6.2
PUBLIC HEARING

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: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing: Ordinance 1st Reading, ZB 6-2-06/06-81/Falcon Tire Center/2600 Davie Road/Generally located on the east side of Davie Road between Nova Drive and Interstate 595.

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 6-2-06, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-4 (COUNTY), LIMITED HEAVY INDUSTRIAL DICTRICT TO M-3, PLANNED INDUSTRIAL PARK DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The purpose of this request is to rezone the subject site from M-4 (County), Limited Heavy Industrial District to a valid Town of Davie zoning district, M-3, Planned Industrial Park District. This request is in conformance with staff policy of requiring all parcels under development to be designated with a Town of Davie zoning designation and Ordinance 2003-21, adopted June 4, 2003.

The Planned Industrial Park District zoning permits for the development of industrial uses without giving up the more desirable uses allowed under the M-4 (County) District. Planned Industrial Park District zoning would prohibit many undesirable heavy industrial uses that are permitted by M-4 (County), Limited Heavy Industrial District (Forman Agreement). According to the Land Development Code, the subject site meets the minimum technical requirements for the M-3, Planned Industrial Park District zoning classification, as the minimum lot size required is 43,560 square feet (one (1) acre), and a minimum lot frontage of 150'. This rezoning is also consistent with the Comprehensive Plan and Land Development Code. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation, which is Regional Activity Center.

PREVIOUS ACTIONS:
At the August 1, 2007 Town Council Meeting, this item was tabled to the September 5, 2007 council meeting at the petitioner request.

At the September 5, 2007 Town Council meeting, this item was tabled to the October 3, 2007 council meeting at the petitioner request.

At the October 3, 2007 Town Council meeting, Councilmember Crowley made a motion, seconded by Vice-Mayor Caletka, to approve subject to M-1, Light Industrial District zoning, no outside storage of tires, no overnight storage of vehicles, and no sexually oriented business. **(Motion carried 3-2, Mayor Truex and Councilmember Starkey dissenting)**

CONCURRENCES: At the September 12, 2007 Planning and Zoning Board meeting, Mr. Busey made a motion, seconded by Mr. Pignato, to approve the rezoning. **(Motion carried 3-0).**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration with the following condition:

1. A covenant restricting the use to commercial trucks tire center only must be recorded in the Public Records of Broward County prior to obtaining any building permits.

Attachment(s): Ordinance, Planning Report

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 6-2-06, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-4 (COUNTY), LIMITED HEAVY INDUSTRIAL DICTRICT TO M-3, PLANNED INDUSTRIAL PARK DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** M-4 (County), Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District.

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described is hereby rezoned and changed **FROM:** M-4 (County), Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District.

a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council is hereby amended to show the property described in Section 1, herein, as M-3, Planned Industrial Park District;

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed;

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance;

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2007.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2007.

_____
_____
MAYOR/COUNCILMEM
BER

ATTEST:

_____
TOWN CLERK

APPROVED THIS_____ DAY OF _____, 2007.

Exhibit "A"
Application: ZB 6-2-06/06-81/Falcon Tire Center
Original Report Date: 6/29/07 **Revision(s):** 07/12/2007, 09/20/2007

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:
Name: Anchor Development, LLC
Address: 3707 W. Gardenia Avenue
City: Weston, Florida 33332
Phone: (954) 653-0791

Petitioner:
Name: Barranco Gonzalez Architecture
Address: 3201 Griffin Road, Suite 202
City: Fort Lauderdale, Florida 33312
Phone: (954) 961-7675

Background Information

Date of Notification: July 4, 2007 **Number of Notifications:** 22

Petitioner's Request: Rezone the approx. 1.10 acres subject site **FROM:** M-4 (County), Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District.

Address: 2600 Davie Road

Location: Generally located on the east side of Davie Road between Nova Drive and Interstate 595.

Future Land Use Plan Map: RAC, Regional Activity Center

Existing Zoning(s): M-4 (County), Limited Heavy Industrial District

Proposed Zoning: M-3, Planned Industrial Park District.

Existing Use(s): Vacant lot

Parcel Size: 1.10 net acres (47,916 sq. ft.)

Proposed Use(s): Tire Center for commercial trucks

Proposed Density: N/A

Surrounding Use(s):		Surrounding Land Use Plan Map Designation(s):
North:	Tool and equipment `store	RAC, Regional Activity Center
South:	Vacant lot	RAC, Regional Activity Center
East:	Lake	RAC, Regional Activity Center
West:	Davie Road, corporate offices	RAC, Regional Activity Center

Surrounding Zoning(s):

North:	M-4 (County), Limited Heavy Industrial District
South:	M-4 (County), Limited Heavy Industrial District
East:	M-4 (County), Limited Heavy Industrial District
West:	M-4 (County), Limited Heavy Industrial District

Zoning History

Related zoning history:
Town Council approved the Regional Activity Center Land Use Plan Classification in 1998.

