



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

PLANNING REPORT

Project Name
Lakeside Town Shops

Application	
Request/Number:	Variance (V)/15-035
Owner	Target Corporation
Petitioner	Same as Property Owner
Project Planner	David Stallworth
Date of Report	03/02/2015
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	03/26/2015
Date of Town Council Review	04/01/2015

Location/Site	
Folio/Identification Number	50-41-33-31-0010
Address	5800 South University Drive
Nearest North/South Road	University Drive
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	1.18 acres out of 21.0 acres
Existing Use	Shopping Center
Future Land Use	Commercial
Zoning	UC
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	102
Planning Area	10
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	Route 16 (Stirling Road)

Key Points
<ul style="list-style-type: none">• This is a two-fold request for variances allowing: (a.) outparcel-related frontage of 26% building frontage and 57% linear lot frontage, and; (b.) the installation of a second menu board. The Town's Code allows only one (1) menu board per drive-thru lane.• The applicant proposes to develop a 6,735-square-foot inline retail building containing two restaurants (<i>Starbucks</i> and <i>Chipotle</i>) on a new outparcel.• A Variance allowing up to 44% of outparcel-related linear lot frontage along South

University Drive and Stirling Road was approved in 2004.

- The Town defines "outparcel" as "A parcel of land which was previously included in an overall development or larger parcel of land, subdivided for the purpose of building a separate, freestanding building or for marketing as a separate or distinct parcel of land."
- The intent of the Code is to limit the number of outparcels in a unified development to ensure both an attractive overall development and reasonable view sheds of the anchor tenant and other elements within the development.

History

1. Related Zoning Information:

- *Rezoning* (ZB) 12-1-03 from Commerce Center (CC) to Urban Commercial (UC) Zoning District was approved by Town Council on 6/16/2004.

2. Previous Request(s):

- The *Wolf Family Plat* was approved by Town Council on 3/16/1999 (RE: R 99-91).
- *Delegation* (DG) 12-2-03 was approved by Town Council on 5/19/2004 to restrict the property to 275,000 square feet of commercial use.
- *Delegation* (DG) 3-1-04 was approved by Town Council on 6/16/2004 to amend non-vehicular access lines along the property's Stirling Road frontage.
- *Land Use Plan Amendment* (LA) 3-10 was approved by Town Council on 7/7/2004, changing the property's land use from Commercial/Office to Commercial.
- *Master Site Plan* (MSP) 2-1-04 was approved by Town Council on 8/4/2004 to develop up to 275,375 square feet of commercial retail on the property.
- *Variance* (V) 6-2-04 was approved by Town Council on 8/4/2004 to reduce the landscape buffers along South University Drive and reduce the medians between double parking bays to zero feet on the property.
- *Variance* (V) 6-3-04 was approved by Town Council on 8/4/2004 to allow four outparcels to diminish up to 44% of overall street frontage along South University Drive and Stirling Road.
- *Site Plan* (SP) 11-2-04, Wachovia at Lakeside Town Shops, was approved by Town Council on 7/20/2005.
- *Site Plan* (SP) 4-9-05, Steak & Shake, was approved by Town Council on 12/7/2005.
- *Delegation* (DG) 14-311, Lakeside Town Shops, was approved by Town Council on 1/21/2015 to restrict the property to 290,000 square feet of commercial use.

3. Concurrent Request(s):

- *Developer Agreement* (DA) 15-036, Lakeside Town Shops, to amend the recorded Covenants and Restrictions to allow an increase in the amount of allowable commercial building area on the property.
- *Site Plan* (SP) 14-312, Lakeside Town Shops, to facilitate the development of a +/- 6,300-square-foot secondary inline retail center containing three tenants (including *Starbucks* and *Chipotle*).

Analysis

The following Staff analysis is based on the criteria established in §12-309(B)(1), Town of Davie Code, for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such

land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property.

There are no special conditions affecting the land for which the Variance is sought.

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;

The reasonable use of either the land or new building does not depend on a new outparcel or an additional menu board. A shopping center with an anchor tenant and inline and standalone commercial/retail components already exists on the premises.

- (c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The 26% building frontage resulting from the new development should not significantly compromise view sheds or detract from the overall visual interest of the retail center. Access to the anchor development and other portions of the retail center will not be affected by the new outparcel. The location of the second menu board behind the new building should not adversely impact internal site safety or overall visual appeal from South University Drive.

Recommendations

Staff finds the application complete and suitable for review.

Attachments

1. Petitioner Documentation
2. Land Use Map
3. Zoning Map
4. Noticing Information



**Lakeside Town Shops
5800 S. University Drive
Variance Criteria Statement**

Target Corporation (“Petitioner”) is the owner of the +/- 20.8 acre parcel located at 5800 S. University Drive, which is generally located on the northeast corner of Stirling Road and University Drive (“Target Property”) in the Town of Davie (“Town”). The Property has a land use designation of Commercial and is zoned UC, Urban Commercial. The Target Property is currently developed with a Shopping Center known as Lakeside Town Shops (“Shopping Center”) that has previously been approved for a variety of commercial/retail and restaurant uses, including national retailers such as Target. Petitioner proposes to redevelop a +/- 1.1 acre portion of the Target Property adjacent to University Drive (“New Outparcel”) with an additional +/- 6,850 square feet of retail and restaurant uses (“Project”).

