



Town Council Agenda Report

SUBJECT: Quasi Judicial Hearing: Rezoning

CONTACT PERSON/NUMBER

Name: Mark Kutney, AICP
Phone: (954) 797-1101

TITLE OF AGENDA ITEM:

ZB 11-2-99 "Hotel/Inn" David B. Duncan , owner/Daniel A. Fee, P.E., petitioner - 10220 State Road 84 / Generally located on the south side of State Road 84 approximately 750 feet west of Nob Hill Road.

REPORT IN BRIEF:

The petitioner is proposing to construct 2 separate 3-story hotel buildings and is requesting to rezone the subject site to the B-3 zoning district to accommodate the proposed use. The proposed B-3 zoning district is consistent with the underlying commercial land use plan designation of the subject property and abutting properties, and the proposed zoning and use are compatible with existing and planned uses.

Although the proposed zoning and use are compatible with adjacent and planned uses, staff believes there may be uses permitted within the B-3 zoning district which may be inappropriate for this site. The petitioner agrees with staff and has voluntarily offered to execute a "declaration of restrictions" restricting the use of those inappropriate uses on the property (see attached list of uses to be restricted).

The petitioner has indicated the proposed hotel will have 121 rooms, which would generate substantially fewer vehicle trips than if the site were developed as standard retail/commercial development. Currently Nob Hill Road and State Road 84 are operating at a Level of Service "A" in this immediate area. Therefore, there is sufficient roadway capacity to accommodate the use.

In conclusion, staff believes the proposed rezoning and use are consistent with existing and planned uses, the site is appropriate for the proposed zoning and use, and the request is consistent with the Town's Comprehensive Plan.

PREVIOUS ACTIONS: None.

CONCURRENCES:

On January 12, 2000, the Planning and Zoning Board recommended approval subject to the stipulation of the list with those items scratched through being restricted (motion carried 4-0 Mr. Stahl absent),

FISCAL IMPACT: Not Applicable.

RECOMMENDATION(S): Motion to approve, subject to the planning report.

Attachment(s): Planning report, conceptual plan, list of restrictions, land use map, subject site map, and aerial.

Exhibit "A":

Original Report Date: 1/05/00

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

APPLICANT INFORMATION

Owner:

Name: David B. Duncan
Address: 10220 W. State Road 84
City: Davie, FL 33324
Phone: (954) 385-0000

Agent:

Name: Daniel A. Fee, P.E.
Address: 1263 E. Las Olas Blvd. Ste. 200
City: Fort Lauderdale, FL 33301
Phone: (954) 524-9800

BACKGROUND INFORMATION

Application Request: To rezone approximately 3.068 acres of property from A-1, Limited Agricultural District (County) to B-3, Planned Business Center District (Town) in order to construct a hotel.

Address/Location: 10220 State Road 84/Generally located on the south side of State Road 84 approximately 750 feet west of Nob Hill Road.

Land Use Plan Designation: Commercial

Zoning: A-1, Limited Agricultural District (County)

Existing Use: Vacant Land

Proposed Zoning: B-3, Planned Business Center District (Town)

Proposed Use: Two (2), 3-story hotel buildings.

Parcel Size: 3.068 acres (133,642 square feet)

Surrounding Land Use:

North: State Road 84 and Interstate 595

South: Indian Ridge Middle School

West: Vacant Land

Surrounding Zoning:

North: A-1, Agricultural District (County)

South: CF, Community Facilities District

East: A-1, Agricultural District (County)

West: Commercial Commerce District

ZONING HISTORY

Related Zoning History: None

Previous Requests on same property: None

DEVELOPMENT PLAN DETAILS

Two hotel building proposed:

Building 1 - approximately 12,240 square feet, 3 stories, with pool.

Building 2 - approximately 14,497 square feet, 3 stories, with pool.

