



Town Council Agenda Report

SUBJECT: Quasi Judicial Hearing: Special Permit

CONTACT PERSON/NUMBER

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

TITLE OF AGENDA ITEM:

SE 12-1-99 “Davie Truck Stop” Jolmy Enterprises, Inc., petitioner/Bill Myers, owner - 4625 SW 30th Street /Generally located at the southeast corner of the Florida Turnpike and I-595, west of Burris Road.

REPORT IN BRIEF:

The TS District requires that accessory lodging uses to a principal truck stop use, such as hotels, motels and similar lodging, be permitted through special permit approval only. Therefore, the petitioner is requesting a special permit for use of a hotel on the subject site.

The conceptual plans provided by the petitioner indicate all alcohol service is associated with restaurant seating and kitchen facilities, with the main purpose being food service, consistent with the intent of the TS, Planned Truck Stop District. The hotel restaurant will be serviced by a fully equipped kitchen located adjacent to the lounge area and will be stocked by food and alcohol prepped in the Travel Center kitchen. According to the petitioner, patrons are not required to be a guest of the hotel to use the hotel lounge. The petitioner has also indicated, patrons of the lounge may purchase alcohol without the purchase of food, however, buffet food is available as part of a purchase of alcohol. The petitioner states, the restaurant/lounge is not intended to function as a local bar and grill. The Travel Center restaurant/lounge located on the first floor is limited to beer and wine only, available by table service only, and a food purchase is required with the purchase of alcohol. A fast food court, also located on the 1st floor will not serve alcohol and does not have access to the restaurant/lounge area. The petitioner has indicated that no alcoholic will be served on the second and third floors of the Travel Center and that they will post signs prohibiting patrons to access these floors with alcoholic beverages. Due to the Travel Center’s association with the hotel use, staff believes a condition restricting alcohol on the second and third floor of the Travel Center be included as part of this application, should the special permit be approved.

All surrounding properties are land use plan designated either “Industrial” or “Transportation” consistent and compatible with the proposed hotel to be assimilated into the Truck Stop. The existing Twin Lakes Trailer Park, located approximately 600 feet to the south of the proposed hotel, exists under a use variance approved by Broward County prior to annexation, and is considered a legal non-conforming use on industrial zoned land which use will have to cease if damaged or destroyed pursuant to Broward County Code, Section 39-72, Discontinuance or Abandonment of a Nonconforming Use. A new Travel Trailer Park would not be permitted under the existing zoning. Based on the information above, staff believes the proposed hotel is compatible with existing and adjacent planned uses.

Further, the proposed hotel has meet the test of concurrency for the impact of the development to the roadway network by providing for improvements to Burris Road, Oaks Road and the Oaks Road/State Road 7 (441) intersection. Therefore, this request can be considered to be consistent with the Town’s Future Land Use Plan Policies, meets the intent of the TS, Planned Truck Stop District Ordinance, and will not be harmful to the public welfare.

Should this request be approved, staff recommends this application also serve as Town approval for use of the "Industrial to Commercial" flexibility acreage which is required to permit commercial uses on land designated industrial land use. Staff has coordinated with Broward County to identify the appropriate portion of the overall 44 acre site which is subject to the "Industrial to Commercial" review. A total of 11.78 acres will be applied to accommodate the hotel, and other commercial uses which do not require a special permit. Currently, there is sufficient flexibility acreage within this flexibility zone to accommodate the hotel and other proposed uses.

PREVIOUS ACTIONS:

- The Town Council deferred consideration of item SE 12-1-99 to its March 15, 2000 meeting (motion carried 5-0, March 1, 2000).
- The Town Council deferred consideration of item SE 12-1-99 to its April 5, 2000 meeting (motion carried 5-0, March 15, 2000).

CONCURRENCES:

- The Town Council adopted the ordinance at seconding reading for rezoning ZB 5-1-99 (motion carried 5-0, March 1, 2000).
- The Planning and Zoning Board deferred consideration of item SE 12-1-99 to its March 8, 2000 meeting (motion carried 5-0, February 23, 2000).
- The Planning and Zoning Board deferred consideration of item SE 12-1-99 to its March 22, 2000 (motion carried 5-0, March 8, 2000).
- The Planning and Zoning Board recommended approval of the amended application (SE 12-1-99) subject to Broward County compatibility review, the conceptual plan, and the petitioner's voluntary stipulation that no liquor would be sold in the retail stores within the travel center, and limiting the hotel to 200 rooms (motion carried 4-1, Mr. Davenport dissenting, March 22, 2000).

FISCAL IMPACT: Not Applicable.

RECOMMENDATION(S): Motion to approve application SE 12-1-99, and assignment of 11.78 acres of "Industrial to Commercial" flexibility, subject to the condition that no alcohol is served on the second and third floors of the Travel Center due to it's association with the hotel use, the Broward County compatibility review, and the conceptual plans attached hereto.

Attachment(s): Planning Report with back-up, Land Use Map, Subject Site Map, and Aerial.

Application #: SE 12-1-99

Revisions:

Exhibit "A":

Original Report Date: 3/15/00

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

APPLICANT INFORMATION

Owner:

Agent:

Name: Jolmy Enterprises, Inc.
Address: 2147 Mont Pelliard
City: Weston, FL 33326
Phone: (954) 389-4744

Name: Bill Myers
Address: 2147 Mont Peliard
City: Weston, FL 33326
Phone: (954) 389-4744

BACKGROUND INFORMATION

Application Request: To obtain a special permit in order to construct a hotel within the TS, Planned Truck Stop District.

