TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP (797-1101)

SUBJECT: Resolution - Plat Amendment

DG 3-2-01, Lauderdale-Miami Auto Auction Plat - 5353 State Road 7, Generally located on the west side of State Road 7 approximately 1/2 mile south of Griffin Road.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "LAUDERDALE-MIAMI AUTO AUCTION PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

In order to expand the existing auction facility building, the applicant proposes to amend the restrictive note on the Plat **from** 45,000 square feet of wholesale auto auction and ancillary uses; **to** 42.2 acres of wholesale auto auction with a maximum building area of 70,000 square feet. The proposed plat amendment increases the number of trips on the roadway network, however, the applicant is required by Broward County to pay the necessary impact fees associated with this request. This request is consistent with the permitted use of the B-3, Planned Business District.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve subject to finding of sufficient roadway capacity.

Attachment(s): Resolution, Planning report, Justification, Plat, Land Use map, Subject Site map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "LAUDERDALE-MIAMI AUTO AUCTION PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Lauderdale-Miami Auto Auction Plat was recorded in the public records of Broward County in Plat Book 143, Page 36; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the restrictive note shown on the Lauderdale-Miami Auto Auction Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF_____ ,2001.

_____
MAYOR/COUNCILMEMBER

ATTEST:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: DG 3-2-01
Lauderdale-Miami
Auto Auction Plat

Revisions:

Exhibit "A"

Original Report Date: April 11, 2001

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

Applicant Information

Owner:	**Agent:**
Name: Manheim Auctions, Inc.	**Name:** Associated Engineers of South Florida, Inc.
Address: 5353 State Road 7	**Address:** 5450 Griffin Road
City: Davie, FL 33314	**City:** Davie, FL 33314
Phone: (954) 791-3520	**Phone:** (954) 584-6880

Background Information

Application Request: To amend the restrictive note on the Plat **from** 45,000 square feet of wholesale auto auction and ancillary uses; **to** 42.2 acres of wholesale auto auction with a maximum building area of 70,000 square feet.

Address/Location: 5353 State Road 7, Generally located at the west side of State Road 7 approximately 1/2 mile south of Griffin Road.

Land Use Plan Designation: Commercial and Industrial

Zoning: B-3, Planned Business District

Existing Use: 44,724 square feet of Auction facility and ancillary buildings

Proposed Use: A 25,276 future expansion of the Auction facility building

Parcel Size: 42.2 acres (1,838,232 square feet)

Surrounding Land Use:

North: Auction Customer Parking Lot and Pelican Bay Office/Warehouse Development
South: Seminole Indian Reservation
East: Unincorporated Broward County
West: Florida Turnpike

Surrounding Zoning:

North: M-2, Medium Industrial District
South: Seminole Indian Tribe land
East: Unincorporated Broward County (Commercial)
West: T, Transportation District

Zoning History

Related Zoning History: None

Previous Request on same property: The subject plat was recorded by Broward County on May 1, 1990, Plat Book 143, Page 36 of the Broward County records.

The site plan for the Lauderdale-Miami Auto Auction was approved by Town Council on July 18, 1990.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

None

Comprehensive Plan Considerations

Planning Area: This property falls within Planning Area 6, generally 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 the planning area is industrially zoned and land used plan designated. There are small commercial parcels along State Road 7 corridor with one large retail center being located on the southwest corner of University Drive and State Road 84.

Broward County Comprehensive Plan: The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

Flexibility Zone: The proposed plat is in Flexibility Zone 81.

Concurrency Considerations: Based upon the most recently distributed edition of the Broward County Overcapacity Roadway Map, the subject area is not in a compact deferral area.

Applicable Goals, Objectives & Policies: Several plan policies require consideration of traffic impacts from proposed development, and maintenance of adopted levels of service (see concurrency considerations).

Staff Analysis/Findings of Fact

The delegation request provides for a 25,276 square foot increase in overall auto auction use from 44,724 square feet to 70,000 square feet. The change in the restrictive note will allow auto storage and accessory uses on the site's 42.2 acres and restrict building area to 70,000 square feet.

Staff finds the delegation request is consistent with the Town's Commercial and Industrial Land Use Plan classifications as well as the B-3, Planned Commercial District and M-2, Medium Industrial District permitted uses.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 3-2-01.