Applicable Codes and Ordinances

This site is currently under a Broward County zoning designation. The proposed rezoning, if approved, would subject the site to the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject site falls within Planning Area 4. This planning area is bordered by S.R. 84 on its north, University Drive to the east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14th Street and the Village of harmony Lakes development. A portion of the University Drive and S.R. 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

The petitioner will be required to obtain Town of Davie and Broward County plat approval. Concurrency review, including roadways, schools and utilities infrastructure will be reviewed at the time of platting.

Applicable Goals, Objectives & Policies:

Future Land Use Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Policy 7-3: Zoning regulations shall provide for varying intensities of commercial development, and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Future Land Use Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterial not designated by the Future Land Use Plan map as commercial corridors should be limited to the intersection of two arterial or arterial and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Staff Analysis

The petitioner is proposing to construct 2 separate 3-story hotel buildings and is requesting to rezone the subject site to the B-3 zoning district to accommodate the proposed use. The proposed B-3 zoning district is consistent with the underlying commercial land use plan designation. As referenced above, the abutting properties are land use planned Commercial to the east and Commerce/Office to the west. To the south is the Indian Ridge Middle School and to the north is State Road 84 and I-595. Therefore, the proposed zoning and use are compatible with existing and planned uses.

Although the proposed zoning and use are compatible with adjacent and planned uses, staff believes there may be other uses permitted within the B-3 zoning district which may be inappropriate for this site. The petitioner agrees with staff and has voluntarily offered to execute a "declaration of restrictions" restricting the use of those inappropriate uses on the property (see attached list of uses to be restricted).

The petitioner has indicated the proposed hotel will have 121 rooms. Based on this information, staff has calculated that this project will yield a total of 92 trips per day for this project as opposed to 4,557 trips per day if the site were developed as standard retail/commercial development. Currently Nob Hill Road and State Road 84 are operating at a Level of Service "A" in this immediate area. Therefore, there is sufficient capacity to accommodate the use.

In conclusion, staff believes the proposed rezoning and use are consistent with existing and planned uses, the site is appropriate for use as a hotel, and is consistent with the Town's Comprehensive Plan.

Findings of Fact

Section 12-309(B)(1)

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;
- (c) Existing zoning district boundaries are not logically drawn in relation to existing conditions on the property proposed for change;
- (d) The proposed change will not adversely affect living conditions in the neighborhood;

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;

(f) The proposed change will not adversely affect other property values;

(g) 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 not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

(i) There may be substantial reasons why the property cannot be used in accord with existing 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.

Staff Recommendation

Recommendation: Based upon the above and the overall finding of facts in the positive, staff recommends approval of application no. ZB 11-2-99, subject to the voluntary declaration of restrictions noted within the planning report.

Planning and Zoning Board Recommendation

On January 12, 2000, the Planning and Zoning Board recommended approval subject to the stipulation of the list with those items scratched through being restricted (motion carried 4-0 Mr. Stahl absent),

Exhibits

1. Conceptual Plan
2. List of Restrictions
3. Land Use Map
4. Subject Site Map
5. Aerial

Prepared by: _____

Reviewed by: _____

Conceptual plan is too large for scanning. Plan is available for viewing in the Planning and Zoning Division.

which uses may not locate in each zoning district. A further distinction is made for uses which may locate in a given district subject to certain limitations and/or restrictions contained in the detailed use regulations section. Section 12-32(A) through

(D) specify which uses are permitted in each zoning district and define the use categories used in this chapter.
(Ord. No. 90-4, § 7, 2-21-90)

Sec. 12-31. Key to table of permitted uses.

The following table is a sample excerpt from Section 12-32:

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS

GENERAL USE	DISTRICTS							
	SC & B-1	B-2	UC & B-3	O	FB	CC	C-1	RO
Office	P	P	P	P	P	P	P	P
Office Equipment Sales	N	P	P	N	P	*	N	N
Parking Lot, Rental	N	P	P	N	N	N	P	N
Pawnshop	N	P	P	N	P	N	P	N
Personal Services	P	P	P	N	P	*	P	N
Pharmacy	N	P	P	N	P	P	P	N
Photographic Studio	P	P	P	N	P	P	P	N

P = Permitted by right in this district.