Address/Location: 4751 SW 30th Street / Generally located at the southeast corner of the Florida Turnpike and I-595, west of Burris Road.

Land Use Plan Designation: Industrial

Zoning: TS, Planned Truck Stop District

Existing Use: Vacant Land

Proposed Use: Hotel (see development details on page 2).

Parcel Size: 44.5 acres (1,938,420 square feet)

Surrounding Uses :

Land Use Designation:

North:	State Road 84 / I-595	Transportation
South:	A portion of the Twin Lakes Travel Trailer Park and a portion of Industrial manufacturing/warehouse.	Industrial
East:	Industrial land (storage/mechanical), Burris Road and State Road 7	Transportation
West:	Florida Turnpike	Transportation

Surrounding Zoning:

North: M-3, General Industrial District (Hacienda Village) and A-5 (County), Agricultural-Excavation District.
South: M-4, Limited Heavy Industrial District (County)
East: M-3, General Industrial District (Hacienda Village) and M-4 (County), Limited Heavy Industrial.
West: A-1 (County), Agricultural Estate District, A-5 (County), Agricultural-Excavation District, M-3 (County), Intense Manufacturing and Industrial District, and M-4 (County), Limited Heavy Industrial District.

ZONING HISTORY

Related Zoning History:

- In March of 1997, the subject site was annexed into the Town of Davie with the stipulation that the Town Council establish a new zoning designation to permit the following uses on the subject property: truck stop, gas station, convenience store, fast food restaurant, retail, truck service (major repair), warehouse (storage), office and hotel.
- On December 1, 1999, the Town Council adopted Ordinance 99-42, implementing the “Planned Truck Stop District” into the Town of Davie Land Development Code.

Previous Requests on same property:

- On February 2, 2000, the Town Council approved application ZB 5-1-99 at its merits hearing (motion carried 5-0), to rezone this site to the TS, Planned Truck Stop District.
- On February 16, 2000, the Town Council approved first reading of the ordinance for application ZB 5-1-99 (motion carried 5-0), to rezone the subject site to the TS, Planned Truck Stop District.
- On March 1, 2000, the Town Council adopted seconding reading of the ordinance for rezoning ZB 5-1-99 (motion carried 5-0).

DEVELOPMENT PLAN DETAILS

The attached conceptual Master Plan associated with application number ZB 5-1-99 for rezoning to the TS, Planned Truck Stop District identifies a hotel approximate 50 feet high, consisting of 200 guest rooms, with restaurants and lounges located on the first floor. A floor plan has been provided by the petitioner which indicates how the areas to serve alcohol will operate (see attached petitioner back-up).

The plans indicate all alcohol service is associated with restaurant seating and kitchen facilities, with the main purpose being food service. The hotel restaurant will be serviced by a fully equipped kitchen located adjacent to the lounge area and will be stocked by food and alcohol prepped in the Travel Center kitchen. The hotel restaurant will also have a waiter station within the kitchen area. No cross travel between the Travel Center and the hotel will be necessary during operation of the restaurant. The petitioner has indicated that the lounge in the hotel will operate along the concept of a piano bar as you may find in the lobby of a Sheraton, Hyatt or Westin Hotel. According to the petitioner, patrons are not required to be a guest of the hotel to use the hotel lounge. The petitioner has also indicated, patrons of the lounge may purchase alcohol without the purchase of food however buffet food is available

as part of a purchase of alcohol. The petitioner states, the restaurant/lounge is not intended to function as a local bar and grill.

The Travel Center restaurant/lounge located on the first floor is limited to beer and wine only, available by table service only, and a food purchase is required with the purchase of alcohol. A fast food court, also located on the 1st floor will not serve alcohol and does not have access to the restaurant/lounge area. A convenience store, various retail stores, dry cleaner, news stand, and barber shop will also be located on the first floor. The following other uses will be provided on the second and third floors: television lounge/mini theater, offices (professional and medical), video games, laundry, exercise/health facility, and shower facilities. The petitioner has indicated that no alcohol will be available on the second and third floors of the Travel Center and that they will post signs prohibiting patrons to access these floors with alcoholic beverages. The associated Travel Center does not require a special permit but is described in detail for clarity purposes relative to the proposed hotel use.

Based on the information provided by the petitioner staff believes the proposed restaurant/lounge areas for both the Hotel and Travel Center are consistent with the intent of the adopted TS District ordinance.

The hotel is to be located at the west end of the property approximately 600 feet from the south property line and 300 feet from the west property line. The conceptual Master Plan also identifies the following other principal features to be located on the property which also do not require a special permit.

- **GAS PUMPS/CONVENIENCE STORE 12-PUMPS (11,200 square feet):** includes retail sales associated with convenience store and gas sales.
- **DIESEL PUMPS 24-PUMPS (2,000 square feet)**
- **CONVENIENCE STORE/STORAGE/REPAIR FACILITY (19,000 square feet):** to include warehouse, retail sales, diesel sales, wrecker facility, truck service (master repair), certified scales, truck wash, truck sales.
- **TRUCK SALES (40,000 square feet):** to include sales and display of trucks, and associated products.

Applicable Codes and Ordinances

Section 12-308, Review for Special Permits.

Section 12-32.201(2), Planned Truck Stop District, Permitted Uses, which permits Restaurants, Standard.

Section 12-32.202, Planned Truck Stop District Restricted Uses, which permits, Hotel, Motel and similar lodging subject to special permit approval.

