



# 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 1-3-00 Howard J. Zimmerman, petitioner/Griffin-Orange North, Inc., owner - General Address 14501 Orange Drive /Generally located at the northwest corner of Orange Drive and SW 142nd Avenue.

**REPORT IN BRIEF:**

The approval of the 1995 annexation agreement anticipated this site would be rezoned to the B-3 District consistent with the existing "Commercial" land use designation. Therefore, the petitioner is requesting to rezone the subject property to the B-3, Planned Business Center District. The petitioner has also voluntarily offered to restrict the more intense uses permitted within the B-3 zoning district should this rezoning be approved (see attached list of uses to be restricted).

As indicated on the conceptual master plan, the petitioner has designed the site to locate four of the five buildings away from the adjacent residential land to the east. The remaining building (smallest in size), will be located towards the intersection of Orange Drive and SW 142 Avenue to limit the impact of buildings to the adjacent future homes. Staff believes that access should be limited only to Orange Drive to further reduce the impact to the abutting residential land. This would limit commercial traffic on SW 142 Street which provides access to existing and future homes to the northeast. All other properties to the north, west and south are buffered by similar or less intense land uses.

The Transportation Element of the Town's Comprehensive Plan indicates that Griffin Road, Shotgun Road and Orange Drive are currently operating at a Level of Service "A". Although, there is no available information for capacity on SW 142 Avenue, the undeveloped land in the area suggests SW 142 Avenue is operating at a high level of service.

As noted above, this development and the adjacent property requesting rezoning (ZB 1-4-00) may increase traffic between 10,000 and 13,000 trips per day each, resulting in a Level of Service below the adopted Level of Service "D" by the Town on Orange Drive and SW 154 Avenue. The petitioner acknowledges that improvements are necessary to Orange Drive to accommodate the projected site traffic, and is proposing to expand the roadway from two lanes to four lanes between SW 142 Avenue (Boy Scout Road) and SW 154 Street (Shotgun Road). The petitioner is also proposing a bridge across the new river canal connecting Orange Drive to Griffin Road, approximately 650 feet west of SW 142 Avenue (Boy Scout Road). Specific information on the amount of capacity this would create has not been provided by the petitioner.

The petitioner has also offered to enter into a “Developer’s Agreement” with the Town of Davie to ensure that all affected roadways will meet a Level of Service of “D” or better, prior to the issuance of any building permits. The petitioner is also required to satisfy Broward County concurrency review at the time of platting for roadways. Based on this information, staff believes the proposed rezoning is consistent with the Town’s Future Land Use Plan Policies and that sufficient capacity will be available at the time of development.

Therefore, staff believes this location is a logical site for the proposed B-3 District, as it is located adjacent to a major Interstate, is consistent with the Town’s Future Land Use Plan Map and Comprehensive Plan Policies, is consistent with the approved annexation agreement, and will not be contrary to the public welfare.

At its April 5, 2000 meeting, the Town Council tabled this item and instructed the petitioner to prepare a comprehensive traffic analysis on the impact of the proposed development to the surrounding area. At the May 24, 2000 Planning and Zoning Board meeting, the applicant gave a brief presentation on the traffic study per Town Council’s April 5, 2000 motion. The findings of this analysis will be presented by the petitioner at the June 7, 2000 meeting. A copy of the traffic analysis is attached as part of this report.

**PREVIOUS ACTIONS:**

- The Town Council deferred consideration of this item to its June 7, 2000 meeting, in order to provide the petitioner time to prepare a comprehensive traffic study of the impact of the proposed rezoning to the surrounding area (motion carried 5-0, April 5, 2000).

**CONCURRENCES:**

- The Planning and Zoning Board deferred consideration of this item to its March 22, 2000 meeting (motion carried 5-0, February 23, 2000).
- The Planning and Zoning Board recommended approval subject to the Developer’s Agreement, the voluntary Deed Restrictions, and the conceptual master plan (motion carried 4-1, Mr. Davenport dissenting, March 22, 2000).
- At its May 24, 2000 Planning and Zoning Board meeting, the petitioner presented a traffic analysis of the impact of the proposed development to the surrounding area for informational purposes only.

**FISCAL IMPACT:** Not Applicable.

**RECOMMENDATION(S):** Motion to approve subject to the voluntary Developer’s Agreement, the voluntary Declaration of Restrictions and the Conceptual Master Plan.

**Attachment(s):** Traffic Study, Planning report with back-up, land use map, subject site map, and aerial.

May 17, 2000

Mr. Howard Zimmerman  
 H.J. Zimmerman & Associates, Inc.  
 5000 West Sheridan Street, Suite 100  
 Pembroke Pines, Florida 33024

RE: IMAGINATION FARMS CONCURRENCY REVIEW  
TINTER ASSOCIATES PROJECT NO. 98-2044B

Dear Mr. Zimmerman:

At your direction, the firm of Tinter Associates, Inc. arranged for Broward County to prepare a Traffic Review and Impact Planning System (TRIPS) run in order to assess transportation-related concurrency impacts associated with the development of the above-referenced property. The studied parcels of Imagination Farms are generally located at the northeast quadrant of the interchange of I-75 and Griffin Road, in the Town of Davie, Florida.

**CONCURRENCY REVIEW**

Per our discussions, the TRIPS run was processed for the following development scenario:

<u>Parcel</u>	<u>Use/Size</u>
Griffin-Orange North	Commercial -310,000 S.F.
Seventy-Five East	Commercial -250,000 S.F.
Southpost	Single-Family Residential - 308 Units
Shotgun East	Single-Family Residential - 34 Units

The TRIPS run was performed considering the construction of a new bridge across the C-11 canal, connecting Orange Drive and Griffin Road at the approximate mid-point between SW 148<sup>th</sup> Avenue and SW 142<sup>nd</sup> Avenue. That bridge connection will significantly enhance access between the Imagination Farms parcels and I-75; this in turn will greatly reduce project traffic volumes on both Orange Drive and Griffin Road east of the new bridge, as exhibited by the TRIPS results. A planned widening to four lanes of Orange Drive/Shotgun Road from the new bridge to South Post Road will also serve to accommodate project traffic within acceptable level of service standards. A copy of the TRIPS results are attached.

Considering the County's TRIPS trip generation rates, the above-shown development scenario for the four parcels will generate a total of 30,071 trips per day, and Road Impact Fees are assessed at \$598,120. Seven overcapacity TRIPS links envelop any or all of the parcels in Compact Deferral Areas (CDA's). These overcapacity links and their respective project traffic impacts in vehicles per day (VPD) are as follows:

<u>Link No.</u>	<u>Segment</u>	<u>From</u>	<u>To</u>	<u>Project Trips(VPD)</u>
1072	SW 160 <sup>th</sup> Ave.	S. Corporate Rd	South Post Rd.	830
1643	SW 160 <sup>th</sup> Ave.	Emerald Park Cir.	Griffin Rd.	624
1243	SW 160 <sup>th</sup> Ave.	Griffin Rd.	Hunt Ridge Rd.	0
1590	South Post Rd.	Enterprise Ave.	SW 160 <sup>th</sup> Ave.	13
1665	Griffin Rd.	SW 160 <sup>th</sup> Ave.	Hawke's Bluff Rd.	1,159
674	Griffin Rd.	Hawke's Bluff Rd.	I-75	1,636
676	Griffin Rd.	SW 148 <sup>th</sup> Ave.	SW 135 <sup>th</sup> Ave.	775

Of course as you know, TRIPS is a dynamic system and the number of approved plat (committed development) trips on the network roadway links changes regularly. Therefore, CDA's continue to be created and/or eliminated periodically. Those CDA's that are impacted by traffic from a proposed development become "locked-in" on the date of submittal for final plat approval. The concurrency review would require the analysis of all CDA's affected at the time of final plat submittal for the subject property. Within ten days after final plat submittal, the Broward County Development Management Division (DMD) must notify the applicant as to which CDA's are impacted.

