



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Name	
Tire Kingdom 47	

Application	
Request/Number:	Site Plan (SP)/16-012
Owner	Carl Jobson
Petitioner	TBC CORPORATION
Project Planner	Debbie Thomas
Date of Report	07/14/2016
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	07/26/2016
Date of Town Council Review	N/A

Location/Site	
Folio/Identification Number	50-41-23-01-0052
Address	6595 Nova Drive
Nearest North/South Road	Davie Road
Nearest East/West Road	Nova Drive
Size (Approx. Acres)	0.82
Existing Use	Shopping Center
Future Land Use	Regional Activity Center
Zoning	RAC-RTW/M-4 County per Forman Agreement
Council District	1
Redevelopment Area	N/A
Overlay District	Transit Oriented Street
Design Regulation	N/A
Flexibility Zone	99
Planning Area	6
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Tyndall Hammock
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	Roberts - Potters Park
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points
<ul style="list-style-type: none">• The petitioner requests site plan approval to renovate an existing building façade.• The property is located on the northeast corner of College Avenue and Nova Drive.• The previous tenants also operated an automotive repair/retail shop within the building.• The request does not include any improvements that would affect the site.



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History

1. Related Zoning Information: N/A
2. Previous Request(s): N/A
3. Concurrent Request(s): N/A

Analysis

1. Architecture: The proposed renovation consists of an enhanced building entry feature, the incorporation of natural stone and branding colors. The plan also proposes existing garage bay doors to be removed and replaced with two new bay doors on the west side of the building. New roof top mechanical equipment will be screened from public view by a proposed parapet. Renovations will result in a decrease in the building area of 70 square feet.
2. Landscaping: The proposed landscaping modifications increase the number of plantings and replace dying vegetation.
3. Compatibility: The proposed renovations are compatible with the continued use of an automotive repair/retail shop.

Recommendations

Staff finds the application complete and suitable for review.

Attachments

1. Petitioner Documentation
2. Land Use Map
3. Zoning Map



MICHAEL J. WILKUS, ARCHITECT

SCOPE OF WORK NARRATIVE

DATE: March 25, 2016
PROJECT: Tire Kingom #47 Remodel-Davie, FL
REVIEWING AGENCY: Planning Department-Davie, FL

The scope of work for the remodel will be as follows:

- The existing footprint of the structure will not change other than the removal of a small vestibule (footprint decreases by approximately 70 SF).
- The existing service bay wall will be removed and replaced with a new wall with two additional service bay door openings in order to increase day-to-day business.
- Exterior façade upgrades in finishes, décor, and branding colors
- Remodel of layout in waiting / sales area.
- New mechanical equipment to replace existing. Equipment locations and roof penetrations to remain as is.
- New Tire Kingdom automotive service equipment to be installed for business use.

If you have any questions regarding these tasks please refer to the permit set for additional information.



Michael J. Wilkus, AIA, CID, LEED AP+BD&C

Land Use Map



159 ft



GIS MAP DISCLAIMER

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Zoning Map



172 ft



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