



## Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. and Location: SP 6-8-99 3315 S. University Drive.

**TITLE OF AGENDA ITEM:** Buca's restaurant @ Rolling Hills Commercial

**REPORT IN BRIEF:** The applicant is requesting approval of a single story restaurant building within the Rolling Hills Commercial Master Plan. The subject site is proposed for the southern most end of the property. The overall site plan and landscaping has been previously approved.

**DISCUSSION:** (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workscope, evaluation and selection process, and conclusion)

**CONCURRENCES:** (concerns and/or opinions of affected departments, Committees, Boards or Council)

Architectural compatibility with existing buildings within the mater plan.

The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

**FISCAL IMPACT:**

|                            |     |    |                          |
|----------------------------|-----|----|--------------------------|
| Is appropriation required? | yes | no | If yes, expected cost \$ |
| Funding appropriated?      | yes | no | If yes, amount \$        |
| Account Name:              |     |    |                          |
| Additional Comments:       |     |    |                          |

**RECOMMENDATION(S):**

**PLANNING AND ZONING DIVISION RECOMMENDATION:** NO OBJECTION subject to the following:

1. Providing A/C locations. If A/C is located on the roof screening must be shown from the property line.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (3-1, Motion: Mr. Arnold, Seconded: Mr. Evans, Ms. Cox dissenting, and Mr. Amos absent), July 27, 1999.

**Attachment(s):** Planning report, Application, Aerial, Subject site map, Landuse map

Town Council Agenda Report  
Page 1 of 1

Item No.

July 28 , 1999

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

**SITE PLAN:** Buca's Restaurant @ Rolling Hills Commercial / SP 6-8-99

**APPLICANT:** **Petitioner:** Synalovski Gutierrez Architect  
**Owner:** RHEC Associates, Ltd.

**ANALYSIS:** **Land Use/Zoning:** Commercial/B-2  
**Location:** 3315 S. University Dr.

The applicant requests approval of a 7,760 square foot restaurant building, located on the west side of University Drive, within the master plan known as Rolling Hills Commercial. The overall site plan, which encompasses approximately 13.78 acres, was previously approved on January 6, 1999.

The proposed building will have a 1940's architectural style using flat cantilevered roofing, natural stone veneer, and textured stucco walls painted in a terracotta type finish. Dark green awnings and raised planters will accent the windows on the north, south, and east elevations. The front facade will display the company signage with decorative statues facing University Drive. Subsequent to the last review, the applicant has provided additional aluminum eyebrows and roof line caps to the building exterior, added additional windows to the south side of the building, and wrapped the stone veneer to the east facade.

Landscaping will follow the previously approved plan.

The Town Code does not contain architectural design criteria therefore, the proposal is in technical compliance with Town Code requirements. With the exception of Texaco, existing structures within the master plan have light beige tone stucco exteriors with barrel tile roofing materials.

**PLANNING AND ZONING DIVISION RECOMMENDATION: NO OBJECTION**  
subject to the following:

1. Providing A/C locations. If A/C is located on the roof screening must be shown from the property line.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (3-1, Motion: Mr. Arnold, Seconded: Mr. Evans, Ms. Cox dissenting, and Mr. Amos absent), July 27, 1999.

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

EXISTING ZONING: B2

LAND USE DESIGNATION: Commercial

Amendment Application for Site Plan SP 10-1-98

RECEIVED  
JUN 8 1999

**TOWN OF DAVIE USE ONLY**  
SITE PLAN NO SP 6-8-99  
FEE \$165<sup>00</sup>  
RECEIPT NO. 7013

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

PETITIONER: Synalovski Gutierrez Architects, Inc.  
ADDRESS: 3109 Stirling Rd., Suite 202  
Ft. Lauderdale, FL 33312  
PHONE: (954) 961-6806

RELATIONSHIP TO PROPERTY: Project Architect

OWNER: RHEC Associates, LTD  
(Property Owner)  
ADDRESS: 10021 Pines, Blvd., Suite 101  
Pembroke Pines, FL 33024

PROJECT NAME/SUBDIVISION NAME: Restaurant Court @ Rolling Hills  
(Bldg. #1, Buca di Beppo Restaurant  
PROJECT ADDRESS: Bldg. Footprint & Elevations Approval)  
3315 S. University Dr.  
LEGAL DESCRIPTION: Davie, FL 33328

See attached Legal Description.