On June 22nd, 2004, Town Council approved the Shopping Center’s master plan (“Master Plan”), which allowed for a total of 279,375 square feet of retail use. A copy of the approved Master Plan is attached hereto as Exhibit ‘A’. The Master Plan included four (4) outparcels with a cumulative total of 18,500 square feet of commercial retail uses. Petitioner is requesting to convert an underutilized parking area into another outparcel. Section 12-33(Q)(11) of the Town’s Land Development Code (“Code”) restricts outparcel development so that “[w]hen an outparcel is created within any of the business...districts, said outparcel shall not be created so as to diminish the street frontage of the overall development by more than twenty (20) percent.” The intent of this section of the Code is clearly to ensure sufficient visibility to the inline retail stores. When the Master Plan was approved in 2004, there was confusion regarding the language contained in Section 12-33(Q)(11) and as to whether it was calculated based upon lot frontage or building frontage. At that time, the Town required a variance from this section based upon lot frontage (V 6-3-04). Although the total building frontage of these outparcels had not yet been determined, the lot frontage of the outparcels totaled forty four (44) percent. During the Town Council meeting, as reflected in the minutes attached hereto as Exhibit ‘B’, there was much discussion over the application of this provision and its intent to provide for visibility to the Shopping Center. It was evident that Section 12-33(Q)(11) should be calculated using building frontage and not the frontage of the entire outparcel lot as the intent of the provision is to ensure there is adequate visibility into the Shopping Center. This is further evident by the Declaration of Restrictive Covenants executed by Petitioner and Lakeside Town Shops, LLC as recorded in Official Record Book 41114, Page 685 of the Public Records of Broward County which specifically restricted outparcel building frontage to 416 linear feet, or 20% of the overall street frontage of the Shopping Center Property along University Drive and Stirling Road. Using the building frontage calculation, the Master Plan provides for 20.5 percent outparcel building frontage, or 46 percent outparcel lot frontage. With the addition of the Project, Petitioner is requesting a variance from Section 12-33(Q)(11) to allow a total of 25.6 percent outparcel building frontage, or 57.4 percent outparcel lot frontage.

In addition, the Project seeks to add national retailers and restaurants to the Town. On the north side of the proposed building, the Suite A Restaurant, designated for Starbucks, includes a drive-through area. Section 12-242(A)(8) of the Town's Code allows for one (1) menu board sign per drive-through lane. In order to create a safe and efficient drive-thru use, a second menu board is required for this tenant space. As per Section 12-242(A)(8), the menu board signs will not be visible from public right-of-way or adjacent property lines and are designed strictly to provide information for permitted drive-through activities.

The Project will add new retail and restaurant space to the Shopping Center. It will also help expand the economic base of the Town by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employers that will come to the Shopping Center as a result of the Project. Further, the Project is accessible to residents of the Town and provides easy access from other areas throughout Broward County because of the proximity to adjacent municipalities. The Project will help stimulate economic growth because of the additional commercial space and is compatible with the surrounding commercial development. In order to develop the Project, the following variances are required:

Variance from Section 12-33(Q)(11)) to allow a total of 25.6 percent outparcel building frontage, or 57.4 percent outparcel lot frontage in lieu of twenty (20) percent outparcel frontage

&

Variance from Section 12-242(A)(8) to allow for two (2) menu board signs in lieu of one (1) menu board sign

In support of the proposed variances, Petitioner will demonstrate that: (1) there are special circumstances or conditions applying to the New Outparcel Property, which circumstances or conditions are peculiar to the New Outparcel Property and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive Petitioner of the reasonable use of the New Outparcel Property, and that alleged hardship is not self-created by any persons having an interest in the New Outparcel Property; (2) granting the variances is necessary for the reasonable use of New Outparcel Property and that the variances are the minimum necessary to accomplish this purpose; and (3) granting the variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Variance from Section 12-33(Q)(11) to allow a total of 25.6 percent outparcel building frontage, or 57.4 percent outparcel lot frontage in lieu of twenty (20) percent outparcel frontage

(1) There are special circumstances or conditions applying to the New Outparcel Property, which circumstances or conditions are peculiar to the New Outparcel Property and do not apply generally to land in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive Petitioner of the reasonable use of the New Outparcel Property,

and that alleged hardship is not self-created by any persons having an interest in the New Outparcel Property.

There are special circumstances which are peculiar to the New Outparcel Property and do not generally apply to other property in the same district. The intent of Section 12-33(Q)(11) of the Town's Code is to allow visibility into the Shopping Center. As visibility is restricted by buildings, compliance with this section of the Code should be measured using building frontage and not lot frontage. At the time the Master Plan was approved, the buildings for each outparcel had not yet been contemplated and no development was proposed. As such, it was not possible to determine the exact building frontage for the outparcels. Rather, the Town required a variance from this provision for lot frontage. When utilizing building frontage of the existing and propose outparcels, the total outparcel frontage for the shopping center is 25.6 percent of the total Shopping Center frontage.

