TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director
954-797-1101

SUBJECT: Ordinance - 1st reading - transmittal
LA-02-1 / Future Land Use Map Amendment

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL APPLICATION LA 02-1, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "RESIDENTIAL 1 DU/ACRE TO SPECIAL CLASSIFICATION (RESIDENTIAL 2.3 D.U./ACRE); AND SPECIAL CLASSIFICATION (RESIDENTIAL 2 D.U./ACRE) TO CONSERVATION"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. .

REPORT IN BRIEF: The applicant's request is to change the land use classification on two parcels of land in the Town and transfer the density from one parcel of land to another.

Currently, within the Town, there is a parcel of land, known as Berman Park Preserve (Parcel 2), which has a land use classification of 2 dwelling units per acre on a 36.08 acre size parcel. This corresponds to a density of 72 dwelling units. This parcel, upon completion of wetland mitigation by the property owner, will be deeded to the Town for a park. The applicant's request includes changing the land use on this property from R-2, Residential 2 du/acre to Conservation, thereby eliminating all density associated with said parcel. A second parcel of land within the Town, known as the McCall Nursery Plat (Parcel 1) has a land use classification of 1 dwelling unit per acre on a 57.4 acre size parcel. This corresponds to a density of 57 dwelling units.

The request would shift all the density from the Berman Park Preserve (Parcel 2) to the McCall Nursery Plat (Parcel 1) and result in a land use classification of 2.3 dwelling units per acre on the McCall Nursery Plat, resulting in a total density of 129 single-family dwelling units.

Technically, there will be no increase in any required services to the area due to the even exchange of density from one parcel to another, resulting in no net increase in density based upon the 2 current land use densities resulting in 129 dwelling units.

The criteria required by which to review land use plan changes rely upon technical data detailing the availability of services to serve the site. In the case of this plan amendment, due to the density transfer, there is no increase in the service needs to the area as what was originally approved.

PREVIOUS ACTIONS: **This item was tabled from the January 2, 2002 meeting (January 2, 2002, 5-0). Previously,** this item was tabled from the December 19, 2001 meeting to the January 2, 2002 meeting (December 19, 2001, 5-0).

CONCURRENCES: The Local Planning Agency voted to deny the amendment request at the November 28, 2001 meeting (5-0).

RECOMMENDATION(S): Motion to approve transmittal to the Department of Community Affairs.

Attachment(s): Ordinance, Staff Report, Subject Site Map, Location Map, Future Land Use Map, Aerial, Land Use Plan Application.

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL APPLICATION LA 02-1, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "RESIDENTIAL 1 DU/ACRE TO SPECIAL CLASSIFICATION (RESIDENTIAL 2.3 D.U./ACRE); AND SPECIAL CLASSIFICATION (RESIDENTIAL 2 D.U./ACRE) TO CONSERVATION"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. .

WHEREAS, the Town adopted the Town of Davie Comprehensive Plan on August 20, 1997; and

WHEREAS, the Department of Community Affairs has found the Town of Davie Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Council is required to hold two public hearings when considering large-scale amendments to the Town's Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on November 28, 2001 and recommended denial of the proposed amendment; and

WHEREAS, the Town Council, following the public hearing, voted to transmit this ordinance at first reading in accordance with applicable state law; and

WHEREAS, the two (2) subject parcels of this proposed amendment are located on the east side of SW 58th Avenue and north of Stirling Road, and are currently designated for Special Classification (residential 2 du/acre) and Residential 1 du/acre, on the Town's Land Use Map; and

WHEREAS, the property owners propose amending the Future Land Use Map for the subject properties from their current designation of Special Classification (residential 2 du/acre) and Residential 1 du/acre to Conservation and Special Classification (residential 2.3 du/acre) ; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the future land use plan map designation for the properties described and illustrated on Exhibit "A," attached hereto, be and the same is hereby amended and changed from Special Classification (Residential 2 du/acre) and Residential 1 du/acre to Conservation and Special Classification (Residential 2.3 du/acre).

SECTION 2. That the future land use plan map hereto adopted by the Town Council be and the same hereby amended to show the property described in Section 1, herein, as Conservation and Special Classification (Residential 2.3 du/acre).

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with section 163.3184, F.S and upon recertification of the Future Land Use Map by the Broward County Planning Council.

PASSED ON FIRST READING THIS _____DAY OF _____, 2002.

PASSED AND ADOPTED

ON SECOND READING THIS _____DAY OF _____, 2002.

_____

MAYOR/COUNCILMEMBER

ATTEST:

_____

TOWN CLERK

APPROVED THIS _____ DAY OF _____ , 2002.

Application #: LA 02-1 **Revisions:**
Exhibit "A":
Original Report Date: 11/15/01

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

APPLICANT INFORMATION

Applicant: Poinciana Homes of Broward County, Inc.
Address: 7085 Nova Drive
City: Davie, FL 33314
Phone: 954-252-8366

Agent: C. William Laystrom, Esq.
Address: 1177 SE 3rd Avenue
City: Fort Lauderdale, FL 33316
Phone: 954-525-3441

Property Owner: Wilson Road Company (Parcel 1)
Address: 4621 SW 58th Avenue
City: Davie, FL 33314-4527

Property Owner: Westbrooke Companies, Inc. (Parcel 2)
Address: 9350 Sunset Drive, Suite 100
City: Miami, Fl 33173

BACKGROUND INFORMATION

Application Request:

The applicant's request is to change the land use classification on two parcels of land in the Town and transfer the density from one parcel of land to another.

Currently, within the Town, there is a parcel of land, known as Berman Park Preserve (Parcel 2), which has a land use classification of 2 dwelling units per acre on a 36.08 acre size parcel. This corresponds to a density of 72 dwelling units. This parcel, upon completion of wetland mitigation by the property owner, will be deeded to the Town for a park. The applicant's request includes changing the land use on this property from R-2, Residential 2 du/acre to Conservation, thereby eliminating all density associated with said parcel.
A second parcel of land within the Town, known as the McCall Nursery Plat (Parcel 1) has a land use classification of 1 dwelling unit per acre on a 57.4 acre size parcel. This corresponds to a density of 57 dwelling units.

The request would shift all the density from the Berman Park Preserve (Parcel 2) to the McCall Nursery Plat (Parcel 1) and result in a land use classification of 2.3 dwelling units per acre on the McCall Nursery Plat, resulting in a total density of 129 single-family dwelling units.

Address/Location: 5000 and 5400 SW 58th Avenue. Generally located west of the Florida Turnpike, north of Stirling Road and south of Griffin Road.

Existing /Proposed Future Land Use Plan Designation: The existing land uses are Residential 1 du/acre (Parcel 1) and Special Classification (2 du/acre) (Parcel 2). The proposed land uses are Special Classification (2.3 du/acre) and Conservation.

	Parcel 1/Parcel 2
Existing Zoning:	A-1, Agricultural and R-2, Low Residential
Existing Use:	both vacant
Proposed Zoning:	R-4, Medium Low Density Dwelling, and RS, Recreation/Open Space
Proposed Use:	129 single family dwellings, and wetland mitigation/park site
Parcel Size:	57.4 net acres and 36.08 net acres

Surrounding Existing Land Use:

North: vacant and FPL easement
South: FPL easement and single family homes and lake
East: Florida Turnpike
West: SW 58th Avenue, then single family

Surrounding Future Land Use:

North: E, Residential 1 du/acre and R-2, Residential 2 du/acre
South: R-2, residential 2 du/acre and L-3, Residential 3 du/acre and Residential 1 du/acre
East: Florida Turnpike
West: SW 58th Avenue, then E, residential 1 du/acre

Surrounding Zoning:

North: R-2 residential 2 du/acre and A-1, Agricultural
South: R-2 residential 2 du/acre and R-3 Low Density/A-1 Agricultural
East: T, Transportation
West: R-1, Estate and A-1, Agricultural

PARCEL HISTORY

Previous Requests on Same property:

The southern parcel, owned by Westbrooke Communities (Parcel 2), will become the Town of Davie Berman Park Preserve as approved by Resolution 99-61. This Resolution entered into by Westbrooke Communities and the Town of Davie was the result of

required off-site wetland mitigation by Broward County for the development of 100 acres of land located in the City of Hollywood. As stipulated by resolution, the developer shall convey title of the property to the Town upon completion and construction of the preserve.

The Town initiated Land Use Plan Amendment 98-3A to change the land use of 148 acres of land, including the subject parcels, to a land use classification of Employment Center. This project was withdrawn by Town staff after the surrounding neighborhood opposed the change from a residential to commercial land use classification.

The Berman Park Preserve (Parcel 2) property was rezoned from A-1, Agricultural to R-2, Residential Low Density 2 du/acre by Town Council on June 5, 1996 through Ordinance 96-023.

Comprehensive Plan Considerations

Planning Area: The subject parcels are located within Planning Area 9. This area is predominately agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road and Stirling Road corridors.

Broward County Land Use Plan: The Broward County Land Use Plan identifies the parcels of land as Residential 2 du/acre (Parcel 2) and Residential 1 du/acre (Parcel 1).

The Broward County Land Use Plan Administrative Rules Document, Article 2.3 allows for the rearrangement of residential density with in the same flexibility zone without the need to amend the Broward Future Land Use Map.

2.3 REARRANGEMENT OF RESIDENTIAL DENSITY

> (A) A local land use plan map may show a different arrangement of residential acreage in a flexibility zone than that shown for the same flexibility zone on the Broward County Land Use Plan, subject to all the following rules and regulations:
>
> (4)The rearrangement of land use designations must produce a reasonable development pattern. Criteria for reasonableness shall include compatibility of adjacent land uses and suitability of parcels for various development patterns.

Both parcels are within Flexibility Zone 102, and as such, Broward County will not require a Large Scale Comprehensive Plan Amendment. Upon approval by the Town and the State, the Town shall be required to recertify the Future Land Use Map through Broward County.

Applicable Goals, Objectives & Policies:

Future Land Use

Objective 4: Location and Distribution of Land Uses

Pursuant to the adopted Davie Future Land Use Plan map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Policy 4-3: Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable form infill development in the extension of infrastructure.

Transportation Element

Policy 2.1.5: All other Town-maintained local roads shall provide a minimum peak hour level of service standard of "C".

Housing Element

Objective 2: Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

Staff Analysis

The subject site proposed for future residential development, McCall Nursery Plat, is surrounded by Residential 1 dwelling unit per acre. The corresponding lot size for single family dwellings on 1 du/acre requires a minimum of 35,000 square feet per dwelling unit. Further to the north and to the south land use densities range from R-3, 3 dwelling units per acre to R-5, five dwelling units per acre.

Concurrency Considerations

Technically, there will be no increase in any required services to the area due to the even exchange of density from one parcel to another, resulting in no net increase in density based upon the 2 current land use densities resulting in 129 dwelling units.

The attached land use plan amendment application, Exhibit 1, indicates that there is capacity within the sanitary sewer system to service new development within the area. There is also capacity in the Town's potable water system to service new development within the area. Solid waste capacity is also available to service new developments within the area.

The current drainage system, the C-11 basin, provides for adequate drainage for development of the subject site. In addition, all development must comply with the drainage requirements of the Central Broward Drainage System prior to the issuance of any development permits.

There are adequate recreation and open space areas to maintain the Town's adopted Level of Service standard of 10 acres of parkland for each 1000 resident population.

The regional roadways adjacent to the subject site will not fall below an acceptable level of service based on the proposed density. The local road which services this project, SW 58th Avenue, does not have a level of service standard and traffic generated for the roadway cannot be addressed at this time. A plat note amendment will be required by Broward County upon any such increase in density and will result in traffic concurrency review by both the Town and the County. In addition, SW 58th Avenue is the closest thru street from the Florida Turnpike to Stirling Road. A master development plan will be required prior to any development activity. At that time of master plan, the Town requires that a traffic study be submitted indicating daily traffic counts and vehicular traffic distribution patterns. Traffic on SW 58th Avenue will be addressed at that time and staff can suggest various traffic calming measures to reduce thru traffic.

School facilities within the subject area are currently operating over capacity at the Driftwood Middle School and Hollywood Hill high School. Davie Elementary School is currently operating under capacity. The proposed project, as indicated, would result in 56 school children being added to the School System based on the School Board population projection formula. There are scheduled improvement within the School Board's five year capital project plan to increase capacity at Driftwood Middle School. Since both these subject parcels have a density shown on the future land use map and there is no 'increase' in the number of school children, the School Board has been aware of the number of children programmed within this area based on the land use map.

There are no known historic sites identified by Broward County on the subject parcels. There are wetlands present on the McCall Nursery plat as identified by Broward County and the Berman Park Preserve is currently being restored as a wetland for off-site wetland mitigation for the Maplewood development in the City of Hollywood.