Section 12-32.203(2)(i), Planned Truck Stop District, Accessory Uses, which permits a lounge associated with a restaurant or kitchen on site.

Comprehensive Plan Considerations

Planning Area: The subject site falls within Planning Area 6. This area 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 Industrial or Regional Activity Center. 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 flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State road 84 and Nova Drive. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's non-residential tax base for the future.

Broward County Land Use Plan:

- The subject site falls within Flexibility Zone 58. There are 87.48 acres of available flex acreage within this flex zone for use of the 20% "Industrial" to "Commercial" flex.
- Broward County compatibility review is required for use of the 20% "Industrial to Commercial" Flexibility Rule for commercial uses on this site.
- All proposed buildings will be located on platted land. No additional platting is required under this request.

Concurrency Considerations:

- According to the Broward County Compact Deferral Areas Map, the subject site lies within a concurrency exception area and will not be required to mitigate for traffic improvement, although will be subject to impact fees.
- The petitioner has provided a bond for improvement to Burriss Road, Oaks Road and the 441 intersection as a condition of the annexation agreement approved in 1997.
- The Town of Davie worked with the petitioner in obtaining an Economic Development Transportation Fund Grant for additional roadway construction. Improvements which will include the widening of Burriss Road and Oaks Road from 2-lanes undivided to 4-lanes undivided and improvements to the Oaks Road/State Road 7 intersection. The Town of Davie will assume ownership and maintenance of these rights-of-way upon completion of these improvements.

Applicable Goals, Objectives & Policies:

Future Land Use Policy 9-1: The Industrial category shall provide for the development of diversified facilities necessary to promote strong economic and employment bases for the Town.

Future Land Use Policy 9-2: The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

Staff Analysis

The TS District requires that accessory lodging uses to a principal truck stop use, such as hotels, motels and similar lodging, be permitted through special permit approval only. Therefore, the petitioner is requesting a special permit for use of a hotel on the subject site.

All surrounding properties are land use plan designated either "Industrial" or "Commercial" consistent with the surrounding land use plan designated for the area.

the Truck Stop. The existing Twin Lakes Trailer Park, located approximately 600 feet to the south of the proposed hotel, exists under a use variance approved by Broward County prior to annexation, and is considered a legal non-conforming use on industrial zoned land which use will have to cease if damaged or destroyed pursuant to Broward County Code, Section 39-72, Discontinuance or Abandonment of a Nonconforming Use. A new Travel Trailer Park would not be permitted under the existing zoning. Based on the information above, staff believes the proposed hotel is compatible with existing and adjacent planned uses.

Further, the proposed hotel has meet the test of concurrency for the impact of the development to the roadway network by providing for improvements to Burris Road, Oaks Road and the Oaks Road/State Road 7 (441) intersection. Therefore, this request can be considered to be consistent with the Town's Future Land Use Plan Policies, meets the intent of the TS, Planned Truck Stop District Ordinance, and will not be harmful to the public welfare.

Should this request be approved, staff recommends this request also serve as Town approval of the request for use of the "Industrial to Commercial" flexibility acreage which is required to permit commercial uses on land designated industrial land use. Staff has coordinated with Broward County to identify the appropriate portion of the overall 44 acre site which is subject to the "Industrial to Commercial" review. A total of 11.78 acres will be applied to accommodate the hotel and other commercial uses which do not require a special permit. Currently, there is sufficient flexibility acreage within this flexibility zone to accommodate the hotel and other proposed uses.

Findings of Fact

Section 12-308(A)(1)(a)

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (ii) The proposed change will not create an unrelated an incompatible use;
- (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;
- (iv) The proposed change is not expected to create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land designation, and will not otherwise affect public safety; use plan
- (v) The proposed change will not adversely affect surrounding property values;
- (vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations, due to the temporary nature of the existing Twin Lakes Travel Park use; the
- (vii) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public, due to the nature of the use; to the

Staff Recommendation

Recommendation: Based upon the above and the overall finding of facts in the positive, staff recommends approval of application SF 12-1-99 and assignment of 11.78 acres of

“Industrial to Commercial” flexibility, subject to the condition that no alcohol is served on the second and third floors of the Travel Center due to its association with the hotel use, the Broward County compatibility review, and the conceptual plans attached hereto.

Planning and Zoning Recommendation

The Planning and Zoning Board recommended approval of the amended application subject to Broward County compatibility review, the conceptual plan, and the petitioner's voluntary stipulation that no liquor would be sold in the retail stores within the travel center and limiting the hotel to 200 rooms (motion carried 4-1, Mr. Davenport dissenting, March 22, 2000).

Exhibits

1. Conceptual Plan (master plan & floor plans)
2. Floor Plans (hotel & travel center)
3. Land Use Map
4. Subject Site Map
5. Aerial

Prepared by: _____

Reviewed by: _____

PLAN/
ENCLOSURE 2

DATE: 10/15/83
BY: [Signature]
SCALE: AS SHOWN

PROJECT NO. 83-010
SHEET NO. 12

OWNER: [Name]

ARCHITECT: [Name]

ENGINEER: [Name]

PLANNING: [Name]

DATE: 10/15/83

PROJECT NAME

PROJECT NO.

