



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 7-1-00, 11204 Hiatus Road

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

TITLE OF AGENDA ITEM: Walgreens at the Plaza

REPORT IN BRIEF: The applicant proposes an additional 14,903 square feet of retail along the east side of the recently approved Winn Dixie store and a new 15,120 square foot Walgreens store that will be relocated from the east corner of the plaza to a free standing building located in place of an existing parking lot at the southeast corner of the property. Both of the proposed building elevations will reflect beige stucco walls, barrel tile roofing material and a decorative split face block along the lower portion of the walls. The retail section will be 26'-2" to the top of the parapet to match the connecting portion of Winn Dixie. The overall height of Walgreens will be 33'-0" to the top of roof at the main entrance of the building which gives the impression of two floors. The remaining portion of the building will be 26'-0" to the top of the parapet. The building frontage will face northeast towards Hiatus Road with a drive thru lane at the rear and a loading area to the west facing the new retail portion of Winn Dixie. Landscaping has been designed to meet current code requirements.

PREVIOUS ACTIONS: A site plan was approved to demolish and reconstruct the expanded Winn Dixie store together with building elevations and parking lot improvements by Town Council on January 19, 2000.

CONCURRENCES: The Site Plan Committee recommended approval based on staff's recommendations with the following changes: number six will be multi-trunk Crepe Myrtle standards, ten foot overall height; number 8 will be to correct the parking calculations to reflect the required one parking space per 200 square feet for Walgreens only, being treated as an out parcel; number 10, the petitioner will make the revisions, switch to compact spaces, and maintain the ten foot overall width of the landscape island adjacent to the west side of the drive-thru lane; and that everything would be in conformance with the site plan, not the landscape plan (Motion carried 4-0, Sam Engle absent, September 26, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 7-1-00 subject to the following conditions prior to the issuance of a building permit.*

1. Revising the compact parking stalls to meet the required dimensions of 9' x 15'.
2. Providing a hold harmless letter to the Town from the applicable utility company where pavement is proposed in an easement.
3. Providing clear trunk heights for all proposed Sabal Palms.
4. Providing the over all heights for all proposed Alexander, Carpentaria and Washingtonia Palms on plan.
5. Reducing the overall height of the Carpentaria Palms to 18' OA.
6. Providing Crepe Myrtle Standards 10' OA. between Live Oaks along Hiatus Road.
7. Providing tree relocation specification on landscape plan.

Item No.

8. Correct the parking calculations to reflect the required 1 parking space per 200 square feet, for a total of 1,457 parking spaces.
9. Correct the building square footage of Winn Dixie.
10. Revise the site plan consistent with the landscape plan to show landscaping in lieu of the parking spaces on the west side of the drive-thru lane.
11. The following Engineering Department comments:
 1. Provide a minimum 2.5' separation between all fixed obstacles and edge of pavement (i.e., columns, light poles, etc.).
 2. Reduce spill lighting levels not to exceed 0.5 foot candles measured at the property line.
 3. Improve plan clarity. Remove information not required for site plan approval.

The applicant has resubmitted revised plans that do comply with staff's and Site Plan Committee's recommendations 1, 3, 4, 5, 6, 7, 8, 9, and 10. All engineering comments will be addressed prior to the issuance of a building permit.

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

Application #: SP 7-1-00
Walgreens at the Plaza

Item No.

Exhibit "A":

Revisions:

Original Report Date: September 20, 2000

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

APPLICANT INFORMATION

Owner

Agent:

Name: Davie Plaza, LP
Inc.

Name: Konover & Associates South,

Address: 7000 West Palmetto
Park Road

Address: 7000 West Palmetto Park Road

City: Boca Raton, Fl.

City: Boca Raton, Fl.