In the past, TRIPS has undergone a complete update annually, by which newly collected existing count data were incorporated, and developed and expired plats were eliminated from the approved plat database. This annual update had often resulted in significant changes to TRIPS conditions. However, based on information I recently obtained from the County DMD, no update to TRIPS is being processed this year. As such, the conditions reviewed herein are not expected to change significantly in the future.

#### **ANALYSIS**

As the table on page 1 shows, seven overcapacity TRIPS roadway links envelop the site in Compact Deferral Areas. Of these, Link No. 1243, SW 160<sup>th</sup> Avenue from Griffin Road to Hunt Ridge Road, will not be impacted by project traffic. Link No. 1590, South Post Road west of SW 160<sup>th</sup> Avenue will be impacted by 13 site trips per day. Impacts on the remaining links of Griffin Road and SW 160<sup>th</sup> Avenue are more substantial, ranging from 775 VPD to 1,636 VPD.

#### **POTENTIAL STRATEGIES**

One means of satisfying concurrency issues, and thereby obtaining plat or site plan approval, is to "build" capacity by implementing a traffic improvement measure that will accommodate the impact of the projected increase in site traffic on the critical links. "Built" capacity must increase the capacity of a road by at least as many trips as the project is expected to place upon the overcapacity link. Another means of satisfying concurrency is to "find" capacity by analyzing the link's traffic data, such as roadway characteristics and traffic volumes, as mentioned above. In that instance, enough capacity must be "found" so that the sum of existing, approved plat and site-traffic volumes would not exceed the revised Level of Service 'D' maximum capacity. This type of analysis is referred to as a "localized capacity study."

Four of the six impacted links are overcapacity to a level at which the results of a localized capacity study are not likely to demonstrate that the actual roadway capacities are adequate to resolve the project's traffic concurrency issues. It should be noted that for many of the

impacted links, committed development traffic comprises a significant portion of the total traffic volume. As such, it may be advantageous to perform a detailed review of area committed developments in order to determine if the County's estimate of trips associated with these approved plats are overestimated.

It is likely that traffic concurrency impacts for this project could be mitigated through the construction of various roadway improvements. It appears that adequate right-of-way is available for physical improvements and minimal utility interference is expected. Often, a lack of right-of-way and/or the interference of utility items such as FP&L power poles make requisite roadway improvement cost-prohibitive.

The following roadway improvements have been identified to potentially mitigate project traffic impacts from Imagination Farms:

- Construct an additional eastbound through lane along Griffin Road, commencing west of SW 160<sup>th</sup> Avenue, terminating at the southbound I-75 on-ramp, commencing again at the northbound I-75 off-ramp, and terminating east of SW 135<sup>th</sup> Avenue. This improvement is expected to provide more than adequate capacity gain to mitigate project traffic impacts for all the overcapacity segments of Griffin Road. Furthermore, since there is expected to be surplus capacity gain, it is expected to mitigate traffic concurrency impacts on South Post Road, qualifying as a "parallel facility" improvement.
- Construct improvements to the north and south legs of the intersection of Griffin Road and SW 160<sup>th</sup> Avenue. An add-on/drop-off through lane in the southbound direction is likely to provide more than ample capacity gain. Alternatively, and particularly in consideration of the above-described improvement to Griffin Road, the construction of a second southbound left-turn lane should provide ample capacity gain as well. The additional left-turn lane would likely provide a greater benefit to traffic operating conditions at the intersection than would the add-on/drop off lane, based on expected future demands for each of the two movements.
- Construct a southbound add-on/drop-off lane at the intersection of SW 160<sup>th</sup> Avenue and South Post Road.

The above-discussed add-on/drop-off lanes should be designed such that each add-on lane is at least 500 feet long, and each drop-off lane is at least 1,500 feet long. The design should incorporate the appropriate taper distances as well.

The above improvements are expected to provide more than enough capacity to resolve traffic concurrency impacts for Imagination Farms as identified in the TRIPS run. Furthermore, all improvements, including the bridge improvement and widening of Orange Drive/Shot Gun Road which are not related to concurrency, will serve to maintain or improve current levels of service upon the County Trafficways system. All affected Town of Davie Roads are expected to operate at Level of Service 'D' or better.

H.J. Zimmerman & Associates, Inc.  
May 17, 2000  
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Should you have any questions regarding the above or require additional information, please call me.

Sincerely,



Andrew G. Sebo, P.E.  
Senior Project Engineer

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Attachment

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0	GRIPPIN/ORANGE/75 PROPERTY				52-INF-00
0	308 SINGLE FAMILY				
0	34 SINGLE FAMILY				
0	250,000 SQ FT COMMERCIAL				
0	310,000 SQ FT COMMERCIAL				
0	TOTAL WORK PRODUCTIONS =		991		
0	TOTAL SHOPPING PRODUCTIONS =		660		
0	TOTAL OTHER PRODUCTIONS =		1755		
0	TOTAL NON HOME-BASED ATTRACTIONS =		269		
0	TOTAL WORK ATTRACTIONS =		4487		
0	TOTAL SHOPPING ATTRACTIONS =		11351		
0	TOTAL OTHER ATTRACTIONS =		6071		
0	TOTAL NON HOME-BASED PRODUCTIONS =		4487		
0	TOTAL TRIPS		30071		
0					\$ 598120
1	GRIPPIN RD	2LU	14999	74.9	\$ 267407
	FROM: SW 135 AV	20000	6135	30.6	
	TO: SW 148 AV		775	3.8	
	SEG NO: 676		21909	109.3	
0	SHERIDAN ST	4LD	29357	83.8	\$ 95280
	FROM: SW 136 AV	35000	15891	45.4	
	TO: SW 148 AV		377	1.0	
	SEG NO: 769		45625	130.2	
0	PINES BLVD	6LD	54000	102.8	\$ 55358
	FROM: I-75	52500	33246	63.3	
	TO: GRAND PALMS DR		372	0.7	
	SEG NO: 833		87618	166.8	
0	SHERIDAN ST	4LD	29594	84.5	\$ 26273
	FROM: FLAMINGO RD	35000	8435	24.1	
	TO: SW 136 AV		105	0.3	
	SEG NO: 770		39134	108.9	
0	PINES BLVD	6LD	50332	95.8	\$ 25086
	FROM: GRAND PALMS DR	52500	25449	48.4	
	TO: DYKES RD		233	0.4	
	SEG NO: 832		76014	144.6	
0	SHERIDAN ST	4LD	31450	89.8	\$ 14146
	FROM: 0.13 MI E OF SW 160 AV	35000	29199	83.4	
	TO: SW 160 AV		590	1.6	
	SEG NO: 1670		61239	174.8	
0	NOB HILL RD	4LD	36221	103.4	\$ 12514
	FROM: SW 2 ST	35000	4262	12.1	
	TO: SR 84/I-595		113	0.3	
	SEG NO: 1259		40596	115.8	
0	NW 172 AV	0L2	8647	79.3	\$ 12209

