

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP
954-797-1101

SUBJECT: Site Plan

SP 9-5-00 Nextel Monopole at Palm Peterbuilt

SR 7 2441 S. State Road 7/Generally located in the northwest corner of
and North New River Canal.

TITLE OF AGENDA ITEM:

Site plan approval for a 100' monopole.

REPORT IN BRIEF:

Request to construct a 100 foot monopole tower within a 14' X 40' lease parcel containing the monopole and equipment shelter. The lease parcel will be surrounded by an 8 foot high chain link fence topped with barbed wire and surrounded by a landscape buffer containing shrubs and canopy trees.

PREVIOUS ACTIONS: None.

CONCURRENCES: Site Plan Committee: The Site Plan Committee recommended approval at its January 9, 2001 meeting (motion carried 4-0).

FISCAL IMPACT:

Has request been budgeted? yes no

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

RECOMMENDATION(S): Motion to approve.

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

Application #: SP 9-5-00
Exhibit "A":
Original Report Date: 12/20/00

Revisions:

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

APPLICANT INFORMATION

Owner:

Agent:

Name: Palm Peterbuilt GMC Trucks, Inc.	Name: Nextel South Corp. d/b/a Nextel Communications
Address: 2441 S. State Road 7	Address: 6700 N. Andrews Ave
City: Davie, FL 33317	City: Ft. Lauderdale, FL 33309
Phone: (954) 584-3200	Phone: (954) 971-3450

BACKGROUND INFORMATION

Application Request: Site Plan approval.

Address/Location: 2441 S. State Road 7/ Generally located in the northwest corner of SR 7 and North New River Canal.

Future Land Use Plan Designation: Commercial

Zoning: B-3, Planned Business Center District

Existing Use: Large Truck Sales and Service Business Facility

Proposed Use: Addition of a monopole communications site with an unmanned equipment shelter.

Parcel Size: .013 acre (560 sq. ft.)

Surrounding Uses:

North: Commerce Plaza

South: Similar Commerce Business

East: Vacant (Outside Town Limits)

West: Multi-Family (north portion, Outside Town)

Surrounding Land

Use Plan Designation:

Commercial (County)

Commercial

Commercial (County)

Residential (County)

Trailer Park (south portion, Outside Town)

Surrounding Zoning:

North: B-3, (County, General Business)
South: M-3, (County, General Industrial)
East: B-3, (County, General Business)
West: North Portion RM-15 (County, Multi-Family Residential 15 DU/AC)
South Portion T-1 (County, Trailer Park)

ZONING HISTORY

Related History: The property was annexed into the Town on September 4, 1984, through the Hacienda Village Annexation.

The subject site was rezoned from B-3 Hacienda Village to Town of Davie Planned Business Center (B-3) through Ordinance 85-18, on February 20, 1985.

A Special Permit (SE 9-2-00) allowing the construction of a telecommunications tower at this location was approved by Town Council on December 20, 2000.

DEVELOPMENT PLAN DETAILS

The Applicant's SUBMISSION indicates the following:

1. **Site Plan:** The applicant requests site plan approval for a proposed 100' high monopole tower and a 14' X 40' lease parcel for the monopole and adjoining equipment shelter, to be located in the northwestern corner of the Palm Peterbuilt GMC Trucks, Inc. parcel. The equipment shelter is 10' x 20' in dimension and will be located directly to the west of the monopole. The 14' x 40' area will be protected by a barbed-wire topped 8' high chain-link fence with an access gate. A 10' access easement will be secured on the west and south sides of the leased areas and a 20' access, utility, and maintenance easement will be secured on the east side.
 2. **Landscaping:** The applicant has proposed a 2 foot landscape buffer along the perimeter of the site. This are will include three Silver Buttonwood, planted at 10' in height and 43 wax myrtle, 3' high at time of planting. A very large existing Live Oak will remain adjacent to the site.
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Application Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: Planning Area 7, the smallest planning district, encompasses what was once Hacienda Village. The Town annexed this area in the late 1980's. Bordered on the north by the North New River Canal and on the south by S.R. 84, the area stretches approximately one mile east of SR 7 and includes the Hacienda Flores and Pond Apple Slough wetland mitigation sites, owned by Broward County and FDOT respectively. The wetland mitigation sites were required to offset the loss and degradation of wetlands from the construction of the County resource recovery facility and I-595.

Staff Analysis

Staff has examined the location for the proposed monopole facility at the Palm Peterbuilt GMC Trucks, Inc., location. The proposed facility is in the rear of a truck sales and service plaza, which is surrounded by an eight (8) foot height concrete wall. The proposed monopole location is 165' from the existing residential area, and separated by a two-lane road, SW 41st Avenue. The site location meets the acceptable setbacks required to minimize adverse visual effects to adjacent parcels.

