



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 |
|---------------------|
| 2924 Davie Road |

| Application | |
|------------------------------|-------------------------------|
| Request/Number: | Site Plan (SP)/15-350 |
| Owner | 2924 Davie LLC |
| Petitioner | Michael Hewes and Ken Carlson |
| Project Planner | Debbie Thomas |
| Date of Report | 01/04/2016 |
| Date of Public Participation | N/A |
| Date of Public Notification | N/A |
| Date of Board Review | 01/26/2016 |
| Date of Town Council Review | N/A |

| Location/Site | |
|-----------------------------|----------------------------------------|
| Folio/Identification Number | 504123070020 |
| Address | 2924 Davie Road |
| Nearest North/South Road | Davie Road |
| Nearest East/West Road | State Road 84 |
| Size (Approx. Acres) | 0.95 acres |
| Existing Use | Office |
| Future Land Use | Regional Activity Center (RAC) |
| Zoning | Transit Oriented Street (TOS) District |
| Council District | 1 |
| Redevelopment Area | N/A |
| Overlay District | N/A |
| Design Regulation | N/A |
| Flexibility Zone | 97 |
| Planning Area | 8 |
| Utilities Provider | N/A |
| Drainage District | N/A |
| Nearby Equestrian Trail | N/A |
| Nearby Recreational Trail | N/A |
| Nearby Park | N/A |
| Nearby Bus Route | N/A |

| Key Points |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• The petitioner requests site plan approval to renovate an existing building façade.• The subject site is located on the southeast corner of Nova Drive and Davie Road.• The site was originally approved as an office space and will continue to be used as such.• The request does not include any improvements that would affect the existing site. |



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History

1. Related Zoning Information:
 - Previous Request(s):
 - a. *Site Plan* (SP 09-01-02 Easter Inc.): A request to develop a two-story office building.

Analysis

1. Architecture: The architecture of the existing two-story office building has a Floridian vernacular design. The proposed renovation consists of a modern design including features such as a new louver system, gray canvas awnings and gray paint colors.
2. Compatibility: The building will continue to operate as an office, as originally approved.

Recommendations

- Staff finds the application complete and suitable for review. If approved, staff recommends the following:
1. Replace missing and dead/dying landscaping per the original approved landscape plan (SP 09-01-02).

Attachments

1. Petitioner Documentation
2. Land Use Map
3. Zoning Map



KENNETH R. CARLSON - ARCHITECT, P.A.

AA C001878

December 04, 2015

Town of Davie Building Department
Planning & Zoning Division
6591 Orange Drive
Building B
Davie, FL 33314

Reference: Janoura Realty Corporate Office Remodel
2924 Davie Road Davie, FL 33314
Permit #: 2016-00000228
KRC No.: 15-060

Subject: Scope of Work Narrative

We are proposing an exterior alteration for the commercial property located at 2924 Davie Road, Davie, Florida 33314. It is important to note that the construction drawings have been reviewed and approved by the Town of Davie's Building Division and the last step is P&Z approval for issuance of the building permit.

In regards to the exterior alterations, the exterior two-story center gable entry feature will be removed on the second level only. New sections of metal roofing (to match existing profile) will be installed in approximately a twenty foot wide span where it was removed. The existing metal roof will be painted in a light grey color. The existing canvas window awnings will have new coverings in the same grey color palette. The existing walls will be repainted in a light grey with a medium grey accent color on existing stucco banding. The window and door frames will be painted in a darker grey color.

We also propose using an applied exterior wall panel system constructed of phenolic resins by Abet Laminati. The panels will be installed on the first floor façade facing Davie Road and wrap around both side elevations for a distance of approximately twenty-six feet or one-third of the entire side elevations. There will be an aluminum eyebrow canopy over each of the two tenant entries on the ground floor. We also propose an exterior window louver system for the existing storefront window on the second level by Construction Specialties. There will not be any site modifications to the parking or landscaping areas.

