

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: TU 5-6-04, MS & S Toyota, Inc., 3650 Weston Road

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: Temporary Use Permit for Outdoor Vehicle Storage

REPORT IN BRIEF: The applicant (Plantation Sales, Inc.) is requesting approval of a Temporary Use Permit for activities associated with the outdoor storage of vehicles for a one-time, thirty-day (30) period. The applicant is asking for permission to temporarily store up to one hundred (100) vehicles on the adjacent southeast vacant lot, which is currently owned by Maroone Toyota. Access onto and from the proposed temporary storage lot is along the southeastern boundary line over existing parking spaces. The applicant states that there will be **no** signage, banners, balloons, visual markers, temporary electricity, tents, canopies, or pedestrian access provided on the temporary storage lot. The applicant proposes to cover with mulch the perimeter of the vacant lot to protect the grass areas. Furthermore, the applicant also states that if any destruction should occur, the affected areas would be completely restored to pre-use conditions. The applicant has obtained an approval in writing from the owner of the property (Maroone Toyota) to use the vacant lot. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

DURATION OF EVENT: The duration of this request is for a one-time, thirty-day (30) period beginning June 17, 2004 thru July 16, 2004.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that MS & S Toyota, Inc. "Outdoor Vehicle Storage" will be suitably separated from adjacent uses, there will be no excessive traffic generated on minor residential streets, and a vehicle-parking problem is not anticipated. In addition, the following conditions apply:

- (1) **Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized.** The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the event.

- (3) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.
- (4) Provide proper traffic control devices, such as barricades or cones, around the tents.
- (5) The permit shall be valid only for a one-time, thirty-day (30) period beginning June 17, 2004 thru July 16, 2004.

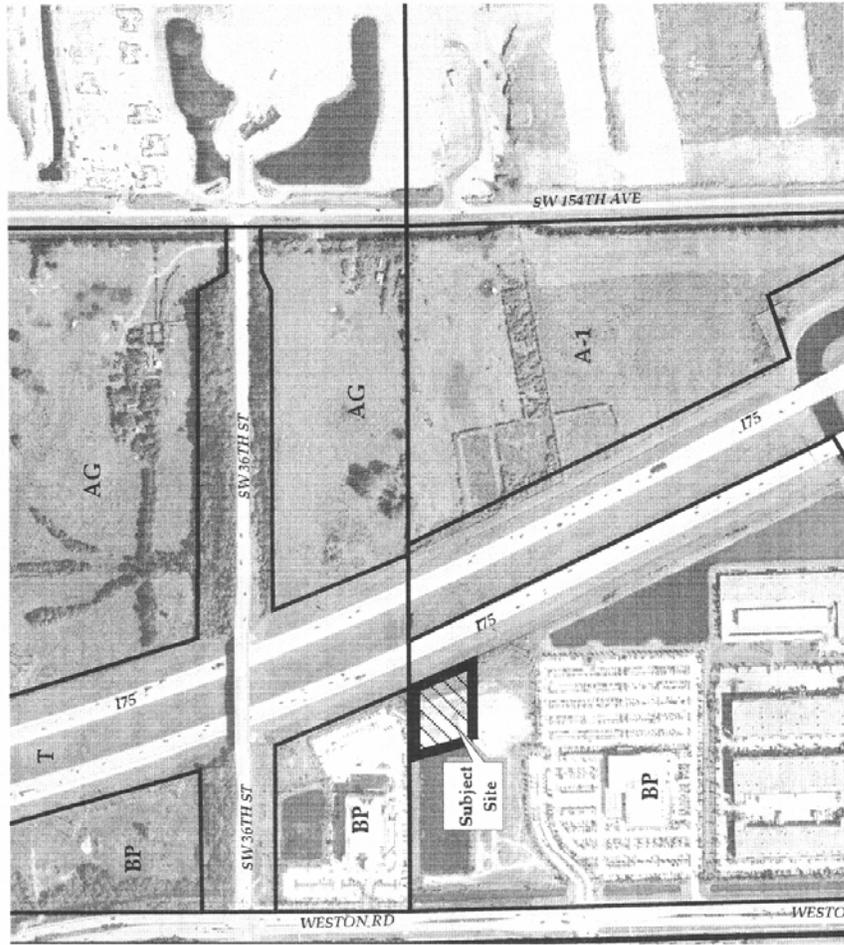
PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee has reviewed the application and has no objections to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): The application is found sufficient, based upon the above, to enable Town Council to render a decision.

