



# Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. SP 11-5-99

Project Name: Broward Motor Sports

Location: 4101 Davie Road Ext.

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** Broward Motor Sports

**REPORT IN BRIEF:** The proposed request adds a 7,995 square foot one story addition to the existing 8,014 square foot single story building on site and a 960 square foot covered outdoor display area to the front facade. The color scheme will reflect white stucco walls, blue accent banding and a blue metal seam roofing material. All overhead service doors will be painted in white to blend with the building walls. The overall height will be 24 feet to the top of the roof parapet. The site will utilize the existing 50' access opening. The use requires 82 parking spaces. An additional 25 parking spaces are provided at the north end of the site providing 83 in total. The landscape has been redesigned and brought up to current code.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** Site Plan Committee Recommendation: Motion to recommend Approval (3-0, December 7, 1999).

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 11- 5-99.*

**Attachment(s):** Planning Report, Subject Site Map, Land Use Map, Aerial

**Application #:** SP 11-5-99  
Broward Motor Sports  
AKA, Speed Tech Racing, Corp.  
**Exhibit "A":**

**Item No. 4.1**

**Revisions:**

**Original Report Date:** December 21, 1999

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

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**APPLICANT INFORMATION**

**Owner / Agent:**

**Name:** Speed Tech Racing, Corp.

**Address:** 4101 Davie Road Ext.

**City:** Hollywood, FL 33324

**Phone:** 954-436-9905

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Approval

**Address/Location:** 4101 Davie Road Extension

**Land Use Plan Designation:** Commercial

**Zoning:** B-3 (Planned Business Center District)

**Existing Use:** The current use is a motorcycle dealership.

**Proposed Use:** Yamaha and Suzuki motorcycle dealership

**Parcel Size:** 2.17 acres

**Surrounding Land Use:**

**North:** Commercial

**South:** Commercial

**East:** Commercial

**West:** Utilities

**Surrounding Zoning:**

**North:** B-2, (Community Business District)

**South:** B-2, (Community Business District)

**East:** B-2, (Community Business District)

**West:** U, (Utilities)

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## ZONING HISTORY

**Previous Requests on Same Property:** The original site plan was previously approved by Town Council in May of 1993.

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## DEVELOPMENT PLAN DETAILS

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Building:* The proposed request adds a 7,995 square foot one story addition to the existing 8,014 square foot single story building on site and a 960 square foot covered outdoor display area to the front facade. The color scheme will reflect white stucco walls, blue accent banding and a blue metal seam roofing material. All overhead service doors will be painted in white to blend with the building walls. The overall height will be 24 feet to the top of the roof parapet.
2. *Access points/number of parking spaces:* The site will utilize the existing 50' access opening and parking area on the south half of the site. The use requires 82 parking spaces. An additional 25 parking spaces are provided at the north end of the site providing 83 in total.
3. *Drainage/Open Space information:* 30% open space is required with 32% open space has been provided.
4. *Site:* The existing site has been redesigned to accommodate the increase in floor area of the commercial building. The new parking layout meets the current engineering and fire codes.
5. *Landscaping:* The landscape has been redesigned and brought up to current code. The east perimeter along Davie Road Extension proposes Live Oaks, Sabal Palms, and Black Olive trees along with a continuous hedge of Silver Buttonwood. The existing Queen palms along the Davie Road Right of Way will be removed and replaced with 14' Live Oak trees. Mahogany, Live Oak and Buttonwood trees line the north, west and south perimeters. Foundation plantings of palms and accent trees will be planted along the building. All of the existing Pink Tabebuia, Mahogany and Black Olive trees in fair to good condition will be either be preserved or relocated on site.

6. *Signage*: Signage is not part of this submittal.

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## Summary of Significant Development Review Agency Comments

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None

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### Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie.

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### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area 11 which is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwelling units per acre. There is one single family residential sub-division, developed at 5 dwelling units per acre. Housing in this area is generally in stable to marginal condition.

**Broward County Land Use Plan:** The subject site is located within Flexibility Zone 102 on Parcel A of the "Davie 64th" plat with a note restricting the use to 23,000 square foot of office and 17,000 square feet of commercial use.