**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: Jat DATE: 6/8/99  
DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_  
SITE PLAN COMMITTEE MEETING DATE: 6/29/99  
TOWN COUNCIL MEETING DATE: 7/7/99

RHEC Associates, LTD  
OWNER'S NAME(S)  
BY: RHEC A.S.C. its general partner  
JEFF ORLAN, U.P.  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

10021 Pines Blvd., Suite 101  
ADDRESS  
Pembroke Pines, FL 33024  
CITY, STATE, ZIP  
(954) 434-4444  
PHONE

The foregoing instrument was acknowledged before me  
this 8 day of JUNE, 1999, by  
JEFF ORLAN who is personally  
known to me or who has produced

as identification and who did take an oath.  
NOTARY PUBLIC  
Sign: Louise Rothlein  
Print: LOUISE ROTHLEIN  
My Commission Expires: September 20, 2002

Synalovski Gutierrez Architects, Inc.  
PETITIONER'S NAME  
PETITIONER'S SIGNATURE

3109 Stirling Rd., Suite 202  
ADDRESS  
Ft. Lauderdale, FL 33312  
CITY, STATE, ZIP  
(954) 961-6806  
PHONE

The foregoing instrument was acknowledged before me  
this 8 day of JUNE, 1999, by  
MANUEL GNALOUSKI who is personally  
known to me or who has produced

as identification and who did take an oath.  
NOTARY PUBLIC  
Sign: Louise Rothlein  
Print: LOUISE ROTHLEIN  
My Commission Expires: September 20, 2002

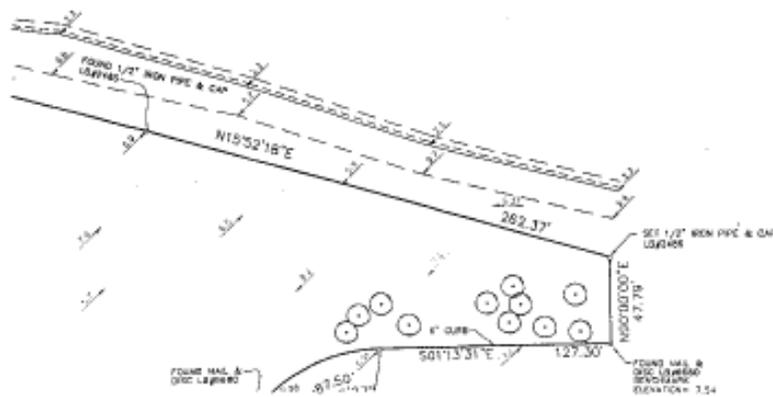
OFFICE USE ONLY

DESCRIPTION : (PHASE 7)