Phone: (561) 394-4224

Phone: (561) 394-4224

BACKGROUND INFORMATION

Application Request: Site Plan Modification Approval

Address/Location: 11204 Hiatus Road

Land Use Plan Designation: Commercial

Zoning: B-2 (Community Business District)

Existing Use: Parking and landscaping within the Davie Plaza Shopping Center

Proposed Use: Freestanding Walgreens Store and Unidentified retail uses abutting the new Winn-Dixie Store

Parcel Size: 35.70 acres

Surrounding Land Use:

North: State Road 84

South: Rexmere Village Mobile Home Park (5 du/ac)

East: Cameron Palms Apartments

West: Vacant Land/Rexmere Village Entrance

Surrounding Zoning:

North: T (Transportation, State Road 84)

South: T-1C, R-1T (Broward County Code)

West: B-2 (Community Business District)/A-1(Agricultural District)

East: RM-10 (Multi-Family Residential 10 du/ac)

ZONING HISTORY

Previous request on the same property: The subject site is approved by two boundary plats. The First plat, entitled "The Plaza," encompassing 975,390 square feet of parcel A, restricted to 153,122 square feet of commercial excluding service station, fast food restaurant and convenience stores and 83,001 square feet of Parcel B restricted to one service station. The second plat, entitled "Plaza II", consists of 580,200 square feet of parcel A, restricted to 146,878 square feet of general commercial. Convenience stores, fast food restaurants and service stations are not permitted. Parcel B is restricted to one service station. There are 288,367 feet of commercial use proposed between the two plats.

A site plan was approved to demolish and re-construct the expanded Winn Dixie store together with building elevations and parking lot improvements by Town Council on January 19, 2000.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site plan:* The applicant proposes an additional 14,903 square feet of retail along the east side of the recently approved Winn Dixie store and a new 15,120 square foot Walgreens store that will be relocated from the east corner of the plaza to a free standing building located in place of an existing parking lot at the southeast corner of the property.
2. *Building:* Both of the proposed building elevations will reflect beige stucco walls, barrel tile roofing material and a decorative split face block along the lower portion of the walls. The retail section will be 26'-2" to the top of the parapet to match the connecting portion of Winn Dixie. The overall height of Walgreens will be 33'-0" to the top of roof at the main entrance of the building which gives the impression of two floors. The remaining portion of the building will be 26'-0" to the top of the parapet. The building frontage will face northeast towards Hiatus Road with a drive thru lane at the rear and a loading area to the west facing the new retail portion of Winn Dixie.
3. *Landscaping:* The landscape plan proposes trees and shrubs in all of the new green areas

as well as replacing and or relocating existing material along the adjacent perimeters. Canopy trees have been added in all parking islands as well as along the east perimeter of the site. Carpentaria Palms, Alexander Palms and Washingtonia Palms are proposed on all sides of Walgreens as well as the north and east side of the retail building. Sod and irrigation will be provided to meet the current code requirements.

4. *Access points/number of parking spaces:* Access will remain through existing openings on the north, west and east sides of the plaza. One thousand four hundred fifty seven (1457) parking spaces are required with one thousand four hundred eighty spaces (1,480) provided throughout the site.
5. *Drainage/Open Space information:* Drainage will be diverted to on-lot retention areas.

Summary of Significant Development Review Agency Comments

The Engineering Department has approved the site plan subject to the following conditions:

1. Provide a minimum 2.5' separation between all fixed obstacles and edge of pavement (i.e., columns, light poles, etc.).
2. Reduce spill lighting levels not to exceed 0.5 foot candles measured at the property line.
3. Improve plan clarity. Remove information not required for site plan approval.

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 4. This area is bordered by State Road 84 to the north, University Drive on the east, Flamingo Road on its west and an irregular border on its south that corresponds to Nova Drive and SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and State Road 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five units per acre but in some cases up to ten.

Broward County Land Use Plan: None

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 7-1-00 prior to the approval by Town Council:*