Exhibits

Resolution, Planning Report, Justification letter, Plat, Land Use Map, Subject Site, and Aerial

Prepared By: ____ Reviewed By: ____

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD, DAVIE, FL. 33314

March 26, 2001

Town of Davie Planning & Zoning Dept.
6591 S.W. 45th St.
Davie, FL 33314

ATT: Ms. Gery A. Baluss

RE: Lauderdale-Miami Auto Auction Plat
Delegation Request to amend
Level of Development
Our Project No. 2001-104

Dear Gery:

On behalf of our clients Manhein Auctions, Inc., we are writing this letter to justify our request to amend the level of development for the referenced project.

First of all, our request is being processed as recommended by Broward County Development Management Division to properly reflect the actual use of the subject property. That is, to include the use of the automotive storage areas, which is not reflected on the square footage of building areas allowed to be constructed under this plat approval. Second, the approval of our request will allow us to proceed with a much-needed expansion to the auction building. Without this expansion Lauderdale-Miami Auto Auction could not continue its operation at this location in the Town of Davie. This business, which is among the largest employers in the Town of Davie, will be forced to move out of this location.

The Town cooperation is needed to continue the successful operation of this business.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLOIRDA, INC.

Gustavo X. Aguirre, President

Phone: (954) 584-6880 **Fax: (954) 584-2862**

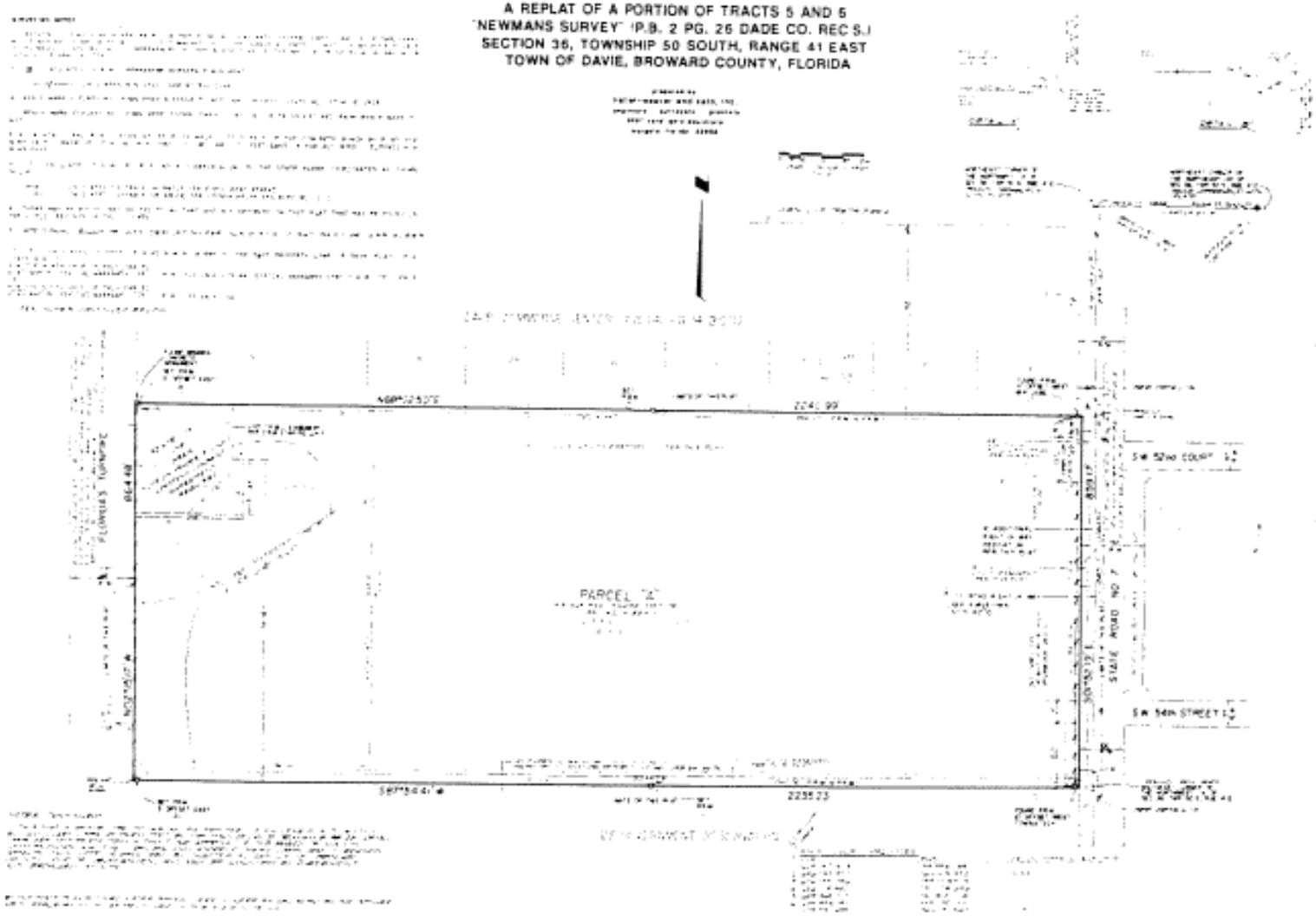
2001-104dd-2 gxaletters

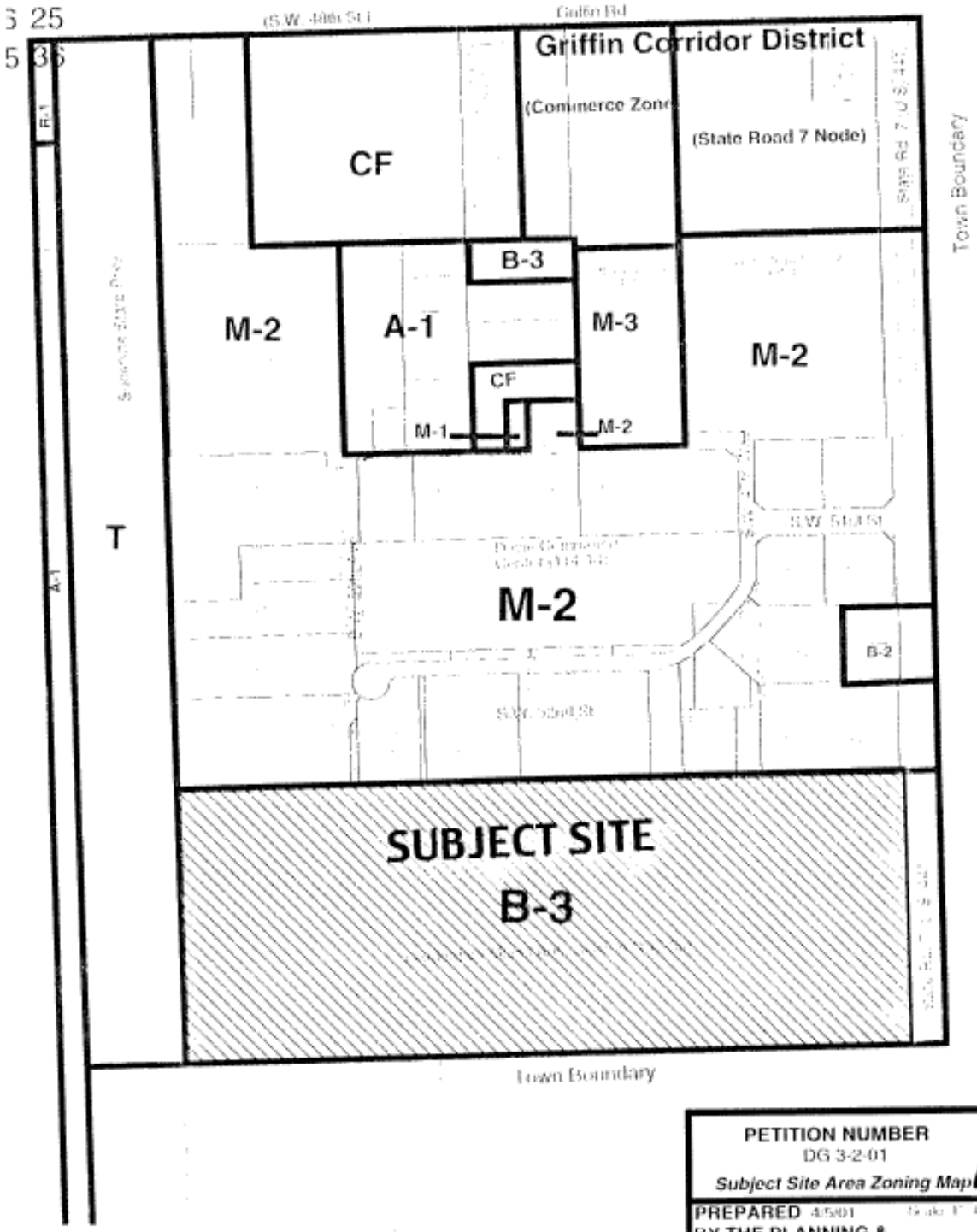
LAUDERDALE - MIAMI AUTO AUCTION

A REPLAT OF A PORTION OF TRACTS 5 AND 6
'NEWMANS SURVEY' (P.B. 2 PG. 26 DADE CO. REC'S.)
SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LAUDERDALE - MIAMI AUTO AUCTION

