

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

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

SUBJECT: Site Plan Modification for BrandsMart USA /SP 7-4-02
4815 State Road 7/Generally located at the southwest corner of Griffin Road and State Road 7.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 7-4-02, BrandsMart USA, 4815 State Road 7 (Griffin Corridor, Commerce Center District)

REPORT IN BRIEF: The proposed modification includes a façade improvement for the tenant space planned to be occupied by BrandsMart Clearance. The modification is the first part of a two phase improvement. Phase I will include the BrandsMart portion of the site, while Phase II will include the improvements to the entire center, including parking lot, landscaping, and entire building façade. The Phase II site plan has been submitted to the Town for review.

The applicant has proposed the BrandsMart flag logo as a central element of the façade renovation. The applicant has proposed a standing seam metal roof, factory painted interstate blue. To provide relief from the roofline, separate segments are proposed to be painted a yellow color. Staff has requested that a pale pink be used instead; to incorporate colors from the Miami Subs outparcel and to be more compatible with the red lettering. The applicant also proposes a 20 foot landscape buffer and eight (8) foot high pre-cast wall adjacent to the existing residential development.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the August 13, 2002 Site Plan Committee meeting, Mr. Engle made a motion, seconded by Vice-Chair Aucamp to approve subject to relocating the new wall in front of the BrandsMart store, as shown on the drawings, to a new location to the back side of the existing columns and that the base of the wall would consist of approximately three courses of split-face block; that a new color for the upper stucco portion would be submitted to staff for their review and comment; and that two of the colors selected were to be blue and yellow taken from the metal samples provided, and known as P-1 and P-2. (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 conditions shall apply:

1. Pale pink be used instead of yellow; to incorporate the colors from the Miami Subs outparcel and to stay compatible with the red lettering.
2. Prior to the issuance of any Certificate of Occupancy for the BrandsMart portion, site plan approval and building permit shall be approved and issued by the Town.

ATTACHMENT(S): Site Plan, Adjacent Homeowner's letter, Future Land Use Map, Zoning and Aerial Map, and Color Samples.

Application: SP 7-4-02
Exhibit "A"

Revisions:
Original Report Date: 8/30/02

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

APPLICANT INFORMATION

| | | | |
|-----------------|----------------------------------|-----------------|---------------------|
| Owner: | | Agent: | |
| Name: | Broward Plaza Partnership | Name: | BrandsMart USA |
| Address: | 505 S. Flagler Drive, Suite 1010 | Address: | 3200 SW 42 Street |
| City: | West Palm Beach, FL 33312 | City: | Hollywood, FL 33312 |
| | | Phone: | 954-797-4039 |

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan modification approval for a tenant improvement at the Broward Plaza for BrandsMart Clearance Center.

Address/Location: 4815 State Road 7/Generally located at the southwest corner of State Road 7 and Griffin Road.

Future Land Use Plan Designation: Commercial

Zoning: Griffin Road District, Commerce Center Zoning/State Road 7 Node

Existing Use: Shopping Center

Proposed Use: Shopping Center with tenant improvements to include façade modification and rear access reconfiguration.

Parcel Size: 8.25 acres (359,180 square feet)

| | | |
|---------------|--|---|
| | Surrounding Uses: | Surrounding Land Use Plan Designation: |
| North: | Griffin Road, Amoco Gas Station | Commercial |
| South: | 441 Park of Commerce, under construction | Industrial |
| East: | State Road 7, City of Hollywood | Commercial |
| West: | Griffin Acres Mobile Home Park | Residential (10 DU/AC) |

Surrounding Zoning:

North: Griffin Road District, Commerce Center Zoning/State Road 7 Node
South: M-2, Medium Industrial District and B-2, Community Business District
East: City of Hollywood, P-2
West: Griffin Road District, Commerce Center Zoning/State Road 7 Node

ZONING HISTORY

Previous Requests on same property:

The site plan for the Broward Plaza was approved prior to 1983 and was built while under Broward County jurisdiction.

The subject property was not platted and the proposed modification does not trigger platting as no additional square footage is being added.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The modification includes the creation of a dumpster enclosure in the rear of the shopping center, and a façade improvement for the tenant space planned to be occupied by BrandsMart Clearance. The applicant has proposed removing the exiting chain-link fence and Brazilian Ppepper from the west property line, and is providing an eight (8) foot high pre-cast wall.

