



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 12-1-99 - "Imagination Farms Commercial", Flamingo West, Inc., owner/ROHO Flamingo, Ltd., petitioner - 12401 Orange Drive/Generally located at the NW corner of Flamingo Road and Orange Drive.

REPORT IN BRIEF:

The subject site is approximately 1.23 acres in area. The petitioner proposes to construct a portion of a free standing 12,731 square foot retail building (Eckerds) and an approximate 2,700 square-foot restaurant in conjunction with the abutting 29.8 acre (ICE Plat)Master Plan also zoned B-3, Planned Business District. Currently, Flamingo Road and Orange Drive have sufficient capacity to accommodate the proposed use.

Staff believes there may be uses permitted within the B-3 zoning district which may be inappropriate for this site. Staff also believes it would be appropriate to match the existing "declaration of restrictions" which was established for the abutting ICE Plat, since the subject site will be utilized in conjunction with the overall ICE master plan. The petitioner agrees with staff and has voluntarily offered to execute a "declaration of restrictions" matching the existing restrictions on the abutting ICE Plat. The uses to be restricted are: adult facilities; bingo establishments; mobile home, boat and trailer sales and rentals; pawn shops; fortune telling/clairvoyants; and, any stand alone establishment where the primary business purpose of which is to sell alcoholic beverages for consumption on site, not to preclude restaurant, motels, hotels or private clubs that serve alcohol.

Staff believes the proposed B-3 zoning designation is the most appropriate zoning designation for the subject site, is compatible with adjacent and planned uses, and 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 deed restrictions as stated in the staff analysis and conceptual plan (motion carried 4-0, Mr. Stahl absent).

FISCAL IMPACT: Not Applicable.

RECOMMENDATION(S): Motion to approve.

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

Exhibit "A":

Original Report Date: 1/5/00

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

APPLICANT INFORMATION

Owner:

Agent:

Name: Flamingo West, Inc.

Name: ROHO Flamingo, Ltd.

By: Ross Realty Investments, Inc.

Address: 150 N. Fed. Highway, 200

Address: 10021 Pines Blvd., Ste. 101

City: Fort Lauderdale, FL 33301

City: Pembroke Pines, FL 33024

Phone: (954) 467-9200

Phone: (954) 437-4444

BACKGROUND INFORMATION

Application Request: To rezone approximately 1.23 acres of property from A-1, Agricultural District to B-3, Planned Business Center District. This property will be developed in conjunction with the existing B-3 zoned land abutting this property to the north and west, within a master plan development.

Address/Location: 12401 Orange Drive/Generally located at the NW corner of Flamingo Road and Orange Drive.

Land Use Plan Designation: Commercial

Zoning: A-1, Agricultural District

Existing Use: Single family residential dwelling. This unit will be demolished prior to development of the proposed use.

Proposed Zoning: B-3, Planned Business Center District

Proposed Use: Free-standing retail building (Eckerds), and a free-standing restaurant, associated with an overall master planned development.

Parcel Size: 1.23 acres (53,578 square feet)

Surrounding Land Use:

South: Orange Drive, New River Canal, and Griffin Road

East: Vacant land, across Flaming Road.

West: Vacant land.

Surrounding Zoning:

North: B-3, Planned Business Center District.

South: Orange Drive, New River Canal, and Griffin Road.

East: AG, Agricultural District, across Flamingo Road.

West: B-3, Planned Business Center District.

ZONING HISTORY

Related Zoning History: In 1995, a settlement agreement for the annexation of land into the Town of Davie was executed for approximately 29.78 acres at the northwest corner of Flamingo Road and Orange Drive. Upon execution of the agreement, the property was platted and rezoned to the B-3 zoning designation consistent with the settlement agreement. This property is referred to as the ICE Plat. However, 1.23 acres of land which is the subject of this rezoning request was under separate ownership at the time and was not included within the settlement agreement, platting or rezoning. It was anticipated that this 1.23 acre parcel would be included in the overall master plan for the ICE Plat, although, ownership of the 1.23 acre parcel occurred subsequent to the settlement agreement of the abutting 29.78 acres.