There is vacant land surrounding the McCall Nursery Plat, with a land use classification of Estate, 1 dwelling unit per acre. Future land use plan amendment requests to increase the density on a parcel of land would be required to go through a land use plan amendment process, similar to the one before Town Council and also through Broward County. In subsequent cases, any increase in density would result in an increase in services such as water, sewer, schools, and vehicular traffic, since there will be no sending site and corresponding receiving site for the additional dwelling units.

The criteria required by which to review land use plan changes rely upon technical data detailing the availability of services to serve the site. In the case of this plan amendment, due to the density transfer, there is no increase in the service needs to the area as what was originally approved. In addition, the Town's criteria for reviewing land use plan changes included the following analysis.

Findings of Fact

The proposed amendment addresses the following criteria as identified in the Town of Davie Land Development Code Section 12-304:

1. The proposed change is not contrary to the adopted comprehensive plan.

- *The comprehensive plan states that increases in density shall have available services to the site. In addition, increases in density shall be located close to the regional roadways.*

2. The proposed change will not create an isolated district.

- *The request for the Special Classification 2.3 du/acre is considered single-family low-density residential. The area around the subject sites consists of densities varying from 1 du/acre to 5 du/acre. As such, within the area bound by Davie Road and the Florida Turnpike, Stirling Road and Griffin Road, the proposed density will not create an isolated district.*

3. The existing boundaries are illogically drawn.

- *The existing boundaries are not illogically drawn, as they are, for the most part, the original land uses for the area.*

4. It is not anticipated that the proposed change will adversely affect living conditions.

- *It is not anticipated that the proposed change will adversely affect living conditions as there are available services to the site and capacity on the regional roadway network.*

5. The proposed change will not create an increase in automobile traffic or otherwise affect public safety.

- *The proposed change will not result in an increase in automobile traffic from what was originally intended and land use planned for the area. These will be an increase in trips from what currently exists today.*

6. The proposed change is not expected to adversely affect other property values.

- *The proposed change is not expected to adversely affect other property values as the entire area consists of single-family homes of varying land use densities and vacant land, not yet developed.*

7. The proposed change will not be a deterrent to the improvement or development of other property consistent with the comprehensive plan as identified on the Future Land Use Map.

- *The proposed change will actually clarify the existing uses of the subject sites (Berman Park Preserve). Other property will be able to develop according to the land use and zoning in place for those properties.*

8. The proposed change will not constitute a grant of special privilege to an individual owner, as contrasted with the welfare of the general public.

- *The proposed change will not constitute a special privilege to an individual owner, as all property owners have the right to petition the Town and State to increase their density. In addition, the land use is consistent with the surrounding land uses within the area, all single-family low-density residential.*

9. There are no reasons that the property cannot be used in accord with existing regulations.

10. The proposed land use designation is an appropriate designation to enhance the Town's tax base, given the site location relative to the pattern of land use designation established on the Future Land Use Plan Map, appropriate land planning practice, and comprehensive plan policies directing the location and distribution of land uses.

- *An increase in density will increase the Town's tax base, given the proximity to the Turnpike, Griffin Road and Stirling Road and the Town's policy on directing infill growth of higher densities as transitions between commercial uses, as found on Stirling Road and Griffin Road.*

Staff Recommendation

Based on the above, and the finding of facts in the positive, staff recommends approval of LA 02-1.

Local Planning Agency (LPA)

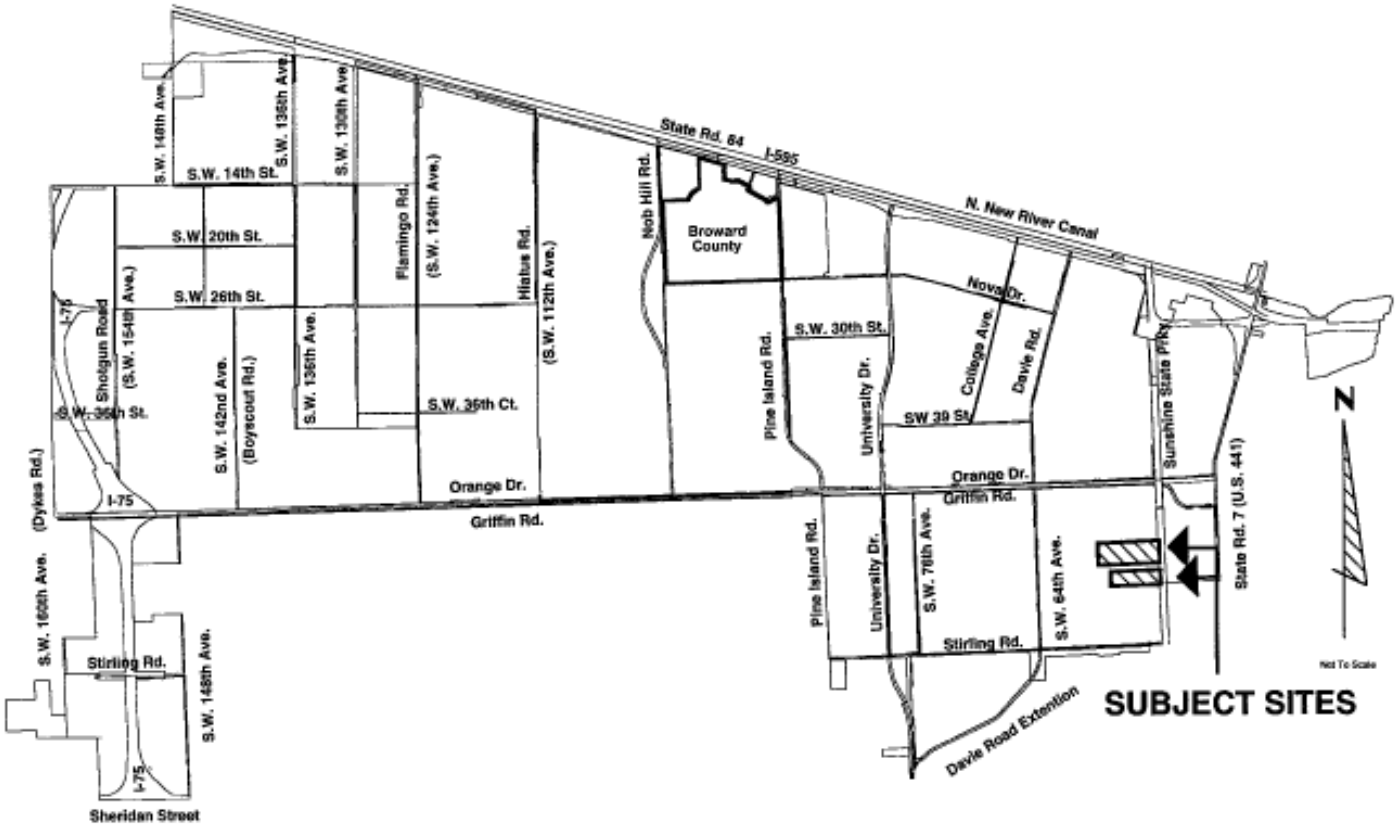
The Local Planning Agency (LPA) recommended denial of LA 02-1 at its November 28, 2001 meeting by a motion made by Vice-Chair Bender and seconded by Mr. Waitkus for a vote of 5-0.

