

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: SP 4-7-04 / 04-302 / Ashley Furniture at Muvico, 15601 Sheridan Street /
Generally located at the northwest corner of Interstate-75 and Sheridan
Street

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 4-7-04 / 04-302 / Ashley Furniture, 154601 Sheridan Street

REPORT IN BRIEF:

The subject site is an out-parcel of land located at the northwest corner of Interstate-75 and Sheridan Street in the Muvico Theater complex. The subject site is currently a vacant parking lot and is zoned PUD-5 (Broward County), Ivanhoe Planned Unit Development District. The overall Ivanhoe Development was annexed into the Town of Davie on February 19, 1986. The original master plan for the site (MSP 12-4-97) identified this parcel for a restaurant. Adjacent to the north of the subject site is a lake and vacant land zoned PUD-5 (County), to the east is Interstate-75, to the south is Sheridan Street westbound ramp, and to the west is a canal not within the Town limits.

The architectural design of the two-(2) story, 34,137 square feet, retail building has a simplified South Florida Mediterranean design. The retail building is designed with clean lines, arcs, and decorative features. The exterior walls consist of painted tilt wall construction with a build-out covered area on the southwest portion of the building. On the west side elevation, the continuous Mediterranean architecture is broken up with the introduction of a tower element and side-by-side 6" x 6" black gold tumbled slate tiles. An oversized cornice treatment is placed along the top of the exterior wall for aesthetic purposes, as well as, to screen the mechanical equipment on the roof. Rectangular doors and windows with blue glass in anodized metal frames are located uniformly next to one another with similar decorative treatments of metal canopies and "Old Chicago" brick veneer at the base.

The main access to the subject site is through the existing 60-foot opening on the west Muvico Theater property line through the Coquina Plaza. Vehicular traffic onto and from the site is through one channelized ingress and egress route around the existing site.

For safety reasons, staff and the Muvico owners have been working together to modify access into and from the site. These discussions are continuously ongoing.

The subject site parking design meets the Broward County PUD code. The subject site proposes head-to-head parking, with no more than ten parking spaces before a landscape island. The Broward County code requires 75 parking spaces and the subject site is currently providing 164 parking spaces, including 4 handicap spaces.

The subject site's landscaping design is consistent and compatible with the existing theme. Royal and Medjool Palms are used to emphasize the existing Egyptian motif. Site design meets the Broward PUD regulations.

The subject site's lighting design meets the Land Development Code that requires the maximum foot-candles of 0.5 at property lines with minimal lighting pollution.

Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless a variance application is subsequently approved by Town Council.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 22, 2004 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve, SP 4-7-04 Ashley Furniture, based on the planning report and the following three items: 1) that the Royal Palms at the perimeter of the building be increased to 15-foot grey wood; 2) that the driveway at the east side of the building be reduced to a 16-foot wide one way and move the building east to try and get 14 feet of planting areas on both the east and west sides of the building; and 3) that the elevations show the loading dock canopies. (Motion carried 3-0, both Mr. Engel and Ms. Aitken were absent).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval by staff:

1. Continue the paver material throughout the site wherever there are sidewalks, as well as, in the entrance area of Ashley Furniture.

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

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

Applicant Information

Owner:

Name: Southwest / Broward Theaters Holdings, Ltd.
Address: 3101 North Federal Highway, 6th Floor
City: Fort Lauderdale, Florida 33306
Phone: (954) 564-6550

Agent:

Name: Miller Legg and Associates, Inc.
Address: 1800 North Douglas Road
City: Pembroke Pines, Florida 33024
Phone: (954) 436-7000

Background Information

Application Request: Site plan approval for a new furniture store (Ashley Furniture) within the northeast outparcel of the Muvico Theater site.

Address/Location: 15601 Sheridan Street / generally located at the northwest corner of Interstate-75 and Sheridan Street

Future Land

Use Plan Map: Commercial

Zoning: PUD-5 (Broward County), Ivanhoe Planned Unit Development

Existing/Proposed Use: Parking Lot / 34,137 square foot furniture store

Parcel Size: The subject parcel is the building footprint of 21,234 square feet. The applicant is also modify approximately 2.53 acres (110,400 square feet) including landscaping, parking and drive aisles.

