

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Service Manager/(954) 797-1103

PREPARED BY: Carlo F. Galluccio III, Planning Aide

SUBJECT: Site Plan Modification: SPM 12-06-06/Maroone Toyota-Pointe West Center/ Generally located at 4050 Weston Road Davie, Florida

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 12-6-06/07-29/Maroone Toyota-Pointe West Center

REPORT IN BRIEF: The subject site is located on the northern most portion of the existing Maroone Toyota dealership. To the north of the subject site is Nissan-Volvo zoned BP, Business Park District; to the south is a flex-warehouse development zoned BP, Business Park District; to the east is Interstate-75 zoned T, Transit; and to the west is the City of Weston. The subject site is approximately 7.465-acres (325,194 square feet), and is currently being used as a temporary vehicular storage lot for Maroone Toyota dealership.

The subject site will consist of two entry points into the vehicular storage lot from the existing dealership. There will be no public/customer access to and from Weston Road to the subject site. The subject site provides the required turning radii incase of an emergency. The petitioner also proposes to develop the subject site as a permanent vehicular storage lot containing 309 vehicular spaces.

Staff finds that the site plan complies with the general purpose of the proposed BP, Business Park District. Furthermore, the site plan modification is in conformance with all applicable Codes and Ordinances in terms of parking circulation requirements. The proposed site plan is compatible with the surrounding automotive dealerships.

CONCURRENCES: At the December 11, 2007 Site Plan Committee meeting, Mr. Venis made a motion, seconded by Vice-Chair Engel, to approve subject to Ms. Lee's landscaping recommendations which were to continue with Royal Palms and Live Oaks in the landscape

buffer along SW 160th Avenue; and that all the Crepe Myrtles should be multi-trunk. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. (**Motion carried 5-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

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

Application: SPM 12-6-06/07-29/ Maroone Toyota-Pointe West Center

Original Report Date: 11/10/2007

Revision(s) 12/14/07

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Gunster, Yoakley & Stewart, P.A. c/o Heidi Davis Knapik,

Address: 500 E. Broward Blvd., Suite 1400

City: Fort Lauderdale, Florida 33394

Phone: (954) 468-1391

Background Information

App. Request: The petitioner requests to use the subject site (a vacant lot) as a vehicle storage lot for the existing dealership.

Address: 4050 Weston Road Davie, Florida

Location: Generally located on the eastside of Weston road south of southwest 26th street.

Future Land Use Plan Map: Commercial

Zoning: BP, Business Park District

Existing Use(s): Temporary vehicle storage lot

Zoning History

Previous requests on same property:

Rezoning (ZB 9-2-98 Ordinance 99-03) The site was Zone AG, Agricultural District to BP, Business Park District for 3.55 Acres with the utilization of the Broward County “5% residential-to-commercial”

Code Compliance initiated a special magistrate hearing on July 6, 2006 against the respondent ownership of Maroone Toyota aka MS & S Toyota, Inc. and An Imports on Weston Road, Inc. upon receipt of a complaint about illegal parking and storage of automobiles upon unpaved surfaces.

Variance Request (10-16-02): Town Council approved the Variance on February 05, 2003 for the Entrance and Interstate Signs.

Site Plan Request (10-8-02): Town Council approved Maroone Toyota (21.97 acre for the construction of a one-story 3,082 square foot Pre-Owned Sales building.) Site Plan February 19, 2004.

Application Detail(s)

The applicant’s SUBMISSION indicates the following:

1. *Site:* The subject site is located on the northern most portion of the existing Maroone Toyota dealership. To the north of subject site is Nissan-Volvo zoned BP, Business Park District; to the south is flex-warehouse zoned BP, Business Park District; to the east is Interstate-75 zoned T, Transit; and to the west is the City of Weston. Subject site is approximately 7.465-acres (325,194 square feet). The subject site is currently being used as a temporary vehicular storage lot for Maroone Toyota dealership.
2. *Lighting:* The subject site lighting shall consist of ninety-two concrete poles with sixty-seven single fixture poles and twenty-five double fixture poles. The subject site is in accordance’s with the Town of Davie Code of Ordinances Section 12-260.
3. *Access and Parking:* The subject site will consist of two entry points into the vehicular storage lot from the existing dealership. There will be no public/customer access to and from Weston Road to the subject site. The subject site provides the required turning radii incase of an emergency. The petitioner also proposes to develop the subject site as a permanent vehicular storage lot containing 309 vehicular spaces.
4. *Landscaping:* The subject site meets Article VI of the Land Development Code Landscaping Requirements within parking lot. The vehicular storage lot is buffer from Weston Road by a canal and a tree line to screens the vehicular storage from view.

5. *Drainage:* This site has met all engineering comments and has suitable drainage. Additionally, the proposed vehicular storage lot project shall obtain approval from the appropriate Drainage District prior to issuance of any site development permit.
6. *Compatibility:* The proposed modification can be considered compatible with existing/future uses adjacent to the subject site.