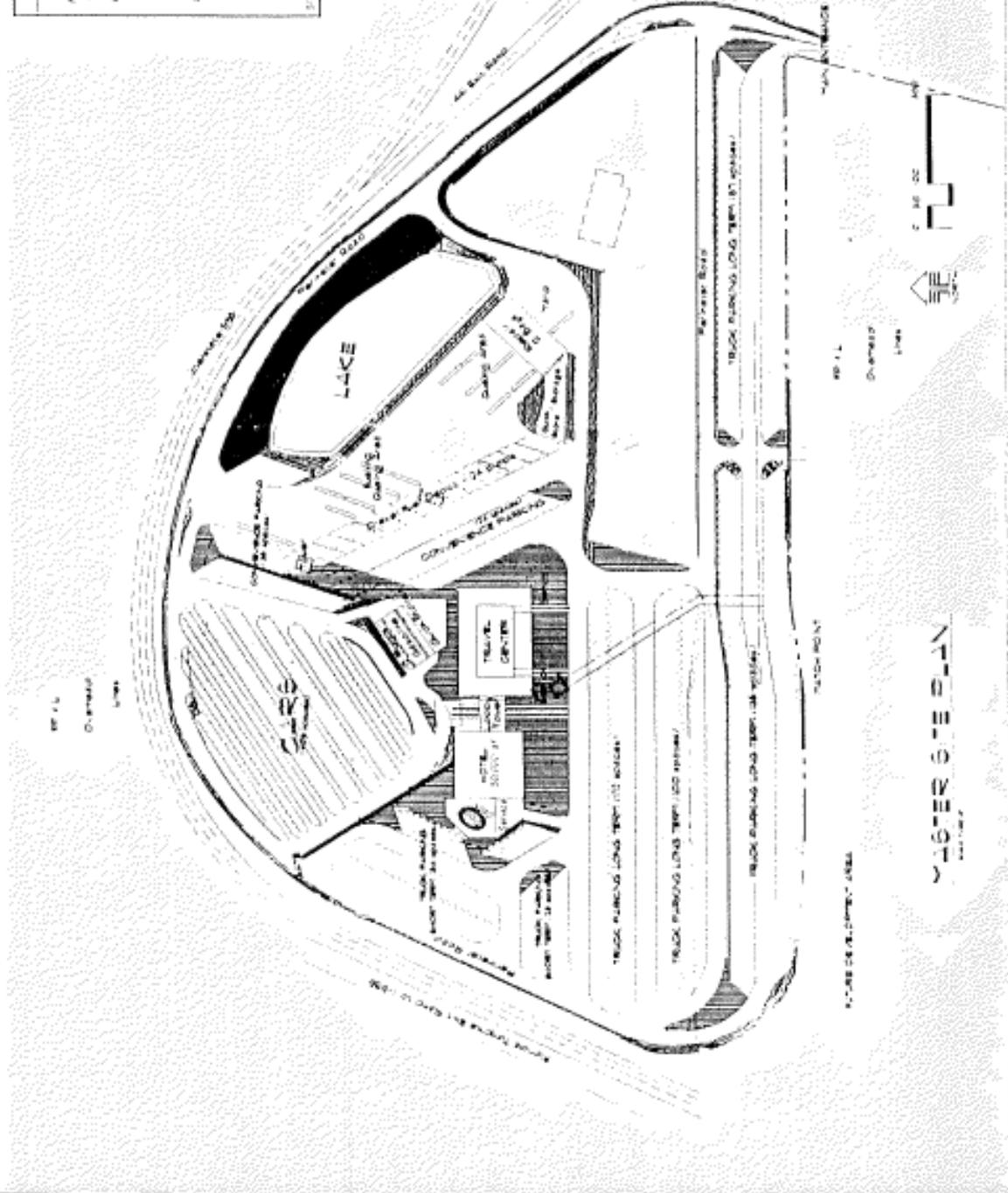
DATE: 10/15/83

BY: [Signature]

NOTES:

- RESTAURANT
- OFFICE
- MEETING ROOM
- RETAIL
- OFFICE
- OFFICE
- OFFICE
- CONFERENCE ROOM

TOTAL SF	18,000 SF
TRUCKS	600 SPACES
CARS	400 SPACES
SITE AREA: 2,101,483 SQ. FT. (47.4 ACRES)	



ENCLOSURE 2

ENCLOSURE 1

ENCLOSURE 3

ENCLOSURE 4

ENCLOSURE 5

ENCLOSURE 6

ENCLOSURE 7



PLANA
 INTERIORS, INC.
 ARCHITECTS & INTERIORS
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Tel: (954) 571-1111

DATE	BY
10/15/03	AK
10/15/03	AK
10/15/03	AK

PROJECT	TRAVEL CENTER HOTEL CENTER
CLIENT	TRAVEL CENTER HOTEL CENTER
LOCATION	1000 N. W. 10th Ave. Fort Lauderdale, FL 33304

