

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: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 9-5-02 Architecture 6400/ R & R Davie, LLC
3550 Weston Road/Generally located on the north side of SW 36 Street,
between Weston Road and I-75.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 9-5-02 Rick Case Hyundai, 3550 Weston Road (BP)

REPORT IN BRIEF: The applicant requests site plan approval for the 9.9 acre site, generally located on the north side of SW 36 Street, between Weston Road and I-75. The proposal is for a 46,433 square foot automobile dealership, parking and landscaping.

The two structures are characterized by pre-cast concrete, covered in light grey stucco, and contrasted by large glass curtain walls. Projecting metal canopies along with the reveal lines break down the large scale of the block building and add interest to the elevations. The same design elements have been used on both buildings to keep the architectural integrity.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 7, 2003, Site Plan Committee meeting, Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's comment number two (2) in the planning report and that the entrance canopy be dropped two feet so that the top of it was level with the glass and to add one more glass panel to the left of the entrance (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met prior to the issuance of a building permit:

1. Provide architectural enhancements to the main entrance to the new car dealership building.
2. The applicant shall record the plat in the official records of Broward County and submit a copy of the recorded plat mylar to the Planning and Zoning Division.

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

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

APPLICANT INFORMATION

Owner:		Agent:	
Name:	R & R Davie, LLC	Name:	Architecture 6400
Address:	875 North State Road 7	Address:	300 SE 2 Street
City:	Fort Lauderdale, FL 33317	City:	Fort Lauderdale, FL 33301
Phone:	(954) 377-7400	Phone:	(954) 627-9180

BACKGROUND INFORMATION

Application History: At the December 10, 2002, Site Plan Committee meeting, the item was tabled to the January 7, 2003, meeting at the request of the applicant.

Application Request: Site plan approval for the new Rick Case Hyundai dealership.

Address/Location: 3550 Weston Road/Generally located on the north side of SW 36 Street, between Weston Road and I-75.

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: BP, Business Park District and AG, Agricultural District

Existing Use: Vacant

Proposed Use: Automobile dealership

Parcel Size: 9.9 acres (434,705 square feet)

Surrounding Uses:

North:	I-75
South:	SW 36 Street, Davie Volvo-Nissan
East:	I-75
West:	Vacant/Meridian Business Campus

Surrounding Land Use Plan Designation:

Transportation
Transportation, Commercial
Transportation
Industrial within Irregular (1.83) Residential (Broward County)

Surrounding Zoning:

North:	T, Transportation District
South:	T, Transportation District, BP, Business Park District
East:	T, Transportation District
West:	PDD, Planned Development District (City of Weston)

ZONING HISTORY

Previous Requests on same property: 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 on February 3, 1999.

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 on December 15, 1999.

The plat, P 12-1-98 Pointe West Center North, was approved by Town Council on January 5, 2000, with a plat note restricting the plat to 55,000 square feet of auto dealership use. The plat was approved by the Broward County Board of County Commissioners on December 4, 2001, and the applicant has until May 3, 2003, to record it in the official records of Broward County.

The site plan, SP 11-11-99 Davie Dealership, was approved on February 16, 2000.

A delegation request to change the type of development on the site was approved by the Town, but was not considered by the Broward County Board of County Commissioners. The delegation request, DG 5-6-02 Pointe West Center North, was approved on July 3, 2002, to amend the restrictive note on the plat from "this plat is restricted to 55,000 square feet of auto dealership use"; to "this plat is restricted to 100,000 square feet of retail."

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 9.9 acre site, generally located on the north side of SW 36 Street, between Weston Road and I-75. The proposal is for a 46,433 square foot automobile dealership, parking and landscaping.
2. *Building:* The two structures are characterized by pre-cast concrete, covered in light grey stucco, and contrasted by large glass curtain walls. Projecting metal canopies along with the reveal lines break down the large scale of the block building and add interest to the elevations. The same design elements have been used on both buildings to keep the architectural integrity.
3. *Access and Parking:* Access to the site is via a 50' opening along Weston Road. Provided are 198 spaces for customer service and employee parking; including eight (8) handicapped spaces, and 445 spaces for the outdoor display area, for a total of 643 spaces on site.

