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 10-4-02 Outback Steakhouse, 14830 Griffin Road/Generally located at the southeast corner of I-75 and Griffin Road within Regency Square

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 10-4-02 Outback Steakhouse, 14830 Griffin Road (County PUD)

REPORT IN BRIEF: The applicant requests site plan approval for the 1.16 acre site, generally located within Regency Square at the southeast corner of I-75 and Griffin Road. The proposal is for the Outback Steak House at Regency Square, landscaping, and parking. Access is via a 24' opening at the southeast boundary of the site that connects to the internal access drive of Regency Square, which connects to SW 148 Avenue. Provided are 64 parking spaces; including three (3) handicapped spaces.

PREVIOUS ACTIONS: The Town Council voted at the April 2, 2003 meeting to table the item to the May 7, 2003 Town Council meeting.

CONCURRENCES: At the March 11, 2003, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on staff's report and comments and subject to the following conditions: 1) that the architecture on the north side of the building match that on the south side of the building including a gable roof over the north door to match the "take away" door; 2) that there be columns similar to the front; 3) revise the landscape plan to match the front with low plant material shrubbery with accent pieces; 4) to add railings between the columns on the north side of the building; 5) to submit proof that the a/c units would be screened from view by the mansard roof; and 6) to add an additional window on the west side of the north elevation (Motion carried 3-1 with Ms. Aitken being opposed).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendations. In addition, the following conditions shall be met prior to the issuance of a building permit:

1. Provide the Town Engineer with a statement identifying the capacity requirements of the intersection of the Regency Square north access drive and SW 148 Avenue, the improvements that may be needed to deal with these requirements, and an implementation plan for formal review and approval.

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

Application: SP 10-4-02 **Revisions:** 5/16/03
Exhibit "A" **Original Report Date:** 2/7/03

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

Applicant Information

Owner:		**Agent:**	
Name:	A.F. Properties	**Name:**	Zamora and Associates, Inc.
Address:	12229 SW 129 Court	**Address:**	11410 N. Kendall Drive, Suite 302
City:	Miami, FL 33176	**City:**	Miami, FL 33176
Phone:	(305) 234-9911	**Phone:**	(305) 273-7801

Background Information

Application History: At the February 11, 2003, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to table to March 11, 2003 (Motion carried 3-0 Mr. Crowley & Mr. Engel were absent).

Application Request: Site plan approval for the Outback Steakhouse at Regency Square.

Address/Location: 14830 Griffin Road/Generally located at the southeast corner of I-75 and Griffin Road within Regency Square.

Future Land Use Plan Designation: Commercial

Existing Zoning: PUD (County)

Proposed Zoning: B-3, Planned Business Center District (ZB 12-2-02)

Existing Use: Vacant outparcel with the Regency Square Shopping Center

Proposed Use: Restaurant

Parcel Size: 1.16 acres (50,589 square feet)

	Surrounding Uses:	**Surrounding Land Use Plan Designation:**
North:	I-75	Transportation
South:	Regency Square	Commercial
East:	Burger King	Commercial
West:	Martino Tire	Commercial

Surrounding Zoning:
North: T, Transportation District
South: PUD (County)
East: PUD (County)
West: PUD (County)

Zoning History

Related Zoning History: The Ivanhoe PUD was approved and developed under Broward County in 1980. Broward County Ordinance 80-76, approved by Broward County September 29, 1980, rezoned the 864 acre Ivanhoe Development from A-1 to Planned Unit Development (PUD). The Regency property is part of the Ivanhoe PUD. The Regency Plat was recorded on January 7, 1985. Town of Davie Ordinance 86-14, approved February 1986, annexed the PUD into the Town of Davie and kept Broward County Ordinance 80-76 in effect.

Previous Requests on same property: The site plan, SP 8-6-00 Denny's Restaurant, was approved on April 4, 2001. The site plan expired on April 4, 2002.