N = Not permitted in this district.

* = Conditionally permitted subject to detailed use regulations (Section 12-34).

Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. All uses are subject to General Regulations, Section 12-33 and Detailed Use Regulations, Section 12-34 of this Article.

The uses permitted in each district are specifically designated in Section 12-32. Other than by zoning change, no use which is expressly prohibited shall be built in a district. The Town Administrator or his designee, however, shall have the discretion to permit uses which are not specifically listed but are similar to uses that are expressly permitted in Section 12-32, in accordance with the procedures in Article X, Division 4.
(Ord. No. 90-4, § 7, 2-21-90; Ord. No. 91-33, 9-4-91)

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS
GENERAL USE

DISTRICTS

	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	CI	RO
Adult Facilities	N	N	*	N	N	N	N	N
Agriculture	*	*	*	*	*	*	*	*
Agriculture, Commercial	N	N	N	N	N	N	N	N
Amusement Parks	P	P	P	N	N	N	P	N
Animal Hospital	N	N	N	N	N	N	P	N
Animal Kennel	P	P	P	N	N	N	N	N
Antique, Crafts Shops	N	P	P	N	P	*	P	N
Athletic/Health Clubs, Gyms	P	P	P	P	P	N	N	N
Art Gallery	N	*	*	N	N	N	*	N
Auction House	P	P	P	P	P	P	N	N
Banks, Financial	P	P	P	N	P	*	P	N
Bakery, Delicatessen	P	P	P	N	N	*	P	N
Barber, Beauty Shops	N	*	*	N	*	*	*	N
Bars, Lounges	N	1	1	N	N	N	*	N
Biogo Establishments	N	N	N	N	N	N	P	N
Boat Yards	P	P	P	N	P	*	P	N
Bookstores, Newsstand	N	N	N	N	P	N	P	N
Botanical Gardens	N	N	N	N	N	N	P	N
Bottled Fuel	N	N	N	N	N	N	P	N
Bowling, Skating	N	P	P	N	N	N	*	N
Cabinet/Carpentry Shops	N	N	N	N	N	N	P	N
Car Wash	N	P	P	N	N	P	P	N
Catering (Food)	*	*	*	*	*	*	*	*
Communication Apparatus	P	P	P	P	N	*	P	P
Contractor, office only	P	P	P	N	*	N	P	N
Convenience Stores	N	P	P	N	P	N	P	N
Dance Halls, Clubs	N	N	N	N	N	N	P	N
Distribution Facilities	*	*	*	N	N	*	P	N
Dry Cleaning	P	P	P	N	P	*	P	N
Florist, Plant Shop	N	P	P	N	N	N	P	N
Game Room, Arcade	N	N	N	N	N	N	P	N
Gardeners, Landscape Contractors	N	N	N	N	N	*	P	N
Gift Shops	N	P	P	N	N	N	N	N
Golf Courses	N	N	N	N	N	N	N	P
Home Occupation	N	N	N	N	P	*	N	N
Hotels, Motels	N	N	*	N	P	P	P	N
Laboratories	N	N	N	P	P	P	P	N
Light Fabrication	N	N	N	P	N	N	P	N
Machine Shop	N	N	N	N	N	N	P	N

