

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Site Plan  
SP 8-1-01 Hacienda Substation  
4900 Oakes Road/Generally located at the southeast corner of  
Oakes Road and Hacienda Boulevard (SW 50 Avenue)

**TITLE OF AGENDA ITEM:**

SP 8 -1-01 Hacienda Substation, 4900 Oakes Road

**REPORT IN BRIEF:**

The applicant requests approval to construct a 541 square foot unmanned substation facility on a 4.45 acre site located in the southeast corner of Oakes Road and Kean Road. This unmanned restricted access facility will be used for transformation, regulation, and distribution of electricity. The building consists of concrete stucco walls with a sloped roof and a building height of 11'. Minimal FP&L employees report to this location and maintenance crews will park inside the fenced area, therefore no additional parking is required.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

Site Plan Committee recommended approval (Motion carried: 4-0, Motion By: Mr. Engel, Seconded By: Mr. Crowley, and Chair Evans absent).

**FISCAL IMPACT:** None

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

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

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

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**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** Florida Power & Light Company/  
Joseph M. Lammert  
**Address:** 700 Universe Boulevard  
**City:** Davie, FL 33408  
**Phone:** (561)694-3273

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested

**Application Request:** Site plan approval

**Address/Location:** 4900 Oakes Road/Generally located at the southeast corner of Oakes Road and Hacienda Boulevard (SW 50 Avenue).

**Future Land Use Plan Designation:** Industrial

**Zoning:** U, Utilities District

**Existing Use:** Vacant Land

**Proposed Use:** FPL Substation facility and vacant property for future development

**Parcel Size:** 4.45 acres (193,842 Square Feet)

**Surrounding Uses:**

**Surrounding Land**  
**Use Plan Designation:**

<b>North:</b>	Industrial	Industrial
<b>South:</b>	Industrial, Vacant	Industrial
<b>East:</b>	Industrial	Industrial
<b>West:</b>	Industrial	Industrial

**Surrounding Zoning:**

<b>North:</b>	M-4 (County)
<b>South:</b>	M-4, Heavy Industrial District (Hacienda Village)
<b>East:</b>	M-2, Medium Industrial District, M-4 Heavy Industrial District
<b>West:</b>	M-4, Heavy Industrial District (Hacienda Village)

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## ZONING HISTORY

**Related Zoning History:** None

**Previous Request on same property:** Town Council approved rezoning petition, ZB 4-4-01 (Lammert/FP&L), on June 20,2001.

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## APPLICATION DETAILS

### **Development Details:**

The Applicant's SUBMISSION indicated the following:

1. *Site:* The applicant requests approval to construct a 541 square foot unmanned substation facility on a 4.45 acre site located in the southeast corner of Oakes Road and Kean Road. The facility will be used for transformation, regulation, and distribution of electricity.
  2. *Building:* The building consists of concrete stucco walls with a sloped roof with a building height of 11'. The subject site will be enclosed by a 8' high chain link fence.
  3. *Access and Parking:* Access to the site will be from Oakes Road via an 30' opening. FP&L employees and maintenance crews will report to this location and will park inside the fenced area, therefore no additional parking is required. The total number of trips to this site will average two trips per month. Pursuant to the ADA Handicapped Regulations this facility is not subject to the accessibility requirements.
  4. *Landscaping:* The perimeter of this site will be landscaped with canopy trees consisting Live Oak, Laurel Oak, and Mahogany trees together with accent trees consisting of Bottlebrush and Silver Buttonwood trees. The hedge material will consist of cocoplum, wax myrtle and wax jasmine planted on top of a 2' high berm.
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### **Summary of Significant Development Review Agency Comments**

There were some minor comments regarding the non-vehicular line and opening, and berm identification lines on the drawings, all comments have been satisfied.

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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 property falls within Planning Area 6. This Planning Area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the

southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated industrial on Nova Drive.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 81. The planned FP&L development on the Oaks Road Industrial Park will not affect either the existing industrial use, or traffic concurrency.

**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.

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### **Staff Recommendation**

**Recommendation:** Based upon the above, staff recommends approval of application SP 8-3-00.

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### **Site Plan Committee Recommendation**

**Site Plan Committee Recommendation:** Motion to approve (Motion carried: 4-0, Motion By: Mr. Engel, Seconded By: Mr. Crowley, and Chair Evans absent).

