TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie O. Nolan, AICP, Acting Development Services Director/ (954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Modification, SPM 8-6-07 / 07-133/Rick Case Hyundai Dealership/ 3550 Weston Road

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 8-6-07, Rick Case Hyundai Dealership, 3550 Weston Road (tabled from April 16, 2008)

REPORT IN BRIEF: The petitioner is proposing an approximately 286,000 square foot building housing an additional dealership, storage, and parking garage. The building would be located in an existing open space between the existing dealership to the south and the Smart car dealershipto the west, and south of an existing retention area. The petitioner is also requesting a variance to reduce the required setback from all exterior property lines for stucco-faced concrete block buildings from 70 foot to 25 foot concurrently with this application. The proposed site plan also includes additional walkways, landscaping, and parking areas. The proposed height of the proposed building is 85 feet to the top of the parapet. However, BP, Business Park Zoning District does not restrict height. Therefore the proposed development is consistent with the Land Development Code. The architecture of the building depicts a modern "clean line" design. The proposed building incorporatates architectural elements such as flat roof, concrete panels, composite metal panels, decorative metal louvers, and impact resistant windows. The façade configuration consists of large areas of glass on the first and second floors, and open vertical areas with tension cable safeguards on the third floor and above for the proposed enclosed garage. The access to the subject site is via an existing two-way 50 foot access opening from Weston Road. The existing accesses will provide full ingress/egress to the subject site. The addition requires a total of 216 parking spaces, the development as proposed meets this requirement.

PREVIOUS ACTIONS: At the April 16, 2008 Town Council meeting, this application was tabled to the May 7, 2008 meeting. **(Motion carried 5-0)**

CONCURRENCES: At the March 11, 2008 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Mr. Venis, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Evans – no; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 3-1)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

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

Attachment(s): Staff Report, Site Plan.

Attachment "A"
Application: SPM 8-6-07 / 07-133 / Rick Case
Original Report Date: 02/04/2008 **Revision(s):** 3/14/2008

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner:
Name: RR Davie, LLC – Richard J. Case
Address: 875 N. State Road 7
City: Fort Lauderdale, Florida 33317
Phone: (954) 587-1111

Petitioner:
Name: Architecture 6400 Inc. – Christopher H. Miller
Address: 300 S.E. 2nd Street
City: Fort Lauderdale, Florida 33301
Phone: (954) 627-9180

Background Information

Application Request: The petitioner requests site plan modification approval for an addition to the existing Rick Case Hyundai dealership.

Address: 3550 Weston Road

Location: Generally located on the north side of SW 36 Street, between Weston Road and I-75.

Future Land Use Plan Map: Residential 1 DU/AC

Zoning: BP, Business Park District

Existing Use(s): Rick Case Hyundai Dealership

Proposed Use(s): Building addition consisting of approximately 286,000 square feet dealership and parking garage.

Parcel Size: 13.02 Acres (594,058 square feet)

Surrounding Land

Surrounding Use(s):		**Use Plan Map Designation(s):**
North:	I-75	Transportation
South:	Road/Davie Volvo-Nissan Transportation/Commercial	
East:	I-75	Transportation
West:	City of Weston	City of Weston

Surrounding Zoning(s):

North:	T, Transportation District
South:	T, Transportation District, and BP, Business Park District
East:	T, Transportation District
West:	City of Weston

Zoning History

Related Zoning History:

At the June 20, 2007 Town Council meeting, the site plan modification SPM 4-2-07 for the Smart Car Dealership was approved.

At the January 15, 2003 Town Council meeting, the site plan SP 9-5-02 was approved.

On December 4, 2001 the plat P 12-1-98 Pointe West Center North, was approved by the Broward County Board of County Commissioners, and recorded it in the official records of Broward County.

At the February 16, 2000 Town Council meeting, the site plan, SP 11-11-99 Davie Dealership, was approved.