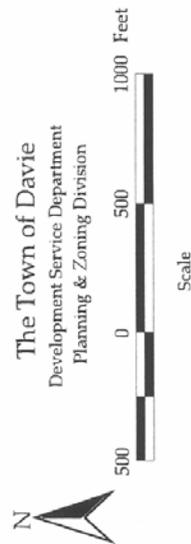
Attachment(s): Justification letter, Subject site map, Site plan.



Not in the Town of Davie



The Town of Davie
 Development Service Department
 Planning & Zoning Division



Temporary Use Application
 TU 5-6-04, MS & S Toyota, Inc.
 Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.
 Date Prepared: 5/25/04

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Simply the Best

3650-3660 Weston Road
Davie, Fl. 33331
Nissan (954) 888-6800
Volvo (954) 888-6850

May 18, 2004

Town of Davie
Planning and Zoning Division
Development Services Department
6591 Orange Drive
Davie, FL 33314

Re: Temporary Use Permit Application
Petitioner: Plantation Sales, Inc. dba Weston Nissan Volvo
Owner: M S & S Toyota, Inc. dba Maroone Toyota
Property: Vacant land at 4050 Weston Road, Davie, FL

Dear Sir or Madam:

We are pleased to submit the Temporary Use Permit Application described above. This letter is being submitted in order to supplement the information provided in our application and to assist the Town in its review and consideration of our application.

Reason for application: We have been fortunate to experience unforeseen levels of growth in all phases of our business since we opened our doors in January 2003. Increased business demands have naturally required us to stock higher numbers of vehicles in inventory. Current business needs dictate that we stock an especially high number of vehicles in inventory, reaching beyond our current parking capacity. Off-site storage locations can be found, but storing them on the Maroone Toyota land immediately adjacent to our dealership would be a safer and more convenient alternative for our customers and for Davie residents in general – safer because (a) vehicular traffic in and out of the dealership would be reduced (fewer convoy carriers delivering vehicles back and forth from off-site locations) and (b) on-site congestion would be alleviated; and more convenient because prospective customers would have a wider range of vehicles immediately available for inspection while at the premises. We are actively exploring longer-term solutions to this situation, but our immediate needs would be fulfilled by granting the temporary use described in our application.

Number of vehicles; access times: We are asking for permission to store up to approximately 100 vehicles on the Maroone Toyota land. These are vehicles sitting idle in inventory waiting to be sold to customers, thus they would not be regularly moved in or out of the proposed storage area, as would be the case with, for example, customer or

"Attachment 3"

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employee parking. Vehicles would only be moved on an as-needed basis in connection with a sale of the vehicle (either actual delivery of a sold vehicle or for inspection by a prospective customer or by service personnel). Any movement would occur during business hours, which range from as early as 7:30am until as late as 11pm each day.

No signage: There will be no signs, banners, balloons, or other visual markers of any kind used in connection with the proposed use.

No temporary electric; no tents or canopies; no pedestrian access: There will be nothing located at the proposed site other than stationary motor vehicles being stored in inventory – no temporary electrical poles, no tents or canopies, no pedestrian traffic, no portable toilets, no traffic cones or barriers, and no tables or chairs.

Non-dusty ground cover: The existing ground cover is grassy, dry, solid under foot, well-draining and non-dusty. We propose to cover the access ways in and out of the storage area with mulch, similar to that found on the bridal path around the perimeter of our site, on an as-needed basis should the grass become worn and the underlying soil exposed or unstable.

Landscaping: We do not foresee the removal or destruction of any landscaping, as the area of the proposed use is an open grassy field; however, if anything of the sort should occur, the affected areas would be completely and promptly restored to pre-use condition at our sole cost and expense.

We have attempted to lay out the information we believe the Town will find most relevant in its consideration of our application, however if any further information is desired, we are more than happy to respond.

Thank you very much for your consideration.

Sincerely,



Patricia A. Hooley
President