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS
GENERAL USE

				<u>DISTRICTS</u>				
	<u>SC</u> <u>&</u> <u>B-1</u>	<u>WT</u> <u>&</u> <u>B-2</u>	<u>UC</u> <u>&</u> <u>B-3</u>	<u>O</u>	<u>FB</u>	<u>CC</u>	<u>C1</u>	<u>RO</u>
Medical Clinic, Doctor's Office	N	P	P	N	N	P	N	N
Mini Warehouse, Self Storage	N	N	N	N	N	*	*	N
Mobile Home Sales	N	*	*	N	N	N	P	N
Motuary	N	P	P	N	N	N	P	N
Motion Picture Studio	N	N	N	N	N	P	P	N
Motor Fuel Pump	N	*	*	N	*	N	*	N
Movie Theater, Performing Arts	N	P	P	N	P	N	N	N
Night Clubs	N	*	*	N	*	*	*	N
Nursery, Child Care Facility	*	*	*	N	*	*	N	N
Office	P	P	P	P	P	P	P	P
Office Equipment Sales	N	P	P	N	P	*	P	N
Parking Lot, Rental	N	P	P	N	*	N	N	N
Pawnshop	N	P	P	N	N	N	P	N
Personal Services	P	P	P	N	P	*	P	N
Pharmacy	N	P	P	N	P	*	P	N
Photographic Studio	P	P	P	N	P	P	P	N
Plant Nursery	P	P	P	P	P	N	P	P
Pool Rooms	N	P	P	N	N	N	P	N
Printer	N	P	P	N	P	P	P	N
Private Club	N	N	N	N	P	P	P	N
Radio or TV Station	N	N	N	N	N	P	P	N
Real Estate Office	P	P	P	P	*	P	P	P
Repair Shop, except vehicle or boat repair	N	P	P	N	N	N	P	N
Research Facilities	N	N	N	P	P	P	P	N
Residential Uses	*	*	*	N	*	*	*	*
Restaurants, Fast Food	N	P	P	N	P	N	P	N
Restaurant, Other	*	*	*	N	P	*	*	N
Retail Sales Other	P	P	P	N	P	*	P	N
Sales Office	P	P	P	P	P	P	P	P
Schools—Special, Private	N	*	*	*	*	N	N	N
Schools, Trade, Vocational and Other	N	*	*	*	*	N	*	N
Service Stations	N	N	*	N	N	N	*	N
Sheet Metal Shop	N	N	N	N	N	N	*	N
Special Residential Facilities	*	*	*	N	N	N	*	N
Sports Arena	N	N	N	N	N	N	N	N
Studios (Art, Music)	P	P	P	N	N	N	P	P
Truck, Auto, Trailer, Utility Rental	N	N	N	N	N	P	P	N
Vehicle Customizing	N	N	N	N	N	N	P	N
Vehicle, Boat, Truck, Repair Major	N	N	N	N	N	N	*	N
Vehicle Repairs—Minor	N	*	*	N	N	N	*	N
Vehicle Towing	N	N	N	N	N	N	*	N
Vehicle, Boat, Truck Sales	N	N	*	N	N	*	*	N
Warehouse, Storage	N	N	*	N	*	*	*	N

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS (continued)

GENERAL USE

DISTRICTS

	<i>SC</i> & <i>B-1</i>	<i>WT</i> & <i>B-2</i>	<i>UC</i> & <i>B-3</i>	<i>O</i>	<i>FB</i>	<i>CC</i>	<i>C1</i>	<i>RO</i>
Watchman's Apartment	*	N	*	N	N	*	*	N
Wholesale	N	P	P	N	N	P	P	N

P = Permitted by right in this district.

N = Not permitted in this district.

* = Conditionally permitted subject to detailed use regulations (Section 12-34).

1 = Subject to detailed use regulations of Chapter 13, Article V of Davie Code of Ordinances.

** = Limited to 20% of gross floor area

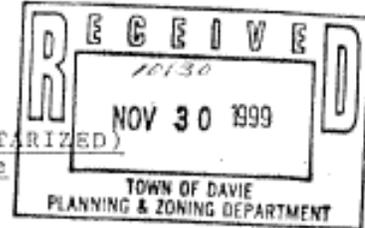
Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. All uses are subject to General Regulations, Section 12-33 and Detailed Use Regulations, Section 12-34 of this Article.

