



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 1-9-00

Project Name: Davie Town Center

Location: 6851 Stirling Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Davie Town Center

REPORT IN BRIEF: The modification will include the addition of a 8' masonry wall that will join with the 8' wall along the rear of the property then step down into the landscaping as it extends towards Stirling Road. Also proposed will be a 3' high landscape berm between the proposed wall and SW 70th Ave. All of the previously approved trees and shrubs have been designed to accommodate the wall location. The wetland mitigation site has also been modified to compensate for 544 caliper inches of existing trees that were removed from the site. There are two hundred and seventy-two (272) 10' trees provided with 2" caliper now proposed within the wetland area. The majority of these trees along with the 40 original mitigation trees from the approved plans will be planted within the transitional buffer area between the adjacent residences and the subject site. There will be a total of three hundred and twelve (312) trees 10 to 16' in height along with an additional one hundred and thirty eight (138) trees of 4 to 6' in height.

PREVIOUS ACTIONS: The site plan was approved by Town Council on July 7, 1999 and expired on January 7, 2000.

CONCURRENCES: *Based upon the above, staff recommends approval of application SP 1-9-00 subject to the following conditions prior to the issuance of a certificate of occupancy.*

1. Increasing the amount of Dahoon Holly along SW 70th Avenue.
2. Providing larger type shrubs (ie. Fakahatchee, Wax Myrtle and Holly) adjacent to the wetland side of the rear 8' wall.
3. Increasing the height of the proposed wall along SW. 70th Avenue to 8' for a minimum of 25' then stepping down into the landscaping as it extends towards Stirling Road.
4. Providing a grassed demucked area to the south side of the road that runs along the north side of the site to be used as a "run-off" area for the road.
5. Completing the wetland mitigation plantings within 3 months from the day work starts at the site.

RECOMMENDATION(S): Motion to recommend approval subject to the planning report items one through five (3-0, Chair Cox and Sam Engel absent, February 8, 2000).

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial

Item No.

Application #: SP 1-9-00
Davie Town Center

Item No.

Exhibit "A"

Revisions: February 9, 2000
(reflecting new landscape plan
presented at SPC & SPC motion)

Original Report Date: February 8, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner/Agent:

Name: Janoura Group for Stirling Place Inc.

Address: 7764 NW 44th Street

City: Sunrise, Fl. 33351

Phone: 954-741-7620

BACKGROUND INFORMATION

Application Request: Site Plan approval /modification

Address/Location: 6851 Stirling Road

Land Use Plan Designation: Commercial

Zoning: (B-1) Neighborhood Business District, (B-2) Community Business District, (R-2) Low Density Residential District

Existing Use: Vacant Parcel

Proposed Use: Retail Center

Surrounding Land Use:

North: Single-family residential homes

South: Multi-family residential units across Stirling Road

East: Commercial

West: Single-family residential homes (Exotic Acres)

Surrounding Zoning:

North: (R-2) Residential District (2 du/ac)

South: (RM-16) Multi-family (16 du/ac) across Stirling Road

East: (B-2) Community Business District

West: (A-1) Residential District (1du/ac)

ZONING HISTORY

Previous Requests on Same Property: The site plan was approved by Town Council on July 7, 1999 and expired on January 7, 2000.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests a second site plan approval and modification for the 76,390 square foot commercial center on 8.7 acres that has expired as of January 7th, 2000. The site is located on the northeast corner of Stirling Rd. and SW 70th street. Proposed for the site are two single story commercial buildings available for retail and restaurant leasing, associated parking and landscaping. To the north of the site is a 5 acre parcel proposed as a wetland mitigation area.
2. *Modification:* The modification will include the addition of a 8' masonry wall that will join with the 8' wall along the rear of the property then step down into the landscaping as it extends towards Stirling Road. Also proposed will be a 3' high landscape berm between the proposed wall and SW 70th Ave. All of the previously approved trees and shrubs have been designed to accommodate the wall location. The wetland mitigation site has also been modified to compensate for 544 caliper inches of existing trees that were removed from the site. There are two hundred and seventy-two (272) 10' trees provided with 2" caliper now proposed within the wetland area. The majority of these trees along with the 40 original mitigation trees from the approved plans will be planted within the transitional buffer area between the adjacent residences and the subject site. There will be a total of three hundred and twelve (312) trees 10 to 16' in height along with an additional one hundred and thirty eight (138) trees of 4 to 6' in height.
3. *Drainage:* All on-site drainage will be dispersed by underground piping into the wetland mitigation site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code and Town of Davie Tree Preservation Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area 9 which is predominantly agricultural in nature with scattered low-density single family residential development. Low profile commercial development lines the Griffin Road, Davie Road and Stirling Road corridors.