	<u>Surrounding Uses:</u>	<u>Surrounding Land</u>
North:	Canal and Vacant	<u>Use Plan Designation:</u>
South:	Sheridan Street Westbound Ramp	Residential 3 DU/AC
East:	I - 75	Transportation
West:	Canal	Transportation
		Town Limits-Southwest Ranches

Surrounding Zoning:

North: PUD-5 (County), Ivanhoe Planned Unit Development, and U, Utilities
South: T, Transportation
East: T, Transportation
West: Town limits

Zoning History

Related Zoning History:

On August 15, 1980, Broward County approved Ordinance No. 80-76 to rezone the Ivanhoe Development to PUD Planned Unit Development.

Previous Requests on same property:

On February 19, 1986, the Town Council approved Resolution No. R-86-34 for a pre-annexation agreement between Ivanhoe and the Town of Davie. The Town and the owners agreed that Broward County Ordinance No. 80-76 shall remain in full force and effect. However, the Town and owners agreed that Ivanhoe shall be governed by the Town of Davie sign regulations. This agreement expires on February 19, 2006.

On September 9, 1989, the County Commission approved the plat, Britannia, for 247,384 square feet of commercial use and 150 townhouses/multi-family units on Parcel A.

Delegation Request (DG 9-1-97), On March, 1998, the County Commission approved a delegation request to amend the note to eliminate the residential use from the plat, remove the "lake" designation from Parcel C and redistribute the 247,384 square feet of commercial use on Parcels A, B, and C.

Site Plan (MSP 12-4-97), On January 21, 1998, the Town Council approved this master site plan for the construction of a 93,963 square feet movie theater, three retail sites, a restaurant court, 10.2 acre lake, and 1,780 parking spaces.

Variance Request (V 7-1-98), On October 7, 1998, the Town Council approved this variance to increase the height of three (3) ground signs from 25 feet to 50 feet, increase the area of two (2) ground signs from 100 square feet to 260.5 square feet for each ground sign, and increase the sign area of one ground sign from 100 square feet to 270 square feet. The variance was approved with conditions providing no signs on the walls of the six out parcel properties that would face east towards Interstate 75, and eliminating location #2 for the additional request sign.

Vest Rights Determination, In the Memo dated December 17, 1998, the Town Attorney Barry Webber interpreted that the property owner had established a vested rights claim to rely on the approval given by the Town regarding roof signs attached to the Muvico building under Broward County Code. In addition, the property owner established vested rights with regard

to freestanding signage as approved by variance granted by the Town Council under Broward County Code.

Site Plan Modification (SP 6-10-99), On July 27, 1999, the Site Plan Committee approved a site plan modification amending the master sign plan for the existing Muvico Theaters.

Variance Request (V 12-2-02), On June 04, 2003, the Town Council approved a variance to increase the height of a freestanding sign from 15 feet to 35 feet; to increase the area from 160 square feet to 223 square feet; to increase the signage of each tenant from 2 square feet of signage per lineal foot of tenant storefront façade length to 4 square feet per lineal foot; and to allow wall signs facing I-75).

Site Plan Modification (SP 12-2-02), On June 04, 2003, the Town Council approved a site plan modification for additions to the existing Muvico Theaters, new construction of three (3) restaurant buildings, and a shopping center, Sheridan Shoppes, containing three (3) retail buildings.

Variance Request (V 3-1-03), On May 15, 2003, Planning and Zoning staff requested that the variance be withdrawn from May 21, 2003 Town Council meeting. The variance was to reduce the inbound stacking spaces for a drive-through bank to five (5) spaces.

Site Plan Modification (SP 3-10-04), On March 30, 2004, the Planning and Zoning Division approved a site plan modification with the addition of a T.G.I.F. Friday to the existing Muvico Theater site.

Site Plan Modification (SP 4-6-04), This site plan modification is pending on the approval of SP 4-7-04 / Ashley Furniture.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Sign Code, Broward County PUD Code, and Ivanhoe Pre-annexation Agreement.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 1. This Planning Area constitutes the southwestern most portion of the Town, encompassing all of the land south of Griffin Road and west of southwest 148 Avenue. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the southern and northern ends of the Ivanhoe development at the intersection of I-75 with Sheridan and Griffin Roads, and Orange Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 117.

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.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is located at the northwest corner of Interstate-75 and Sheridan Street in the Muvico Theater complex. The applicant is proposing a two-story retail building (Ashley Furniture) with one-hundred and sixty four (164) parking stalls along the front (west side) of the retail building. The entire building totals approximately 34,137 square feet. The subject site is currently a vacant parking lot and is zoned PUD-5 (Broward County), Ivanhoe Planned Unit Development District. Adjacent to the north of the subject site is a lake and vacant land zoned PUD-5 (County), to the east is Interstate-75, to the south is Sheridan Street westbound ramp, and to the west is a canal not within the Town limits.