EXISTING ZONING: A-1
CODE SECTION: A-1
PROPOSED ZONING: B-3
CODE SECTION: B-3
LAND USE DESIGNATION: Commercial
FOLIO NUMBER 50-41-37-012340

TOWN OF DAVIE USE ONLY
PETITION NO. ZB11-2-99
FEE. \$ 1170.00
RECEIPT NO. 6016

TOWN OF DAVIE
REZONING APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks payable to Town of Davie



DATE FILED: 11-30-99 PHONE: (954) 524-9800
PETITIONER: Daniel A. Fee; CDI Engineering & Planning
MAILING ADDRESS: 1263 E. Las Olas Blvd #200
Ft Lauderdale, FL 33301
RELATIONSHIP TO PROPERTY: Agent for owner
OWNER: David B. Duncan
MAILING ADDRESS: 10220 W. State Road 84
Davie, FL 33324
ADDRESS OF PROPERTY: ~~State Rd 84 west of Nob Hill Rd~~ *located on the south side of State Road 84 approximately 750' west of Nob Hill Road. Address 10220 State Road 84.*
LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement of amount of acreage involved MUST be submitted with application):
See attached Exhibit "A"
ACREAGE: 3.068 Ac
REQUEST: Rezoning to B-3 from A-1
REASON FOR REQUEST (attach additional sheet as necessary):
To bring zoning into conformance with the underlying land use and to allow for a proposed hotel development on the property.

*** PETITIONER MUST BE PRESENT IN ORDER FOR ACTION TO BE TAKEN ***

OFFICE USE ONLY

APPROVED AS TO FORM: Jat PUBLICATION DATE: 12/15/99
MEETING DATE: PLANNING AND ZONING BOARD: 12/22/99 TOWN COUNCIL: _____
NOTICES SENT: 9 REPLIES: FOR: _____ AGAINST: _____
UNDELIVERABLE: _____

David B. Duncan
OWNER'S NAME(S)
David B. Duncan
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

10220 W. State Road 84
ADDRESS
Davie, FL 33324
CITY, STATE, ZIP
(954) 385-0000
PHONE

The foregoing instrument was acknowledged before me this 23rd day of November, 1999, by David B. Duncan who is personally known to me or who has produced _____

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: [Signature]
Print: RICHARD M. MCGERMAN

My Commission Expires: OFFICIAL NOTARY SEAL
RICHARD M. MCGERMAN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC569344
MY COMMISSION EXP. JULY 15, 2000

Daniel A. Fee, P.E.
PETITIONER'S NAME
[Signature]
PETITIONER'S SIGNATURE

1263 E. Las Olas Blvd #200
ADDRESS
Ft Lauderdale, FL 33301
CITY, STATE, ZIP
(954) 524-9800
PHONE

The foregoing instrument was acknowledged before me this 15th day of November, 1999, by Daniel A. Fee who is personally known to me or who has produced _____

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: Aida M. Millan
Print: AIDA M. MILLAN

My Commission Expires: Aida M. Millan
MY COMMISSION # CC199077 EXPIRES
December 25, 2002
BOARDED THROUGH FAN INSURANCE, INC.

OFFICE USE ONLY

Exhibit "A"

DESCRIPTION:

That portion of Tracts 1 and 2, Tier 95 of NEWMAN'S SURVEY, Township 50 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 2, Page 26, of the Public Records of Dade County, Florida, described as follows:

BEGINNING at a point on the South right of way line of State Road 26, said point being 186 feet east of (measured along said right of way line) the West boundary of Tract 1; thence continuing Easterly along said right of way line 186 feet; thence Southerly parallel with the Westerly boundary of said Tracts 1 and 2, 946.5 feet to an intersection with the South boundary of Section 7, Township 50 South, Range 41 East; thence Westerly along said South boundary 193.7 feet; thence Northerly parallel with the Westerly boundaries of said Tracts 1 and 2, 1000.6 feet to the point of beginning, said lands situate, lying and being in Broward County, Florida.

