

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: Site Plan, SP 4-8-02, McDonald's Corporation/Konover and Associates South, Inc., 11200 State Road 84/Generally located at the southwest corner of State Road 84 and Hiatus Road

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 4-8-02, McDonald's at the Plaza, 11200 State Road 84 (B-2)

REPORT IN BRIEF: The applicant requests site plan approval for the 1.67 acre site generally located at the southwest corner of State Road 84 and Hiatus Road. The proposal is for a 3,699 square foot fast food restaurant, signage, parking, and landscaping.

The site plan shows a stucco covered concrete block structure with Monier Spanish "S" tile roof. Access to the site through The Plaza, off Hiatus Road, via a 30' right turn only opening, and via The Plaza's two (2) entry points along State Road 84. Based on the use, 74 parking spaces are required, and 66 are provided (63 standard size and three (3) handicap) within the lease area. The additional eight (8) parking spaces are provided via a cross-parking agreement with the Plaza Shopping Center. The Plaza Shopping Center is required to have 1,352 parking spaces and 1,389 are provided.

The site plan shows 43.7% open space (30% required). A temporary construction trailer is shown near the northwest corner of the site. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendation.

PREVIOUS ACTIONS: Applicant requested deferral from the August 7, 2002, to the August 21, 2002, Town Council meeting

CONCURRENCES: At the July 9, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve based on staff's recommendations and the following: the site is to be examined by the Town's Chief Landscape Inspector in order to address the Board's concern about the visibility of the drive-thru which is the east elevation of the building and possibly adding six to eight accent trees in the area if there is room (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following condition must be met prior to final site plan approval:

1. Approval from the Central Broward Water Control District.

Attachment(s): Site plan, Future Land Use Map, Zoning and Aerial Map

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Konover and Associates South, Inc.	Name:	McDonald's Corporation
Address:	7000 Palmetto Park Road, Suite 408	Address:	4830 W. Kennedy Blvd.
City:	Boca Raton, FL 33433	City:	Tampa, FL 33609
Phone:	(561)394-4224	Phone:	(813)287-5559

BACKGROUND INFORMATION

Application History: Applicant requested deferral from the August 7, 2002, to the August 21, 2002, Town Council meeting.

Application Request: Site plan approval for McDonald's at the Plaza.

Address/Location: 11200 State Road 84/Generally located at the southwest corner of State Road 84 and Hiatus Road.

Future Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Parking

Proposed Use: Fast food restaurant

Parcel Size: 1.67 acres (72,810 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	State Road 84	Transportation
South:	Walgreens	Commercial
East:	Cameron Palms Apartments	Special Classification Residential (8.5 DU/AC)
West:	Parking	Commercial

Surrounding Zoning:

North: T, Transportation District
South: B-2, Community Business District
East: RM-10, Medium Density Dwelling District
West: B-2, Community Business District

ZONING HISTORY

Previous Requests on same property: The plat, P 1-3-84 The Plaza, was approved on February 15, 1984.

The delegation request, DG 1-1-01 The Plaza Plat, to allow fast food use and increase the maximum amount of square footage on the site, was approved on January 17, 2001.

The site plan, SP 7-1-00 Walgreens at The Plaza, was approved on November 4, 2000.

Previous approved site plans for The Plaza indicated five (5) outparcels (A-E) within the overall center. The overall center has been modified through the deletion of outparcels A, B, and C. These parcels are no longer considered outparcels, but instead will be permitted to be developed with outbuildings. Development of these outbuildings shall be consistent with the architectural theme of the overall center, will not be sold as individual parcels, and a 60 foot landscape buffer adjacent to State Road 84 will be provided. The structure on former outparcel C (Burger King) will be demolished, and the property owner is providing \$10,000 for additional landscaping for the overall center.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 1.67 acre site generally located at the southwest corner of State Road 84 and Hiatus Road. The proposal is for a 3,699 square foot fast food restaurant, signage, parking, and landscaping.
2. *Building:* The site plan shows a stucco covered concrete block structure with Monier Spanish "S" tile roof. The elevations depict a single floor structure with a maximum height of 17'-9" to the top of the parapet and 23'-9" to the top of the tower. The color scheme reflects creme main building, beige frieze board, light brown fascia and corbel, creme glazed ceramic tile wainscot, light brown ceramic tile accent, and Hartford Blend roof.
3. *Access and Parking:* Access to the site through The Plaza, off Hiatus Road, via a 30' right turn only opening, and via The Plaza's two (2) entry points along State Road 84. Based on the use, 74 parking spaces are required, and 66 are provided (63 standard size and three (3) handicap) within the lease area. The additional eight (8) parking spaces are provided via a cross-parking agreement with the Plaza Shopping Center, which will be executed prior to final site plan approval. The Plaza Shopping Center is required to have 1,352 parking spaces and 1,389 are provided.

