

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 8-6-00
Project Name and Location: Denny's Restaurant
14830 Griffin Road

TITLE OF AGENDA ITEM: Denny's Restaurant

REPORT IN BRIEF: The applicant requests approval for a 4,580 square foot Denny's restaurant, parking, signage, and landscaping. The 36,899 square foot site is located within the Regency Square Shopping Center at the southwest corner of Volunteer Road and Griffin Road between the existing Burger King and Martino Tire. The proposed building is a single story structure 22'-8" in height to the top of the parapet. Building materials will consist of light gray stucco walls, light beige accent banding and a muted green barrel tile roofing material. A green neon strip will be provided on the center fascia band along the front east elevation only. Gray awnings will be installed over the windows on the west, east and north elevations. Two identical 40 square foot plastic fascia signs are proposed on the north and south elevations. A monument sign is proposed in the parking island along the north side of the property adjacent to Griffin Road. Live Oaks and Green Buttonwood trees are proposed along the east and west perimeters. Live Oaks and Pink Tabebuia trees are proposed along Griffin Road. The south perimeter will maintain the existing Carrotwood trees and queen palms in addition to adding Live Oaks, Pink Tabebuia trees and Royal Palms. Adjacent to the building will be Montgomery Palms, Alexander Palms, Crape Myrtle trees and Bird of Paradise.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve subject to staff's comments and that the landscaping be, as much as possible, xeriscape; the applicant was to work with Mr. McClure on the irrigation system before submitting for permit; and that the irrigation system be a drip system wherever possible. (Motion carried 4-0, March 27, 2001)

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 8-6-00 subject to the following conditions prior to the issuance of a building permit.

1. Changing the restaurant parking calculations to reflect one space per 80 square feet of dining area (33 spaces are required).
2. Providing a canopy tree in the parking island where the monument sign is proposed.
3. Changing the perimeter tree specification to 14-16' ht. Sixty (60%) of all required trees

SP 8-6-00

must be 14-16' in height. Reflect on plans.

4. Providing a note on the plans for the landscape architect to provide a letter of approval to the Town prior to a final landscape inspection.

5. Providing a note on the landscape plan for the contractor to provide sod to all property lines and edges of pavement.

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

Application #: SP 8-6-00
Denny's Restaurant

Item No.

Revisions:

Exhibit "A":

Original Report Date: February 23, 2001

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

APPLICANT INFORMATION

Owner /Agent:

Name: Alfonso Fernandez

Address: 12229 S.W. 129 Ct.

City: Miami, Fl. 33186

Phone: (305) 234-9911

BACKGROUND INFORMATION

Application Request: Site Plan

Address/Location: 14830 Griffin Road

Land Use Plan Designation: Commercial

Zoning: PUD (Planned Land Use Development)

Existing Use: Vacant Out parcel

Surrounding Land Use:

North: Griffin Road

South: Regency Square Shopping Center

East: Volunteer Road

West: Martino Tire

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Surrounding Zoning:

North: Griffin Road

South: PUD (Planned Land Use Development)

East: RS (Recreational Open Space District)

West: PUD (Planned Land Use Development)

ZONING HISTORY

Previous Requests on Same Property: A delegation request to change the plat note from 382 multi-family units, 25.5 acres of commercial use and 10.5 acres of office park to 182 single family units, 172,500 square feet of commercial use, a 120 room hotel 12,500 square feet of restaurant and 140,000 square feet of office use was approved by Town Council on November 17, 1999.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests approval for a 4,580 square foot Denny's restaurant, parking, signage, and landscaping. The 36,899 square foot site is located within the Regency Square Shopping Center at the southwest corner of Volunteer Road and Griffin Road between the existing Burger King and Martino Tire.
2. *Building:* The proposed building is a single story structure 22'-8" in height to the top of the parapet. Building materials will consist of light gray stucco walls, light beige accent banding and a muted green barrel tile roofing material. The building fascia will have raised stucco bands painted red, on the upper and lower portion with a stainless steel center banding. A green neon strip will be provided on the center fascia band along the front east elevation only. Gray awnings will be installed over the windows on the west, east and north elevations.
3. *Signage:* Two identical 40 square foot plastic fascia signs are proposed on the north and south elevations. The signs will reflect the "Denny's" name in red letters on a yellow background with aluminum trim pieces on each side. A monument sign is proposed in the parking island along the north side of the property adjacent to Griffin Road. The sign will be 7' in height and 10' wide with a stucco finish. A 32 square foot logo sign will be mounted on both sides of the base to match the fascia signs.