The modification is the first part of a two phase improvement. Phase I will include the BrandsMart portion of the site, while Phase II will include the improvements to the entire center, including parking lot, landscaping, and entire building façade. The Phase II site plan has been submitted to the Town for review. Prior to the issuance of any Certificate of Occupancy for the BrandsMart portion, site plan approval and a building permit shall be approved and issued by the Town for Phase II.

2. *Building:* The applicant has proposed the BrandsMart flag logo as a central element of the façade renovation. The overall height of the painted flag element is 35'. The painted flag design is one of the designs that were used as a pendant along Davie Road. The applicant has proposed a standing seam metal roof, factory painted interstate blue. To provide relief from the roofline, separate segments are proposed to be painted a yellow color. Staff has requested that a pale pink be used instead; to incorporate colors from the Miami Subs outparcel and to be more compatible with the red lettering. In addition, the applicant has proposed enhanced columns by providing for a split face block base and a capital.
3. *Access and Parking:* No new parking spaces are being added. The rear drive aisle is being reduced in width to 18 feet. The drive aisle was previously designated one-way, but had a 22 foot width, which allowed for two-way traffic flow.
4. *Lighting:* No new lighting is proposed.
5. *Landscaping:* The applicant proposes a 20 foot landscape buffer adjacent to the existing residential development. The landscape material proposed consists of Orange Geiger trees and Silver Buttonwood due to the existing overheads power lines in this area. The adjacent homeowners association requested that hedges not be planted on their side of the wall.

Significant Development Review Agency Comments

All agency comments have been satisfied.

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 site is located in Planning Area 6. Planning Area 6 includes land 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 falls within Flexibility Zone 81.

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. The applicant has met with the adjacent homeowners to discuss the site plan and satisfied their concerns. (See attached letter)

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 conditions shall apply:

1. Pale pink be used instead of yellow; to incorporate the colors from the Miami Subs outparcel and to stay compatible with the red lettering.
 2. Prior to the issuance of any Certificate of Occupancy for the BrandsMart portion, site plan approval and building permits shall be approved and issued by the Town.
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Site Plan Committee Recommendation

At the August 13, 2002 Site Plan Committee meeting, Mr. Engle made a motion, seconded by Vice-Chair Aucamp to approve subject to relocating the new wall in front of the BrandsMart store, as shown on the drawings, to a new location to the back side of the existing columns and that the base of the wall would consist of approximately three courses of split-face block; that a new color for the upper stucco portion would be submitted to staff for their review and comment; and that two of the colors selected were to be blue and yellow taken from the metal samples provided, and known as P-1 and P-2. (Motion carried 5-0)

Exhibits

1. Site Plan
2. Adjacent Homeowner's letter
3. Future Land Use Map
4. Zoning and Aerial Map
5. Color Samples
6. Prepared by: _____

Reviewed by: _____

RHON ERNEST-JONES
CONSULTING ENGINEERS, INC.

CIVIL ENGINEERS ■ LAND PLANNERS
TRANSPORTATION PLANNERS ■ LANDSCAPE ARCHITECTS

August 1, 2002

DRIFTWOOD ACRES MOBILE HOME PARK
4800 Griffin Road
Davie, FL 33314
Attn: Stanley & Evelyn Elson, Proprietors

RE: BROWARD PLAZA, S.R. 7 & Griffin Road (7.27 Ac. Parcel)
4815 South State Road 7, Davie, Florida
Job No. 02-0603

Dear Mr. and Mrs. Elson:

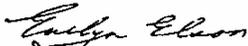
By this letter, we have reviewed the plans together which indicate new tenant improvements to the old Winn Dixie space in the Broward Plaza. The plan shows the required masonry screen wall adjacent to your property with the required landscape on the Plaza side. Overhead power lines restrict the plaza from proposing any large trees or palms.

This confirms that you, as proprietors of Driftwood Acres, have no objection and agree that the buffer indicated adjacent to your property line is sufficient.