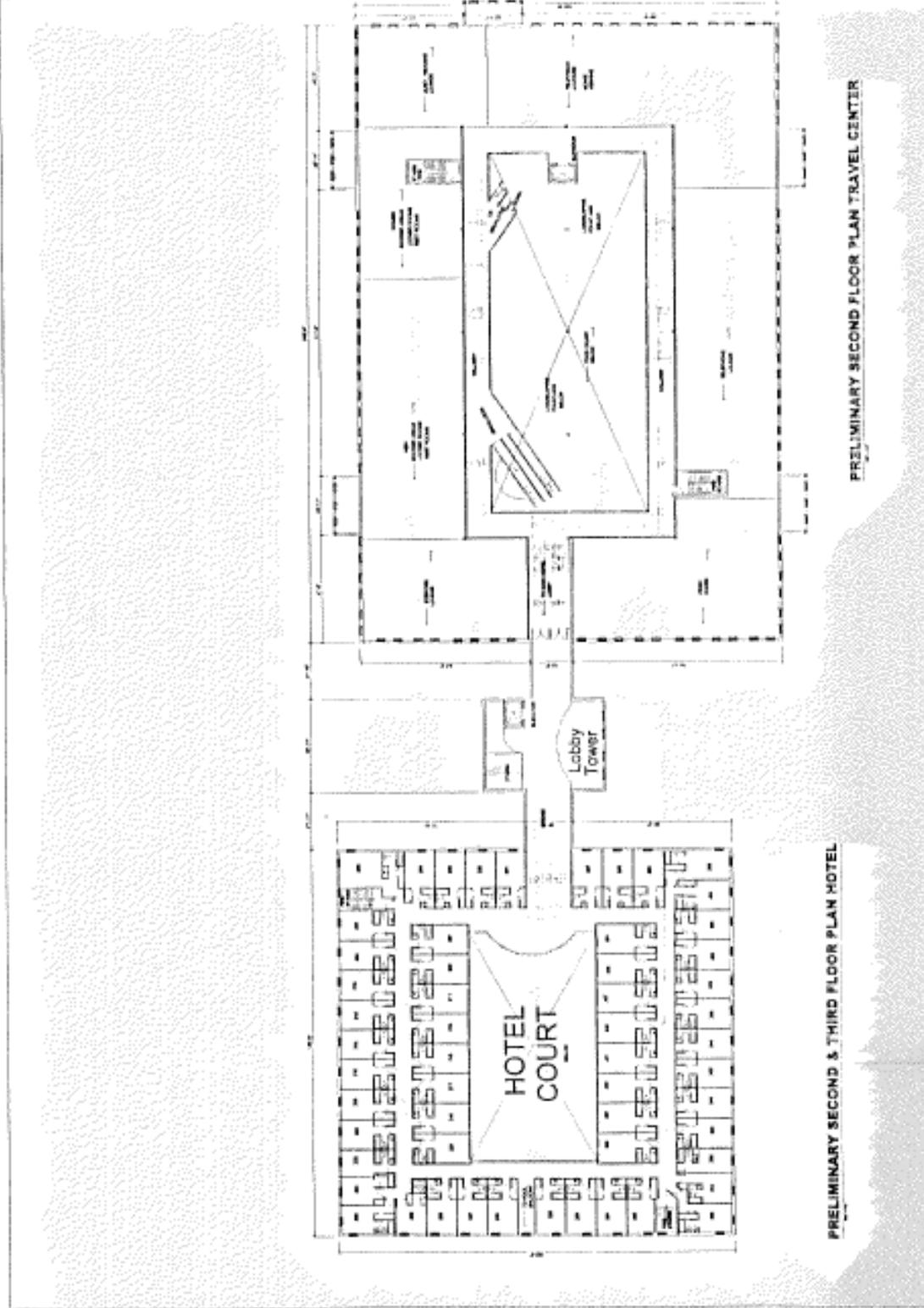
DATE	BY
10/15/03	AK

TRAVEL CENTER
 HOTEL CENTER
 1000 N. W. 10th Ave.
 Fort Lauderdale, FL 33304

TRAVEL CENTER
 HOTEL CENTER
 1000 N. W. 10th Ave.
 Fort Lauderdale, FL 33304

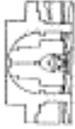
TRAVEL CENTER
 HOTEL CENTER
 1000 N. W. 10th Ave.
 Fort Lauderdale, FL 33304

TRAVEL CENTER
 HOTEL CENTER
 1000 N. W. 10th Ave.
 Fort Lauderdale, FL 33304



PRELIMINARY SECOND FLOOR PLAN TRAVEL CENTER

PRELIMINARY SECOND & THIRD FLOOR PLAN HOTEL



PLANA
INTERIORS, INC.
ARCHITECTS & INTERIORS
1000 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
Tel: (954) 571-1111