The subject property is now under unified control with the abutting ICE Plat, and the petitioner seeks to rezone the 1.23 acre subject site to the B-3 zoning district. The petitioner is also required to establish a separate settlement agreement for the 1.23 acres site prior to approval of the rezoning. The proposed B-3 zoning district is consistent with the underlying commercial land use designation and is compatible with the adjacent B-3 zoned land. The proposed rezoning will eliminate an isolated A-1 zoning district which is unrelated to the zoning around it.

Previous Requests on same property: None

DEVELOPMENT PLAN DETAILS

This property will be utilized in conjunction with the abutting property to the north and west as part of an overall master plan development for both this site and the abutting ICE Plat. The subject site (1.23 acres) will accommodate a portion of an approximate 12,731 square foot Eckerds, and a portion of an approximate 2,700 square foot restaurant (unknown), their associated landscaping and parking areas.

The abutting 29.78 acres (ICE Plat) will accommodate a two story office building (83,850 square feet), retail (8,172), and future development of approximately 488,355 square feet of land area including pervious, impervious and lake area. Building square footage for future development will vary.

It is important to note, all development within the master plan, including the subject site, will shall common access, drainage, and other site characteristics. A master plan for both the ICE

Plat and the subject site has been provided as part of this petition (see attached master plan). The current master plan is consistent with the master plan approved for the abutting ICE Plat. A tri-party agreement between all owners will be required to establish unified control for cross-parking, cross-access, drainage and other site characteristics.

Applicable Codes and Ordinances

The Town of Davie Land Development Code is the applicable code.

Comprehensive Plan Considerations

Planning Area: The subject site falls within Planning Area 2. This area includes the westernmost section of the Town north of Orange Drive and south of SW 14th Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

The petitioner will be required to obtain Town of Davie and Broward County plat approval prior to development. Concurrency review, which includes roadways, school, 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 arterials not designated by the Future Land Use Plan map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Staff Analysis

As referenced above, the petitioner has indicated plans to construct a free standing 12,731 square foot retail building (Eckerds) and a 2,700 square foot restaurant use. Using Broward County TRIPS information for unrestricted retail uses less than 20,000 square feet, the proposed retail building and restaurant will generate a total of 193 trips per day. Currently, Flamingo Road and Orange Drive have sufficient capacity to accommodate the proposed use.

Staff believes there may be uses permitted within the B-3 zoning district which may be inappropriate for this site. Staff also believes it would be appropriate to match the existing "declaration of restrictions" which were established for the abutting ICE Plat, since the subject site will be utilized in conjunction with the overall ICE master plan. The petitioner agrees with

restrictions on the abutting ICE Plat. The uses to be restricted are: adult facilities, bingo establishments, mobile home, boat and trailer sales and rentals, pawn shops, fortune telling/clairvoyants and any stand alone establishment where the primary business purpose of which is to sell alcoholic beverages for consumption on site, not to preclude restaurant, motels, hotels or private clubs that serve alcohol.

In conclusion, staff believes the proposed B-3 zoning designation is the most appropriate zoning designation for the subject site, is compatible with adjacent and planned uses, 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;
- (e) The proposed change will 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;
- (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 are 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 12-1-99, subject to the voluntary "declaration of restrictions" as noted herein and conceptual plan attached hereto.