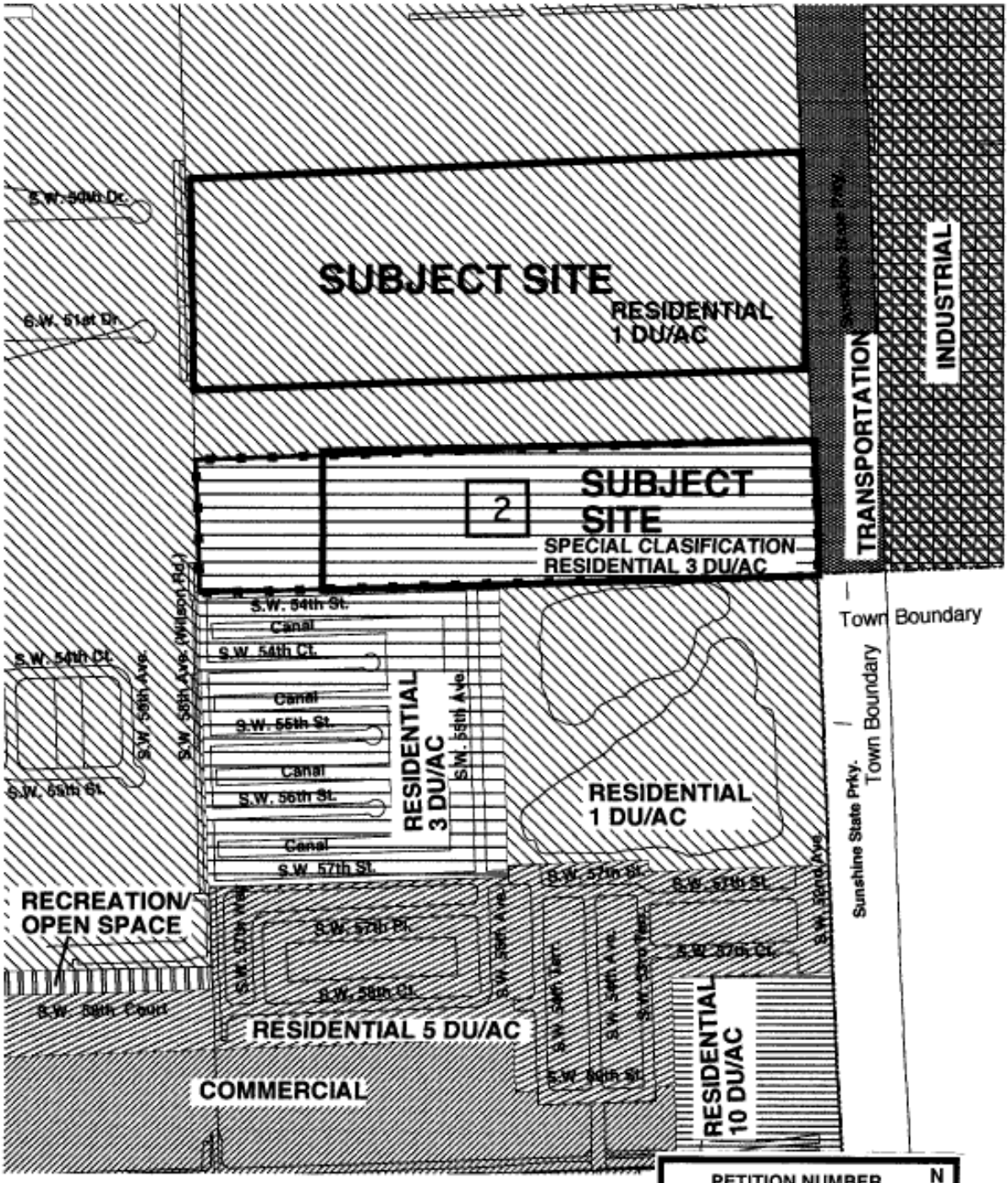
Exhibits

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

Prepared by:_____
Reviewed by:_____

TOWN OF DAVIE



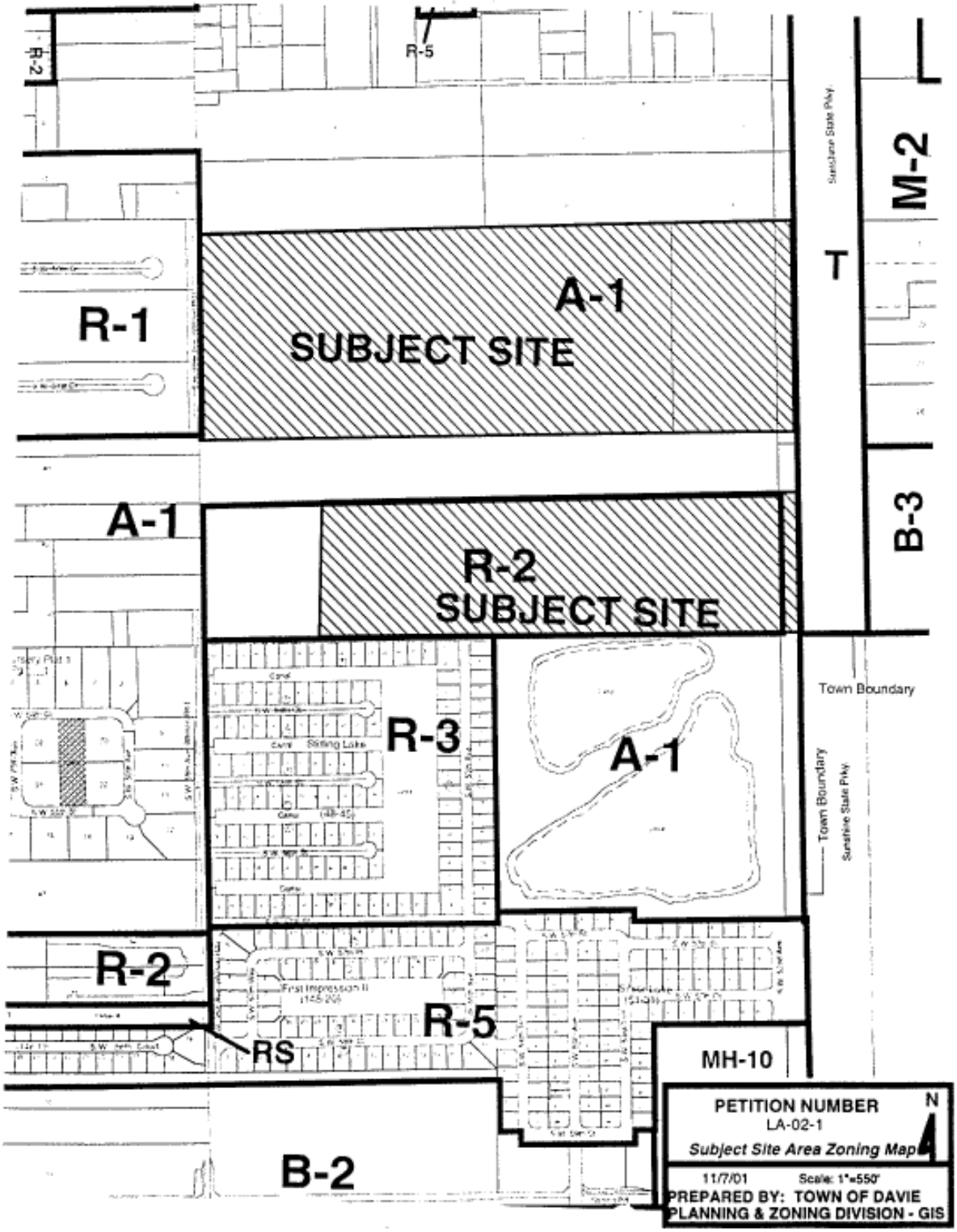


PETITION NUMBER
LA-02-1
Subject Site Area
Future Land Use Plan

N

11/7/01 Scale: 1"=550'
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS

SUNSHINE STATE PKWY.
STIRLING RD.
N
DATE FLOWN
JANUARY 1998
SCALE: NTS
LA-02-1
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS


R-2
R-5
M-2
T
R-1
A-1
SUBJECT SITE
A-1
B-3
R-2
SUBJECT SITE
R-3
A-1
Town Boundary
Town Boundary
R-2
R-5
RS
MH-10
B-2
PETITION NUMBER
LA-02-1
Subject Site Area Zoning Map
N
11/7/01
Scale: 1"=550'
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS

POINCIANA GARDENS

APPLICATION FOR AMENDMENT TO THE

TOWN OF DAVIE

LAND USE PLAN

September, 2001
Revised November 29, 2001

TABLE OF CONTENTS

1. LETTER OF TRANSMITTAL	*1*
2. LOCAL GOVERNMENT INFORMATION	*1*
3. APPLICANT INFORMATION	*2*
4. AMENDMENT SITE DESCRIPTION	*4*
5. EXISTING AND PROPOSED USES	*4*
6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES	*7*
7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES	*19*
8. LAND USE COMPATIBILITY	*20*
9. HURRICANE EVACUATION	*21*
10. REDEVELOPMENT	*21*
11. INTERGOVERNMENTAL COORDINATION	*21*
12. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE LOCAL PLAN	*21*
13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY PLAN	*22*
14. CONSISTENCY WITH STATE PLAN	*22*
15. POPULATION PROJECTIONS	*23*
16. ADDITIONAL SUPPORT INFORMATION	*23*
17. PLAN ELEMENTS	*23*

EXHIBITS

Location Map	*A*
Current Future Land Use	*B*
Proposed Future Land Use	*C*
Zoning	*D*
Existing Land Uses	*E*

ATTACHMENTS

Letter of Transmittal	*TBA*
Recommendation, Minutes and Public Hearings	*TBA*
Staff Report	*TBA*

APPENDIX

Legal Description	*I*
Utility Letter	*II*
Drainage Letter	*III*
Solid Waste Letter	*IV*
Mass Transit Letter	*V*

1. *LETTER OF TRANSMITTAL*

To be provided after review by the Town of Davie.

A. *Date local governing body held transmittal public hearing.*

B. *Whether the amendment is within an Area of Critical State Concern or Resource Planning and Management Program.*

C. *Whether the amendment is an exemption to the twice per calendar year limitation on the adoption of plan amendments:*

Development of Regional Impact
Small scale development activity
Emergency

D. *Proposed month of adoption.*

E. *Whether the proposed amendment is to be adopted under a joint planning agreement.*

F. *Name, title, address, and telephone number for local government contact.*

2. *LOCAL GOVERNMENT INFORMATION*

To be provided after review by the Town of Davie.

A. *Local Amendment or Case Number.*

B. *Recommendation of the local unit of government and minutes from the local*

planning agency and local government public hearings on the amendment.

C. *Local staff report on the amendment as provided to the local government.*

D. *Description of public notification procedures followed for the amendment.*

3. *APPLICANT INFORMATION*

A. *Name, address, and telephone number of the applicant.*

POINCIANA HOMES OF BROWARD COUNTY, INC.
7085 Nova Drive
Davie, FL 33314
(954) 252-8366
Contact: Mr. Jorge L. Bouza

B. *Name, address and telephone number of the agent.*

C. WILLIAM LAYSTROM, ESQ.
Doumar, Curtis, Cross, Laystrom, & Perloff
1177 Southeast 3rd Avenue
Fort Lauderdale, FL 33316-1197
(954) 525-3441

C. *Name, address and telephone number of the property owner.*

WILSON ROAD COMPANY, INC.
4621 S.W. 58th Ave.
Davie, FL 33314-4527

WESTBROOKE COMPANIES, INC.
9350 Sunset Drive, Suite 100
Miami, FL 33173
(305) 595-3281
Contact: Harold L. Eisenacher

Revised 11/6/01

D. Planning Council Fee.

To be provided upon transmittal to the Broward County Planning Council for recertification.

E. Applicant's rationale for the amendment.

The subject site is bounded generally on the east by Florida's Turnpike and on the west by SW 58th Avenue and located approximately one-half mile north of Stirling Road. The land use plan designations for those properties located south of the site along Stirling Road include Commercial and Low Medium (10) Residential. The majority of properties located between those fronting on Stirling Road and the subject site are developed with residential uses and are designated as Residential (5) and Residential (3) on the Town of Davie Land Use Plan. One parcel located immediately south of the site is designated as Estate Residential on the Plan; however, the parcel is owned by Florida Department of Transportation and is utilized as a water retention lake.

North of the subject area there are a variety of land uses. These include Commercial along the frontage of Griffin Road, immediately south of the commercial is Residential/Office and Low(5) Residential land uses.

The southern approximately one-half of the site is currently owned by Westbrooke Companies, Inc. Pursuant to an agreement between the Town of Davie and Wesbrooke Companies, Inc., this parcel will be transferred to the Town of Davie and will be enhanced to improve the environmental character of the property. In addition, the Town plans limited recreation facilities for this portion of the site. There will be no residential uses on the Town's property.

The contract purchaser of the balance of the property proposes to develop the north 950 feet of the site with single family residential uses. There is no increase in density on the overall amendment site. This proposed development scenario would provide an appropriate transitional land use from the commercial and higher density residential uses along Stirling and Griffin Roads to the lower density residential properties to the north.

Revised 11/6/01

4. *AMENDMENT SITE DESCRIPTION*

A. *Concise written description of the size and boundaries of the area proposed to be amended.*

This proposed amendment contains approximately 93.5 ± gross acres located on the east side of S.W. 58th Avenue between Stirling Road and Griffin Road. (See *APPENDIX I* for legal description.)

B. *Legal description of the area proposed to be amended.*

Please see *APPENDIX I.*

C. *Map at scale 1" = 300' clearly indicating the amendments location, boundaries, and proposed land uses*

Please see *EXHIBIT "A"* - Location Map

5. *EXISTING AND PROPOSED USES*

A. *Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.*

The property is designated Estate Residential and Low (2) Residential on the Broward County and Town of Davie land use plans. The proposed designations are Conservation and Special Classification 2.3 on the Town of Davie Plan.

EXHIBITS "B" and "C" reflect the Current and Proposed Future Land Use.

Revised 11/6/01

B. Current land use designations for the surrounding properties.

The current land use designations for the properties surrounding the subject site are provided below:

	Town of Davie	Broward County
North	Residential (1)	Estate Residential
East	Transportation	Transportation
South	Residential (3)	Low (3) Residential
	Residential (1)	Estate Residential
West	Residential (1)	Estate Residential

C. Current and proposed zoning for the amendment site and adjacent areas. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.

AMENDMENT SITE	
CURRENT:	A-1 Agriculture and R-2, Low Density Residential
PROPOSED:	R-4
North	A-1, Agriculture
East	Florida's Turnpike
South	A-1, Agriculture, R-3, Low Density Residential
West	A-1, Agriculture

EXHIBIT "D" identifies the current zoning for the amendment site and adjacent areas. Flexibility provisions have not been utilized to rezone adjacent areas.

Revised 11/6/01

D. *Existing use of amendment site and adjacent areas.*

The amendment site consists of vacant land, FPL transmission lines and a nursery.

NORTH	vacant
EAST	Florida's Turnpike
SOUTH	single family, lake
WEST	vacant/single family

EXHIBIT E reflects the existing uses in the area.

E. *Proposed use of amendment site, including square footage and/or dwelling unit count proposed for each parcel.*

Based on the proposed designation for the Town of Davie Plan the subject property is proposed to be developed with 129 dwelling units, natural preservation areas and limited recreation facilities.

F. *Proposed site plan and any other available special studies or information.*

Conceptual Plan to be provided at zoning.

G. *Maximum allowable development under existing designation for the site.*

The maximum allowable development under the current land use plan designation is 129 dwelling units.

Land Use Designation	Acres	Dwelling Units
Estate (1)	57	57
Residential (2)	36	72
Total:	**93**	**129**

H. *Maximum allowable development under proposed designation for the site.*

The maximum allowable development under the proposed land use plan designation is 129 dwelling units.

Revised 11/6/01

6. *ANALYSIS OF PUBLIC FACILITIES AND SERVICES*

A. *Sanitary Sewer*

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The amendment site is located within the Town of Davie System Service Area One. The adopted level of service (LOS) for the amendment service area is 110 gallons per capita per day (GPCD). The current Town of Davie system is operating at 171 GPCD.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand on plant capacity, and committed plant capacity.*

The amendment site is located in the Town of Davie service area. The Davie wastewater treatment system has a capacity of 5.0 million gallons per day (MGD). The current demand is approximately 2.83 MGD. Committed capacity figures are not available; however, committed capacity is not anticipated to have a significant impact on the system because future development in the service area is expected to be minimal.

3. *Identify the additional demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.*

CURRENT: **129 Dwelling Units**	129 D.U. x 350 GPD	=45,150 GPD
PROPOSED: **129 Dwelling Units**	129 D.U. x 350 GPD	=45,150 GPD
	TOTAL INCREASE:	**+ 0**

Source: Davie Comprehensive Plan

The demand analysis is based on 3 bedroom single family units.

Revised 11/6/01

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The projected future flows as documented by the Town of Davie Utilities Department are provided below:

	2001	2005
System II:	2.92 MGD	3.14 MGD

Source: Town of Davie Comprehensive Plan

The data provided above indicates that there will be adequate wastewater capacity well past the year 2005. Construction of a 2 MGD plant expansion is complete and in service. A subsequent expansion is programmed for 2005 which will increase the plant capacity to 7 MGD.

5. *Identify the existing and planned service to site - provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

There is an 8" force main on Griffin Road and another located south of the site. The developer will construct an internal gravity system on the site and will connect to the existing force main through a lift station that will be constructed on the site.

6. *Letter from utility verifying the above information.*

Please see *APPENDIX II.*

B. <u>*Potable Water*</u>

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The subject site is located within the Town of Davie System Service Area One. The adopted level of service is 150 gallons per capita per day. The current level of service is 181 gallons per capita per day.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand and committed demand.*

The subject property is located in the Town of Davie System Service Area One. The design capacity for the system is 7.8 MGD with a current system demand of 4.2 MGD. Committed demand figures are not available.

3. *Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, remaining capacity, and expiration date of the permit.*

Two wellfields supply water for the service area, the north and south wellfields. The permitted annual allocation for these wellfields is 1.443 MGD and a maximum daily allocation of 5.73 MGD as of October 15, 1998. Of the permitted yearly withdrawal allocation, .45 million is available. The expiration date of the applicable permit is October 15, 2003.

