

# TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP/(954) 797-1101

**SUBJECT:** Site Plan

Project Name and Location: McDonalds Modification. 4295 N. Davie Road Ext., generally located on southwest corner of Davie Road Ext. and Stirling Road.

**TITLE OF AGENDA ITEM:**

SP 1-6-01 Applicant: McDonalds Restaurant/Sam Cimino, owner/petitioner.

**REPORT IN BRIEF:**

The applicant requests approval to change the color scheme on the existing McDonalds building located at the southwest corner of Stirling Road and Davie Road Extension. The building currently has a dark gray shingle roof, light gray walls and turquoise and light gray accents. The proposed colors include a red painted roof with white accents, white walls, red lower banding and yellow painted accents along the lower roof line. All other site conditions will remain as existing.

**PREVIOUS ACTIONS:** None.

**CONCURRENCES:**

The Site Plan Committee voted to approve the request at its February 13, 2001 meeting (motion carried 3-0).

**FISCAL IMPACT:** None.

**RECOMMENDATION(S):** Motion to approve.

**Attachment(s):** Subject Site Map, Land Use Map, Aerial.

**Application #: SP 1-6-01  
McDonald's Modification**

**Item No.  
Revisions:**

**Exhibit "A":**

**Original Report Date: February 9, 2001**

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

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**APPLICANT INFORMATION**

**Owner /Petitioner:**

**Name:** McDonalds Restaurant/Sam Cimino  
**Address:** 4295 N. Davie Road Ext.  
**City:** Hollywood, FL 33024  
**Phone:** (954) 924-2018

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**BACKGROUND INFORMATION**

**Application Request:** Building color change

**Address/Location:** 4295 N. Davie Road Ext.

**Future Land Use Plan Designation:** Commercial

**Zoning:** B-2, Community Business District

**Existing Use:** McDonald's restaurant

**Proposed Use:** McDonald's restaurant

**Parcel Size:** 0.887 acres (38,637.72 square feet)

**Surrounding Uses:**

**North:** Carriage Hills Plaza (Winn Dixie)  
**South:** Davie Plaza  
**East:** Davie Brakes  
**West:** Davie Plaza

**Surrounding Zoning:**

**North:** B-2, (Community Business District)  
**South:** B-2, (Community Business District)  
**East:** B-2, (Community Business District)  
**West:** B-2, (Community Business District)

**Surrounding Land  
Use Plan Designation:**

**Commercial**  
**Commercial**  
**Commercial**  
**Commercial**

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## ZONING HISTORY

**Related Zoning History:** None.

**Previous Request on same property:** A search of available records indicate Town Council approved the site plan for this site in the 1970s.

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## APPLICATION DETAILS

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Building modification:* The applicant requests approval to change the color scheme on the existing McDonalds building located at the southwest corner of Stirling Road and Davie Road Extension. The building currently has a dark gray shingle roof, light gray walls and turquoise and light gray accents. The proposed colors include a red painted roof with white accents, white walls, red lower banding and yellow painted accents along the lower roof line. All other site conditions will remain as existing.

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### Applicable Codes and Ordinances

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

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### Comprehensive Plan Considerations

**Planning Area:** The subject site lies within Planning Area 11. This Planning Area is bound by Griffin Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:** None.

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### Staff Analysis and Findings of Fact

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

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### Staff Recommendation

**Recommendation:** Based upon the above, staff recommends conditional approval, of petition SP 1-6-01. The two (2) conditions staff recommends are: 1) employ a beige color scheme on the building and roof to better match the surrounding development and 2) remove the broken box sign located on the northwest corner of the property.