Planning and Zoning Board Recommendation

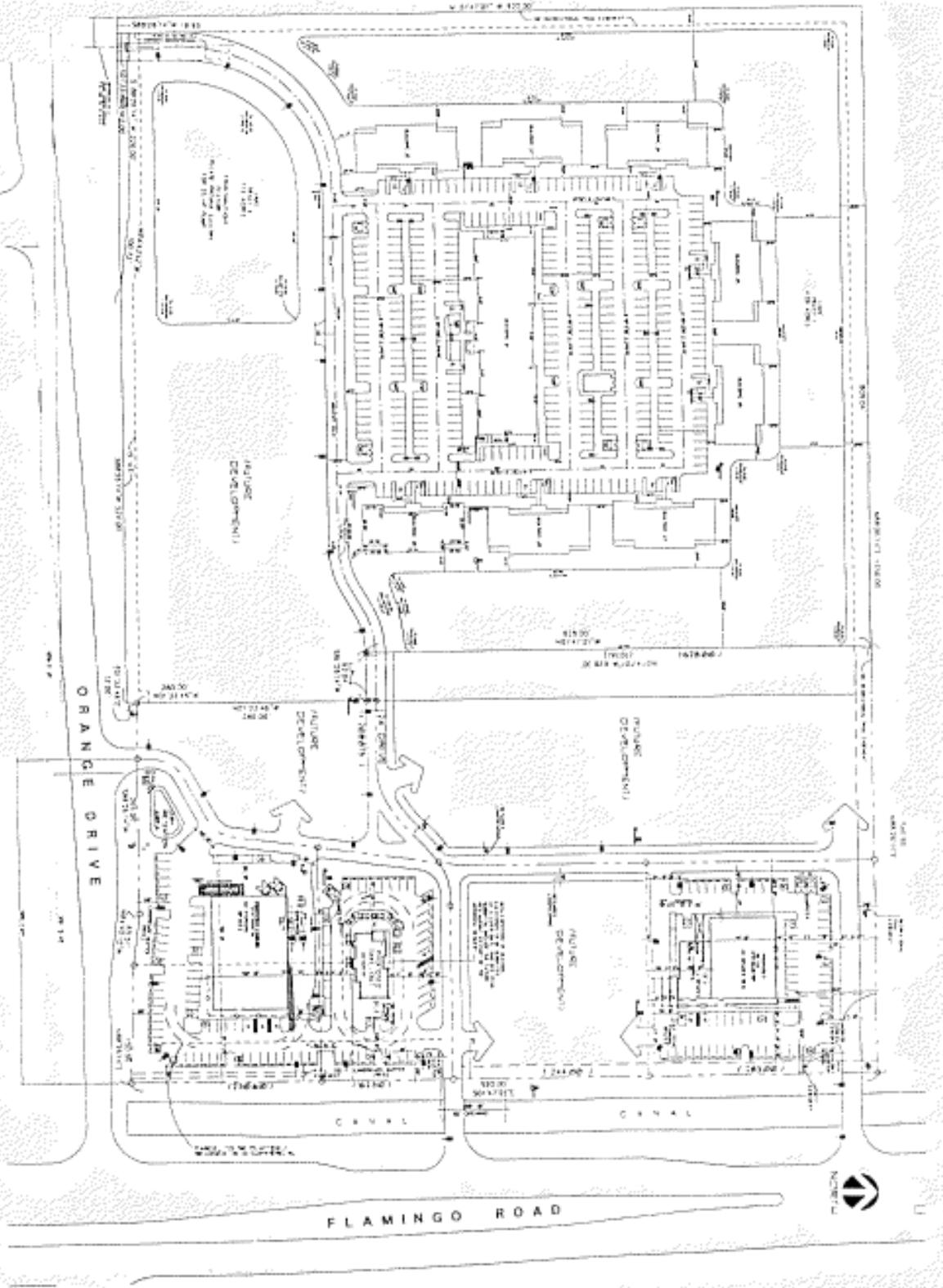
On January 12, 2000, the Planning and Zoning Board recommended approval subject to the deed restrictions as stated in the staff analysis and conceptual plan (motion carried 4-0, Mr. Stahl absent).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



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	*	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	N	P	N
Pharmacy	N	P	P	N	P	*	P	N
Photographic Studio	P	P	P	N	P	P	P	N