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Site Plan Committee

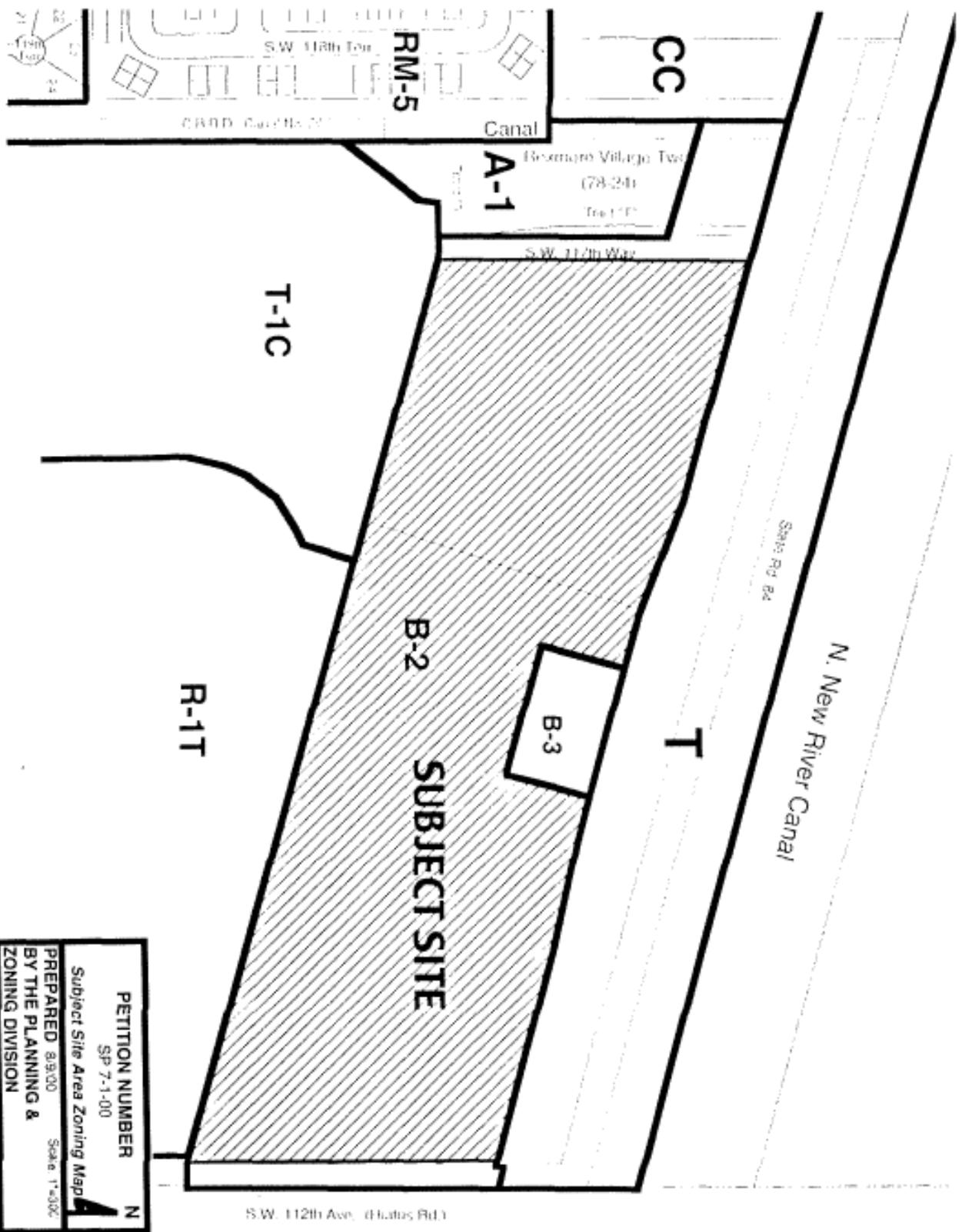
SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve based on staff's recommendations with the following changes: number six will be multi-trunk Crepe Myrtle standards, ten foot overall height; number 8 will be to correct the parking calculations to reflect the required one parking space per 200 square feet for Walgreens only, being treated as an out parcel; number 10, the petitioner will make the revisions, switch to compact spaces, and maintain the ten foot overall width of the landscape island adjacent to the west side of the drive-thru lane; and that everything would be in conformance with the site plan, not the landscape plan (Motion carried 4-0, Sam Engle absent, September 26, 2000).

