

**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 1-5-01
Project Name and Location: S&Z Subdivision
2000 SW 71 Terrace

TITLE OF AGENDA ITEM: S&Z Subdivision

REPORT IN BRIEF: The applicant requests approval of a 25,807 square foot commercial building located on 2.2 acres. Proposed for the site is a 32' single story building incorporating retail/wholesale, office, storage, associated parking and landscaping. The proposed building's front will face State Road 84 to the north with loading areas and overhead doors in the rear to the south. The building materials will be concrete block and stucco walls, painted light gray. Peach colored bands will accent the front facade. The doors and windows in the front will have a dark gray glass with dark aluminum frames accented by extruded wall features. The rear access doors and roll-ups will blend with the building's color in a light gray finish. The landscape plan reflects Live Oak, flowering Cassia, Cypress and a meandering berm along State Road 84. Native shrubs along the perimeters of the property include Firebush, Fakahatchee and Cocoplum. Gumbo Limbo and Cassia are proposed in the parking islands under planted with ground cover. All required quantities have been satisfied per code.

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). A delegation request to change the plat restrictive note from 36,100 square feet of commercial use to 42,430 square feet of warehouse and 14,000 square feet of commercial use was approved by Town Council on June 17, 1998.

CONCURRENCES: At its October 23, 2001 meeting Vice Chair Aucamp made a motion seconded by Ms. Aitken to approve subject to the planning; that the plans be revised to match the elevation drawing showing the columns; and that Mr. Zacco would bring a color rendering with color charts to the next Site Plan Committee meeting [11/13/01] (Motion carried: 4-0, Sam Engle absent, October 23, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 1-5-01 subject to the following conditions prior to the issuance of a building permit.

1. Changing the Wax Jasmine for a native or hardier ground cover.
2. Specifying Mellalucca mulch in the landscape notes.

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

SP 1-5-01

Application #: SP1-5-01
S&Z Subdivision

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:

Name: Mario Zacco, Frank Shear

Address: 2000 SW 71 Terrace

City: Davie., FL 33317

Phone: 954 474-3644

Agent:

Name: S&Z Properties

Address: 2011 SW 70th Ave, A-12

City: Davie, FL 33317

Phone: 954-474-3644

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 2000 SW 71 Terrace

Land Use Plan Designation: Commerce Center

Existing Zoning: CC (Commerce Center District)

Existing Use: Vacant property

Proposed Use: Commercial building

Surrounding Land Use:

North: State Road 84

South: Industrial warehouse

East: Vacant

West: Car Max Dealership

Surrounding Zoning:

North: State Road 84

South: M-1 (Light Industrial District)

East: CC (Commerce Center District)

West: CC, (Commerce Center District)

ZONING HISTORY

Previous request on the same property: A rezoning was granted by Town Council on March 7, 1999 from CC (Commerce Center District) to B-3 (Planned Business Center District). A delegation request to change the plat restrictive note from 36,100 square feet of commercial use to 42,430 square feet of warehouse and 14,000 square feet of commercial use was approved by Town Council on June 17, 1998.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of a 25,807 square foot commercial building located on 2.2 acres. Proposed for the site is a 32' single story building incorporating retail/wholesale, office, storage, associated parking and landscaping.
2. *Building:* The proposed building's front will face State Road 84 to the north with loading areas and overhead doors in the rear to the south. The building materials will be concrete block and stucco walls, painted light gray. Peach colored bands will accent the front facade. The doors and windows in the front will have a dark gray glass with dark aluminum frames accented by extruded wall features. The rear access doors and roll-ups will blend with the building's color in a light gray finish.
3. *Landscaping:* The landscape plan reflects Live Oak, flowering Cassia, Cypress and a meandering berm along State Road 84. Native shrubs along the perimeters of the property include Firebush, Fakahatchee and Cocoplum. Gumbo Limbo and Cassia are proposed in the parking islands under planted with ground cover. All required quantities have been satisfied per code.
4. *Parking:* Sixty six (66) parking stalls are required with Seventy four (74) provided.
5. *Drainage:* All on-site drainage has been diverted to catch basins and drainage swales within the property.

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: The proposed project is within the Planning Area No. 6. Planning Area 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 site is governed by the plat titled S&Z Subdivision restricted to 42,430 square feet of warehouse and 14,000 square feet of commercial per an approved delegation request.