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### **Exhibits**

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

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

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

Florida Turnpike

SW 34th Pl

Field Rd

INDUSTRIAL

Oakes Rd

**SUBJECT  
SITE**

TRANSPORTATION

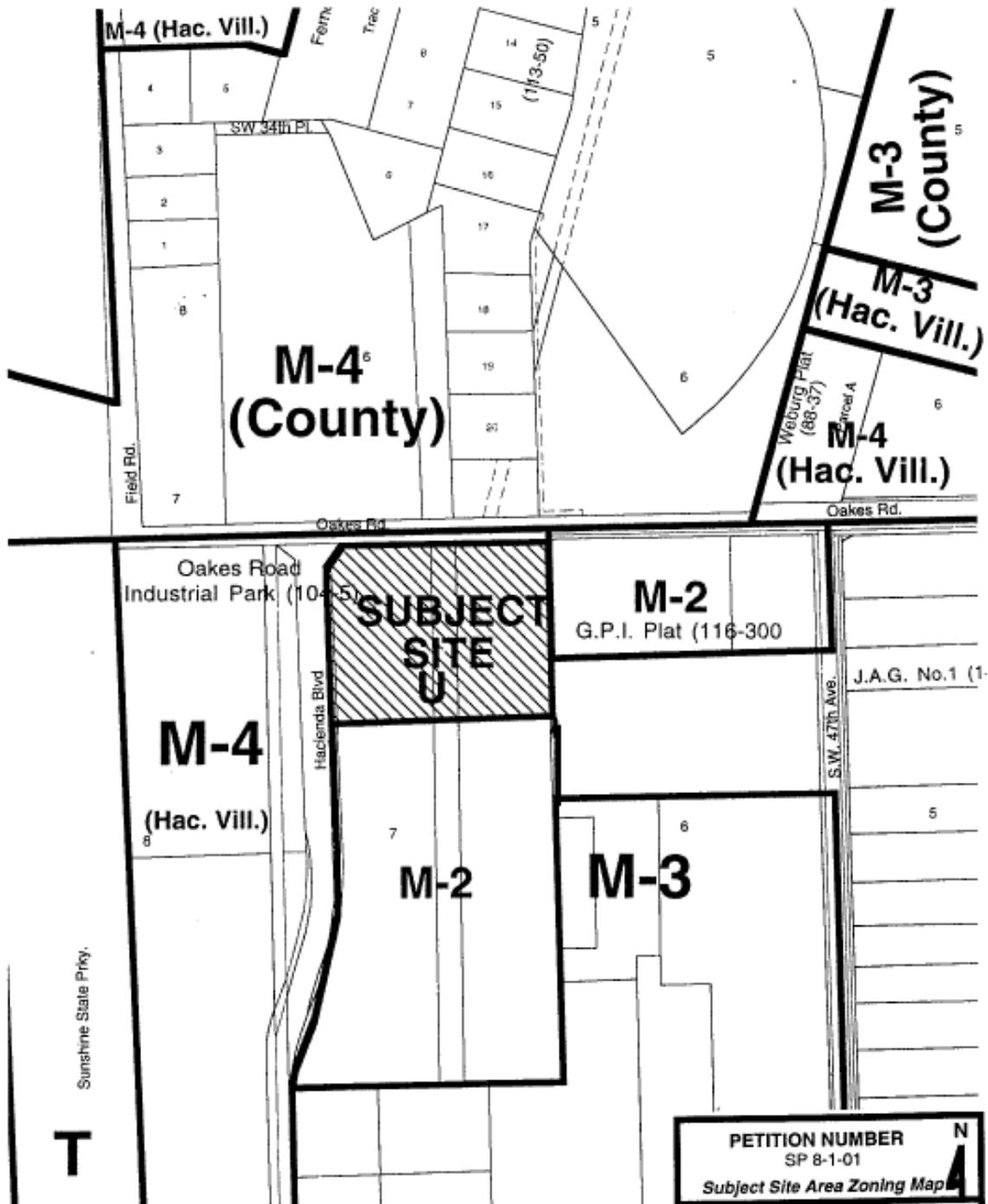
Hacienda Blvd

S.W. 47th Ave

PETITION NUMBER  
SP 8-1-01  
Subject Site Area  
Future Land Use Plan

N  
4

PREPARED 8/21/01 Scale: 1"=300'  
BY THE PLANNING &  
ZONING DIVISION



**T**

Sunshine State Pkwy.

**PETITION NUMBER**  
 SP 8-1-01  
*Subject Site Area Zoning Map*

**PREPARED** 8/21/01 **Scale:** 1"=300'  
**BY THE PLANNING & ZONING DIVISION**



N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: nts  
SP 8-1-01