



Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 6-9-99 3305 S. University Drive

TITLE OF AGENDA ITEM: Bennigan's Restaurant @ Rolling Hills Commercial

REPORT IN BRIEF: Proposal for a Bennigan's restaurant within the Rolling Hills Commercial Master Plan. The proposed building site is located south of the existing Texaco station. The number of required parking stalls and landscaping has been previously approved. A variance will be needed for approval of the proposed neon strip lighting.

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

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

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: N/A

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: APPROVAL.
subject to the following prior to the issuance of a building permit.

1. Changing the brick color to mottled "terra-cotta" tones.
2. Approval of the lighting variance or reducing the neon strip lighting to a total square footage equivalent to the length of the building along the street frontage including any offset there of.
3. Flags flown are limited to governmental entity flags pursuant to Town Code Section 12-238(C)(5).
4. Identify the location of A/C units and verify they will be screened from view.
5. Match the stucco color of existing buildings within the master plan (Benjamin Moore #951).

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through six and amending item number "2" by striking out the word "square" and replacing it with the word "linear" (2-2, Motion: Mr. Arnold, Seconded: Mr. Engel with Ms. Cox and Mr. Evans Dissenting, Mr. Amos absent), July 27, 1999.

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

Item No.

July 28, 1999

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

SITE PLAN: Bennigan's Restaurant @ Rolling Hills Commercial

APPLICANT: **Petitioner:** S & A of Florida (Bennigan's Restaurant)
Owner: RHEC Associates, Ltd.

ANALYSIS: **Land Use/Zoning:** Commercial/B-2
Location: 3305 S. University Dr.

The applicant request approval of a 6,304 square foot restaurant building known as Bennigan's. The structure will be sited on University Drive, within the master plan of Rolling Hills Commercial, between the existing Texaco station to the north and a proposed 3 story mediterranean style office building to the south.

The proposed restaurant will have and "old Chicago" architectural style with brick accent veneer, beige stucco walls, dark green trim, decorative window awnings and a copper canopy to accentuate the front entrance facing University Drive.

Neon striping in orange and green is provided with two strips on the east facade and one strip on the north facade. Town Code Section 12-245 limits strip lighting to a total footage equivalent to the length of the building along the street frontage including any offset there of. Strip lighting must also be placed below the lowest roof line on the building. A variance is currently under review for an increase in the allowable footage of neon strip lighting.

Landscaping will remain unchanged from the previously approved site plan.

PLANNING AND ZONING DIVISION RECOMMENDATION: NO OBJECTION
with the following recommendations:

1. Changing the brick color to mottled "terra-cotta" tones.
2. Approval of the lighting variance or reducing the neon strip lighting to a total square footage equivalent to the length of the building along the street frontage including any offset there of.
3. Flags flown are limited to governmental entity flags pursuant to Town Code Section 12-238(C)(5).

5. Identify the location of A/C units and verify they will be screened from view.
6. Match the stucco color of existing buildings within the master plan (Benjamin Moore #951).

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through six and amending item number “2” by striking out the word “square” and replacing it with the word “linear” (2-2, Motion: Mr. Arnold, Seconded: Mr. Engel with Ms. Cox and Mr. Evans Dissenting, Mr. Amos absent), July 27, 1999.

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: B-2

LAND USE DESIGNATION: *Commercial*

RECEIVED
JUN 14 1999

Modification

TOWN OF DAVIE USE ONLY	
SITE PLAN NO	<i>SP 0-17-99</i>
FEE	<i>105.00</i>
RECEIPT NO	<i>elevations</i>

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

**TOWN OF DAVIE
SITE PLAN APPLICATION**

Site Plan is already approved, this application is for exterior building elevations (aesthetic building review)
(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: *June* 1999
RESIDENTIAL SITE PLAN: _____

