

**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 3-2-01
Project Name and Location: Glenn's Automotive
2601 Reese Road

TITLE OF AGENDA ITEM: Glenn's Automotive

REPORT IN BRIEF: The applicant is requesting approval for a 7,800 square foot automotive service building located along Reese Road on 1.014 acres. The building will be centrally located on the lot fronting Reese Road.

PREVIOUS ACTIONS: A rezoning was granted by Town Council on March 7, 1999 from CC (Commerce Center District) to B-3 (Planned Business Center District). The proposed building will be a 22' single story structure to include 5,500 square feet of automotive repair and 2,300 square feet of warehouse area. The building materials will consist of a dark gray stucco band on the lower portion of the building and light and dark blue metal siding on the upper sections. White metal roll up doors have been shown on the front and rear elevations. Access to the site is provided by a two way drive isle at the north end of the property and a one way egress at the south end of the property. Parking stalls have been located along the east and south sides of the building with 41 stalls required and 41 stalls provided. The landscape plan reflects Royal Palms, Gumbo Limbo, and Live Oak along the perimeters with a continuous hedge. Groupings of Washingtonia Palms, accent trees, shrubs and ground covers are proposed adjacent to the building facades. A total of 109 caliper inches of existing trees will be required to be mitigated for on site. A 70 square foot wall sign located above the front entrance has been submitted for this approval.

CONCURRENCES: At its October 23, 2001 meeting Vice Chair made a motion seconded by Mr. Crowley to approve subject to the planning report and subject to the inclusion of a "mitigation table" to be provided to the Town Council (Motion carried: 4-0, Sam Engle absent, October 23, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 3-2-01 subject to the following conditions prior to the issuance of a building permit.

1. Revising the landscape plan to add a mitigation table reflecting 109 caliper inches of trees to be added to the plan in addition to relocating one 8" Royal Poinciana and one 12" Strangler Fig.

Attachments: Planning Report, Land Use Map, Subject Site, Aerial, Site Plan

Application #: SP 3-2-01
Glenn's Automotive

Item No.

Revisions:

Exhibit "A":

Original Report Date: October 19, 2001

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

APPLICANT INFORMATION

Owner :

Agent:

Name: Irving Cooper

Name: Gus Aguirre

Address: 2450 Hollywood Blvd. #204

Address: 5450 Griffin Road

City: Hollywood, Fl. 33020

City: Davie, Fl. 33314

Phone: (954) 923-5706

Phone: (954) 584-6880

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 2601 Reese Road

Land Use Plan Designation: Industrial

Zoning: M-3 (Industrial)

Existing Use: Vacant parcel

Surrounding Land Use:

North: Vacant industrial

South: Warehouse

East: Turnpike

West: Warehouse

Surrounding Zoning:

North: M-3 County

South: M-3 County

East: M-3 County

ZONING HISTORY

Previous Requests on Same Property: A rezoning from M-3 County to M-3 Town of Davie was approved by Town Council on March 21, 2001.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant is requesting approval for a 7,800 square foot automotive service building located along Reese Road on 1.014 acres. The building will be centrally located on the lot fronting Reese Road.
2. *Building:* The proposed building will be a 22' single story structure to include 5,500 square feet of automotive repair and 2,300 square feet of warehouse area. The building materials will consist of a dark gray stucco band on the lower portion of the building and light and dark blue metal siding on the upper sections. White metal roll up doors have been shown on the front and rear elevations.
3. *Access/Parking:* Access to the site is provided by a two way drive isle at the north end of the property and a one way egress at the south end of the property. Parking stalls have been located along the east and south sides of the building with 41 stalls required and 41 stalls provided.
4. *Landscape:* The landscape plan reflects Royal Palms, Gumbo Limbo, and Live Oak along the perimeters with a continuous hedge. Groupings of Washingtonia Palms, accent trees, shrubs and ground covers are proposed adjacent to the building facades. A total of 109 caliper inches of existing trees will be required to be mitigated for on site.
5. *Signage:* A 70 square foot wall sign located above the front entrance has been submitted for this approval. The sign will be made of a 5/8" plywood painted Dark blue with a white border and 12" ht. black letters stating the business name.

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 as mortified by the settlement agreement.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 6. 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.