Very truly yours,



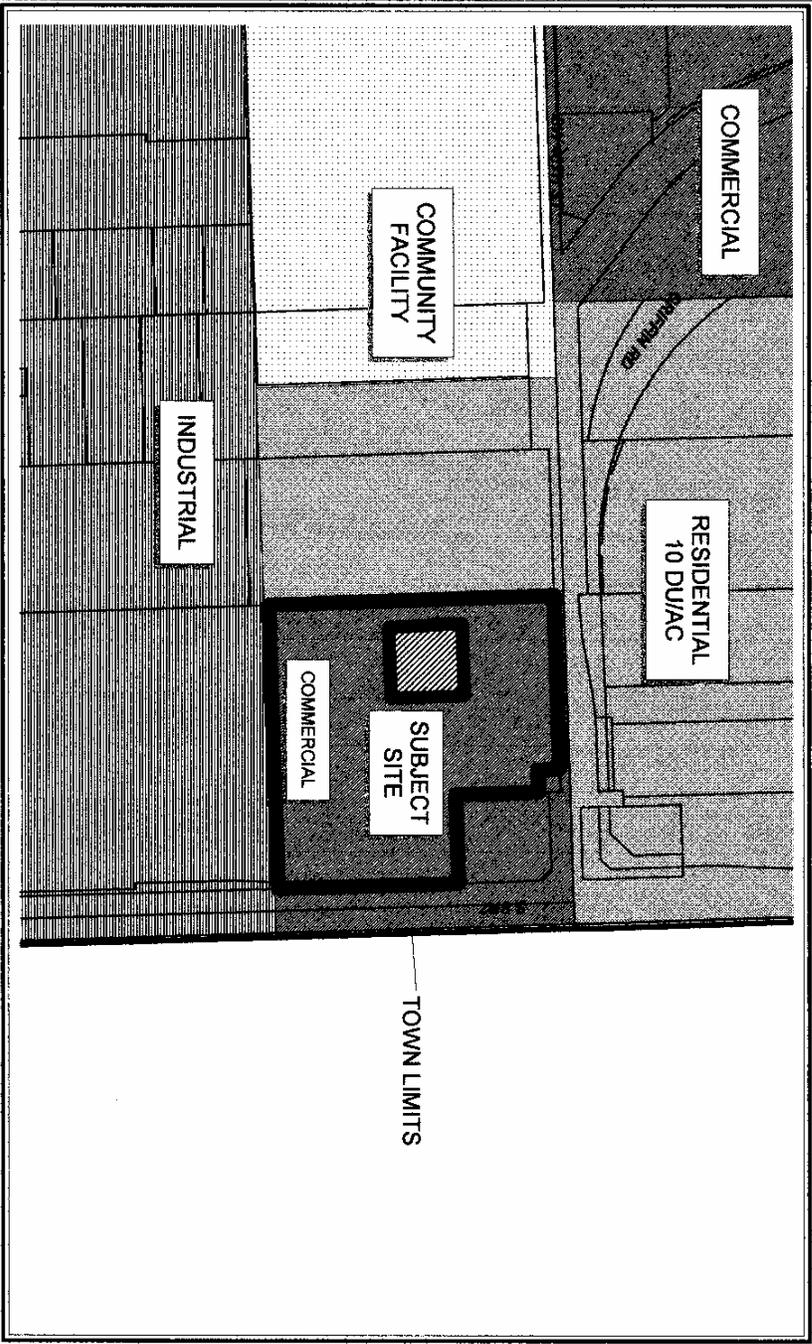
Thomas M. Caruso, RLA #832
Director, Landscape Architecture
For the Firm