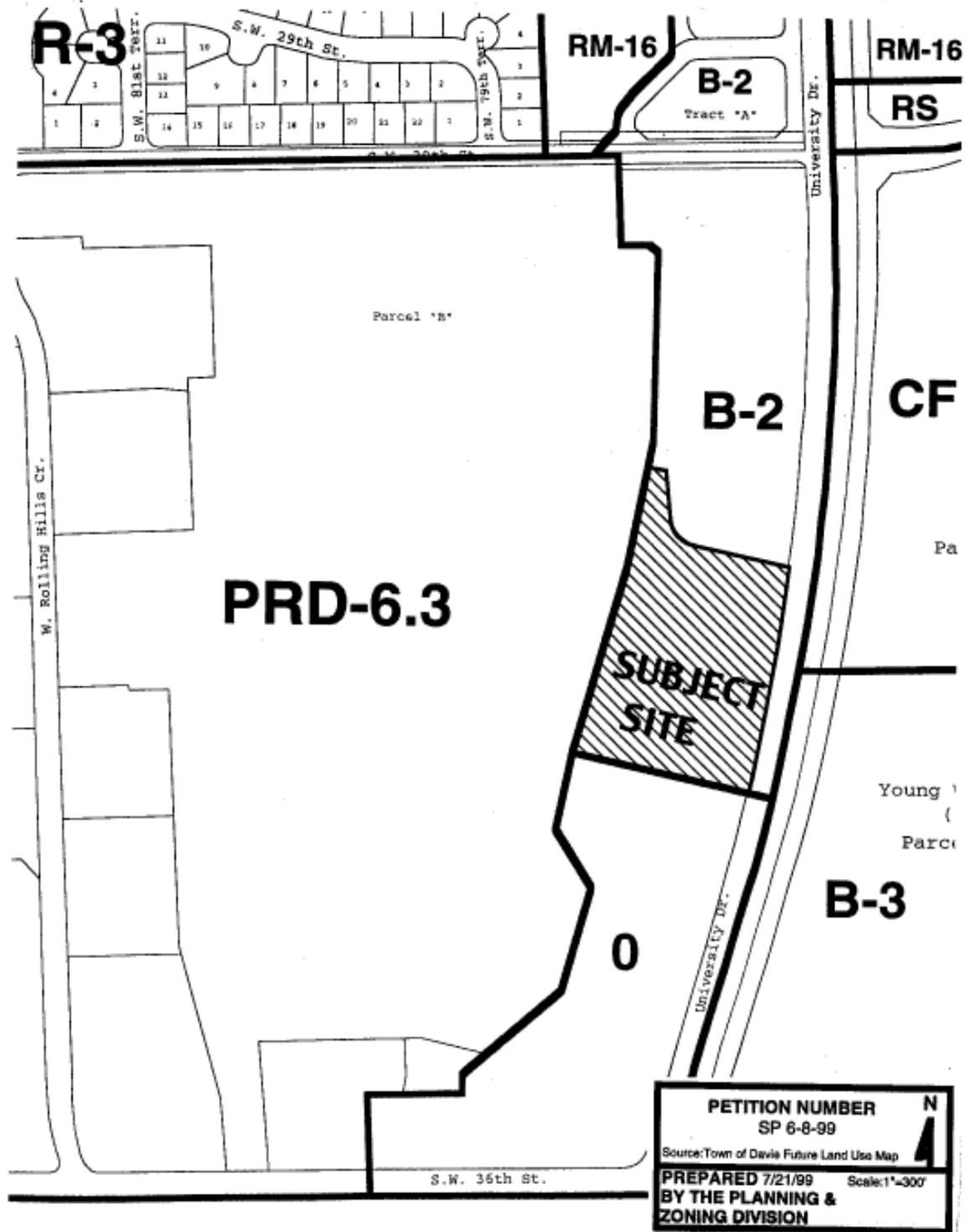
A PORTION OF PARCEL "B", "ROLLING HILLS GOLF AND TENNIS CLUB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