Concurrent Request(s) on same property:
Site Plan Application (SP 6-7-06), the petitioner requests site plan approval for a one-story building to be use as a tire center for commercial trucks.

Variance Application (V3-1-07), the petitioner requests a variance to reduce eight (8) of the twenty-four 24 required number of parking spaces to provide16 parking spaces.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-305), Rezoning, Special Permits, Variances, and Vacations or Abandonment's of Rights-of-Way, the purpose of this division is to guide the processing and granting of rezoning, special permits, variances and vacations or abandonment's of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-24), (I) (9) Planned Industrial Park (M-3) District, The M-3 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for planned industrial parks which can accommodate light, medium or selected heavier industrial uses in an open, uncrowded

and attractive manner through limitations on setbacks and coverage. M-3 districts are not intended for locations abutting residential property.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 97.
Applicable Goals, Objectives & Policies:
Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The purpose of this request is to rezone the subject site from M-4 (County), Limited Heavy Industrial District to a valid Town of Davie zoning district, M-3, Planned Industrial Park District. This request is in conformance with staff policy of requiring all parcels under development to be designated with a Town of Davie zoning designation and Ordinance 2003-21, adopted June 4, 2003.

The Planned Industrial Park District zoning permits for the development of industrial uses without giving up the more desirable uses allowed under the M-4 (County) District. Planned Industrial Park District zoning would prohibit many undesirable heavy industrial uses that are permitted by M-4 (County), Limited Heavy Industrial District (Forman Agreement).

This rezoning is also consistent with the Comprehensive Plan and Land Development Code. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation, which is Regional Activity Center.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at BG Architecture Offices, 3201 Griffin Road Suite 202, on August 1, 2006 and August 8, 2006. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The purpose of this request is to rezone the subject site M-4 (County), Limited Heavy Industrial District to M-3, Planned Industrial Park District. According to the Land Development Code, the subject site meets the minimum technical requirements for the M-3, Planned Industrial Park District zoning classification, as the minimum lot size required is 43,560 square feet (one (1) acre), and a minimum lot frontage of 150'.

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning applications:

(a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The petitioner does not need to submit a Land Use Plan Amendment to change the subject site. Based upon approval, at second reading, of the proposed amendment, the proposed zoning designation of (M-3) Planned Industrial Park District is consistent with the underlying land use category of Regional Activity Center (RAC).

(b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The north, east, west, and south, properties are zoned M-4 (County), Limited Heavy Industrial District). Although none of adjacent areas are specifically zoned M-3, Planned Industrial Park District designation, it will blend together with the surrounding industrial uses. In addition, any future development of adjacent areas will necessitate the rezoning to M-3 zoning district or other valid Town of Davie districts to be in conformance with staff policy of requiring all parcels under development to be designated with a Town of Davie zoning designation and Ordinance 2003-21, adopted June 4, 2003.

(c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The existing M-4 (County), Limited Heavy Industrial District boundaries are logically drawn, and the proposed designation to (M-3) Planned Industrial Park District is valid Town of Davie zoning district.

(d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

The proposed (M-3) Planned Industrial Park District designation will not have any undesirable impacts on residential development surrounding the subject site. Eliminating the M-4 (County), Limited Heavy Industrial District should improve living conditions now reviewed under the zoning regulations of the Town of Davie.

(e) The proposed change may not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Rezoning the subject site from M-4 (County), Limited Heavy Industrial District to (M-3) Planned Industrial Park District will not increase traffic due to the fact that the area is developed as industrial.

(f) The proposed change is not expected to adversely affect other property values;

Rezoning the subject site from M-4 (County), Limited Heavy Industrial District to (M-3) Planned Industrial Park District will have a positive impact on surrounding property values as the Town of Davie code will ensure that redevelopment will be done in accordance with the Town of Davie Land Development Regulations.

(g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

The proposed change will be developed in accordance with existing land development regulations. Surrounding property will be able to develop in accordance with all exiting land development regulation.

(h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Any property owner may request a rezoning consistent with the underlying land use plan category.

(i) There are not substantial reasons why the property cannot be used in accord with existing zoning.

The existing M-4 (County), Limited Heavy Industrial District is not a valid Town of Davie zoning district. Therefore, as a condition of the site plan

approval for this subject site, the Town required the applicant to rezone the property to a current Town of Davie District.

(j) The proposed rezoning may be the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

Designating the site (M-3) Planned Industrial Park District will allow for the parcel to be developed in a manner consistent with the land use, and hence, be the most appropriate designation to enhance the Town's tax base.