Broward County Land Use Plan: The subject site is governed by the plat titled “Glenn’s Automotive Center restricted to 5,500 square feet of automotive repair and 2,300 square feet of warehouse 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 3-2-01 subject to the following conditions prior to the issuance of a building permit:*

1. Revising the landscape plan to add a mitigation table reflecting 109 caliper inches of trees to be added to the plan in addition to relocating one 8” Royal Poinciana and one 12” Strangler Fig.

Site Plan Committee

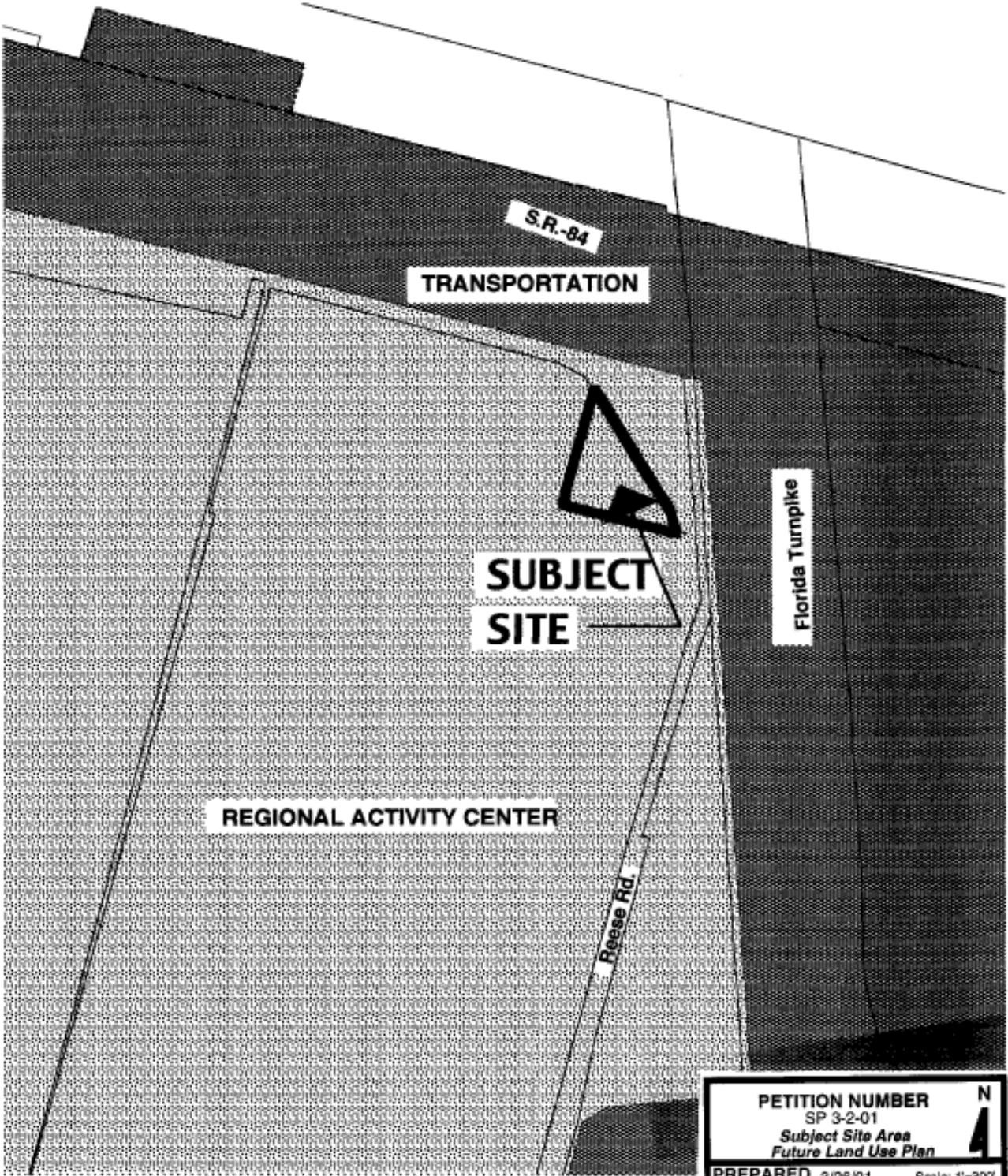
Site Plan Committee Recommendation: At its October 23, 2001 meeting Vice Chair made a motion seconded by Mr. Crowley to approve subject to the planning report and subject to the inclusion of a “mitigation table” to be provided to the Town Council (Motion carried: 4-0, Sam Engle absent, October 23, 2001).