The rezoning, ZB 12-2-02 Town of Davie, to B-3, Planned Business Center District is scheduled to be considered by Town Council on March 19, 2003.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 1.16 acre site, generally located within Regency Square at the southeast corner of I-75 and Griffin Road. The proposal is for the Outback Steak House at Regency Square, landscaping, and parking.

2. *Building:* The structure is covered in light grey hardie-panel, accented with cream trim, and contrasted by a green standing seam metal roof. All four (4) elevations have an accented gable roof, and raised parapets. The façade has a porch, and the west elevation has an outdoor seating area. The gables and trusses on the façade are accented with red neon covered with a red tinted lens, and all four (4) sides have red and black internally illuminated signs

3. *Access and Parking:* Access is via a 24' opening at the southeast boundary of the site that connects to the internal access drive of Regency Square, which connects to SW 148 Avenue. Provided are 64 parking spaces; including three (3) handicapped spaces.

4. *Main Access:* The intersection of the Regency Square access road and SW 148 Avenue is in need of improvement. The applicant is working together with Charles Putman & Associates (applicant for SP 10-7-02 Warren Henry) in researching Broward County records to confirm the status of a plan and agreement entered into by Shell Oil which calls for the installation of turn lane improvements at this location. The improvements included a northbound turn lane and southbound right turn lane. The improvement

package was approved by the Town of Davie and Broward County, but it is unclear why the improvements were not installed. It is the intention of the applicant to provide the Town Engineer with a statement identifying the capacity requirements of this intersection, the improvements that may be needed to deal with these requirements, and an implementation plan for formal review and approval.

5. *Landscaping:* The site plan shows 15,182 square feet (0.35 acres) or 30% open space (30% required) for the overall site. The perimeter buffers will be planted with Live Oak, Green Buttonwood, Pink Trumpet Tree, with a continuous row of Silver Buttonwood along three (3) sides; there is an existing row of Wax Myrtle on the eastern boundary (Burger King). The theme at the entrance point consists of Aztec Grass, Bush Allamanda, Queen Palm, and Slash Pine. Around the structure are Asparagus Fern, Bush Allamanda, Cabbage Palm, Crape Myrtle, Croton, Evergreen Giant Liriope, Pigeon Plum, Red Egypt Star Cluster, Red Jacob's Coat, and Silver Buttonwood.

6. *Drainage:* The subject property lies within both the South Florida Water Management and South Broward Drainage Districts. Permits from these agencies shall be obtained prior to issuance of any site development permit.

7. *Temporary Uses:* The site plan indicates a temporary construction trailer at the northeast corner of the site. 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 117.

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 issuance of a building permit:

1. Provide the Town Engineer with a statement identifying the capacity requirements of the intersection of the Regency Square north access drive and SW 148 Avenue, the improvements that may be needed to deal with these requirements, and an implementation plan for formal review and approval.

Site Plan Committee Recommendation

At the March 11, 2003, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on staff's report and comments and subject to the following conditions: 1) that the architecture on the north side of the building match that on the south side of the building including a gable roof over the north door to match the "take away" door; 2) that there be columns similar to the front; 3) revise the landscape plan to match the front with low plant material shrubbery with accent pieces; 4) to add railings between the columns on the north side of the building; 5) to submit proof that the a/c units would be screened from view by the mansard roof; and 6) to add an additional window on the west side of the north elevation (Motion carried 3-1 with Ms. Aitken being opposed).

