

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101

**SUBJECT:** Ordinance – Land Use Plan Amendment  
LA 02-6/Spear and Varat, 8550 Stirling Road/Generally located at  
the southeast corner of Pine Island Road and Stirling Road.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING, FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 02-6, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM “RESIDENTIAL 1 DU/AC” TO “COMMERCIAL”; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** This request is to change the land use designation for a 12.1 acre vacant parcel of land from Residential 1 DU/AC to Commercial. Pine Island Road is currently being extended south of Stirling Road and will place the subject property at the southeast corner of two major arterials: Pine Island Road and Stirling Road. According to the Town of Davie Comprehensive Plan; the Town encourages the expansion of commercial uses within this area, based on the increased accessibility provided by the extension of Pine Island Road. Current land use for the subject property would allow 10-11 single family homes. The applicant has proposed the land use designation of commercial to allow for 120,000 square feet of commercial use. Adequate potable water and sanitary sewer capacity, drainage, solid waste capacity, roadway trips and park acreage will be available to serve the proposed designation. This request would increase the availability of land to implement the Town’s policy of expanding the commercial sector of the economy near primary transportation facilities.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Local Planning Authority (LPA) voted at the September 28, 2002 meeting to deny the application (motion carried 3-1).

**FISCAL IMPACT:** None

**RECOMMENDATION:** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachments:** Ordinance, Planning Report, Existing Future Land Use Map, Proposed Future Land Use Map, Subject Site, Zoning and Aerial Map, Land Use Application

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING, FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 02-6, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "RESIDENTIAL 1 DU/AC" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie desires to amend the Future Land Use Map of the Comprehensive Plan as designated on the property described below; and

WHEREAS, the Town of Davie Local Planning Authority held a public hearing on August 28, 2002, noticed in accordance with Section 12-303 of the Code of Ordinances of the Town of Davie and Chapter 163.3184(15), Florida Statutes; and

WHEREAS, the Town Council of the Town of Davie held noticed public hearings on September 18, 2002 and on October 2, 2002, noticed in accordance with Section 12-303 of the Code of Ordinances of the Town of Davie and Chapter 163.3184(15), Florida Statutes; and

WHEREAS, the proposed amendment is in conformance with the Town of Davie Comprehensive Plan and the Broward County Land Use Plan.

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 property described and illustrated on Exhibit "A" attached hereto, be and the same is hereby amended and changed from Residential 1DU/AC to Commercial.

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 Commercial.

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 conditional upon Broward County Planning Council recertification and 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.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002

Application #: LA 02-6/Spear and Varat  
Exhibit "A"

Revisions:  
Original Report Date: 9/13/2002

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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:** Rachael J. Spear and  
Cynthia L. Varat

**Agent/ Council:**

**Name:** Doumar, Allsworth, Curtis,  
Cross, Laystrom & Perloff  
C. William Laystrom, Esq.

**Address:** 10026 SW 93 Place

**Address:** 1177 SE 3 Avenue

**City:** Miami, FL 33176

**City:** Fort Lauderdale, FL 33316

**Phone:** (305) 595-0811

**Phone:** (954) 762-3400

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**BACKGROUND INFORMATION**

**Application Request:** Land Use Plan Amendment for 12.1 gross (11.0 net) acres of land **From:** Residential 1 DU/AC **To:** Commercial.

**Applicant's Stated Reasons for the Amendment:** The applicant states: "The subject site is located at the southeast corner of Stirling Road and Pine Island Road. Development in the vicinity of the site is a mix of residential, commercial, churches, and the Jewish Community Center (JCC) that all serve the needs of the area residents.

Pine Island Road is currently being extended south of Stirling Road and will place the subject property at the southeast corner of two major arterials: Pine Island Road and Stirling Road. This roadway extension will improve north/south access in the area and will also provide a parallel facility for University Drive. This improved access and corner location makes the site ideal for commercial uses. The site will have direct access from two major arterials and will not result in additional traffic on residential streets.

The surrounding area is developing with residential uses which will increase the population and the demand for commercial services. Subject location provides a convenient and accessible site for commercial uses to support the future and current residents. In addition, the commercial services will provide an enhanced tax base for the economic benefit of the Town of Davie and this portion of Broward County."

**Affected District:** District 2

**Address/Location:** 8550 Stirling Road/Generally located at the southeast corner of Pine Island Road and Stirling Road.

**Future Land Use Designation:** The existing land use designation is Residential (1 DU/AC) on the Town of Davie Future Land Use Plan Map and Estate (1) Residential on the Broward County Land Use Plan Map.