	FROM: SHERIDAN ST	10900	5079	46.5		
	TO: 0.41 MI N OF PINES BLVD		65	0.5		
	SEG NO: 1620		13791	126.3		
0	SW 184 AV	0L2	9363	85.8	\$	9575
	FROM: SHERIDAN ST	10900	3811	34.9		
	TO: JOHNSON ST		64	0.5		
	SEG NO: 1614		13238	121.2		
0	DAVIE BLVD	4LD	35924	110.5	\$	9385
	FROM: SW 15 AV	32500	229	0.7		
	TO: I-95		26	0.1		
	SEG NO: 523		36179	111.3		
0	ARVIDA PARKWAY	0L4	29996	126.0	\$	8064
	FROM: I-75	23800	20050	84.2		
	TO: SW 160 AV		323	1.3		
	SEG NO: 661		50369	211.5		
0	ARVIDA PKWY	0L4	19205	80.6	\$	7815
	FROM: COUNTRY ISLES RD	23800	14406	60.5		
	TO: SW 160 AV		356	1.4		
	SEG NO: 537		33967	142.5		
1	SR 7	4LD	40884	116.8	\$	6200
	FROM: SW 51 ST (NORTHBOUND)	35000	369	1.0		
	TO: STIRLING RD		8	0.1		
	SEG NO: 717		41261	117.9		
0	SR 7	4LD	41000	126.1	\$	6160
	FROM: JOHNSON ST	32500	61	0.1		
	TO: HOLLYWOOD BLVD		12	0.1		
	SEG NO: 806		41073	126.3		
0	ARVIDA PKWY	0L4	19205	80.6	\$	5603
	FROM: BONAVENTURE BLVD	23800	12629	53.0		
	TO: COUNTRY ISLES RD		356	1.4		
	SEG NO: 1701		32190	135.0		
0	SR 7	4LD	40884	116.8	\$	5545
	FROM: GRIFFIN RD	35000	606	1.7		
	TO: SW 51 ST (NORTHBOUND)		23	0.1		
	SEG NO: 716		41513	118.6		
0	NOB HILL RD	4LD	32772	100.8	\$	5231
	FROM: BROWARD BLVD	32500	1020	3.1		
	TO: NW 6 ST		67	0.2		
	SEG NO: 1231		33859	104.1		
0	NOB HILL RD	4LD	34171	105.1	\$	5113
	FROM: OAKLAND PARK BLVD	32500	1044	3.2		
	TO: SUNRISE LAKES BLVD		54	0.1		
	SEG NO: 1581		35269	108.4		
0	SHERIDAN ST	4LD	31774	90.7	\$	3326
	FROM: PALM AV	35000	6050	17.2		
	TO: DOUGLAS RD		34	0.1		
	SEG NO: 775		37858	108.0		
0	SE/SW 10 ST (DFB)	4LD	32825	93.7	\$	3039
	FROM: ANDREWS AV	35000	5060	14.4		
	TO: POWERLINE RD		25	0.1		
	SEG NO: 41		37910	108.2		
0	NOB HILL RD	4LD	36221	103.4	\$	1721
	FROM: BROWARD BLVD	35000	4279	12.2		
	TO: SW 2 ST		67	0.1		
	SEG NO: 1686		40567	115.7		
0	POWERLINE RD	4LD	35108	108.0	\$	1247
	FROM: HILLSBORO BLVD	32500	2870	8.8		

	TO: WEST DR		12	0.1		
	SEG NO: 34		37990	116.9		
0	SHEPIDAN ST	4LD	34090	97.4	\$	1210
	FROM: DOUGLAS RD	35000	6923	19.7		
	TO: UNIVERSITY DR		13	0.1		
	SEG NO: 776		41026	117.2		
0	HALLANDALE BRACH BLVD	4LD	34454	106.0	\$	1118
	FROM: SW 40 AV	32500	31	0.0		
	TO: SW 56 AV		3	0.1		
	SEG NO: 918		34488	106.1		
1	MIPAMAR PKWY	4LD	33242	94.9	\$	1009
	FROM: UNIVERSITY DR	35000	2023	5.7		
	TO: TARA RD		9	0.1		
	SEG NO: 913		35274	100.7		
0	ATLANTIC BLVD	4LD	46500	143.0	\$	892
	FROM: NE 11 AV	32500	290	0.8		
	TO: CYPRESS RD		6	0.1		
	SEG NO: 184		46796	143.9		
0	SR 7	4LD	42000	120.0	\$	871
	FROM: HOLLYWOOD BLVD	35000	59	0.1		
	TO: MADISON ST		3	0.1		
	SEG NO: 994		42062	120.2		
0	ATLANTIC BLVD	4LD	39124	120.3	\$	809
	FROM: US 1	32500	301	0.9		
	TO: NE 11 AV		6	0.1		
	SEG NO: 185		39431	121.3		
0	POWERLINE RD	4LD	33086	101.8	\$	728
	FROM: NW 6 ST	32500	171	0.5		
	TO: HILLSBORO BLVD		10	0.1		
	SEG NO: 8		33267	102.4		
0	POWERLINE RD	4LD	35108	108.0	\$	727
	FROM: WEST DR	32500	2436	7.4		
	TO: SE/SW 10 ST (DFB)		17	0.1		
	SEG NO: 35		37561	115.5		
0	SR 7	4LD	41260	117.8	\$	605
	FROM: WASHINGTON ST	35000	49	0.1		
	TO: PLUNKETT ST		3	0.1		
	SEG NO: 870		41312	118.0		
0	UNIVERSITY DR	4LD	24032	73.9	\$	597
	FROM: WESTVIEW DR	32500	12130	37.3		
	TO: SAWGRASS EXPWY		20	0.1		
	SEG NO: 1164		36182	111.3		
0	ROCK ISLAND RD	OL4	32827	103.5	\$	507
	FROM: TAM O SHANTER BLVD	31700	366	1.1		
	TO: MCNAB RD		10	0.1		
	SEG NO: 234		33203	104.7		
0	NOB HILL RD	4LD	32772	100.8	\$	457
	FROM: NW 6 ST	32500	1276	3.9		
	TO: CLEARY BLVD		11	0.1		
	SEG NO: 1586		34059	104.8		
0	UNIVERSITY DR	4LD	24032	73.9	\$	443
	FROM: WILES RD	32500	10972	33.7		
	TO: WESTVIEW DR		5	0.1		
	SEG NO: 1150		35009	107.7		
0	SR 7	4LD	42000	120.0	\$	388
	FROM: MADISON ST	35000	61	0.1		
	TO: WASHINGTON ST		3	0.1		

	SEG NO: 869		42064	120.2		
1	ROCK ISLAND RD	OL4	30904	97.4	\$	339
	FROM: BAILEY RD	31700	1220	3.8		
	TO: COMMERCIAL BLVD		6	0.1		
	SEG NO: 283		32130	101.3		
0	POWERLINE RD	4LD	33086	101.8	\$	303
	FROM: PALM BEACH COUNTY LINE	32500	141	0.4		
	TO: NW 6 ST		8	0.1		
	SEG NO: 7		33235	102.3		
0	EISENHOWER BLVD	OL4	18058	75.8	\$	213
	FROM: SE 20 ST	23800	6492	27.2		
	TO: SR 84		5	0.1		
	SEG NO: 1678		24555	103.1		
0	PROSPECT RD	OL2	12186	111.7	\$	183
	FROM: PROSPECT RD	10900	136	1.2		
	TO: NW 27 AV		3	0.1		
	SEG NO: 303		12325	113.0		
0	ROCK ISLAND RD	OL4	32827	103.5	\$	178
	FROM: KIMBERLY BLVD	31700	334	1.0		
	TO: TAM O SHANTER BLVD		4	0.1		
	SEG NO: 1120		33165	104.6		
0	ROCK ISLAND RD	OL4	33771	106.5	\$	130
	FROM: FOREST BLVD	31700	356	1.1		
	TO: KIMBERLY BLVD		4	0.1		
	SEG NO: 233		34131	107.7		
1						

4	3.32	\$	0
5	3.66	\$	0
6	9.19	\$	0
7	7.78	\$	303
8	9.59	\$	728
9	4.08	\$	0
10	4.08	\$	0
12	2.00	\$	0
14	2.48	\$	0
15	2.48	\$	0
16	2.48	\$	0
18	6.34	\$	0
19	5.16	\$	0
20	1.49	\$	0
21	1.49	\$	0
22	1.49	\$	0
23	1.16	\$	0
24	1.16	\$	0
28	0.83	\$	0
31	15.53	\$	0
34	12.07	\$	1243
35	16.16	\$	727
36	11.09	\$	0
37	6.71	\$	0
40	13.31	\$	0
41	24.91	\$	3039
42	23.46	\$	0
43	4.27	\$	0
44	4.27	\$	0
45	1.52	\$	0
46	0.69	\$	0
49	1.37	\$	0
59	1.45	\$	0
62	4.13	\$	0
65	4.41	\$	0
67	4.67	\$	0
68	4.67	\$	0
70	28.40	\$	0
71	12.30	\$	0
72	12.30	\$	0
73	12.30	\$	0
74	6.50	\$	0
79	5.93	\$	0
80	4.66	\$	0
82	4.66	\$	0
83	2.39	\$	0
84	2.39	\$	0
87	7.17	\$	0
88	5.57	\$	0
89	2.83	\$	0
90	2.83	\$	0
91	1.37	\$	0
94	1.07	\$	0
99	1.07	\$	0
100	1.26	\$	0
101	1.26	\$	0
104	2.75	\$	0