The Master Plan as approved was initially developed in 2004 by the original developer, Stiles Development Corporation, before Petitioner owned the New Outparcel Property. At the time, the Master Plan showed the New Outparcel Property as additional parking to serve the Shopping Center and adjacent outparcels. As shown in the aerial image attached hereto as Exhibit 'C', the current parking provided on the New Outparcel Property is not functional and underutilized as the Shopping Center is over parked and the majority of customers choose to park close to their destination, being mainly the existing Target and other inline retailers. This parking area is rarely utilized, if at all, and is unnecessary for the Shopping Center. Further, the vacant lot diminishes from the appearance of the Shopping Center and Town when traveling along University Drive. The Project will add to the character of University Drive by transforming this vacant parking lot into a vibrant commercial project that will serve the needs of the community. It will also expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employers that will come to the City as a result of this Project. Further, the Project is accessible to residents of the City and provides easy access from neighboring cities within Broward County as it is located on the heavily traversed University Drive and Stirling Road thoroughfares. The vacant, underutilized parking area was not created by Petitioner, but the original developer. Petitioner seeks to redevelop and transform the New Outparcel Property into a vibrant commercial development that serves the needs of the community and enhances the appearance of the Shopping Center and New Outparcel Property.

(2) Granting of the variance is necessary for the reasonable use of the New Outparcel Property and that the variance is the minimum necessary to accomplish this purpose.

Granting the variance is necessary for reasonable use of the New Outparcel Property. The New Outparcel Property is currently an overflow parking area which is rarely utilized. As noted above, the current parking provided on the New Outparcel Property is not functional as the Shopping Center is over parked and most customers choose to park close to their destination, being mainly the existing Target and other inline retailers. Further, each outparcel provides surplus parking beyond the requirements outlined in the Code for their particular use. As such, the New Outparcel Property often remains completely vacant. Petitioner seeks to transform this vacant lot into a vibrant commercial development that will serve the community. The variance is required to allow additional outparcel frontage. As noted above, there was discussion during the 2004 approval of V 6-3-04 as to whether the frontage was calculated based upon the lot or

building frontage. It is clear when looking at the minutes of this meeting and when analyzing the intent of the Code that this provision is intended to provide for sufficient visibility into the Shopping Center. As such, the actual building frontage should be utilized when calculating frontage per Section 12-33(Q)(11). When utilizing building frontage of the existing and propose outparcels, the total outparcel frontage for the Shopping Center is 25.6 percent of the total Shopping Center frontage. This is the minimum variance necessary to allow for the Project and for transformation of this vacant parking lot. As such, granting the variance is necessary for reasonable use of the New Outparcel Property.

(3) Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The variance is in harmony with the general purpose and intent of Section 12-33(Q)(11). As noted above, the intent of this provision is to provide for sufficient visibility to the inline stores within the Shopping Center. As such, actual building frontage should be utilized when calculated outparcel frontage. Using this calculation, Petitioner exceeds the requirement by only 5.6 percent. Visibility into the Shopping Center is maintained as the building accounts for only an additional one hundred and nine (109) linear feet of building frontage and there is substantial separation between buildings. Further, the Shopping Center is a staple in the community. Residents know where the Target and inline retailers are located and can easily identify their destination through building separation and signage from both Stirling Road and University Drive. The Project also offers additional restaurant and retail space that will serve the needs of the residents in the Town and adjacent communities. As such, the additional 109 linear feet proposed by the Project is in harmony with the general purpose and intent of Section 12-33(Q)(11) and is not otherwise detrimental to the neighborhood or public welfare.

Variance from Section 12-242(A)(8) to allow for two (2) menu board signs in lieu of one (1) menu board sign

(1) There are special circumstances or conditions applying to the New Outparcel Property, which circumstances or conditions are peculiar to the New Outparcel Property and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive Petitioner of the reasonable use of the New Outparcel Property, and that alleged hardship is not self-created by any persons having an interest in the New Outparcel Property.

There are special conditions that are peculiar to the New Outparcel Property which do not generally apply to buildings in the same district. The Master Plan as approved was initially developed in 2004 by the original developer, Stiles Development Corporation, before Petitioner owned the New Outparcel Property. The original Master Plan showed the New Outparcel Property as additional parking to serve the Shopping Center and adjacent outparcels. Petitioner seeks to revitalize this vacant lot with quality, national tenants that will serve the needs of the community. One of the proposed tenants is Starbucks,

who requires sufficient signage to ensure safe and effective use of the drive-through. Strict application of Section 12-242(A)(8) would create inefficiencies, customer confusion and delays as there would be no opportunity to review the menu prior to reaching the order box. As such, a second menu board is necessary. The proposed menu boards are hidden from view from the adjacent streets and will not create a visual impact to the public right-of-ways. Further, it will prevent delays at the ordering box, as customers will have had sufficient time to review the menu and make their selection prior to ordering. This will also create for safer drive-through circulation as it will diminish any confusion of customers. The alleged hardship is not self-created as the Project seeks to transform this vacant parking lot into a vibrant commercial development that serves the needs of the community and this second menu board is a requirement in order to bring the quality, national tenants the Town would welcome.

(2) Granting of the variance is necessary for the reasonable use of New Outparcel Property and that the variance is the minimum necessary to accomplish this purpose.

Granting the variance is necessary for the reasonable use of the New Outparcel Property. Petitioner seeks to bring a quality, national restaurant to the Project that will benefit the Town and serve the needs of the community. In order for Starbucks to use the drive-through effectively and prevent delays and customer confusion, sufficient menu board signage is necessary. This allows customers to review the full menu while in queue and place their order in a timely manner. As such, Petitioner is requesting a second menu board for the Starbucks drive-through in order to provide sufficient signage and create an efficient drive-through system that limits customer delays. The proposed menu boards are in the rear of the building and are not visible from University Drive or Stirling Road. Efficient and timely order placement and pickup ensures vehicles are utilizing the drive-through safely and prevents improper use and circulation of impatient cars. As such, granting the variance is necessary for the reasonable use of the New Outparcel Property.