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### Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 11-5-99.*

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### Site Plan Committee

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**Site Plan Committee Recommendation:** Motion to recommend Approval (3-0, December 7, 1999).

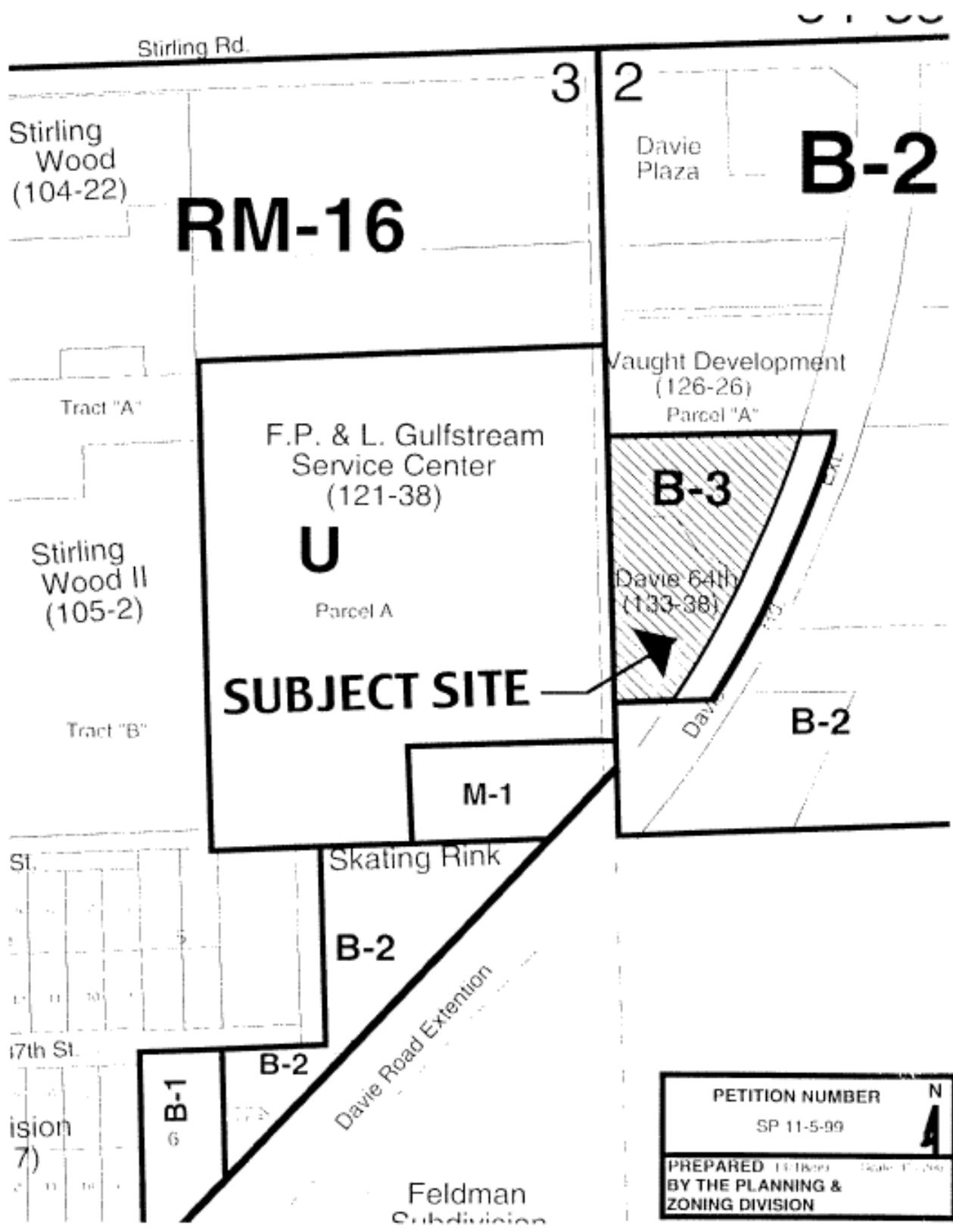
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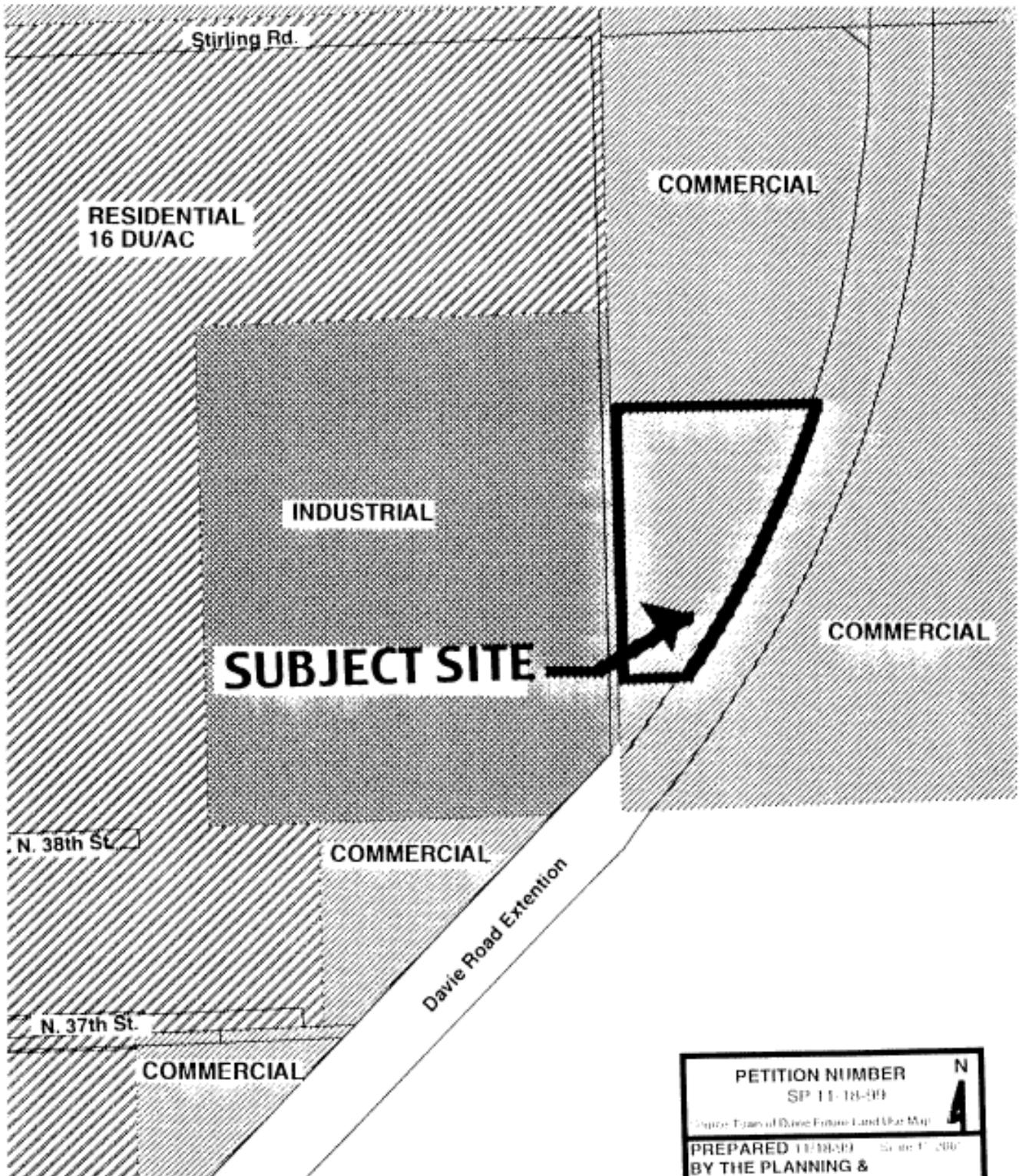
### Exhibits

