

**TOWN OF DAVIE**  
**PLANNING AND ZONING DIVISION**  
**PLANNING REPORT**

February 24, 1999

**SITE PLAN:** United Rental  
**APPLICANT:** **Petitioner:** Leigh Robinson Kerr & Associates, Inc.  
**Owner:** Walsh Properties, Inc.  
**ANALYSIS:** **Land Use/Zoning:** M3 (county) Industrial  
**Location:** State Rd 84 and Oaks Rd.

The applicant request approval of a 9,974 square foot commercial building sited on 3.4 acres. Proposed for the site is a single story equipment rental and service facility, associated parking and landscaping.

The front facade of the building will face State Road 7 with the service and storage area to the rear separated by an eight foot masonry wall. The building will be a CBS construction with a stucco finish. The color scheme will have tan and white wall features with light green door and window accents. The front entrance will feature a double column overhang with the store name and address.

The proposed use requires 67 parking spaces with 67 provided.

The proposed building will be separated from State Rd. 7 by an interior roadway with existing and proposed perimeter trees and shrubs on both sides. The interior plantings will consist of sabal palms, oaks, mahoganys, and flowering tabebuias. The front facade will be enhanced with Foxtail palms and mass plantings on both sides of the entrance. The storage and service area will be screened by a perimeter chain link fence along with mahoganys, oaks, silver buttonwood, and sabal palms.

The plan is in conformance with Town Code requirements, but may be improved given consideration of the staff recommendations listed below.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** **APPROVAL**, subject to the following prior to a permit:

1. Landscape comments
  - a. Landscape plan shall provide all parking calculations in conformance with Town of Davie Code.
  - b. Adding three additional Sabal Palms in the landscape buffer between the parking and existing interior roadway.
  - c. Indicating all perimeter hedges adjacent to a right of way will be 30"ht.
  - d. Add a note to the landscape plan saying all existing material which is dead or does not meet code will be replaced by the contractor.
  - e. Clean all weeds and debris from within the 25' canal easement and sod with Bahia grass.

2. Show the sidewalk to the east of the building on the site plan.
3. The west access gate to the service area shall be eliminated and the 10' landscape buffer should continue along the wall with landscaping. (Done)
4. Must submit a lighting plan with all photometrics to the property line.
5. Site plan shall show parking stops in all parking stalls to the east of the building.
6. Signage will be reviewed at a later date.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report items one through six; review of the gate by Interim Town Administrator Robert Rawls; and clarification on the Utility Department's comments regarding the septic tank issue and what the future plans would be for water and sewer service (5-0), February 9, 1999.

**UTILITY CLARIFICATION AS NOTED BY UTILITY DEPARTMENT:**

Prior to water and sewer plan approval by Town Engineer and execution of water and sewer main extension applications to county agencies by the Town, Builder or Developer shall be required to execute a Water and/or Sewer Service Agreement.

Hand

EXISTING ZONING: M-3 (County)  
LAND USE DESIGNATION: Industrial

<b>TOWN OF DAVIE USE ONLY</b>	
SITE PLAN NO.	<u>SP/12-1-98</u>
FEE	<u>740</u>
RECEIPT NO.	<u>7317</u>

RECEIVED  
DEC 01 1998

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to TOWN OF DAVIE

DATE FILED: 12/1/98 NON-RESIDENTIAL: X  
RESIDENTIAL SITE PLAN: \_\_\_\_\_ FLOOR AREA: 10,000 square feet  
NO. OF UNITS: \_\_\_\_\_

PETITIONER: Leigh Robinson Kerr & Associates, Inc.  
ADDRESS: 808 East Las Olas Blvd, Suite 104, Fort Lauderdale, FL 33301  
PHONE: 467-6308

RELATIONSHIP TO PROPERTY: Agent  
OWNER: Walsh Properties, Inc.

ADDRESS: 1670 W. McNab Road, Fort Lauderdale, FL 33309  
PROJECT NAME/SUBDIVISION NAME: United Rental/YAF Plat

PROJECT ADDRESS: Generally located at the northwest corner of SR 84 and Oaks Road  
LEGAL DESCRIPTION: A portion of Parcel B of the YAF plat as recorded in Plat Book 125, Page 126, Broward County Records.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE  
.....