108	0.21	\$	0
109	2.23	\$	0
110	5.91	\$	0
111	1.26	\$	0
112	2.64	\$	0
115	7.17	\$	0
116	9.81	\$	0
120	3.68	\$	0
122	0.21	\$	0
123	0.77	\$	0
124	2.16	\$	0
127	1.40	\$	0
131	12.01	\$	0
134	5.93	\$	0
135	5.66	\$	0
136	5.51	\$	0
137	1.51	\$	0
144	4.41	\$	0
146	2.61	\$	0
147	2.61	\$	0
149	6.32	\$	0
150	6.32	\$	0
158	8.91	\$	0
159	8.91	\$	0
160	19.75	\$	0
161	11.04	\$	0
163	9.61	\$	0
164	9.61	\$	0
165	66.96	\$	0
166	57.35	\$	0
167	57.35	\$	0
168	33.02	\$	0
169	21.64	\$	0
170	16.31	\$	0
171	16.31	\$	0
172	7.36	\$	0
173	4.75	\$	0
181	12.34	\$	0
182	11.86	\$	0
183	5.95	\$	0
184	5.95	\$	892
185	5.95	\$	809
186	4.24	\$	0
187	1.73	\$	0
189	1.73	\$	0
191	1.71	\$	0
193	1.59	\$	0
196	3.13	\$	0
198	2.79	\$	0
199	2.79	\$	0
200	22.15	\$	0
205	4.24	\$	0
207	1.55	\$	0
208	1.55	\$	0
209	4.48	\$	0
211	1.65	\$	0
212	1.65	\$	0

213	1.65	\$	0
214	3.25	\$	0
217	4.24	\$	0
218	6.24	\$	0
219	17.94	\$	0
223	3.67	\$	0
224	3.67	\$	0
233	3.95	\$	130
234	9.40	\$	507
241	66.59	\$	0
242	54.36	\$	0
243	54.36	\$	0
244	44.25	\$	0
245	13.38	\$	0
246	13.38	\$	0
247	9.71	\$	0
248	9.71	\$	0
249	3.47	\$	0
253	4.48	\$	0
254	15.43	\$	0
255	10.10	\$	0
256	7.31	\$	0
257	1.59	\$	0
258	1.59	\$	0
259	2.68	\$	0
261	2.21	\$	0
262	2.21	\$	0
268	42.06	\$	0
271	3.25	\$	0
272	3.25	\$	0
279	2.16	\$	0
281	19.10	\$	0
283	5.38	\$	339
286	66.59	\$	0
287	83.23	\$	0
288	152.57	\$	0
289	69.34	\$	0
290	49.24	\$	0
291	41.57	\$	0
292	17.86	\$	0
293	5.38	\$	0
296	19.10	\$	0
297	13.68	\$	0
298	5.99	\$	0
300	2.27	\$	0
301	2.27	\$	0
303	2.27	\$	183
304	6.11	\$	0
305	9.36	\$	0
306	13.23	\$	0
307	13.23	\$	0
308	11.82	\$	0
310	11.82	\$	0
311	11.82	\$	0
312	11.82	\$	0
313	7.91	\$	0
314	5.71	\$	0

315	4.08	\$	0
316	4.08	\$	0
318	3.55	\$	0
328	7.56	\$	0
329	64.64	\$	0
333	4.39	\$	0
336	32.70	\$	0
337	5.54	\$	0
340	37.04	\$	0
341	7.67	\$	0
354	71.19	\$	0
355	65.24	\$	0
356	51.89	\$	0
357	32.70	\$	0
358	22.51	\$	0
359	4.94	\$	0
360	4.94	\$	0
366	8.41	\$	0
367	38.21	\$	0
368	30.42	\$	0
369	18.41	\$	0
370	18.41	\$	0
371	18.41	\$	0
372	8.20	\$	0
373	6.93	\$	0
374	3.55	\$	0
375	3.55	\$	0
377	1.96	\$	0
383	4.45	\$	0
385	4.95	\$	0
386	3.40	\$	0
389	5.29	\$	0
390	111.26	\$	0
401	10.20	\$	0
402	21.29	\$	0
403	21.29	\$	0
404	71.58	\$	0
406	18.54	\$	0
410	13.34	\$	0
414	2.88	\$	0
415	2.88	\$	0
416	2.88	\$	0
417	2.88	\$	0
421	18.54	\$	0
422	53.05	\$	0
423	28.18	\$	0
424	6.89	\$	0
427	5.47	\$	0
428	15.13	\$	0
429	27.32	\$	0
430	20.54	\$	0
431	15.25	\$	0
433	15.25	\$	0
434	10.30	\$	0
435	10.30	\$	0
436	10.30	\$	0
438	4.72	\$	0

439	1.27	\$	0
441	0.83	\$	0
442	0.83	\$	0
443	3.90	\$	0
444	1.96	\$	0
446	7.48	\$	0
448	3.63	\$	0
452	1.55	\$	0
454	3.38	\$	0
455	153.71	\$	0
460	108.62	\$	0
462	1.51	\$	0
463	18.33	\$	0
467	63.33	\$	0
471	47.57	\$	0
476	21.87	\$	0
477	21.87	\$	0
478	21.87	\$	0
479	21.87	\$	0
480	4.91	\$	0
484	6.95	\$	0
488	1.66	\$	0
489	2.50	\$	0
490	37.61	\$	0
491	37.61	\$	0
492	24.53	\$	0
493	19.03	\$	0
495	12.03	\$	0
496	9.94	\$	0
497	6.31	\$	0
498	7.48	\$	0
499	16.16	\$	0
500	29.35	\$	0
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503	4.75	\$	0
507	4.75	\$	0
508	4.75	\$	0
511	29.35	\$	0
513	2.09	\$	0
516	2.46	\$	0
518	4.75	\$	0
519	7.21	\$	0
520	10.08	\$	0
521	12.48	\$	0
522	16.06	\$	0
523	25.23	\$	9385
524	5.46	\$	0
526	2.86	\$	0
530	2.11	\$	0
532	2.40	\$	0
534	8.25	\$	0
536	4.66	\$	0
537	355.25	\$	7815
538	193.82	\$	0
539	228.22	\$	0
545	16.99	\$	0
548	9.17	\$	0

551	5.46	\$	0
552	5.46	\$	0
553	18.55	\$	0
555	12.95	\$	0
556	6.16	\$	0
557	45.91	\$	0
558	6.95	\$	0
559	6.95	\$	0
560	25.50	\$	0
561	58.24	\$	0
564	15.07	\$	0
565	15.07	\$	0
566	60.98	\$	0
567	85.20	\$	0
568	152.90	\$	0
570	97.20	\$	0
572	97.20	\$	0
573	198.31	\$	0
575	278.54	\$	0
576	2392.82	\$	0
577	1889.39	\$	0
578	1669.61	\$	0
579	1367.93	\$	0
582	1220.21	\$	0
584	1220.21	\$	0
585	1107.47	\$	0
586	879.99	\$	0
587	867.72	\$	0
590	740.70	\$	0
591	709.44	\$	0
592	555.04	\$	0
594	487.22	\$	0
595	16.92	\$	0
598	33.39	\$	0
599	10.73	\$	0
600	200.89	\$	0
603	33.88	\$	0
604	36.02	\$	0
605	8.79	\$	0
612	94.71	\$	0
613	3.61	\$	0
622	158.07	\$	0
626	9.58	\$	0
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632	9.00	\$	0
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638	66.04	\$	0
639	36.44	\$	0
640	13.52	\$	0
642	26.77	\$	0
648	14.82	\$	0
649	14.82	\$	0
651	101.11	\$	0
654	0.29	\$	0
655	100.15	\$	0
657	89.51	\$	0