Sincerely,

KENNETH R. CARLSON - ARCHITECT, P.A.
Michael F Hewes Jr, AIA, LEED® AP, NCARB
Project Architect

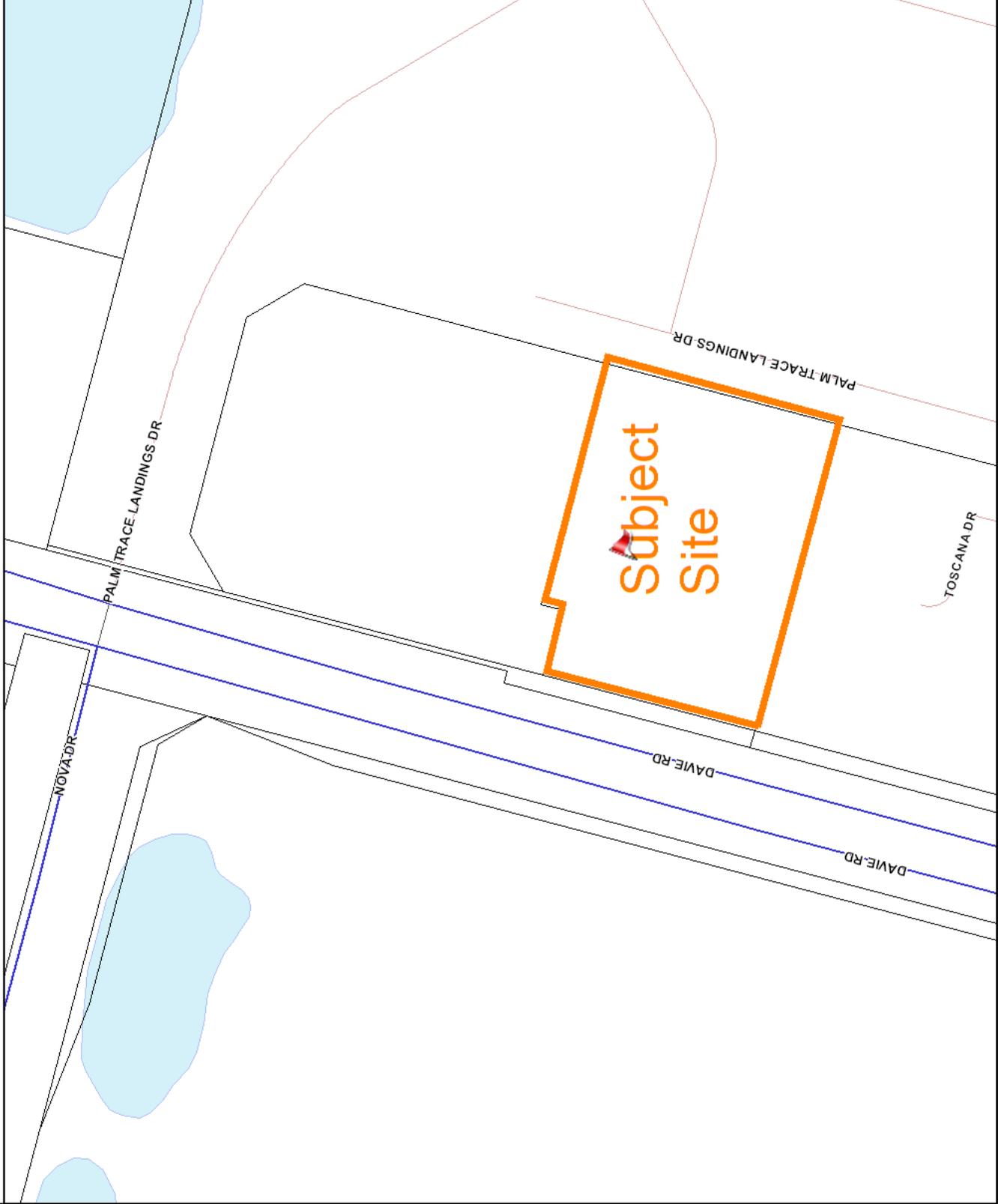
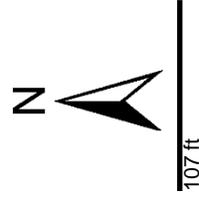


Zoning Map



- Streets
- DEDICATION
- STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD

- Parcels
- Water_Features
- Parks and Open Space

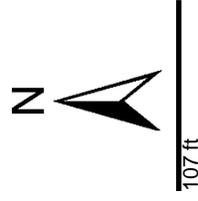


GIS MAP DISCLAIMER
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Land Use Map



- Streets
- DEDICATION
- STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels



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