



# Town Council Agenda Report

**SUBJECT:** Code Compliance report on Tower Shops Car Show

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP, Development Services Director (797-1106)

**TITLE OF AGENDA ITEM:** Tower Shops Car Show Report

**REPORT IN BRIEF:** This item was deferred for future discussion by Council in July. Code Compliance has been monitoring the Tower Shops Car Show since July 1999. This monitoring activity has included weekly inspections at the event. The inspections provided information to define the extent and variety of activity at this location. The application of such facts with regard to the ongoing concerns of homeowners and residents led to a number of staff recommendations. Efforts at implementing such recommendations have led to the development of a more structured approach to this event. This approach as outlined in the report contains the recommendations of Code Compliance in addressing the Tower Shops Car Show issues. As part of the Town's compliance, staff has met frequently with Mr. Buckels to discuss concerns raised at Council's level. He has been apprised of the report and recommendations. We believe the recommendations satisfy the citizen concerns while still allowing the Car Show to continue at the Tower Shops.

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** N/A

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Adopt recommendation in attached Tower Shops Car Show report.

**Attachment(s):** Tower Shops Car Show Report

# **DEVELOPMENT SERVICES DEPARTMENT**

## **Code Compliance Division**

### **MEMORANDUM**

**DATE:** January 6, 2000

**TO:** Robert Middaugh, Town Administrator

**THRU:** Mark Kutney, AICP Development Services Director

**FROM:** Dan Stallone, Code Compliance Official

**RE:** Tower Shops Car Show Report

### **Background**

The Tower Shops Car Show is a weekly Friday evening cruise event held at the Tower Shops parking area at 1972 University Drive and sponsored by the Florida Street Rods, Inc. The event has been monitored by Code Compliance since July 1999, for review and assessment of its operation. The monitoring has included direct observation and inspection of conditions and activity at the site, meetings with the car show's principals, property management and nearby residents.

On March 30, 1999, Code Compliance Case # 99-98 was held before Special Master Alan Gabriel and resulted in a Final Order being issued for violation of Town Code section 12-33(W)(1). This code prohibits outside vendor activities such as those occurring regularly at the Tower Shops Car Show. This review is the result of the Town Council's request for documentation and assessment of this operation.

The establishment of general guidelines for the operation of the event was discussed and evaluated among staff and event sponsors. A number of issues were addressed and parameters were established. They included but were not limited to the following:

- (1) Pedestrian crossing markers;
- (2) Limiting vendors to car-related products;
- (3) Maintaining music volume to an appropriate level;
- (4) Provide proof of insurance for the event;
- (5) Maintaining open access paths for emergency personnel.

Most of the parameters are included in this report's staff recommendations. During the monitoring period, weekly inspections were performed on a regular basis. Such inspections were made to ascertain the adherence by event sponsors to the parameters previously agreed to. On numerous occasions, recommendations numbered 1, 2, 3 above were not adhered to, requiring inspectors to contact event sponsors. The establishment of specific guidelines will permit the operation of the event within the framework the Town and staff would find most compatible with resident and sponsor concerns.

### Resident Complaints/Concerns

The concerns of the Nova Village homeowners/residents have been brought to the attention of Town Officials by numerous complaints. The following list summarizes those factors found most offensive to residents as discerned from meetings with residents and written correspondence.

- 1) The event which is advertised in local media, results in **large crowds, traffic congestion,** and **illegal turns,** especially at the **Nova Drive entrance** to Tower Shops near Home Depot;
- 2) **Noise** is a major source of resident disfavor with the event. The loud music from the disc jockey operation, the revving of motor vehicle engines, and the operation of certain vendor related activities or promotional events are those activities most often complained about;
- 3) The **outside vendor sales and activities** lead to a “flea market” atmosphere;
- 4) **Alcohol consumption** by the public at this site in an unregulated fashion should be prohibited and such prohibition enforced;
- 5) Acts of vandalism including graffiti have occurred in the residential areas according to residents.

### Code Compliance Activity

Observations made by Code Compliance officers have revealed the following facts:

- 1) The Friday evening cruise event is accompanied by numerous other activities and entertainment on this site;
- 2) Outside vendor sales continue with approximately 35 - 50 booths found at each event;
- 3) The Disc Jockey provides musical entertainment with a loud speaker system;
- 4) Pedestrians regularly cross traffic-ways to access restroom facilities, vendors, and car show areas;
- 5) A large number of vehicles assemble in the Tower Shops parking lot in association with the car show; additionally a large number of youths congregate at the site without supervision or any association with the car show.

## Recommendations

- 1) Town Code section 12-33(W)(2) prohibits outside vendor sales, a Final Order has been issued and is subject to enforcement; suspend outside vendor sales accordingly or review special permit conditions in order to create parameters for vendor sales.
- 2) If vendor sales are deemed permissible, implement licensing guidelines including picture identification tags, applications, etc. (Note: Town Code section 17-2, Application for permit/Peddlers and Solicitors) to promote consumer protection standards and eliminate a "flea market" atmosphere; limit total number of vendors to a definite, approved number (example - 40 vendors); define restricted vendor area for accommodating all vendors.
- 3) Restrict vendor products to only car related products without exception.
- 4) Official's booth shall be designated and maintained with required documents for vendors, activities, etc.
- 5) Traffic control must be addressed with regard to speed limits, designated pedestrian crosswalks, parking attendants, and traffic control devices (signs, posted speed zones, etc.);
- 6) Maintain emergency ambulance transportation on premises during operation of car show;
- 7) Maintain security detail of off-duty police officers in sufficient numbers to accommodate traffic and crowd control issues; Determine acceptable number of off-duty detail police officers and ensure that such number is maintained.
- 8) Disc Jockey/vendors/promotional events shall adhere to Town noise ordinances; Ensure that noise ordinance is enforced by the Code Compliance Division and/or the Davie Police Department. Identify acceptable standards for noise level as outlined by the Town Code and enforce as applicable.
- 9) Tower Shops property owners and/or Florida Street Rods, Inc. shall maintain and indemnify the Town of Davie through agreed upon insurance policy limits.
- 10) Eliminate unnecessary assembly of youths not associated with the Tower Shops Car Show; ensure that noise from music, crowds and/or motor vehicles is addressed and eliminated as applicable.

cc: John George, Police Chief