

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 11-3-00
Project Name and Location: Floridian Community Bank
5601 South University Drive

TITLE OF AGENDA ITEM: Floridian Community Bank

REPORT IN BRIEF: The applicant requests site plan approval to add a 3,650 square foot bank building on the vacant parcel of land to the north of the existing Kansas City Steak House restaurant within the Davie Square Shopping Center. The site plan reflects five (5) new parking stalls at the front of the building and a drive thru lane on the west side of the building. The overall shopping center site will be affected by removing five (5) parking stalls to accommodate the drive thru, relocating one (1) landscape island and modifying the length of one (1) landscape median. The building will be a single story structure with a combination of light and dark beige stucco walls and banding with a light green metal seam roofing material. Scored stucco and banding accents are proposed around the windows and building columns. The front entrance will face University Drive with the drive thru located at the rear of the building. The overall height will be 31'-3" to the top of roof above the front entrance.

PREVIOUS ACTIONS:

Town Council approved a delegation request on September 20, 2000, 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 approved a site plan modification for the Davie Square retail center on November 15, 2000.

Town Council approved a delegation request on June 20, 2001, to amend the ingress/egress easement

CONCURRENCES:

Site Plan Committee Recommendation: Motion to approve subject to the planning report (Motion carried: 4-0, September 25, 2001)

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 11-3-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing small trees/palms in the existing landscape median to the north of the drive thru lane.
2. Receiving final approval from the engineering department.

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

Application #: SP 11-3-00
Floridian Bank

Item No.

Revisions:

Exhibit "A":

Original Report Date: September 21, 2001

**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: 5601 South University Drive, Generally located on the west side of University Drive approximately 2/5 of a mile north of Stirling Road.

Land Use Plan Designation: Commercial

Zoning: B-2 (Community Business District)

Existing Use: Vacant parcel

Surrounding Land Use:

North: Mobil Car Wash within the shopping center

South: Kansas City Steak House restaurant within the shopping center

East: University Drive

West: Retail building within the Davie Square shopping center

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:

Town Council approved a delegation request on September 20, 2000, 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.

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DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. **Site:** The applicant requests site plan approval to add a 3,650 square foot bank building on the vacant parcel of land to the north of the existing Kansas City Steak House restaurant within the Davie Square Shopping Center. The site plan reflects five (5) new parking stalls at the front of the building and a drive thru lane on the west side of the building. The overall shopping center site will be affected by removing five (5) parking stalls to accommodate the drive thru, relocating one (1) landscape island and modifying the length of one (1) landscape median.
2. **Building:** The building will be a single story structure with a combination of light and dark beige stucco walls and banding with a light green metal seam roofing material. Scored stucco and banding accents are proposed around the windows and building columns. The front entrance will face University Drive with the drive thru located at the rear of the building. The overall height will be 31'-3" to the top of roof above the front entrance.
3. **Access/parking:** Access to the site will remain as existing off of University Drive. There are 602 parking stalls required for the entire plaza with the proposed bank building and 744 provided.

4. **Landscaping:** The landscape plan reflects single and double Alexander Palms along the north and south sides of the building, flowering Hibiscus trees along the building front and shrubs and ground covers in all of the plantable areas around the building. There are four existing Mahogany trees to be relocated from existing landscape islands to proposed parking islands at the front and rear of the building.
5. **Signage:** A 16.6 square foot wall sign stating the bank's name is proposed above the main entrance.
6. **Drainage:** All on site drainage will be dispersed into existing catch basins.

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: This property falls within Flex Zone 102. The subject site is platted "Main Street Plat" which has met the concurrency requirements and is in compliance with all restrictions of the approved plat. Therefore, concurrency is unaffected by the proposed petition.