4. *Identify the additional potable water demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.*

CURRENT:		
129 Dwelling Unit	129 D.U. x 350 GPD	=45,150 GPD
PROPOSED:		
129 Dwelling Units	129 D.U. ft. x 350 GPD	=45,150 GPD
	TOTAL INCREASE:	**+ 0 GPD**

Source: Town of Davie Comprehensive Plan/Broward County Land Development Code

5. *Identify the projected capacity for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned provide status of any permit applications.*

The design capacity for the Town of Davie Wastewater is 7.4 MGD. A .6 MGD capacity expansion is planned which will increase the total design capacity to 8 MGD. The short

and long range demand projections are provided in the table below. Based on these projections there is adequate capacity to accommodate projected growth and development beyond the year 2005.

PROJECTED WATER DEMAND
Annual Average - MGD

Year:	2001	2005
Water Demand:	3.7	4.18

Source: Town of Davie

D. *Identify the existing and planned service to site - provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

There is an existing water main located north and south of the site along S.W. 58th Avenue.

The developer will construct necessary improvements to connect the proposed development to those existing lines.

7. *Letter from utility verifying the above information.*

Please see *APPENDIX II.*

C. <u>*Drainage*</u>

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The amendment site is located in the Central Broward District (CBDD). The LOS for the maximum allowable discharge into the western C-11 basin is 1 1/2 inch per acre per day. This area operates at the adopted LOS.

2. *Identify the facilities serving the service area in which the amendment is located.*

The S-13 pump station on the C-11 canal controls the CBDD S-9 basin.

3. *Identify any planned drainage improvements including year, funding sources, and other relevant information.*

The Current drainage system provides adequate flood protection for this area. There are no improvements currently planned for the drainage system.

4. *Indicate if a Basin Surface Water Management Plan has been approved by the South Florida Water Management District for the amendment area. Also, indicate if the Basin Surface Water Management Plan is currently undergoing review for modification.*

A Basin Water Surface Water Management plan has not been approved for this area. The SFWMD is currently analyzing the western C-11 basin in order to determine if future improvements are necessary.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are not improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads, and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.*

The area meets the adopted level of service.

6. *Letter from the local drainage district serving the area in which the amendment is located verifying the above information.*

Please see *APPENDIX III*.

D. <u>Solid Waste</u>

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The adopted level of service standard for residential solid waste service is 8.9 lbs/DU/day.

2. *Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity, and committed landfill/plant capacity.*

The Town of Davie is served by the Broward County Resource Recovery Facility. Adequate capacity is projected to be available to serve the Town's long range solid waste demands. See *APPENDIX IV*.

3. *Identify the additional demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.*

The solid waste demand based upon the proposed change is outlined below:

CURRENT:		
129 Dwelling Units	129 DU x 8.9 lbs/day/DU	= 1,148 lbs/day
PROPOSED:		
129 Dwelling Units	129 DU x 8.9 lbs/day/DU	= 1,148 lbs/day
	TOTAL INCREASE:	**+ 0 lbs/day**

Source: Town of Davie Comprehensive Plan

4. *Identify the projected landfill/plant capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned expansions including year, identified funding sources and other relevant information.*

The subject is served by Broward County's two resource recovery facilities and the County Interim Contingency Landfill. The current capacity at the resource recovery facilities is 1.6 million tons per year. In addition the Broward Interim Contingency Landfill has a capacity of 3,800,00 cubic yards. Each resource recovery facility is expandable by 33%. There are no current plans for expansion. The landfill is expected to provide sufficient capacity through the year 2020 and the incinerators are expected to be adequate through the year 2011.

5. *Identify the existing and planned service to the site.*

The hauling services for the amendment site are provided by Southern Sanitation.

6. *Letter from service provider verifying the above information.*

Please see *APPENDIX IV.*

E. Recreation and Open Space

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The Town of Davie Comprehensive Plan establishes a level of service for local parks of ten acres per one thousand residents. The Broward County Land Use Plan sets the level of service of three acres per one thousand residents for regional parks. Broward County provides recreation lands in conformance with the adopted level of service. At the present times, the Town of Davie provides nearly three (3) times the park acreage necessary to meet the adopted level of service.

2. *Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community, or regional park.*

Parks that are currently available to serve the amendment site include Berman Park, Potter Park, Wolf Lake Park, Lange Park and Veterans Park.

EXISTING PARK AND RECREATION SITES

Facility	Acreage	Orientation	Service Level
Berman Park	3.00	Activity	Neighborhood
Lange Park	0.80	Resource	Neighborhood
Potter Park	3.70	Activity	Neighborhood
Veterans Park	15.00	Resource	Community

Source: Town of Davie Community Services Department

Revised 11/6/01

3. *Identify the additional need for park acreage resulting from this amendment.*

The maximum allowable development on the site will not change as a result of this amendment. Therefore, no additional park acreage is required to serve the amendment.

CURRENT:		
129 Dwelling Units	129 DU x 2.5 persons/DU[1] x 10 acres/1,000 persons[2]	= 3.2 acres
PROPOSED:		
129 Dwelling Units	129 DU x 2.5 persons/DU[1] x 10 acres/1,000 persons[2]	= 3.2 acres
	CHANGE:	**+ 0 acres**

Sources: [1] Broward County Land Development Code
[2] Town of Davie Comprehensive Plan

4. *Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

As stated above the Town of Davie currently has a significant amount of excess park acreage to satisfy current demand. The developer will comply with all applicable local and county park impact fee requirements prior to development.

F. *Traffic Circulation*

1. *Identify the roadways serving the site and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.*

2000

Road	No. Lanes	Peak Hour Volume	Capacity	LOS
STIRLING ROAD				
EAST OF TURNPIKE	6	3,042	5,000	B
WEST OF TURNPIKE	6	3,645	5,000	C
GRIFFIN ROAD				
EAST OF TURNPIKE		1,728	3,320	B
WEST OF TURNPIKE	6	1,575	5,000	B

Source: Broward County 2001 Annual Average Daily Traffic

2. *Identify the projected level of service for the affected roadways for the short (five year) and long term (2010) planning horizons. Note source if not from the Metropolitan Planning Organization plans and projections.*

2010

Road	No. Lanes	Peak Hour Volume	Capacity	LOS
STIRLING ROAD				
EAST OF TURNPIKE	6	4,238	5,000	C
WEST OF TURNPIKE	6	4,165	5,000	C
GRIFFIN ROAD				
EAST OF TURNPIKE	6	4,165	5,000	C
WEST OF TURNPIKE	6	4,238	5,000	C

Source: Broward County 2010 Network

Revised 11/6/01

3. *Analyze the traffic impact from this amendment - calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short (5 year) and long range (2010) planning horizons.*

The traffic generation for the amendment site is provided below.

CURRENT:		
129 Dwelling Units:	129 D.U. x 9.75 VPD/DU [1]	= 1,257 VPD
PROPOSED:		
129 Dwelling Units	129 D.U. x 9.75 VPD/DU [1]	= 1,257 VPD
	TOTAL INCREASE	**- 0 VPD**

Source: [1] Broward County TRIPS Generation Rates

4. *Provide any special transportation studies relating to this amendment.*

None.

G. *Mass Transit*
(Required of local plans with Mass Transit Elements)

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The Town of Davie has not adopted a Mass Transit Element or applicable level of service standard.

2. *Identify the facilities serving the service area in which the amendment is located.*

Broward County transit route 9 is currently the closest route to this area.

3. *Identify the additional demand resulting from this amendment.*

There will be no increase in demand as a result of this amendment.

Revised 11/6/01

4. *Identify the projected mass transit capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The Town of Davie has not adopted a mass transit element.

5. *Identify the existing and planned service to site.*

Transit service in the area of the site is currently provided by route 9. No transit route improvements are planned for this area.

6. *Letter from service provider verifying the above information:*

Please see *APPENDIX V.*

H. *Public Education*

1. *Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.*

The amendment site is served by Davie Elementary School, Driftwood Middle School, and Hollywood Hills High School.

2. *Identifying the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.*

School	2001/02 Enrollment	Design Capacity
Davie	706	806
Driftwood	1,784	1,484
Hollywood Hills	2,401	1,817

Source: The School Board of Broward County

3. *Identify the additional student demand resulting from this amendment - calculations should be based on generation rates specified in the Broward County Land Development Code.*

Assuming the maximum potential impact, 56 students would result from the current land use plan designations. The impact is projected to be the same under the proposed amendment.

CURRENT: 129 Single Family (4BR)		
Single Family	129 x .439[1]	56
PROPOSED: 129 Single Family (4BR)		
Single Family	129 x .439[1]	56
TOTAL INCREASE:		+ 0

[1] Broward County Land Development Code

4. *Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.*

Improvements programmed in the School Board's five year capital plan include:

Davie Elementary – 4 classroom addition funded for 2000/01.
Driftwood Middle School – 8 classroom addition to replace portables and address growth. Also, replacement of the entire school in phases funded for 2000/03.

5. *Identify other public elementary and secondary school sites or alternatives (such as improvements, nominal fee lease options, shared use of public space for school purpose, etc.), not identified in Item #4 above, to serve the area in which the amendment is located.*

Revised 11/6/01

The applicant will pay appropriate school impact fees for the proposed development.

D. *Letter from Broward County School Board*

Appendix VI

7. *ANALYSIS OF NATURAL AND HISTORIC RESOURCES*

Indicate if the site contains, is located adjacent to, or has the potential to adversely impact any of the natural and historic resources(s) listed below and, if so, how they will be protected or mitigated.

A. *Historic sites or districts on the National Register of Historic Places or locally designated sites.*

A review of the Broward County Comprehensive Plan, the Town of Davie Comprehensive Plan, the National Register of Historic Places and locally designated sites indicates there are no historic sites in the amendment site.

B. *Archaeological sites listed on the Florida Master Site File.*

A review of the Florida Master Site File, as well as Comprehensive Plans of both Broward County and the Town of Davie indicates there are no archaeological sites on the amendment site.

C. *Wetlands*

Broward County Department of Environmental Protection has identified limited wetlands within the residential portion of the amendment site. The town' parcel has significant wetlands and that is why the conservation land use is appropriate for that area.

D. *Local Areas of Particular Concern as identified within the Broward County Land Use Plan.*

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern located within the amendment site.

E. *"Endangered" or "Threatened Species" or "Species of Special Concern".*

There are no known endangered or threatened species or species of special concern known to inhabit the amendment site.

F. *Plants listed in the Regulated Plant Index.*

There are no known plants listed in the Regulated Plant Index or known to exist on the amendment site.

G. *Wellfields*

The Town of Davie Comprehensive Plan does not identify any potable water wellfields or their area of influence on the amendment site.

H. *Soils*

The development process on the property will include the clearing of portions of the site to provide for the buildings as well as typical grading which occurs with land development activity. No unique site or soil characteristics are known to occur on site as it relates to the land development of the project. Best management practices will also be used during development.

I. *Beach Access*

Not applicable.

8. *LAND USE COMPATIBILITY*

The amendment will provide an appropriate transitional residential use between the commercial and higher density residential uses to the south and north. The proposed density is comparable to those in the surrounding area and does not represent a substantial change to the current development patterns in the area.

Proper internal and perimeter buffers will be provided to mitigate any potential impacts, including a wall and plantings adjacent to the residential uses pursuant to the Town's bufferyard requirements.

9. *HURRICANE EVACUATION*

The amendment site is not located within a hurricane evacuation zone.

10. *REDEVELOPMENT*

The amendment site is currently developed with a nursery and a drainage retention lake. This amendment will facilitate redevelopment of the site in a manner that is compatible with the land use patterns in the surrounding area.

11. *INTERGOVERNMENTAL COORDINATION*

The amendment is located north of the City of Hollywood. The Town of Davie continues to participate in the joint planning efforts of all the local governments. This amendment would not create any additional impacts over and above those projected by the current plan.

12. *CONSISTENCY WITH GOALS, OBJECTIVES, POLICIES OF THE LOCAL PLAN*

FUTURE LAND USE

Objective 4:
Pursuant to the adopted Davie Future Land Use Plan map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Policy 4-1
A request for amendment to the Davie Future Land Use Plan map resulting in a change in density or intensity shall be evaluated based on the availability of existing essential facilities and services. Priority shall be given to requests requiring no increase in capital expenditures, and for proposals not requiring unprogrammed expansion of facilities or services.

Policy 4-3:
Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and

sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure.

Policy 5-1:
The location and distribution of land designated Residential as shown on the Davie Future Land Use Plan map shall be in accordance with the adopted level of service standards as set forth in the Comprehensive Plan.

Policy 17.3:
Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

Objective 01.03.00
Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

Objective 08.01.00
Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

Objective 08.03.00
Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

14. CONSISTENCY WITH STATE PLAN

Land Use - Policy 1
Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

Land Use - Policy 3
Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

15. *POPULATION PROJECTIONS*

A. *Population projections (indicate year).*

Broward County's projection for the Town of Davie's year 2010 population is 69,451.

B. *Relationship of amendment to the analysis (included in the plan 9J-5.006(2)(c)) of the land needed to accommodate the projected population.*

The amendment would not result in additional housing units in the Town of Davie over and above the number allowed by the current land use plan.