The location of the proposed monopole is adjacent to a large live oak tree and a gravel lot which is labeled for trailer parking only. This area is currently bounded by an eight-foot high chain link fence on the north and an eight-foot high concrete block wall on the western perimeter of the parent parcel. The proposed location will not interfere with traffic circulation, as all the truck and visitor parking spaces are striped and located to the south.

Findings of Fact

The proposed site plan meets all the applicable codes and ordinances of the Town of

Davie relative to development standards.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends approval, of petition SP 9-5-00.

Site Plan Committee

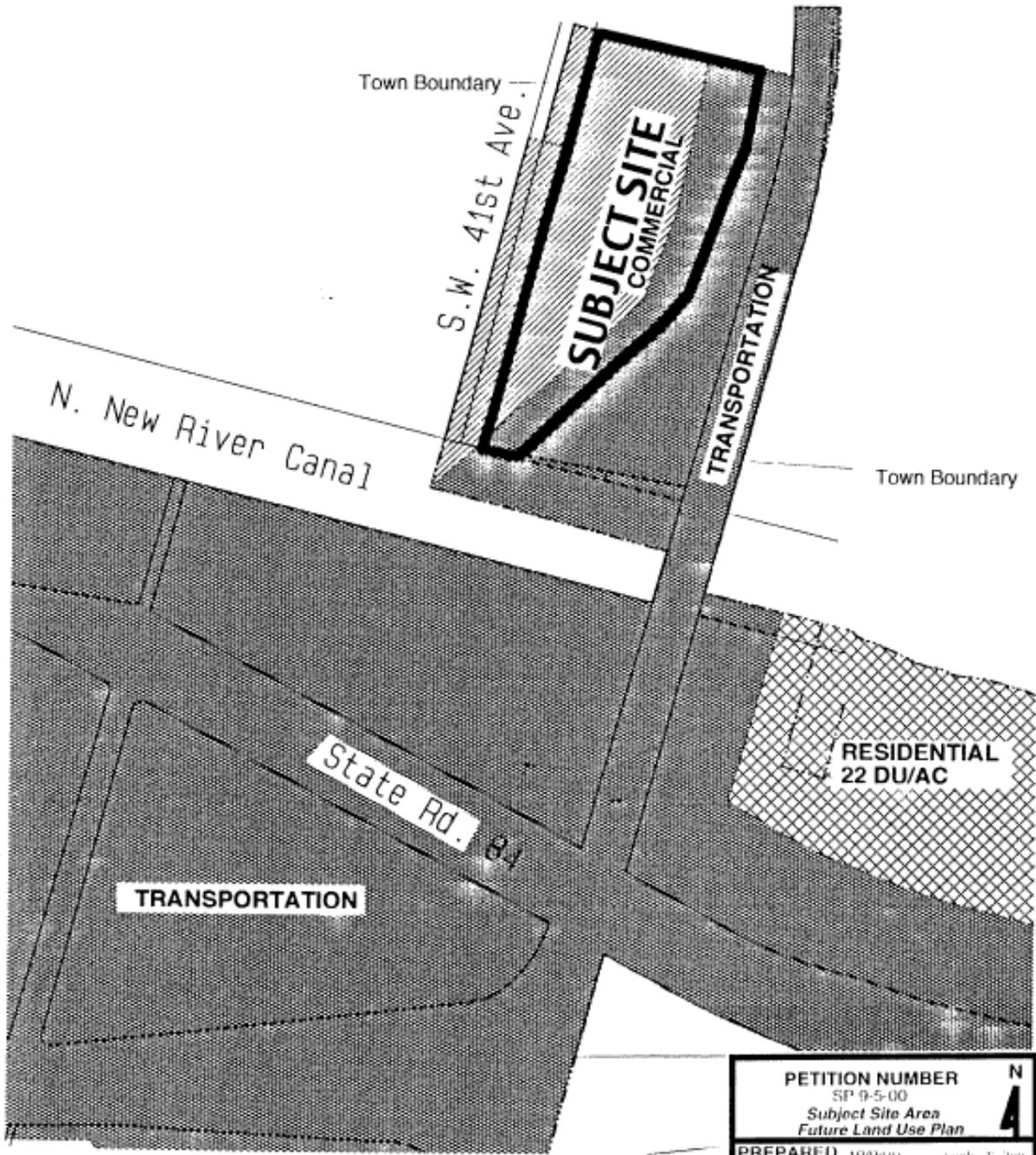
The Site Plan Committee recommended approval of SP 9-5-00 at its January 9, 2001 meeting by a motion made by Councilmember Paul and seconded by Mr. Aucamp for a vote of 4-0.