4. *Landscaping:* Live Oaks and Green Buttonwood trees are proposed along the east and west perimeters. Live Oaks and Pink Tabebuia trees are proposed along Griffin Road. The south perimeter will maintain the existing Carrotwood trees and queen palms in addition to adding Live Oaks, Pink Tabebuia trees and Royal Palms. Adjacent to the building will be Montgomery Palms, Alexander Palms, Crape Myrtle trees and Bird of Paradise. Shrubs and groundcover have been provided adjacent to building walls and perimeters. Fifty four (54) trees are required on site with fifty six (56) provided.
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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 Planning Area 1. This planning area constitutes the south westernmost portion of the Town, encompassing all of the land south of Griffin Road and west of southwest 148 Avenue. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the southern and northern ends of the Ivanhoe development at the intersection of I-75 with Sheridan and Griffin Roads, and Orange Drive.

Broward County Land Use Plan: The subject site is governed by the plat titled "Regency" restricted to 182 single family units, 172,500 square feet of commercial use, a 120 room hotel 12,500 square feet of restaurant and 140,000 square feet of office use.

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 8-6-00 subject to the following conditions :

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1. Changing the restaurant parking calculations to reflect one space per 80 square feet of dining area (33 spaces are required).
 2. Providing a canopy tree in the parking island where the monument sign is proposed.
 3. Changing the perimeter tree specification to 14-16' ht. Sixty (60%) of all required trees must be 14-16' in height. Reflect on plans.
 4. Providing a note on the plans for the landscape architect to provide a letter of approval to the Town prior to a final landscape inspection.
 5. Providing a note on the landscape plan for the contractor to provide sod to all property lines and edges of pavement.
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Site Plan Committee

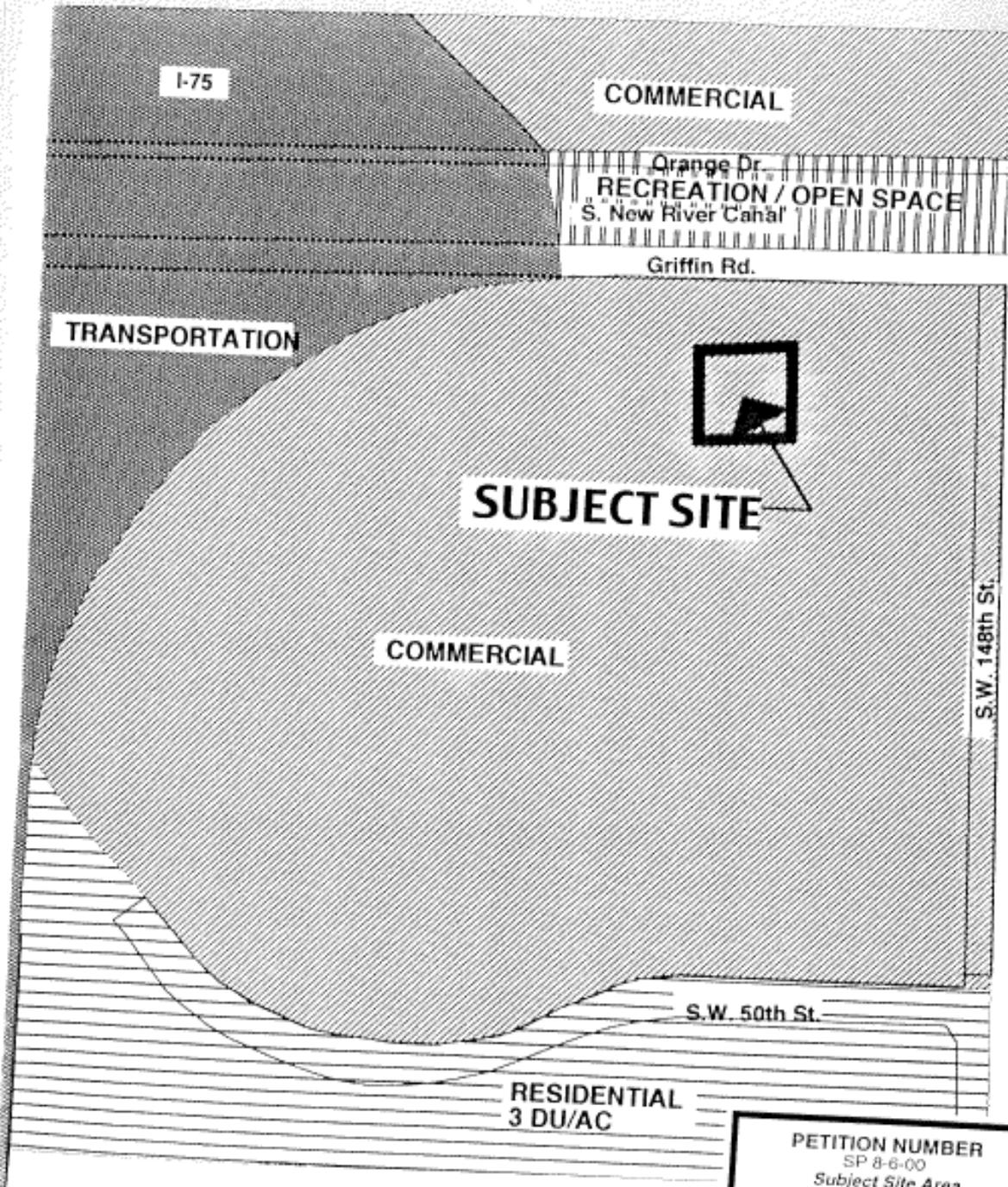
Site Plan Committee Recommendation: Motion to approve subject to staff's comments and that the landscaping be, as much as possible, xeriscape; the applicant was to work with Mr. McClure on the irrigation system before submitting for permit; and that the irrigation system be a drip system wherever possible. (Motion carried 4-0, March 27, 2001)

