



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

**PLANNING REPORT**

<b>Project Name</b>
The Laurel Hen Restaurant

<b>Application</b>	
Request/Number:	Site Plan (SP)/15-281
Owner	Charles J. Alesi, LLC
Petitioner	Heidi Mock
Project Planner	Lise Bazinet
Date of Report	04/05/2016
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	04/12/2016
Date of Town Council Review	N/A

<b>Location/Site</b>	
Folio/Identification Number	51-40-12-40-0012
Address	11300 State Road 84
Nearest North/South Road	Hiatus Road
Nearest East/West Road	State Road 84
Size (Approx. Acres)	1
Existing Use	Shopping Center
Future Land Use	Commercial
Zoning	B 2
Council District	4
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	100
Planning Area	2
Right-of-way Acquisition	N/A
Utilities Provider	Sunrise
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	N/A

<b>Key Points</b>
<ul style="list-style-type: none"><li>• This request is for a facade renovation and a 1,310 square foot addition to an existing restaurant (former 595 Tap and Tavern).</li><li>• The restaurant is an out-parcel located within The Plaza Shopping Center.</li></ul>



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

- The addition will include a 300 SF walk in cooler, a 750 SF covered outdoor seating area, and a 260 SF covered waiting area.
- Cross parking agreement for the shopping plaza has been provided for overflow parking.

### History

1. Related Zoning Information:  
The plat, P 1-3-84 The Plaza, was approved on February 15, 1984.
2. Previous Requests:
  - *Delegation Request, DG 1-1-01 The Plaza Plat*, to allow fast food use and increase the maximum amount of square footage on the site, was approved on January 17, 2001.
  - *Site Plan, SP 7-1-00 Walgreens at The Plaza*, was approved on November 4, 2000.
  - *Previous approved site plans for The Plaza*, indicated five (5) outparcels (A-E) within the overall center. Parcel A is the subject site previously approved for a restaurant.
3. Concurrent Request: N/A

### Analysis

1. *Site*: The existing restaurant is located along State Road 84, just north of Davie Road Extension. The scope of work includes a façade renovation and a 1,310 SF addition comprise of outdoor sitting, waiting area and a new cooler.
2. *Architecture*: The proposed architecture design is in a Country style with a faux water tower located at the southeast corner of the building roof top. The proposed modifications incorporate standing seam metal roofing, stone veneer base, and a new entrance feature with wood trim incorporating wood barn board panels. Building colors are earth tone and complementary of the overall development.
3. *Access and parking*: Access to the site through The Plaza, off Hiatus Road, via a 30ft. opening for right turns only, and via The Plaza's two (2) entry points along State Road 84 as well as an access from SW 177<sup>th</sup> Way. The outparcel has 54 existing parking spaces, including 2 handicap spaces, meeting code requirements. There is an existing parking/access agreement for the entire site for overflow parking.
4. *Landscaping*: The landscape plan enhances the existing landscaping by including additional new plantings such as Conocarpus, Gumbo Limbo and Silver Buttonwood as well as ground shrubs such as Jasmine, Green Buttonwood, Sword fern and Cocoplum hedge.
5. *Compatibility*: The proposed renovation and addition to the existing restaurant will enhance the commercial corridor along SR 84 with the new façade and proposed landscaping.

### Recommendations

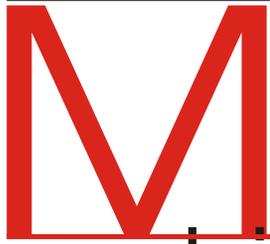


**TOWN OF DAVIE**  
**PLANNING & ZONING DIVISION**  
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399  
Phone: 954.797.1103 • www.davie-fl.gov

Staff finds the application complete and suitable for further consideration.