1. Subject Site Map, Land Use Map, Aerial

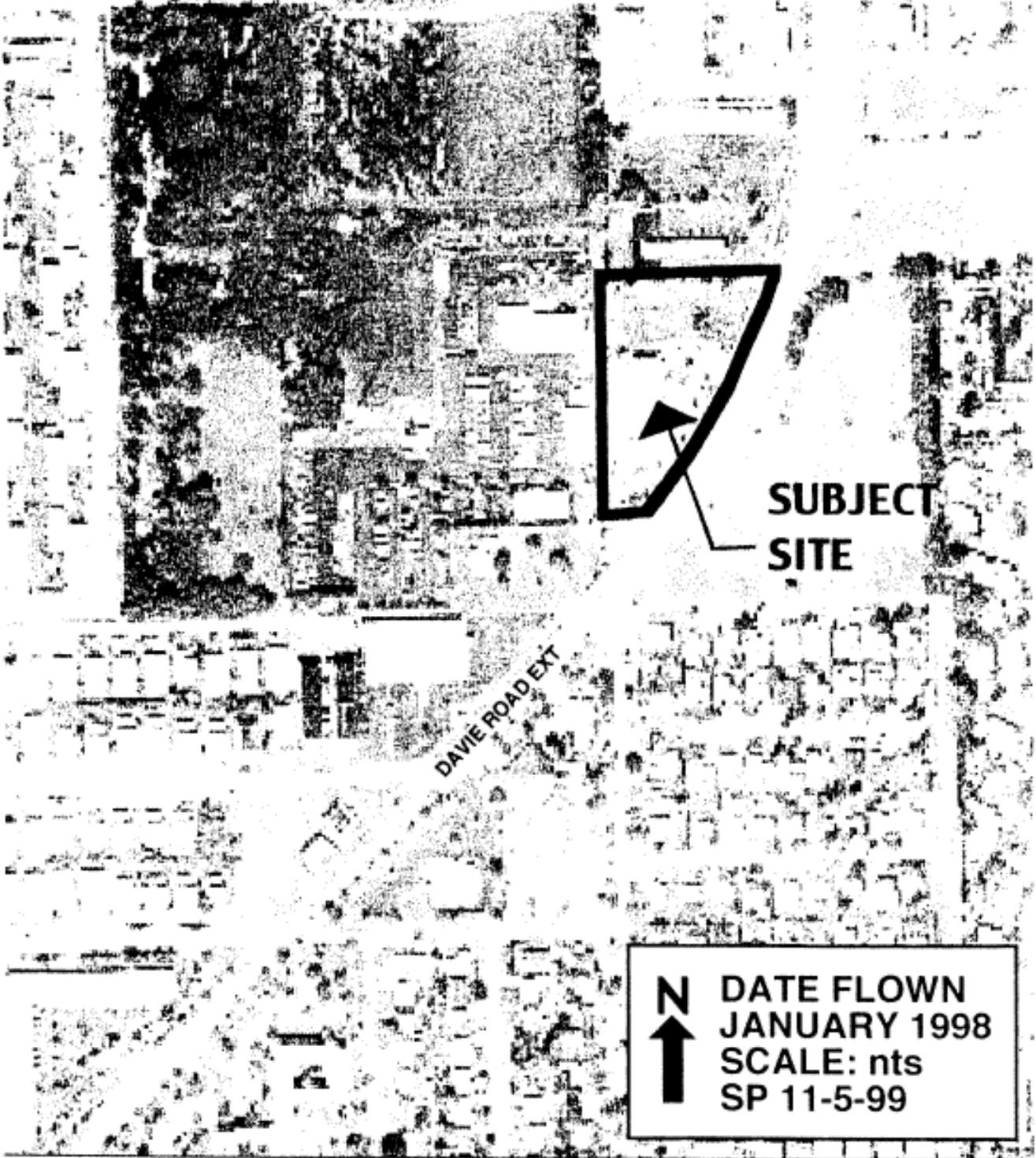
Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_





STIRLING ROAD



**SUBJECT  
SITE**

DAVIE ROAD EXT

**N**  
**↑**  
**DATE FLOWN**  
**JANUARY 1998**  
**SCALE: nts**  
**SP 11-5-99**