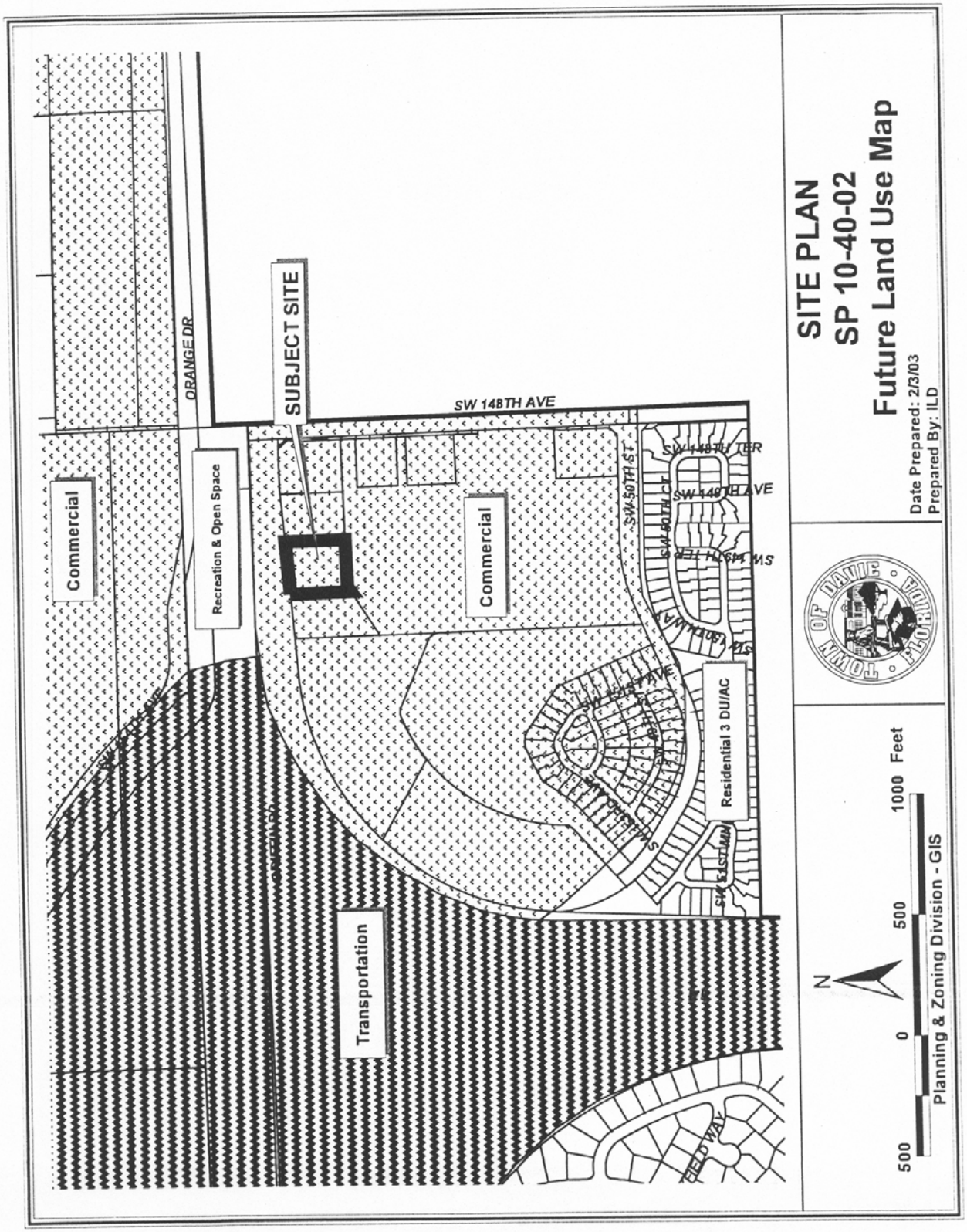
Town Council Action

At the April 2, 2003 Town Council voted to table the item to the May 7, 2003 Town Council meeting.

