

**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:** **Staff Requesting a Tabling/Withdrawal**

**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 DISTRICT 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 Town Council meeting.

**CONCURRENCES:** 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)**

**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 DISTRICT 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/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.



**Proposed Use(s):** Tire Center for commercial trucks

**Proposed Density:** N/A

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

**Surrounding Zoning(s):**

<b>North:</b>	M-4 (County), Limited Heavy Industrial District
<b>South:</b>	M-4 (County), Limited Heavy Industrial District
<b>East:</b>	M-4 (County), Limited Heavy Industrial District
<b>West:</b>	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 provide 16 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.

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## **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)planning, 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.

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**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.

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**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.

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**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 existing 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.

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### **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.

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### **Planning and Zoning Board Recommendation**

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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)**

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**Town Council Action**

At the August 1, 2007 Town Council meeting, this item was tabled to September 5, 2007.

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## **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
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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  
mail@bgarchitecture.com

(954) 961-7675 Fax: (954) 961-7685

*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.

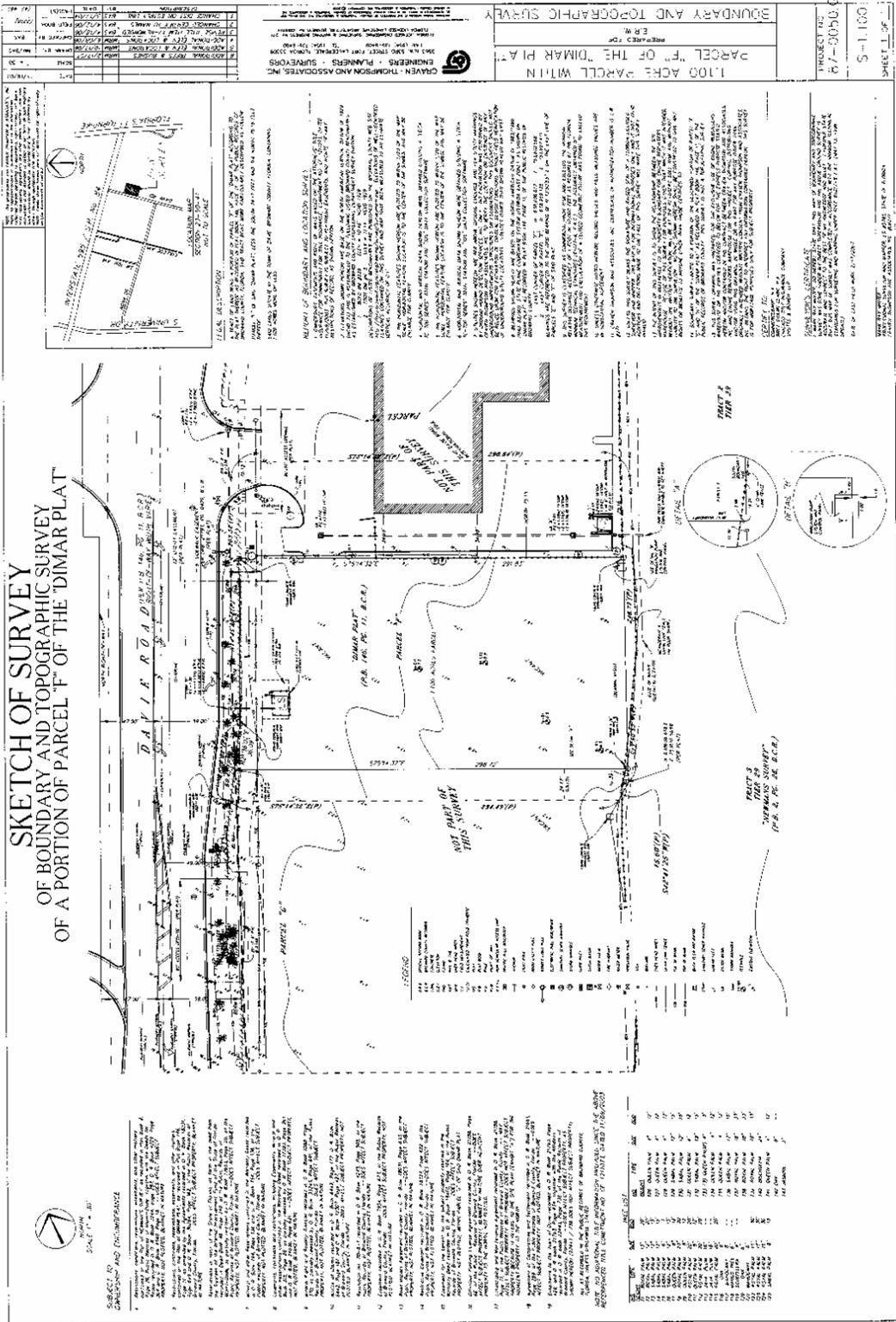
*The proposed change will update the site from County zoning to Town zoning.*

