

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

July 10, 1999

**SITE PLAN:** U Pull It SP 6-2-99

**APPLICANT:** **Petitioner:** Larry Danielle  
**Owner:** Larry Danielle

**ANALYSIS:** **Land Use/Zoning:** Industrial (M-4 County)  
**Location:** 4301 S. State Rd 7

The applicant requests approval of a 10,140 square foot retail building sited on 2.3 acres. Proposed for the site is a single story auto parts retail store, associated parking and landscaping.

The front facade of the building will face State Road 7 with the parts storage in the rear separated by a 10' masonry wall on all sides. The building will be renovated from the existing Boat O Rama structure on site by providing new exterior elevations and color scheme. The walls will be painted gray with a textured stucco finish. A 5' yellow metal fascia will make up the top part of the structure with attached red plastic box type signage. Yellow overhead canopies are shown over the entrances on the north and south elevations.

The landscape plan provides for a 2' meandering berm, Royal Palms, Thatch Palms, Yellow Tabebuia's, Fakahatchee and Cocoplum shrubs along State Rd. 7 to the east. The west perimeter will be screened by a 10' wall and buffered with Gumbo Limbo's, Tabebuia's, and cocoplum hedges. The interior parking indicates Mahogany's, and Pink Tabebuia's in the islands and Red Maple and Cypress in the retention areas.

The plan is in conformance with Town Code requirements .

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

1. Clean all weeds and debris from within the 25' canal easement and sod with Bahia grass.
2. Providing curbing from the north side of dumpster wall to walkway.
3. Coordinating the site plan loading area with the overhead door locations on the floor plan and elevations.
4. Providing dimensions and materials of the monument and wall signage. Wall signage can not exceed 150 sf.

5. Shifting parking stalls on the north side of the north retention area to allow a minimum 5' separation between the three stalls to the east.
6. Providing berm detail or note to describe the required undulation in the berm.
7. Revising the layout of the cocoplum hedge along State Rd. 84 to meander with the contours of the berm and run behind the Fakatachee to be seen from the road.
8. Showing all of the existing trees on the site plan and proposed locations on the landscape plan.
9. Revising the layout of plant material around entry signage.
10. Approval of the Photometric lighting plan by the Engineering Department.
11. Approval of the site plan from the Engineering Department.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report items two through 11, and that the colors for the signage and the metal fascia are worked out with staff so as not to be a too bright or too intense yellow

EXISTING ZONING: M4 (HAC. VII)  
LAND USE DESIGNATION: INDUSTRIAL

*Medification*  
TOWN OF DAVIE USE ONLY  
SITE PLAN NO. SP0-2-99  
FEE \$165.00  
RECEIPT NO. 7602

RECEIVED  
JUN 1 1999

TOWN OF DAVIE  
SITE PLAN APPLICATION

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

DATE FILED: 5/28/99  
RESIDENTIAL SITE PLAN: \_\_\_\_\_  
NO. OF UNITS: \_\_\_\_\_

NON-RESIDENTIAL:   
FLOOR AREA: ~~10140~~   
10140

PETITIONER: LARRY DANIELLE  
ADDRESS: 4000 SW 47 AVE  
PHONE: (954, 295, 0042) - 587 6822.  
*MOBILE*  
RELATIONSHIP TO PROPERTY: OWNER  
OWNER: LARRY DANIELLE  
ADDRESS: 4000 SW 47 AVE

PROJECT NAME/SUBDIVISION NAME: U PULL IT AUTO PARTS / LARRY DANIELLE  
PROJECT ADDRESS: 4301 S STATE RD 7  
LEGAL DESCRIPTION: NEWMANS SURVEY - TRACT 13

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS 1  
APPROVE AS TO FORM: Pat DATE: 6/1/99  
DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_  
SITE PLAN COMMITTEE MEETING DATE: 6/29/99  
TOWN COUNCIL MEETING DATE: \_\_\_\_\_

Larry Danielle  
OWNER'S NAME(S)  
Larry Danielle  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

4000 SW 47 Ave  
ADDRESS

DAVIE FLA 33314  
CITY, STATE, ZIP

587 6822 - 295 0042  
PHONE

BOAT RAMA PROPERTY (Site Located AT

The foregoing instrument was acknowledged before me this 25 day of May, 1999, by Larry Danielle who is personally known to me or who has produced FL Drivers License # D-540-520-510970

as identification and who did take an oath.