OFFICE USE ONLY

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS 3 NUMBER OF SURVEYS 2  
APPROVE AS TO FORM: Jat DATE: 12/1/98  
DEVELOPMENT REVIEW COMMITTEE DATE: 12/22/98  
SITE PLAN COMMITTEE MEETING DATE: 2/9/99  
TOWN COUNCIL MEETING DATE: 3/3/99

WALSH PROPERTIES, INC.  
OWNER'S NAME(S)

Joseph J. Walsh V.P.  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

1670 W. McNAB ROAD  
ADDRESS

FORT LAUDERDALE, FL 33309  
CITY, STATE, ZIP

(954) 970-0211  
PHONE

Leigh Robinson Kerr & Associates, Inc  
PETITIONER'S NAME

Cynthia A. Bentschagen  
PETITIONER'S SIGNATURE

808 East Las Olas, Suite 104  
ADDRESS

Fort Lauderdale, Fl 33301  
CITY, STATE, ZIP

467-6308  
PHONE

The foregoing instrument was acknowledged before me this 25 day of November, 1998, by Joseph J. Walsh who is personally known to me or who has produced \_\_\_\_\_

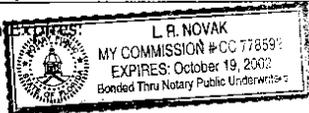
~~as identification and who did take an oath.~~

NOTARY PUBLIC:

Sign: [Signature]

Print: L.R. NOVAK

My Commission Expires:



The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of NOVEMBER, 1998, by Cynthia Bentschagen who is personally known to me or who has produced \_\_\_\_\_

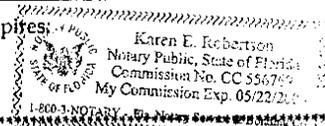
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Karen E.R. [Signature]

Print: KAREN ROBERTSON

My Commission Expires:



OFFICE USE ONLY

02/09/99-Site Plan Committee recommendation: Approval subject to the planning report items one through six; review of the gate by Interim Town Administrator Robert Rawls; and clarification on the Utility Department's comments regarding the septic tank issue and what the future plans would be for water and sewer service.

**United Rental  
Site Plan Application**

C.

Building costs for the project are estimated to be \$60.00 per square foot for a total building value of \$600,000.00.

The business that will be operated from this site is United Rental.

The contract purchaser of the property is Lancore Realty, Inc. United Rental will lease the subject property from Lancore Realty.

A total of 51 trips per day are anticipated to be generated from this development, based on Broward County TRIP rates.

Municipal water and a septic tank will serve the site.

18 22

TE STORAGE BUILDING

(PLAT BOOK 125, PAGE 26, B.C.R.)

### PARCEL 'C' "Y.A.F. PLAT"

- |        |                            |     |                  |
|--------|----------------------------|-----|------------------|
| FH     | • FIRE HYDRANT             | CP  | = COCONUT PALM   |
| CB     | • CATCH BASIN              | EAR | = EARLEAF ACACIA |
| O.R.B. | • OFFICIAL RECORDS BOOK    | CW  | = CARROTWOOD     |
| B.C.R. | • BROWARD COUNTY RECORDS   | T   | = TAMARIND       |
| P.B.   | • PLAT BOOK                |     |                  |
| P.G.   | • PAGE                     |     |                  |
| WUP    | • WOOD UTILITY POLE        |     |                  |
| CUP    | • CONCRETE UTILITY POLE    |     |                  |
| EHH    | • ELECTRIC HAND HOLE       |     |                  |
| WP     | • WOOD POLE                |     |                  |
| ANC.   | • ANCHOR                   |     |                  |
| CONC.  | • CONCRETE                 |     |                  |
| C.B.S. | • CONCRETE BLOCK STRUCTURE |     |                  |
| GM     | • UNDERGROUND GAS MARKER   |     |                  |
| TOB    | • TOP OF BANK              |     |                  |
| I.D.   | • IDENTIFICATION           |     |                  |

### LEGAL DESCRIPTION:

PARCEL 'B' OF "Y.A.F. PLAT" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 125, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 15°01'28" WEST ALONG THE EAST LINE OF SAID PARCEL 'B', A DISTANCE OF 150.00 FEET; THENCE NORTH 75°09'43" WEST 300.00 FEET; THENCE NORTH 15°01'28" EAST, 150.00 FEET; THENCE SOUTH 75°09'43" EAST ALONG THE NORTH LINE OF SAID PARCEL 'B', A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 148,400 SQUARE FEET (3.407) MORE OR LESS.

### NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY PANEL No.: 120035 0302 F  
F.I.R.M. INDEX DATE: 10-2-97  
EFFECTIVE DATE: 8-18-92  
BASE FLOOD ELEVATION: 8.00  
ZONE: AE

### SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.