4. *Landscaping:* The site plan shows 43.7% open space (30% required). Trees include: Sabal Palm, Queen Palm, Mahogany, Live Oak, Dwarf Cassia, Gumbo Limbo, Yellow Tabebuia, Cattley Guava, Yellow Poinciana, and Green Buttonwood. Shrubs and ground cover include: Cocoplum, Crinum Lily, Sword Fern, Plumbago, Nora Grant, and Dwarf Schefflera.
5. *Temporary Uses:* The site plan shows a temporary construction trailer near the northwest corner of the site. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Significant Development Review Agency Comments

Drainage: The subject property lies within the Central Broward Water Control District. The agency is currently reviewing the site plan. Final site plan approval shall be contingent upon the applicant gaining approval from the District.

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 subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West Ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an unincorporated area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following condition must be met prior to final site plan approval:

1. Approval from the Central Broward Water Control District.
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Site Plan Committee Recommendation

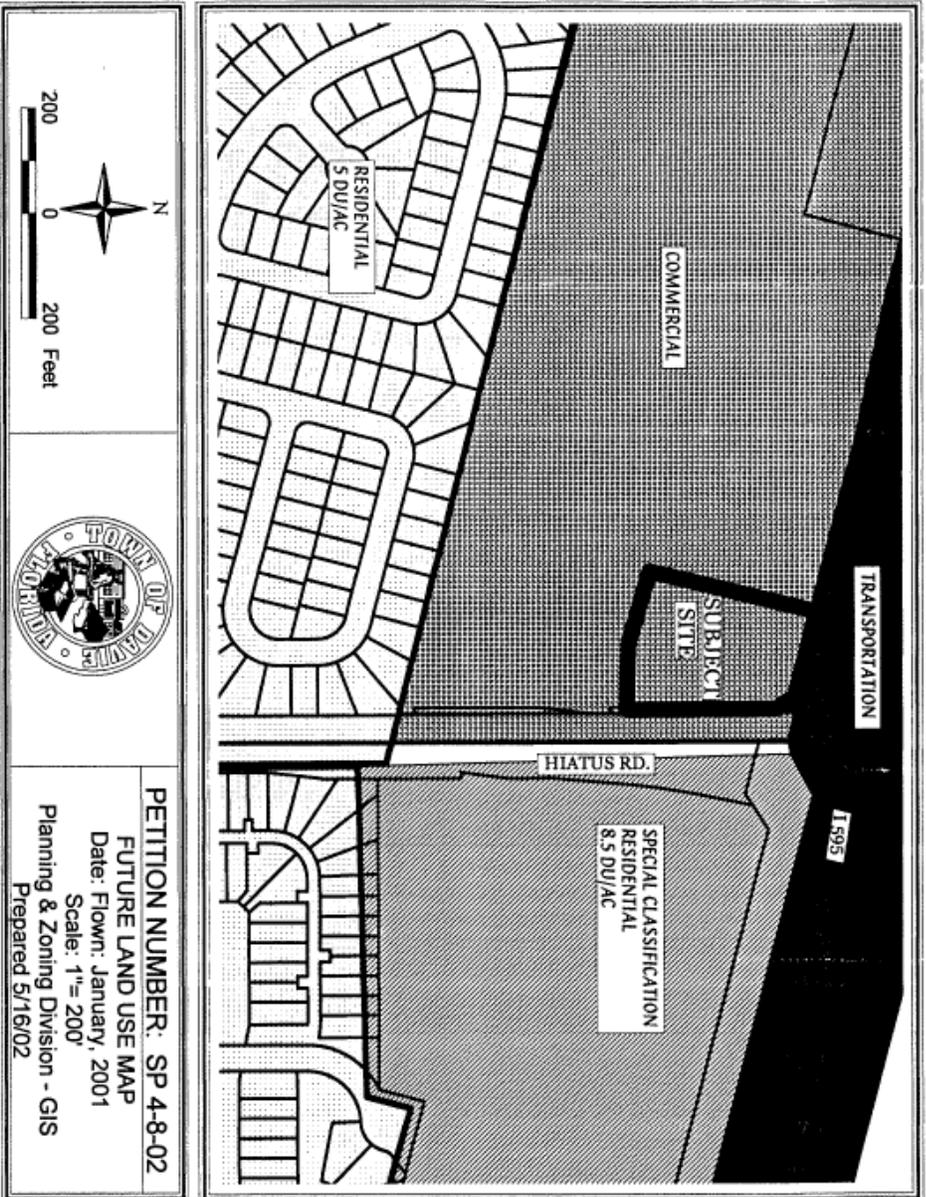
At the July 9, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve based on staff's recommendations and the following: the site is to be examined by the Town's Chief Landscape Inspector in order to address the Board's concern about the visibility of the drive-thru which is the east elevation of the building and possibly adding six to eight accent trees in the area if there is room (Motion carried 5-0).