C. *Revised population projections (if applicable).*

This amendment would not increase the 2010 population because no units are being added to the Town of Davie Land Use Plan Map.

D. *Whether the proposed development (if it provides housing) is proposed to meet the housing needs of the projected population as identified with the local plan.*

No units are being added to the Town of Davie Land Use Plan. This amendment will accommodate the current population projected for the Town.

16. *ADDITIONAL SUPPORT INFORMATION* N/A

17. *PLAN ELEMENTS* N/A

A. *The entire element being amended.*

B. Proposed text change.

C. Future Land Use Map showing the boundary of the subject property, surrounding street network, surrounding future land uses, and natural resources (refer to 9J-5.013(1)(a)).

D. Evaluation and Appraisal Report (if done in conjunction with the proposed amendment).

EXHIBITS

Location Map - A

Current Future Land Use - B

Proposed Future Land Use - C

Zoning - D

Existing Uses - E

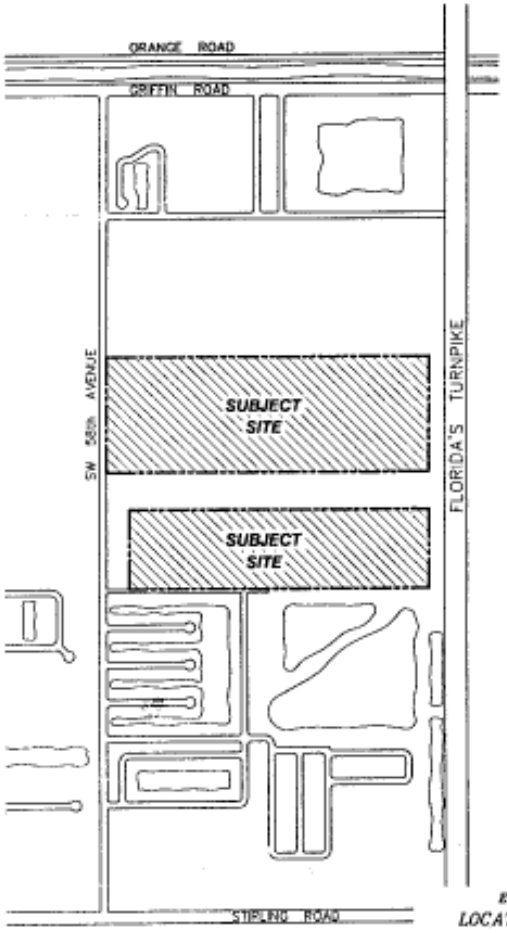


Exhibit A

LOCATION MAP

POINCIANA GARDENS

N

Kerr & Associates, Inc.

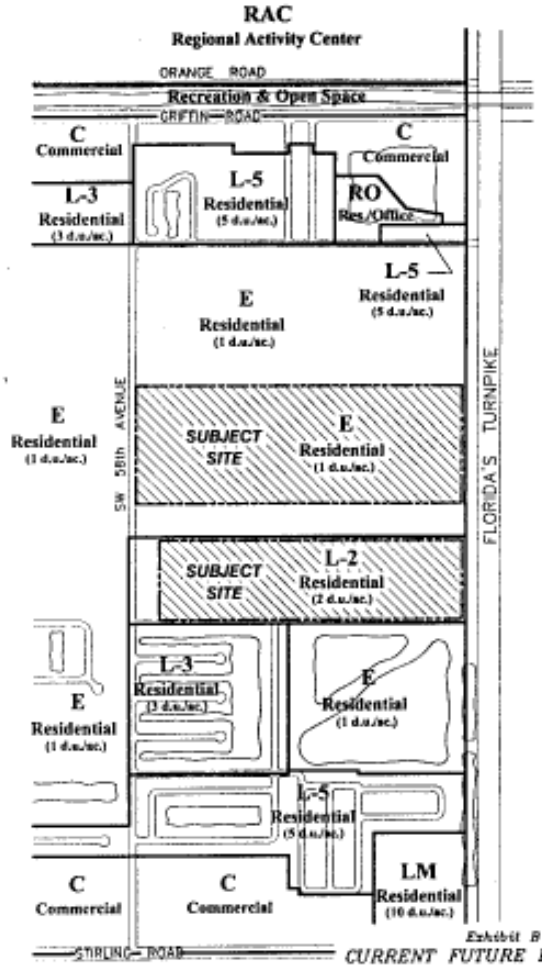


Exhibit B
CURRENT FUTURE LAND USE

POINCIANA GARDENS

N

Leigh Wakefield Kerr & Associates, Inc.

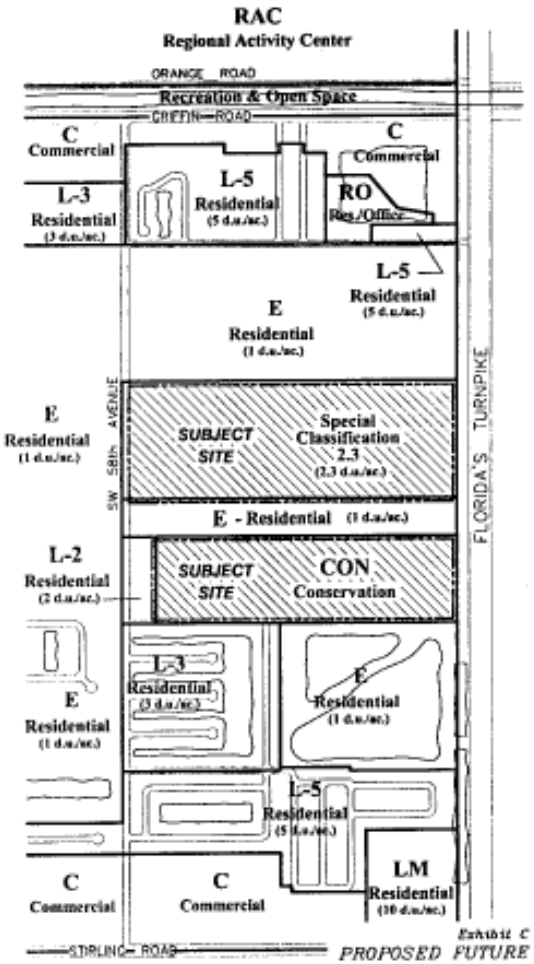


Exhibit C

PROPOSED FUTURE LAND USE

POINCIANA GARDENS

N

Kerr & Associates, Inc.

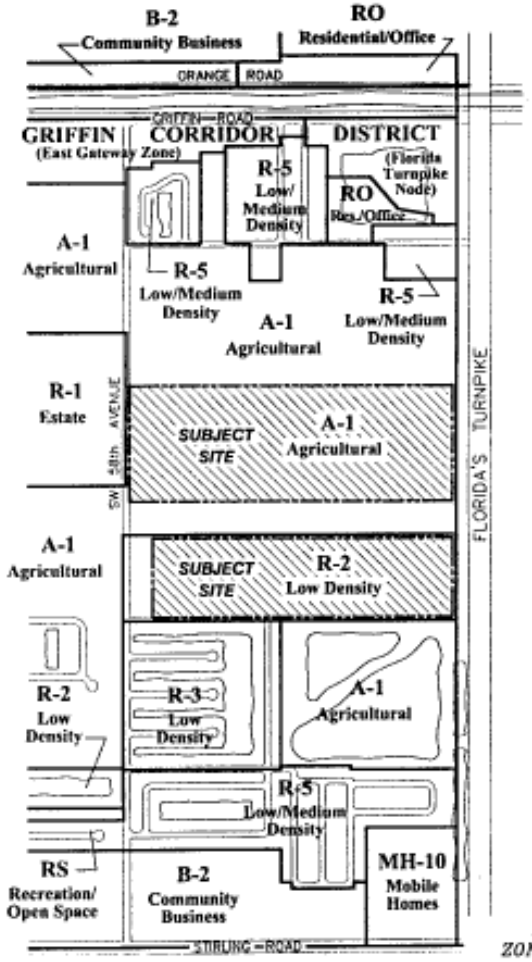


Exhibit D
ZONING MAP

POINCIANA GARDENS

N

Kerr & Associates, Inc.

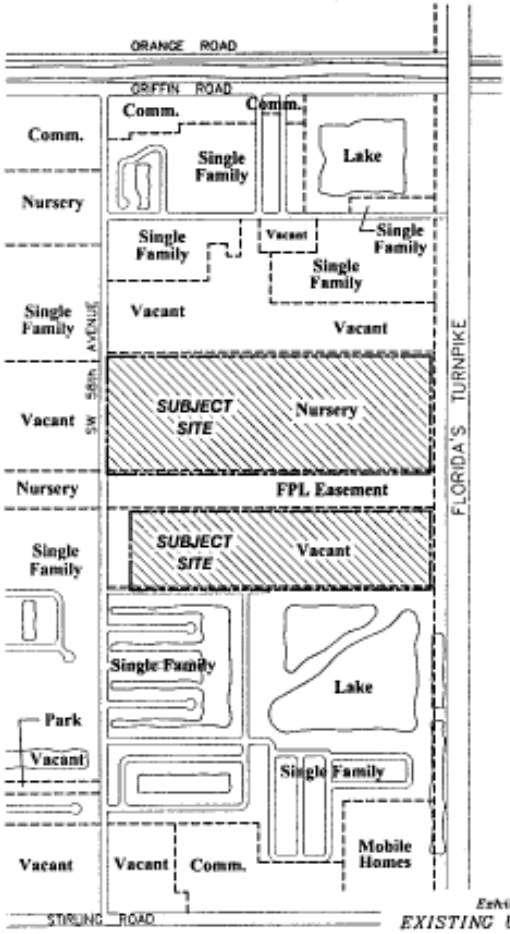


Exhibit E

EXISTING USES MAP

POINCIANA GARDENS

Lalgin Robinson Kerr & Associates, Inc.

APPENDIX

Legal Description	I
Utility Letter	II
Drainage Letter	III
Solid Waste Letter	IV
Mass Transit Letter	V
School Board	VI

APPENDIX 1 A

Special Classification 2.3

"McCall Nursery Plat 2," Plat Book 159 Page 25, Broward County Records. 57.4 net acres.

APPENDIX 1 B

Conservation

LEGAL DESCRIPTION -

THE SOUTH 640.00 FEET OF TRACTS 7 AND 8 OF "JOHN W. NEWMAN SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 195.00 FEET OF THE NORTH 620.00 FEET, OF THE SOUTH 640.00 FEET OF SAID TRACT 7, TOGETHER WITH:

A PORTION OF THE N.E.1/4 OF SECTION 35 TOWNSHIP 50 SOUTH, RANGE 41 EAST, IN BROWARD COUNTY, FLORIDA, LYING BETWEEN THE EAST LINE OF SAID TRACT 8, AND THE EAST LINE OF THE N.E.1/4 OF SAID SECTION 35 AND LYING BETWEEN THE SOUTH LINE OF SAID TRACT 8 AND THE NORTH LINE, OF THE SOUTH 640.00 FEET OF SAID TRACT 8, BOTH OF SAID LINES EXTENDED EASTERLY.

THE ABOVE DESCRIBED PARCEL LYING AND BEING IN THE N.E.1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND CONTAINING 36.08 ACRES MORE OR LESS.

SURVEYOR'S REPORT-

THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH TO ACCOMPANY A LEGAL DESCRIPTION.

DISTANCES USED TO PREPARE THIS LEGAL DESCRIPTION WERE TAKEN FROM RECORDED PLAT AND FROM BROWARD COUNTY SECTION SHEET. SAID DISTANCES WERE NOT FIELD VERIFIED SINCE WE ARE NOT PREPARING A BOUNDARY SURVEY AT THIS TIME.