NOTARY PUBLIC:  
Sign: [Signature]

Print: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



U PULL IT AUTO PARTS  
PETITIONER'S NAME  
Larry Danielle pres  
PETITIONER'S SIGNATURE

4000 SW 47 Ave  
ADDRESS

DAVIE FLA 33314  
CITY, STATE, ZIP

295.0042  
PHONE

4301 S STATE RD 7.

The foregoing instrument was acknowledged before me this 25 day of May, 1999, by Larry Danielle who is personally known to me or who has produced FL Drivers License # D-540-520-510970

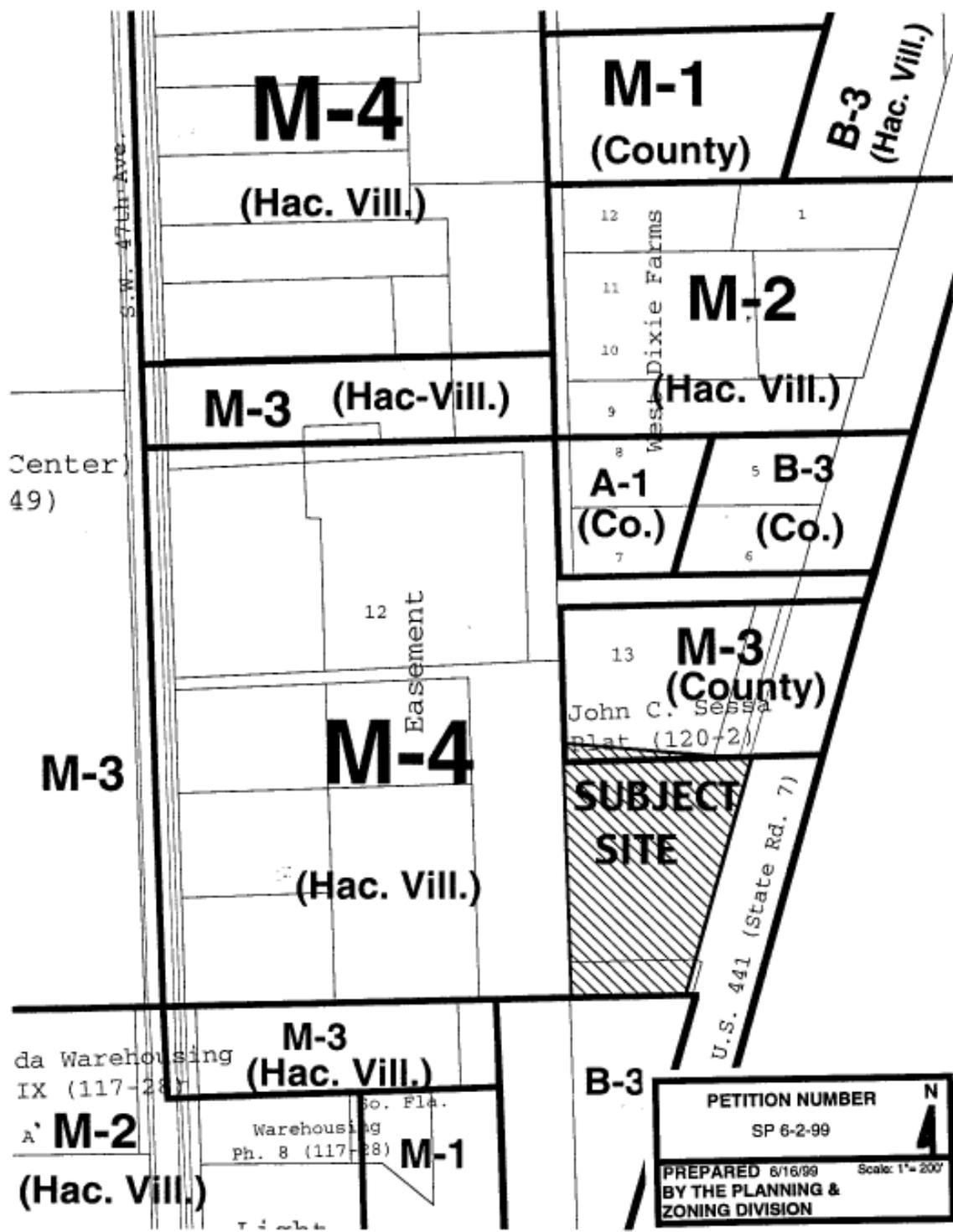
as identification and who did take an oath.