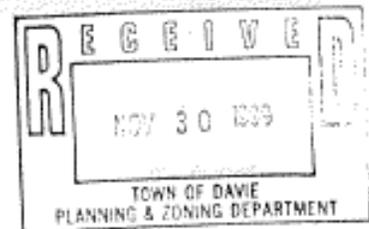


ENGINEERING AND PLANNING

1263 E. Las Olas Blvd., Suite 200, Ft. Lauderdale, FL 33301
P.O. Box 2147, Ft. Lauderdale, FL 33303
(954) 524-9800, Fax (954) 522-6502

November 29, 1999

Mr. Mark A. Kutney, Director
Development Services Department
Town of Davie
6591 Orange Drive
Davie, FL 33314



RE: Re-zoning Portion of Tracts #1 and #2, Tier 95 of Newman's Survey

Dear Mr. Kutney:

Enclosed is a re-zoning application for the referenced property located near the southwest corner of State Road 84 and Nob Hill Road. The property address is 10220 West State Road 84. Also enclosed are the following documents:

- 1) A fully executed re-zoning application.
- 2) A check in the amount of \$1,170.
- 3) A survey of the property.

The following is a summary of our justification for requesting a B-3 zoning designation, in accordance with criteria per Section-27.803(g).

- 1) The proposed change is not contrary to the comprehensive plan. The land use designation for the property is commercial. A re-zoning from A-1 to a business district will bring the zoning into compliance with the land use.
- 2) The proposed change will not create an isolated zoning district. To the east of this property, the other parcels within the commercial land use district are zoned B-3, including the Burger King and Imperial Electric properties.
- 3) The zoning district boundaries match those of the commercial land use district, and therefore are logically drawn in order to be compatible with the land use.
- 4) The proposed B-3 zoning designation will not adversely affect the neighboring properties. The properties east of this site are zoned B-3, the properties west of this site are zoned CC, and the property to the south is community facility (CF). The site abuts State Road 84/I-595 along the north property line.
- 5) The proposed change will not result in an increase of vehicular traffic which would be a negative effect on public safety. The site will not have direct access onto State Road 84; access is provided via a frontage road from Nob Hill Road.
- 6) The properties surrounding this site are commercial, commerce center, and community facility types of uses. A change to a commercial zoning district on this site will not create any impact on the value of the surrounding properties.

Engineering • Planning • Project Management

- 7) The future development ability of adjacent properties will not be affected by the proposed re-zoning. The re-zoning will bring the property into conformance with the general character of the neighborhood.
- 8) The proposed change does not constitute a special privilege to this property owner, since the other properties with commercial land use designation in this neighborhood currently have a B-3 zoning designation.
- 9) The current designation of A-1 does not permit this site to be developed in accordance with its commercial land use designation. The proposed use for this site is for a hotel development with a total of 130 rooms. The B-3 zoning district would permit the development of a hotel on a parcel which is a minimum of 3.0 acres. The parcel is 3.07+/- acres located on the I-595 corridor, and is ideally suited for a hotel type development. It is not practical for an agricultural type use.

The proposed hotel use would be a limited services hotel with no restaurant facilities, and although we anticipate having limited meeting room facilities, at this time we estimate that the parking required will be approximately 175 spaces, which can be accomplished with a surface parking lot.

I trust this information will allow you to process the re-zoning application. Should you need any additional information or have any questions, please feel free to call.