The subject site design meets the intent of the PUD-5 (Broward County), Ivanhoe Planned Unit Development district. The subject site is designed with an emphasis on pedestrian movement throughout the property with a paver walkway leading from the existing Muvico Theater to a variety of future outparcels. In addition, the retail building is designed with covered areas on the southeast portion that provides a pedestrian welcoming environment. The parking for the retail building will be located on the front (west side) of the proposed building.

2. *Architecture:* The architectural design of the two-(2) story, 34,137 square feet, retail building has a simplified South Florida Mediterranean design. The retail building is designed with clean lines, arcs, and decorative features. The exterior walls consist of painted tilt wall construction with a build-out covered area on the southwest portion of the building. On the west side elevation, the continuous Mediterranean architecture is broken up with the introduction of a tower element and 6" x 6" black gold tumbled slate tiles. An oversized cornice treatment is placed along the top of the exterior wall for aesthetic purposes, as well as, to screen the mechanical equipment on the roof. Rectangular doors and windows with blue glass in anodized metal frames are located uniformly next to one another with similar decorative treatments of metal canopies and "Old Chicago" brick veneer at the base.
3. *Access and Parking:* The main access to the subject site is through the existing 60-foot opening on the west Muvico Theater property line through the Coquina Plaza. Vehicular traffic onto and from the site is through one channelized ingress and egress route around the existing site. The main vehicular entrance to subject site is via opening

located on the northeast portion of the canalized route, or subject sites southwest corner property line.

The subject site indicates a loading space along the north side of the retail building and a proposed dumpster and enclosure. The plans have demonstrated truck maneuverability on site to and from the loading space and dumpster. Furthermore, appropriate device and/or signage shall be installed to eliminate any type of traffic hazards.

The subject site parking design meets the Broward County PUD code. The subject site proposes head-to-head parking, with no more than ten parking spaces before a landscape island. The Broward County code requires 75 parking spaces and the subject site is currently providing 164 parking spaces, including 4 handicap spaces.

4. *Lighting:* The subject site's lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines. The new light fixtures shall match the existing ones on the Muvico Theater site. The typical parking light pole shall be a maximum of 40' high. Furthermore, for convenience, safety, and site aesthetic, a 12' high decorative custom walkway pole will be provide along the main walkway to the Muvico Theaters.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless a variance application is subsequently approved by Town Council.
6. *Landscaping:* The subject site landscaping design is related and consistent with the existing theme. Palms are used to emphasize the Egyptian motif. Six Medjool Palms are placed along the northeast vehicular route in efforts to visually enhance the site. Cuban Royal Palms are widely used along roads and walkways, as well as, around the perimeter of the proposed retail building. Clusters of Cocoplum, Wax Jasmine and Indian Hawthorn will be planted next to the perimeter base of the retail building. Shade trees, including Royal Poinciana and Live Oaks are placed in parking islands. Pampas Grass, Stop Light Croton and Dwarf Oleander will be planted between the existing lake and the back (or eastside) of the retail building to assist in improving the overall appearance from I - 75.
7. *Drainage:* The subject property lies within South Broward Water Control District. No changes to the site drainage are proposed.
8. *Compatibility:* The new furniture building is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed retail building site ties in with the Egyptian theme.

Significant Development Review Agency Comments

Planning and Zoning: Continue the paver material throughout the site wherever there are sidewalks, as well as, in the entrance area of Ashley Furniture.

Staff Analysis

The submitted site plan is zoned PUD-5 (Broward County), Ivanhoe Planned Unit Development District and is designated Commercial on the Town of Davie Future Land Use Map. A retail building (Ashley Furniture) is permitted in both this zoning district and land use category. All proposed signage will need to meet the Town of Davie Land Development Code.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Broward County PUD district regulations and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval by staff:

1. Continue the paver material throughout the site wherever there are sidewalks, as well as, in the entrance area of Ashley Furniture.

Site Plan Committee Recommendation

At the June 22, 2004 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve, SP 4-7-04 Ashley Furniture, based on the planning report and the following three items: 1) that the Royal Palms at the perimeter of the building be increased to 15-foot grey wood; 2) that the driveway at the east side of the building be reduced to a 16-foot wide one way and move the building east to try and get 14 feet of planting areas on both the east and west sides of the building; and 3) that the elevations show the loading dock canopies. (Motion carried 3-0, both Mr. Engel and Ms. Aitken were absent).

