



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

PLANNING REPORT

| Project Name | |
|---------------------|--|
| AutoZone | |

| Application | |
|------------------------------|--------------------------|
| Request/Number: | Site Plan (SP)/16-024 |
| Owner | Davie Florida, LLC |
| Petitioner | Thomas Engineering Group |
| Project Planner | Lise Bazinet |
| Date of Report | 05/16/2016 |
| Date of Public Participation | N/A |
| Date of Public Notification | N/A |
| Date of Board Review | 05/24/2016 |
| Date of Town Council Review | N/A |

| Location/Site | |
|-----------------------------|--|
| Folio/Identification Number | 50-41-21-12-0030 |
| Address | 2701 South University Drive |
| Nearest North/South Road | University Drive |
| Nearest East/West Road | State Road 84 |
| Size (Approx. Acres) | 3.63 |
| Existing Use | Vacant Parcel |
| Future Land Use | Commercial |
| Zoning | B-2 |
| Council District | 2 |
| Redevelopment Area | N/A |
| Overlay District | N/A |
| Design Regulation | N/A |
| Flexibility Zone | 99 |
| Planning Area | 5 |
| 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 | Route 2 (University Drive) |

| Key Points | |
|--|--|
| <ul style="list-style-type: none">• The request is for building elevation approval of a new AutoZone retail store.• The retail store is to be located within the southern half of the Outback/Tilted Kilt site.• The previously approved site plan denoted a future commercial building and the AutoZone maintains the existing footprint and parking configuration. | |



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History

1. Zoning History:

The subject parcel is part of Arrowhead Golf and Tennis Club Phase III plat as recorded in Book 109, Page 30 of the Public records of Broward County.

2. Previous Requests:

- Records show Scandinavian Health & Racket Club Building was built in 1986.
- Site Plan (SP 06-04-93) Scandinavian Health and Racket Club: an addition to the south was approved on August 4, 1993.
- Variance (V 15-104) Outback/Tilted Kilt: to reduce the required setbacks, landscape requirements and required open space was approved by Town Council on September 2015.
- Variance (V 15-159) Outback/Tilted Kilt: to reduce the minimum distance separation between places for consumption of liquor was approved by Town Council on September 2015.
- Site Plan (SP 14-374) Outback/Tilted Kilt: two new restaurants and a future commercial building.

Analysis

1. Site: The subject site is generally located west of University Drive and north of Southwest 30th Street. Overall development of the site remains unchanged as previously approved through the Outback/Tilted Kilt request.
2. Architecture: The proposed architecture of the new AutoZone building reflects a contemporary design and is compatible with the other Outback/Tilted Kilt buildings on-site. The AutoZone building is one-story in height and incorporates features such as decorative stone veneer, metal accent wire trellises and metal entrance awning. The proposed AutoZone building paint color includes beige tones and a horizontal strip is painted along the building frontage with a red tone.

Recommendations

Staff finds the application complete and suitable for further consideration.

Attachments

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

December 15, 2015

Town of Davie
6591 Orange Drive
Davie, FL 33314-3399

**Re: AutoZone
2016-00050024**

To whom it may concern:

Please accept this letter as a request for site plan approval of modifications to the previously approved Site Plan Package (2014-00050374). The south building was shown for site layout purposes but elevations were not provided. This modification is to provide the building elevations for your review. The tenant will be AutoZone.

Should you have any questions or require any additional information please do not hesitate to contact me at (954) 202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

THOMAS ENGINEERING GROUP, LLC

A handwritten signature in blue ink that reads "Angelina M. Rosenberg". The signature is written in a cursive, flowing style.

Angelina M. Rosenberg, P.E.

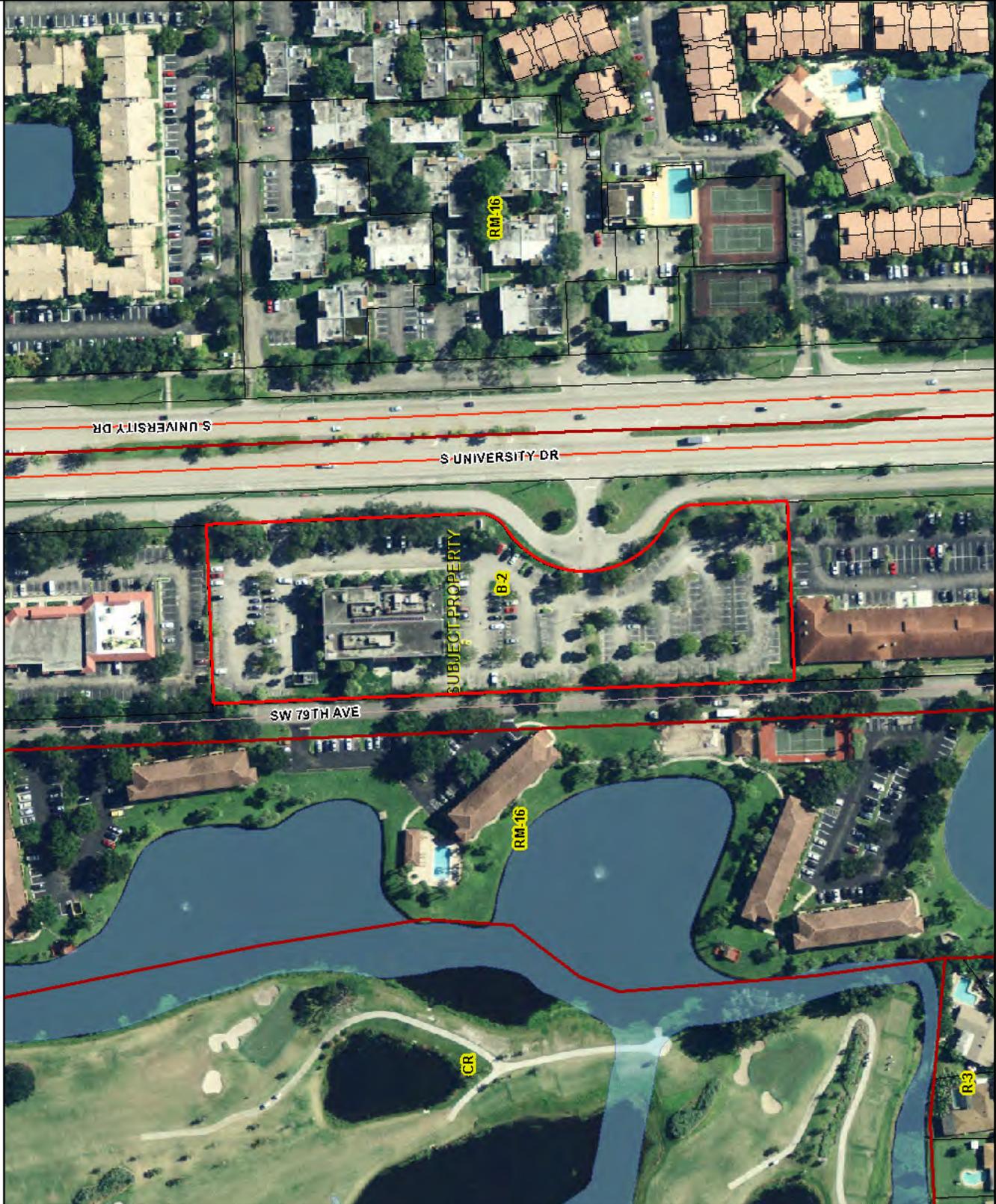
Zoning Map



- Town Boundary
- Zoning
- Streets
- DEDICATION**
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels
- Water_Features
- Parks and Open Space



183 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.