Exhibits

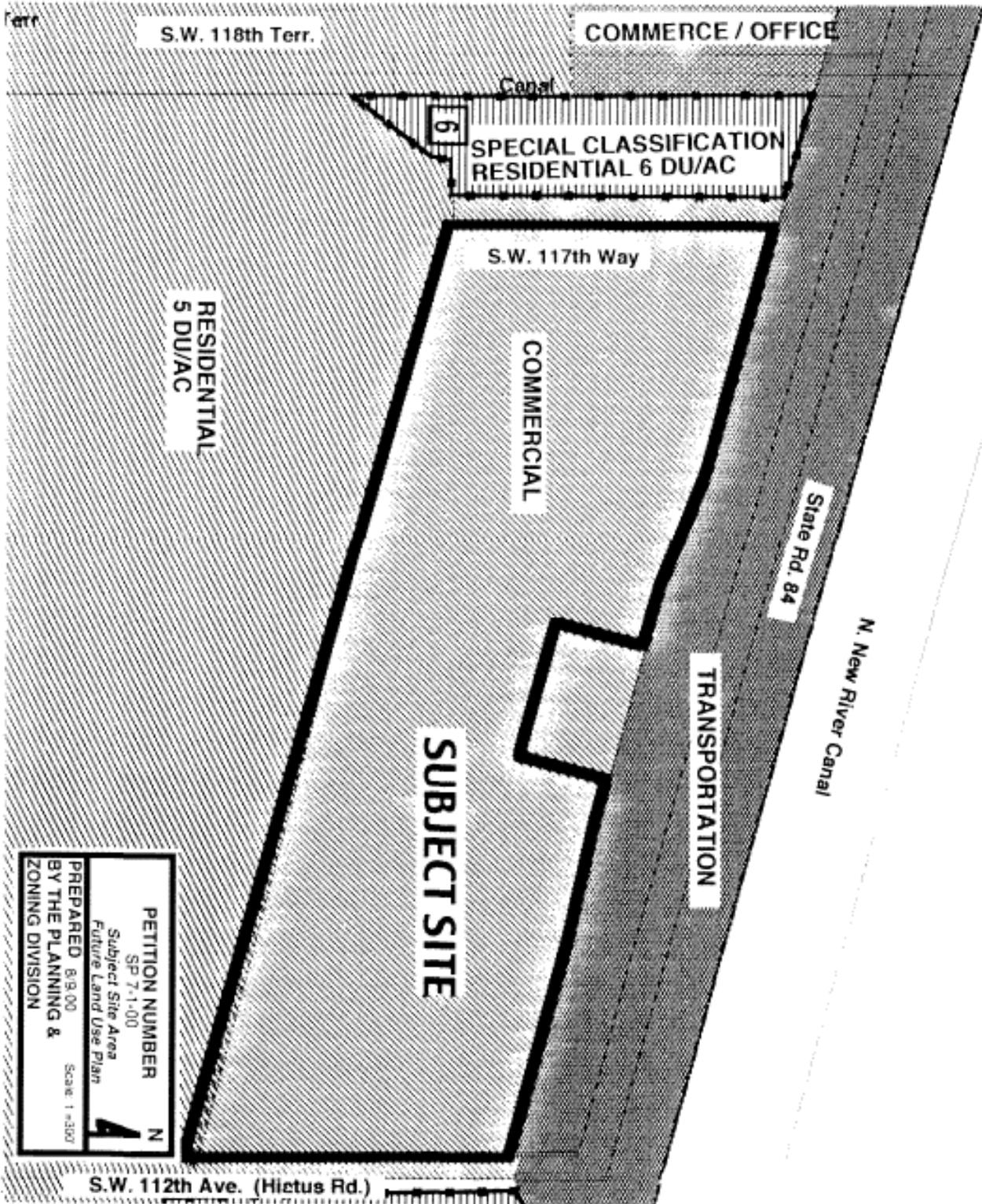
Land Use map, Subject site map, and Aerial