Broward County Land Use Plan: The approved boundary plat titled "Country Market Place" is restricted to 100,000 square feet of commercial development.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 1-9-00 subject to the conditions listed below prior to the issuance of a certificate of occupancy.*

1. Increasing the amount of Dahoon Holly along SW 70th Avenue.
 2. Providing larger type shrubs (ie. Fakahatchee, Wax Myrtle and Holly) adjacent to the wetland side of the rear 8' wall.
 3. Increasing the height of the proposed wall along SW. 70th Avenue to 8' for a minimum of 25' then stepping down into the landscaping as it extends towards Stirling Road.
 4. Providing a grassed demucked area to the south side of the road that runs along the north side of the site to be used as a "run-off" area for the road.
 5. Completing the wetland mitigation plantings within 3 months from the day work starts at the site.
-

Site Plan Committee

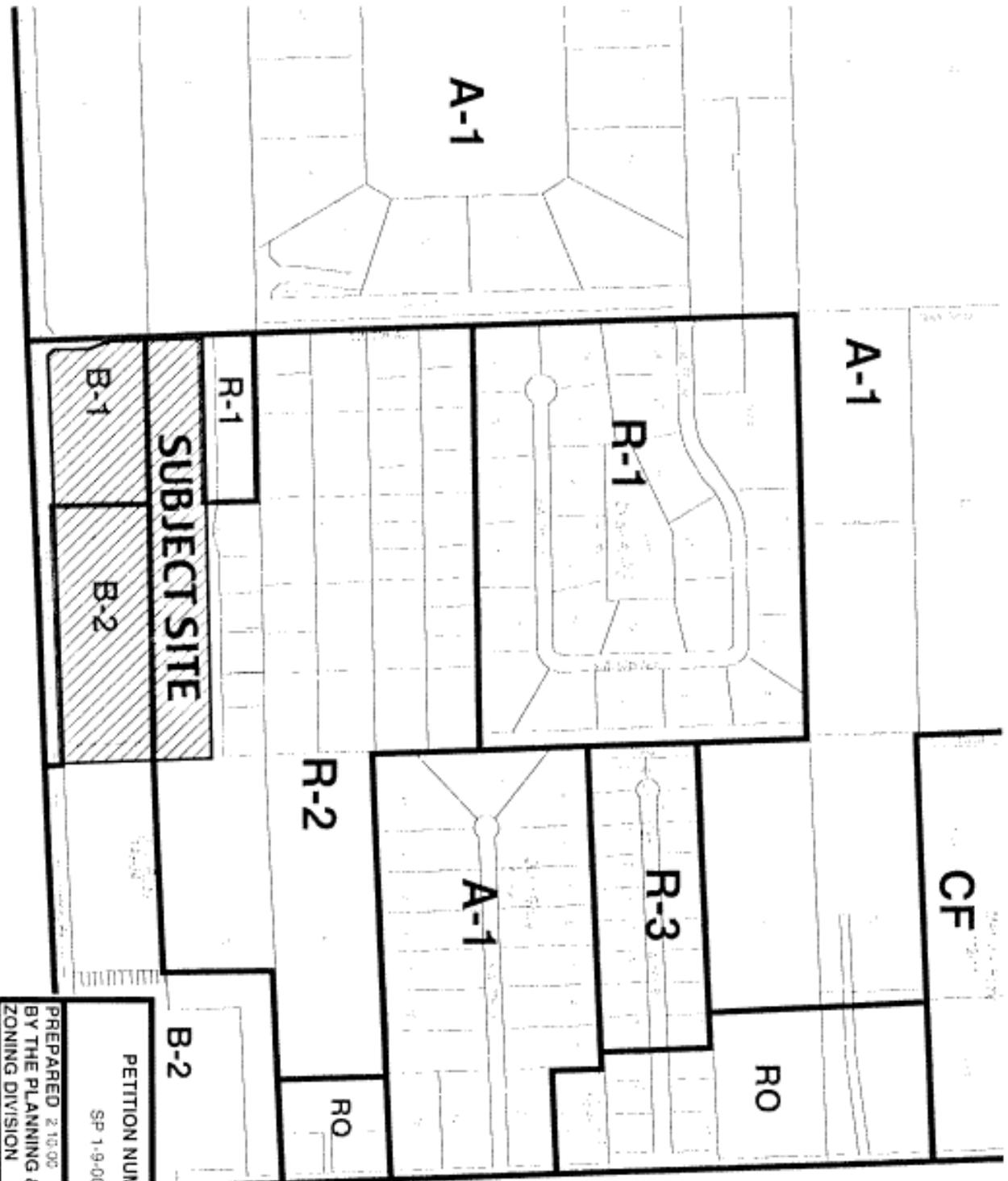
Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report items one through five (3-0, Chair Cox and Sam Engel absent, February 8, 2000).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER **N**
 SP 1-9-00
 PREPARED 2-10-00 BY THE PLANNING & ZONING DIVISION
 504 # 1-2-00



SUBJECT SITE

N
↑
DATE FLOWN
JANUARY 1995
SCALE: 1"=400'
SP 1-9-00