MANUEL G. VERA
PROFESSIONAL SURVEYOR & MAPPER # 2262
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

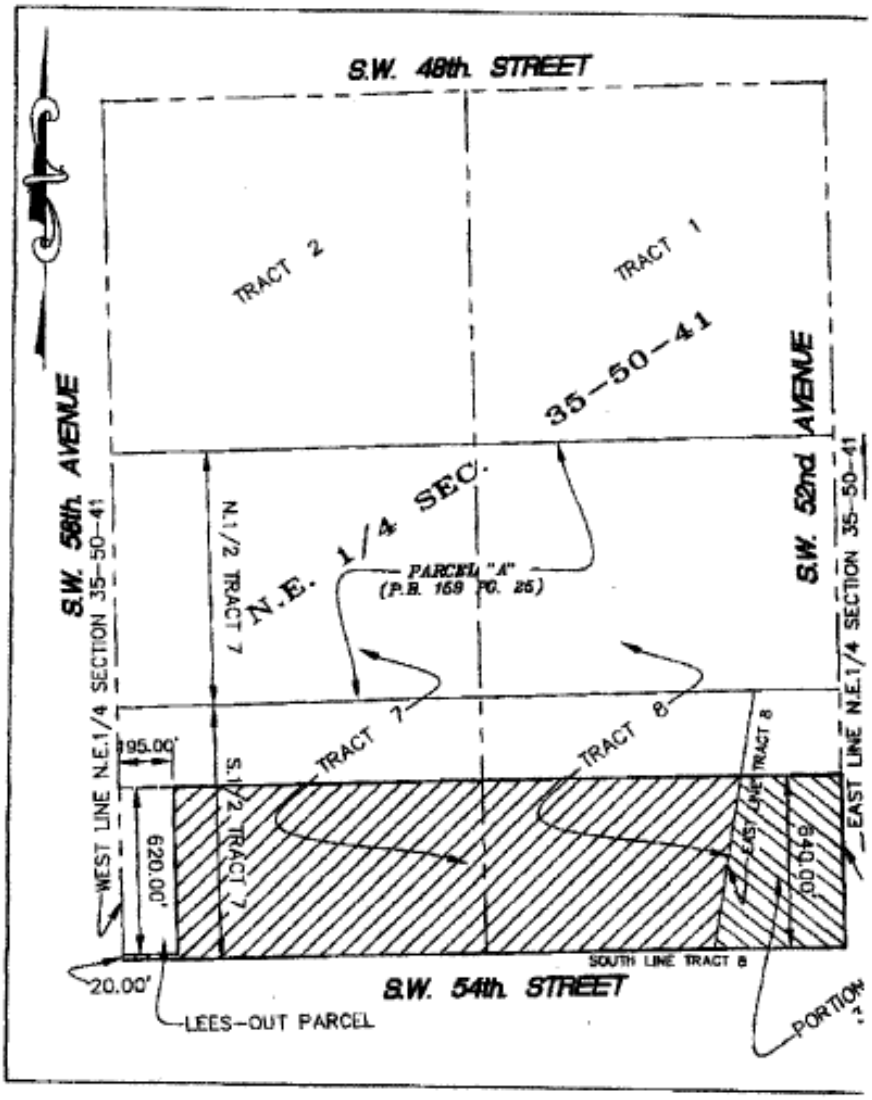
N.1/2 TRACT 8 S.1/2 TRACT 8 SECTION 50-41

THIS IS NOT A BOUNDARY SURVEY

MANUEL G. VERA AND ASSOCIATES, INC.
ENGINEERS LAND SURVEYORS PLANNERS L.B.2439
13960 S.W. 47th. STREET MIAMI, FLORIDA 33175 PHONE (305) 221-6210 FAX (305) 221-1295

SKETCH TO ACCOMPANY DESCRIPTION

REVISIONS:	PROPERTY OF:			
DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.
11/09/01	S.N.	1"=400'		01-05-63


S.W. 48th STREET
TRACT 2
TRACT 1
35-50-41
S.W. 58th AVENUE
S.W. 52nd AVENUE
N.E. 1/4 SEC.
PARCEL "A"
(P.B. 169 PG. 25)
N.1/2 TRACT 7
WEST LINE N.E.1/4 SECTION 35-50-41
EAST LINE N.E.1/4 SECTION 35-50-41
TRACT 7
TRACT 8
195.00'
S.1/2 TRACT 7
620.00'
EAST LINE TRACT 8
640.00'
SOUTH LINE TRACT 8
20.00'
S.W. 54th STREET
LEES-OUT PARCEL
PORTION

Appendix II

Administration 797-1030
Administrative Services 797-1020
Budget & Finance 797-1050
Community Services 797-1145
Development Services 797-1111
Engineering 797-1113
Fire Department 797-1000
Police Department 797-12(
Public Works 797-1240
Utilities 433-4000

Town of Davie 6591 Orange Drive Davie, Florida 33314-3399 (954) 797-1000

September 20, 2001

Mr. Leigh R. Kerr, AICP
LEIGH ROBINSON KERR & ASSOCIATES, INC.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, Florida 33301

Re: Water and Sewer Availability
Poinciana Project - SW 58 Avenue - North of Stirling Road

Dear Mr. Kerr:

Per your request for information regarding the service available to the above referenced property, please be advised that the property is located within the Town of Davie Utilities Department service area. There are water and sewer facilities available to provide service to this property.

Plant Capacity can be reserved by executing a Water and Sewer Service Agreement with the Town of Davie.

If you have any further questions regarding the above matter, please do not hesitate to call.

Sincerely,

TOWN OF DAVIE

Heidi K. Cavicchia
Assistant to the Utilities Director

THROUGH:

Daniel Colabella
Utilities Director

:hkc
cc: Town of Davie Planning Department

F. *Proposed site plan and any other available special studies or information.*

Not presently available.

G. *Maximum allowable development under existing designation for the site.*

The maximum allowable development under the current land use plan designation is 152 dwelling units.

Estate (1)	75	75
Residential (2)	38	77
Total:	113	152

H. *Maximum allowable development under proposed designation for the site.*

The maximum allowable development under the proposed land use plan designation is 152 dwelling units.

6. ***ANALYSIS OF PUBLIC FACILITIES AND SERVICES***

A. ***Sanitary Sewer***

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The amendment site is located within the Town of Davie System Service Area One. The adopted level of service (LOS) for the amendment service area is 110 gallons per capita per day (GPCD). The current Town of Davie system is operating at 171 (IPCD.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand on plant capacity, and committed plant capacity.*

The amendment site is located in the Town of Davie service area. The Davie wastewater treatment system has a capacity of 5.0 million gallons per day (MGD). The current demand is approximately [illegible] MGD. Committed capacity figures are not available; however, committed capacity is

2.83

not anticipated to have a significant impact on the system because future development in the service area is expected to be minimal.

3. *Identify the additional demand resulting from this amendment - provide calculations including annual demand per square foot or dwelling unit.*

[redacted]	152 D.U. x 350 GPD	= 53,200 GPD
[redacted]	152 D.U. x 350 GPD	=53,200 GPD
	TOTAL INCREASE:	+ 0

Source: Davie Comprehensive Plan

The demand analysis is based on 3 bedroom single family units.

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The projected future flows as documented by the Town of Davie Utilities Department are provided below:

	2001	2005
System II:	2.92 MGD	3.14 MGD

Source: Town of Davie Comprehensive Plan

The data provided above indicates that there will be adequate wastewater capacity well past the year 2005. Construction of a 2 MGD plant expansion is complete and in service. A subsequent expansion is programmed for 2005 which will increase the plant capacity to 7 MGD.

5. *Identify the existing and planned service to site - provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

There is an 8" force main on Griffin Road and another located south of the site. The developer will construct an internal gravity system on the site and will connect to the

existing force main through a lift station that will be constructed on the site.

6. *Letter from utility verifying the above information.*

Please see *APPENDIX II.*

B. **Potable Water**

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The subject site is located within the Town of Davie System Service Area One. The adopted level of service is 150 gallons per capita per day. The current level of service is 181 ~~[illegible]~~ gallons per capita per day.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand and committed demand.*

The subject property is located in the Town of Davie System Service Area One. The design capacity for the system is 7.9 MGD with a current system demand of 4.2 MGD. Committed demand figures are not available.

3. *Identify the wellfields serving the service area in which the amendment is located including the permitted capacity, remaining capacity, and expiration date of the permit.*

Two wellfields supply water for the service area, the north and south wellfields. The permitted allocation for these wellfields is 1,943 MG ANNUAL ~~[illegible]~~ and a maximum daily allocation of 5.75 MGD as of October 15, 1998. Of the permitted yearly withdrawal allocation, 64 million is available. The expiration date of the applicable permit is October 15, 2003.

4. *Identify the additional potable water demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.*

450

[redacted]	152 D.U. x 350 GPD	= 53,200 GPD
	152 D.U. ft. x 350 GPD	=53,200 GPD
	TOTAL INCREASE:	+ 0 GPD

Source: Town of Davie Comprehensive Plan/Broward County Land Development Code

5. *Identify the projected capacity for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned provide status of any permit applications.*

The design capacity for the Town of Davie Wastewater is 7.4 MGD. A 8 MGD plant expansion is planned which will increase the total design capacity to 11.8 MGD. The short and long range demand projections are provided in the table below. Based on these projections there is adequate capacity to accommodate projected growth and development beyond the year 2005.

PROJECTED WATER DEMAND
Annual Average - MGD

[redacted]		
Water Demand:	[illegible]	[illegible]

SOURCE - Town of Davie CUP Update 3.7 4.19

6. *Identify the existing and planned service to the site - provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

There is an existing water main located north and south of the site along S.W. 39th Avenue.

The developer will construct necessary improvements to connect the proposed development to those existing lines.

7. *Letter from utility verifying the above information.*

Please see APPENDIX II.

Exhibit III Appendix III

CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

Cris Fardelmann, Chair
Sandra Switzer, Vice-Chair
Wayne Arnold
Kevin Biederman
Tom Green
Marian M. Russell

TELEPHONE: (954) 432-5110
FAX: (954) 432-8603
E-Mail: culvert@gate.net

September 17, 2001

Mr. Leigh Kerr
808 East Las Olas Blvd.
Suite 104
Fort Lauderdale, FL 33301

RE: Land Use Amendment – Poinciana

Dear Mr. Kerr:

The Central Broward Water Control District has adequate facilities to provide drainage for Poinciana.

Should you require additional information, please do not hesitate to call.

Sincerely,

Michael Crowley
District Manager

MC/clc

RECEIVED

NOV 29 2001

Kerr & Associates, Inc.

Appendix IV

WASTE MANAGEMENT

3831 NW 21st Avenue
Pompano Beach, FL 33073
(954) 974-7500
(954) 974-8780 Fax

11/23/2001
Leigh R. Kerr, AICP
Leigh Robinson Kerr & Associates, Inc
80 East Las Olas Blvd Suite #104
Ft. Lauderdale, Fl. 33301

Re: Impact Analysis Report for Poinciana Gardens, Davie Fl.

Dear Leigh,

We have reviewed your Land Use Plan Amendment information and find it to be complete and accurate.

Waste Management Inc. is confirming our ability to have adequate Solid Waste Disposal and Recycling capacity. We have all needed capabilities as being the refuse service provider for the Poinciana Gardens. We are the Franchised waste hauler for the entire City Of Davie.

We look forward to working with your development team.

Sincerely

Thomas L. Eboli
Sales Supervisor for Franchised Cities

Appendix V

Community Services Department
Mass Transit Division
3201 W. Copans Road, Pompano Beach, FL 33069

Administration (954) 357-8300 / FAX (954) 357-8305 • Maintenance (954) 357-8423 / FAX (954) 357-8350
Marketing and Communications (954) 357-8356 / FAX (954) 357-8371 • Operations (954) 357-8383 / FAX (954) 357-8378
Paratransit (954) 357-8329 / FAX (954) 357-8345 • Service Development (954) 357-8375 / FAX (954) 357-8342
Transit Information Systems (954) 357-8792 / FAX (954) 357-8305

Tuesday, November 27th, 2001 3:00 PM

Ms. Cynthia A. Bertschinger, AICP
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, Florida 33301
Via Facsimile #: (954) 467-6309

RE: POINCIANA – LAND USE PLAN AMENDMENT (LUPA)
TOWN OF DAVIE – VERIFICATION OF MASS TRANSIT SERVICE [10 PAGES]

Good Afternoon, Cynthia:

Thank you for your facsimile and letter dated Wednesday, November 21st, 2001. Per our telephone discussion earlier today, please find verification of the information about the above LUPA in this letter.

Within Broward County Transit's (BCT) countywide service area, the functional service area coverage is defined as a ½ mile corridor surrounding a bus route, ¼ mile in each direction. BCT maintains a level of service whereby at least 70% (60% in the northwest subregion) of all residences and employment locations have access to fixed route service.

The amendment site, bordered on the north by SW 49th Street, on the south by SW 54th Street, on the west by SW 58th Avenue (Wilson Road)and on the east by Florida's Turnpike, is not served currently by Broward County Transit (BCT). The closest BCT [Route #9] bus stops to the amendment site are located at the intersections of Stirling Road/SW 61st Avenue (westbound) and N 68th Avenue/Stirling Road (southbound) – according to our August 2001 Bus Stop Inventory. In addition, the closest Town of Davie Community Bus Service Route bus stops are located at the intersections of Davie Road/Stirling Road and Davie Road/Griffin Road. Please refer to time points #10 and #11 on the attached Town of Davie Route and Timetable map.

Should you have any questions or need more information, feel free to call me at 357-8391. Thank you.

