



Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 1-3-99 7080 State Rd. 84

TITLE OF AGENDA ITEM: Parcel A of S&Z Subdivision

REPORT IN BRIEF: The applicant proposes a single story structure for retail / wholesale, office, and storage use. The frontage will face State Rd. 84 to the north. Parking and landscape requirements have been satisfied.

DISCUSSION: (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workslope, 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. Providing an access approval for the SE entrance drive from adjacent property owners to the south.
2. Providing sign details with colors, materials, dimensions and overall signage area proposed.
3. Revising dumpster detail to show 10'x12' inside dimensions.
4. Adding the following notes to the Landscape Plan
 - a. Sod and irrigation shall be provided to all edges of rights of way.
 - b. A letter of approval from the landscape architect must be submitted to the town prior to final acceptance.
5. Providing approval of the perimeter trees from Florida Power Light.
6. Review and approval from the engineering department.
7. Providing locations and details of any proposed ground signs.
8. Providing color scheme on the building elevations.

RECOMMENDATION(S): Cont.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through eight (4-0, Motion: Mr. Arnold, Seconded: Mr. Amos, Mr. Engel absent), August 10, 1999.

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

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

SITE PLAN: Parcel A of S & Z Subdivision SP 1-3-99

APPLICANT: **Petitioner:** Alvin Cohen
Owner: Shear & Zacco

ANALYSIS: **Land Use/Zoning:** Commerce Center / CC
Location: 7080 State Rd. 84

The applicant requests approval of a 25,807 square foot commercial building located on 2.2 acres. Proposed for the site is a 25' single story building incorporating retail/wholesale, office, storage, associated parking and landscaping.

The proposed building's front will face State Road 84 to the north with loading areas and overhead doors in the rear to the south. The building materials will be concrete block and stucco walls, painted light gray. Peach colored bands will accent the front facade. The doors and windows in the front will have a dark gray glass with dark aluminum frames accented by extruded wall features. The rear access doors and roll-ups will blend with the building's color in a light gray finish.

Seventy six parking spaces are required with seventy six provided.

The landscape plan continues the Royal Palm theme along State Rd. 84 separated by flowering Cassia trees and a meandering 3' berm. The interior parking area proposes Tabebuia's and Wax Myrtle trees with masses of flowering ground cover. Adjacent to the building are Washingtonia palms, Traveller palms, and Live Oaks. The south perimeter proposes Gumbo Limbo's along with the existing Black Olive trees and hedge on the adjacent property.

The plan is in conformance with Town Code requirements.

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

1. Providing an access approval for the SE entrance drive from adjacent property owners to the south.
2. Providing sign details with colors, materials, dimensions and overall signage area proposed.
3. Revising dumpster detail to show 10'x12' inside dimensions.
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SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through eight (4-0, Motion: Mr. Arnold, Seconded: Mr. Amos, Mr. Engel absent), August 10, 1999.

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: CC

LAND USE DESIGNATION: Commerce Center

TOWN OF DAVIE USE ONLY	
SITE PLAN NO.	<u>SPT-399</u>
FEE	<u>\$ 1258.00</u>
RECEIPT NO.	<u>7404</u>

**TOWN OF DAVIE
SITE PLAN APPLICATION**

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

DATE FILED: FEBRUARY 2, 1999

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: FEF

FLOOR AREA: 25,894 sqft.

NO. OF UNITS: 1

PETITIONER: Alvin Cohen

ADDRESS: 7637 S.W. 102nd Pl.