NON-RESIDENTIAL:
FLOOR AREA: **yes**
6,304

NO. OF UNITS: **one (1)**

PETITIONER: **S & A OF FLORIDA, INC (Bennigan's Restaurant)**
c/o T.J. Flynn

ADDRESS: **11154 Park Ave.**
Windermere, FL 34786

PHONE: **407-876-5194 / fax 407-876-8749 / pager 888-934-3160 / mobile 407-810-4125**

RELATIONSHIP TO PROPERTY: **Purchaser**

OWNER: **RHEC Assoc., Ltd. c/o Ross Realty**

ADDRESS: **10021 Pines Blvd, Suite 101, Pembroke Pines, FL 33024**

PROJECT NAME/SUBDIVISION NAME: **Restaurant Court @ Rolling Hills Commerce Center**
Building No. 3 BENNIGAN'S

PROJECT ADDRESS: **3305 University Drive, Davie, FL**

LEGAL DESCRIPTION: **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, FL**

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 *opt* DATE: *6/14/99*

DEVELOPMENT REVIEW COMMITTEE DATE: _____

SITE PLAN COMMITTEE MEETING DATE: *7/13/99*

TOWN COUNCIL MEETING DATE: _____

RHEC Associates, LTD.
By: RHECA, Inc. its general partner

OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN) Barry Ross, President

10021 Pines Blvd. Suite 101
ADDRESS

Pembroke Pines, FL 33024
CITY, STATE, ZIP

954-437-4444
PHONE

The foregoing instrument was acknowledged before me this 2nd day of June, 1999, by Barry Ross who is personally known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC,

Sign: Dorothy J. Briggs

Print: Dorothy J. Briggs

My Commission Expires:



OFFICE

S. & A. of Florida, Inc c/o T.J. Flynn

PETITIONER'S NAME(S)

PETITIONER'S SIGNATURE

11154 Park Ave
ADDRESS

Windermere, FL 34786
CITY, STATE, ZIP

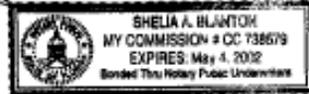
407-876-5194 / fax 407-876-8749 /
pager 888-934-3160 / mobile 407-810-4125
PHONE

The foregoing instrument was acknowledged before me this 14th day of June, 1999, by T.J. Flynn who is personally known to me or who has produced FL Driver License F45D-830-49-271-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign: Shelia A. Blanton

Print: My Commission Expires:



SE ONLY

LAND DESCRIPTION:

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 :