**Attachments**

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



September 14, 2015

Re: Site Plan Modification  
Laurel Hen Restaurant  
11300 SR 84  
Davie, FL

### Scope of work:

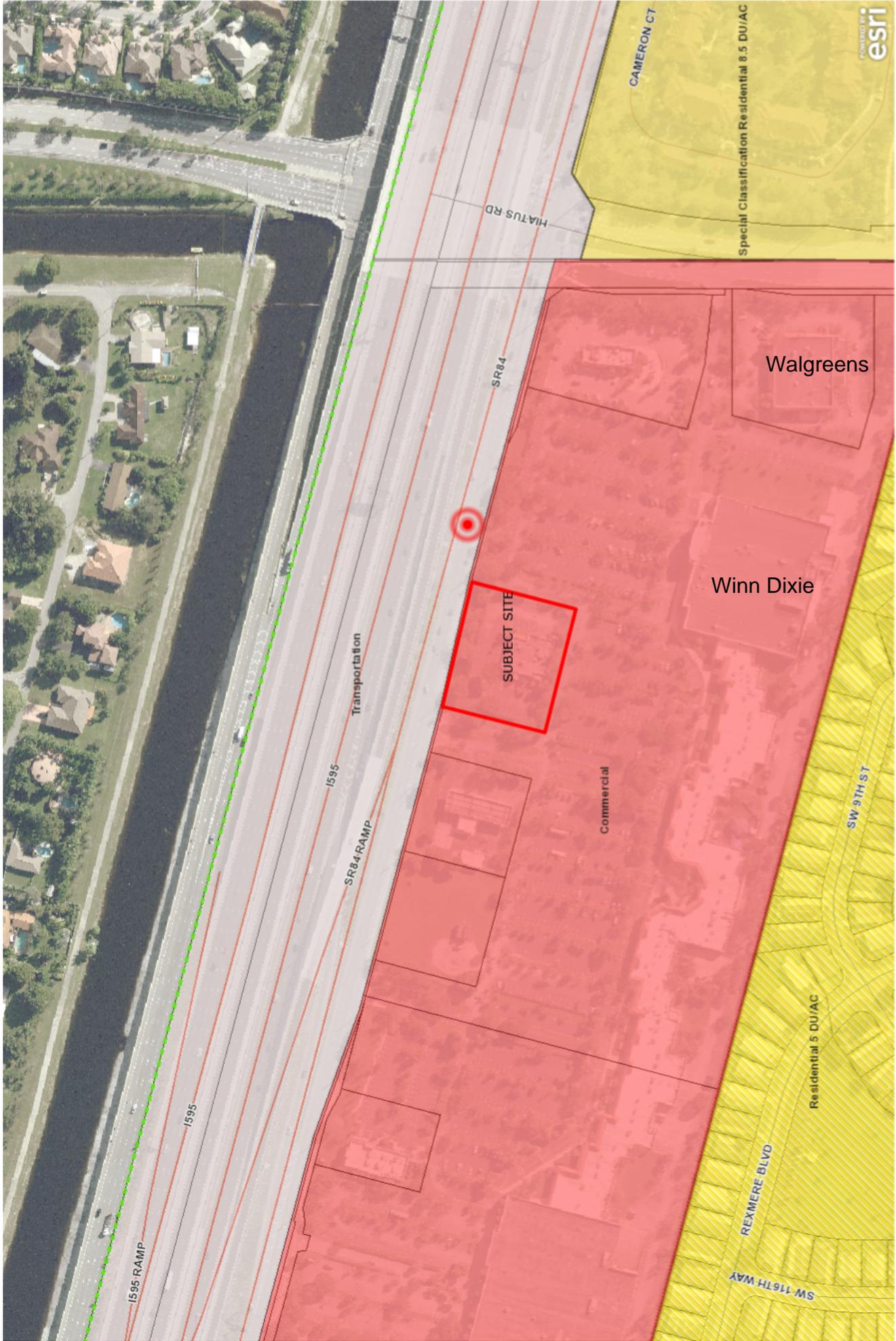
#### Exterior:

1. Provide new sidewalk and crosswalk to building entry from existing sidewalk on SR 84 to accommodate ADA requirements.
2. Provide new crosswalk at existing sidewalk / parking lot at south side of building.
3. Provide new sidewalk along north side of building to accommodate ADA requirements.
4. Remove existing landscaping as per landscape drawing.
5. Provide new landscaping as per landscape drawing.
6. Provide new covered waiting area 263 SF.
7. Provide new covered outdoor dining area 754 SF
8. Remove existing concrete roofing tiles and provide new metal roofing.
9. Provide new stone veneer at base of building.
10. Provide new exterior paint finish.
11. Provide new walk-in-cooler 294 SF.
12. Provide new impact storefront glass at existing openings.
13. Provide new exterior impact storefront glass at new openings.
14. Provide new exterior impact storefront entry.
15. Provide new aluminum awnings.
16. Provide new wall mounted lighting.

#### Interior:

1. Provide new bar area (relocated).
2. Provide new kitchen equipment.
3. Provide new interior finishes.
4. Provide new dining table and chairs.

# Land Use Map



250 ft

GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.



Powered by  
**VANTAGEPOINTS**

# Zoning Map



250 ft

GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.



Powered by  
**VANTAGEPOINTS**