

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

April 8, 1999

**SITE PLAN:** 441 Park of Commerce  
SP 3-11-99

**APPLICANT:** **Petitioner:** Associated Engineers of South Florida, Inc.  
**Owner:** Aagen, Freundlich, and Kaufman

**ANALYSIS:** **Land Use/Zoning:** Industrial / M-2  
**Location:** 5005 S. State Road 7

The subject site is a 9.4 acre parcel located on the north side of SW 51 Street, just west of State Road 7. The applicant requests approval of a 129,192 square foot commerce center, associated parking, and landscaping. This site plan is identical to a previous approved plan which expired on January 15, 1999.

The building materials will be painted stucco with colors to include salmon berry, pine grove, and currier cream. The building has a modern design with raised parapet to hide rooftop equipment and circular facade over each set of tenant entrances.

The proposed use requires 264 parking spaces with 270 provided on-site.

The landscape plan provides for mahoganies, oaks, and gumbo limbo with a continuous viburnum hedge on the north, west, and south, respectively. The State Road 7 buffer yard includes combinations of mahoganies, oaks, and pink tabebuia with a variety of shrubs and ground cover. Royal Palms accent both property corners and both sides of the entrance. Typical building fronts facing State Road 7 include triple Alexander palms with various shrubs and ground cover such as alocasia, zamia, pittosporum, ginger lily, and lirioppe. Viburnum shrubs are provided at typical internal building fronts. Typical building ends include wax myrtle, sabal palms, and beauty leaf with alocasia and philodendrum. Parking lot island trees species are alternated between buildings with dahoon holly and green buttonwood.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL** subject to the following conditions:

1. Revising the landscape plan to reflect the following:
  - a.increasing the height of the gumbo limbo on the south perimeter to 14'-16'.
2. Approval of the photometric lighting plan by the Engineering Division prior to issuance of a building permit. Removing note #5 from sheet SP-1.
3. Verify screening of rooftop equipment.
4. Approval of the delegation request amending the non-vehicular access line by Broward County.
5. Approval of the traffic survey by the Engineering Department.
6. Addressing the roof drainage that if it was internal that overflow scuppers be added.
7. Review of signage at a later date.

**SITE PLAN COMMITTEE RECOMMENDATION: APPROVAL**, April 13, 1999 subject to Planning and Zoning Division's recommendations one through seven. (3-0)

JK

EXISTING ZONING: M-2  
LAND USE DESIGNATION: Industrial

TOWN OF DAVIE USE ONLY  
SITE PLAN NO. SP3-11-99  
FEE \$ 3124.00  
RECEIPT NO. 7493

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

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

DATE FILED: March 20 1999  
NON-RESIDENTIAL: Yes  
RESIDENTIAL SITE PLAN: No  
FLOOR AREA: 129,192 s.f.  
NO. OF UNITS: N/A

PETITIONER: Associated Engineers of South Florida, Inc.

ADDRESS: 5450 Griffin Road, Davie, FL 33314

PHONE: (954) 584-6880

RELATIONSHIP TO PROPERTY: Agent

OWNER: Max M. Hagen, Trustee

ADDRESS: 3990 Sheridan St., Suite 104, Hollywood, FL 33021

PROJECT NAME/SUBDIVISION NAME: 441 Park of Commerce (FKA Davie Commerce Center II).

PROJECT ADDRESS: West side of S.R.7 approximately 660 ft. South of Griffin Rd.

LEGAL DESCRIPTION: All of Parcel "A" of LESTER INDUSTRIAL PARK PLAT, according to the Plat thereof as recorded in Plat Book 131, at Page 43 of the Public Records of Broward County, Florida and the North half of the vacated Right-of-Way of S.W. 51st St. immediately adjacent to the said plat. Said lands situate, lying and being in the Town of Davie, Broward County, Florida.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: JMD 3/21/99 DATE: \_\_\_\_\_

DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_

✓ SITE PLAN COMMITTEE MEETING DATE: 4-13-99

✓ TOWN COUNCIL MEETING DATE: 4/21/99



**ATKINSON, DINER, STONE, MANKUTA & PLOUCHA, P.A.**  
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\* BOARD CERTIFIED IN REAL ESTATE  
\*\* BOARD CERTIFIED IN TAXATION

April 15, 1999

**VIA FAX TRANSMITTAL 797-1087**

Ms. Gail Reinfeld  
Town Clerk  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

**Re: 441 Park of Commerce, West Side of State Road 7 Approximately 660 feet south of Griffin Road, Previously Shown as Item 5.4 at the Site Plan Review Committee of April 13, 1999 (SP 311-99)**

Dear Ms. Reinfeld:

Please be advised that this law firm represents Charles M. Rowars, Trustee, in his capacity as owner of the real property generally known as Pelican Bays, which will be adversely affected if the afore-referenced site plan is approved by the Town of Davie as presently recommended.

My client has advised me that he was denied an opportunity to express his concerns at the April 13<sup>th</sup> Site Plan Review Committee and was advised that he would be afforded the right to speak with his experts before the Town Council on May 5, 1999.

My client now advises me that the meeting has been placed on the agenda for the Town Council meeting of April 21, 1999. Needless to say, the City Administrator's request to have this matter heard on such short notice is objected to and in all probability will be formally contested if the item is heard on such short notice in contradiction of the information previously relied upon at the Site Plan Review Committee meeting.

April 15, 1999  
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It is respectfully requested that this item be removed from the April 21, 1999 agenda and heard as a quasi-judicial item on the originally scheduled May 5, 1999 agenda.

Very truly yours,



WILSON C. ATKINSON, III

WCA:cgc

cc: Barry Webber, Esquire

\*\* TOTAL PAGE.02 \*\*