NOTARY PUBLIC:  
Sign: [Signature]

Print: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

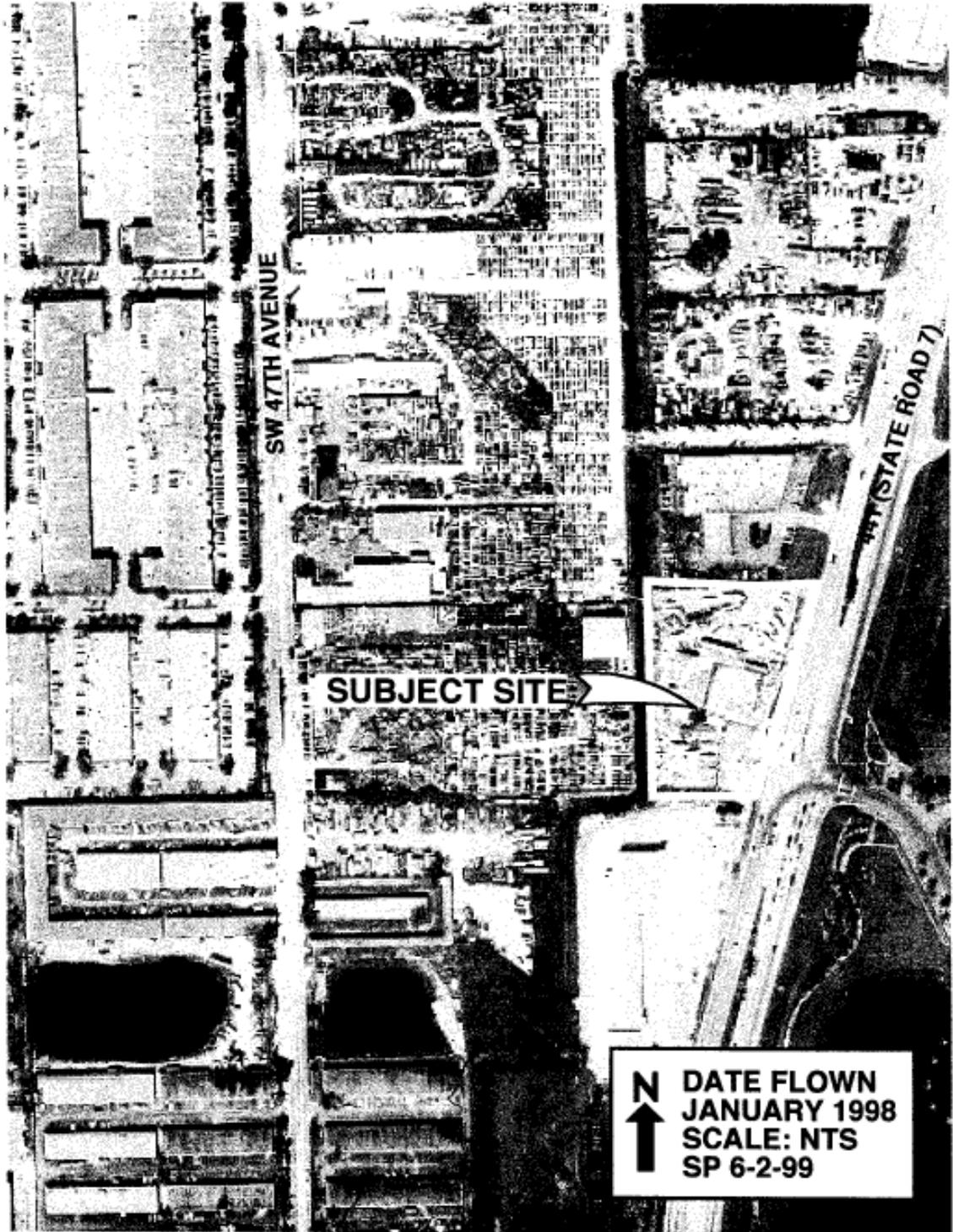


OFFICE USE ONLY



**PETITION NUMBER**  
 SP 6-2-99

**PREPARED 6/16/99** Scale: 1" = 200'  
**BY THE PLANNING & ZONING DIVISION**



**N**  
**↑** DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 6-2-99