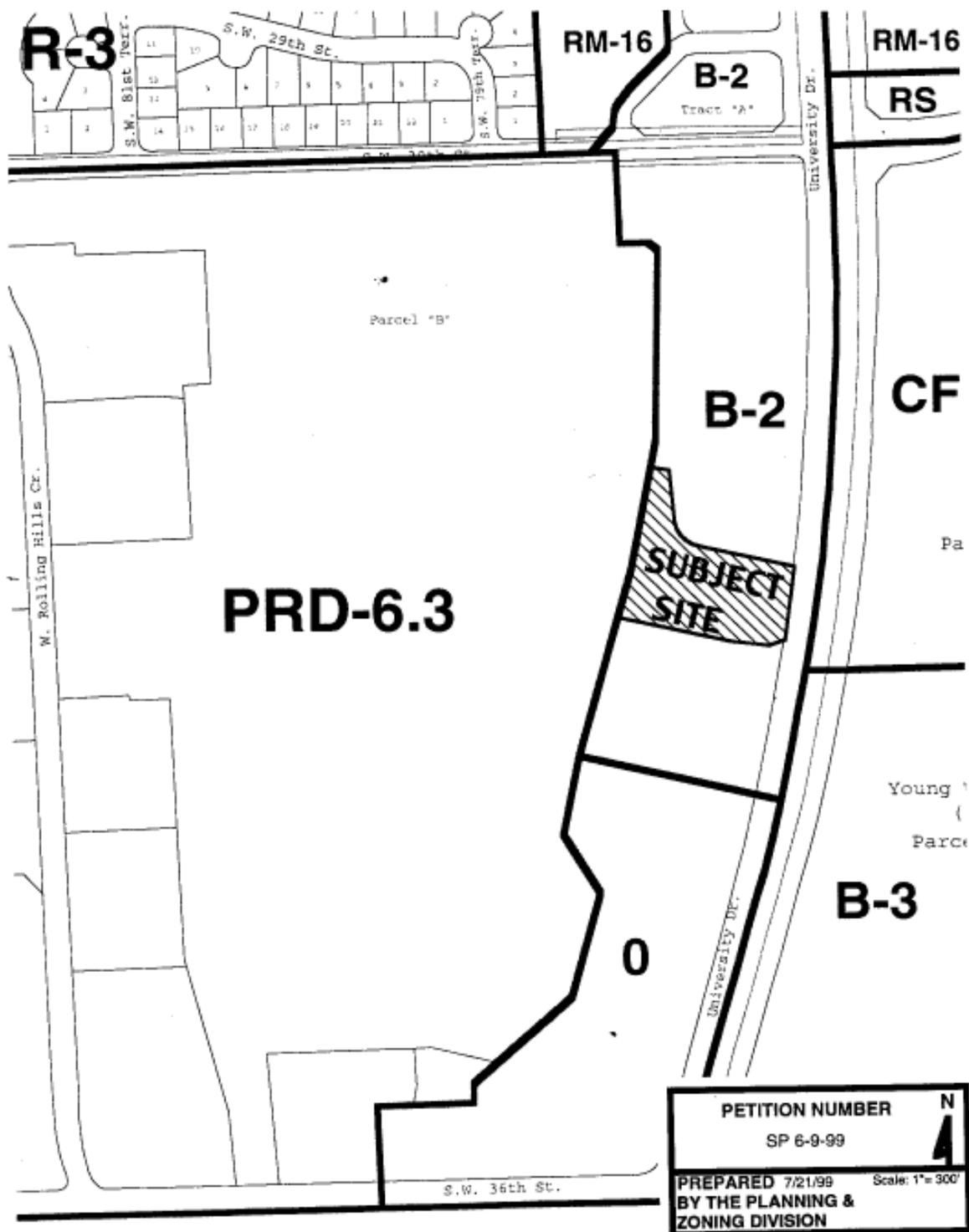
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST WITH A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL 'B'; THENCE SOUTH 02°19'14" EAST 43.82 FEET; THENCE SOUTH 87°40'46" WEST 62.20 FEET TO A POINT ON A 25.0 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 63°28'18" WEST; (THE FOLLOWING FOUR 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 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'56", AN ARC DISTANCE OF 178.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 48°57'53" WEST, 43.69 FEET; THENCE NORTH 82°25'38" WEST, 90.13 FEET; THENCE NORTH 79°26'26" WEST, 313.40 FEET; THENCE NORTH 14°36'27" EAST, 113.09 FEET; THENCE NORTH 15°52'18" EAST, 262.37 FEET; THENCE NORTH 90°00'30" EAST, 47.79 FEET; THENCE SOUTH 01°13'31" EAST, 127.30 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 51°08'27", AND AN ARC DISTANCE OF 78.10 FEET; THENCE SOUTH 83°22'08" EAST, 270.40 FEET TO THE POINT OF BEGINNING. (BEARINGS ARE BASED ON SOUTH 88°18'23" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 21.