At the January 5, 2000 Town Council meeting, the plat was approved with a plat note restricting it to 55,000 square feet of auto dealership use.

At the December 15, 1999 Town Council meeting, the rezoning, ZB 8-1-99, Ordinance 99-44, of the northern portion of the subject site from AG, Agricultural District to BP, Business Park District for 3.55 acres with the utilization of the Broward County "5% residential-to-commercial" flexibility rule was approved.

At the February 3, 1999 Town Council meeting, the rezoning, ZB 9-2-98, Ordinance 99-03, of the southern portion of the subject site from AG, Agricultural District to BP, Business Park District for 6.45 acres with the utilization of the Broward County "5% residential-to-commercial" flexibility rule was approved.

Concurrent Request(s) on same property:

Variance (V 1-9-07), this request is a variance from the Land Development Code §12-87, Setback standards for the Business Park (BP) District; FROM: a required minimum 70 foot setback from all exterior property lines for stucco-faced concrete block building, TO: provide a 25 foot exterior property line setback from State Road I-75.

Applicable Codes and Ordinances

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

Land Development Code Section 12-87, Setback standards for the Business Park (BP) District: Minimum setbacks from exterior property lines.

Land Development Code Section 12-208 (A)(22), Requirements for off-street parking: Minimum parking requirement of one (1) space for each one hundred fifty (150) square feet of repair, office and showroom plus one (1) space for each five hundred (500) square feet of outdoor display area.

Land Development Code Section 12-102, Landscaping: Plant materials used in conformance with provisions of this chapter shall conform to the standards for Florida No. 1 or better.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within 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 113.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future *Land Use Element, Policy 7-4:* Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site*: The petitioner is proposing an approximately 286,000 square foot building housing an additional dealership, parts storage, and parking garage. The proposed building will be located in an existing open space between the existing dealership to the south and the Smart car dealership, and south of the existing retention area. The applicant is requesting a variance to reduce the required setback from all exterior property lines for stucco-faced concrete block buildings from 70 foot to 25 foot running concurrently with this application. The roof will serve as additional parking area. The proposed site plan also includes additional walkways, landscaping, and parking areas. The proposed height of the proposed building is 85 feet to the top of

the parapet. However, BP, Business Park Zoning District does not restrict height. Therefore the proposed development is consistent with the Land Development Code.

2. *Architecture:* The petitioner is proposing a modern "clean line" architectural design. The proposed building incorporates architectural elements such as flat roof, concrete panels, composite metal panels, decorative metal louvers, and impact resistant windows. The configuration of the building consists of large areas of glass on the first and second floors, and open vertical areas with tension cable safeguards on the third floor and above for the proposed enclosed garage.

3. *Access and Parking:* The access to the subject site is via an existing two-way 50 foot access opening from Weston Road. The existing accesses will provide full ingress/egress to the subject site. The addition requires a total of 216 parking spaces, based on the use, the development as proposed meets this requirement.

4. *Lighting:* All light poles and fixtures meet the requirements of the Land Development Code Section 12-260, Lighting Standards. The style of the light features is consistent with the architectural style of the building and the existing development.

5. *Signage:* Signage is not part of this site plan modification application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The proposed additional landscape is located at the rear of the proposed building, facing Interstate 75. The landscape plan depicts species such as Florida Royal Palm, Gumbo Limbo, and Live Oaks.

7. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.

8. *Compatibility:* The proposed addition to the existing dealership is compatible with the surrounding properties by providing buffers and screening.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. City of Sunrise agreement for Water and Sewer services is required prior to final Planning and Zoning Division's sign-off approval.

2. Central Broward Drainage District approval is required prior to final Planning and Zoning Division's sign-off approval.
3. Provide a three-dimensional color rendering, colored elevations, and paint samples, as well as, building material for Site Plan Committee and Town Council review. These are required one week before the scheduled Site Plan Committee meeting for staff review.
4. Total site area denoted on survey must be consistent with area indicated on site plan.