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

Respectfully,

Maday Gutierrez  
Barranco Gonzalez Architecture Design Studios

Exhibit 2 (Survey)



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





**TREE LIST**

NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPREAD	PLANTING
1	(Symbol)	FLORIDA PALM	TRINIDADIA PALMATA	10-15'	10-15'	1000
2	(Symbol)	FLORIDA PALM	TRINIDADIA PALMATA	10-15'	10-15'	1000
3	(Symbol)	FLORIDA PALM	TRINIDADIA PALMATA	10-15'	10-15'	1000
4	(Symbol)	FLORIDA PALM	TRINIDADIA PALMATA	10-15'	10-15'	1000
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48	(Symbol)	FLORIDA PALM	TRINIDADIA PALMATA	10-15'	10-15'	1000
49	(Symbol)	FLORIDA PALM	TRINIDADIA PALMATA	10-15'	10-15'	1000
50	(Symbol)	FLORIDA PALM	TRINIDADIA PALMATA	10-15'	10-15'	1000

DATE: JUNE 29, 2006  
 DATE: OCT. 26, 2006  
 DATE: APR. 15, 2007  
 DATE: APR. 15, 2007  
 DATE: MAY 24, 2007

**LANDSCAPE DEVELOPMENT PLAN**  
 PROPOSED PLANTING PLAN, GREAT FLORIDA BANK  
 H. KURT KETTELHUT AND ASSOCIATES  
 227 GARDNER BLVD., DEERFIELD BEACH, FL 33442-5042 (561) 885-1000

56A

SHEET NO. LA 1 OF 2

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  
AMERICAN MARKETING WESTPORT LTD  
% MILES A FORMAN  
PO BOX 292037  
DAVIE FL 33329-2037

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  
BROWARD SCHOOLS CREDIT UNION  
5901 DEL LAGO CIR  
SUNRISE FL 33313

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  
FLORIDA RADIO REALTY INC  
2700 DAVIE ROAD  
DAVIE FL 33314-1211

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  
FORMAN,MILES AUSTIN TR &  
FORMAN,HAMILTON C TR  
PO BOX 292037  
DAVIE FL 33329-2037

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  
IMPERIAL HOSPITALITY GROUP INC  
7314 SW 148 CT  
MIAMI FL 33193

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  
KOVAC,HARVEY P & JOAN H  
2770 DAVIE ROAD  
DAVIE FL 33314-3436

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  
RACETRAC PETROLEUM INC  
PO BOX 22845  
OKLANHOMA CITY OK 73123-1845

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  
R-ONE INC &  
STATE OF FLORIDA, DOT  
1305 HIGHWAY 82 WEST  
TIFFON GA 31794

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

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  
SPECON IV LLC  
% AMERADA HESS CORP/TD 09253  
ONE HESS PLAZA  
WOODBIDGE NJ 07095-0961

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  
STILLBROOKE CORP OF FL  
% PROPERTY TAX FL 8  
PO BOX 130548  
HOUSTON TX 77219-0548

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

**Exhibit 6 (Public Participation Notice)**

Mar. 26. 2007 10:37AM BG DESIGN STUDIOS

NO. 9168 P. 4

**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 Barranto, BG Architecture		954.961.7675	john@bgarchitecture.com
2 n/a	Maday Gutierrez, BG Architecture		954.961.7675	maday@bgarchitecture.com
3	<b>NO OTHER ATTENDEES</b>			
4				
5				
6				
7				
8				
9				
10				

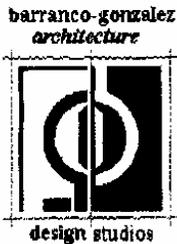
**FALCON TIRE CENTER PUBLIC PARTICIPATION MEETING**  
 August 1st, 2006

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@bgarchtecture.com
2	n/a	Mady Gutierrez, BG Architecture	954.961.7675	mady@bgarchtecture.com
3	<b>NO OTHER ATTENDEES</b>			
4				
5				
6				
7				
8				
9				
10				

## Exhibit 8 (Public Participation Report)

Jun. 29. 2007 4:11PM BG DESIGN STUDIOS

No 0111 P. 1



AAW 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 1<sup>st</sup>, 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 8<sup>th</sup>, 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,