Town Council Action

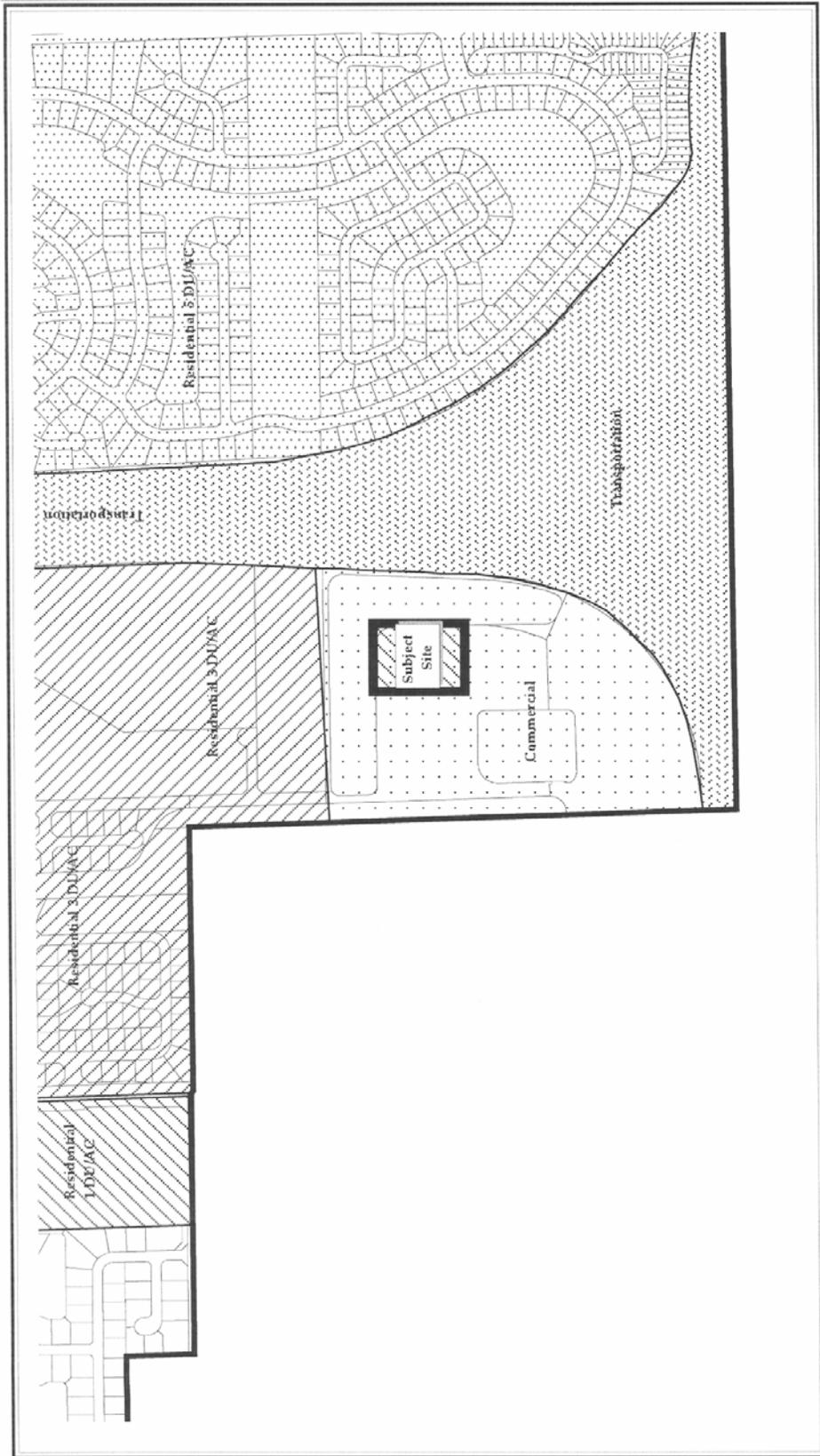
Exhibits

1. Site Plan
2. Future Land Use Plan Map

3. Zoning and Aerial Map

Prepared by: _____
"Exhibit 2"