DATE	08/14/20
PROJECT	WALTON HOTEL
SCALE	AS SHOWN

NO. OF SHEETS	1
SHEET NO.	1

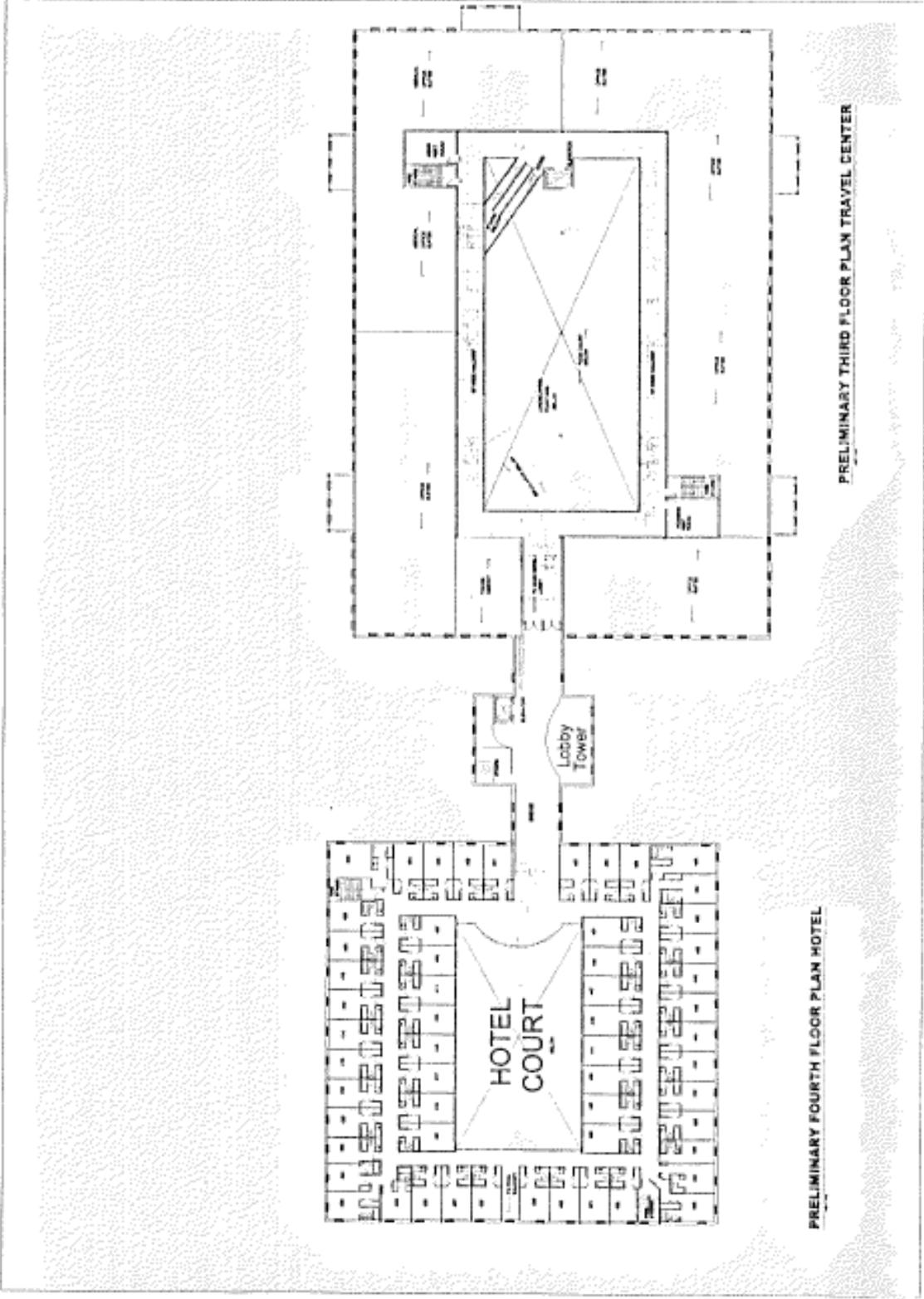
10/1/2021

TRAVEL CENTER
ADJACENT TO
WALTON HOTEL
FORT LAUDERDALE
FLORIDA

DATE: 08/14/20
PROJECT: WALTON HOTEL
SHEET: 1

SCALE: 1/8" = 1'-0"

DATE: 08/14/20
PROJECT: WALTON HOTEL
SHEET: 1



PRELIMINARY FOURTH FLOOR PLAN HOTEL

PRELIMINARY THIRD FLOOR PLAN TRAVEL CENTER

LINE TABLE

Line No.	Bearing	Distance
1	N 89°30'15" E	295.52'
2	N 89°30'15" E	296.78'
3	S 14°53'13" W	240.24'
4	S 89°30'15" W	1205.19'
5	S 82°22'49" W	201.59'
6	S 89°30'15" W	300.05'
7	N 85°43'59" W	301.09'
8	S 89°32'03" W	93.85'
9	S 79°56'43" W	103.55'
10	S 80°00'56" W	232.10'
11	N 39°57'13" E	55.35'
12	N 40°47'56" E	216.14'
13	N 24°40'10" E	86.97'
14	N 24°40'10" E	121.31'
15	N 23°11'03" E	381.25'
16	N 28°15'46" E	315.17'
17	S 75°16'34" E	725.00'
18	S 39°19'40" W	35.02'
19	S 16°31'22" E	10.90'
20	S 33°09'22" W	36.38'
21	S 07°19'05" E	34.88'
22	S 14°50'12" W	10.83'
23	S 14°50'12" W	365.55'
24	N 87°37'48" W	532.98'
25	N 75°10'10" W	79.86'
26	S 14°51'02" W	250.02'
27	N 89°10'15" E	622.49'

CURVE TABLE

Curve No.	Radius	Length	Delta	Tangent
C-1	25.00'	45.98'	105°23'13"	32.81'
C-2	799.05'	600.73'	15°04'14"	515.36'
C-3	5716.08'	486.21'	04°52'25"	243.25'

SKETCH OF DESCRIPTION

A PORTION OF TERNCREST
 RECD. P.B. 41, PG. 25, S.C.H.
 AND A PORTION OF TRACT 5, T6R 13,
 "NEWMAN SURVEY" (P.B. 2, PG. 26, M.D.C.H.)
 AND A PORTION OF SUNSHINE STATE
 PARKWAY (STATE ROAD 84 SPAD)
 F.O.B.I. R/W MAP SECTION 91860-2124
 BROWARD COUNTY, FLORIDA

DATE 5/03/99

SCALE 1" = 300'

FIELD BK. N.A.

DRWG. BY K.W.D.

CHK. BY R.K.K.