Applicable Zoning

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

*Applicable
Zoning*

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

LAND DEVELOPMENT CODE

§ 12-31

Applicable Zoning

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS
GENERAL USE

DISTRICTS

	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	CI	RO
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
Mortuary	N	P	P	N	N	N	N	N
Motion Picture Studio	N	N	N	N	N	N	•	N
Motor Fuel Pumps	N	•	•	N	•	N	•	N
Movie Theater, Performing Arts	N	P	P	N	P	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	•	N	N	N
Parking Lot, Rental	N	P	P	N	N	N	P	N
Pawnshop	N	P	P	N	N	•	•	N
Personal Services	P	P	P	N	P	•	•	N
Pharmacy	N	P	P	N	P	•	•	N
Photographic Studio	P	P	P	N	P	N	P	P
Plant Nursery	P	P	P	N	N	N	P	N
Pool Rooms	N	P	P	N	P	P	P	N
Printer	N	P	P	N	P	N	P	N
Private Club	N	N	P	N	N	P	P	N
Radio or TV Station	N	N	P	N	N	P	P	N
Real Estate Office	P	P	P	N	•	P	P	N
Repair Shop, except vehicle or boat repair	N	P	P	N	N	P	P	N
Research Facilities	N	N	N	N	•	•	•	N
Residential Uses	•	•	•	N	N	P	•	N
Restaurants, Fast Food	•	P	P	N	N	P	•	N
Restaurant, Other	•	P	P	N	N	P	•	N
Retail Sales Other	P	P	P	N	P	P	•	N
Sales Office	P	P	P	N	•	•	•	N
Schools—Special, Private	N	•	•	•	•	•	•	N
Schools, Trade, Vocational and Other	N	•	•	•	•	•	•	N
Service Stations	N	N	N	N	N	N	N	N
Sheet Metal Shop	N	•	•	•	•	•	•	N
Special Residential Facilities	•	•	•	•	•	•	•	N
Sports Arena	N	N	N	N	N	N	N	N
Studios (Art, Music)	P	P	P	N	N	N	P	N
Truck, Auto, Trailer, Utility Rental	N	N	N	N	N	N	N	N
Vehicle Customizing	N	N	N	N	N	N	N	N
Vehicle, Boat, Truck, Repair Major	N	N	N	N	N	N	N	N
Vehicle Repair, Minor	N	N	N	N	N	N	N	N
Vehicle Towing	N	N	N	N	N	N	N	N
Vehicle Boat, Truck Sales	N	N	N	N	N	N	N	N
Warehouse, Storage	N	N	N	N	N	N	N	N

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

	DISTRICTS							
	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	CI	EO
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.

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

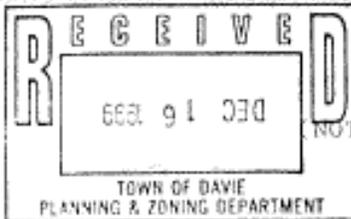
** = Limited to 20% of gross floor area

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.

Applicable Zoning

EXISTING ZONING: A-1
CODE SECTION: 12-24 (I) (1)
PROPOSED ZONING: B-3
CODE SECTION: 12-24 (J) (6)
LAND USE DESIGNATION: Commercial
FOLIO NUMBER 10026-00-0030

TOWN OF DAVIE USE ONLY
PETITION NO. ZB 12-1-99
FEE. \$1170.00
RECEIPT NO. 6054



TOWN OF DAVIE
REZONING APPLICATION

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

DATE FILED:

PHONE: 954-437-4444

PETITIONER: ROHO Flamingo, Ltd.

MAILING ADDRESS: c/o Jeff Orlan, Esq., 10021 Pines Blvd. #101, Pembroke Pines, FL 33024

RELATIONSHIP TO PROPERTY: Under Contract To Purchase

OWNER: Flamingo West, Inc.

MAILING ADDRESS: c/o John Wilkes, 150 N. Federal Highway, #200, Ft. Lauderdale, FL 33301

ADDRESS OF PROPERTY: See Legal Description; N.W. Corner of Flamingo Rd. & Orange Dr., Davie, FL

FOLIO #10026-00-00300

LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement of amount of acreage involved MUST be submitted with application):

ACREAGE: 1.23 acres +/-

REQUEST: Rezone from A-1 to B-3

REASON FOR REQUEST (attach additional sheet as necessary): please see attached

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

Pre-Conference Mtg. 11/26/99
APPROVED AS TO FORM: JWB 12/15/99 OFFICE USE ONLY PUBLICATION DATE: _____
MEETING DATE: PLANNING AND ZONING BOARD: 1-12-2000 TOWN COUNCIL: 1-19-2000
NOTICES SENT: 6 REPLIES: FOR: _____ AGAINST: _____
UNDELIVERABLE: _____

FLAMINGO WEST, INC.
Lee West, President

OWNER'S NAME(S)

Lee West
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

c/o John P. Wilkes, PA
150 N. Federal Highway, Suite 200

ADDRESS

Fort Lauderdale, FL 33301

CITY, STATE, ZIP

(954) 467-9200

PHONE

The foregoing instrument was acknowledged before me
this 19th day of November, 1999, by
Lee West who is personally
known to me or who has produced _____

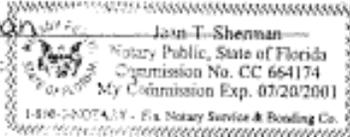
Drivers License
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Jean T. Sherman

Print: Jean T. Sherman Notary Public, State of Florida
Commission No. CC 664174

My Commission Expires: 07/20/2001



ROHO FLAMINGO, LTD.