Prepared by: _____

Reviewed by: _____



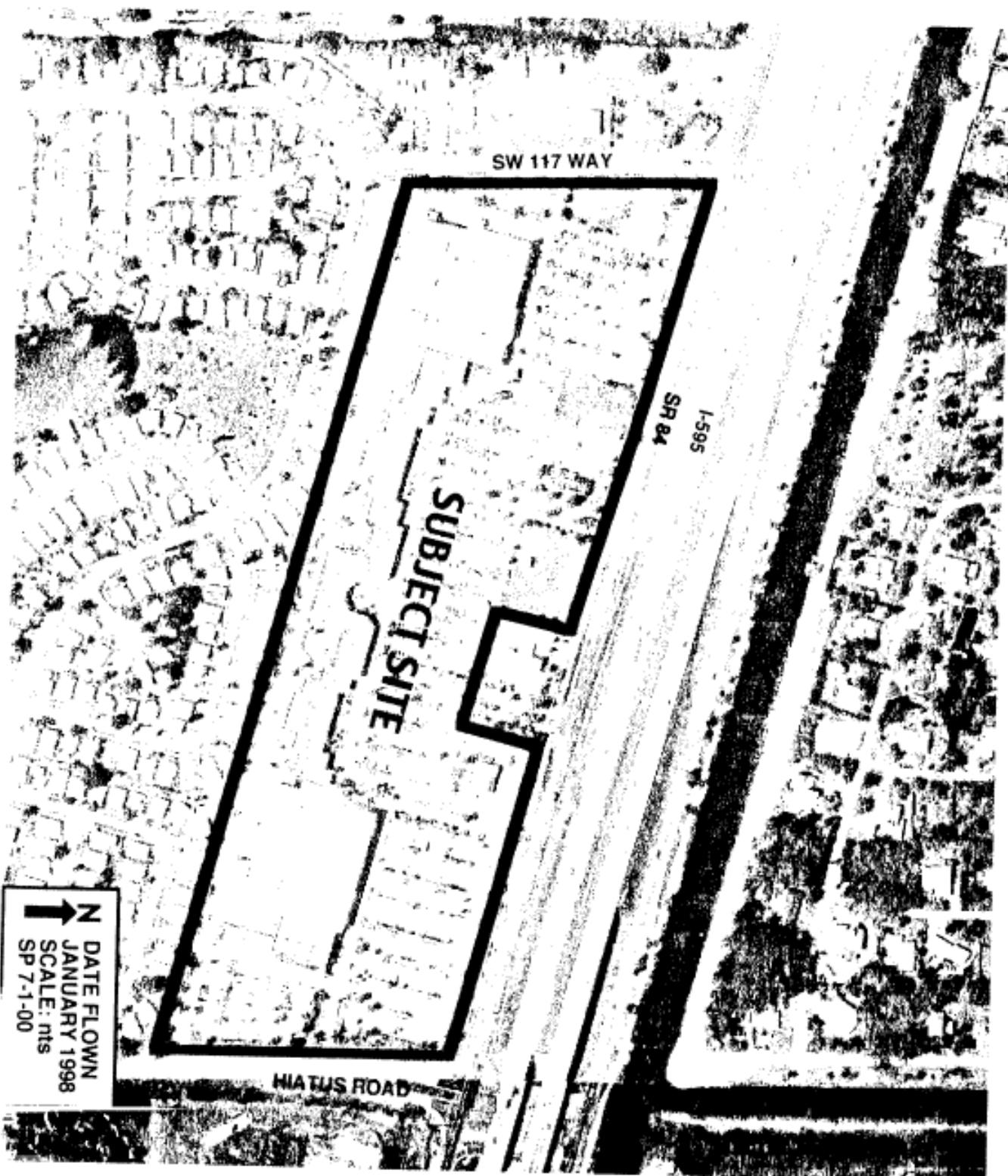
PETITION NUMBER
 SP 7-1-00
Subject Site Area Zoning Map
 PREPARED 8/9/00 Scale 1"=300'
 BY THE PLANNING & ZONING DIVISION



PETITION NUMBER
SP 7-1-00
Subject Site Area
Future Land Use Plan

PREPARED 8/9/00 Scale 1"=300'
BY THE PLANNING &
ZONING DIVISION

4



SW 117 WAY

SUBJECT SITE

SR 84
I-595

HIATUS ROAD

DATE FLOWN
JANUARY 1998
SCALE: nts
SP 7-1-00



