

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP/(954) 797-1101  
Prepared by: Roberta Moore, Planner I

**SUBJECT:** Site Plan  
SP 10-8-02, Maroone Toyota, 4050 Weston Road, Generally located 2600 feet north of Griffin Road adjacent to Interstate 75.

### **TITLE OF AGENDA ITEM:**

SP 10-8-02 Maroone Toyota, Petitioner Frank Steward, 1512 W. Broward Blvd., Suite 100, Fort Lauderdale, Florida 33301

### **REPORT IN BRIEF:**

The applicant requests site plan modification approval for the 21.97 acre site located at 4050 Weston Road. The proposal is for the construction of a one-story 3,082 square foot Pre-Owned Sales building. Currently a one-story, 69,682 square foot building exists on the parcel which is being used for the sales, service and office area. The proposed height of the building will be sixteen feet eight inches (16'8"). The design of the proposed Pre-Owned Sales building matches the existing New Car Sales building. The building color will be Toyota White and Toyota Light Gray and will have a smooth stucco finish with split face block near the bottom of the building. Access to the site is from Weston Road with seventeen (17) standard and three (3) handicap parking spaces being provided for the proposed building. The overall site presently has sufficient parking. The site plan modification is increasing the total landscaping by 1,401.5 square feet. The total landscaped area on site, with the modification, totals 131,314 square feet. The site plan indicates a temporary construction trailer north of the proposed pre-owned building.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Site Plan Committee recommended approval subject to the staff report on January 21, 2003 (motion carried 4-0, Mr. Crowley absent).

**FISCAL IMPACT:** None

### **RECOMMENDATION(S):**

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

**Attachment(s):** Planning Report, Future Land Use, Aerial

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

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**APPLICANT INFORMATION**

**Owner**

**Name:** M.S. & S Toyota  
**Address:** 110 SE 6 Street, Suite 1700  
**City:** Fort Lauderdale, Florida 33301  
**Phone:** (954) 769-7152

**Agent:**

**Name:** Flynn Engineering Services  
**Address:** 1512 E. Broward Blvd. Suite 100  
**City:** Fort Lauderdale, Florida 33301  
**Phone:** (954) 522-1004

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**BACKGROUND INFORMATION**

**Application History:** None

**Application Request:** Amendment to a Site Plan modification

**Address/Location:** 4050 Weston Road, Davie, Florida 33331

**Future Land Use Plan Designation:** Commercial

**Zoning:** BP, Business Park District

**Existing Use:** Auto Dealership/Maroone Toyota

**Proposed Use:** Auto Dealership/Maroone Toyota

**Parcel Size:** 21.97 acres (957,130.67 square feet)

**Surrounding Uses:**

**North:** Nissan - Volvo  
**South:** Pointe West Commerce Center  
**East:** Interstate 75  
**West:** Weston Road

**Surrounding Land**

**Use Plan Designation:**

Commercial  
Commercial  
Transportation  
Transportation

**Surrounding Zoning:**

**North:** BP, Business Park District  
**South:** BP, Business Park District  
**East:** Transportation  
**West:** Transportation

## ZONING HISTORY

**Previous Request on same property:** Town Council approved a rezoning (ZB 9-2-98, Ordinance 99-03) of the subject site from AG, Agricultural District to BP, Business Park District for 3.55 acres with the utilization of the Broward County "5% residential-to-commercial" flexibility rule on December 15, 1999.

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## APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

- 1. Site:* The applicant is requesting a site plan modification approval for the construction of a Pre-Owned Sales building located at 4050 Weston Road. The proposal is for a one story 3,082 square foot building. Currently a one story, 69,682 square foot building exists on the parcel. This existing building is the sales, service and office area. The proposed building is to be utilized for pre-owned automobile sales.
- 2. Building:* The proposed building will be sixteen feet eight inches (16' 8") in height and will have 3,082 square feet of office space and vehicle display area. The same design elements as on the existing building have been used on the proposed building to keep the architectural integrity.
- 3. Architecture:* The design of the proposed Pre-Owned Sales building matches the existing New Car Sales building. The building color will be Toyota White and Toyota Light Gray and will have a smooth stucco finish with split face block near the bottom of the building. The doors and windows will consist of an extruded aluminum finish and window glazing shall be blue green and impact resistant glass to match the existing building.
- 4. Access and Parking:* Access to the site is from Weston Road with seventeen (17) standard and three (3) handicap parking spaces being provided for the proposed building. The overall site presently has sufficient parking.
- 5. Landscaping:* The site plan modification is increasing the total landscaping by 1,401.5 square feet. The total landscaped area on site, with the modification, totals 131,314 square feet. Landscaping includes Fig Trees, Live Oaks, Yellow Tabebuia, Christmas Palm, Red Tip Cocoplum, and Wax Jasmine.
- 6. Compatibility:* The proposed design of the Pre-Owned Sales building matches the existing New Car Sales building and the proposed landscape materials also matches the existing. The new building is compatible with the existing building.
- 7. Temporary Uses:* The site plan indicates a temporary construction trailer north of the proposed pre-owned building. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

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## Significant Development Review Agency Comments

A tree removal application shall be required prior to removal of any trees.