658	117.76	\$	0
659	3827.22	\$	0
660	4149.79	\$	0
661	322.57	\$	8064
662	79.13	\$	0
663	20.53	\$	0
665	56.52	\$	0
669	32.99	\$	0
670	32.99	\$	0
671	60.36	\$	0
674	1636.78	\$	0
675	8834.86	\$	0
676	775.09	\$	267407
678	775.09	\$	0
680	248.31	\$	0
682	28.24	\$	0
683	171.23	\$	0
686	171.23	\$	0
687	99.77	\$	0
689	81.49	\$	0
690	16.38	\$	0
691	54.72	\$	0
692	26.26	\$	0
694	14.36	\$	0
695	11.90	\$	0
698	39.37	\$	0
699	16.45	\$	0
700	16.45	\$	0
704	3.67	\$	0
705	20.19	\$	0
708	1.09	\$	0
709	7.58	\$	0
711	2.12	\$	0
712	9.70	\$	0
713	134.21	\$	0
714	3.67	\$	0
716	22.91	\$	5545
717	7.37	\$	6200
718	45.78	\$	0
724	147.06	\$	0
726	3048.29	\$	0
729	10.66	\$	0
730	70.49	\$	0
731	38.49	\$	0
732	38.49	\$	0
733	25.87	\$	0
734	25.87	\$	0
735	25.87	\$	0
736	12.18	\$	0
737	12.18	\$	0
740	7.37	\$	0
744	13.27	\$	0
745	13.27	\$	0
746	18.01	\$	0
747	23.11	\$	0
748	13.19	\$	0
749	9.70	\$	0

757	93.08	\$	0
766	76.57	\$	0
768	418.79	\$	0
769	376.60	\$	95280
770	105.09	\$	26273
771	89.29	\$	0
773	33.26	\$	0
774	33.26	\$	0
775	33.26	\$	3326
776	12.10	\$	1210
777	10.66	\$	0
784	10.85	\$	0
785	10.85	\$	0
786	14.74	\$	0
787	9.52	\$	0
788	9.52	\$	0
789	2.37	\$	0
790	2.20	\$	0
791	2.20	\$	0
795	5.23	\$	0
797	54.50	\$	0
798	10.85	\$	0
803	1.45	\$	0
806	11.47	\$	6160
815	15.81	\$	0
818	1.44	\$	0
824	15.81	\$	0
826	152.29	\$	0
827	2040.07	\$	0
830	22.16	\$	0
831	67.28	\$	0
832	232.28	\$	25086
833	371.53	\$	55358
834	618.07	\$	0
835	450.39	\$	0
836	184.69	\$	0
837	121.90	\$	0
838	95.70	\$	0
839	73.61	\$	0
840	28.91	\$	0
841	28.91	\$	0
842	12.13	\$	0
843	11.53	\$	0
844	11.53	\$	0
846	33.43	\$	0
847	22.12	\$	0
848	8.15	\$	0
849	7.63	\$	0
850	1.45	\$	0
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853	4.70	\$	0
854	19.12	\$	0
855	11.50	\$	0
856	8.04	\$	0
857	5.10	\$	0
858	5.10	\$	0
859	5.10	\$	0

863	2.95	\$	0
865	6.23	\$	0
866	3.46	\$	0
868	30.68	\$	0
869	2.50	\$	388
870	2.50	\$	605
872	33.43	\$	0
873	33.43	\$	0
880	10.58	\$	0
882	10.55	\$	0
883	10.55	\$	0
886	8.09	\$	0
887	7.59	\$	0
888	7.59	\$	0
896	3.54	\$	0
897	11.97	\$	0
898	7.92	\$	0
899	7.92	\$	0
900	6.23	\$	0
905	15.18	\$	0
908	8.09	\$	0
909	46.78	\$	0
913	8.70	\$	1009
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915	25.33	\$	0
916	13.18	\$	0
917	13.18	\$	0
918	3.03	\$	1118
921	15.18	\$	0
922	11.04	\$	0
923	11.04	\$	0
924	11.04	\$	0
925	11.04	\$	0
926	5.22	\$	0
927	5.22	\$	0
928	5.22	\$	0
929	3.57	\$	0
940	7.56	\$	0
941	163.48	\$	0
942	196.92	\$	0
943	11.69	\$	0
944	89.19	\$	0
945	81.42	\$	0
948	367.52	\$	0
951	34.18	\$	0
952	16.53	\$	0
953	1050.46	\$	0
956	13.31	\$	0
965	56.02	\$	0
966	24.55	\$	0
967	24.55	\$	0
972	0.21	\$	0
976	4.72	\$	0
979	2.67	\$	0
984	27.72	\$	0
986	6.36	\$	0
994	2.50	\$	871

997	122.43	\$	0
1003	16.12	\$	0
1015	6.50	\$	0
1017	6.32	\$	0
1018	6.32	\$	0
1022	1.65	\$	0
1025	4.94	\$	0
1028	6.18	\$	0
1031	1.26	\$	0
1046	4.70	\$	0
1053	1.60	\$	0
1054	7.93	\$	0
1064	3.67	\$	0
1069	6.95	\$	0
1074	5.38	\$	0
1078	15.39	\$	0
1079	14.17	\$	0
1082	13.10	\$	0
1083	28.40	\$	0
1086	5.06	\$	0
1088	185.12	\$	0
1089	32.47	\$	0
1104	3.06	\$	0
1112	5.39	\$	0
1114	9.75	\$	0
1117	22.78	\$	0
1118	17.86	\$	0
1119	4.67	\$	0
1120	3.95	\$	138
1121	2.88	\$	0
1122	21.24	\$	0
1123	39.11	\$	0
1124	39.11	\$	0
1128	5.93	\$	0
1129	3.41	\$	0
1130	3.41	\$	0
1135	45.20	\$	0
1136	57.70	\$	0
1137	86.05	\$	0
1138	111.27	\$	0
1139	133.67	\$	0
1140	157.86	\$	0
1141	215.82	\$	0
1142	335.08	\$	0
1143	596.54	\$	0
1144	869.26	\$	0
1145	286.62	\$	0
1146	172.95	\$	0
1147	234.75	\$	0
1148	99.26	\$	0
1149	57.96	\$	0
1150	4.67	\$	443
1151	15.30	\$	0
1152	13.04	\$	0
1153	3.47	\$	0
1154	172.95	\$	0
1156	11.91	\$	0

1157	26.20	\$	0
1161	0.21	\$	0
1164	19.28	\$	597
1165	150.80	\$	0
1166	619.92	\$	0
1168	19.75	\$	0
1171	470.30	\$	0
1172	261.62	\$	0
1173	50.61	\$	0
1176	8.26	\$	0
1177	10.85	\$	0
1181	1.94	\$	0
1182	1.94	\$	0
1188	17.15	\$	0
1189	17.15	\$	0
1193	1.66	\$	0
1207	143.33	\$	0
1211	1155.87	\$	0
1212	10.58	\$	0
1213	10.58	\$	0
1216	20.75	\$	0
1217	62.08	\$	0
1218	7.93	\$	0
1220	3.12	\$	0
1221	3.12	\$	0
1223	3.12	\$	0
1228	35.74	\$	0
1229	10.17	\$	0
1230	35.74	\$	0
1231	66.22	\$	5231
1233	39.11	\$	0
1235	47.57	\$	0
1238	39.11	\$	0
1239	272.72	\$	0
1242	1220.21	\$	0
1243	0.29	\$	0
1245	21.16	\$	0
1246	45.78	\$	0
1249	45.78	\$	0
1254	13.18	\$	0
1258	5.63	\$	0
1259	112.74	\$	12514
1264	7.67	\$	0
1265	7.67	\$	0
1286	3.13	\$	0
1287	1.59	\$	0
1289	2.42	\$	0
1296	3.90	\$	0
1298	5.77	\$	0
1299	5.77	\$	0
1303	3.32	\$	0
1304	2.03	\$	0
1305	4.47	\$	0
1306	9.19	\$	0
1308	1.87	\$	0
1309	5.41	\$	0
1310	7.78	\$	0

