

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Site Plan, SP 3-2-03 Bill Seidle Suzuki, 5355 S University Drive/Generally located at the west side of University Drive and approximately 3,000 feet north of Stirling Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 3-2-03 Bill Seidle Suzuki, William D, Betty, Michael, & Rober A. Seidle/Bea International, 5355 S University Drive (Planned Business Center B-3)

REPORT IN BRIEF: The applicant requests the site plan approval for the construction of 10,686 square feet of car dealership on a 6.9-acre site. The new car dealership will share the existing access on University Drive with the existing Bill Seidle Mitsubishi to the south. The architectural design of the building is simple and compatible with Bill Seidle Mitsubishi in terms of style, scale, and color. Landscaping design meets the code requirements and enhances the appearance of the site in general.

PREVIOUS ACTIONS: None

CONCURRENCES: At the May 13, 2003 Site Plan Committee Meeting, Councilmember Crowley made a motion, seconded by Vice-Chair Aucamp, to approve (Motion carried 4-0, Mr. Engle absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	William D, Betty, & Michael, & Robert A. Seidle	Name:	Bea International
Address:	2900 NW 36 Street	Address:	4217 Ponce de Leon Blvd.
City:	Miami, FL 33142	City:	Coral Gables, FL 33146
		Phone:	(305) 461-2053

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for the construction of a car dealership of 10,967 square feet.

Address/Location: 5355 South University Drive/generally located at the west side of University Drive and approximately 3,000 feet north of Stirling Road

Future Land Use Plan Designation: Commercial

Zoning: B-3, Planned Business Center District

Existing Use: Vacant

Proposed Use: Automobile dealership

Parcel Size: 6.9 acres

Surrounding Uses:

North: Palm N' Us Nursery
South: Bill Seidle Mitsubishi
East: University Drive, Self storage, & FPL station
West: Bowling alley

Surrounding Land
Use Plan Designation:

Commercial
Commercial
Utilities
Commercial

Surrounding Zoning:

North: B-3, Planned Business Center District
South: B-3, Planned Business Center District
East: CC, Commercial Center District, and U, Utilities District
West: B-3, Planned Business Center District

ZONING HISTORY

Previous Requests on same property:

The Town Council approved the plat, “Liberty Plat” on February 19, 1986. It was recorded on June 11, 1987 in Plat Book 131, Page 14. The Liberty Plat is restricted to 27,400 square feet of auto dealership and 73,700 square feet of commercial uses. Overall, it is limited to 101,100 square feet of commercial and/or auto dealership uses.

The plat contains two existing car dealerships, Bill Seidle Mitsubishi of 21,632 square feet and University Dodge of 25,850 square feet. The proposed Bill Seidle Suzuki of 10,686 square feet will contribute to the total of 58,168 square feet of auto dealership, which is under the development level and does not trigger platting.

APPLICATION DETAILS

The applicant’s SUBMISSION indicates the following:

1. *Site:* The subject site is 6.9 acres in area. It is surrounded by a nursery to the north, Bill Seidle Mitsubishi to the south, a bowling alley to the west, and a FPL station, self-storage and retail buildings to the east across University Drive. The site plan indicates a new dealership building with outdoor display areas to the east side of the building and along University Drive, and future body shop to the west side. A large retention area is proposed at the west side of the property within the FPL easements. Thirty-six (36) percent of open space is provided on site while minimum of 30 percent is required.
2. *Building:* The proposed one-story building is characterized by large overhang canopies and glass windows. The extended canopy projecting over the front entrance provides a weatherproof customer drop-off area. The architectural design of the building is simple and consistent with the adjacent Mitsubishi dealership building. The building is finished with smooth stucco paint of white with beige theme. Overhang doors are proposed on the back of the building that will not be visible from University Drive.
3. *Access and Parking:* The proposed dealership will share the existing access on University Drive with Bill Seidle Mitsubishi, which is under the same ownership. It is also accessible from the existing 93-foot access way along the north property line. The customer and employee parking spaces are proposed close to the building at the north and south sides while the storage parking is located outside of the customer and

employee parking. Ninety-eight (98) parking spaces are required and 99 spaces are provided in addition to the storage parking spaces. The design of the traffic circulation is reasonable to ensure that vehicles enter and leave the site in a safe manner.

4. *Lighting*: New lighting is proposed to meet the code requirements.
5. *Landscaping*: A 30-foot landscaping buffer, including Live Oaks accented with groups of Queen Palms and hedges, is proposed along University Drive. Royal Palms are provided around the outdoor display area in front the building to break the long roofline and soften the building elevation. There are overhead power-lines above the north and west portions of the property. Under-story trees, including Silver Buttonwood, Tree Hibiscus, and Palms, will be installed in these areas. The perimeter buffers along the north, west, and south property lines consist of Mahogany, Tree Hibiscus, Red Tip Cocoplum, and Ficus hedges.