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## Site Plan Committee Recommendation

Councilmember Paul motioned, Mr. Aucamp seconded, approval. (3-0)

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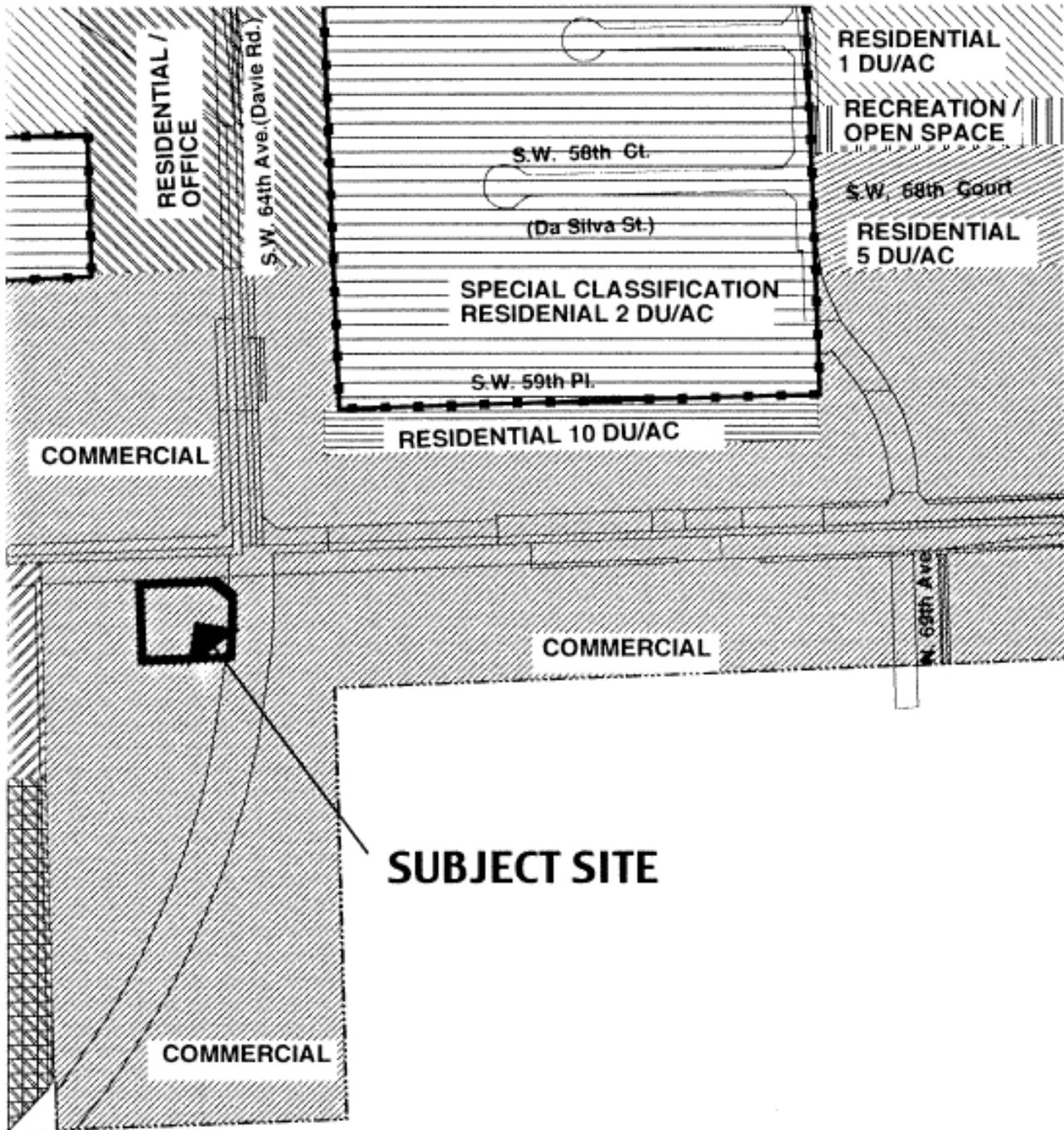
### Exhibits

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

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_





RESIDENTIAL / OFFICE

S.W. 64th Ave. (Davie Rd.)

RESIDENTIAL 1 DU/AC

RECREATION / OPEN SPACE

S.W. 50th Ct.

S.W. 68th Court

(Da Silva St.)

RESIDENTIAL 5 DU/AC

SPECIAL CLASSIFICATION RESIDENTIAL 2 DU/AC

S.W. 59th Pl.