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### Applicable Codes and Ordinances

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

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### Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 1. Planning Area 1 constitutes the southwestern most portion of the Town, encompassing all of the land south of Griffin Road and west of Southwest 148 Avenue. This planning area is bisected by I-75 which is accessed at Griffin Road and Sheridan Street. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the northern and southern ends of the Ivanhoe development at the intersections of I-75 with Sheridan and Griffin Roads, and Orange Drive. Over 100 acres at the northwest intersection of I-75 and Orange Drive are planned for business park development, known as ICW West. Development in this planning area shall continue in accordance with the program for the Ivanhoe development.

**Flexibility Zone:** The proposed site plan is in Flexibility Zone 113.

**Broward County Land Use Plan:** The subject site is governed by the plat titled "ICW North" restricted to 90,000 square feet of commercial use on Parcel 'G'.

**Concurrency Considerations:** The subject site is a portion of platted property which has met the concurrency requirements and is in compliance with all restrictions of the approved plat.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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### Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

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**Staff Recommendation**

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

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**Site Plan Committee**

**Site Plan Committee Recommendation:** On January 21, 2003 Site Plan Committee recommended approval subject to the staff report (motion carried 4-0, Mr. Crowley absent).

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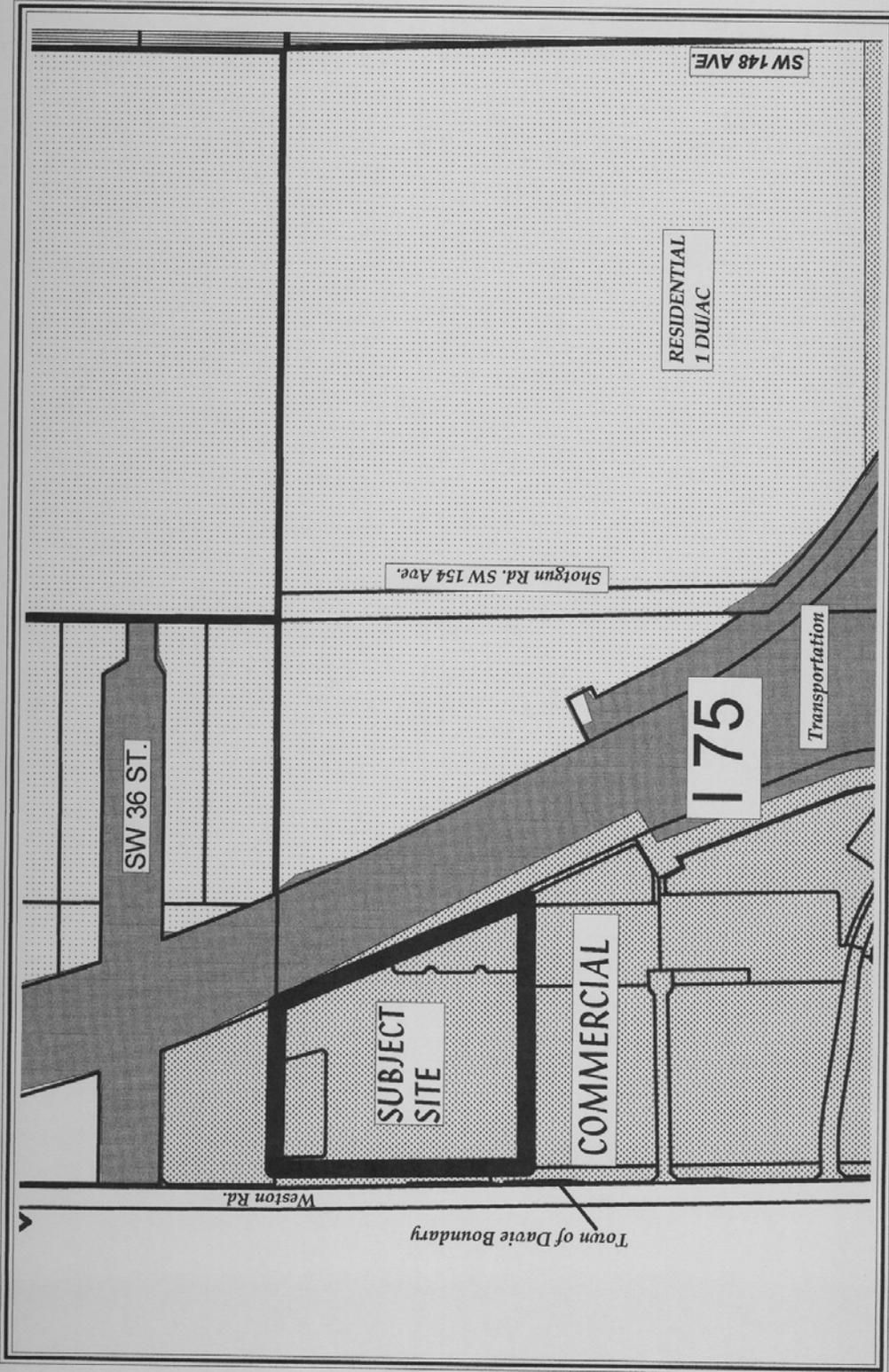
**Exhibits**