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 11-3-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing small trees/palms in the existing landscape median to the north of the drive thru lane.
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Site Plan Committee

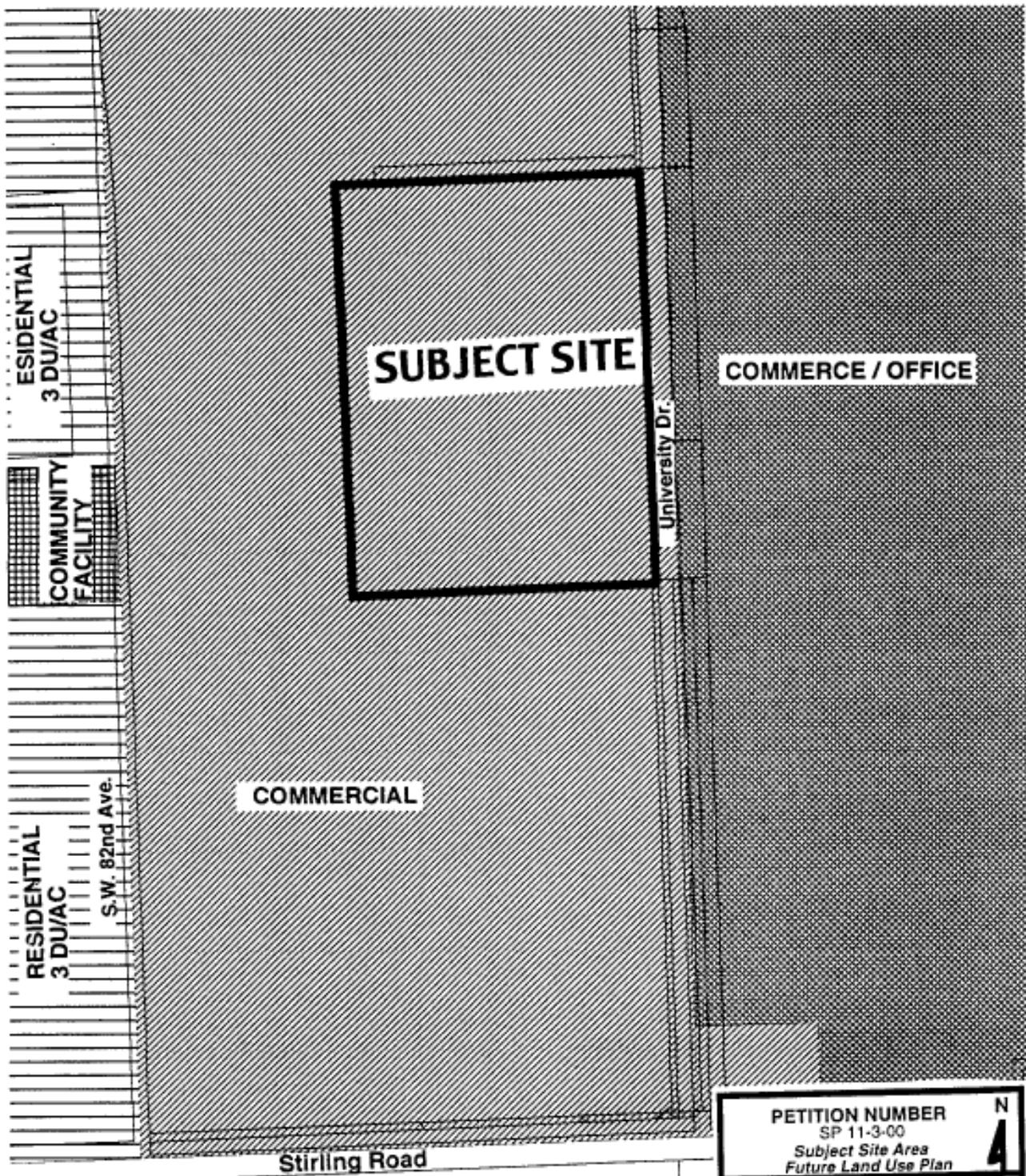
Site Plan Committee Recommendation: Motion to approve subject to the planning report (Motion carried: 4-0, September 25, 2001)

