

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

May 18, 1999

**SITE PLAN:** Nations Rent SP 3-10-99

**APPLICANT:** **Petitioner:** Nations Rent  
**Owner:** Larry A. Peters

**ANALYSIS:** **Land Use/Zoning:** Industrial / M4 (County)  
**Location:** 6580 State Rd. 84

The applicant is requesting approval of a 17,377 square foot equipment rental building on a 3.18 acre site. The site plan indicates that 31.24% of the site will be landscape and open area, 53.9% paved area, and approximately 12.5% building coverage. The site will include a temporary modular structure with approximately 302 square foot of signage.

Eighty-six parking spaces will be provided, of which, five will be handicapped spaces.

The building colors will be the corporate white, black and yellow. Building materials will incorporate black metal siding, scored stucco walls, and yellow overhead metal doors. The four main service bays will be located on the north and south sides of the building with an additional bay on the east and west sides. The equipment rental activity will be housed within the structure with three display pads on the corner of College Ave. and I-595.

The landscape plan indicates Live Oak, Mahogany, Sabal Palms, and cocoplum along the perimeters. Foxtail and Montgomery palms are positioned along the front of the building with Mahogany, and Sabal palms proposed in the parking area. A variety of native and drought tolerant shrubs will be used throughout the site.

Signage is proposed as part of this application and includes two wall signs a freestanding monument sign and three directory signs. The wall signs include an internally illuminated "Nations Rent" sign of 184.5 square feet and an internally illuminated monument sign of 148 square feet. The color scheme will be the corporate black lettering on a yellow background. The three directory signs will include approximately 18 square foot each and will not be illuminated.

The site plan, landscaping, and signage are in conformance with Town Code Requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL.**  
subject to the following prior to the issuance of a building permit.

1. Providing a time limitation for the temporary modular structure.
2. Revising the height of the monument sign from 50' to 15' in height and 120sf in area.
3. Providing color of modular skirting.
4. Providing reference for off-site drainage rights.
5. Indicate movement conflicts which require inbound stop sign adjacent to Phase I limits.
6. Providing minimum 2-1/2' clearance to face of curb at fence gate.
7. Providing the following notes on the landscape plan:
  - a. Contractor shall provide sod and irrigation to right of way.
  - b. The Landscape architect shall provide a letter of acceptance to the town prior to the issuance of a certificate of occupancy.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report addressing the following: (1) that there be a time limitation on the modular unit of 18 months or 30 days after the certificate of occupancy is issued for the main building, whichever comes first; (2) revising the location of the monument sign to the landscape island directly in front of the proposed main building, the height of the sign to be 15 feet at that island location; (3) providing that the modular skirting be white; (4) providing the clarification of the off-site drainage rights; (5) providing that the stop sign had been installed and that the site plan address the location of the stop sign; “fine with number six” [providing minimum 2-1/2' clearance to face of curb at fence gate]; “fine with number seven; however, “7a” should speak to all sodding and irrigation of the right-of-way area which should be done before the certificate of occupancy is issued for the main building, and all the landscaping on State Road 84 and College Avenue perimeters be completed within 60 days after the issuance of the certificate of occupancy on the modular building; and that the petitioner is agreeing to no storage of vehicles on the site until the perimeter landscaping on State Road 84 and College Ave is completed (5-0) May 11, 1999.

EXISTING ZONING: M-4  
LAND USE DESIGNATION: INDUSTRIAL

**TOWN OF DAVIE USE ONLY**  
SITE PLAN NO. SP 3-10-99  
FEE \$ 865.00  
RECEIPT NO. 7504

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

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

DATE FILED: 3-30-99

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: N/A

FLOOR AREA: 16,033 SF

NO. OF UNITS: N/A

PETITIONER: LARRY A. PETERS

ADDRESS: 200 E. Broward Blvd., 21st Floor

PHONE: (954) 759-5827

RELATIONSHIP TO PROPERTY: TENANT

OWNER: 95 WAREHOUSE, INC.

ADDRESS: 3121 West Hallandale Beach Blvd., Suite 102  
Pembroke Park, FL 33009

PROJECT NAME/SUBDIVISION NAME: NATIONSRENT

PROJECT ADDRESS: 6580 State Road 84  
Davie, FL 33317

**LEGAL DESCRIPTION:**

A Portion of Tracts 1 and 2, Tier 37 of Newmans Survey, of Township 50 South,  
Range 41 East, According to Plat Thereof, as Recorded in Plat Book 2, Page 26,  
of the Public Records of Dade County, Florida.