1311	11.09	\$	0
1312	5.68	\$	0
1315	4.08	\$	0
1316	3.57	\$	0
1321	14.22	\$	0
1322	64.98	\$	0
1324	4.09	\$	0
1325	144.61	\$	0
1326	69.73	\$	0
1335	0.15	\$	0
1336	619.92	\$	0
1337	50.06	\$	0
1339	8.26	\$	0
1341	5.68	\$	0
1344	7.86	\$	0
1346	5.59	\$	0
1347	5.59	\$	0
1348	18.87	\$	0
1350	9.71	\$	0
1352	3.58	\$	0
1353	21.56	\$	0
1354	29.67	\$	0
1355	47.73	\$	0
1356	14.49	\$	0
1357	19.01	\$	0
1358	8.66	\$	0
1362	18.02	\$	0
1363	19.18	\$	0
1367	9.31	\$	0
1368	23.45	\$	0
1369	32.72	\$	0
1370	32.72	\$	0
1371	119.36	\$	0
1378	46.92	\$	0
1379	37.21	\$	0
1380	3.58	\$	0
1385	9.31	\$	0
1388	9.27	\$	0
1389	9.27	\$	0
1392	2.37	\$	0
1394	0.94	\$	0
1396	1.63	\$	0
1397	4.10	\$	0
1398	4.10	\$	0
1401	4.08	\$	0
1402	2.37	\$	0
1411	0.53	\$	0
1412	0.53	\$	0
1413	2.16	\$	0
1420	169.41	\$	0
1421	450.36	\$	0
1426	163.48	\$	0
1502	2.49	\$	0
1503	8.25	\$	0
1507	4.54	\$	0
1509	16.16	\$	0
1512	450.36	\$	0

1514	589.43	\$	0
1515	125.07	\$	0
1516	43.16	\$	0
1518	99.77	\$	0
1523	14.09	\$	0
1536	119.25	\$	0
1537	80.06	\$	0
1538	19.20	\$	0
1539	8.04	\$	0
1542	13.46	\$	0
1543	32.68	\$	0
1544	16.92	\$	0
1550	10.56	\$	0
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1561	1.27	\$	0
1563	70.49	\$	0
1565	38.34	\$	0
1566	16.38	\$	0
1570	4.45	\$	0
1571	15.30	\$	0
1572	6.06	\$	0
1575	1.46	\$	0
1578	5.39	\$	0
1579	5.39	\$	0
1581	53.83	\$	5113
1583	21.24	\$	0
1586	10.17	\$	457
1587	30.48	\$	0
1588	28.24	\$	0
1589	74.58	\$	0
1590	13.46	\$	0
1591	15.65	\$	0
1592	184.69	\$	0
1593	113.42	\$	0
1594	31.74	\$	0
1598	131.26	\$	0
1599	66.57	\$	0
1600	3.16	\$	0
1610	97.20	\$	0
1611	34.18	\$	0
1612	88.27	\$	0
1613	3.16	\$	0
1614	63.41	\$	9575
1616	10.00	\$	0
1619	248.31	\$	0
1620	64.68	\$	12289
1623	9.61	\$	0
1627	21.64	\$	0
1628	6.32	\$	0
1629	227.90	\$	0
1631	3.17	\$	0
1633	7.25	\$	0
1640	62.34	\$	0
1643	924.00	\$	0

1645	14.42	\$	0
1646	12.30	\$	0
1649	261.47	\$	0
1651	172.95	\$	0
1652	67.28	\$	0
1655	279.75	\$	0
1657	0.29	\$	0
1658	0.29	\$	0
1660	46.61	\$	0
1661	1.46	\$	0
1663	13.46	\$	0
1664	16.62	\$	0
1665	1159.00	\$	0
1666	0.29	\$	0
1668	230.27	\$	0
1670	589.43	\$	14146
1671	37.30	\$	0
1672	7.67	\$	0
1675	200.89	\$	0
1677	16.96	\$	0
1678	4.54	\$	213
1679	5.81	\$	0
1680	272.72	\$	0
1686	66.22	\$	1721
1688	252.28	\$	0
1689	60.36	\$	0
1690	3.16	\$	0
1691	40.09	\$	0
1692	147.06	\$	0
1694	152.95	\$	0
1695	5.90	\$	0
1697	16.12	\$	0
1699	16.12	\$	0
1700	12.16	\$	0
1701	355.25	\$	5683
1702	830.05	\$	0
1704	67.28	\$	0
1705	50.71	\$	0
1708	2568.80	DEVELOPER CONSTRUCTED	

**Application #:** ZB 1-3-00  
**Exhibit "A":**

**Revisions:**

**Original Report Date:** 3/15/00

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

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Griffin-Orange North, Inc.  
**City:** Pembroke Pines, FL 33024  
**Address:** 9000 Sheridan Street  
**Phone:** (954) 431-7111

**Agent:**

**Name:** Howard J. Zimmerman  
**City:** Pembroke Pines, FL 33024  
**Address:** 9000 Sheridan Street  
**Phone:** (954) 431-7111

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**BACKGROUND INFORMATION**

**Application Request:** To rezone 33.81 acres of property from A-1, Agricultural District to B-3, Planned Business Center District.

**Address/Location:** General Address - 14501 Orange Drive/Generally located at the northwest corner of Orange Drive and SW 142nd Avenue.

**Land Use Plan Designation:** Commercial

**Zoning:** A-1, Agricultural District

**Existing Use:** Vacant land.

**Proposed Zoning:** B-3, Planned Business Center District

**Proposed Use:** Commercial retail and office.

**Parcel Size:** 33.81 acres (1,472,764 square feet)

**Surrounding Land Use:**

**North:** Broward County Landfill  
**South:** Single Family Homes within Cooper City.  
**East:** Single Family, across SW 142nd Avenue  
**West:** Vacant land,

**Land Use Designation:**

Recreation and Open Space  
Residential .40 du/ac  
Residential 1 du/ac  
Commercial

**Surrounding Zoning:**

**North:** RS, Recreation and Open Space District  
**South:** E, Estate District, within Cooper City.  
**East:** E, Estate District  
**West:** A-1, Agricultural District

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## ZONING HISTORY

### Related Zoning History:

- In 1995, the “Imagination Farms Settlement Agreement” was approved.
- Also on this agenda, the petitioner is requesting the adjacent 27.24 acres to the west be rezoned from A-1 to B-3, under application number ZB 1-4-00.

**Previous Requests on same property:** None.

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## DEVELOPMENT PLAN DETAILS

### Conceptual Master Plan:

- The conceptual master plan provided by the petitioner indicates a total of five buildings are proposed for this site, along with a South Florida Water Management tower located at the northeast corner of the site adjacent to the residential land to the east. Specific information regarding the types of uses to occupy the buildings, square footage, and access points have not been provided on the plan. Staff has discussed these issues with the applicant who has indicated the buildings will be used for retail uses and that access will occur via Orange Drive, however, site design and building design is in the preliminary stages and specific building square footage and circulation patterns may vary (see attached conceptual Master Plan).
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## Applicable Codes and Ordinances

Land Development Code Section 12-307, Review for Rezoning.

Land Development Code Section, 12-34(AA)(1), which requires unified control and a conceptual master plan for development of land within the B-3, Planned Business Center District.