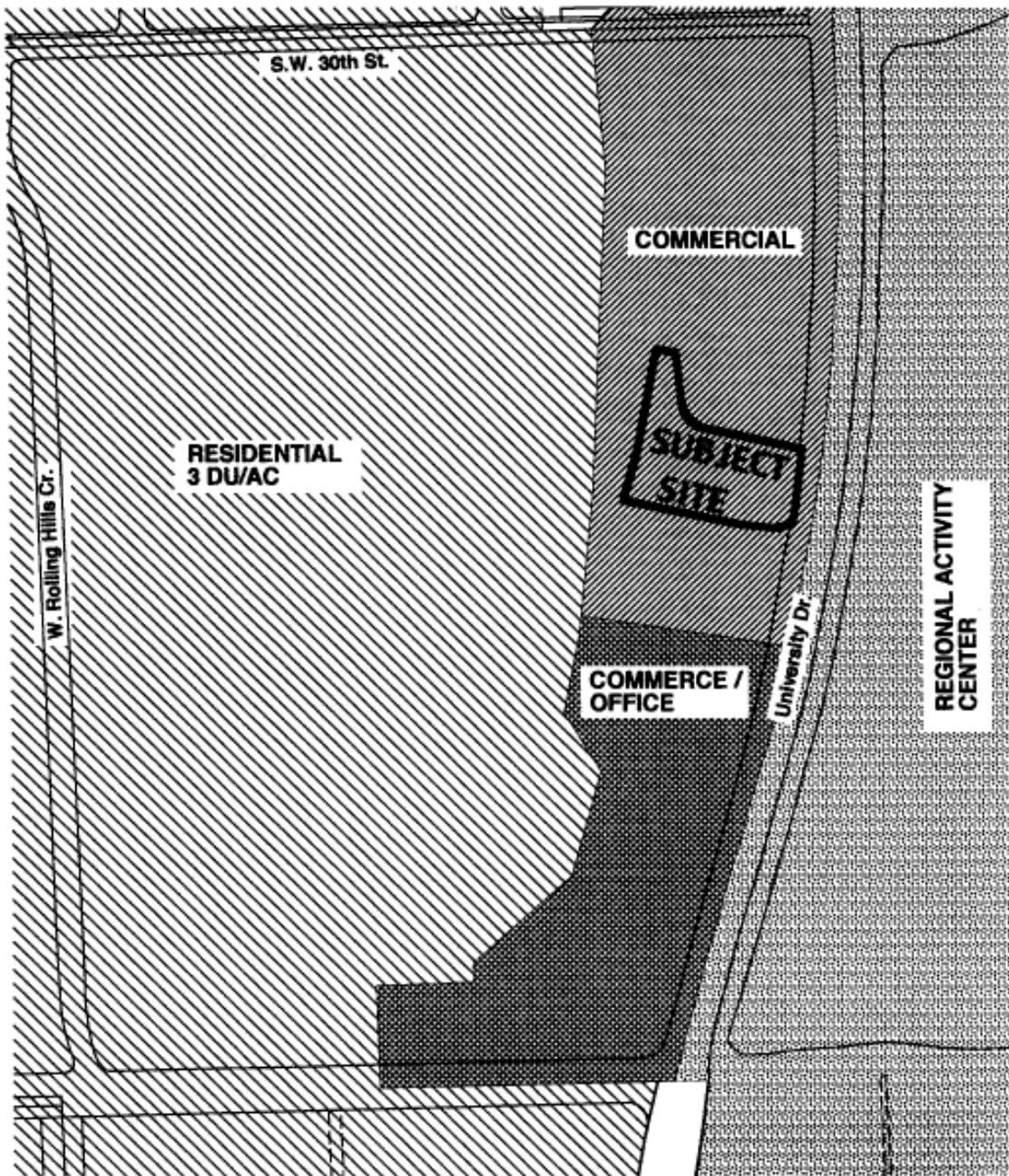
SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 98,964 SQUARE FEET (2.2719 ACRES) MORE OR LESS.

0: _____

HEREBY CERTIFY THAT ON THE 1st DAY OF JUNE , 1999:

THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON (IF ANY) AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT; (ii) THE LOCATION OF ALL RIGHT-OF-WAYS, EASEMENTS AND ANY OTHER MATTERS OF RECORD.





PETITION NUMBER
SP 6-9-99

Source: Town of Davis Future Land Use Map

PREPARED 7/21/99 Scale: 1"=300'

BY THE PLANNING &
ZONING DIVISION

N
4