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

**OFFICE USE ONLY**

TREE SURVEYS TO COME IN NUMBER OF PLATS 3 NUMBER OF SURVEYS 3

APPROVE AS TO FORM: QIP 3/31/99 DATE: \_\_\_\_\_

DEVELOPMENT REVIEW COMMITTEE DATE: 4-20-99

SITE PLAN COMMITTEE MEETING DATE: \_\_\_\_\_

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

95 WISE INC.  
OWNER'S NAME(S) SAM JAZAYRI  
Pres.  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)  
3121 WEST HOLLAND AVE Beach Blvd?  
ADDRESS  
Pembroke Park, FL 33009  
CITY, STATE, ZIP  
981-1154  
PHONE

The foregoing instrument was acknowledged before me this 26 day of March, 1999, by SAM JAZAYRI who is personally known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Lori G. English  
Print: Lori G. English

My Commission Expires:



OFFICE USE ONLY

LARRY M. PETERS  
PETITIONER'S NAME  
Larry Peters  
PETITIONER'S SIGNATURE  
200 E. BROWARD BLVD  
ADDRESS  
FT LAUDERDALE, FL 33301  
CITY, STATE, ZIP  
(954) 759-5827  
PHONE

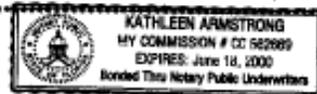
The foregoing instrument was acknowledged before me this 26 day of March, 1999 by LARRY PETERS who is personally known to me or who has produced \_\_\_\_\_

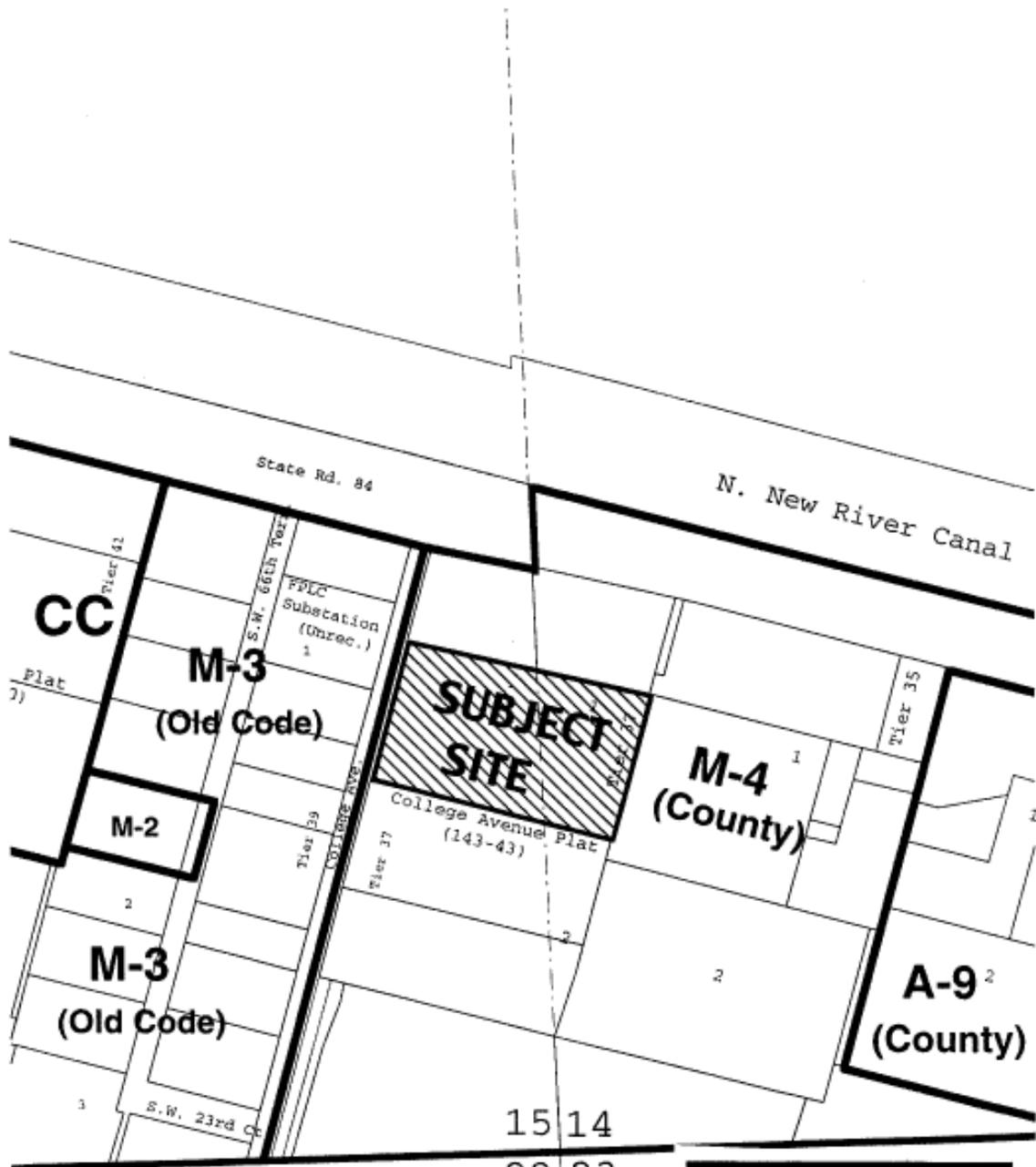
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Kathleen Armstrong  
Print: KATHLEEN ARMSTRONG

My Commission Expires: 6/18/2000





**PETITION NUMBER**  
 SP 3-10-99

**PREPARED 5/28/99**      Scale: 1" = 300'  
**BY THE PLANNING & ZONING DIVISION**