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## 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. The Broward County Land Fill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes.

- This development is consistent with the existing “Commercial” land use designation.

### **Broward County Land Use Plan:**

- The subject site falls within Flexibility Zone 113.
- The petitioner will be required to obtain Plat approval by the Town of Davie and Broward County prior to site plan approval. Concurrency review pertaining to roadways and utilities infrastructure will occur at the time of platting.

### **Concurrency Considerations:**

- According to the Broward County Compact Deferral Map, the subject site lies within a compact deferral area. The petitioner will be required to mitigate for the impact of the development to those affected overcapacity links at the time of platting.
- Orange Drive, west of Flamingo Road, is currently operating at a level of service (LOS) “A”, with “A” being the optimum operation condition.
- Griffin Road, east of I-75, is currently operating at a LOS “A”.
- Shotgun Road (154 Avenue), is currently operating at a LOS “A”.
- There is no information available relating to the current and projected traffic volumes for SW 142 Avenue, nor is it monitored by Broward County. However, the Town of Davie Comprehensive Plan indicates Shotgun Road, just west of SW 142 Avenue, is operating at a LOS “A” which may indicate that SW 142 Avenue is also operating at a high level of service.
- The petitioner has not provided specific building square footage information on the conceptual plan, therefore, staff is unable to calculate the exact projected LOS of Shotgun Road, Orange Drive and SW 142nd Avenue and Griffin Road may be if the proposed development is approved. However, when applying a realistic building coverage ratio of 17% for this site and the adjacent property being petitioned for B-3 zoning under application ZB 1-4-00 to the Broward County trips rate information, staff can determine that approximately 10,000 to 13,000 trips per day will be generated by each development. The resulting Level of Service would be below Level of Service “D” adopted by the Town.

The petitioner acknowledges that improvements are necessary to Orange Drive to accommodate the projected site traffic, and is proposing to expand the roadway from two lanes to four lanes between SW 142 Avenue (Boy Scout Road) and SW 154 Street (Shotgun Road). The petitioner is also proposing a bridge across the new river canal connecting Orange Drive to Griffin Road, approximately 650 feet west of SW 142 Avenue (Boy Scout Road). Specific information on the amount of capacity this would create has not been provided by the petitioner.

### **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.

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## Staff Analysis

The approval of the 1995 annexation agreement anticipated this site would be rezoned to the B-3 District consistent with the existing "Commercial" land use designation. Therefore, the petitioner is requesting to rezone the subject property to the B-3, Planned Business Center District. The petitioner has also voluntarily offered to restrict the more intense uses permitted within the B-3 zoning district should this rezoning be approved (see attached list of uses to be restricted).

As indicated on the conceptual master plan, the petitioner has designed the site to locate four of the five buildings away from the adjacent residential land to the east. The remaining building (smallest in size), will be located towards the intersection of Orange Drive and SW 142 Avenue to limit the impact of buildings to the adjacent future homes. Also, a South Florida Water Management District tower will be located on the north side of this building to further reduce the impact of any buildings to the abutting property. Staff believes that access should be limited only to Orange Drive to further reduce the impact to the abutting residential land. This would limit commercial traffic on SW 142 Street which provides access to existing and future homes to the northeast. All other properties to the north, west and south are buffered by similar or less intense land uses.

The Transportation Element of the Town's Comprehensive Plan indicates that Griffin Road, Shotgun Road and Orange Drive are currently operating at a Level of Service "A". Although, there is no available information for capacity on SW 142 Avenue, the undeveloped land in the area suggests SW 142 Avenue is operating at a high level of service.

As noted above, this development and the adjacent property requesting rezoning (ZB 1-4-00) may increase traffic between 10,000 and 13,000 trips per day each, resulting in a Level of Service below the adopted Level of Service "D" by the Town. The petitioner acknowledges that improvements are necessary to Orange Drive to accommodate the projected site traffic, and is proposing to expand the roadway from two lanes to four lanes between SW 142 Avenue (Boy Scout Road) and SW 154 Street (Shotgun Road). The petitioner is also proposing a bridge across the new river canal connecting Orange Drive to Griffin Road, approximately 650 feet west of SW 142 Avenue (Boy Scout Road). Specific information on the amount of capacity this would create has not been provided by the petitioner.

The petitioner has also offered to enter into a "Developer's Agreement" with the Town of Davie to ensure that all affected roadways will meet a Level of Service of "D" or better, prior to the issuance of any building permits. The petitioner is also required to satisfy Broward County concurrency review at the time of platting for roadways. Based on this information, staff believes the proposed rezoning is consistent with the Town's Future Land Use Plan Policies and that sufficient capacity will be available at the time of development.

Therefore, staff believes this location is the most logical site for the proposed B-3 District located adjacent to a major Interstate, is consistent with the Town's Comprehensive Plan Policies, is consistent with the approved annexation agreement and will not be harmful to the public welfare.

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## Findings of Fact

### Section 12-307(A)(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 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, based on the information provided ;
- (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, based on the information provided;
- (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, based on the information provided;
- (h) The proposed change does 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 due to the existing commercial land designation.
- (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.

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## Staff Recommendation

**Recommendation:** Based upon the above and the overall finding of facts in the positive, staff recommends approval of application no. ZB 1-3-00, subject to the "Developer's Agreement" offered by the petitioner as noted in the planning report, the voluntary "Declaration of Restrictions", and the conceptual master plan attached hereto.

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## **Planning and Zoning Board Recommendation**

The Planning and Zoning Board recommended approval subject to the Developer's Agreement, the voluntary Deed Restrictions, and the conceptual master plan (motion carried 4-1, Mr. Davenport dissenting, March 22, 2000).

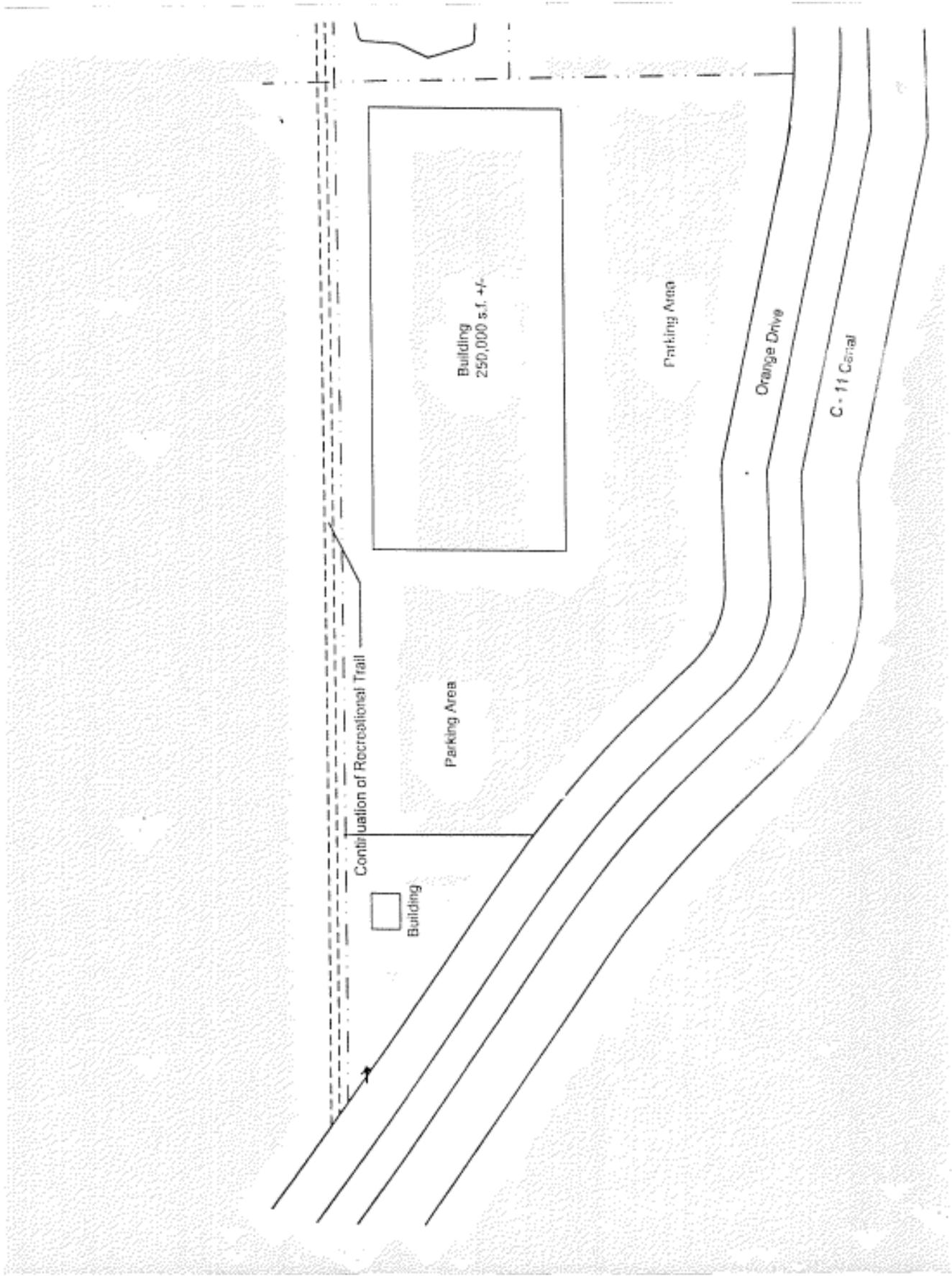
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### **Exhibits**