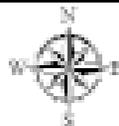
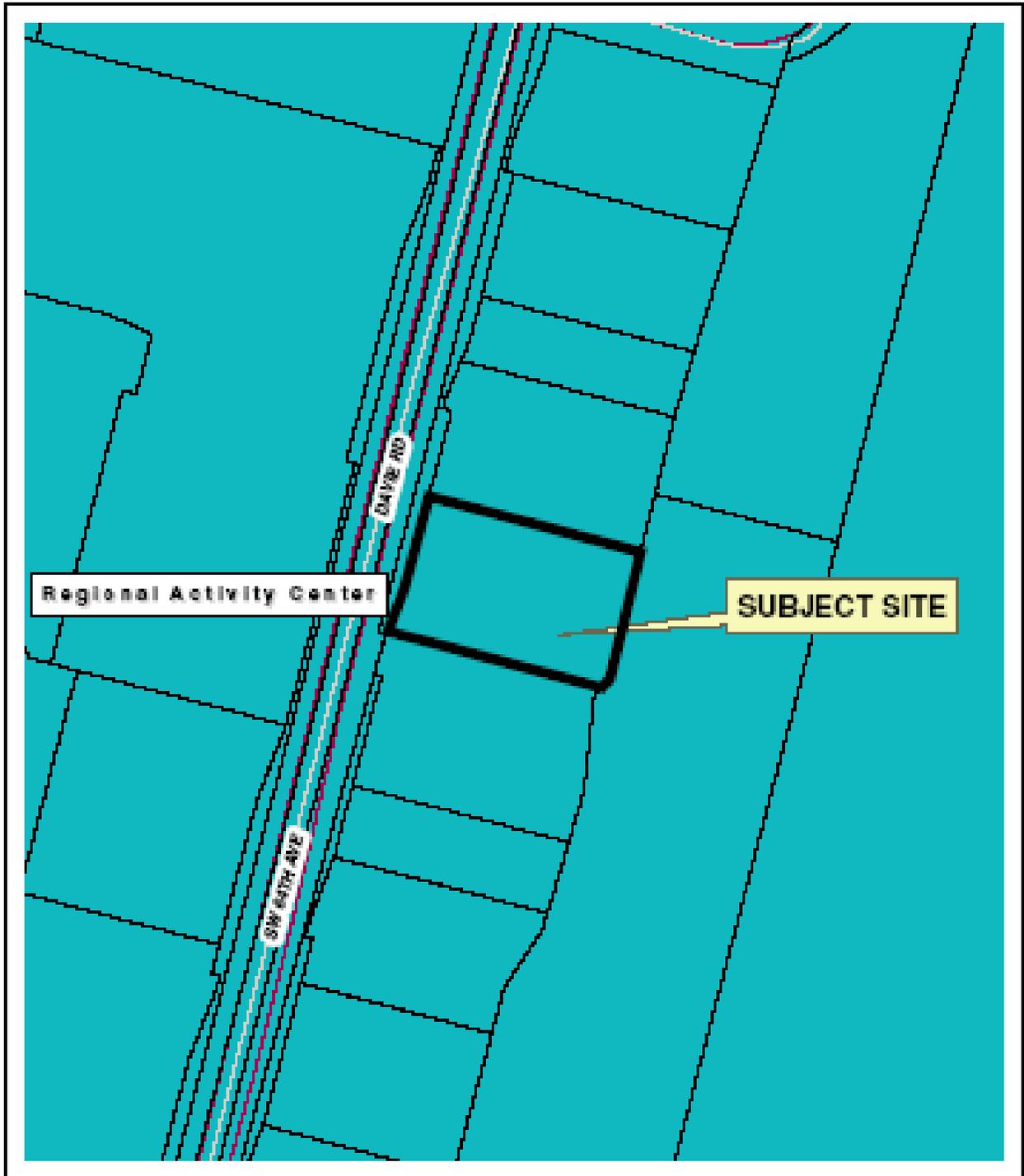
Maday Gutierrez  
bg architecture design studios