(3) Granting the variance is in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The purpose of this chapter of the Town's Code is to regulate the type, location, size and character of signs permitted within the Town and to allow for overall improvements of the visual environment of the town through sign regulation in order to promote the environmental, social and economic well-being of the community. Granting the variance is in harmony with the general purpose of this chapter as it will have no impact on the visual appearance of the Project or community considering that the menu signs are located in the rear of the building and not visible from the public right-of-way. By allowing a second menu board in the rear of the building, the drive-through area will operate much more efficiently. Further, it will allow for customers to review menu items as they are in queue and approaching the order box so there is less confusion at the time an order is taken. This helps ensure the steady flow of traffic through the drive-through area and facilitate vehicular circulation on site. As such, it is not injurious to the neighborhood or detrimental to the public welfare.

Exhibit "A"

Exhibit "B"

PLANNING AND ZONING BOARD
JULY 28, 2004

1. ROLL CALL

The meeting was called to order at 7:02 p.m. Board members present were Chair Mike Bender, Vice-Chair Mimi Turin, Casey Lee, Scott McLaughlin and John Stevens. Also present were Town Attorney Monroe Kiar, Planning and Zoning Supervisor Marcie Nolan and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: July 14, 2004

Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve the minutes of July 14, 2004. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. PLAT

3.1 P 5-2-03, Chemin Des Palms II, 5559 SW 61 Avenue (R-2)

John Boden, representing the petitioner, was present. Ms. Nolan summarized the planning report and clarified the ingress/egress issue. She noted the suggestion that the dollar amount be omitted regarding the applicant's contribution for a traffic calming device. Mr. Stevens requested that the planning report contain information of whether or not the applicant had complied with the stated recommendations such as in the "Significant Development Review Agency Comments".

Mr. Stevens made a motion, seconded by Vice-Chair Turin, to approve subject to staff's comments. In a roll call vote, the vote was as follows: Chair Bender - yes; Vice-Chair Turin - yes; Ms. Lee - yes; Mr. McLaughlin - yes; Mr. Stevens - yes. **(Motion carried 5-0)**

4. PUBLIC HEARING

Variances

4.1 V 6-2-04, Stiles Corporation/Wolf, 5480 SW 76 Avenue **(tabled from July 14, 2004)**

Bonnie Miskel and Jason Howe, representing the applicant, were present. Ms. Nolan provided background information and explained the intent of the variance requests. Using a display of the project's site plan, Ms. Miskel demonstrated that in order to accommodate residents located to the east of this project with an extraordinary buffer, everything was moved to the west thereby necessitating the variances.

Chair Bender asked if anyone wished to speak for or against this item.

Harry Stanford, 5800 Pepper Tree Circle West, indicated that he was representing the Exotic Acres Homeowners' Association and spoke in support of this request on behalf of the Association.

As there were no other speakers, the public hearing was closed.

Mr. McLaughlin disclosed that he would abstain from voting on this item as he did a lot of work for the Stiles Corporation. He did, however, ask several questions and suggested that in the parking area, the pedestrian crosswalks be indicated with "paver bands" or stamped concrete to denote those walkways. Ms. Miskel and Mr. Howe responded positively to the suggestion. Mr. McLaughlin had the applicant assure that the quantity and quality of the landscaping materials along University Drive would be equal to or above that required by Code despite that it would be planted in the Department of Transportation's right-of-way.

**PLANNING AND ZONING BOARD
JULY 28, 2004**

Mr. McLaughlin requested that in the future, when a site plan was available for a project, that it be given as backup material to Board members.

In the lengthy discussion which ensued, the following subjects were clarified: 1) the median break on Stirling Road; 2) allocated parking for the outparcels; 3) that the width of the outparcel building mass would not exceed 20% frontage; and 4) overall parking spaces.

Chair Bender expressed his reasons for not being comfortable with granting these variances. He indicated that since three Board members were voting and, therefore, the vote had to be unanimous, he, therefore, would vote with the majority only to move the item forward before the Town Council.

Vice-Chair Turin and Mr. Stevens expressed that their main concerns were for the Davie residents living to the east moreover than the general public traveling along University Drive.

Ms. Lee reiterated her declaration to abstain from voting as her employer, Dixie Landscape, had presented a proposal to the developer for the landscaping of this project.

Variance One - Mr. Stevens made a motion, seconded by Vice-Chair Turin, to approve variance from Section 12-107(D)(5)(a) of the Town of Davie Land Development Code subject to the developer obtaining permission from the Department of Transportation for planting within the right-of-way. In a roll call vote, the vote was as follows: Chair Bender - yes; Vice-Chair Turin - yes; Ms. Lee - abstained; Mr. McLaughlin - abstained; Mr. Stevens - yes. **(Motion carried 3-0)**

Variance Two - Mr. Stevens made a motion, seconded by Vice-Chair Turin, to approve variance from Section 12-108(C)(4) of the Land Development Code subject to an agreement to stamp or designate pedestrian crossings. In a roll call vote, the vote was as follows: Chair Bender - yes; Vice-Chair Turin - yes; Ms. Lee - abstained; Mr. McLaughlin - abstained; Mr. Stevens - yes. **(Motion carried 3-0)**

4.2 V 6-3-04, Stiles Development/Wolf, 5480 SW 76 Avenue (tabled from July 14, 2004)

This item was discussed simultaneously with item 4.1; however, as it was a public hearing, Chair Bender asked if anyone wished to speak for or against this item. As there were no speakers, the public hearing was closed.