1. Conceptual Master Plan
2. List of permitted uses within the B-3 District
3. Land Use Map
4. Subject Site Map
5. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



(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	*	*	*	*	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

(B) COMMERCIAL, OFFICE AND BUSINESS DISTRICTS  
GENERAL USE

DISTRICTS

	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	CI	RC
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	P	N
Motion Picture Studio	N	N	N	N	N	P	N	N
Motor Fuel Pumps	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	.	.	N
Pharmacy	N	P	P	N	P	.	.	N
Photographic Studio	P	P	P	N	P	P	N	N
Plant Nursery	P	P	P	P	P	N	N	N
Pool Rooms	N	P	P	N	N	N	N	N
Printer	N	P	P	N	P	P	P	N
Private Club	N	N	P	N	P	N	N	N
Radio or TV Station	N	N	N	N	N	P	P	N
Real Estate Office	P	P	P	P	.	P	P	N
Repair Shop, except vehicle or boat repair	N	P	P	N	N	N	P	N
Research Facilities	N	N	N	P	P	P	.	N
Residential Uses	.	N	.	N	.	.	.	N
Restaurants, Fast Food	N	P	P	N	P	N	.	N
Restaurant, Other	.	P	P	N	P	.	.	N
Retail Sales Other	P	P	P	N	P	.	P	N
Sales Office	P	P	P	P	P	P	P	N
Schools—Special, Private	N	.	.	.	.	N	N	N
Schools, Trade, Vocational and Other	N	.	.	.	.	N	N	N
Service Stations	N	N	.	N	N	N	N	N
Sheet Metal Shop	N	N	N	N	N	N	N	N
Special Residential Facilities	.	.	.	N	N	N	N	N
Sports Arena	N	N	N	N	N	N	N	N
Studios (Art, Music)	P	P	P	N	N	P	N	N
Truck, Auto, Trailer, Utility Rental	N	N	P	N	N	P	P	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
Vehicle Towing	N	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

	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	CI	RO
Watchman's Apartment	*	N	*	N	N	*	*	N
Wholesale	N	P	P	N	N	P	P	N

P = Permitted by right in this district.

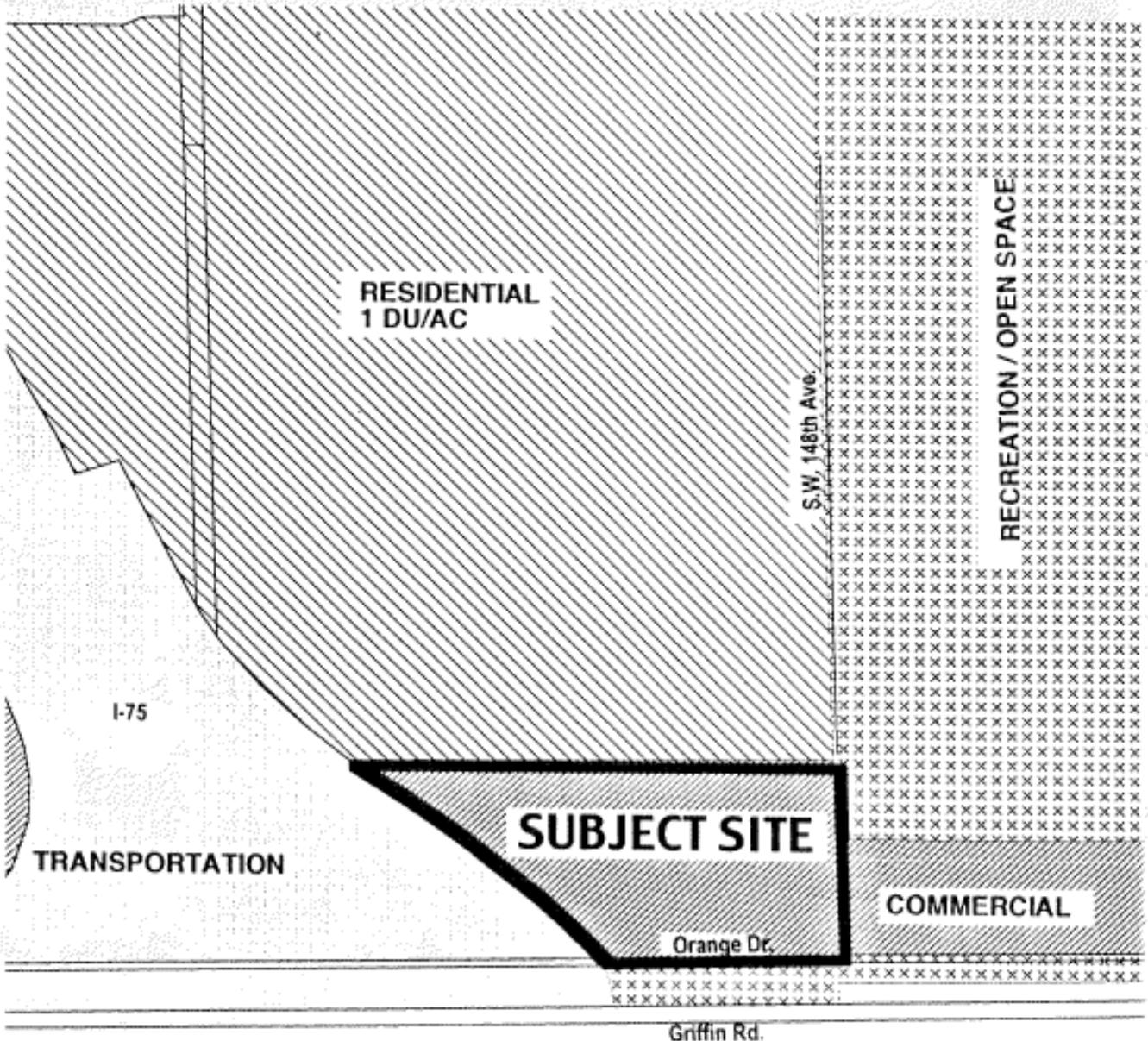
N = Not permitted in this district.

\* = 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.



PETITION NUMBER  
ZB 1-4-00  
*Subject Site Area*  
*Future Land Use Plan*

PREPARED 3/16/00 Scale: 1"=300'  
BY THE PLANNING &  
ZONING DIVISION

N  
4