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

Central Broward Water Control District approval is required before the final site plan approval.

APPLICABLE CODES AND ORDINANCES

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

COMPREHENSIVE PLAN CONSIDERATIONS

Planning Area: The subject site is located in Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

STAFF ANALYSIS/FINDING OF FACT

The nature of use is consistent with the general purpose and intent of the B-3 zoning district regulations and Town of Davie Comprehensive plan.

STAFF RECOMMENDATION

Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

SITE PLAN COMMITTEE RECOMMENDATION

At the May 13, 2003 Site Plan Committee meeting, Councilmember Crowley made a motion, seconded by Vice-Chair Aucamp, to approve (Motion carried 4-0, Mr. Engel absent).

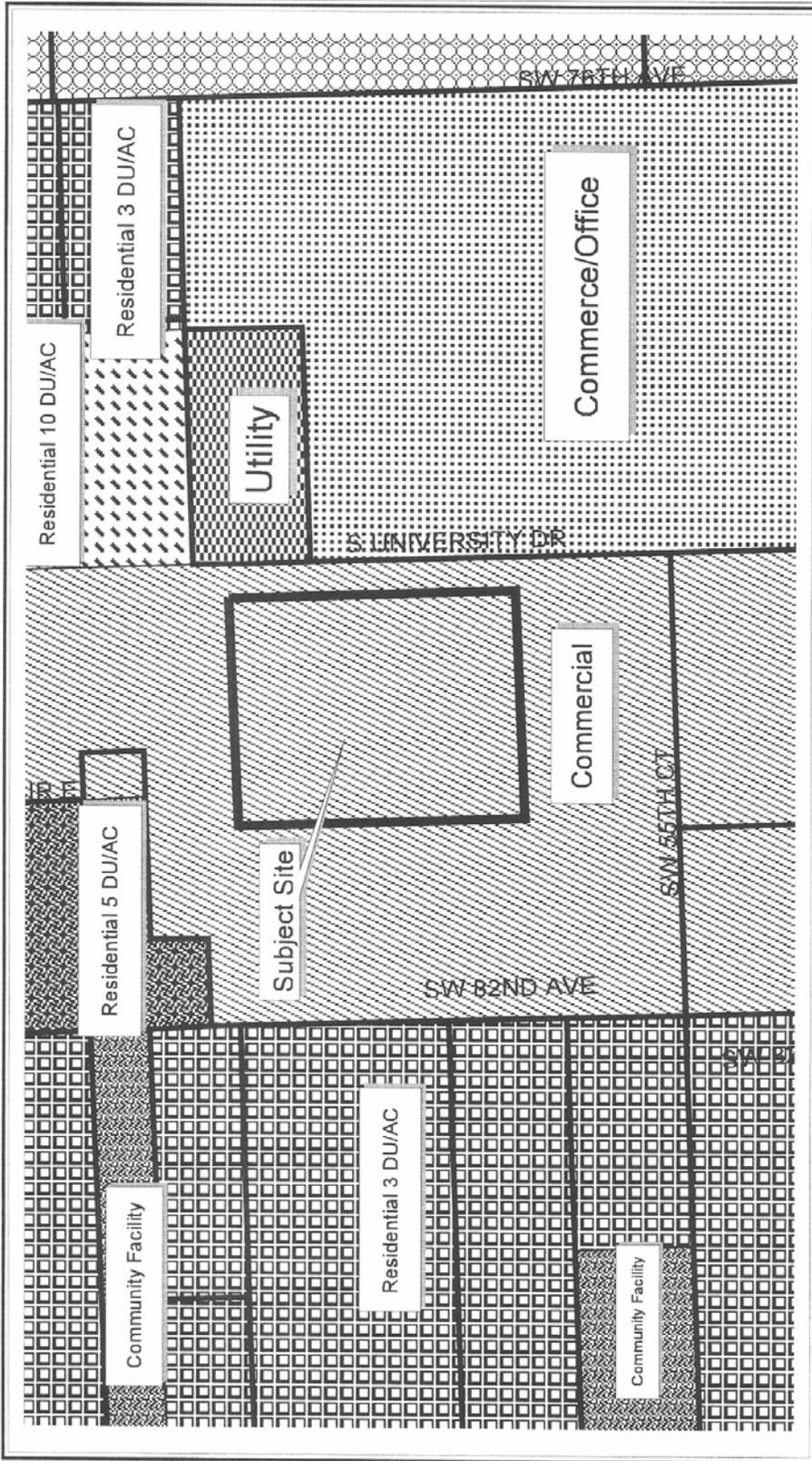
TOWN COUNCIL ACTIONS

EXHIBITS

Site Plan, Future Land Use Map, and Zoning and Aerial Map.

Prepared by: _____

Reviewed by: _____



**Site Plan
SP 3-2-03
Future Land Use Map**

Prepared By: AF
Date Prepared: 5/21/03