Exhibits

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

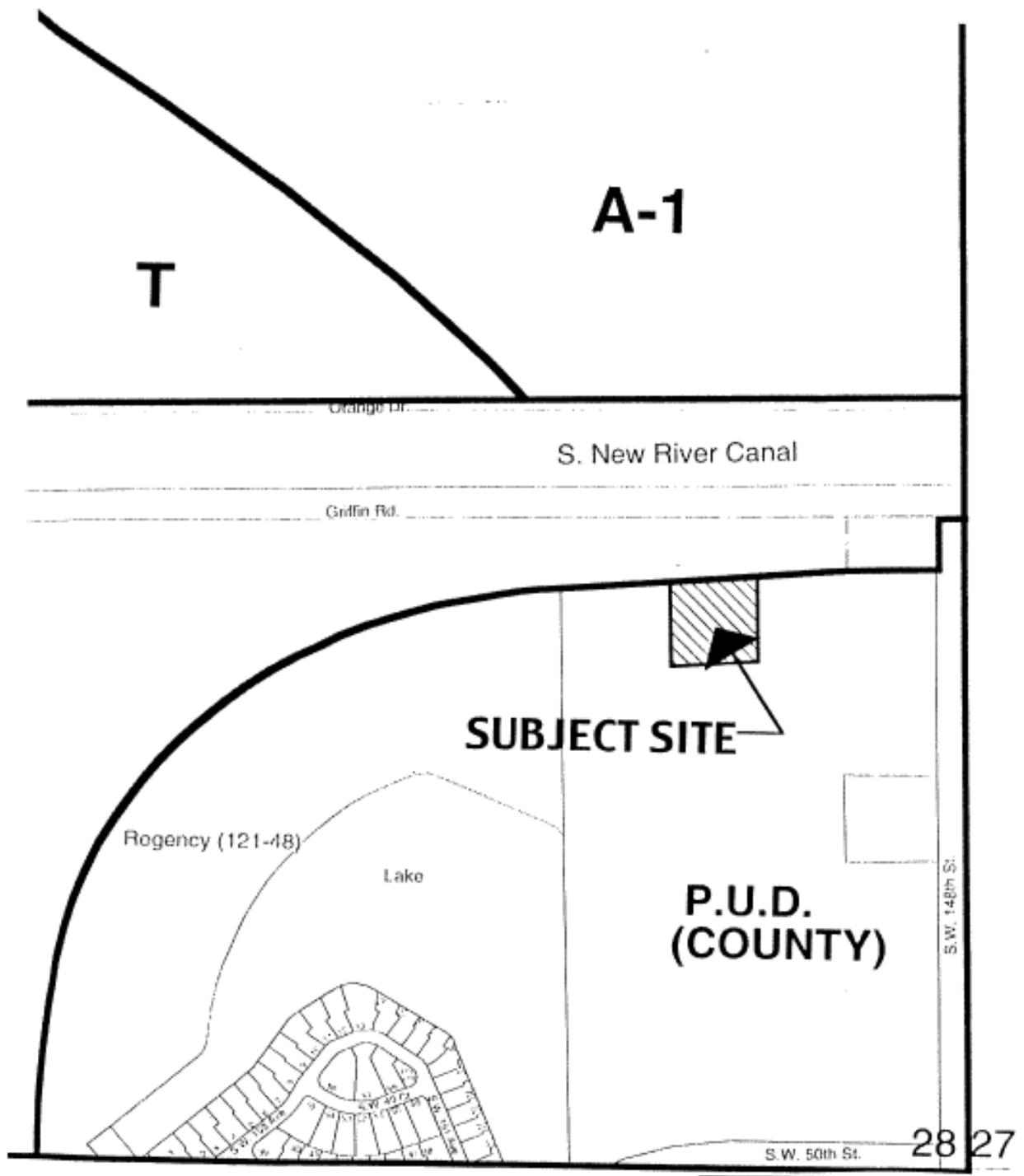
Prepared by:

