



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 6-3-00, 4492 Weston Road

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

TITLE OF AGENDA ITEM: McDonald's

REPORT IN BRIEF: The applicant requests approval to develop a 3,556 square foot McDonald's Restaurant. The site is 44,321 square feet, located at the southeast corner of the Martin Square Shopping Center. The building elevations will reflect a typical prototype McDonald's building with the exception of the building colors and roofing materials which will match the existing center with a beige base coat stucco and terracotta colored roofing tile. The building frontage will face Griffin Road with the drive thru lane to the rear facing the inside of the plaza. The height will be 19'-9" to the top of the tallest parapet. Fifty one (51) parking spaces are required per the settlement agreement between the Town of Davie and Silverado Development to allow the use of Broward County's parking requirements within the Martin Square Plaza. Forty six (46) parking spaces are shown on the site plan. An additional five space will be provided to meet the code requirements of Broward County prior to the issuance of a building permit.

PREVIOUS ACTIONS: The Martin Square Shopping Center site plan was approved by Town Council on January 7, 1998. Out Parcel "A" totaling 1.32 acres was approved as a 7-11 convenience store and fuel pumps on February 2, 2000. A Sun Trust Bank building was approved on February 3, 1999 located on 1.02 acres.

CONCURRENCES: The Site Plan Committee recommended approval based on staff's recommendations with the stipulation that item seven would be waived if the petitioner obtains a letter from the shopping center indicating that they agree to share five parking places and in addition, to present staff with a tenant list and parking calculations (5-0, September 12, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 6-3-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing the square footage of customer seating area on the site plan calculations.
2. Eliminating the McDonald's symbol from the clearance sign pole.
3. Identify on the site plan where the two pole signs are proposed.
4. Provide a "Hold Harmless" letter to the Town for all paved areas within the drainage easement.
5. Providing the correct open space calculations on the site plan to reflect the landscape buffers that have been counted toward the master plan open space.
6. Decreasing the square footage of the menu board sign to 28 square feet, per code requirements.

Item No.

7. Reflecting the correct parking counts on the site plan per Broward County parking requirements (1 space per 50 sf. of customer seating area plus 1 space per 200 square feet of remaining floor area) and providing the required five (5) additional spaces to the site plan.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 6-3-00
McDonald's Restaurant

Item No.

Exhibit "A":

Revisions:

Original Report Date: September 9, 2000

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

APPLICANT INFORMATION

Owner :

Agent:

Name: Martin Square, LTD

Name: Gus Bustillo

Address: 1500 N. Federal Hwy.

Address: 5200 Town Center Cir.

City: Ft. Lauderdale, Fl. 33304

City: Boca Raton, Fl. 33486

Phone: (954) 567-9358

Phone: (954) 391-8003

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 4492 Weston Road

Land Use Plan Designation: Commercial

Zoning: BP (Business Park District)

Existing Use: Vacant parcel

Surrounding Land Use:

North: Martin Square Shopping Center

South: Retention, Lake, and Drainage Canal and Griffin Road

East: FPL Sub Station

West: Martin Square Shopping Center

Surrounding Zoning:

North: BP (Business Park District)

South: BP (Business Park District)

East: U (Utilities District)

West: BP (Business Park District)

ZONING HISTORY

Previous Requests on Same Property: The Martin Square Shopping Center site plan was approved by Town Council on January 7, 1998. Out Parcel "A" totaling 1.32 acres was approved as a 7-11 convenience store and fuel pumps on February 2, 2000. A Sun Trust Bank building was approved on February 3, 1999 located on 1.02 acres.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval to develop a 3,556 square foot McDonald's Restaurant. The site is 44,321 square feet, located at the southeast corner of the Martin Square Shopping Center.
2. *Building:* The building elevations will reflect a typical prototype McDonald's building with the exception of the building colors and roofing materials which will match the existing center with a beige base coat stucco and terracotta colored roofing tile. The building frontage will face Griffin Road with the drive thru lane to the rear facing the inside of the plaza. The height will be 19'-9" to the top of the tallest parapet.
3. *Access and Parking:* Access to the site will be from the interior roadway within the plaza. Fifty one (51) parking spaces are required per the settlement agreement between the Town of Davie and Silverado Development to allow the use of Broward County's parking requirements within the Martin Square Plaza. Forty six (46) parking spaces are shown on the site plan. An additional five space will be provided to meet the code requirements of Broward County prior to the issuance of a building permit.
4. *Landscaping:* The landscape plan reflects Silver Buttonwood trees, Gumbo Limbo, Live Oak and Green Buttonwood around the perimeters with a continuous hedge of Cocoplum. Foxtail Palms and Alexander Palms are proposed around the front and rear of the building along with under plantings of Jatropha, Ixora, and Liriope.
5. *Signage:* Two wall signs are reflected on the front elevation, a Mcdonald's sign in white lettering and a Playland sign in red, yellow, orange, green and blue lettering. A yellow "M" logo sign is proposed on the wall adjacent to the drive thru. No monument signs will be reviewed at this time.
6. *Drainage:* All on-site drainage will be dispersed into on site drain fields.

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 as mortified by the settlement agreement.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 2. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre. This planning area contains numerous small subdivisions of one acre lots. A substantial FPL transmission corridor exists in this planning area that runs parallel with I-75, through residential land.

Broward County Land Use Plan: The subject site is governed by the plat titled "ICW South". This plat is restricted to 152,338 square feet of commercial use and a 125 room hotel. A total of 112,521 square feet of building space has been previously approved within the Master Plan.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 6-3-00 subject to the following conditions prior to the issuance of a building permit:*

1. Providing the square footage of customer seating area on the site plan calculations.
2. Eliminating the McDonald's symbol from the clearance sign pole.
3. Identify on the site plan where the two pole signs are proposed.
4. Provide a "Hold Harmless" letter to the Town for all paved areas within the drainage easement.
5. Providing the correct open space calculations on the site plan to reflect the landscape buffers that have been counted toward the master plan open space.
6. Decreasing the square footage of the menu board sign to 28 square feet, per code requirements.