Exhibits

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

Prepared by: _____ Reviewed by: _____


SITE PLAN
SP 10-40-02
Future Land Use Map
Date Prepared: 2/3/03
Prepared By: ILD
TOWN OF DAVIE FLORIDA
Planning & Zoning Division - GIS
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SUBJECT SITE
SW 148TH AVE
ORANGE DR
Commercial
Recreation & Open Space
Commercial
Transportation
Residential 3 DU/AC
SW 148TH TER
SW 149TH AVE
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SW 50TH CT
SW 150TH AVE
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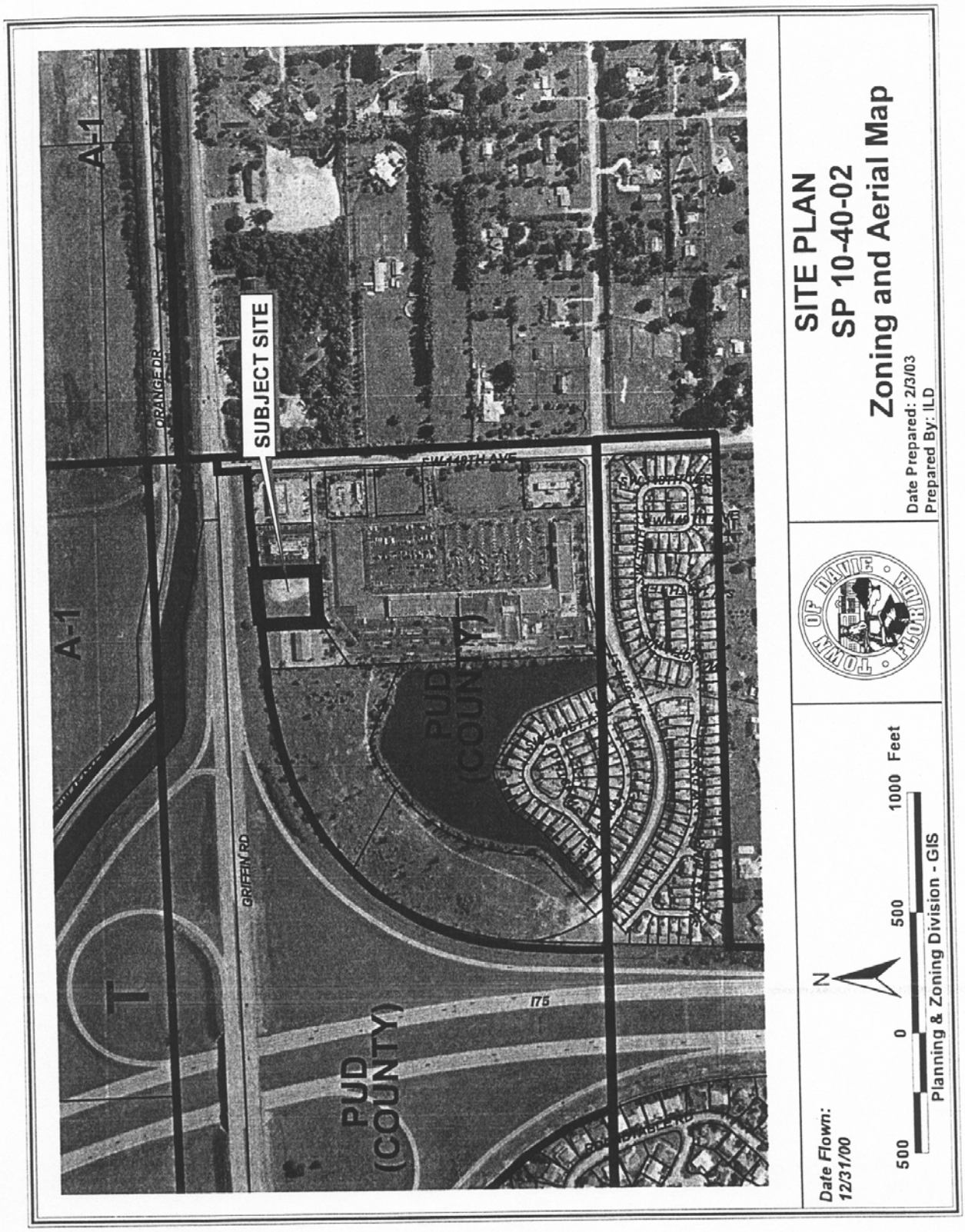
SW 151ST WAY
FIELD WAY


SITE PLAN
SP 10-40-02
Zoning and Aerial Map
Date Prepared: 2/3/03
Prepared By: ILD
TOWN OF DAVIE FLORIDA
Date Flown:
12/31/00
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Planning & Zoning Division - GIS
SUBJECT SITE
A-1
A-1
ORANGE DR
SW 148TH AVE
GRIFFIN RD
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