Engineering Division:

1. Provide documents showing CBWCD approval for removing easement near loading zone area.
2. Provide traffic analysis to show traffic impact on local roadways.
3. Provide copy of Hyundai project traffic study.
4. CBWCD approval must be obtained prior to site plan approval.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public on November 8 and 12, 2007 at Shenandoah Park. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed addition within the existing Rick Case Hyundai dealership development meets the intent of the existing zoning, BP, Business Park District. Additionally, it is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of the subject site as proposed is consistent with adjacent properties.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Land Development Regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan modification is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the Master Site Plan application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration

Site Plan Committee Recommendation

At the March 11, 2008 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Mr. Venis, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Evans – no; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 3-1)**

Town Council Action

Exhibits

1. 1,000' Mail out Radius Map
1. Property Owners within 1,000' of the Subject Site
2.Public Participation Notice
3. Public Participation Sign-in Sheet
4. Public Participation Report
5.Future Land Use Plan Map
6. Aerial, Zoning, and Subject Site Map

Prepared by: _____ Reviewed by: _____

File Location: *P&Z\Development Applications \Rick Case \SPM 8-6-07 Staff Report*

Exhibit 1 ***(1,000' Mail out Radius Map)***

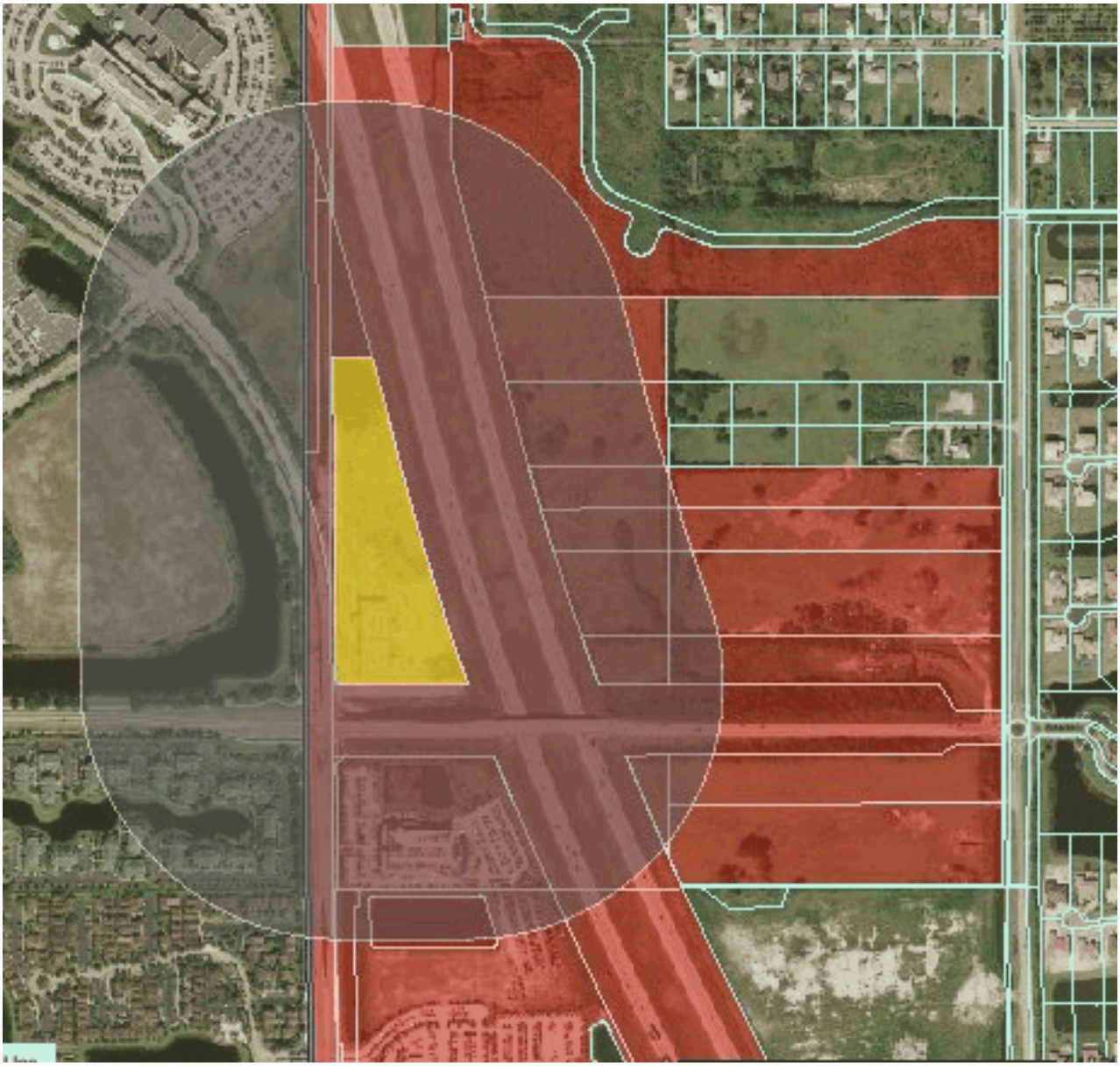

Exhibit 2 ***(Property Owners within 1,000' of Subject Site)***

NAME_LINE_	ADDRESS_LI	ADDRESS_1
BURGESS,GENE R	5850 SW 32 TER	FT LAUDERDALE FL 33312
BURGESS,GENE R	5850 SW 32 TER	FT LAUDERDALE FL 33312
BURGESS,GENE R	5850 SW 32 TER	FT LAUDERDALE FL 33312
BURGESS,GENE R	5850 SW 32 TER	FT LAUDERDALE FL 33312
BURGESS,GENE R	5850 SW 32 TER	FT LAUDERDALE FL 33312
BURGESS,GENE R	5850 SW 32 TER	FT LAUDERDALE FL 33312
DOM INC	9401 BISCAYNE BLVD	MIAMI SHORES FL 33138-2970
M S & S TOYOTA INC	3801 W SUNRISE BLVD	FT LAUDERDALE FL 33311
OAK SCHOLAR OF BROWARD LLC	6035 SW 88 CT	MIAMI FL 33173
OAK SCHOLAR OF BROWARD LLC	6035 SW 88 CT	MIAMI FL 33173
PLANTATION SALES INC	747 NORTH STATE ROAD 7	PLANTATION FL 33317
PLANTATION SALES INC	747 NORTH STATE ROAD 7	PLANTATION FL 33317
POINTE WEST PROPERTY OWNERS ASSN	17794 SW 2 ST	PEMBROKE PINES FL 33029
POINTE WEST PROPERTY OWNERS ASSN	17794 SW 2 ST	PEMBROKE PINES FL 33029
R & R DAVIE LLC	949 HILLSBORO MILE	HILLSBORO BEACH FL 33062
R & R DAVIE LLC	949 HILLSBORO MILE	HILLSBORO BEACH FL 33062
R & R DAVIE LLC	949 HILLSBORO MILE	HILLSBORO BEACH FL 33062
RYAN,TIMOTHY M	310 SE 6 ST	DANIA BEACH FL 33004
RYAN,TIMOTHY M	310 SE 6 ST	DANIA BEACH FL 33004
RYAN,TIMOTHY M	310 SE 6 ST	DANIA BEACH FL 33004
RYAN,TIMOTHY M	310 SE 6 ST	DANIA BEACH FL 33004
SOUTHERN HOMES OF DAVIE V LLC	12900 SW 128 ST SUITE 100	MIAMI FL 33186
SOUTHERN HOMES OF DAVIE V LLC	12900 SW 128 ST SUITE 100	MIAMI FL 33186
SOUTHERN HOMES OF DAVIE V LLC	12900 SW 128 ST SUITE 100	MIAMI FL 33186

Exhibit 3 ***(Public Participation Notice)***

LAW OFFICES
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OF COUNSEL
WILLIAM S. CROSS, P.A.
JOHN W. PERLOFF, P.A.