4. *Landscaping:* The site plan shows 96,463 square feet (2.21 acres) or 36% open space (30% required) for the overall site. The east and west buffers will be planted with Royal Palm; the north and south buffers with Live Oak, with both having a continuous Cocoplum hedge. The theme at the entrance point consists of Royal Palm, Blue Pacific Juniper, Xanadu Philodendron and season flowers.
5. *Drainage:* The subject property lies within the Central Broward Water Control District. There are wetlands being preserved and filled on the southern portion of the site; the northern portion contains wetlands to be restored, and serves as a water retention area.
6. *Temporary Uses:* The site plan indicates a temporary construction trailer north of the new car dealership building. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

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

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, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council and the Site Plan Committee for further consideration. In addition, the following conditions shall be met prior to the issuance of a building permit:

1. Provide architectural enhancements to the main entrance to the new car dealership building.
2. The applicant shall record the plat in the official records of Broward County and submit a copy of the recorded plat mylar to the Planning and Zoning Division.

Site Plan Committee Recommendation

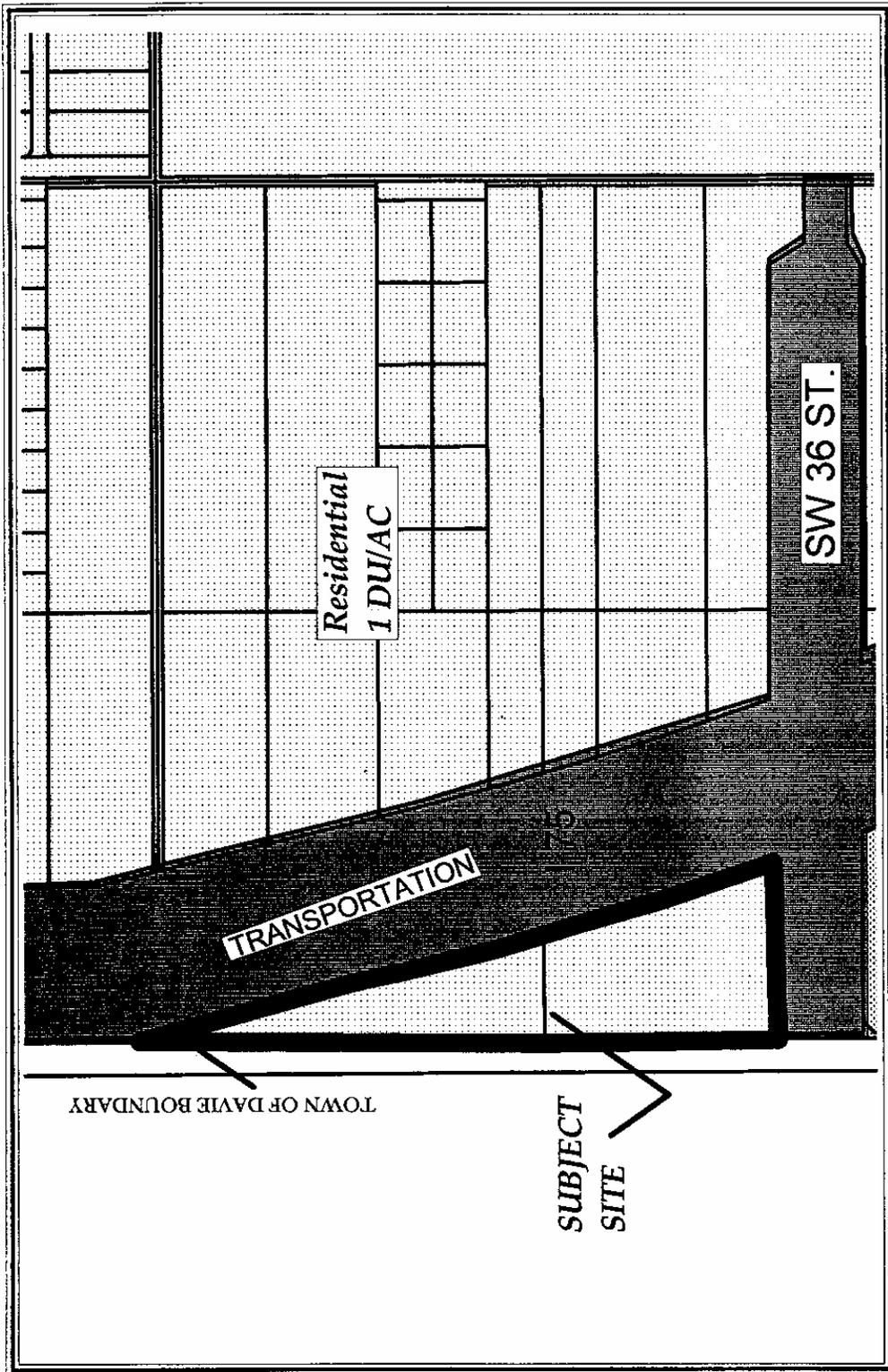
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Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