Staff finds that the rezoning request complies with the general purpose of the proposed M-3, Planned Industrial Park District. The rezoning request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding Zoning Districts. Furthermore, the rezoning request can be considered compatible with the uses and properties located along Davie Road.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration with the following condition:

1. A covenant restricting the use to commercial trucks tire center only must be recorded in the Public Records of Broward County prior to obtaining any building permits.

Planning and Zoning Board Recommendation

At the August 8, 2007 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to table this item to September 12, 2007. **(Motion carried 3-0).**

At the July 11, 2007 Planning and Zoning Board meeting, Mr. Pignato made a motion, seconded by Mr. Busey, to table this item to August 8, 2007. In a voice vote, with Chair Bender and Ms. Turin being absent, all voted in favor **(Motion carried 3-0).**

At the September 12, 2007 Planning and Zoning Board meeting, Mr. Busey made a motion, seconded by Mr. Pignato, to approve the rezoning. **(Motion carried 3-0)**

Town Council Action

At the August 1, 2007 Town Council Meeting, this item was tabled to the September 5, 2007 council meeting at the petitioner request.

At the September 5, 2007 Town Council meeting, this item was tabled to the October 3, 2007 council meeting at the petitioner request.

At the October 4, 2007 Town Council meeting, Councilmember Crowley made a motion, seconded by Vice-Mayor Caletka, to approve subject to M-1, Light Industrial District zoning, no outside storage of tires, no overnight storage of vehicles, and no sexually oriented business. **(Motion carried 3-2, Mayor Truex and Councilmember Starkey dissenting)**

Exhibits

1. Justification Letter
2. Survey
3. Proposed Site Plan
4. 1,000’ Mail out Radius Map
5. Property Owners within 1,000’ of the Subject Site
6. Public Participation Notice
7. Public Participation Sign-in Sheet
8. Public Participation Summaries
9. Future Land Use Plan Map
10. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\ZB_Rezoning\ZB_06\ZB 6-2-06 Falcon Tire Center

Exhibit 1 (*Justification Letter*)

barranco-gonzalez
architecture

design studios

AA# 26000801

June 20, 2006

Town of Davie
6591 Orange Drive
Davie, FL 33314

To Whom It May Concern:

This letter is intended to explain the reason for our request to rezone. We are proposing to change the zoning classification of the property located at 2600 Davie Road from M-4 County to M-3 Town of Davie because this is a more current classification and an equivalent one to the existing.

The project meets the review criteria of Section 12-307 of the Town of Davie Land Development Code in the following manner:

Sec. 12-307. Review for rezonings.

(A) (a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The proposed change is an equivalent transition from County definition to Town definition.

(b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The proposed change is compatible with the zoning classification of the surrounding sites.

(c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

The existing zoning is County. All boundaries are drawn logically per attached zoning sketch.

(d) The proposed change will adversely affect living conditions in the neighborhood;

Not applicable. Commercial Zoning. No neighborhood in vicinity.

(e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Since the proposed change is based on equivalent zoning classifications, the anticipated traffic is also equivalent.

(f) The proposed change will adversely affect other property values;

Surrounding properties are zoned with similar classifications.

(g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

3201 Griffin Road, Suite 202 **Ft. Lauderdale, Florida 33312** **(954) 961-7675 Fax: (954) 961-7685**
mail@bgarchitecture.com

The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations.

(h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Not applicable

(i) There are substantial reasons why the property cannot be used in accord with existing zoning;

The proposed change will update the site from County zoning to Town zoning.

(j) The proposed zoning designation is the most appropriate designation to enhance the town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The proposed change will update the site from County zoning to Town zoning.

Please feel free to contact us should you have any questions.

Respectfully,

Maday Gutierrez
Barranco Gonzalez Architecture Design Studios

3201 Griffin Road, Suite 202 **Ft. Lauderdale, Florida 33312** **(954) 961-7675 Fax: (954) 961-7685**
mail@bgarchitecture.com

Exhibit 2 (*Survey*)

