

**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 3-7-01
Project Name and Location: DesignTraffic Installation, Co.
4601 SW 30th Street

TITLE OF AGENDA ITEM: DesignTraffic Installation, Co.

REPORT IN BRIEF: The applicant proposes to demolish an existing single story metal building and shed on site to allow for a new 12,600 square foot metal warehouse structure, associated parking and landscaping. The building will be single story, painted in tones of white and gray with a red and yellow accent color on the doors, vents, and metal framework on the front facade. Four overhead doors will also be proposed on the front elevation facing State Road 84 Spur. The overall building height will be 21'-0" to the top of the roof eaves. The landscape plan reflects Gumbo Limbo, Live Oak and Satin Leaf trees along the perimeters and parking islands with a continuous hedge of Cocoplum. Landscape islands have been provided adjacent to front facade where possible to incorporate accent palms and shrubs.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee motion: to approve subject to the staff's planning report (motion carried 5-0, July 10, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 3-7-01 subject to the following conditions prior to the issuance of a building permit.

1. Revising all sheets to reflect the dumpster changes to match the site plan.
2. Changing the canopy tree specification along the right of way to reflect 14-16' ht.

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

Application #: SP 3-7-01
Designed Traffic Installation, Co.

Revisions:

Exhibit "A":

Original Report Date: July 6, 2001

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

APPLICANT INFORMATION

Owner:

Name: John Coyne
Address: 2801 SW 46th Avenue

City: Ft. Lauderdale, Fl

Phone: (954) 587-4070

Agent:

Name: Frank Suarez
Address: 4800 SW 74th Court

City: Miami, Fl

Phone: (305) 667-6200

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 4601 SW 30th Street

Land Use Plan Designation: Industrial

Zoning: M-4 Heavy Industrial (Broward County)

Existing Use: The subject site is developed as a storage facility for traffic lights and accessories.

Proposed Use: Redevelopment of the site includes, new office structure for the same use as existing.

Parcel Size: 3.35 acres

Surrounding Land Use:

North: Industrial

South: State Road 84 Spur

SP 3-7-01

East: Industrial

West: Industrial

Surrounding Zoning:

North: M-4 (County), Heavy Industrial

South: M-4 (County), Heavy Industrial

East: M-3 (Hacienda Village), Industrial

West: M-4 (County), Heavy Industrial

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant proposes to demolish an existing single story metal building and shed on site to allow for a new 12,600 square foot metal warehouse structure, associated parking and landscaping.
2. *Building:* The building will be single story, painted in tones of white and gray with a red accent color on the doors, vents, and metal framework on the front facade. Four overhead doors will also be proposed on the front elevation facing State Road 84 Spur. The overall building height will be 21'-0" to the top of the roof eaves.
3. *Access points/number of parking spaces:* Two gaited ingress/egress points are provided off of State Road 84 Spur. A new parking area is proposed in the front of the building to allow for twenty-four parking spaces required by code.
4. *Drainage/Open Space information:* 25% open space is required with forty seven percent (47%) provided.
5. *Landscaping:* The landscape plan reflects Gumbo Limbo, Live Oak and Satin Leaf trees along the perimeters and parking islands with a continuous hedge of Cocoplum. Landscape islands have been provided adjacent to front facade where possible to incorporate accent palms and shrubs.

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. 6. The majority of this area is in industrially zoned and land used plan designated. There are small commercial parcels along the State Road 84 corridor with one large retail center being located on the SE corner of University Drive and State Road 84.

Broward County Land Use Plan: The approved boundary plat titled “Foundation Plat” is restricted to 795,000 square foot of industrial use on Parcels B and D and an existing 379 unit Mobil home park on Parcel C. Commercial/retail uses are not permitted without the approval of Broward County.

