

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

May 12, 1999

**SITE PLAN:** Sara Plat SP 2-4-99

**APPLICANT:** **Petitioner:** Malcolm Butters  
**Owner:** The Seed Inc. Art Barker, President

**ANALYSIS:** **Land Use/Zoning:** Commerce Center/CC  
**Location:** 7050 State Road 84

The applicant requests approval of a 150,701 square foot commerce center on 12.23 acres. The site is located on the south side of State Road 84 in between University Drive and Davie Road. Proposed for the site are two single story office/warehouse buildings, associated parking, loading areas, and landscaping.

Parking requires 376 spaces with 377 provided including 16 handicap spaces.

The proposed buildings have a contemporary design with elevated roof line and false facade extending 5 feet from the building wall near exterior entrances. Building colors are tones of light and warm gray, teal blue, and white. Building materials will consist of painted tilt up concrete walls, tinted glazing, and metal entrance canopies.

The landscape plan indicates a meandering landscaped berm along State Road 84 planted with Live Oaks, flowering Cassias, Washingtonia palms and a variety of shrubs and ground covers. The east and west perimeters of the site are lined with Slash Pine, Red Maple, and cherry hedge. Adjacent to the building are Washingtonia palms, Foxtail Palms, Bald Cypress and flowering Cassias as well as Gumbo Limbo and trees in the parking area.

The site plan is in conformance with Town Code requirements.

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

1. Delegation request to amend the plat note prior to the issuance of a building permit.
2. Providing a 20' setback from the south property line to the top of bank or providing copies of a recorded agreement allowing the encroachment onto the adjacent property to the west prior to the issuance of a building permit.
3. Providing the color of exterior entrance canopies on elevations.
4. Correct labeling of east/west elevations for both buildings.

5. Construct right turn deceleration lane on State Road 84 at proposed driveway locations.
6. Eliminate two parking stalls on the west side of the east / west driveway between buildings 1 and 2 to improve vehicular sight distance.
7. Revising the landscape plan to reflect the following:
  - a. Provide the required landscaping along the south perimeter of the lake.
  - b. Provide detail of landscape berm along State Rd. 84. to show the required undulation from 18-42" with a mean of 30".
  - c. Provide landscaping in the island on the east side of the building south of the first bay door and increase the number of Cypress in the landscape area to the north.
  - d. Correct the double image of the dumpsters on the landscape plan.
  - e. Label shrub material between the edge of parking and the lake.
  - f. Provide a letter from the developer committing to the installation of all perimeter materials.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report items 1-4 (4-0, Mr. Amos absent), May 11, 1999.

EXISTING ZONING: CC

LAND USE DESIGNATION: Commercial

<b>TOWN OF DAVIE USE ONLY</b>	
SITE PLAN NO.	<u>SP 2-4-99</u>
FEE	<u>\$ 3540.00</u>
RECEIPT NO.	<u>4434</u>

**RECEIVED**  
FEB 25 1999

**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: \_\_\_\_\_

NON-RESIDENTIAL: \_\_\_\_\_

RESIDENTIAL SITE PLAN: \_\_\_\_\_

FLOOR AREA: 150,000

NO. OF UNITS: \_\_\_\_\_

PETITIONER: Malcolm Butters

ADDRESS: 1166 W. Newport Center Drive, Suite 118, Deerfield Beach, FL 33442

PHONE: (954) 570-8111 Telephone (954)570-8844 Fax

RELATIONSHIP TO PROPERTY: Contract Purchaser

OWNER: The Seed/ Art Barker, President

ADDRESS: 1313 S. Andrews Avenue, Ft. Lauderdale, FL 33316

PROJECT NAME/SUBDIVISION NAME: I-595 Business Center/Sara Plat

PROJECT ADDRESS: 7050 State Road 84, Davie, Florida

LEGAL DESCRIPTION: Parcel A and Parcel B of SARA PLAT, according to the Plat thereof, recorded in Plat Book 147, Page 3 of the Public Records of Broward County, Florida

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS 2 NUMBER OF PLATS 3 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: [Signature] DATE: 2/25/99

DEVELOPMENT REVIEW COMMITTEE DATE: 3/23/99

SITE PLAN COMMITTEE MEETING DATE: 5/11/99

TOWN COUNCIL MEETING DATE: \_\_\_\_\_

THE SEED, INC., by  
ART BARKER, President  
OWNER'S NAME(S)

[Signature]  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

1313 S. Andrews Avenue  
ADDRESS

Ft. Lauderdale, FL 33316  
CITY, STATE, ZIP

(954) 779-3330  
PHONE

MALCOLM BUTTERS  
PETITIONER'S NAME

[Signature]  
PETITIONER'S SIGNATURE

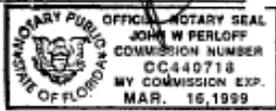
1166 West Newport Center Drive, Suite 118  
ADDRESS

Deerfield Beach, Florida 33442  
CITY, STATE, ZIP

(954) 570-8111  
PHONE

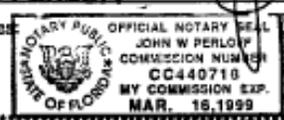
The foregoing instrument was acknowledged before me  
this 25 day of February, 1999, by  
Art Barker, as President of  
The Seed, Inc. who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did <sup>not</sup> take an oath.  
NOTARY PUBLIC:  
Sign: [Signature]  
Print: JOHN W. PERLOFF  
My Commission Expires: \_\_\_\_\_



The foregoing instrument was acknowledged before me  
this 25 day of FEBRUARY, 1999, by  
MALCOLM BUTTERS who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.  
NOTARY PUBLIC:  
Sign: [Signature]  
Print: JOHN W. PERLOFF  
My Commission Expires: \_\_\_\_\_



OFFICE USE ONLY

