

RESOLUTION NO. 2023-048

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, OPPOSING A RESTRICTIVE USE NOTE AMENDMENT TO THE REGENCY PLAT, LOCATED ADJACENT TO THE TOWN OF SOUTHWEST RANCHES, THAT WOULD ALLOW ADDITIONAL CAR DEALERSHIP AND AUTOMOBILE STORAGE SPACE ABSENT A TRAFFIC STUDY DEMONSTRATING THAT ALL OF SW 148TH AVENUE AND ITS INTERSECTION WITH GRIFFIN ROAD WILL FUNCTION AT OR BETTER THAN THE ADOPTED LEVEL OF SERVICE ON WEEKDAYS AND SATURDAYS; DIRECTING THAT A COPY OF THIS RESOLUTION BE SENT TO THE BROWARD COUNTY COMMISSION, AND THE BROWARD COUNTY URBAN PLANNING DIVISION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Regency Plat ("Plat") is located within the Town of Davie, at the southeast corner of Griffin Road and I-75, adjacent to the Town of Southwest Ranches; and

WHEREAS, Warren Henry Automobiles, Inc. has filed an application to amend the restrictive use note on the face of the Plat with the Urban Planning Division of the Broward County Resilient Environment Department; and

WHEREAS, the proposed note amendment authorizes an increase of 60,000 square feet of dealership and 60,000 square feet of automotive storage to the 100,000 square feet of dealership and 165,000 square feet of automobile storage currently authorized on the face of the Plat; and

WHEREAS, sixty percent (60%) of SW 148th Avenue's lane miles are within the Town of Southwest Ranches and one hundred percent (100%) of SW 148th Avenue abuts the Town of Southwest Ranches; and

WHEREAS, the Town of Southwest Ranches is committed to preserving its Rural Lifestyle, which includes maintaining the adopted levels of service on roadways within its jurisdiction; and

WHEREAS, the Town of Southwest Ranches is concerned about the traffic impacts from the additional dealership and automobile storage area to SW 148th Avenue and its intersection with Griffin Road; and

WHEREAS, the most recent available traffic counts on SW 148th Avenue were collected south of the driveways providing access to the Plat, and therefore do not fully reflect the trips to and from the Plat to Griffin Road; and

WHEREAS, included in the trips not reflected by the traffic counts are test drive trips for the various dealerships within the Plat that are required as a condition of Town of Davie approval and/or via agreement to exist the Plat north on SW 148th Avenue to Griffin Road and return to the dealerships south on SW 148th Avenue from Griffin Road in order to minimize traffic to the numerous residential communities south of the Plat on SW 148th Avenue; and

WHEREAS, the Town of Southwest Ranches understands that the proposed plat note limits the project to a luxury dealership, which generates statistically fewer vehicle trips than traditional high volume dealerships, but seeks to ensure that all vehicle trips to and from the Plat, inclusive of those generated by the additional proposed dealership and automobile storage areas, are carefully evaluated so that SW 148th Avenue both north and south of the Plat, as well as the intersection of SW 148th Avenue and Griffin Road, operate at the adopted level of service or better.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The above referenced recitals are true and correct and are incorporated herein by reference.

Section 2: The Town of Southwest Ranches hereby opposes the plat note request, and requests that the Broward County Urban Planning Division and the Broward County Commission not approve the plat note amendment to increase the dealership and automobile storage area until the developer causes preparation of a traffic study that demonstrates to the Town's satisfaction that all of SW 148th Avenue and its intersection with Griffin Road will function at the adopted level of service or better on weekdays and Saturdays, including trips from the additional dealership and automobile storage area.

Section 3: The Town Clerk is hereby directed to provide a copy of this Resolution to the entire Broward County Commission, and the Broward County Urban Planning Division.

Section 4: This Resolution shall take effect immediately upon its adoption.

[SIGNATURES ON THE FOLLOWING PAGE]

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 11th day of May, 2023, on a motion by

Chm Kuczynski and seconded by Chm Hartmann.

Breitkreuz Absent
Allbritton Yes
Hartmann Yes
Jablonski Yes
Kuczynski Yes

Ayes 4
Nays 0
Absent 1

For James Allbritton
Steve Breitkreuz, Mayor

ATTEST:

Russell Muñiz
Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff
Keith Poliakoff, J.D., Town Attorney
1001.2325.01