November 1, 2007

Re: Rick Case Hyundai
3550 Weston Road
Davie, Florida 33331

Site Plan Modification
Parking Garage

Dear Neighbor:

We would like to invite you to a neighborhood meeting to discuss the proposed amendment to the Site Plan for Rick Case Hyundai located at 3550 Weston Road, Davie, Florida 33331. The property is immediately west of Interstate 75 on the northeast corner of Weston Road and S.W. 36th Street.

We are submitting an Amended Site Plan Application to the Town of Davie providing for the addition of a parking garage to the existing Rick Case Hyundai dealership.

We have reserved Shenandoah Park for two public meetings to which you are invited. The first meeting will be held on Thursday, November 8, 2007, at 7:00 p.m., and the second meeting will be held on Monday, November 12, 2007, also at 7:00 p.m. Shenandoah Park is located at 14601 S.W. 14th Street. The park is on the north side of 14th Street and is east of Shotgun Road and west of 136th Avenue. Upon entering the park, follow the road around to the right and the community facility will be on your right.

We expect our presentation to take approximately 15 minutes and we will reserve plenty of time afterward to answer any follow-up questions that you may have. Please contact me should you have any questions at this time or require any additional information.

Sincerely,

JOHN D. VOIGT
For the Firm

PLEASE NOTE THAT MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT.

cc: Town of Davie

Exhibit 4 ***(Public Participation Sign-In Sheets)***

RICK CASE HYUNDAI

PUBLIC PARTICIPAITION MEETING #1
THUR., NOV. 8, 2007 @ 7:00pm @ SHENANDOAH PARK

ATTENDEES:

1. JOHN VOIGT, Atty for Applicant
2. BILL SANDERS, Applicant's representative

RICK CASE HYUNDAI

PUBLIC PARTICIPATION MEETING #2
MONDAY, NOV. 12, 2007 @ 7:00pm @ SHENANDOAH PARK

ATTENDEES:
1. JOHN VOIGT, Attorney for Applicant
2. BILL SANDER, Applicant's Representative

Exhibit 5 ***(Public Participation Report)***

LAW OFFICES
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VIA FAX AND U.S. MAIL
(954) 797-1204

November 14, 2007

Ms. Lise Bazinet
Planner II
Town of Davie
6591 Orange Drive
Davie, Florida 33314-3399

Re: Rick Case Hyundai Amended Site Plan Application
Variance Application
Citizen Participation Report

Dear Ms. Bazinet:

Please allow this letter to serve as our Citizen Participation Report for the most recent amended site plan application and variance application regarding Rick Case Hyundai and the addition to the parking garage to the existing site.

Two public participation meetings were held at Shenandoah Park. The first meeting was held on Thursday, November 8, 2007, at 7:00 p.m., and the second meeting was held on Monday, November 12, 2007, also at 7:00 p.m. Attached is the original sign-up sheet for both meetings. You will see that no one attended other than myself and the representative of Rick Case Hyundai.

Obviously, since no members of the public attended the meetings, no issues were raised. Further, no members of the public contacted either the applicant or the undersigned inquiring regarding the project or indicating that they could not attend the meetings.

The applicant is aware, however, of certain residential neighborhoods outside the mandatory notice requirement and has given a commitment to meet individually with those neighborhoods as the project progresses. It is hoped that after the DRC meeting that such a meeting can be held prior to the Planning and Zoning Board meeting.

Enclosed please find a copy of the November 1, 2007 Public Participation Plan which this office previously submitted. Based upon the foregoing, it is our belief that we have adequately satisfied the citizen participation requirements of the Town Code with our Citizen Participation Plan. Although not required by the terms of the ordinance, we will continue to keep nearby residents informed as the applications proceed. Please contact me should you have any questions or if anything further is required.