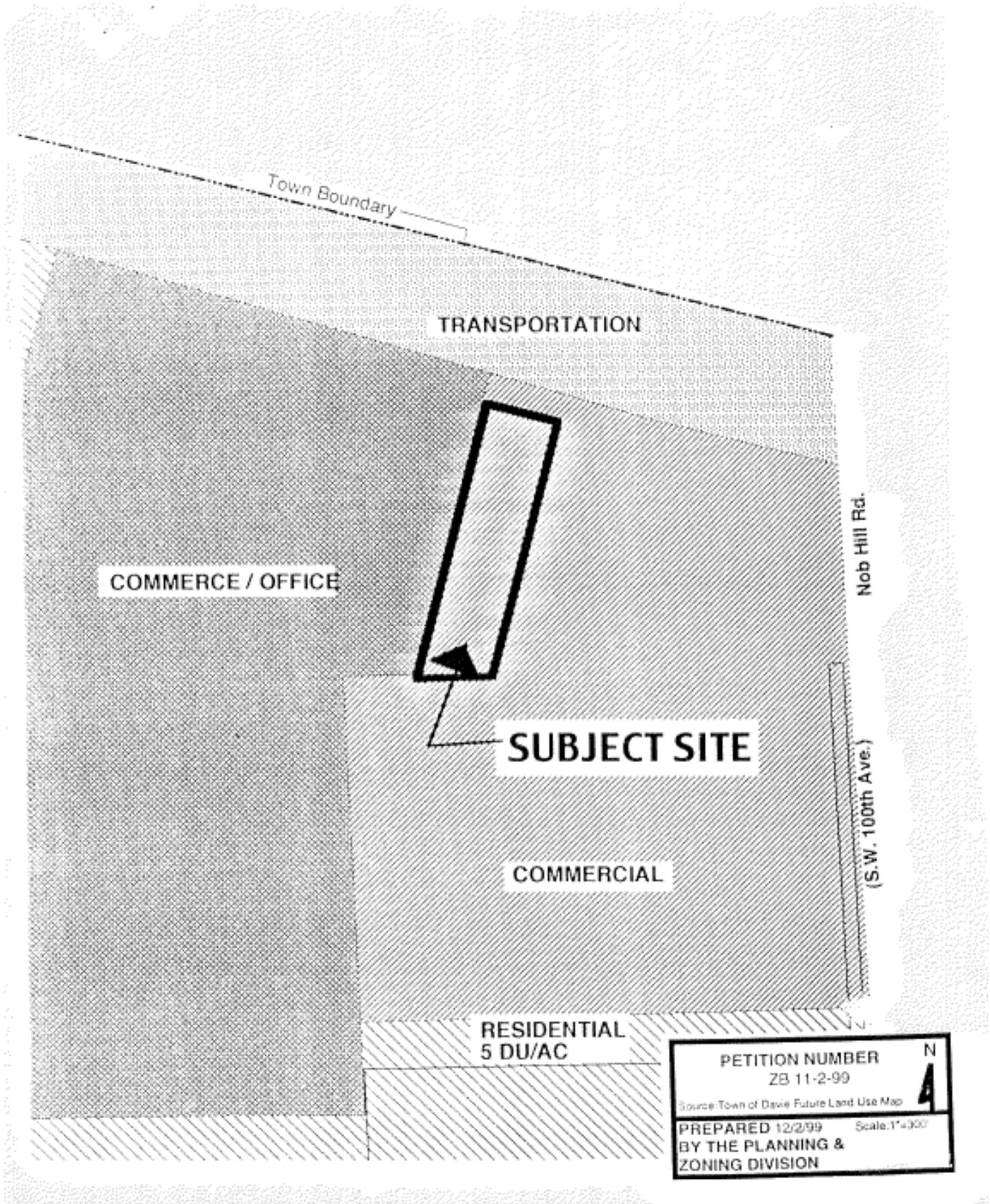
Sincerely,

CDI ENGINEERING AND PLANNING



Daniel A. Fee, P.E.
Principal/Vice President

Enc.



N. New River Canal

State Rd. 84

Parcel B

Parcel C -

CC

Parcel A

G.B.C. Plat (144-5)

B-1

CC

A-1
(County)

Nob Hill Village
(134-26)

B-3

Parcel A

Parcel B

Nob Hill Rd

7 8
18 17

SUBJECT SITE

CC

Parcel A

G.B.C. Plat (144-5)

Nob Hill Village
(134-26)