**Existing Use:** Vacant land

**Existing Zoning:** Agricultural District (A-1)

**Proposed Use:** 120,000 s.f. Commercial

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

**Parcel Size:** 11.0 net acres/12.1 gross acres

**Surrounding Existing Use:**

**North:** David Posnack Jewish Community Center

**South:** Vacant

**East:** Calvary Chapel Church

**West:** Vacant

**Surrounding Future Land Use Plan Designation:**

**North:** Community Facility, CF

**South:** Residential (1 DU/AC)

**East:** Residential (1 DU/AC)

**West:** Residential (1 DU/AC), unincorporated Broward County

**Surrounding Zoning:**

**North:** CF, Community Facilities

B-1, Commercial, City of Cooper City

**South:** A-1, Agricultural

**East:** CF, Community Facilities

**West:** A-1, Agricultural, unincorporated Broward County

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## ZONING HISTORY

**Related History:** There have been no requests on the subject site.

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## Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

**Broward County Land Use Plan:** The Broward County Land Use Plan has identified this parcel of land as Estate (1) Residential.

**Concurrency Considerations:** Adequate potable water and sanitary sewer capacity, drainage, solid waste capacity and park acreage will be available to serve the proposed designation. As a result of this amendment, student demand would be reduced by 5 students based on generation rates specified in the Broward County Land Development Code.

The proposed land use change will have the following impacts on public facilities and services:

*Potable Water:* The area of this amendment will be served by potable water facilities. The Town of Davie System Service Area One has a current capacity of 7.4 million gallons per day (mgd) with a current system demand of 3.72 mgd. The amendment will result in a net increase in demand of 0.0078 mgd. Sufficient potable water capacity is available to serve the proposed amendment.

*Sanitary Sewer:* The area of this amendment will be served by sanitary sewer facilities. The Town of Davie System Service Area One wastewater treatment system has a capacity of 5.0 million gallons per day (mgd) with a current system demand of 3.02 mgd. The amendment will result in a net increase in demand of 0.0078 mgd. Sufficient sanitary sewer capacity is available to serve the proposed amendment.

*Solid Waste:* The amendment is served by the Broward County's two (2) resource recovery facilities and the County Interim Contingency Landfill. The current capacity at the resource recovery facilities is 1,600,000 tons per year (tpy) and the Broward Interim Contingency Landfill has a capacity of 3,800,000 cubic yards. The proposed amendment will result in an increase in demand for solid waste in the amount of 5,893 pounds per day or 1,075.5 tpy. There is sufficient capacity to serve the future solid waste demands of the amendment area; the landfill is expected to provide sufficient capacity through the year 2020 and the incinerators are expected to be adequate through the year 2011.

*Drainage:* The proposed amendment site is located within the jurisdiction of the Central Broward Water Control District. Adequate facilities are available to meet the needs of this project.

*Traffic Circulation:* The results of the traffic analysis performed for the subject site projected an increase of 515 peak hour trips and approximately 5,602 daily project trips associated with the proposed amendment.

*Recreation and Open Space:* No additional park acreage is required to serve this amendment.

**Applicable Goals, Objectives & Policies:**

**Future Land Use Element of the Town of Davie Comprehensive Plan**

**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 unprogramed 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 7-1:** The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

**Policy 7-4:** Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Consistent with policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

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**Staff Analysis**

The proposed amendment requests a change in land use designation from Residential (1 DU/AC) to Commercial for one (1) vacant parcel of land totaling 12.1 gross acres at the southeast corner of Pine Island Road and Stirling Road. According to the Town of Davie Comprehensive Plan; the Town encourages the expansion of commercial uses within this area, based on the increased accessibility provided by the extension of Pine Island Road.

Stirling Road is a four (4) lane divided roadway from the Town limits at Pine Island Road to University Drive, and a six (6) lane divided roadway from University Drive to SR 7/US 441. According to the Traffic Circulation element of the Comprehensive Plan of the Town of Davie, the segment of Stirling Road west of University Drive to Pine Island Road is currently

handling 29,800 trips per day (TPD). Broward County Year 2015 Traffic Projections estimate that traffic volumes will decrease for the segment of Stirling Road west of University Drive to 29,600 TPD, and the projected LOS D capacity for this roadway segment is 35,700 TPD. This results in 6,100 TPD available for the segment of Stirling Road from Pine Island Road to University Drive. Pine Island Road is currently handling 7,600 TPD south of Griffin Road and the established LOS D volume for Pine Island Road south of Griffin Road is 16,600 TPD. Broward County Year 2015 Traffic Projections estimate that traffic volumes will increase significantly for the segment south of Griffin Road to 17,700 TPD. Broward County's projected LOS D capacity is 35,700 TPD for Pine Island Road south of Griffin Road.