7. Reflecting the correct parking counts on the site plan per Broward County parking requirements (1 space per 50 sf. of customer seating area plus 1 space per 200 square feet of remaining floor area) and providing the required five (5) additional spaces to the site plan.

Site Plan Committee

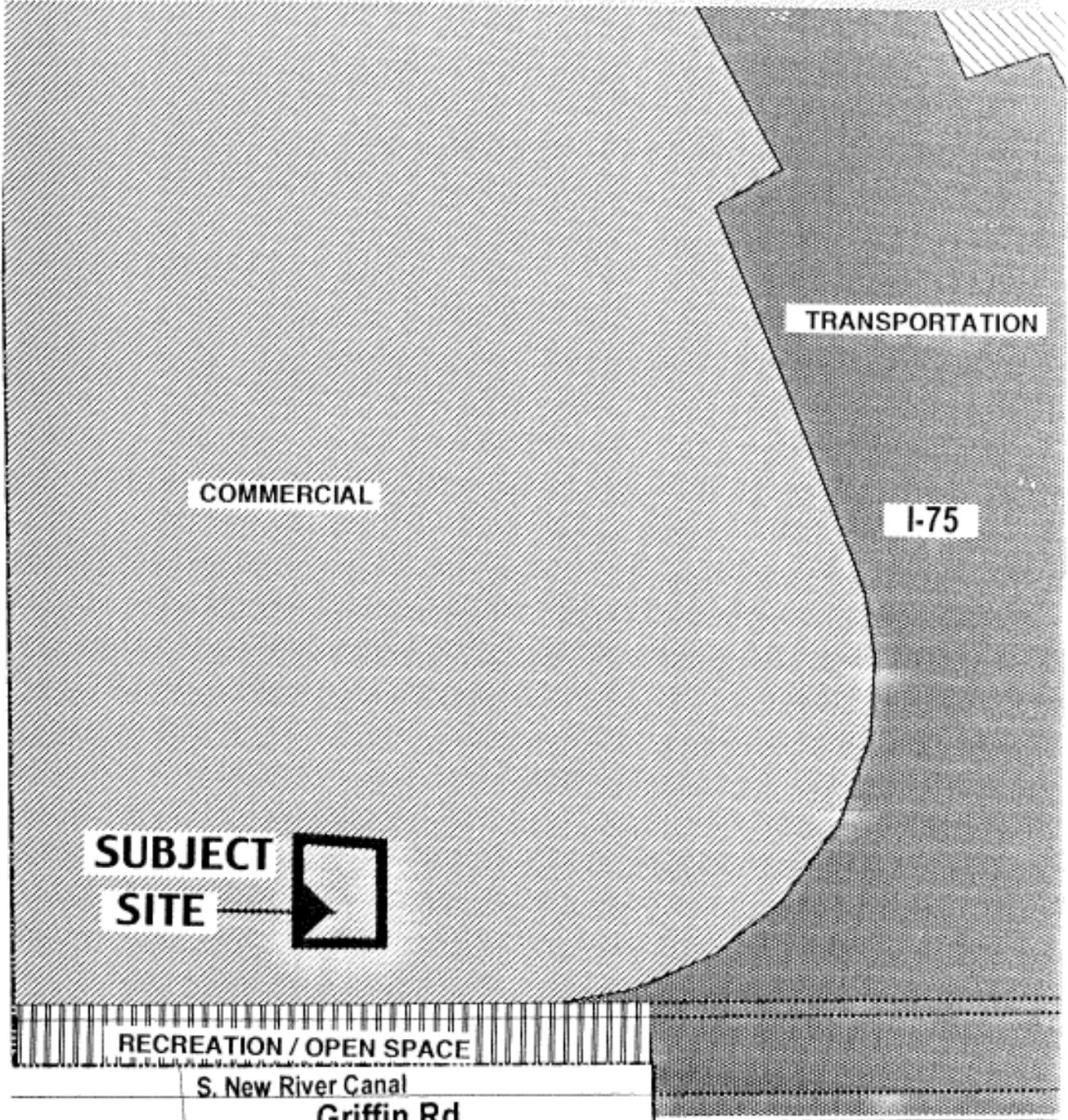
Site Plan Committee Recommendation: Motion to approve based on staff's recommendations with the stipulation that item seven would be waived if the petitioner obtains a letter from the shopping center indicating that they agree to share five parking places and in addition, to present staff with a tenant list and parking calculations (5-0, September 12, 20000).

Exhibits

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

Prepared by: _____

Reviewed by: _____



**SUBJECT
SITE**



RECREATION / OPEN SPACE

S. New River Canal

Griffin Rd.

Town Boundary

PETITION NUMBER SP 6-3-00 Subject Site Area Future Land Use Plan	N 4
PREPARED 7/12/00 BY THE PLANNING & ZONING DIVISION	Scale: 1"=300'

BP

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I-75

**SUBJECT
SITE** —



F.P. & L.
U

S. New River Canal

Orange Dr.

Griffin Rd.

Town Boundary

PETITION NUMBER
SP 6-3-00

Subject Site Area Zoning Map

PREPARED 7/12/00 Scale: 1"=300'
**BY THE PLANNING &
ZONING DIVISION**

N



WESTON ROAD

SUBJECT
SITE



I-75

GRIFFIN ROAD



DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 6-3-00