By: Ross Realty Investments, Inc.
a General Partner

By: [Signature]
Barry Ross, President

By: Silver Development Corp.

By: [Signature]
David Hollander, President

10021 Pines Blvd., #101

ADDRESS

Pembroke Pines, FL 33024

CITY, STATE, ZIP

954-437-4444

PHONE

The foregoing instrument was acknowledged before me
this 12 day of NOVEMBER, 1999, by
Barry
Ross and David Hollander who is personally
known to me or who has produced _____

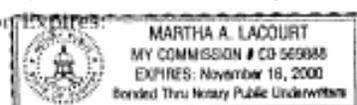
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: Martha A. Lacourt

My Commission Expires: _____



OFFICE USE ONLY

**TOWN OF DAVIE
REZONING APPLICATION**

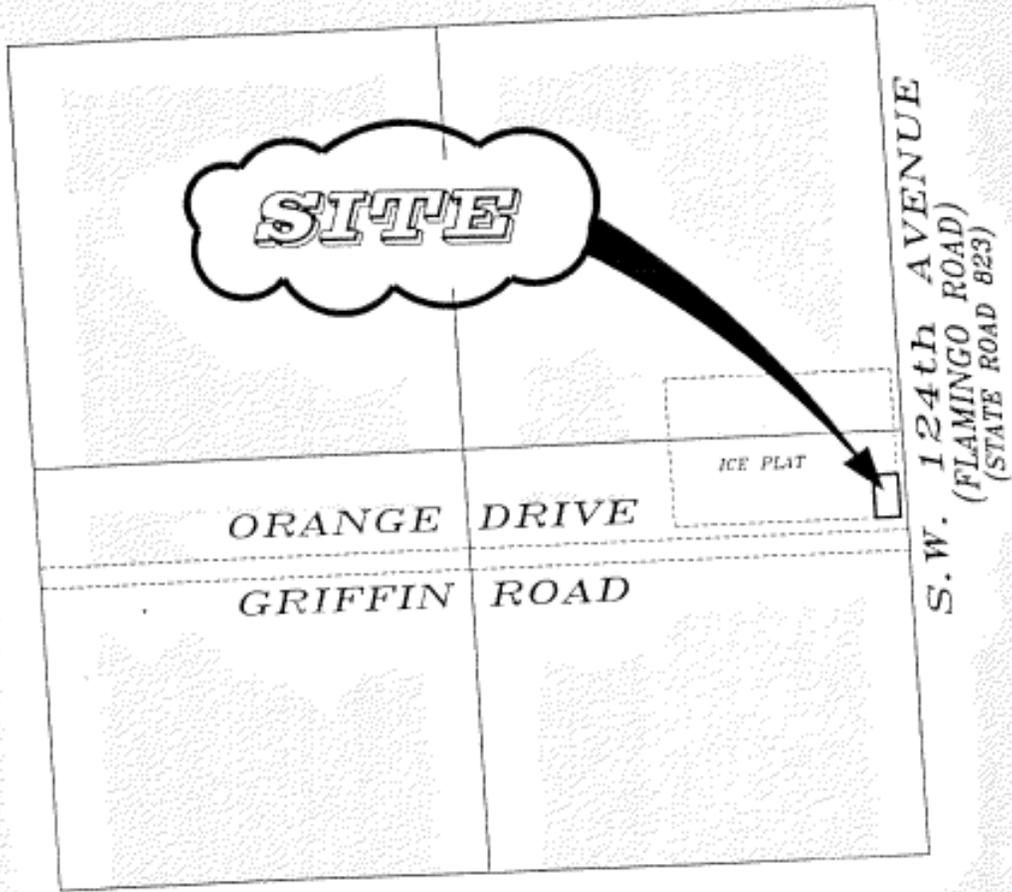
ROHO FLAMINGO, LTD. ("Petitioner")

Reason For Request

ROHO Flamingo, Ltd. ("ROHO") is under contract to purchase the Property from Flamingo West, Inc. ROHO has already closed on the purchase of the 10 acres +/- that surrounds the subject property to the north and to the west. That surrounding property is zoned B-3. ROHO shall submit a master plan for the Property and the surrounding 10 acres +/- owned by ROHO plus an additional 18 acres +/- to the west that are owned by a third party (ie. 29 acres +/- in total). The requested change in zoning for the Property would bring the Property into uniformity with the remaining land under the master plan. Also, since the land use is commercial, the rezoning would conform the Property to its ultimate intended use.