Reviewed by: _____



The Town of Davie
Development Service Department
Planning & Zoning Division



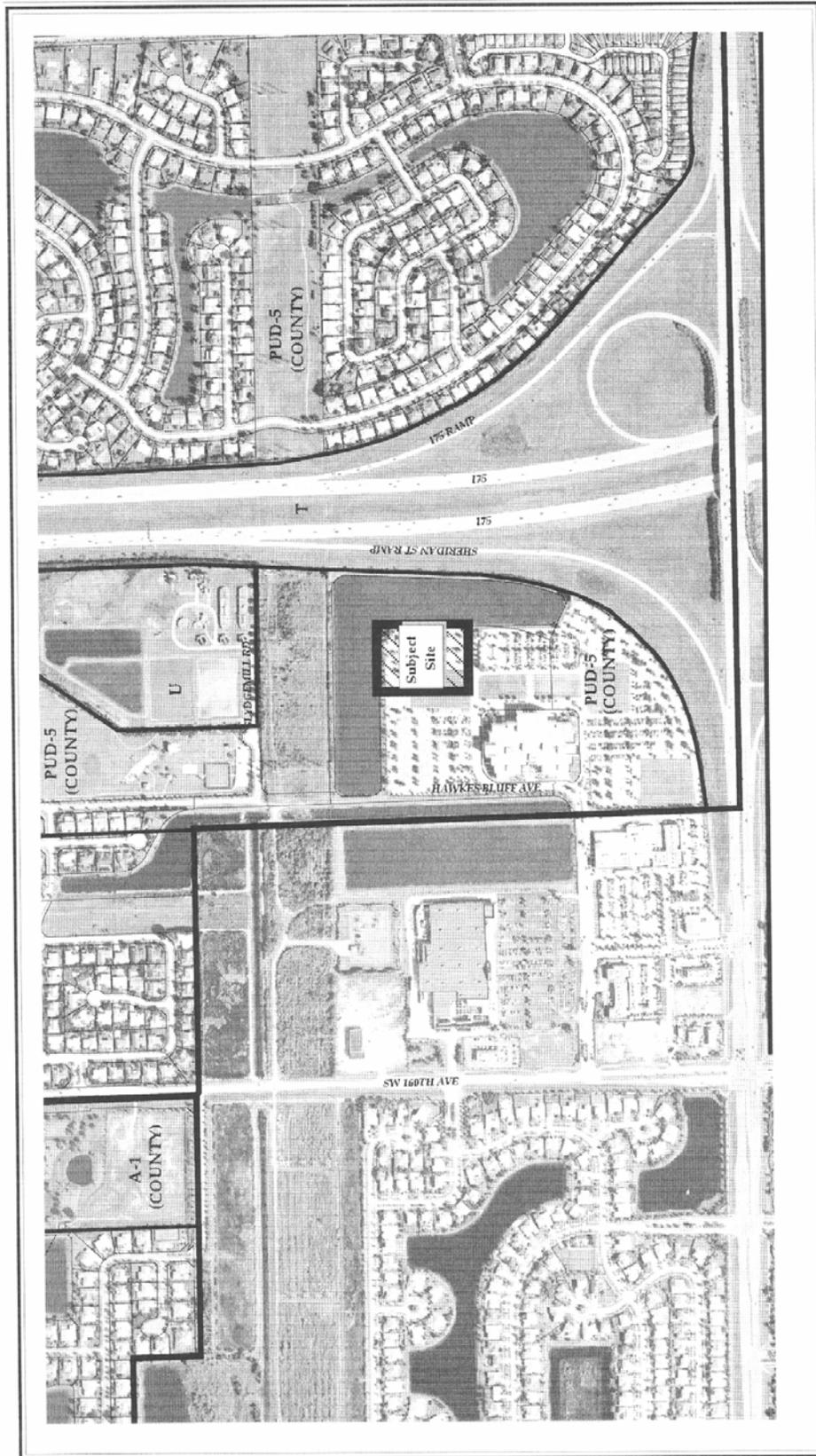
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Site Plan Application
SP 4-7-04, Ashley Furniture at Muvico
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 06/10/04

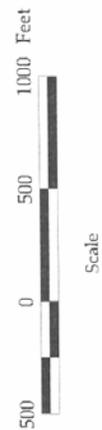
“Exhibit 3”



The Town of Davie
Development Service Department
Planning & Zoning Division



Site Plan Application
SP 4-7-04, Ashley Furniture at Muvico
Subject Site, Zoning and Aerial Map



Scale



Prepared By: D.M.A.
Date Prepared: 06/10/04