Miami, Fl. 33173

PHONE: (305) 598-5775

RELATIONSHIP TO PROPERTY: ARCHITECT

OWNER: SHEAR & ZACCO

ADDRESS: 2011 S.W. 70th Ave., Suite A-12, Davie, Fl. 33317

PROJECT NAME/SUBDIVISION NAME: PARCEL "A" S&Z SUBDIVISION

PROJECT ADDRESS: ~~now. corner STATE RD. 84 & 71st TERR.~~ 7080 SR84

LEGAL DESCRIPTION: PARCEL "A" OF S&Z SUBDIVISION
PB 126 PAGE 37 BROWARD COUNTY, FL.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS 0 NUMBER OF PLATS 3 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: Jat DATE: 2/2/99

DEVELOPMENT REVIEW COMMITTEE DATE: 2/23/99

SITE PLAN COMMITTEE MEETING DATE: 4/13/99

TOWN COUNCIL MEETING DATE: _____

Mario Zacco-Kam
OWNER'S NAME(S)

Mario Zacco-Kam
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

2011 SW 70th Ave Suite A-12
ADDRESS

DAVIE, FL 33317
CITY, STATE, ZIP

954-474-3644
PHONE

ALVIN CONER
PETITIONER'S NAME

Alvin Coner
PETITIONER'S SIGNATURE

7637 S.W. 102 Pl
ADDRESS

MIAMI, FL 33173
CITY, STATE, ZIP

(305) 598-5775
PHONE

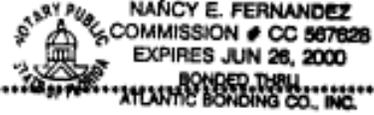
The foregoing instrument was acknowledged before me this 28 day of January, 1999, by MARIO ZACCO who is personally known to me or who has produced _____

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: Dale Martinez
Print: DALE MARTINEZ
My Commission Expires: 3-15-99



The foregoing instrument was acknowledged before me this 1st day of February, 1999, by Alvin Coner who is personally known to me or who has produced _____

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: Nancy E. Fernandez
Print: NANCY E. FERNANDEZ
My Commission Expires:



OFFICE USE ONLY

GARY SHEAD
OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

8101 SW. 133RD ST.

ADDRESS

MIAMI, FL

CITY, STATE, ZIP

705-255-0771

PHONE

ALVIN COHEN
PETITIONER'S NAME

PETITIONER'S SIGNATURE

7637 S.W. 102 PL.

ADDRESS

MIAMI, FL 33173

CITY, STATE, ZIP

(305) 598-5775

PHONE

The foregoing instrument was acknowledged before me this 13 day of JANUARY, 1999, by GARY SHEAD who is personally known to me or who has produced _____

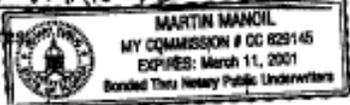
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Martin Manchil

Print: MARTIN MANCHIL

My Commission Expires: _____



The foregoing instrument was acknowledged before me this 1st day of February, 1999, by Alvin Cohen who is personally known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Nancy E. Fernandez

Print: NANCY E. FERNANDEZ

My Commission Expires: _____



OFFICE USE ONLY

FRANK SHEAR
OWNER'S NAME(S)

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

8761 SW. 177th St
ADDRESS

MIAMI, FL
CITY, STATE, ZIP

305-255-0711
PHONE

ALVIN COHEN
PETITIONER'S NAME

[Signature]
PETITIONER'S SIGNATURE

7637 S.W. 102 Pl.
ADDRESS

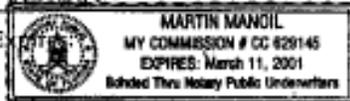
MIAMI, FL 33173
CITY, STATE, ZIP

(305) 598-5775
PHONE

The foregoing instrument was acknowledged before me this 13 day of JANUARY, 1999, by FRANK SHEAR who is personally known to me or who has produced _____

_____ as identification and who did take an oath.

NOTARY PUBLIC:
Sign: [Signature]
Print: MARTIN MANOIL
My Commission Expires: _____



The foregoing instrument was acknowledged before me this 1st day of February, 1999, by Alvin Cohen who is personally known to me or who has produced _____

_____ as identification and who did take an oath.

NOTARY PUBLIC:
Sign: [Signature]
Print: NANCY E. FERNANDEZ
My Commission Expires: _____



NANCY E. FERNANDEZ
COMMISSION # CC 567828
EXPIRES JUN 26, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

OFFICE USE ONLY