Exhibits

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

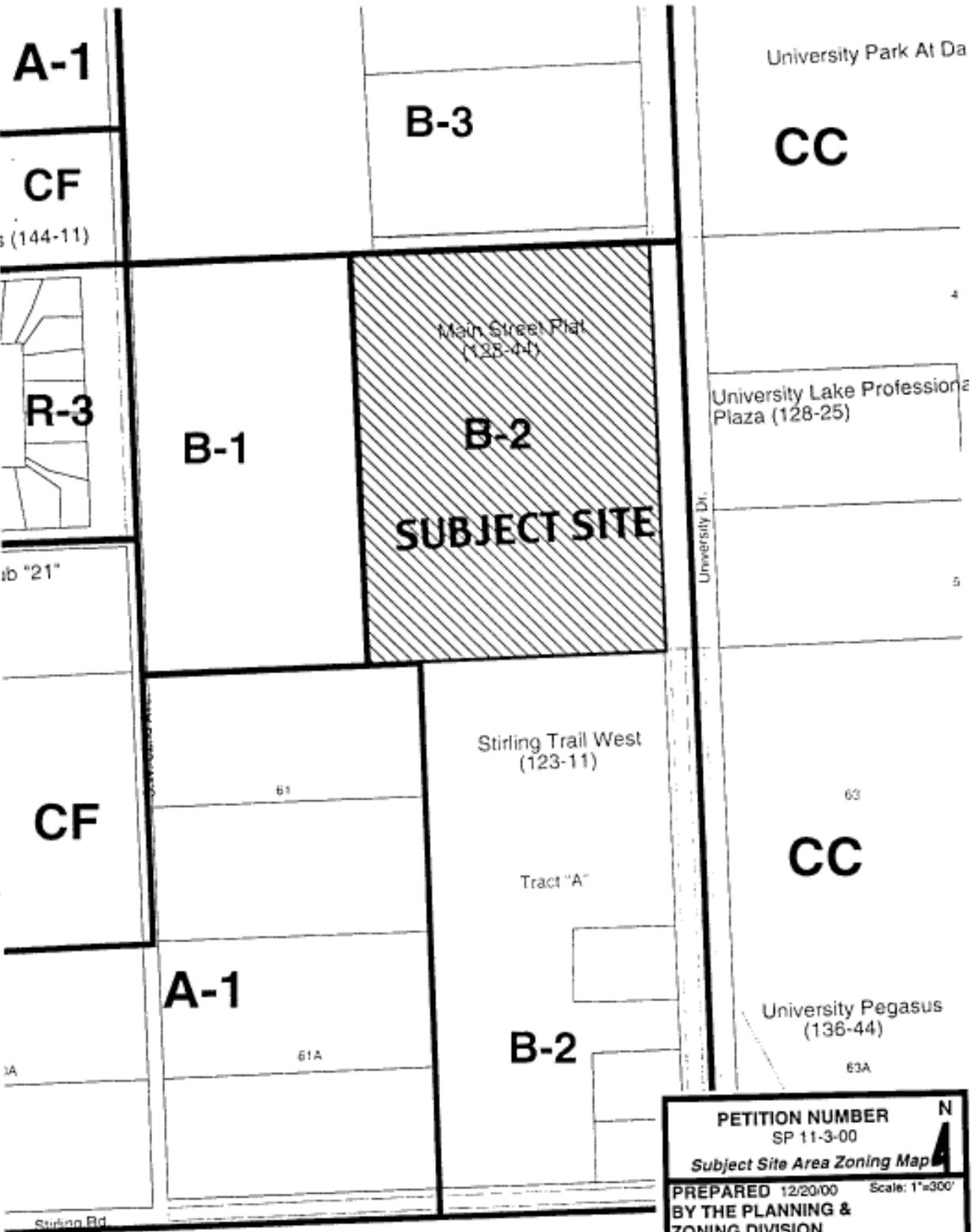
Prepared by: _____

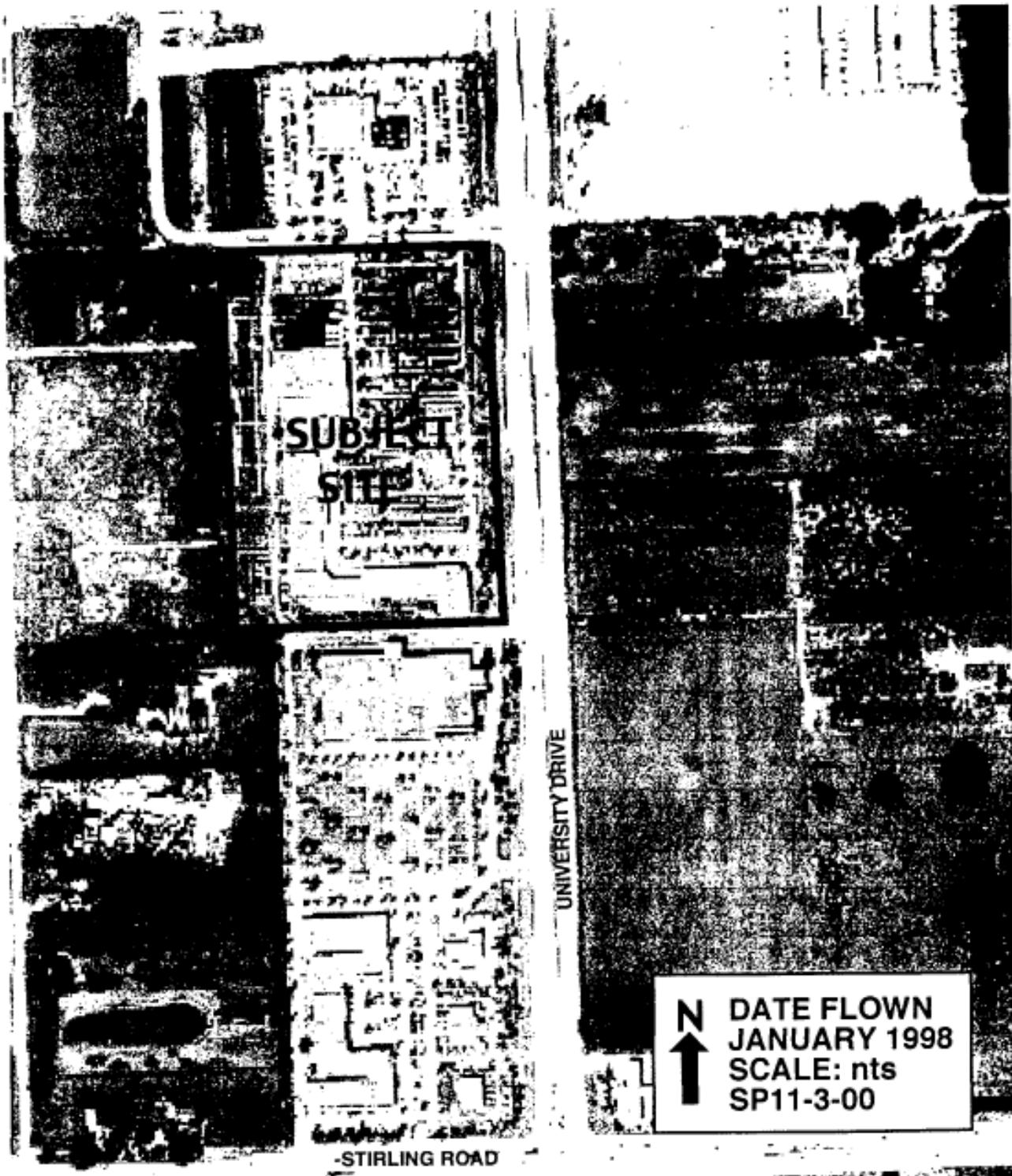
Reviewed by: _____



PETITION NUMBER
SP 11-3-00
*Subject Site Area
Future Land Use Plan*

PREPARED 12/20/00 Scale: 1"=300'
BY THE PLANNING &
ZONING DIVISION





**SUBJECT
SITE**

UNIVERSITY DRIVE

STIRLING ROAD



DATE FLOWN
JANUARY 1998
SCALE: nts
SP11-3-00