CF

Parcel A

PETITION NUMBER

ZB 11-2-99

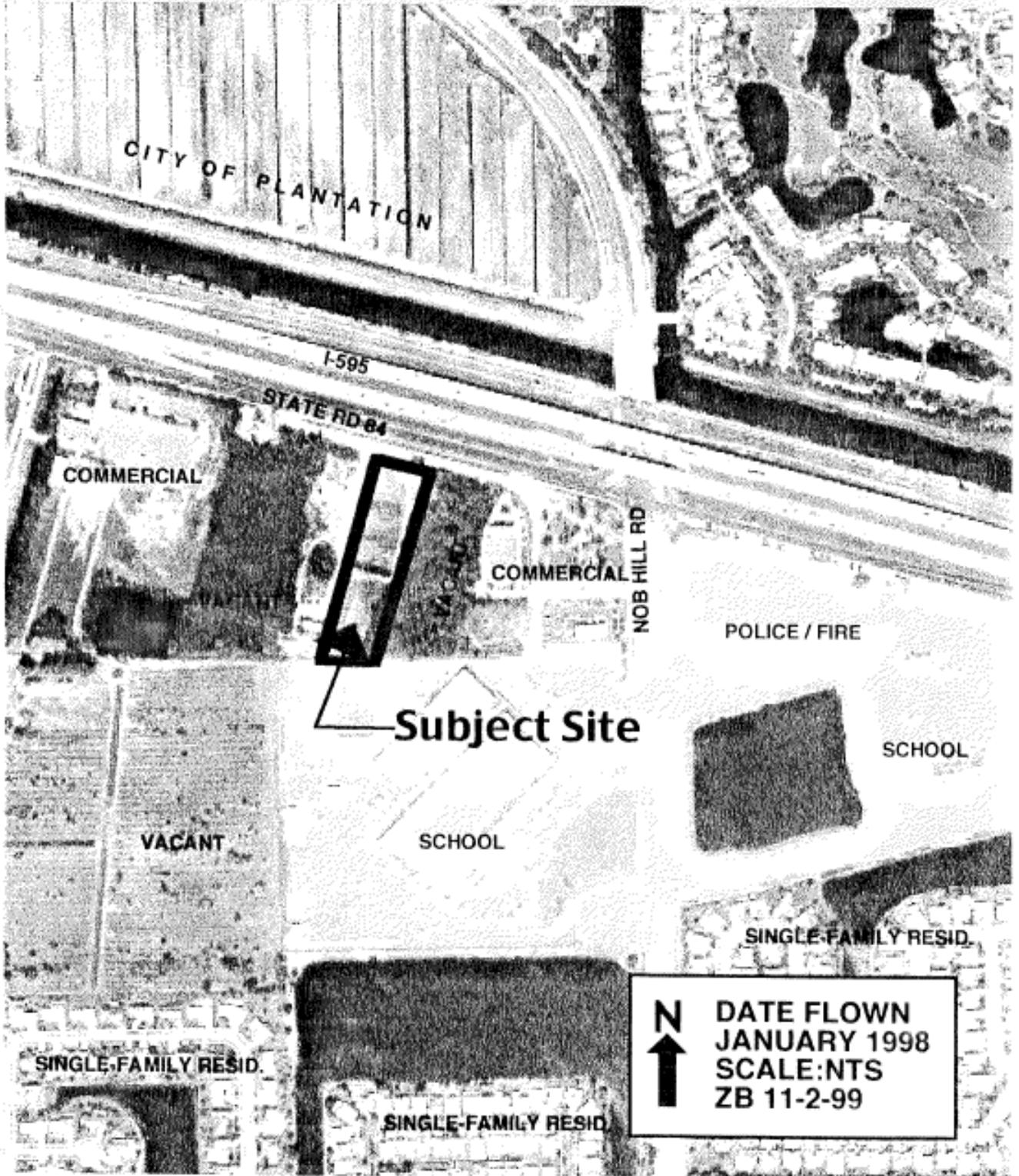
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PREPARED 12/2/99
BY THE PLANNING &
ZONING DIVISION

Scale: 1" = 300'





CITY OF PLANTATION

I-595

STATE RD 84

COMMERCIAL

COMMERCIAL

NOB HILL RD

POLICE / FIRE

Subject Site

SCHOOL

VACANT

SCHOOL

SINGLE-FAMILY RESID.

SINGLE-FAMILY RESID.

SINGLE-FAMILY RESID.

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
ZB 11-2-99