For Future Land Use Map changes of ten acres or more, a land use plan amendment must be approved by the Town Council, acknowledged by the Broward County Planning Council, reviewed and approved by the South Florida Regional Planning Council and reviewed and approved by the Department of Community Affairs (DCA). The land use plan amendment requires two public hearings on the local level, one for transmittal to DCA and a final hearing for adoption.

Staff finds that the proposed land use is appropriate at this location.

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### 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 proposed change is consistent with Policy 7-1: to expand the commercial sector of the economy, and Policy 7-4: to locate commercial land uses near primary transportation facilities. According to the Comprehensive Plan Future Land Use Element: Analysis of Existing Conditions for Planning Area 10, "The Town is optimistic in the potential expansion of commercial uses within this planning area, given the increased accessibility provided by Pine Island Road, and potential development of agricultural lands in the years to come."*

2. The proposed change would not create an isolated district unrelated and incompatible with adjacent or nearby districts.

*Existing commercial uses are located at the northwest corner of Stirling Road and Pine Island Road, and approximately 500 feet northeast of the site from SW 82 Avenue to University Drive. Community facilities are located to the north and east of the site. The western boundary of the site is Pine Island Road, and a small parcel designated residential (1 du/acre) is located south of the site.*

3. The existing boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.

*The existing parcel is vacant land.*

4. The proposed change will not adversely affect living conditions in the neighborhood or in the Town of Davie.

*No existing residential uses are located adjacent to the property, and the Town of Davie Land Development Code and Comprehensive Plan require the design of new developments to be compatible with adjacent properties.*

5. The proposed change will create an increase in automobile traffic as indicated in the attached traffic report prepared by a register engineer.

*Although the proposed project is projected to result in an increase of 5,602 daily project trips and 515 peak hour trips, based on the Town of Davie Comprehensive Plan and the Broward County Year 2015 Traffic Projections, adequate trips are available to support the proposed change.*

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

*Development of the subject site will ultimately increase property values.*

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 property to the north is already developed, and has a land use designation of Community Facility. The property to the east is already developed as a church. The properties to the west and south are vacant with a future land use designation of Residential (1DU/AC). The designation of commercial land use for the subject site will not inhibit the development potential of these properties.*

8. The proposed change will not constitute a grant of special privilege to an individual owner.

*Any property owner that meets the Land Development Code's criteria may request a change in land use.*

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

*Although there are no physical reasons why the property cannot be used in accordance with existing regulations, this does not represent the policies and objectives of the Comprehensive Plan.*

10. The proposed land use 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 the location and distribution of land uses.

*The proposed land use designation is the most appropriate designation given the site's location at the intersection of two major arterials: Pine Island Road and Stirling Road and its proximity to the University Drive commercial corridor.*

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### **Staff Recommendation**

#### **Recommendation:**

Based upon the above and the finding of facts in the positive, staff recommends approval of application Number LA 02-6:

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**Local Planning Agency**

**LOCAL PLANNING BOARD RECOMMENDATIONS:** On September 28, 2002, Mr. Waitkus made a motion, seconded by Ms. Turin, to deny. Motion carried: 3-1 with Ms. Lee being opposed.