3201 Griffin Road, Suite 202

Ft. Lauderdale, Florida 33312  
mail@bgarchitecture.com

(954) 961-7675 Fax: (954) 961-7685

**Exhibit 9 (Future Land Use Map)**

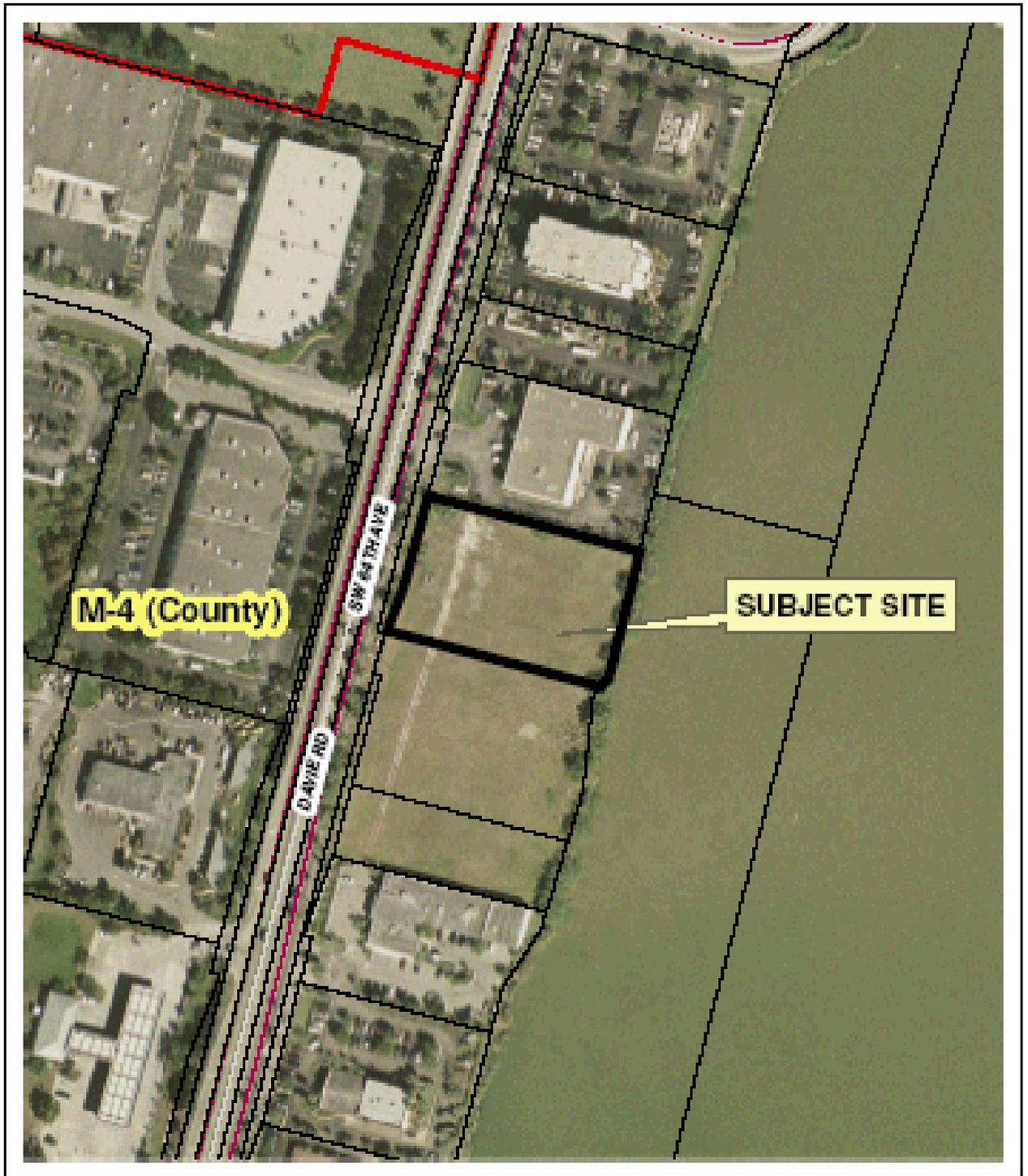


Prepared by the Town of Davie GIS Division

# 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



0 100 200 400 Feet

Prepared by the Town of Davis GIS Division

## REZONING ZB 6-2-06 Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 2/14/06



**MEMORANDUM**

PZ 8-9-07

**TO:** Town Council Members and Mayor

**THRU:** Ken Cohen, Acting Town Administrator  
Mark A. Kutney, AICP, Development Services Director  
Marcie Nolan, Acting Planning & Zoning Manager

**FROM:** Lise Bazinet, Planner II

**DATE:** August 13, 2007

**Re:** ZB 6-2-06/Falcon Tire Center (*Rezoning Application*)

**REQUEST:**

The petitioner is requesting that the above referenced item, currently scheduled on the September 5, 2007 Town Council Meeting be tabled to the October 3, 2007 Meeting. This is the petitioner's second request for deferral.

**PREVIOUS ACTIONS:**

At the August 1, 2007 Town Council meeting, this item was tabled to September 5, 2007.

**CONCURRENCES:**

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**).

**JUSTIFICATION:**

The petitioner is requesting to table this item to address comments made by the Site Plan Committee for the Site Plan application submitted in concurrence with this rezoning application.

**ATTACHMENT:**

Petitioner's Tabling Request Letter

**barranco-gonzalez**  
*architecture*



**design studios**

AA# 2600801

July 31, 2007

Lise Bazinett, Planner  
Town of Davie  
Development Services Department  
6501 Orange Drive  
Davie, FL 33314

RE: ZB 6-2-06 Falcon Tire Center

Dear Ms. Bazinett:

This letter is to request that the rezoning application for Falcon Tire Center be tabled at the September 5, 2007 Town Council meeting and to have it rescheduled to the next meeting on September 12, 2007, to allow us enough time to address the comments previously made by the Site Plan Committee.

Respectfully,

A handwritten signature in black ink, appearing to read 'John P. Barranco', written over a horizontal line.

John P. Barranco  
barranco gonzalez architecture