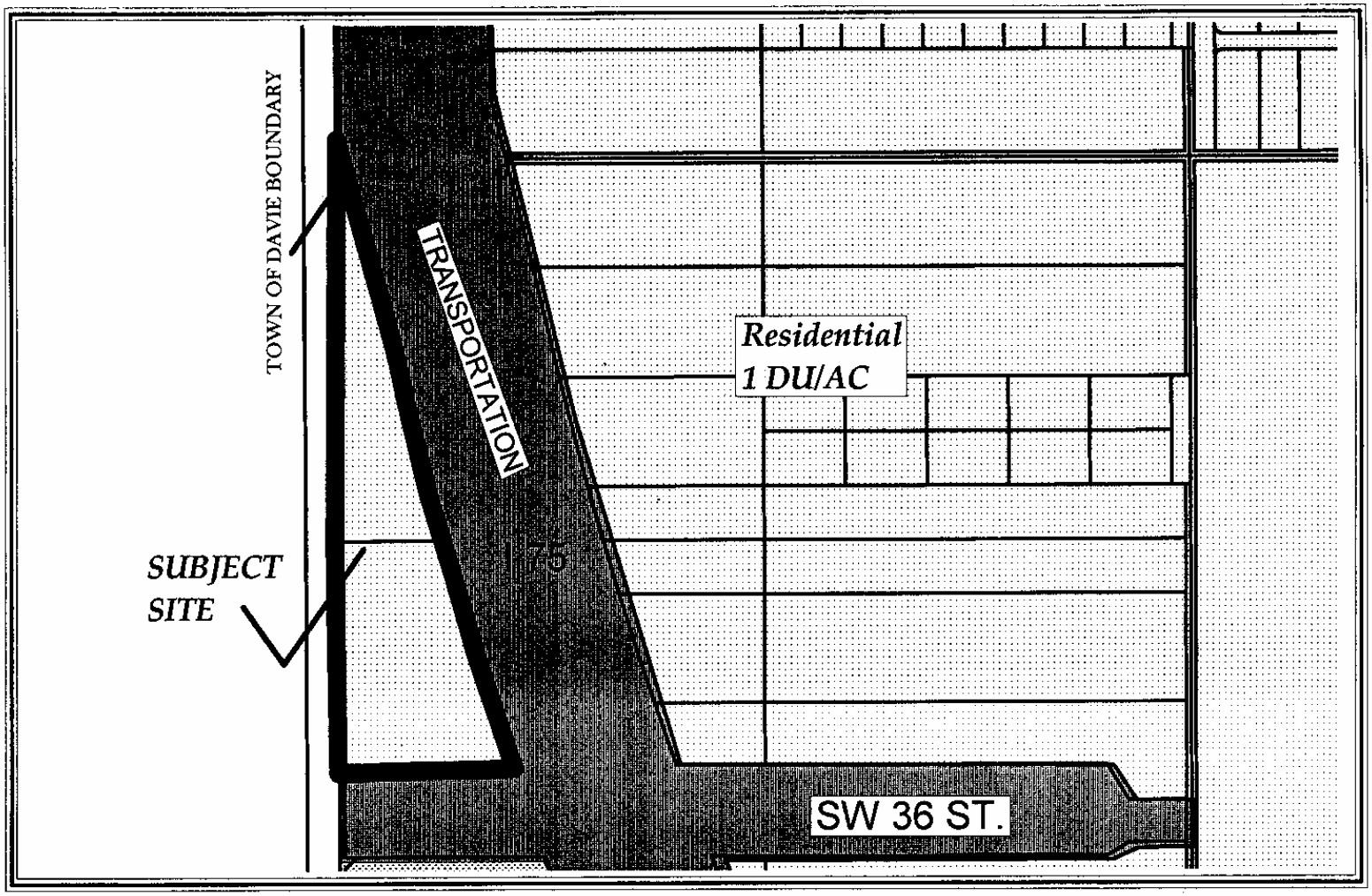
Sincerely,

JOHN D. VOIGT
For the Firm

JDV/kdr
encs.