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 3-7-01 subject to the following conditions prior to the issuance of a building permit:*

1. Revising all sheets to reflect the dumpster changes to match the site plan.
 2. Changing the canopy tree specification along the right of way to reflect 14-16’ ht.
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Site Plan Committee

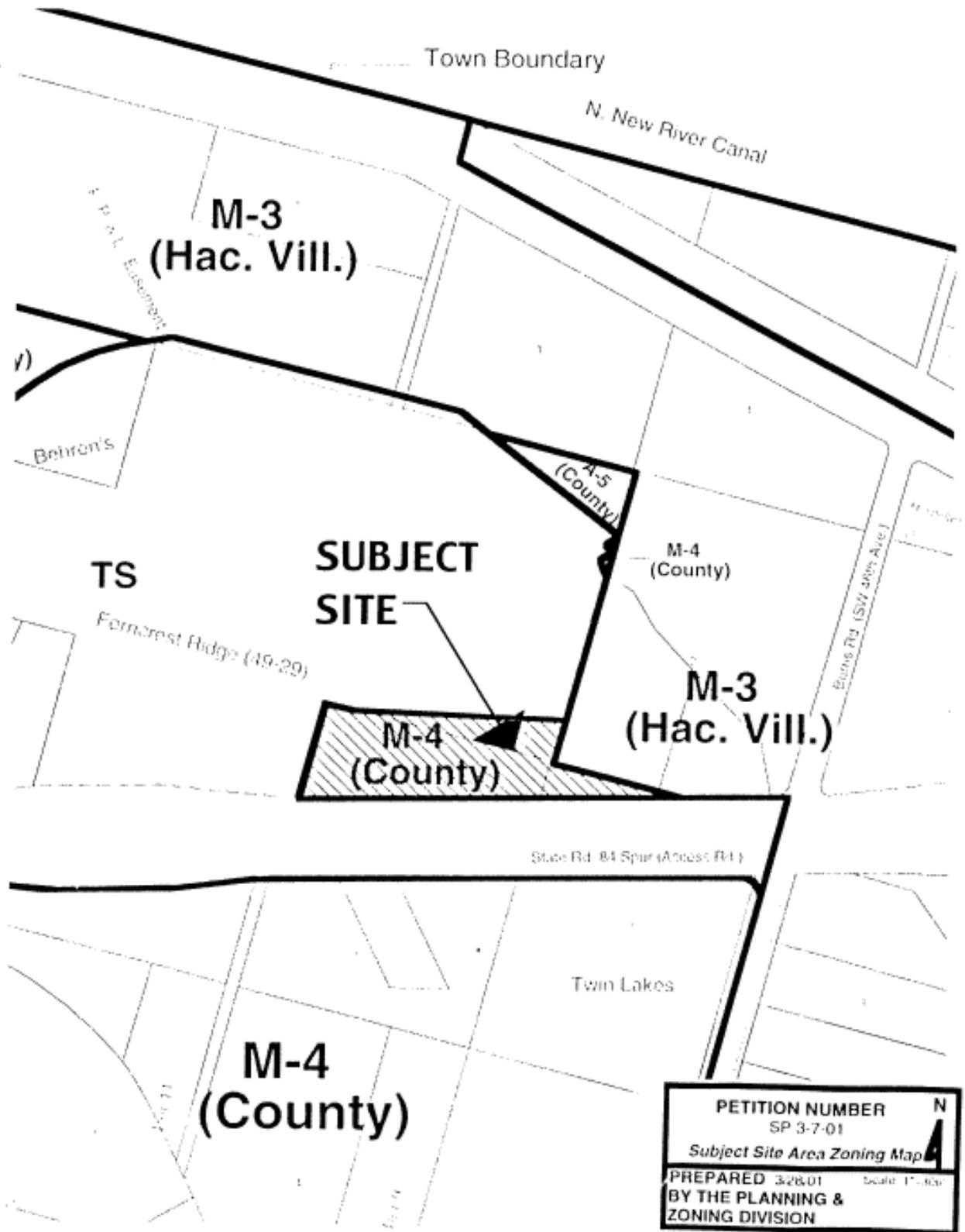
SITEPLAN COMMITTEE RECOMMENDATION: Site Plan Committee motion to approve subject to the staff’s planning report (motion carried 5-0, July 10, 2001).