Applicable Codes and Ordinance(s)

Land Development Code (Section 12-202) (off-street parking requirements) Location, character, and size.

Staff Analysis

The purpose of this Site Plan Modification is because the petitioners' Special Permit is expiring January 10, 2008 for a temporary vehicular storage lot. The petitioner's subject site design meets the intent of the BP, Business Park District. The proposed site plan modification is consistent with the Land Development Code, Comprehensive Plan, and Future Land Use Plan Map designation of Commercial.

Findings of Fact

Staff finds that the site plan complies with the general purpose of the proposed BP, Business Park District. Furthermore, the site plan modification is in conformance with all applicable Codes and Ordinances in terms of parking circulation requirements. The proposed site plan is compatible with the surrounding automotive dealerships.

Staff Recommendation(s)

Staff finds that the site plan modification for the institution is suitable for transmittal to the Site Plan Committee for further consideration.

Site Plan Committee Recommendation(s)

At the December 11, 2007 Site Plan Committee meeting, Mr. Venis made a motion, seconded by Vice-Chair Engel, to approve subject to Ms. Lee's landscaping recommendations which were to continue with Royal Palms and Live Oaks in the landscape buffer along SW 160th Avenue; and that all the Crepe Myrtles should be multi-trunk. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

Exhibit(s)

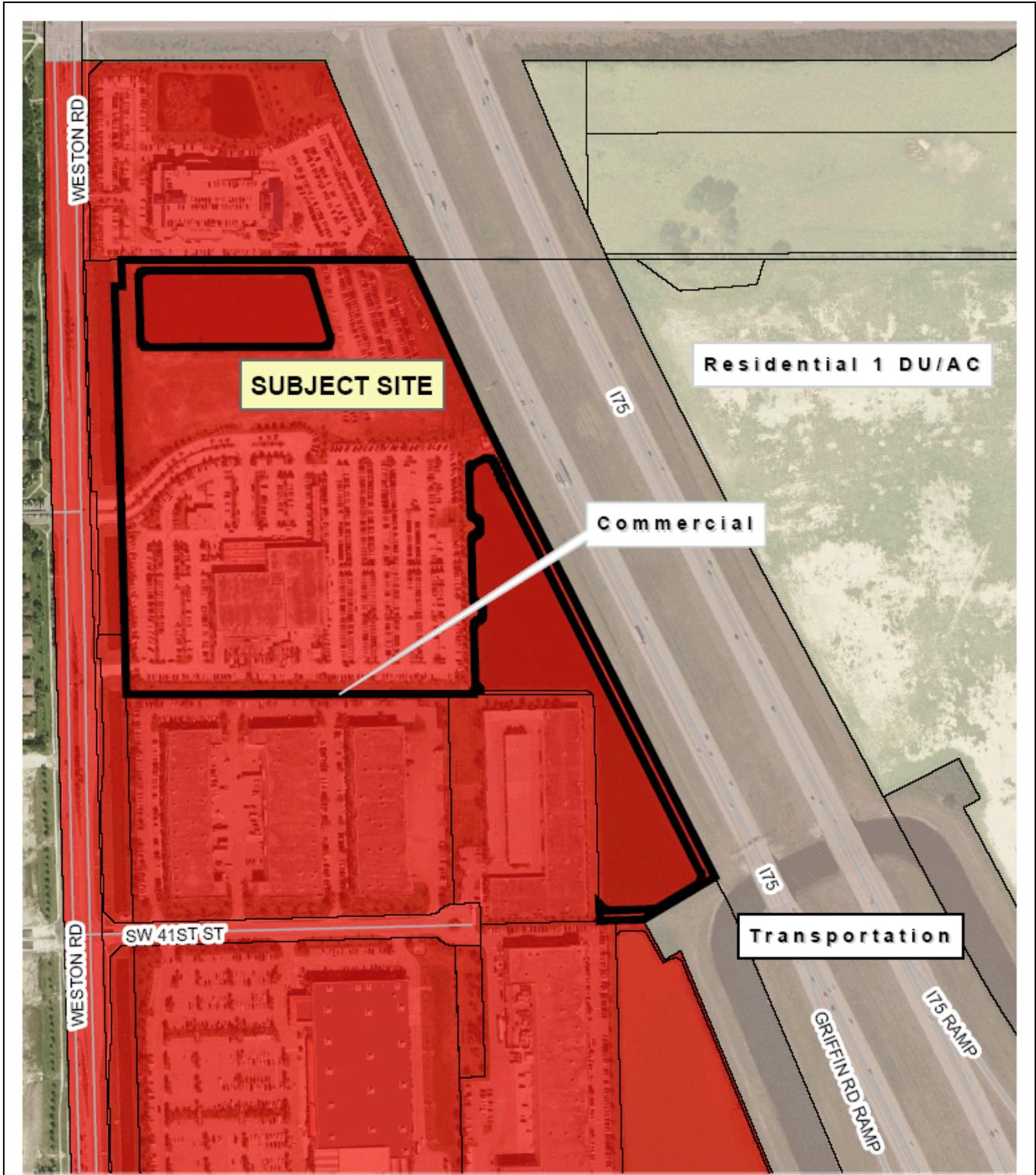
1. Future Land Use Plan Map
2. Subject Site, Aerial, and Zoning Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SPM_Site Plan Mod\SPM_07\SPM 12-6-06Pointwest center