COMMERCIAL

RESIDENTIAL 10 DU/AC

COMMERCIAL

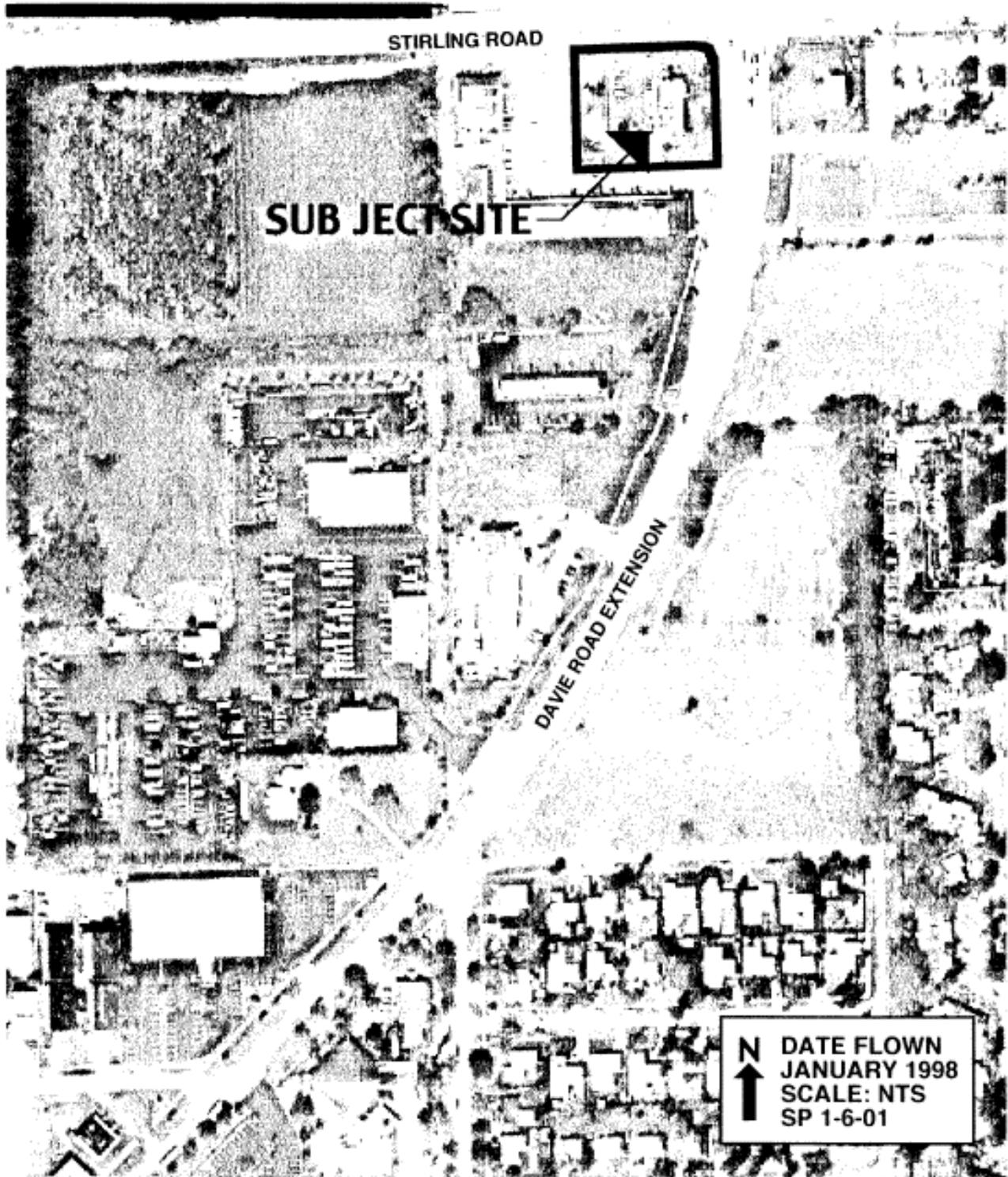
N. 69th Ave

**SUBJECT SITE**

COMMERCIAL

Town Boundary

PETITION NUMBER SP 1-6-01 <i>Subject Site Area          Future Land Use Plan</i>		N <b>4</b>
PREPARED 2/11/01 BY THE PLANNING & ZONING DIVISION		



STIRLING ROAD

SUBJECT SITE

DAVIE ROAD EXTENSION

N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 1-6-01