1. Future Land Use Map
2. Zoning and Aerial Map
3. Site plan

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

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



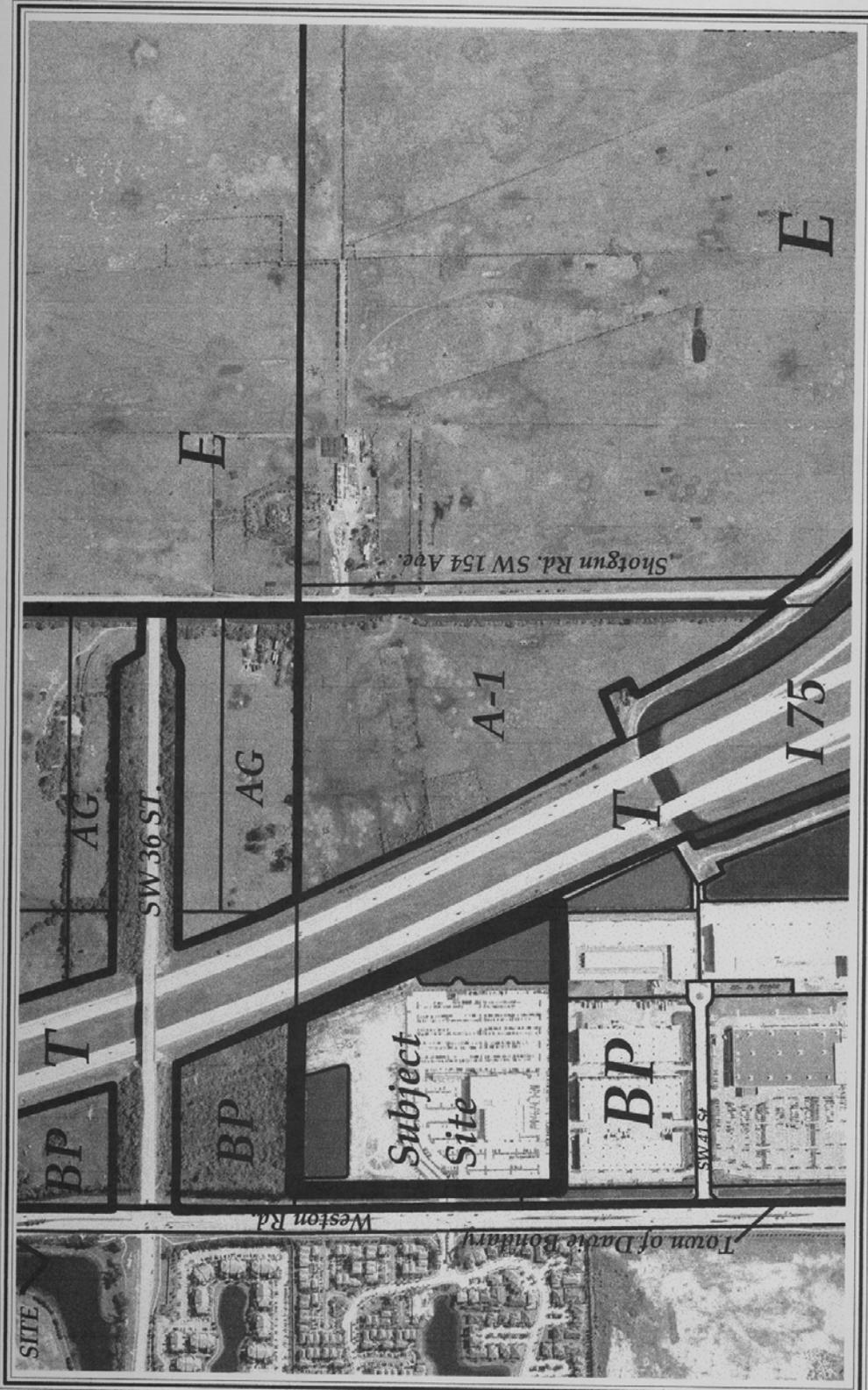


Site Plan  
 SP 10-8-02  
 Existing Future Land Use Map



600 0 600 Feet

Planning & Zoning Division - GIS



Planning & Zoning Division - GIS

Site Plan  
 SP 10-8-02  
 Subject Site and Aerial Map  
 Date Flown: 12/31/01