DATE REVISIONS

DATE	REVISIONS

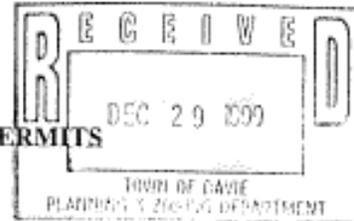


KEITH and SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 ONE N. W. 11th Street, Suite 1000, Ft. Lauderdale, FL 33304

SHEET NO. 2 of 3 SHEETS

DRAWING NO. 15135L

CRITERIA FOR REVIEWING SPECIAL PERMITS



The Planning and Zoning Board shall hold its public hearing and make a recommendation upon the application to the Town Council based upon its consideration of, where applicable, whether or not the proposed special permit:

- (1) **Is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;**

Hotel uses are permitted as a special permit in the Planned Truck Stop District, and are a permitted use in the Industrial Land Use category. The hotel development is consistent with the economic development goals of the land use plan and area redevelopment within the Community Redevelopment Agency ("CRA").

- (2) **Will create an unrelated and incompatible adjacent use;**

The hotel is part of a planned complex and is architecturally designed to be attractive, functional and an integral part of the nucleus of the complex while blending with the surrounding industrial structures. The hotel will not only serve the traveling public and trucking industry, but will also provide overnight accommodations for the out of town clientele and employees of the businesses in the adjacent industrial area. The surrounding areas are industrial and highway, which are compatible with the proposed use.

- (3) **Will adversely affect living conditions in the neighborhood, or the town;**

A hotel will increase the property value of the surrounding uses, and of the "CRA" and will improve the image of the industrial area, the neighborhood and the Town of Davie.

- (4) **Will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;**

The hotel is accessory to the Truck Stop and will in and of itself not generate many additional vehicles not already accounted for by the complex. Roadways are being constructed and upgraded to provide safe and adequate access to the Planned Truck Stop and the existence of the hotel will create no adverse congestion. The complex will have an extensive security force equipped with modern technology 24 hours a day that will provide for the safety of the or the guests of the hotel, truckers and the traveling public, so as to minimize any activity that would have a detrimental impact on the safety of those in the neighborhood of the Planned Truck Stop.

- (5) **Will adversely affect surrounding property values;**

Quite to the contrary, the hotel will increase the values in the area by promoting and aiding the travel, transport and tourist industries. The development of this project, including the

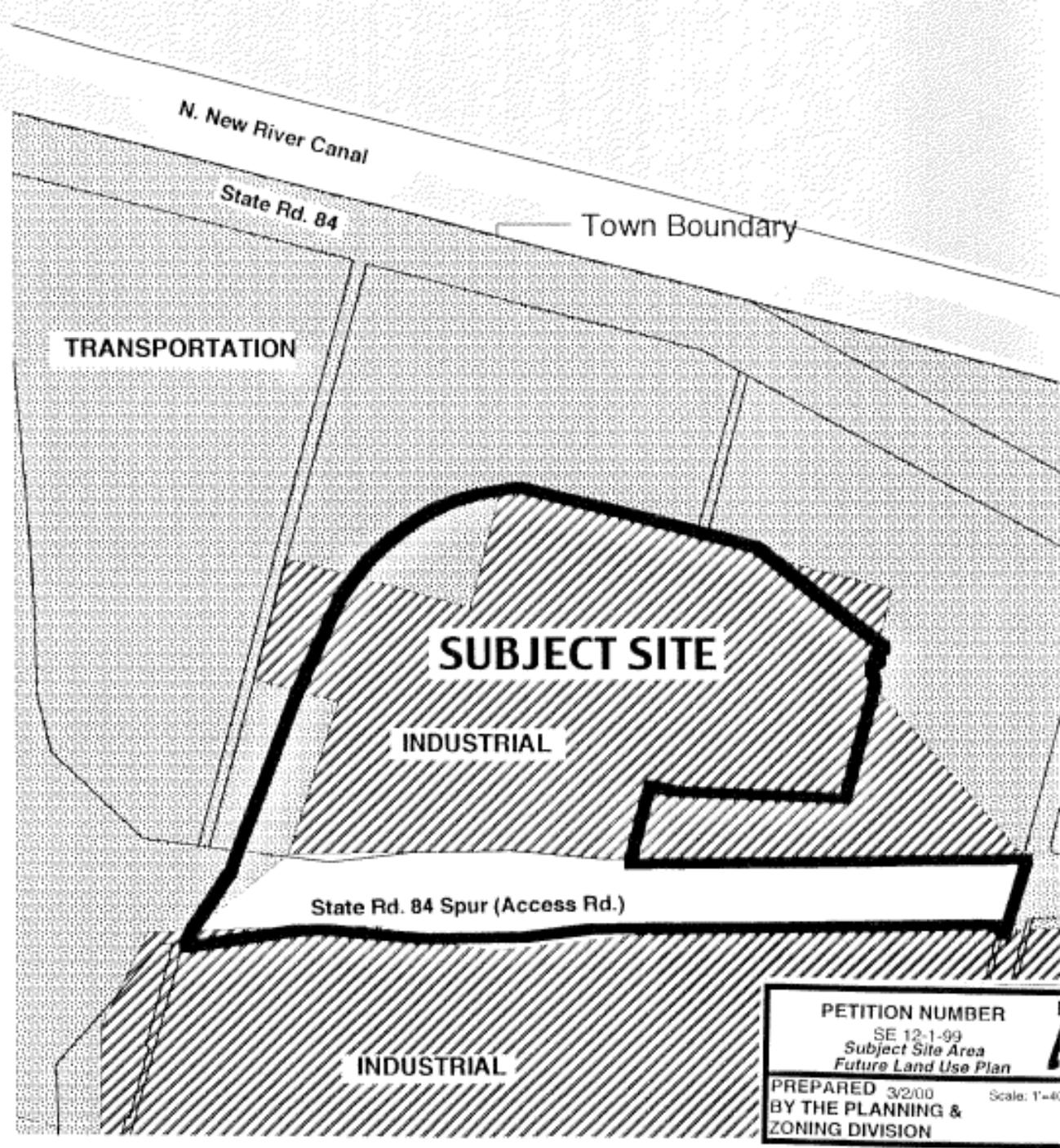
hotel, has and will continue to spur additional industrial development, thereby increasing the tax base within the "CRA" and providing additional revenues for improving services in the area and creating employment opportunities.