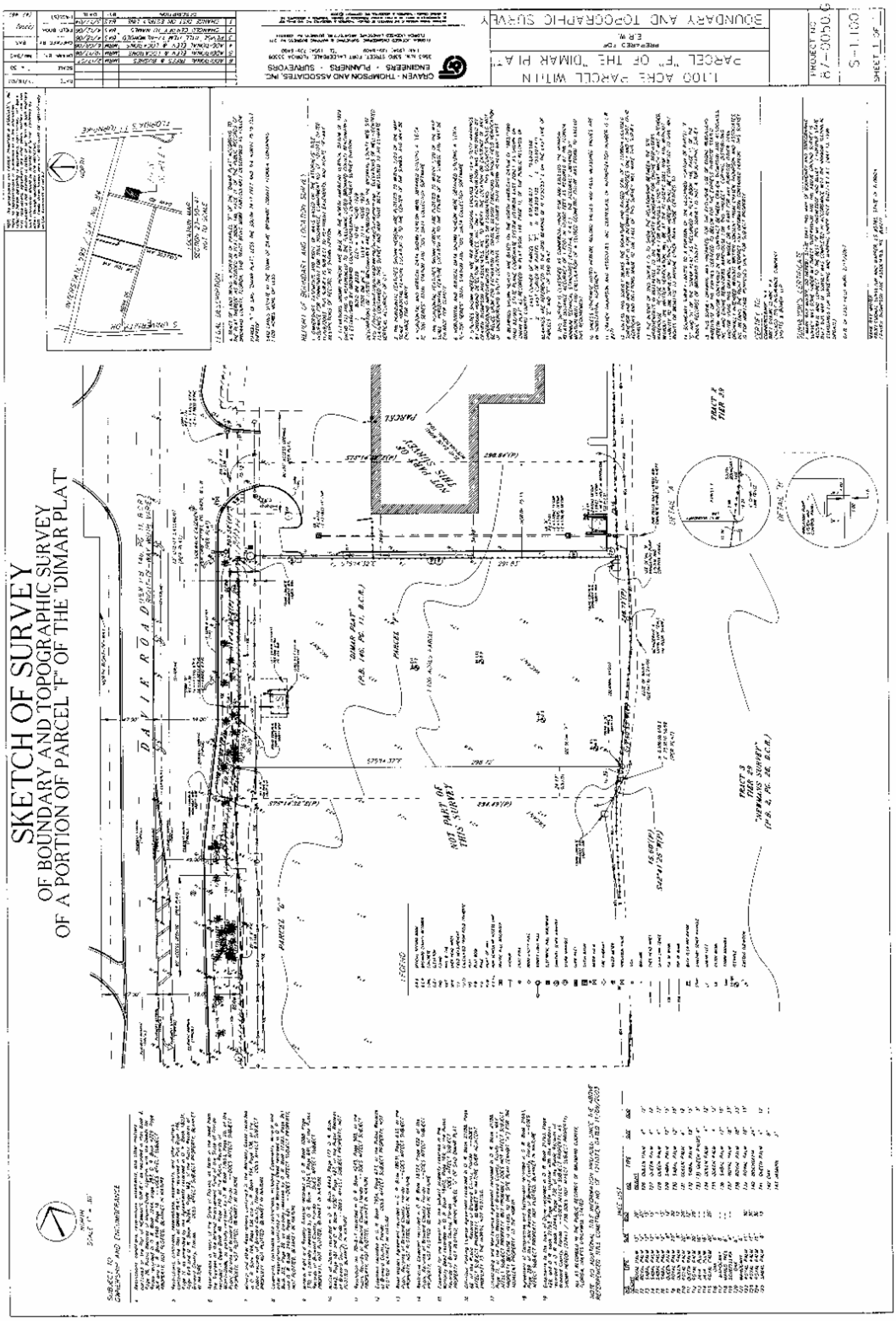


Exhibit 3 ***(Proposed Site Plan)***

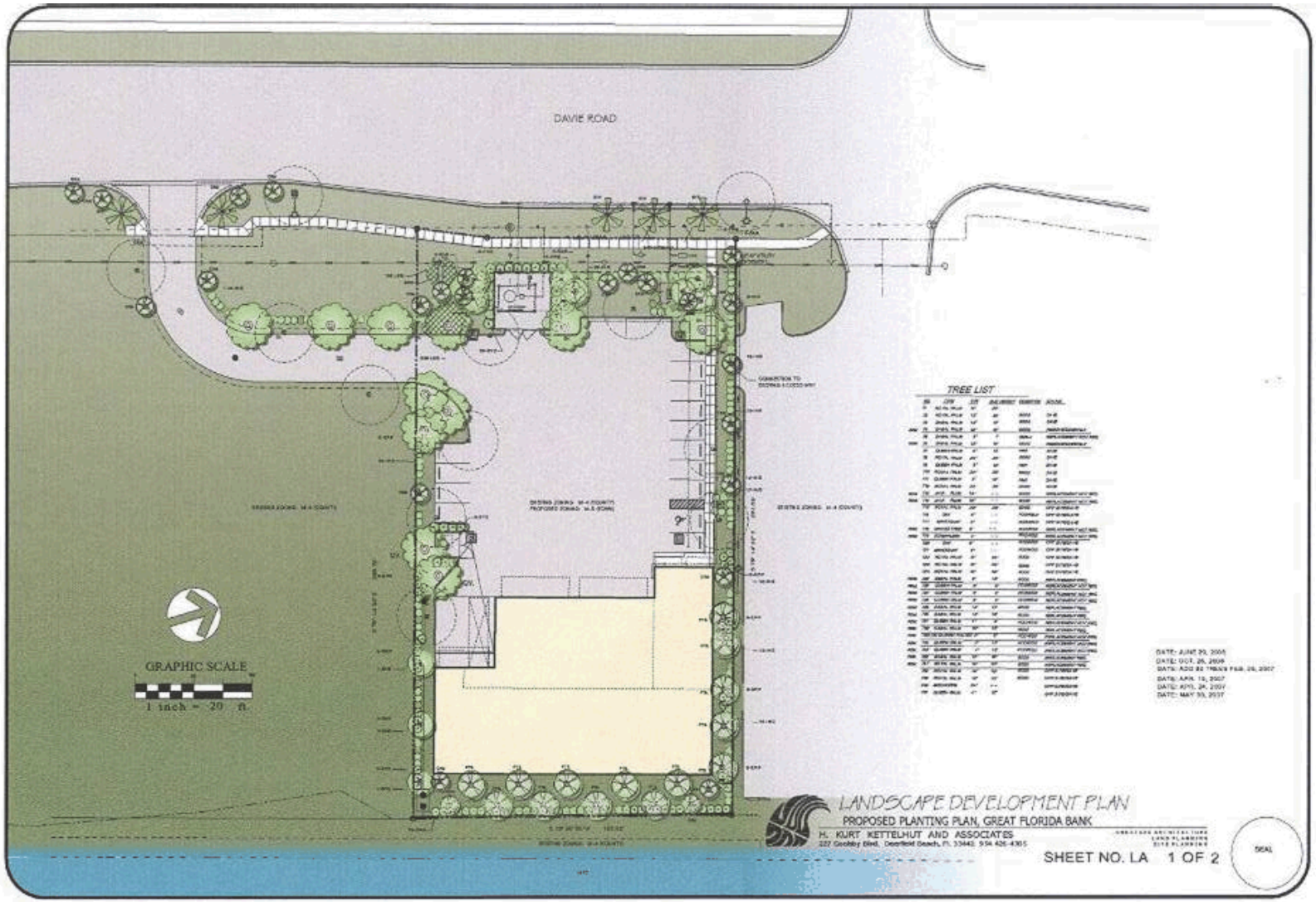

DAVIE ROAD
TREE LIST
GRAPHIC SCALE
1 inch = 20 ft.
LANDSCAPE DEVELOPMENT PLAN
PROPOSED PLANTING PLAN, GREAT FLORIDA BANK
H. KURT KETTELHUT AND ASSOCIATES
SHEET NO. LA 1 OF 2
SEAL

Exhibit 4 ***(1,000' Mail out Radius Map)***

Exhibit 5 (Property Owners within 1,000’ of Subject Site)