Sincerely,

Alvin L. Bess
Associate Planner
Mass Transit Division

c: Spencer Stoleson, Senior Planner, Mass Transit Division
Mike Ronskavitz, Project Manager, Mass Transit Division
alb/w/attachments H:\COREL\WP8\Teresa\David\LUPAConfirmationforPoinciana11272001Comments.wpd

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS – An Equal Opportunity Employer and Provider of Services
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Visit us on the Internet: www.broward.org/bct

ROUTE 9

BROWARD CENTRAL TERMINAL • BCC CENTRAL CAMPUS
YOUNG CIRCLE • HALLANDALE BEACH BLVD. • AVENTIRA MALL

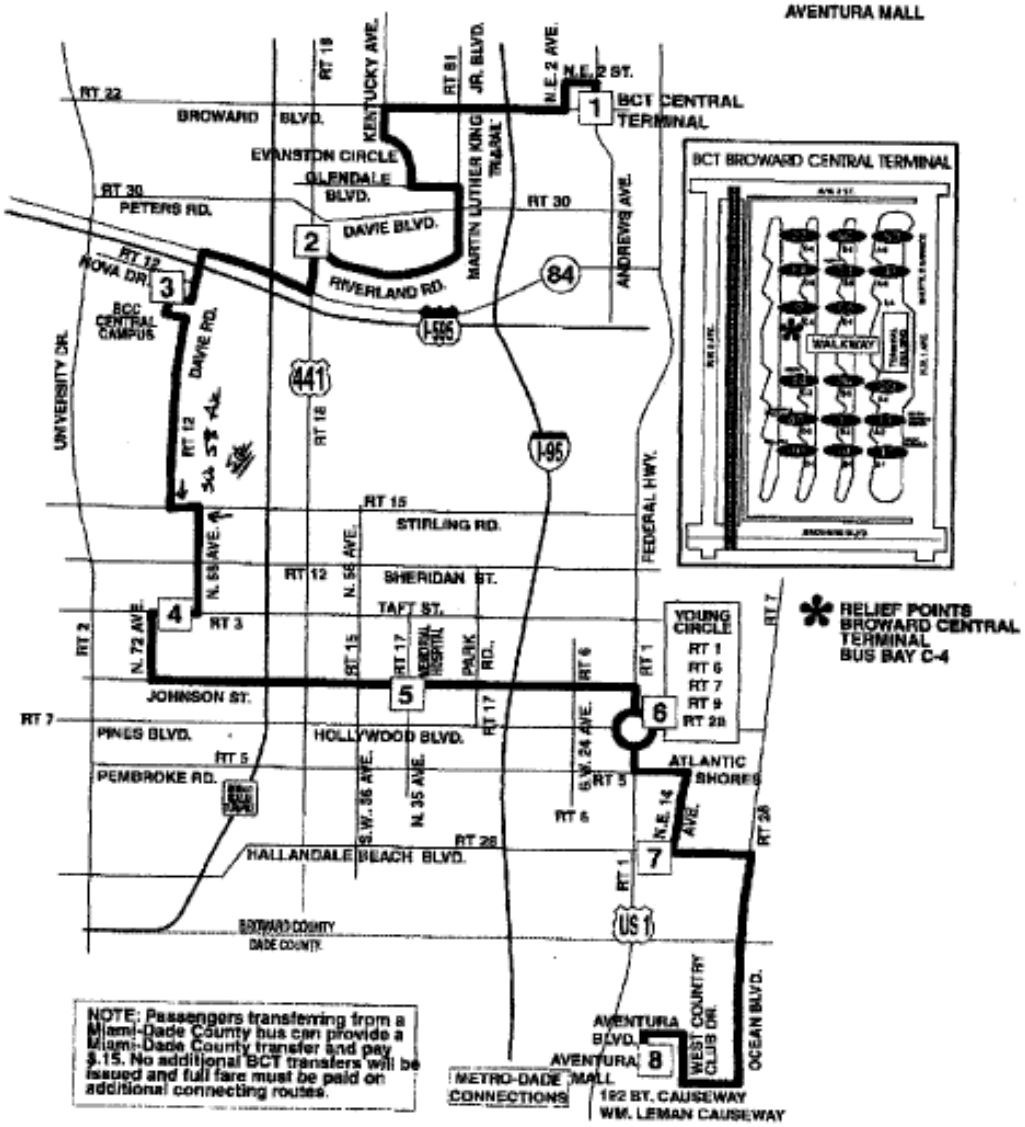
REQUIRED STOPS/DESTINATIONS TO BE ANNOUNCED BY OPERATOR

BROWARD CENTRAL TERMINAL
BROWARD BLVD.
FT. LAUDERDALE POLICE H.Q.
TRI-RAIL STATION
BROWARD PUBLIC SAFETY COMPLEX
S.W. 27 AVE.
N.W. 31 AVE.
(MARTIN LUTHER KING JR. BLVD.)

MELROSE PARK
DAVIE BLVD.
RIVERLAND RD.
HWY. 441
DAVIE RD. EXT.
BCC/McFATTER VOC. TECH.
GRIFFIN RD.
STIRLING RD.

N. 68 AVE.
SHERIDAN ST.
TAFT ST.
N. 72 AVE.
JOHNSON ST.
MEMORIAL HOSPITAL
DIXIE HWY.
FEDERAL HWY./US 1

YOUNG CIRCLE
HOLLYWOOD DOG TRACK
ATLANTIC SHORES BLVD.
N.E. 14 AVE.
DIPLOMAT MALL
HALLANDALE BEACH BLVD.
S. OCEAN DR.
192 SR.
AVENTURA MALL

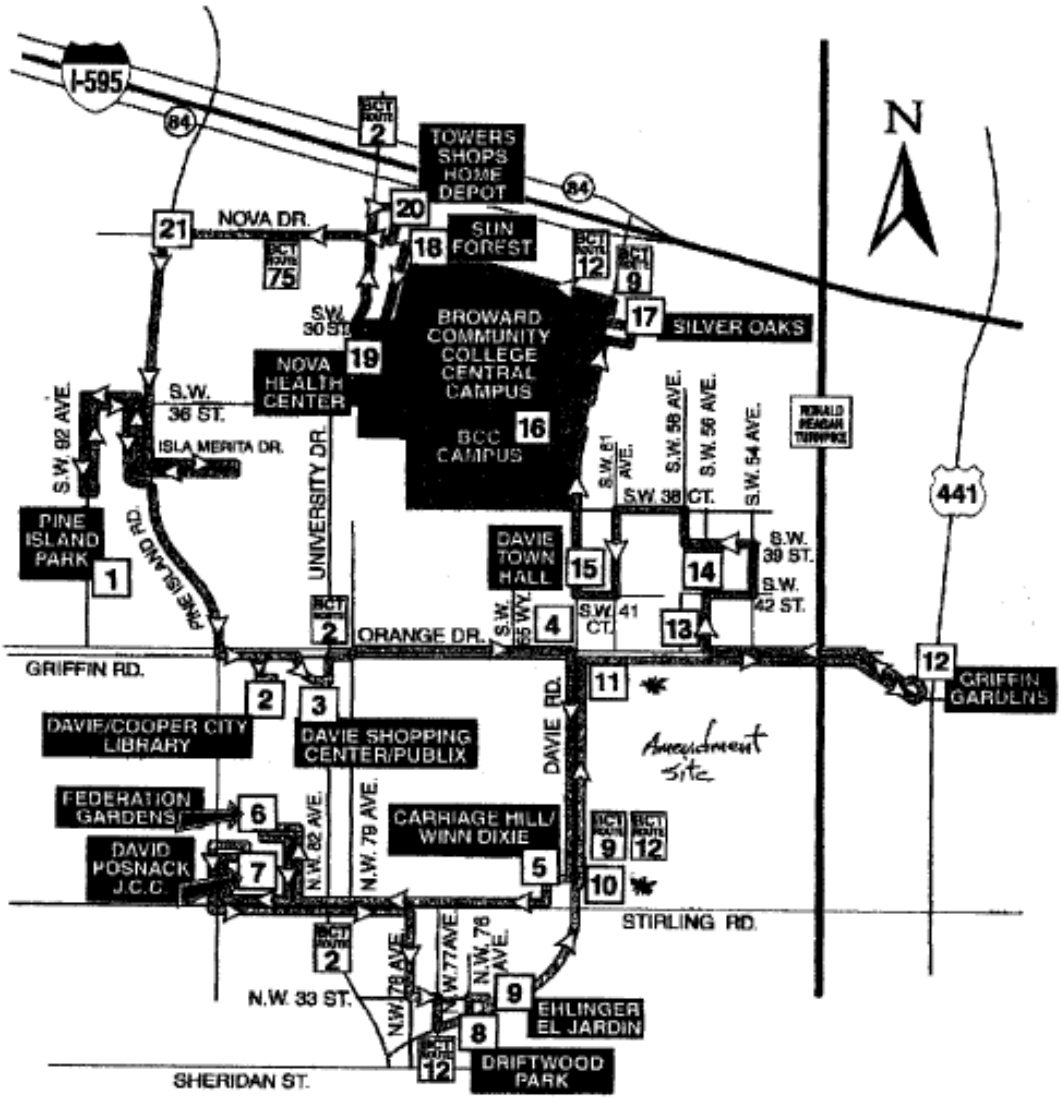


NOTE: Passengers transferring from a Miami-Dade County bus can provide a Miami-Dade County transfer and pay $.15. No additional BCT transfers will be issued and full fare must be paid on additional connecting routes.

METRO-DADE CONNECTIONS

EFFECTIVE DECEMBER 26, 1999

TOWN OF DAVIE
COMMUNITY BUS SERVICE ROUTE



TOWN OF DAVIE • TIMETABLE

EFFECTIVE: OCTOBER 2001

MONDAY THROUGH FRIDAY

PINE ISLAND PARK 1	DAVIE/COOPER CITY LIBRARY 2	DAVIE SHOPPING CENTER/PUBLIX 3	DAVIE TOWN HALL 4	CARRIAGE HILL/ WINN DIXIE 5	FEDERATION GARDENS 6	DAVID POSNACK J.C.C. 7	DRIFTWOOD PARK 8	EHLINGER EL JARDIN 9	DAVIE RD. & STIRLING RD. 10	DAVIE RD. & GRIFFIN RD. 11
7:00	7:05	7:07	7:12	7:16	7:21	7:25	7:29	7:33	7:37	7:41
7:45	7:50	7:52	7:57	8:01	8:06	8:10	8:14	8:18	8:22	8:26
8:30	8:35	8:37	8:42	8:46	8:51	8:55	8:59	9:03	9:07	9:11
9:15	9:20	9:22	9:27	9:31	9:36	9:40	9:44	9:48	9:52	9:56
10:00	10:05	10:07	10:12	10:16	10:21	10:25	10:29	10:33	10:37	10:41
10:45	10:50	10:52	10:57	11:01	11:06	11:10	11:14	11:18	11:22	11:26
11:30	11:35	11:37	11:42	11:46	11:51	11:55	11:59	12:03	12:07	12:11
12:15	12:20	12:22	12:27	12:31	12:36	12:40	12:44	12:48	12:52	12:56
1:00	1:05	1:07	1:12	1:16	1:21	1:25	1:29	1:33	1:37	1:41
1:45	1:50	1:52	1:57	2:01	2:06	2:10	2:14	2:18	2:22	2:26
2:30	2:35	2:37	2:42	2:46	2:51	2:55	2:59	3:03	3:07	3:11
3:15	3:20	3:22	3:27	3:31	3:36	3:40	3:44	3:48	3:52	3:56
4:00	4:05	4:07	4:12	4:16	4:21	4:25	4:29	4:33	4:37	4:41
4:45	4:50	4:52	4:57	5:01	5:06	5:10	5:14	5:18	5:22	5:26
5:30	5:35	5:37	5:42	5:46	5:51	5:55	5:59	6:03	6:07	6:11
6:15	6:20	6:22	6:27	6:31	6:36	6:40	6:44	6:48	6:52	6:56

SATURDAY

8:00	8:05	8:07	8:12	8:16	8:21	8:25	8:29	8:33	8:37	8:41
8:45	8:50	8:52	8:57	9:01	9:06	9:10	9:14	9:18	9:22	9:26
9:30	9:35	9:37	9:42	9:46	9:51	9:55	9:59	10:03	10:07	10:11
10:15	10:20	10:22	10:27	10:31	10:36	10:40	10:44	10:48	10:52	10:56
11:00	11:05	11:07	11:12	11:16	11:21	11:25	11:29	11:33	11:37	11:41
11:45	11:50	11:52	11:57	12:01	12:06	12:10	12:14	12:18	12:22	12:26
12:30	12:35	12:37	12:42	12:46	12:51	12:55	12:59	1:03	1:07	1:11
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2:45	2:50	2:52	2:57	3:01	3:06	3:10	3:14	3:18	3:22	3:26
3:30	3:35	3:37	3:42	3:46	3:51	3:55	3:59	4:03	4:07	4:11

NUMBERS REFER TO TIME POINTS ON MAP
BOLD TYPE INDICATES PM HOURS

BOXED NUMBERS ON THE TIMETABLE REFER TO THE TIMEPOINTS ON MAP.
TIMEPOINTS DO NOT NECESSARILY REPRESENT ALL THE BUS STOPS ON THE ROUTE.