Staff Analysis/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 1-5-01, subject to the following conditions prior to the issuance of a building permit.*

1. Changing the Wax Jasmine for a native or hardier ground cover.
 2. Specifying Melaluca mulch in the landscape notes.
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Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: At its October 23, 2001 meeting Vice Chair Aucamp made a motion seconded by Ms. Aitken to approve subject to the planning; that the plans be revised to match the elevation drawing showing the columns; and that Mr. Zacco would bring a color rendering with color charts to the next Site Plan Committee meeting [11/13/01] (Motion carried: 4-0, Sam Engle absent, October 23, 2001).

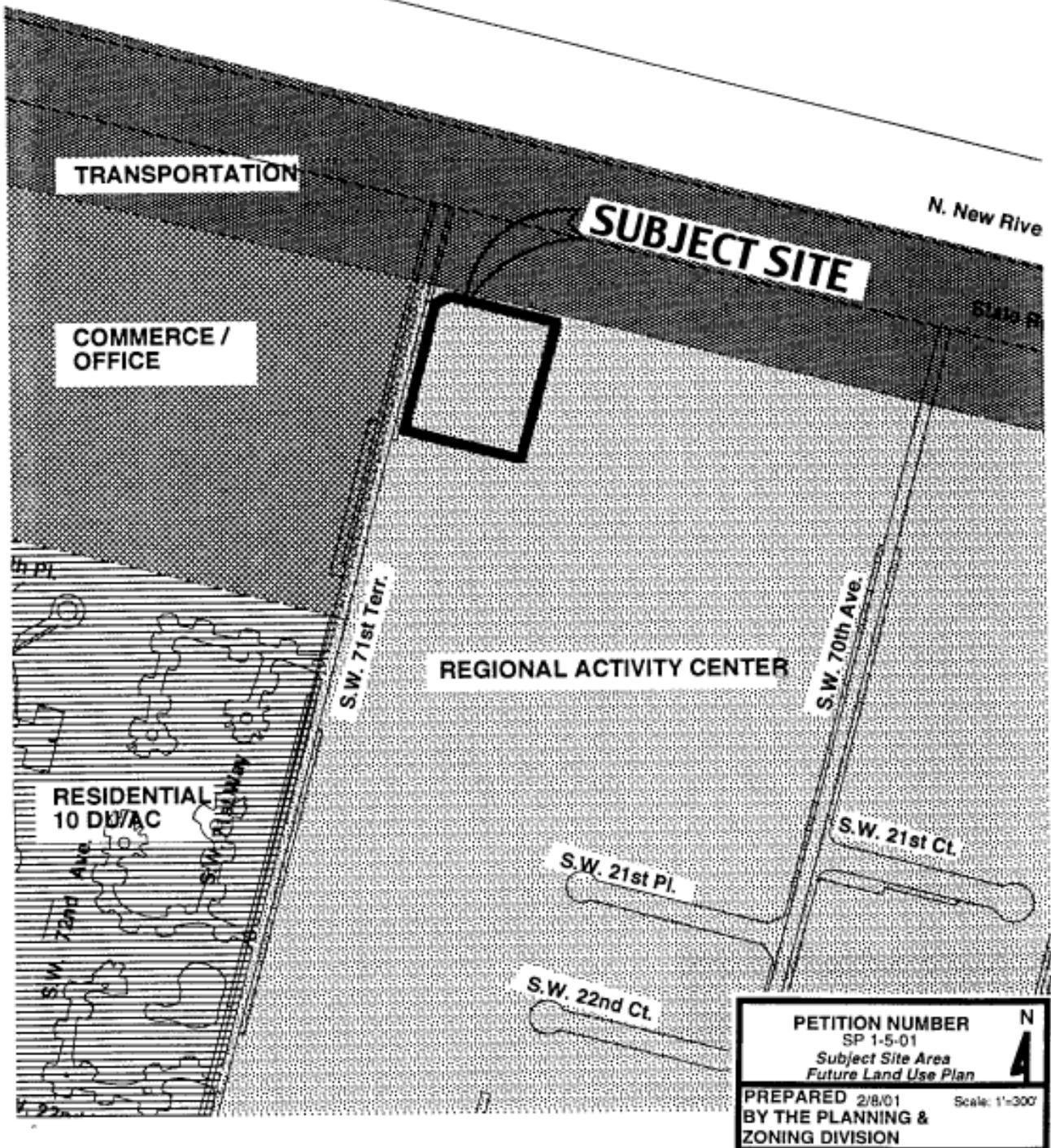
SP 1-5-01

Exhibits

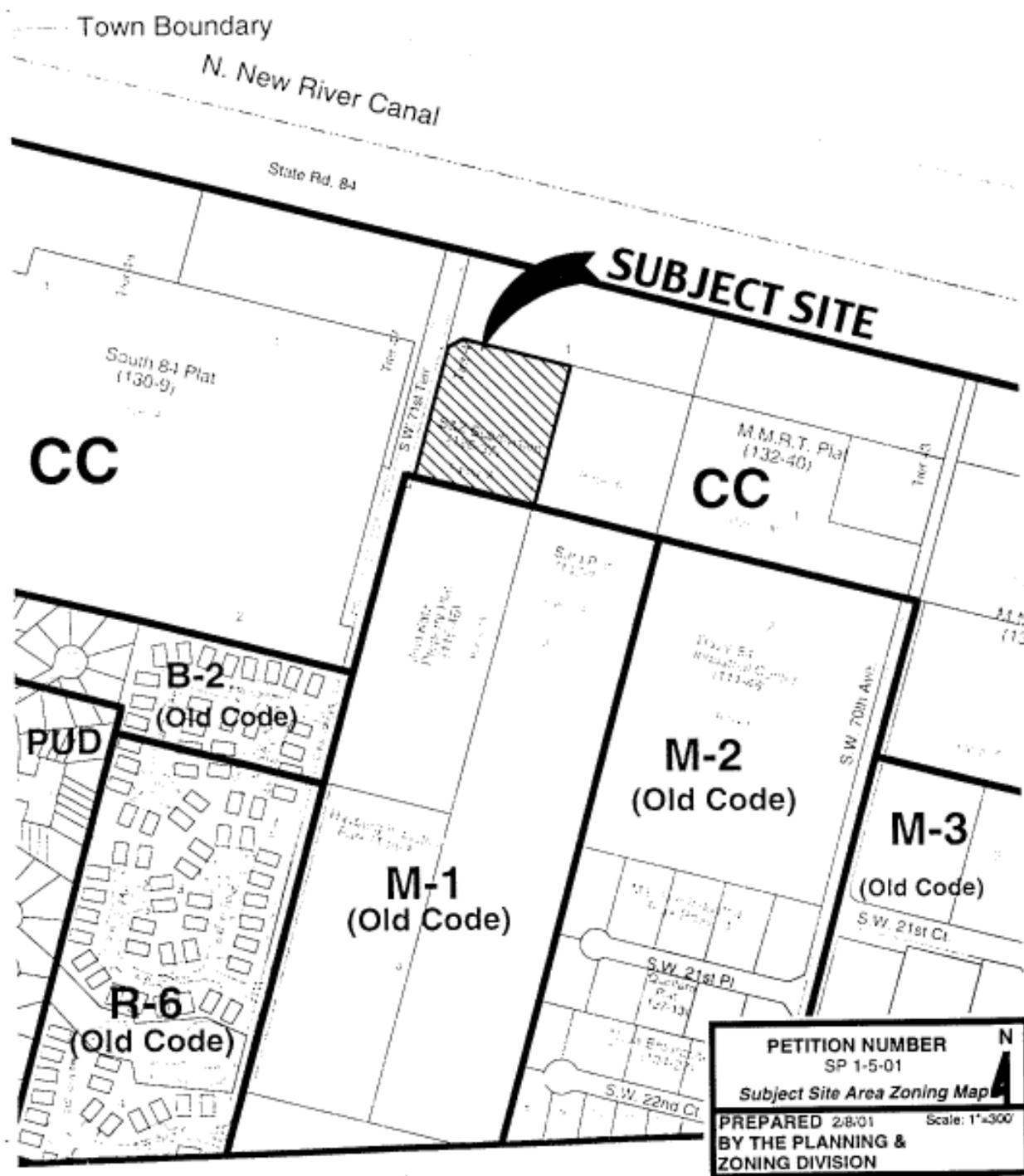
Land Use Map, Subject Site, Aerial, Site Plan

Prepared by: _____

Reviewed by: _____



SP 1-5-01



SP 1-5-01



SP 1-5-01