SP 6-7-06 and ZB 6-2-06
2800 DAVIE ROAD INC
19464 39 AVE
SUNNY ISLES FL 33160

SP 6-7-06 and ZB 6-2-06
BROWARD SCHOOLS CREDIT UNION
5901 DEL LAGO CIR
SUNRISE FL 33313

SP 6-7-06 and ZB 6-2-06
FORMAN INDUSTRIAL LAND L L C
888 SE 3 AVE STE 501
FT LAUDERDALE FL 33316

SP 6-7-06 and ZB 6-2-06
IMPERIAL HOSPITALITY GROUP INC
7314 SW 148 CT
MIAMI FL 33193

SP 6-7-06 and ZB 6-2-06
LOPEZ,NORBERTO H & EURIDICE M
% GROWERS EQUIPMENT CO
2695 SW 64 AVE
DAVIE FL 33314

SP 6-7-06 and ZB 6-2-06
R-ONE INC &
STATE OF FLORIDA,DOT
1305 HIGHWAY 82 WEST
TIFTON GA 31794

SP 6-7-06 and ZB 6-2-06
SPECON IV LLC
% AMERADA HESS CORP/TD 09253
ONE HESS PLAZA
WOODBRIDGE NJ 07095-0961

SP 6-7-06 and ZB 6-2-06
WILD,LOUIS & RENEE
7600 NW 87 AVE
TAMARAC FL 33321-1643

SP 6-7-06 and ZB 6-2-06
AMERICAN MARKETING WESTPORT LTD
% MILES A FORMAN
PO BOX 292037
DAVIE FL 33329-2037

SP 6-7-06 and ZB 6-2-06
EQUITY ONE (WESTPORT) INC
1696 NE MIAMI GARDENS DR
N MIAMI BEACH FL 33179

SP 6-7-06 and ZB 6-2-06
FORMAN,MILES AUSTIN TR &
FORMAN,HAMILTON C TR
PO BOX 292037
DAVIE FL 33329-2037

SP 6-7-06 and ZB 6-2-06
J & L HOSPITALITY INC
205 N FEDERAL HWY
DANIA FL 33004-2805

SP 6-7-06 and ZB 6-2-06
RACETRAC PETROLEUM INC
PO BOX 22845
OKLANHOMA CITY OK 73123-1845

SP 6-7-06 and ZB 6-2-06
SFASSIE FAMILY III LTD PRTNR
9101 PHILLIPS GROVE TER
ORLANDO FL 32837

SP 6-7-06 and ZB 6-2-06
STATE OF FLORIDA,DOT
ATTN: RIGHT-OF-WAY
ADMINISTRATOR
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

SP 6-7-06 and ZB 6-2-06
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

SP 6-7-06 and ZB 6-2-06
FLORIDA RADIO REALTY INC
2700 DAVIE ROAD
DAVIE FL 33314-1211

SP 6-7-06 and ZB 6-2-06
FORMAN,MILES AUSTIN TR &
FORMAN,HAMILTON C TR
PO BOX 640
FT LAUDERDALE FL 33302

SP 6-7-06 and ZB 6-2-06
KOVAC,HARVEY P & JOAN H
2770 DAVIE ROAD
DAVIE FL 33314-3436

SP 6-7-06 and ZB 6-2-06
R-ONE INC
1431 N FEDERAL HWY
FORT LAUDERDALE FL 33304-1429

SP 6-7-06 and ZB 6-2-06
SOUTH FLA WATER MGMT DIST
ATTN: LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416-4680

SP 6-7-06 and ZB 6-2-06
STILLBROOKE CORP OF FL
% PROPERTY TAX FL 8
PO BOX 130548
HOUSTON TX 77219-0548

Exhibit 6 ***(Public Participation Notice)***

CITIZEN PARTICIPATION NOTICE
FALCON TIRE CENTER

SITE PLAN APPROVAL / REZONING REQUEST
2600 Davie Road, Davie, FL 33314

The property owner of the 1.10-acre parcel depicted on the attached sketch has submitted applications to the Town requesting rezoning of the site from M-4 County to M-3 Town for an industrial project to be known as "Falcon Tire Center."

Consistent with the Town code, the owner applicant has scheduled two public participation meetings to present the proposed project to vicinity property owners and to respond to questions.

The proposed project is presented with the proposed design of the Planned Industrial Park District. The project will create a compatible presence along Davie Road which will offer quality employment and improve the Town's tax base.

Specifically, the applicant is seeking to update the existing M-4 County zoning on the site to the more relevant M-3 Town of Davie zoning.

As a property owner within 1,000 feet of the subject property or identified as an interested party, you are invited to attend the public meetings scheduled for this application. The project will be presented at the August 1st meeting with a follow-up meeting scheduled for August 8th. These meetings will be held at Barranco and Gonzalez Architecture Design Studios Conference Room, 3201 Griffin Road:

August 1st, 2006 @ 6:00 p.m.	***BG Architecture***	***3201 Griffin Road Suite 202***
August 8th, 2006 @ 6:00 p.m.	***BG Architecture***	***3201 Griffin Road Suite 202***

Should you require additional information or have any questions regarding this meeting, please contact John Barranco at (954) 961.7675.

Members of the Davie Town Council May be Present

Exhibit 7 *(Public Participation Sign-in Sheet)*

FALCON TIRE CENTER PUBLIC PARTICIPATION MEETING
August 8th, 2006

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1	n/a	John Barranco, BG Architecture		954.961.7675	john@bgarchitecture.com
2	n/a	Maday Gutierrez, BG Architecture		954.961.7675	maday@bgarchitecture.com
3		NO OTHER ATTENDEES			
4					
5					
6					
7					
8					
9					
10					

FALCON TIRE CENTER PUBLIC PARTICIPATION MEETING
August 1st, 2006

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1	n/a	John Barranco, BG Architecture		954.961.7675	john@bgarchitecture.com
2	n/a	Maday Gutierrez, BG Architecture		954.961.7675	maday@bgarchitecture.com
3		NO OTHER ATTENDEES			
4					
5					
6					
7					
8					
9					
10					

Exhibit 8 ***(Public Participation Report)***

barranco-gonzalez
architecture
design studios

AA# 26060801

June 29, 2007

Lise Bazinet, Planner
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: Falcon Tire Center

