

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 2-3-00