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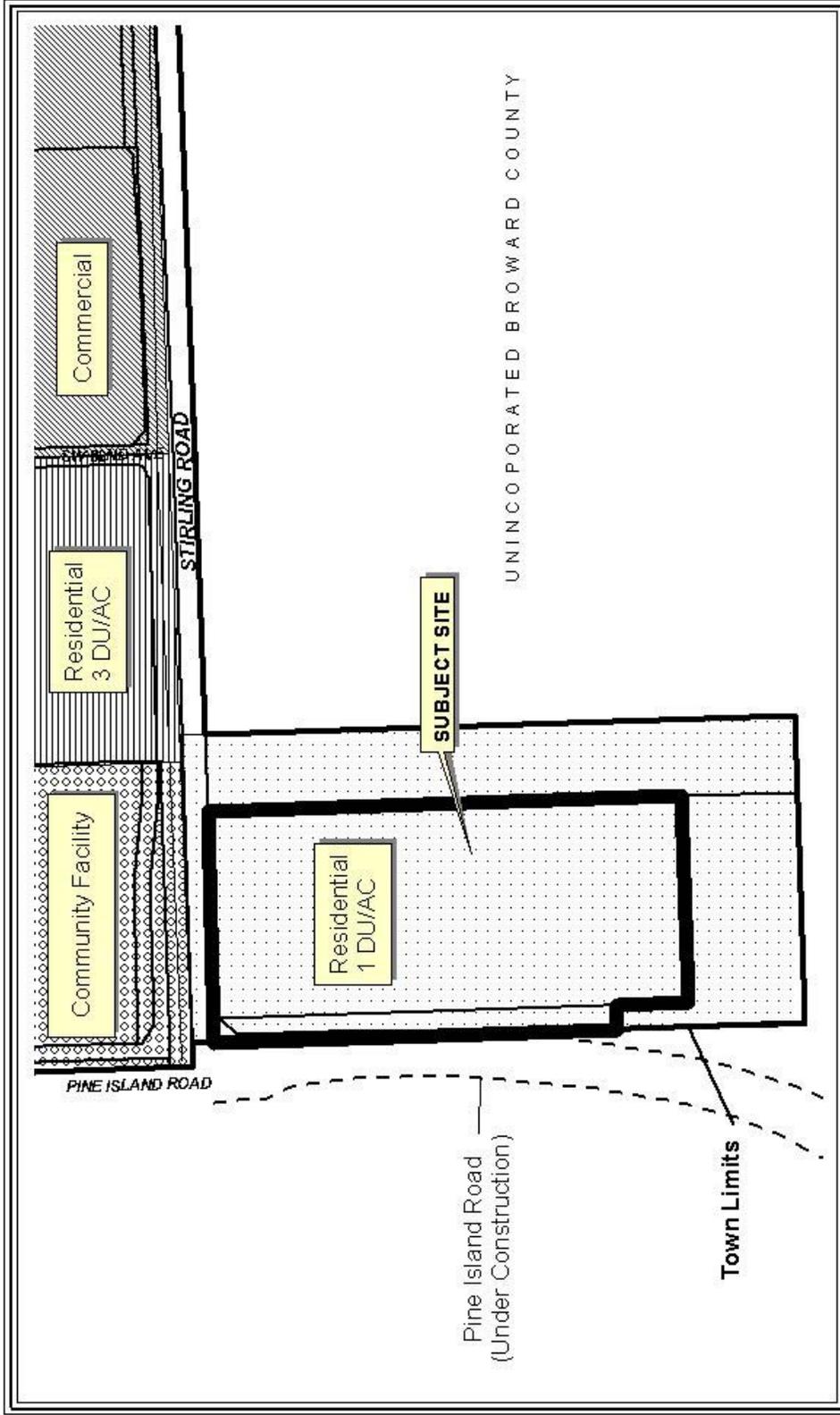
Prepared by: \_\_\_\_\_

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

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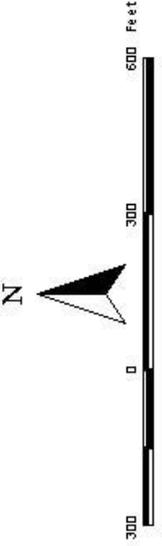
**Exhibits**

1. Existing Future Land Use Map
2. Proposed Future Land Use Map
3. Subject Site, Zoning and Aerial Map
4. Land Use Application



**LAND USE PLAN AMENDMENT**  
**LA 02-6**  
**Existing Future Land Use Map**





Planning & Zoning Division - GIS





**LAND USE PLAN AMENDMENT**  
**LA 02-6**  
**Zoning and Aerial Map**

Date Flown: 12/31/01

Seal of the Town of Davie, Florida, featuring a central emblem surrounded by the text 'TOWN OF DAVIE, FLORIDA'.

A north arrow pointing upwards and a scale bar showing 0, 300, and 600 feet.

**Planning & Zoning Division - GIS**

# ***SPEAR and VARAT***

## **APPLICATION FOR AMENDMENT TO THE TOWN OF DAVIE AND BROWARD COUNTY LAND USE PLANS**

**May, 2002  
Revised August 21, 2002**

**This Document Prepared by:**

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**EXHIBITS**

<i>Location Map</i>	<i>A</i>
<i>Current Future Land Use</i>	<i>B</i>
<i>Proposed Future Land Use</i>	<i>C</i>
<i>Zoning</i>	<i>D</i>
<i>Existing Land Uses</i>	<i>E</i>
<i>Wellfield Protection Zone</i>	<i>F</i>

**ATTACHMENTS**

<i>Letter of Transmittal</i>	<i>TBA</i>
<i>Recommendation, Minutes and Public Hearings</i>	<i>TBA</i>
<i>Staff Report</i>	<i>TBA</i>