Exhibits

Land Use Map, Subject Site Map, Aerial

Prepared by: _____

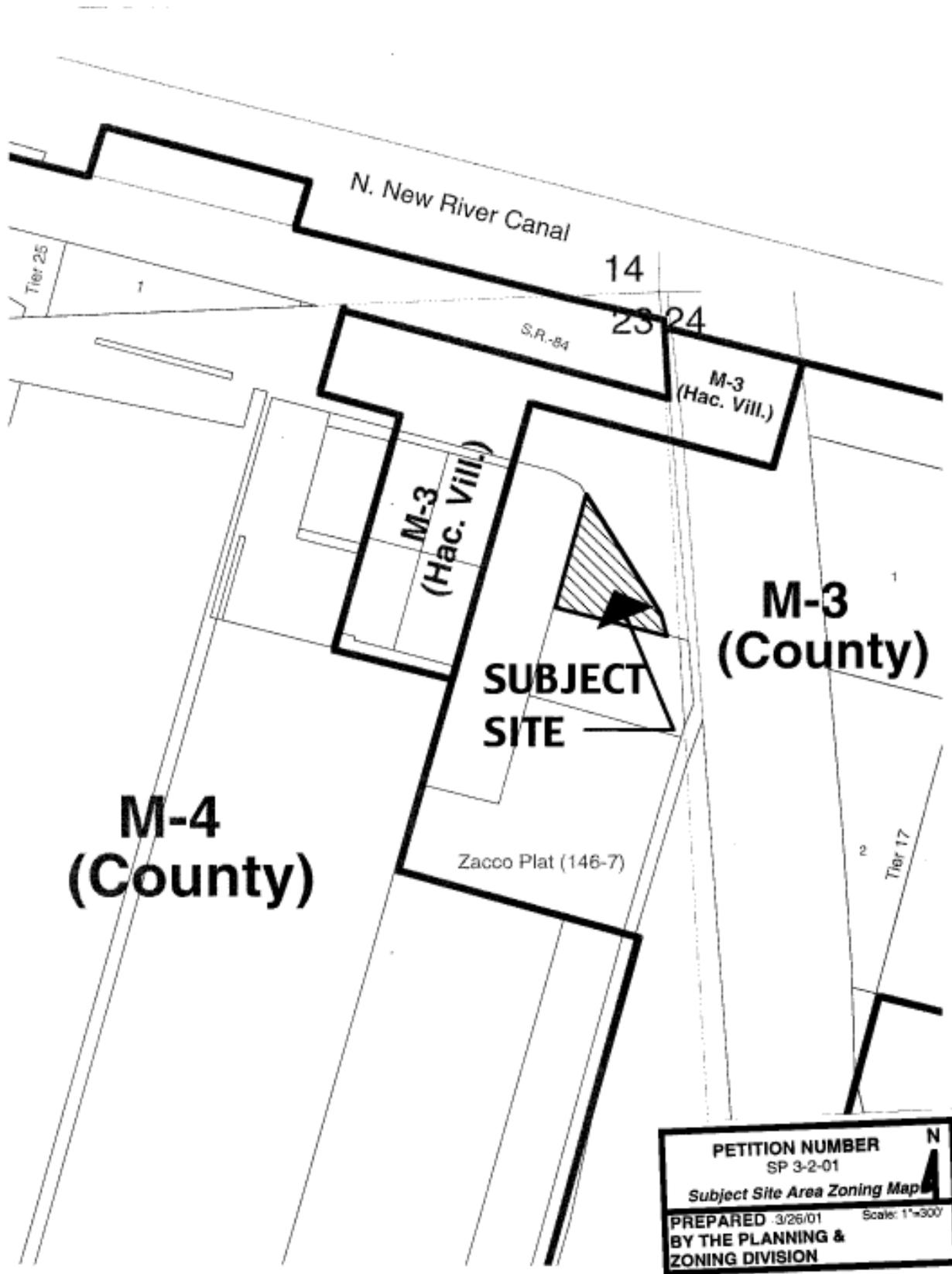
Reviewed by: _____



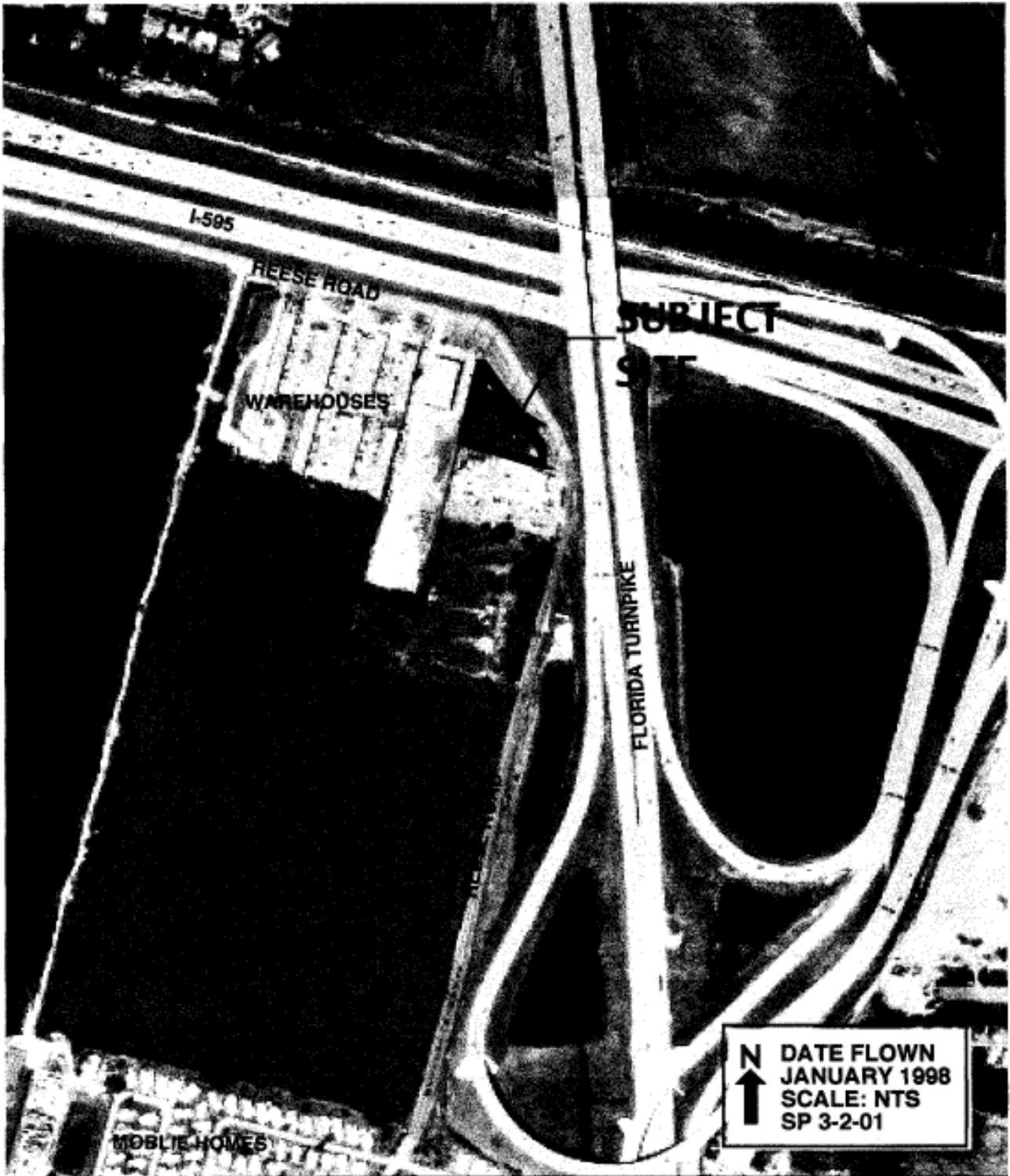
PETITION NUMBER
SP 3-2-01
Subject Site Area
Future Land Use Plan

4

PREPARED 3/26/01 Scale: 1"=300'
BY THE PLANNING &
ZONING DIVISION



SP 3-2-01



SP 3-2-01