Vice-Chair Turin made a motion, seconded by Mr. Stevens, to approve variance request involving Section 12-33(Q)(11) of the Town of Davie Land Development Code to allow the proposed outparcels to be diminished, as agreed in a proposed Deed Restriction to be no more than 20 percent of all "building frontage" as presented on the site plan; and subject to the further stipulation of the developer that the parking for each outparcel would be wholly contained within that outparcel. In a roll call vote, the vote was as follows: Chair Bender - yes; Vice-Chair Turin - yes; Ms. Lee - abstained; Mr. McLaughlin - abstained; Mr. Stevens - yes. **(Motion carried 3-0)**

5. OLD BUSINESS

There was no old business discussed.

**PLANNING AND ZONING BOARD
JULY 28, 2004**

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

Ms. Lee reiterated Mr. McLaughlin's comments regarding site plans. She believed it would be extremely helpful in answering some of the questions that the Board members had if site plans were made available.

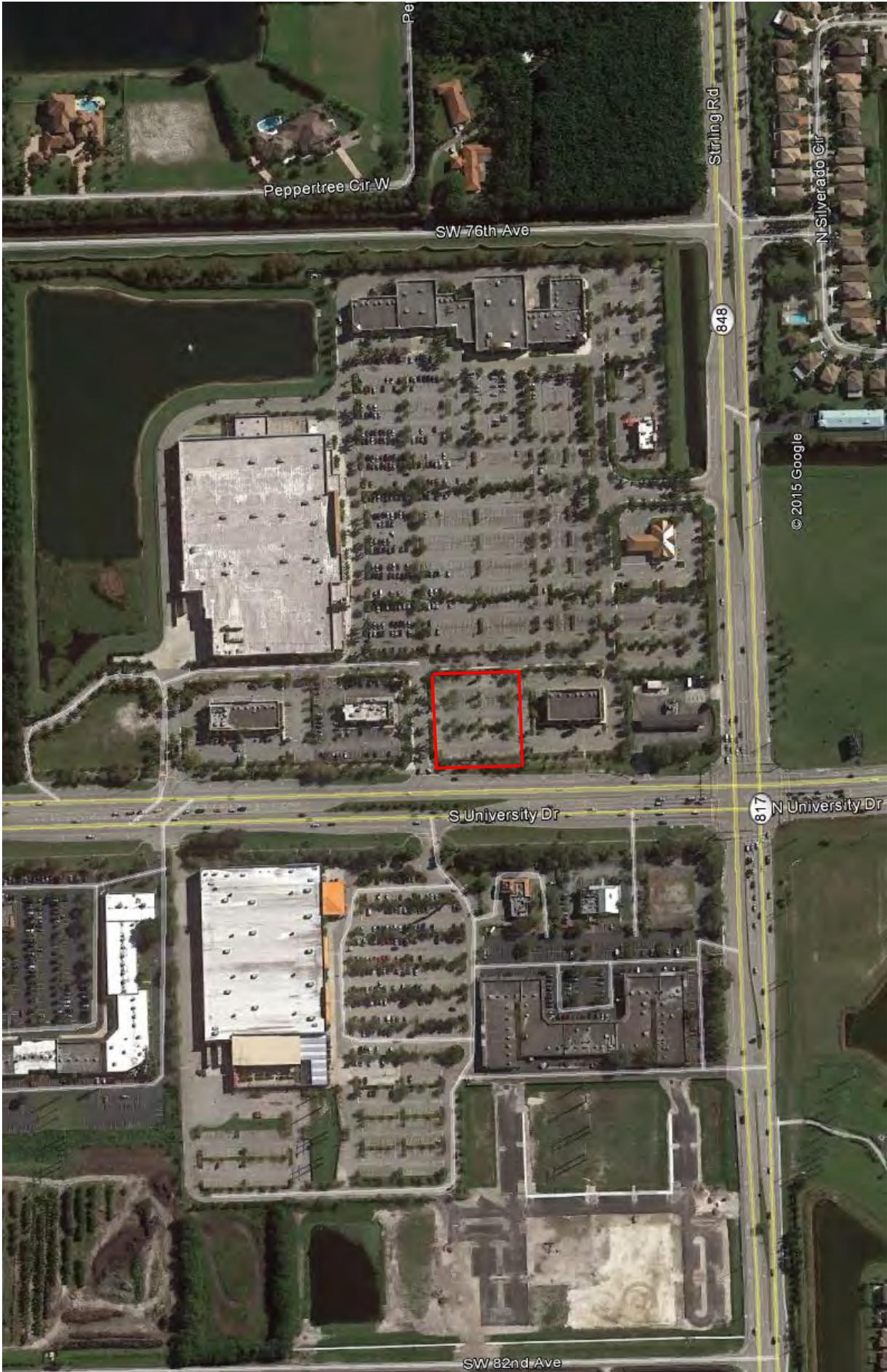
8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 8:15 p.m.