For DRIFTWOOD ACRES MOBILE PARK
Owner/Proprietor

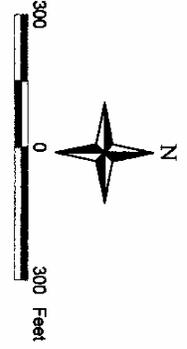
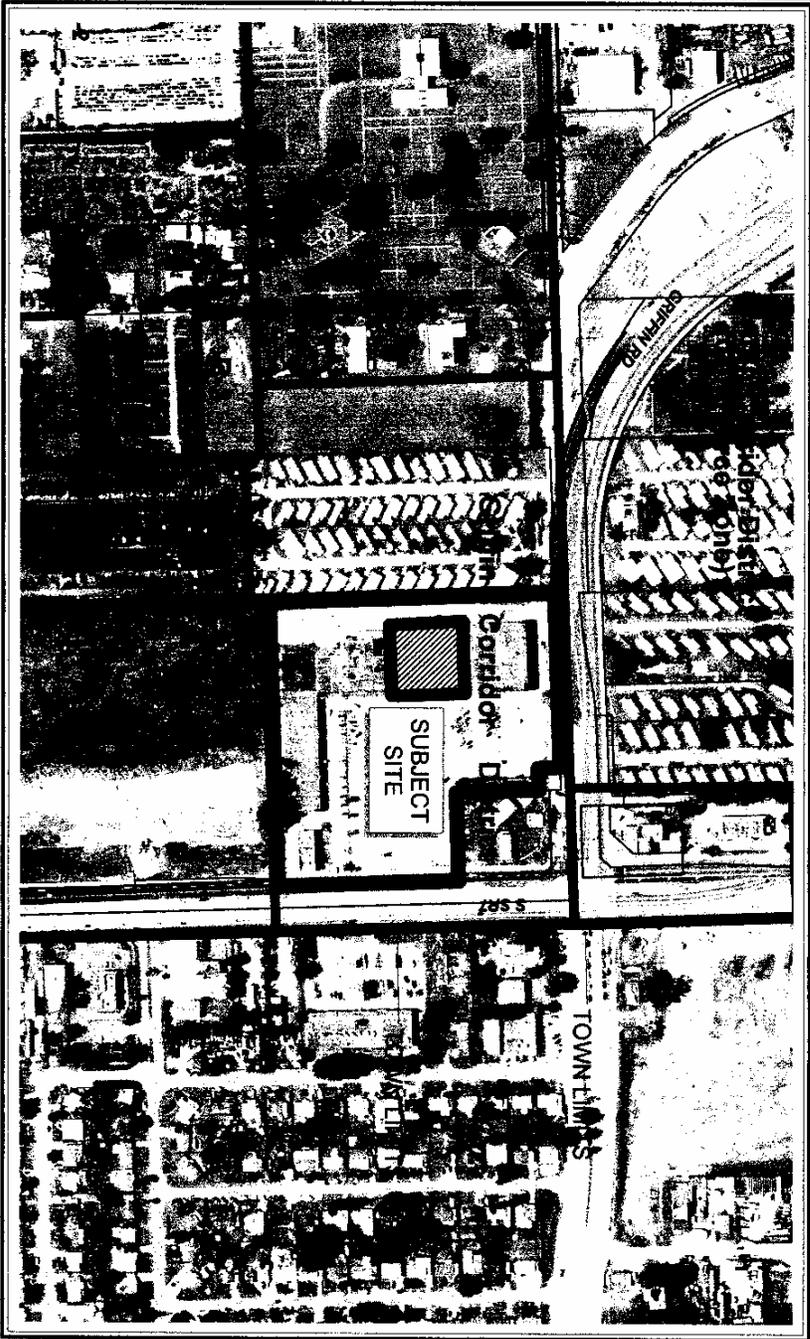
E:\4 Project Files\02-jobs\02-0603\DRIFTWOOD-1820725.doc

Cc: Larry Levine - Brandsmart USA
Ken McGee - Architect



PETITION NUMBER: SP 7-4-02

Future Land Use Map
 Scale: 1"=300'
 Planning & Zoning Division - GIS
 Prepared 7/23/02



PETITION NUMBER: SP 7-4-02
 Zoning and Aerial Map
 Aerial Date Flown: January, 2001
 Scale: 1"=300'
 Planning & Zoning Division - GIS
 Prepared 7/23/02

BRANDSMART USA
 CLEARANCE CENTER
 4815 SOUTH STATE ROAD 7, DAVIE FLORIDA 33314

EXAMPLES OF PROPOSED BUILDING COLORS & FINISHES

| PAINT NO. | MANUFACTURER | MFR NO. | COMMON NAME |
|-----------|----------------------------------|---------|-------------------|
| P-1 | FACTORY PAINTED METAL ROOF PANEL | NA | INTERSTATE BLUE |
| P-2 | BENJAMIN MOORE | 2023-40 | SUNBURST |
| P-3 | BENJAMIN MOORE | 2153-50 | DESERT TAN |
| P-4 | BENJAMIN MOORE | 2079-10 | CANDY CANE RED |
| P-5 | BENJAMIN MOORE | 2126-70 | CHALK WHITE |
| P-6 | BENJAMIN MOORE | 2067-10 | MIDNIGHT NAVY |
| P-7 | BENJAMIN MOORE | HC-128 | CLEARSPRING GREEN |
| P-8 | BENJAMIN MOORE | 2003-40 | TRUE PINK |