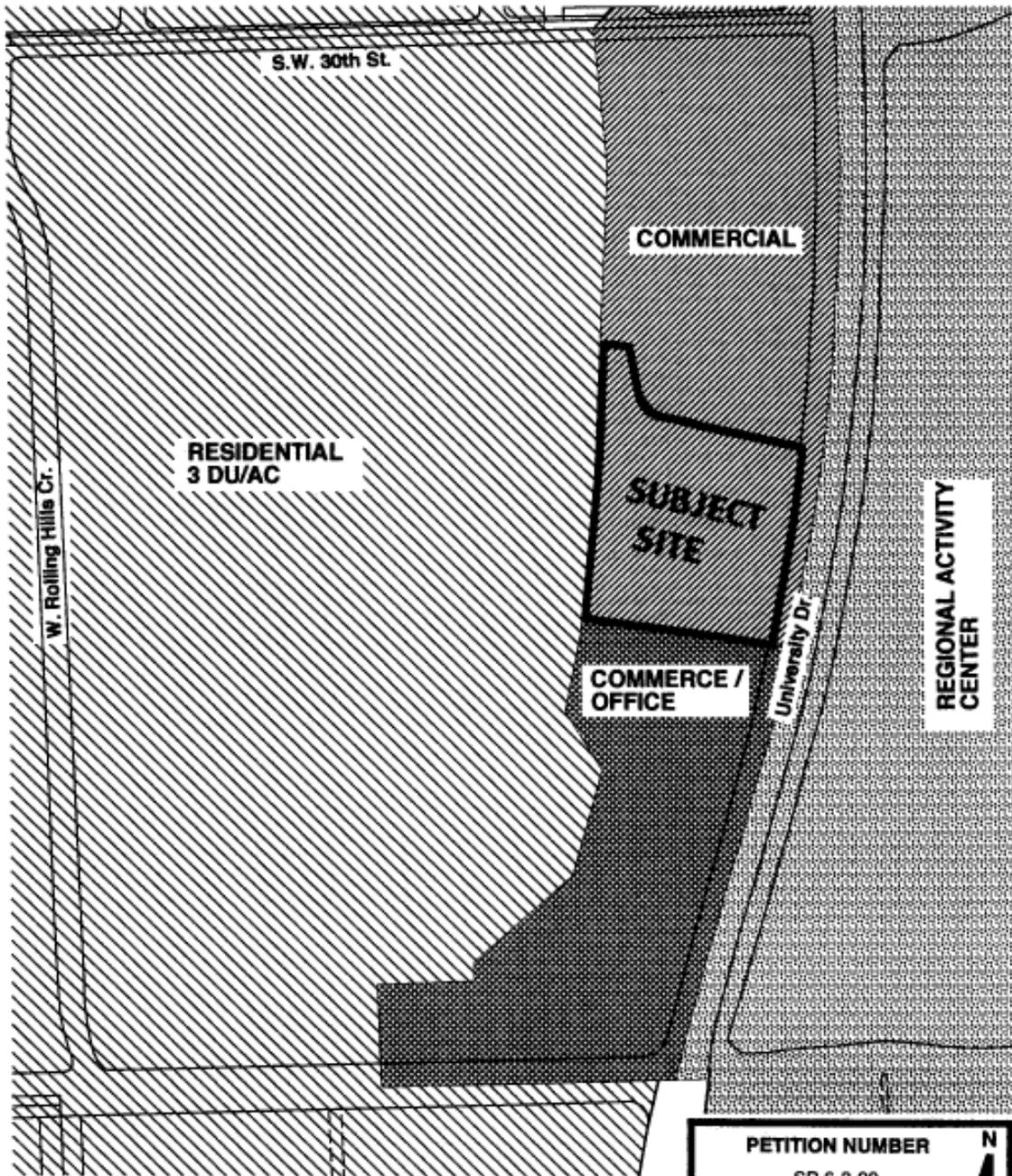
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND WITH A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL "B"; THENCE SOUTH 02°19'14" EAST 43.82 FEET; THENCE SOUTH 87°40'48" WEST 62.20 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 63°28'18" WEST; (THE FOLLOWING FOUR (4) COURSES BEING ALONG THE EASTERLY LINE OF SAID PARCEL "B"); (1) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°12'28" AN ARC DISTANCE OF 10.56 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 02°19'14" EAST 82.62 FEET TO A POINT OF CURVATURE OF A 5669.58 FOOT RADIUS CURVE CONCAVE TO THE WEST; (3) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°51'25" AN ARC DISTANCE OF 876.42 FEET TO THE POINT OF BEGINNING; (4) THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°54'39" AN ARC DISTANCE OF 584.89 FEET; THENCE TOWARDS THE RADIUS POINT OF THE LAST DESCRIBED CURVE NORTH 77°33'10" WEST 458.96 FEET; THENCE NORTH 14°38'27" EAST 468.77 FEET; THENCE NORTH 10°52'18" EAST 262.37 FEET; THENCE NORTH 90°00'00" EAST 47.79 FEET; THENCE SOUTH 01°13'31" EAST 127.30 FEET TO A POINT OF CURVATURE OF A 87.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°08'27" AN ARC DISTANCE OF 78.10 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 83°22'08" EAST 270.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 260727 SQUARE FEET (5.985 ACRES) MORE OR LESS.



LOCATION SKETCH  
NOT TO SCALE





PETITION NUMBER  
SP 6-8-99

PREPARED 7/21/99 Scale: 1"= 300'  
BY THE PLANNING &  
ZONING DIVISION

N