Date Approved _____

Chair/Board Member

Exhibit "C"



Peppertree Cir W

SW 76th Ave

String Rd

N Silverado Cir

84B

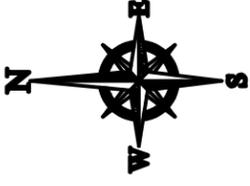
© 2015 Google

S University Dr

817

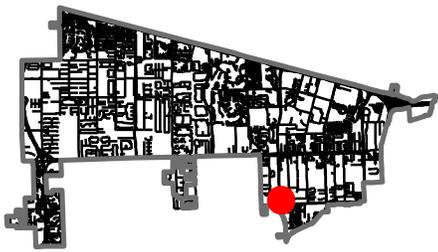
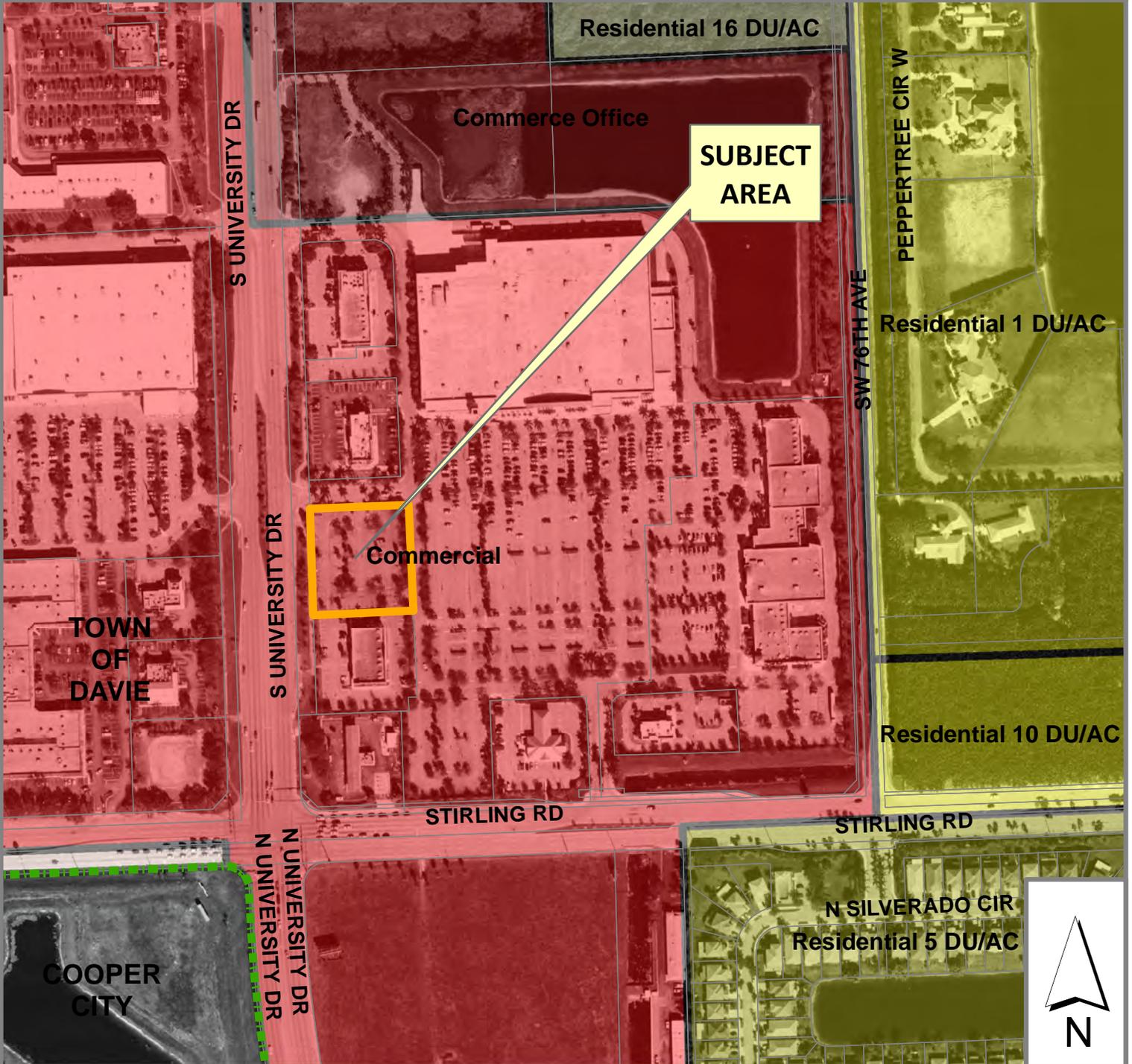
N University Dr