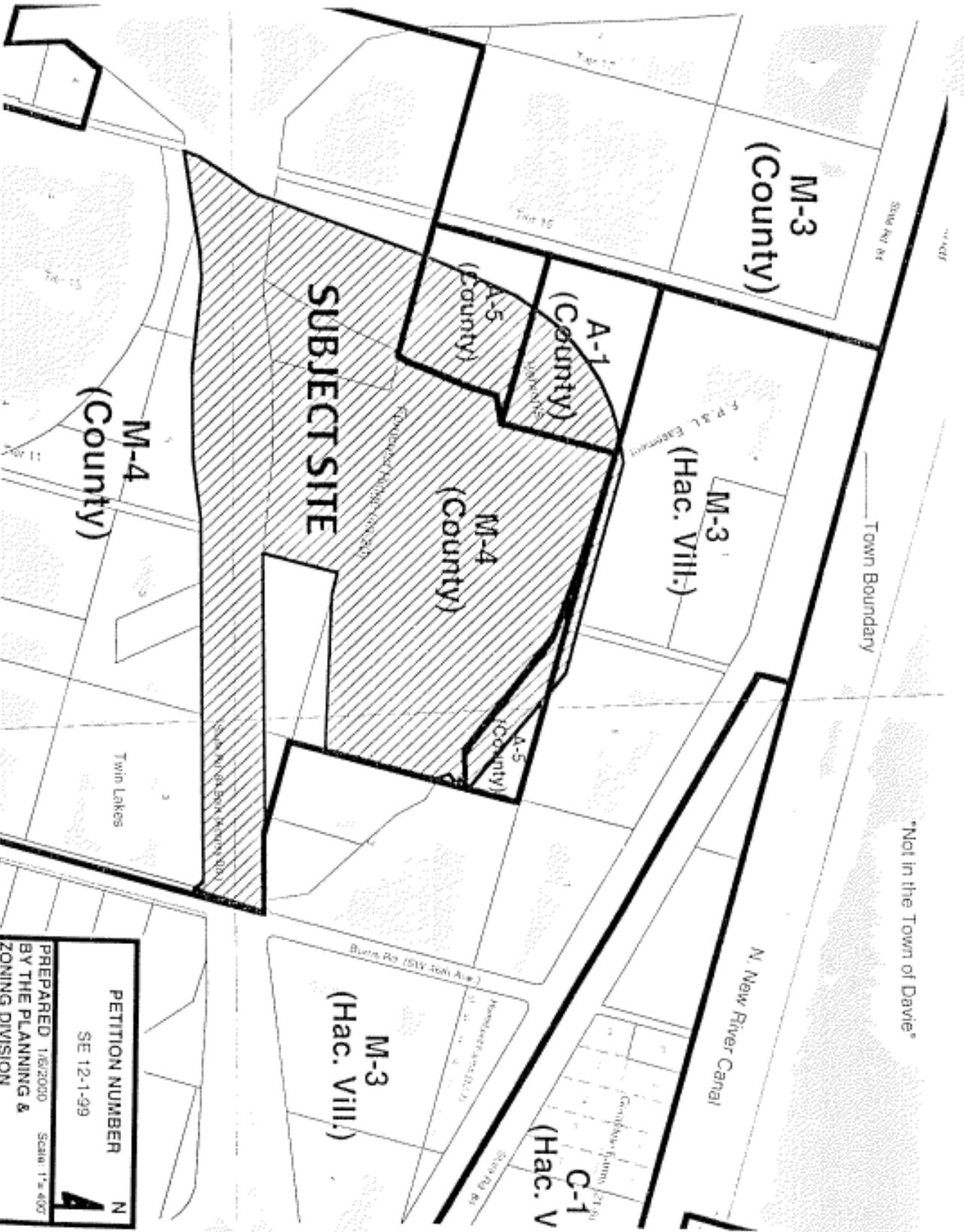
- (6) **Will be a deterrent to the improvement or development of other property in accord with existing regulations;**

This use will not be a deterrent, but a catalyst for additional development of the industrial district as presently zoned and for area redevelopment within the "CRA".

- (7) **Will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.**

Based on the Planned Truck Stop District criteria, the site is ideally located, is in the public interest and will serve a public need in promoting and aiding the travel, transport and tourist industries. The hotel, as an integral part of the complex, will serve the interest of the "CRA", the general welfare of the Town of Davie and the State of Florida.





Not in the Town of Davie

PETITION NUMBER N
 SE 12-1-99 **4**
 PREPARED 1/6/2000 SCALE: 1"=400'
 BY THE PLANNING & ZONING DIVISION