GRIFFIN GARDENS 12	ORANGE DR. & S.W. 56 AVE. 13	S.W. 56 AVE. & S.W. 39 ST. 14	S.W. 41 CT. & DAVIE RD. 15	BCC CAMPUS 16	SILVER OAKS S.W. 30 ST. 17	SUN FOREST NOVA DR. 18	NOVA HEALTH CENTER 19	TOWERS SHOPS/ HOME DEPOT 20	PINE ISLAND RD. & NOVA DR. 21	PINE ISLAND PARK 1
7:46	7:49	7:53	7:57	8:01	8:04	8:08	8:10	8:14	8:17	8:24
8:30	8:34	8:38	8:42	8:46	8:49	8:53	8:55	8:59	9:02	9:09
9:15	9:19	9:23	9:27	9:31	9:34	9:38	9:40	9:44	9:47	9:54
10:00	10:04	10:08	10:12	10:16	10:19	10:23	10:25	10:29	10:32	10:39
10:45	10:49	10:53	10:57	11:01	11:04	11:08	11:10	11:14	11:17	11:24
11:30	11:34	11:38	11:42	11:46	11:49	11:53	11:55	11:59	12:02	12:09
12:15	12:19	12:23	12:27	12:31	12:34	12:38	12:40	12:44	12:47	12:54
1:00	1:04	1:08	1:12	1:16	1:19	1:23	1:25	1:29	1:32	1:39
1:45	1:49	1:53	1:57	2:01	2:04	2:08	2:10	2:14	2:17	2:24
2:30	2:34	2:38	2:42	2:46	2:49	2:53	2:55	2:59	3:02	3:09
3:15	3:19	3:23	3:27	3:31	3:34	3:38	3:40	3:44	3:47	3:54
4:00	4:04	4:08	4:12	4:16	4:19	4:23	4:25	4:29	4:32	4:39
4:45	4:49	4:53	4:57	5:01	5:04	5:08	5:10	5:14	5:17	5:24
5:30	5:34	5:38	5:42	5:46	5:49	5:53	5:55	5:59	6:02	6:09
6:15	6:19	6:23	6:27	6:31	6:34	6:38	6:40	6:44	6:47	6:54
7:00	7:04	7:08	7:12	7:16	7:19	7:23	7:25	7:29	7:32	7:39

8:45	8:49	8:53	8:57	9:01	9:04	9:08	9:10	9:14	9:17	9:24
9:30	9:34	9:38	9:42	9:46	9:49	9:53	9:55	9:59	10:02	10:09
10:15	10:19	10:23	10:27	10:31	10:34	10:38	10:40	10:44	10:47	10:54
11:00	11:04	11:08	11:12	11:16	11:19	11:23	11:25	11:29	11:32	11:39
11:45	11:49	11:53	11:57	12:01	12:04	12:08	12:10	12:14	12:17	12:24
12:30	12:34	12:38	12:42	12:46	12:49	12:53	12:55	12:59	1:02	1:09
1:15	1:19	1:23	1:27	1:31	1:34	1:38	1:40	1:44	1:47	1:54
2:00	2:04	2:08	2:12	2:16	2:19	2:23	2:25	2:29	2:32	2:39
2:45	2:49	2:53	2:57	3:01	3:04	3:08	3:10	3:14	3:17	3:24
3:30	3:34	3:38	3:42	3:46	3:49	3:53	3:55	3:59	4:02	4:09
4:15	4:19	4:23	4:27	4:31	4:34	4:38	4:40	4:44	4:47	4:54

Town of Davie Community Bus Service

The Town of Davie and Broward County Transit (BCT) are providing this community bus service to increase the number of destinations within town limits that can be reached through public transit. This service is designed to work in conjunction with connections to BCT Routes 2, 9, 12, 18, and 75. The Davie community bus service is wheelchair accessible.

There is no charge for the shuttle service within the Town of Davie. Riders making any connections with BCT are expected to pay the appropriate fares.

Hours of Operation

Monday - Friday: 7 am - 7 pm
Saturday: 8 am - 4:06 pm
Please refer to the timetable on the reverse side for times and destinations.

Service operates as close to schedule as possible, although traffic conditions may cause the community bus to arrive slightly early or late. Please allow yourself enough time when traveling.

Holidays

There is no service on Sunday or on the following holidays.

New Year's Day
Thanksgiving Day
Christmas Day

Information

For more information about the Town of Davie community bus service routes and connections:
954.797.1042
Monday - Friday 8 am - 4:30 pm
Hearing-speech impaired/TTY:
954.581.8752*
*Teletype machine required
Visit the Town of Davie's website at:
www.davie-fl.gov

For more information about BCT routes, fares or connections call:

BCT Rider Info
954.357.8400
Hearing-speech impaired/TTY*
954.357.8302
*Teletype machine required

Monday - Friday: 7 am - 10 pm
Saturday: 7 am - 8:30 pm
Sunday: 8:30 am - 5 pm

A Service of the Broward County Board of County Commissioners

Visit Broward County Transit's website at www.broward.org/bct

This publication can be made available in LARGE print, tape cassette, or braille, by request.

Broward County Board of County Commissioners
Community Services Department
Mass Transit Division

This public document was promulgated at a cost of $858 or $0.1716 per copy to inform the public about community bus service between Mass Transit and the Town of Davie. 10/01

TOWN OF DAVIE COMMUNITY BUS SERVICE

ROUTE AND TIMETABLE

Effective: October 2001

MAYOR
Harry Venis
VICE MAYOR
Judy Paul
COUNCIL MEMBERS
Geri Clark • Susan Starkey • Tom Truex

LEIGH ROBINSON KERR & ASSOCIATES, INC.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
(954) 467-6308 (954) 467-6309 FAX
ZONING • EXPERT TESTIMONY • PLANNING • LAND USE

****** FACSIMILE ******

DATE: November 21, 2001

TO: Alvin Bess

RE: Town of Davie Land Use Plan Amendment

FROM: Cynthia A. Bertschinger, AICP

NUMBER OF PAGES TRANSMITTED (including this page): 5

☐ For Review and Comment ☐ For Your Use ☐ As Requested

MESSAGE:

Please respond by November 26, 2001.

cc:

returned from vacation 11/27/01

form/transmittals-doc

3. *Analyze the traffic impact from this amendment - calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short (5 year) and long range (2010) planning horizons.*

The traffic generation for the amendment site is provided below.

CURRENT:		
129 Dwelling Units:	129 D.U. x 9.75 VPD/DU [1]	= 1,257 VPD
PROPOSED:		
129 Dwelling Units	129 D.U. x 9.75 VPD/DU [1]	= 1,257 VPD
	TOTAL INCREASE	**- 0 VPD**

Source: [1] Broward County TRIPS Generation Rates

4. *Provide any special transportation studies relating to this amendment.*

None.

G. *Mass Transit*
(Required of local plans with Mass Transit Elements)

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The Town of Davie has not adopted a Mass Transit Element or applicable level of service standard.

2. *Identify the facilities serving the service area in which the amendment is located.*

Broward County transit route 9 is currently the closest route to this area.

3. *Identify the additional demand resulting from this amendment.*

There will be no increase in demand as a result of this amendment.

Revised 11/6/01

4. *Identify the projected mass transit capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The Town of Davie has not adopted a mass transit element.

5. *Identify the existing and planned service to site.*

Transit service in the area of the site is currently provided by route 9. No transit route improvements are planned for this area.

6. *Letter from service provider verifying the above information:*

Please see *APPENDIX V.*

H. Public Education

1. *Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.*

The amendment site is served by Davie Elementary School, Driftwood Middle School, and Hollywood Hills High School.

2. *Identifying the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.*

School	2001/02 Enrollment	Design Capacity
Davie	706	806
Driftwood	1,784	1,484
Hollywood Hills	2,401	1,817

Source: The School Board of Broward County

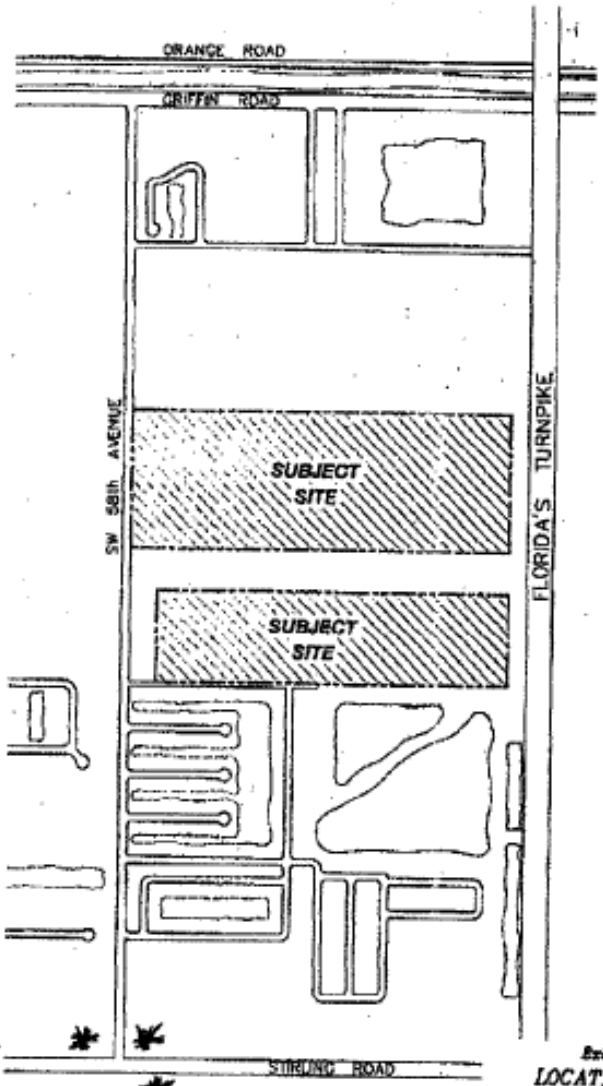

Exhibit A
LOCATION MAP

POINCIANA GARDENS

N

Leigh Bakhaus Kerr & Associates, Inc.

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

600 SOUTHEAST THIRD AVENUE • FORT LAUDERDALE, FLORIDA 33301-3125 • TEL 954-765-6375 • FAX 954-765-6062

STUDENT CHOICE/SCHOOL BOUNDARIES

Karen Knight, Ph.D., Director
Scott L. Burton, Demographer/Statistician
Valerie S. Wanza, Coordinator, Student Planning
Christopher Akagbosu, Coordinator, Planning Specialist
Tom Moore, Specialist, Demographer/Statistician
Jason Link, Specialist, Demographer/Statistician
Percival Holness, Systems Analyst III

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Paul D. Eichner, Esq.
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Stephanie Arma Kraft, Esq.
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Benjamin J. Williams

Dr. Frank Till
Superintendent of Schools

November 27, 2001

RECEIVED
NOV 29 2001
Kerr & Associates, Inc.

Mr. Leigh Kerr, AICP, President
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, Florida 33301

Dear Mr. ~~Kerr~~: LEIGH

This memorandum is response to your correspondence dated November 21, 2001, regarding potential student impact to Broward County public schools from land use plan amendment proposed for properties generally located south of Orange Road and west of Florida's Turnpike in the Town of Davie. The land use plan amendment is proposed from Estate (1) and Residential L-2 to Residential 2.3 and Conservation. Additionally, you indicate the maximum allowable development permitted under the current and proposed land uses are 129 single family units.

Since residential type and total number of units permitted and proposed for the properties are the same, this land use plan amendment as proposed, will not generate additional students into Broward County public schools. This determination was made utilizing the currently adopted maximum single family student generation rate contained in the Broward County Land Development Code. Students living in this area are assigned to attend the schools listed below.

School	2001/02 Twentieth Day Enrollment	School Capacity	Over/(Under) Enrolled	2002/03 Projection*
Davie Elementary	986	921	65	921
Driftwood Middle	1,784	1,484	300	1,707
Hollywood Hills High	2,401	1,817	584	2,374

* Projection figures documented in Composite Data Sheet – March 2001 – Enrollment Projections

Based on the Twentieth Day Enrollment Report, Davie Elementary and Hollywood Hills High Schools are currently overcrowded. Additionally, Driftwood Middle School is currently critically overcrowded. The adopted School Board District Facilities Work Program, Fiscal Years 2001/02 to 2005/06, indicates that:

- Davie Elementary School is scheduled for four classroom additions to replace portables. The additions are currently funded.
- Driftwood Middle School is scheduled for 12 classroom additions to replace portables and address growth. The additions are funded in FY 2002/03.
- Hollywood Hills High School is scheduled for 24 classroom additions. The additions are funded in FY 2003/04.

I encourage you to obtain pertinent information regarding Broward County public schools at www.browardschools.com by accessing the web pages of the Student Choice/School Boundaries Department and Facilities and Construction Division. Please call me at 765-6562 if you have additional questions regarding information provided in this correspondence.

Sincerely,

Christopher O. Akagbosu, Coordinator
Student Choice/School Boundaries Department

COA:coa

cc: Dr. Karen Knight, Director, Student Choice/School Boundaries Department