Reviewed by:



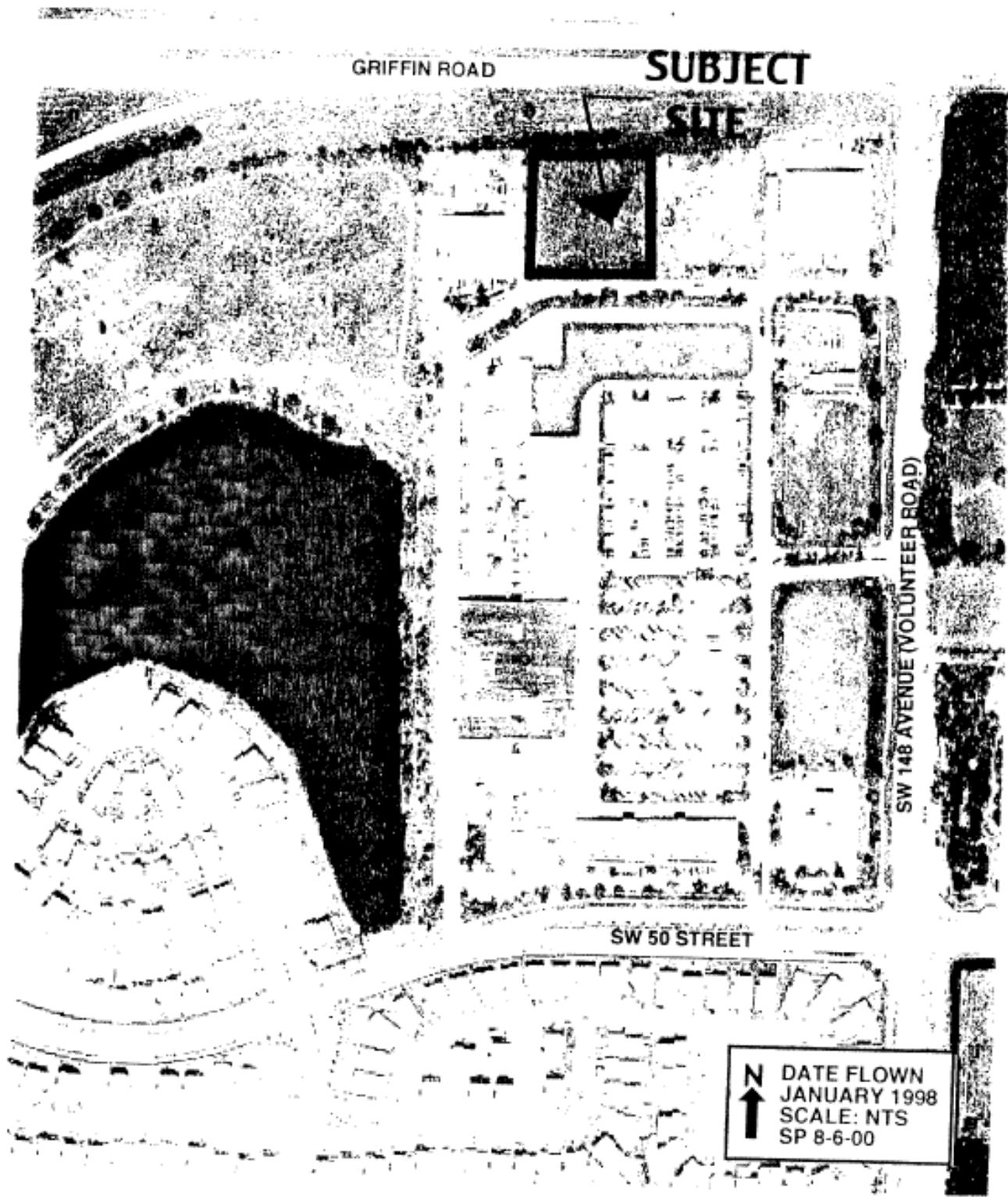
PETITION NUMBER **N**
 SP 8-6-00 **4**
 Subject Site Area
 Future Land Use Plan
 PREPARED 9/8/00 Scale: 1"=300'
 BY THE PLANNING &
 ZONING DIVISION

SP 8-6-00



PETITION NUMBER
 SP 8-6-00
Subject Site Area Zoning Map **A**
 PREPARED 9/8/00 Scale: 1"=300'
 BY THE PLANNING &
 ZONING DIVISION

SP 8-6-00



N
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DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 8-6-00

SP 8-6-00

SP 8-6-00