cc: R&R Davie, LLC
Rick Case Hyundai

Exhibit 6 (*Future Land Use Map*)



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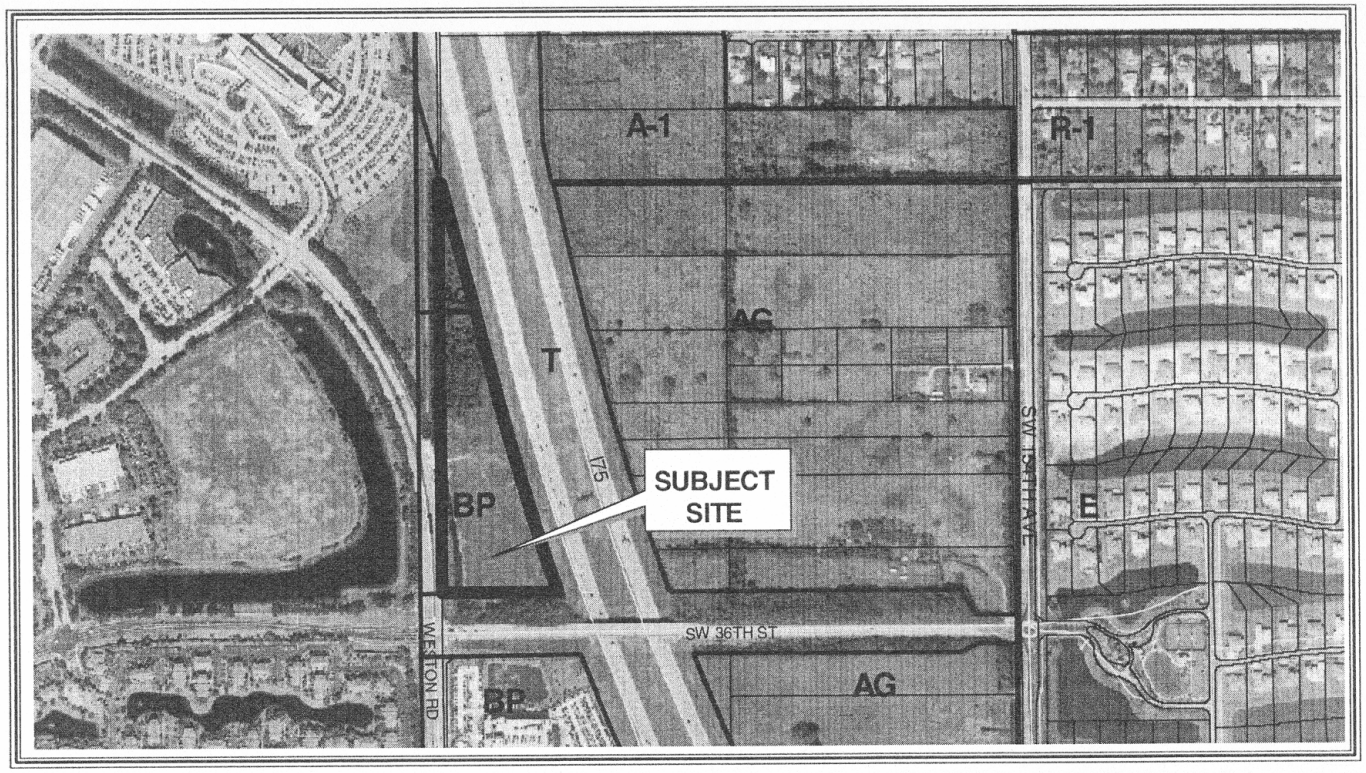
Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

Site Plan

Existing Future Land Use Map

Exhibit 7 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/31/03

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Prepared by the Town of Davie GIS Division

TEMPORARY USE
Zoning and Aerial Map

Prepared By: ILD
Date Prepared: 3/10/05