



**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>	
Pine Island Plaza	

<b>Application</b>	
Request/Number:	Site Plan (SP)/15-358
Owner	Equity One, Inc.
Petitioner	Janna P. Lhota, Holland & Knight, LLP
Project Planner	Sylvia Myint
Date of Report	04/07/2016
Date of Public Participation	N/A
Date of Public Notification	03/30/2016
Date of Board Review	04/12/2016
Date of Town Council Review	05/04/2016

<b>Location/Site</b>	
Folio/Identification Number	50-41-17-13-0020
Address	8800-8990 State Road 84
Nearest North/South Road	Pine Island Road
Nearest East/West Road	State Road 84
Size (Approx. Acres)	24
Existing Use	Shopping Center
Future Land Use	Commercial
Zoning	B-2A (County) & R-4B (County) / Proposed Planned Business Center (B-3) District
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	100
Planning Area	4
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 application is being filed in conjunction with a variance application addressing non-conformities.</li><li>• A rezoning application is also filed concurrently to change the zoning from B-2A (County) &amp; R-4B (County) to Planned Business Center (B-3) District.</li></ul>



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**History**

1. Related Zoning Information:
  - The property was annexed into the Town of Davie (Town) in 1983 by Ordinance 83-8 and 83-60.
  - Per the terms of the voluntary annexation, the Town agreed to recognize the Broward County zoning in effect at the time for the property at the time of annexation.
2. Previous Request(s):
  - Delegation (DG 15-025) Pine Island Plaza: Amendment to the plat note to allow redevelopment of former KFC parcel for McDonald's restaurant was approved on June 10, 2015 by Town Council.
  - Master Site Plan (SP15-076) Pine Island Plaza: Modification to allow redevelopment of former KFC parcel for McDonald's restaurant. Application was withdrawn.
  - Site Plan (SP 5-4-11) Burlington Coat Factory: Modification to renovate exterior façade of an existing anchor tenant space approved on May 31, 2011.
  - Site Plan (SP 2-1-08) Azteca: Modification to add a deck to the east side of an existing restaurant. Application was withdrawn.
  - Site Plan (SP 12-50) Pine Island Plaza: Façade renovation of the existing shopping center approved by the Site Plan Committee on September 11, 2012.
3. Concurrent Request(s):
  - Variance (ZB 15-026) Pine Island Plaza: Variances are addressing non-conformities created as a result of the rezoning -- Request for 7 outparcels to be contiguous; Request for outparcels over the maximum allowed for the site; Request for outparcel frontage to exceed maximum allowed; Request for reduced lot size for a gas station; Request for reduced separation requirement for a gas station from a residential property; Request for reduction in rear setback between a commercial property and a residential property; Request to eliminate the rear perimeter buffer and wall for properties adjacent to residential uses.
  - Rezoning (ZB 15-027) Pine Island Plaza: Rezoning site from B-2A(County) & R-4B(County) to B-3, Planned Business Center District.

**Analysis**

1. *Site*: The scope of work includes the site plan of the primary parcel (Parcel A) for the shopping center and 7 existing outparcels. The concurrent variance application being considered seeks to address non-conformities that will be created by the concurrent rezoning application.
2. *Access and parking*: The site has access along South Pine Island Road and Pine Ridge Drive. Internal site circulation is a 2-lane drive isle inside the center that surrounds the main parking lot. Outparcels are accessed from this same drive isle. Provided parking spaces are adequate pursuant to a professional parking study by Kimley Horn dated July 9, 2014.
3. *Compatibility*: The proposed Master Site Plan is compatible with the commercial corridor along State Road 84.



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**Recommendations**

Staff finds the application complete and suitable for further review. If approved, Staff recommends the following condition:

1. Prior to the sale of any parcel identified in the master plan such that the Pine Island Plaza would no longer be under single ownership, the landowner shall record in the Official Records of Broward County such agreements as may be necessary to ensure that all parcels within Pine Island Plaza continue to have legal access to parking, drive aisles, drainage systems and other common facilities. The aforementioned agreement(s) must be reviewed and approved by the Town Attorney of the Town of Davie prior to recordation in the Official Records of Broward County.

**Attachments**

1. Petitioner Documentation
2. Project Maps
3. Noticing Information