Dear Ms. Bazinet:

In compliance with the Town of Davie Code of Ordinances, two Public Participation meetings were held for Falcon Tire Center. The Town provided us with the names and addresses of all affected parties and invitations were sent to each of them via mail. The meetings went as follows:

Public Participation Meeting # 1

Date:	August 1st, 2006
Place:	BG Architecture Office
Attendees:	John Barranco, BG Architecture
	Maday Gutierrez, BG Architecture
	No other parties were in attendance or requested any further information
Issues:	No issues were raised since no affected parties were in attendance

Public Participation Meeting # 2

Date:	August 8th, 2006
Place:	BG Architecture Office
Attendees:	John Barranco, BG Architecture
	Maday Gutierrez, BG Architecture
	No other parties were in attendance or requested any further information
Issues:	No issues were raised since no affected parties were in attendance

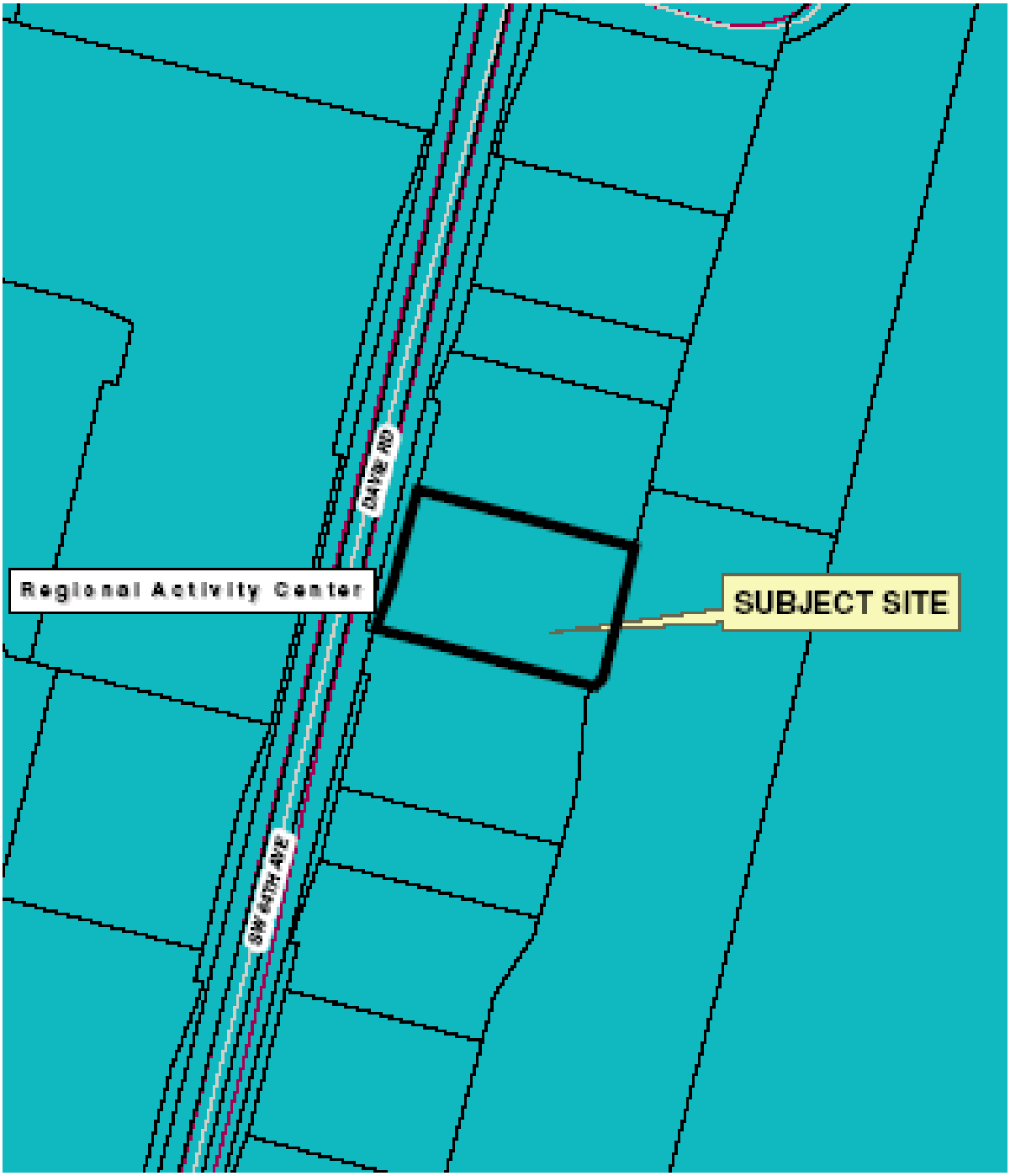
Please feel free to contact us should you have any questions or comments.