SW 82nd Ave

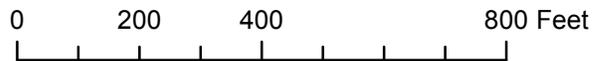


<u>STREET FRONTAGE</u>	
UNIVERSITY DRIVE	1,080'
STIRLING ROAD	1,000'
TOTAL STREET FRONTAGE	2,080'
<u>EXISTING BUILDING FRONTAGE</u>	
OUTPARCEL #1	162.8'
OUTPARCEL #2	106'
OUTPARCEL #3	81.0'
OUTPARCEL #4	76.0'
TOTAL EXIST. BUILDING FRONTAGE	495.8' (20.5%)
<u>PROPOSED BUILDING FRONTAGE</u>	
OUTPARCEL #1	162.8'
OUTPARCEL #2	106'
OUTPARCEL #3	81.0'
OUTPARCEL #4	76.0'
OUTPARCEL #5	106.7'
TOTAL PROP. BUILDING FRONTAGE	532.5' (25.6%)
<u>EXISTING OUTPARCEL FRONTAGE</u>	
OUTPARCEL #1	254.0'
OUTPARCEL #2	216.2'
OUTPARCEL #3	212.0'
OUTPARCEL #4	274.4'
TOTAL EXIST. OUTPARCEL FRONTAGE	956.6' (46.0%)
<u>PROPOSED OUTPARCEL FRONTAGE</u>	
OUTPARCEL #1	254.0'
OUTPARCEL #2	216.2'
OUTPARCEL #3	212.0'
OUTPARCEL #4	274.4'
OUTPARCEL #5	236.4'
TOTAL PROP. OUTPARCEL FRONTAGE	1,193.0' (57.4%)

V 15-035, Lakeside Town Shops



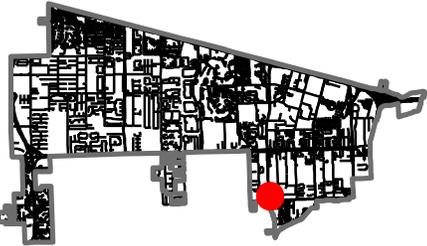
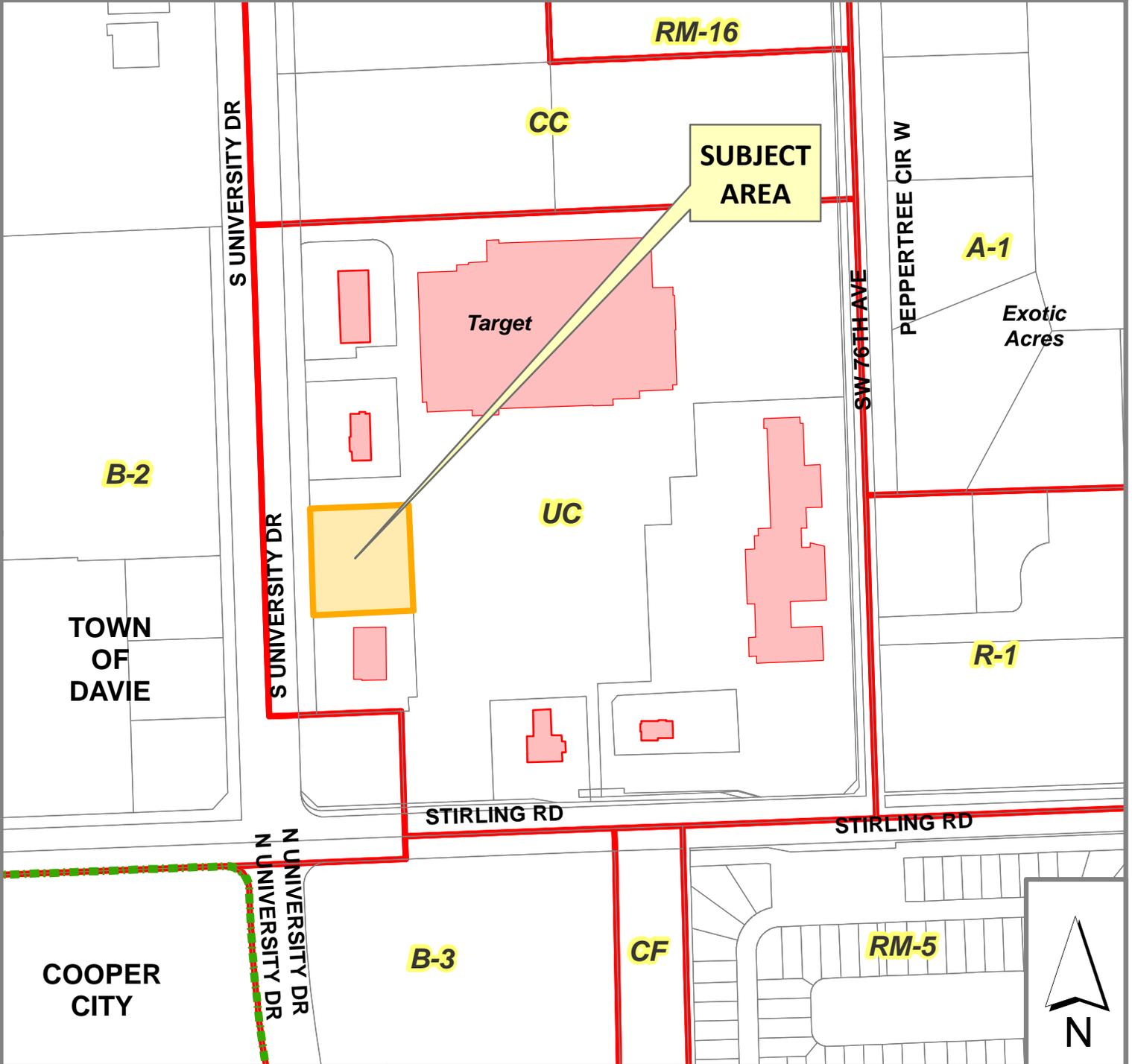
FUTURE LAND USE MAP



GIS DISCLAIMER:

The information on this map is for graphical purposes only. It does not represent a legal survey, and it has not been prepared, nor is it suitable for legal, engineering or surveying purposes. While every effort has been made to ensure that this data is accurate and reliable, the Town of Davie shall not assume liability for any damages caused by errors or omissions in the data.