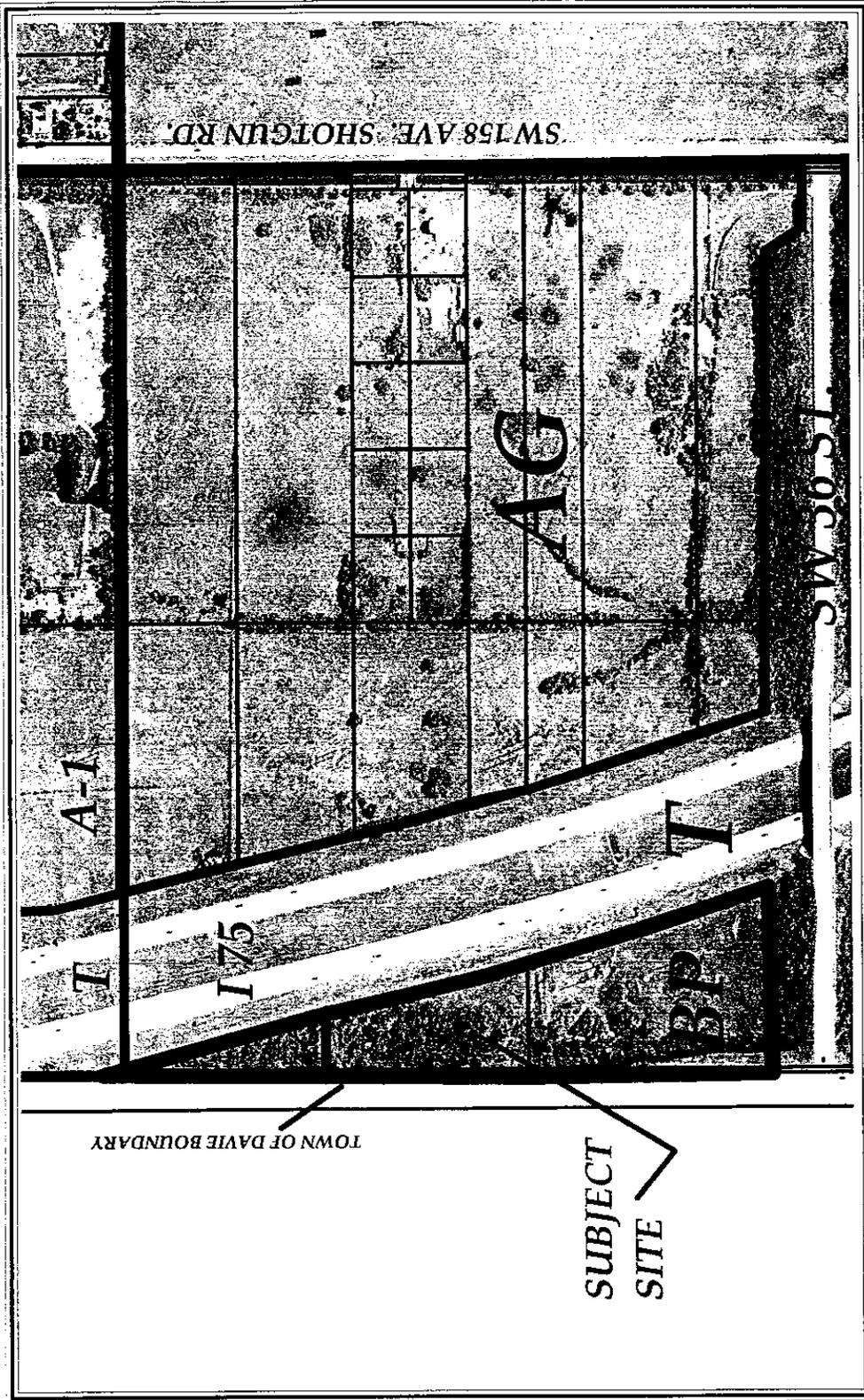
Prepared by: _____

Reviewed by: _____

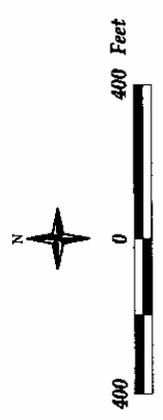


Site Plan
 SP 9-5-02
 Existing Future Land Use Map

Planning & Zoning Division - GIS



Site Plan
 SP 9-5-02
 Subject Site and Aerial Map
 Date Flown: 12/31/01



Planning & Zoning Division - GIS