A REPLAT OF A PORTION OF TRACTS 5 AND 6
"NEWMANS SURVEY" (P.B. 2 PG. 26 DADE CO. REC.S.)
SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

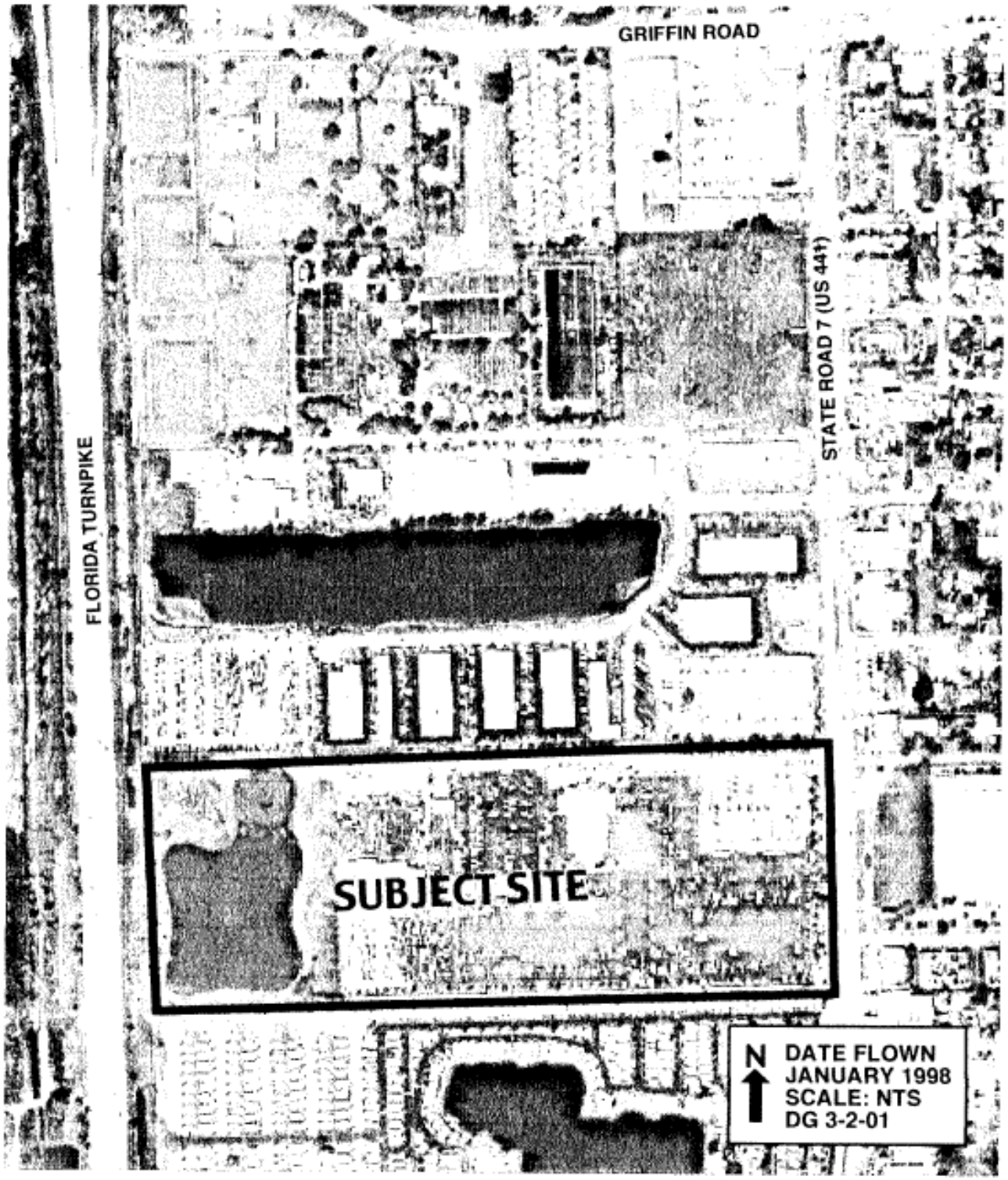


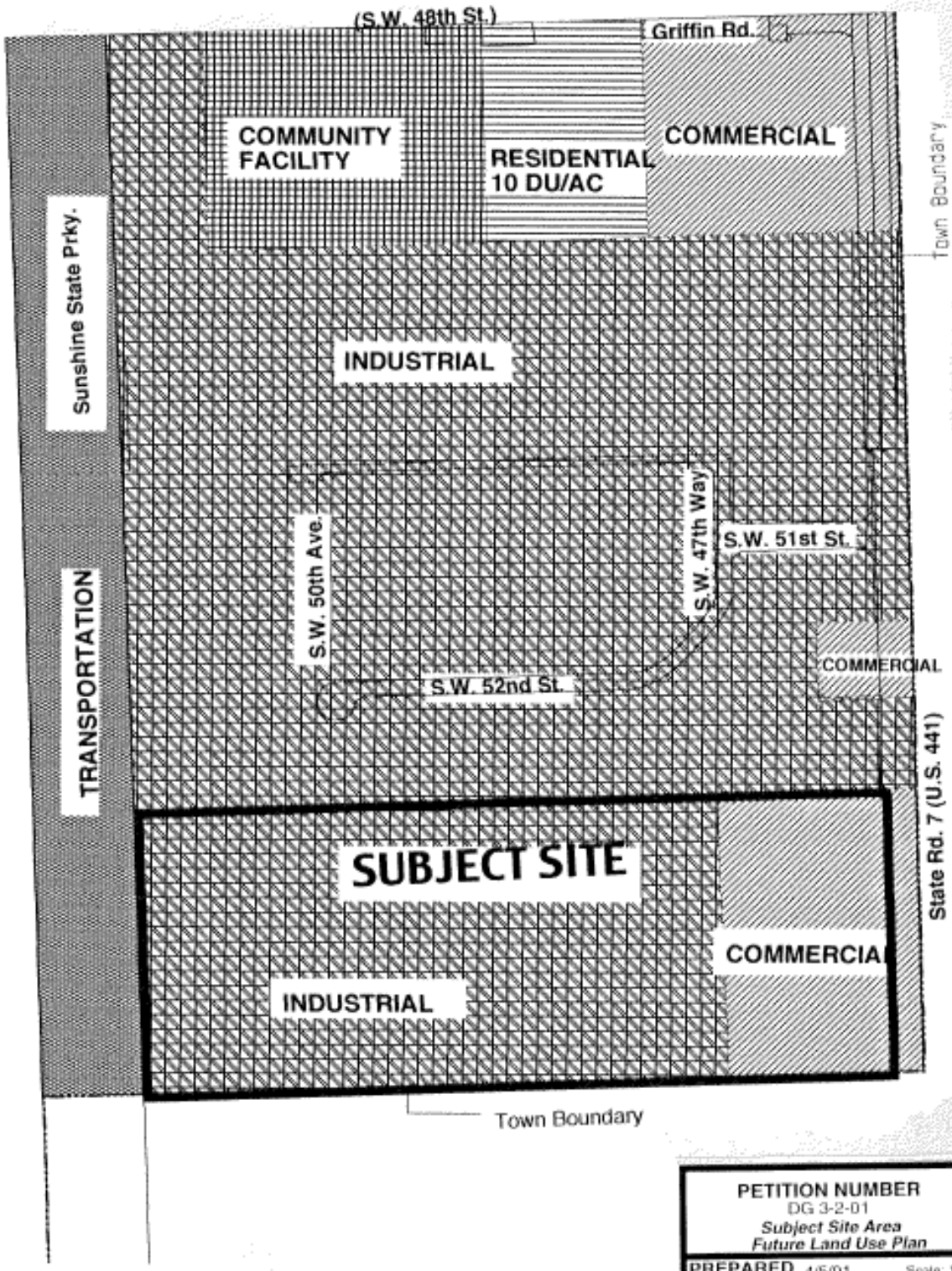


PETITION NUMBER
DG 3-2-01
Subject Site Area Zoning Map

N

PREPARED 4/5/01
BY THE PLANNING & ZONING DIVISION


GRIFFIN ROAD
STATE ROAD 7 (US 441)
FLORIDA TURNPIKE
SUBJECT SITE
N
DATE FLOWN
JANUARY 1998
SCALE: NTS
DG 3-2-01



PETITION NUMBER
DG 3-2-01
Subject Site Area
Future Land Use Plan

N

PREPARED 4/5/01 Scale: 1"=400'
BY THE PLANNING & ZONING DIVISION