Sincerely,

Maday Gutierrez
bg architecture design studios

3201 Griffin Road, Suite 202 Ft. Lauderdale, Florida 33312 (954) 961-7675 Fax: (954) 961-7685
mail@bgarchitecture.com

Exhibit 9 (Future Land Use Map)



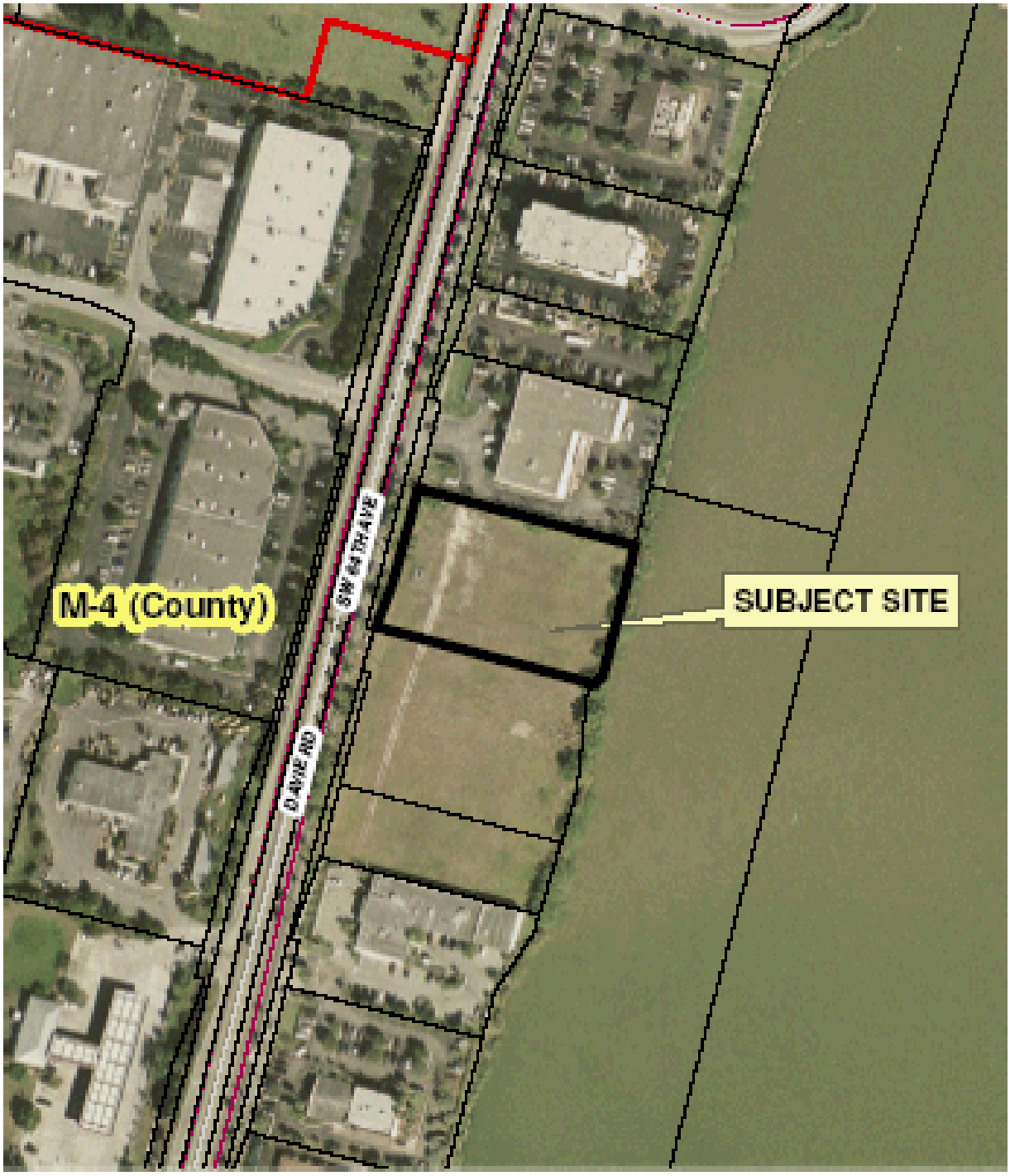
0 100 200 400 Feet

Prepared by the Town of Davie GIS Division

REZONING
ZB 6-2-06
Future Land Use Map

Prepared by: ID
Date Prepared: 7/14/06

Exhibit 10 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2004

N
W E
S

0 100 200 400
Feet

Prepared by the Town of Davie GIS Division

REZONING
ZB 6-2-06
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/14/06