Exhibits

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

Prepared by: _____

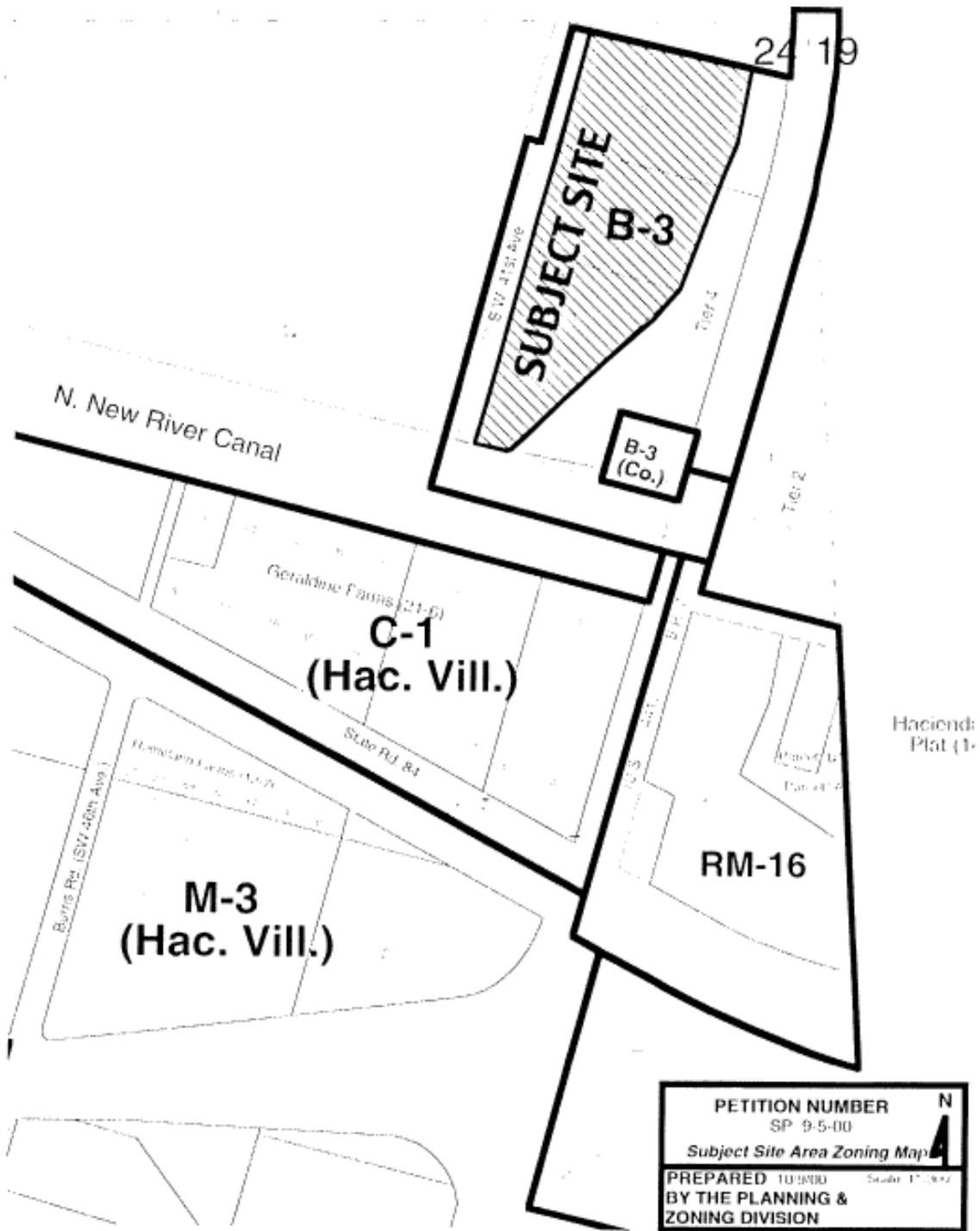
Reviewed by: _____



PETITION NUMBER
SP 9-5-00
Subject Site Area
Future Land Use Plan

PREPARED 10/9/00
BY THE PLANNING &
ZONING DIVISION

N
4



PETITION NUMBER SP 9-5-00		N 
<i>Subject Site Area Zoning Map</i>		
PREPARED 10/2000 Scale: 1"=100' BY THE PLANNING & ZONING DIVISION		



N
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DATE FLOWN
JANUARY 1998
SCALE: nts
SP 9-5-00