The Town of Davie lists 9 components as its criteria for rezoning requests, which we address as follows:

1. The proposed change would not be contrary to the comprehensive plan.
2. The proposed change would not create an isolated zoning district; in fact the change would eliminate what is currently an isolated zoning district.
3. The existing zoning boundaries are illogical in that they result in an agricultural property of just over 1 acre in size on a significant street corner, which is surrounded by commercially zoned property.
4. The proposed change will not adversely affect living conditions in the neighborhood. There is no adjoining residentially zoned land, and all nearby resident should benefit by the intended retail use of the Property.
5. The proposed change on a parcel of land of just over 1 acre in size would not be expected to create excessive increases in vehicular traffic congestion or otherwise affect public safety, especially in light of the neighboring intended commercial use.
6. The propose change would not be expected to adversely affect any other property values.
7. The proposed change would not be expected to negatively affect the improvement of any other property.
8. The proposed change does not constitute a special privilege; it is in fact the contemplated use of the property as per the land use plan.
9. As stated in item 3 above, it would be counterproductive to maintain a 1 acre +/- parcel of agricultural land on a significant street corner surrounded by at least 27 acres of commercial property. The Town and its residents would be better served with a change from the existing use of the Property to a commercial B-3 use as a part of an overall master development plan.



LOCATION MAP

SECTION 26-50-40
NOT TO SCALE

(EXHIBIT "A")

(LEGAL DESCRIPTION)

ICE PLAT II

Commencing at the point of intersection of the East line of Section 26, Township 50 South, Range 40 East, and the North boundary line of the right-of-way of the South new river canal; thence North along the East section line of said section 26, 350.00 feet; thence West 200.00 feet; thence South parallel to the East section line of section 26 to the point of intersection of the North boundary line of the right-of-way of the south new river canal; thence East along said right-of-way to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

A portion of the Southeast one-quarter of Section 26, Township 50 South, Range 40 East, being described as follows: COMMENCE at the Northeast corner of the Southeast one-quarter of Section 26, Township 50 South, Range 40 East, thence along the East line of said Southeast one-quarter, South $01^{\circ}47'01''$ East, a distance of 528.00 feet; thence South $88^{\circ}29'38''$ West a distance of 50.00 feet to the POINT OF BEGINNING; thence along the West Right of Way Line of Flamingo Road (S.R. 823), South $01^{\circ}47'01''$ East, a distance of 80.00 feet; thence along the North Right of Way Line of the South New River Canal (C-11-3), South $88^{\circ}29'38''$ West a distance of 150.00 feet; thence North $01^{\circ}47'01''$ West a distance of 80.00 feet; thence North $88^{\circ}29'38''$ East, a distance of 150.00 feet to the POINT OF BEGINNING.

RESIDENTIAL 1 DU/AC

RESIDENTIAL 1 DU/AC

(S.W. 124th Ave.)

Flamingo Rd.

COMMERCIAL

SUBJECT SITE

Orange Dr.

RECREATION / OPEN SPACE

Griffin Rd.

PETITION NUMBER
ZB 12-1-99

Source: Town of Davis Future Land Use Map

PREPARED 12/21/99 Scale: 1"=400'
BY THE PLANNING &
ZONING DIVISION

N
A

RS

AG

CF

A-1

AG
27

**SUBJECT
SITE**

B-3

A-1

Florida Fruit
Sub. No.

Orange St.

Golf Rd.

Flamingo Rd.

30

29

28

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

PETITION NUMBER
ZB 12-1-99
PREPARED 12/21/99 Scale: 1"=400'
BY THE PLANNING &
ZONING DIVISION



VACANT

FLAMIGO RD

VACANT

SUBJECT SITE →



ORANGE RD

TOWN LIMITS

GRIFFIN RD

N
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