Exhibits

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

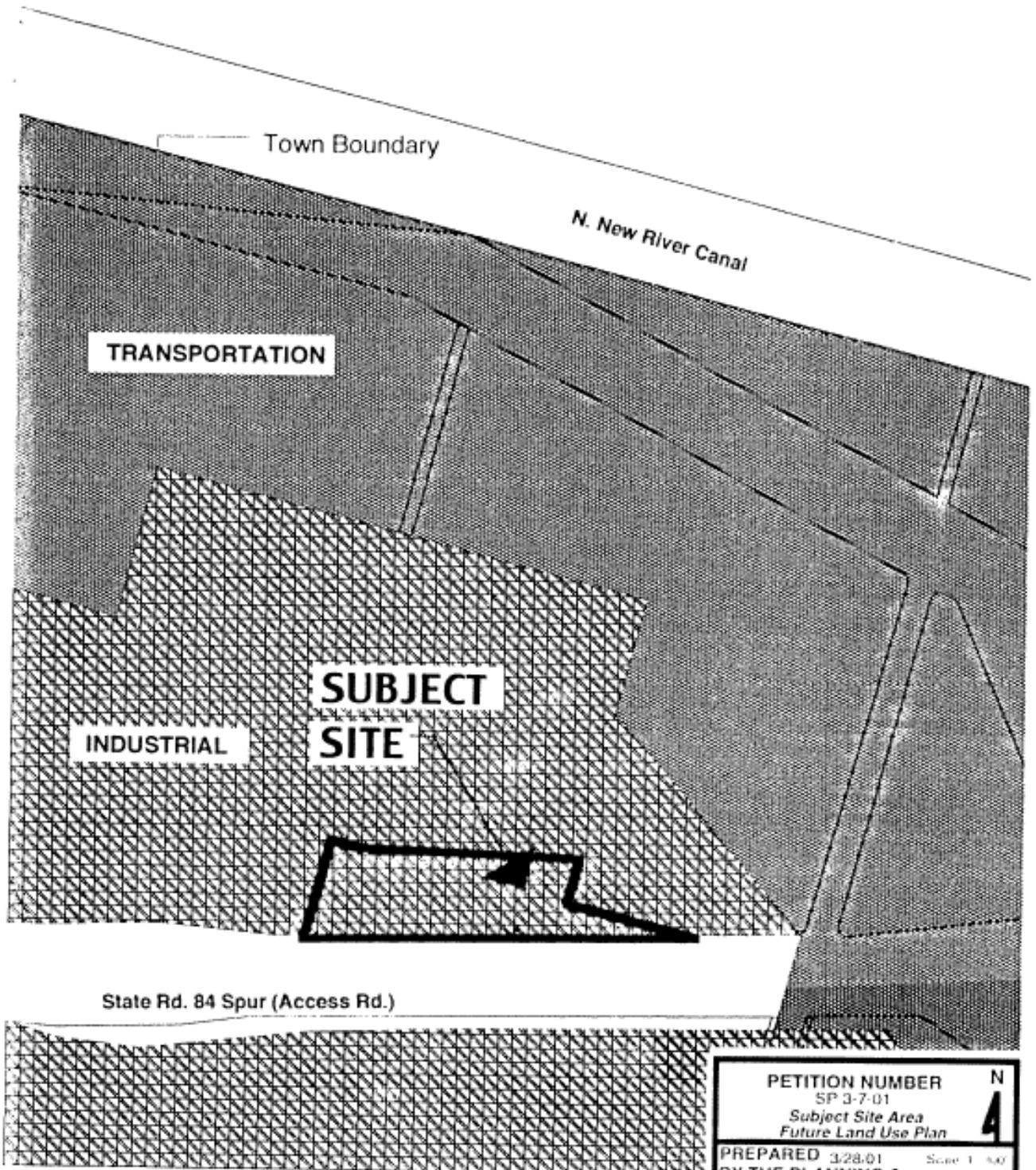
Prepared by: _____

Reviewed by: _____

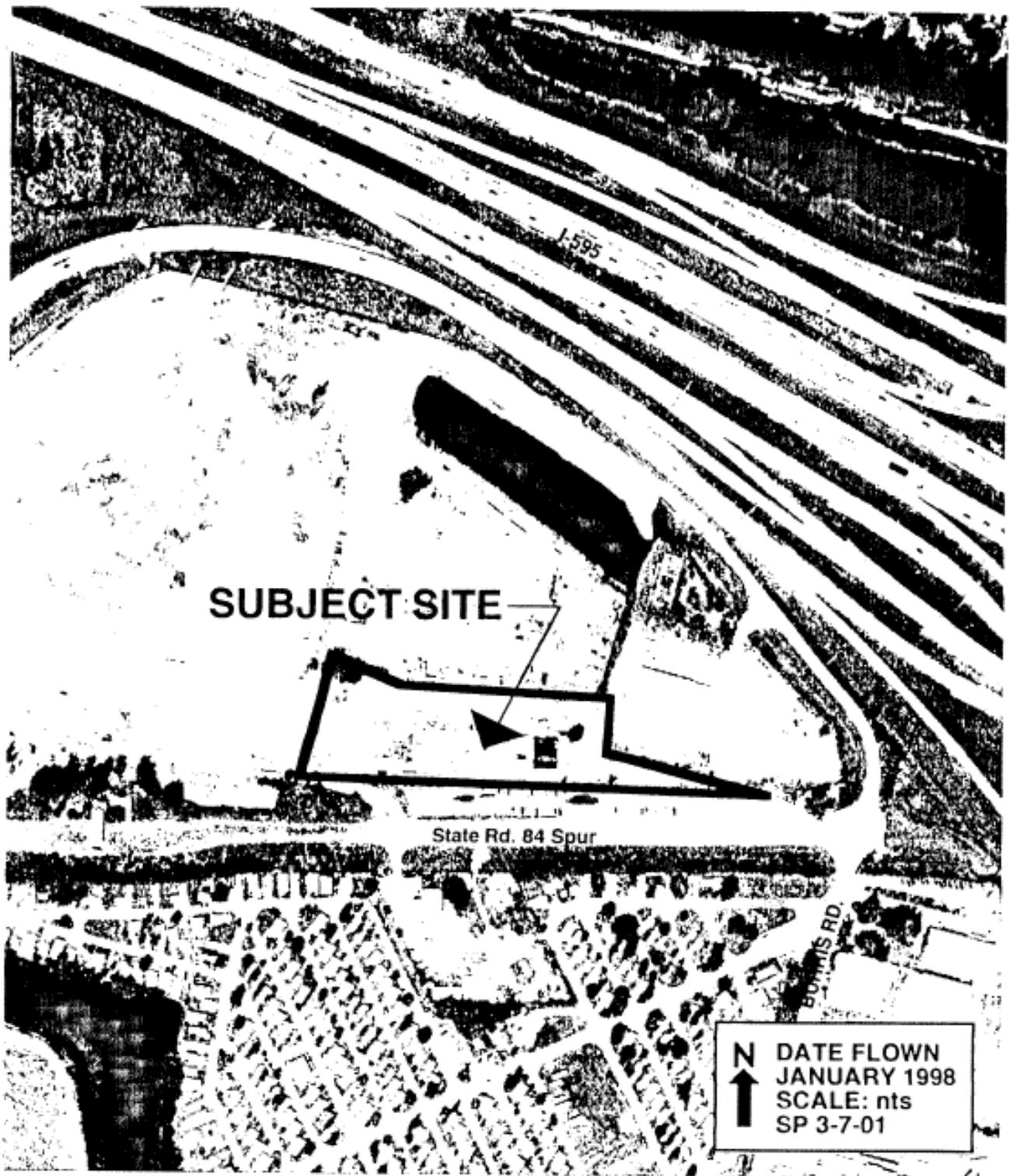


PETITION NUMBER
 SP 3-7-01
Subject Site Area Zoning Map

PREPARED 3/28/01 Scale: 1"=80'
BY THE PLANNING & ZONING DIVISION



SP 3-7-01



SP 3-7-01