Exhibit 1 (*Future Land Use Plan Map*)



Date Flown:
12/2004



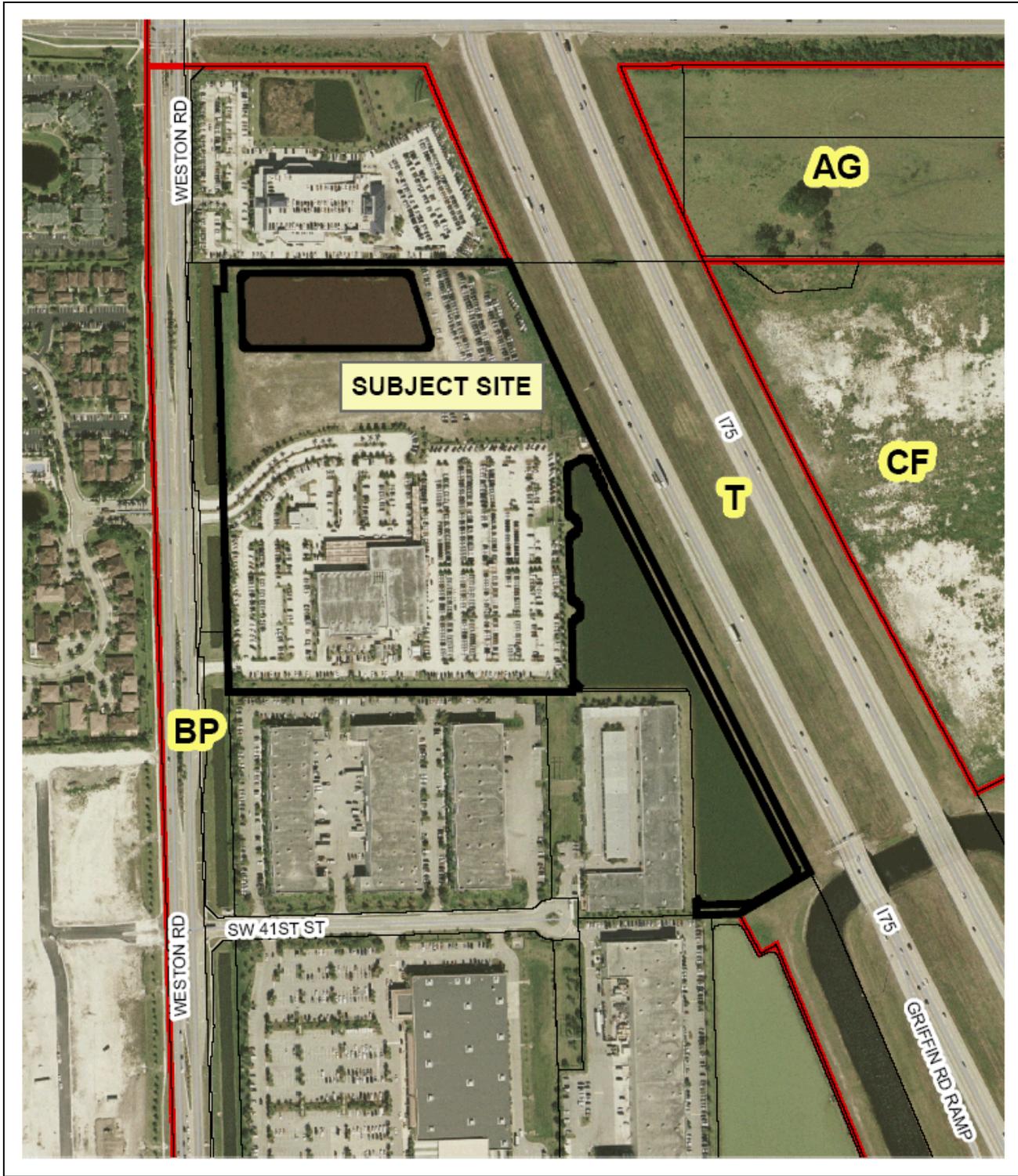
Prepared by the Town of Davie GIS Division

SPM 12-06-06

Future Land Use Map

Prepared by: ID
Date Prepared: 12/15/06

Exhibit 2 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2004



Prepared by the Town of Davie GIS Division

SPM 12-06-06

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 12/15/06