Exhibits

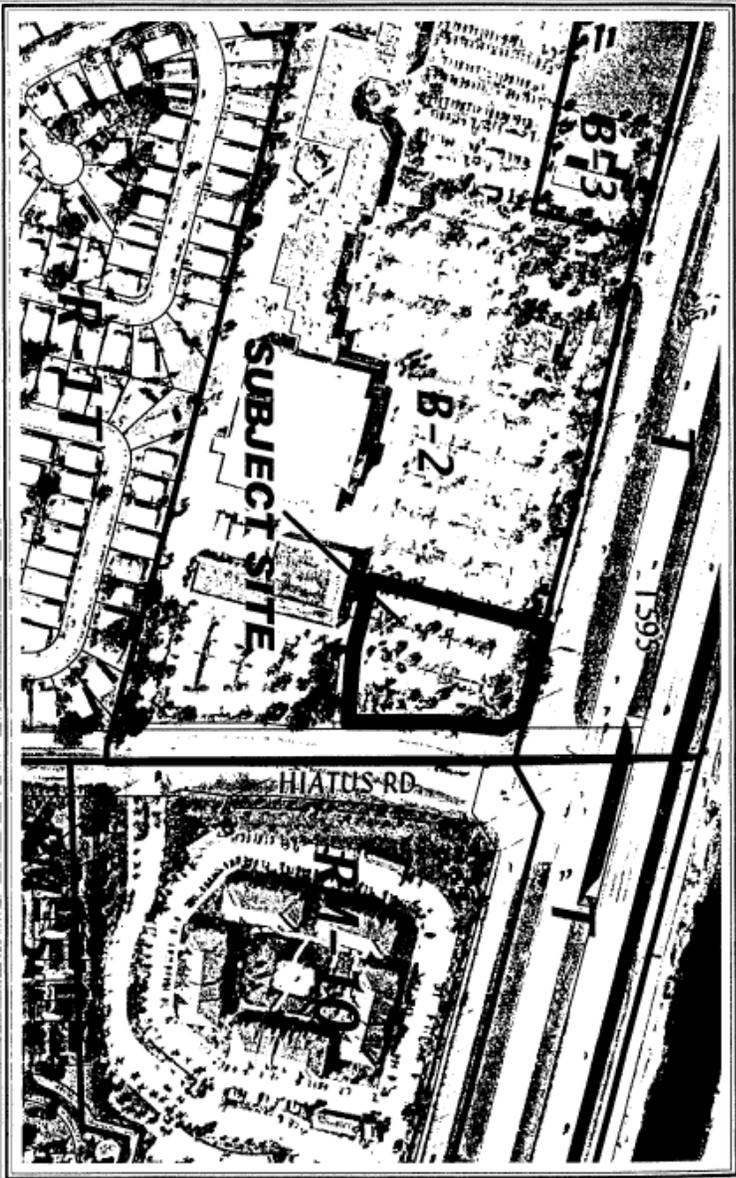
1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



PETITION NUMBER: SP 4-8-02
FUTURE LAND USE MAP
 Date: Flown: January, 2001
 Scale: 1" = 200'
 Planning & Zoning Division - GIS
 Prepared 5/16/02



PETITION NUMBER: SP 4-8-02
Zoning and Aerial Map
Date: Flown: January, 2001
Scale: 1" = 200'
Planning & Zoning Division - GIS
Prepared 5/16/02