V 15-035, Lakeside Town Shops



ZONING MAP

0 200 400 800 Feet

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NAME	NAME LINE1	ADDRESS	CITY	STATE	ZIP
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 326	FORT LAUDERDALE	FL	33301
CENTRAL BROWARD WATER CONTROL	DISTRICT	8020 STIRLING ROAD	HOLLYWOOD	FL	33024
CFT DEVELOPMENTS LLC		1683 WALNUT GROVE AVE	ROSEMEAD	CA	91770
COSME,VIVIANA M		511 IVES DAIRY RD APT 102	MIAMI	FL	33179
DAVIE SQUARE LLC		1645 SE 3 CT #200	DEERFIELD BEACH	FL	33441
EASTERN FINANCIAL FLORIDA	CREDIT UNION	3700 LAKESIDE DR	MIRAMAR	FL	33027
ELIZABETH M BOHN TR	BOHN,ELIZABETH M TRSTEE	5367 SW 33 WAY	FORT LAUDERDALE	FL	33312
EVERGLADES PETROLEUM LLC		2200 S DIXIE HWY STE 601	MIAMI	FL	33133
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
HOME DEPOT U S A INC	% PROP TAX DEPT #6341	PO BOX 105465	ATLANTA	GA	30348
LAIK,MARCEL		5700 PEPPERTREE CIR W	DAVIE	FL	33314
LAKESIDE TOWN SHOPS (E&A) LLC		PO BOX 528	COLUMBIA	SC	29202
MAMOOD,MOHAMED S & FAZEELA		7967 N SILVERADO CIR	DAVIE	FL	33024
PUBLIC LAND	% TOWN OF DAVIE, DAVID STALLWORTH	6591 ORANGE DR	DAVIE	FL	33314
SHORTYS II INC		9150 SW 87 AVE STE 205	MIAMI	FL	33176
SILVERADO OWNERS ASSOCIATION	% MIAMI MANAGEMENT	1145 SAWGRASS CORP PKWY	SUNRISE	FL	33323
STAMPLER,HARRY H/E	STAMPLER,ANNETTE	5800 PEPPERTREE CIR W	DAVIE	FL	33314
STEAK N SHAKE OPERATIONS INC	500 CENTRY BUILDING	107 S PENNSYLVANIA ST #400	INDIANAPOLIS	IN	46204
STENA INC		8861 N LAKE DASHA DR	PLANTATION	FL	33324
TARGET CORPORATION	% PROP TAX DEPT/T-2022	PO BOX 9456	MINNEAPOLIS	MN	55440
TRAPEZA INC		4151 SW 131 AVE	DAVIE	FL	33330
VILARINO,ANTONIO & NILDA		6015 GARFIELD ST	HOLLYWOOD	FL	33021
WACHOVIA BANK NA		PO BOX 2609	CARLSBAD	CA	92018
WALDREP ENTERPRISES LLLP		3707 NW 110 AVE	OCALA	FL	34482

12 Entries

OBJECTID_1	ADDRESS_1	ADDRESS_2	CITY STATE ZIP
CURRENT OCCUPANT	5780 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5780 S UNIVERSITY DR	UNIT 107	DAVIE FL 33328
CURRENT OCCUPANT	5790 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5800 PEPPERTREE CIR		DAVIE FL 33314
CURRENT OCCUPANT	5800 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5810 S UNIVERSITY DR	UNIT E	DAVIE FL 33328
CURRENT OCCUPANT	5810 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5820 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5830 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5901 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5989 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	5990 S UNIVERSITY DR		DAVIE FL 33328

March 4, 2015

Stephen Rottblatt
President of Stena Inc.
Owner of Burger King property
5901 S. University Dr., Davie, fl.

Town of Davie, Planning & Zoning
Attn: David Stallworth

Regarding: Target Corporation request for two variances

I am strongly against both variances from: (a) 12-33(Q)(11) to allow outparcel-related building and lot frontage in excess of the maximum 20% threshold, and; (b) 12-242(A)(8) to allow the placement of two (2) menu board signs on a UC zoned property.

The purpose of pursuing these variances, is to allow building a restaurant/retail space. I understand from you that, Target is proposing to include as tenants, Chipotle Grill, Starbucks and one other tenant.

Clearly Target will benefit from additional property revenue, but all the other restaurants at this intersection will pay, in the form of lost revenue, due to increased competition, which according to Town of Davie code was not to be anticipated. Understanding the competitive marketplace has a great deal to do with investment decisions, including whether to consider opening a restaurant .

The Town code is at least, in part, to achieve balanced development and prevent overcrowding of , property, with more buildings and signage than is desirable. This variance request, to allow for additional development, will crowd the marketplace and significantly damage the revenue and financial viability of many other businesses.

For my Burger King property and all the other restaurants at this intersection, I strongly urge the Town of Davie, to deny these variance requests.

Respectfully,



Stephen Rottblatt, President of Stena Inc., cell 954-560-7569, email: srottblatt@gmail.com