**APPENDIX**

<i>Legal Description</i>	<i>I</i>
<i>Utility Letter</i>	<i>II</i>
<i>Drainage Letter</i>	<i>III</i>
<i>Solid Waste Letter</i>	<i>IV</i>
<i>Mass Transit Letter</i>	<i>V</i>
<i>Wetland Jurisdictional Determination</i>	<i>VI</i>

# SPEAR and VARAT

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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.*

# SPEAR and VARAT

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## 3. APPLICANT INFORMATION

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

**RACHAEL J. SPEAR  
CYNTHIA L. VARAT**  
10026 S.W. 93<sup>rd</sup> Place  
Miami, FL 33176  
phone: 305-595-0811  
fax: 305-279-2848

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

**C. WILLIAM LAYSTROM, ESQ.**  
Doumar, Allsworth, Curtis, Cross, Laystrom, & Perloff  
1177 Southeast 3<sup>rd</sup> Avenue  
Fort Lauderdale, FL 33316-1197  
(954) 762-3400  
fax: (954) 525-3423

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

**RACHAEL J. SPEAR  
CYNTHIA L. VARAT**  
10026 S.W. 93<sup>rd</sup> Place  
Miami, FL 33176  
phone: 305-595-0811  
fax: 305-279-2848

D. *Planning Council Fee.*

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

E. *Applicant's rationale for the amendment.*

The subject site is located at the southeast corner of Stirling Road and Pine Island Road. Development in the vicinity of the site is a mix of residential, commercial, churches, and the Jewish Community Center (JCC) that all serve the needs of the area residents.

Pine Island Road is currently being extended south of Stirling Road and will place the subject property at the southwest corner of two major arterials: Pine Island Road and Stirling Road. This roadway extension will improve north/south access in the area and will also provide a parallel facility for University Drive. This improved access and corner location makes the site ideal for commercial uses. The site will have direct access from two major arterials and will not result in additional traffic on residential streets.

The surrounding area is developing with residential uses which will increase the population and the demand for commercial services. Subject location provides a convenient and accessible site for commercial uses to support the future and

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current residents. In addition, the commercial services will provide an enhanced tax base for the economic benefit of the Town of Davie and this portion of Broward County.

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 12.1 ± gross acres (11 ± net) located on the southeast corner of Stirling Road and Pine Island 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 (1) Residential on the Broward County Land Use Plan and Residential (1DU/AC) on the Town of Davie Land Use Plan. The proposed designation is Commercial.

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

B. *Current land use designations for the surrounding properties.*

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

	<b>Town of Davie</b>	<b>Broward County</b>
<b>North</b>	Community Facility, Commercial (Cooper City)	Community Facilities, Commercial
<b>East</b>	Residential (1DU/AC)	Estate (1) Residential
<b>South</b>	Residential (1DU/AC)	Estate (1) Residential
<b>West</b>	N/A	Estate (1) Residential

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- 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.*

<b>AMENDMENT SITE</b>	
<b>CURRENT:</b>	A-1, Agriculture
<b>PROPOSED:</b>	B-3, Planned Business Center District
<b>North</b>	CF, Community Facilities B-1, Commercial
<b>East</b>	CF, Community Facilities
<b>South</b>	A-1, Agriculture
<b>West</b>	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.

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

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

<b>NORTH</b>	Jewish Community Center
<b>EAST</b>	Calvary Baptist Church
<b>SOUTH</b>	vacant
<b>WEST</b>	vacant

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 general commercial uses.

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

A site plan is 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 12 dwelling units.

## SPEAR and VARAT

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

The maximum allowable development under the proposed land use plan designation is 120,000 square feet of Commercial.

# SPEAR and VARAT

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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 168 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 3.02 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.*

<b>CURRENT:</b> 12 Dwelling Units	12 D.U. x 350 GPD	=4,200 GPD
<b>PROPOSED:</b> 120,000 sq. ft. Commercial	120,000 sq. ft. x .1 GPD	=12,000 GPD
<b>TOTAL INCREASE:</b>		<b>+ 7,800</b>

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:

	<b>2001</b>	<b>2005</b>
<b>System II:</b>	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

## SPEAR and VARAT

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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" gravity line along the east limits of the JCC Property located north of the site. In order to connect to the municipal sewer system, the developer would need to construct a lift station and connect to the gravity line.

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 169 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 7.4 MGD with a current system demand of 3.72 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 MG/year and a maximum daily allocation of 5.73 MGD as of October 15, 1998. Of the permitted yearly withdrawal allocation, .78 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.*

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<b>CURRENT:</b>		
12 Dwelling Unit	12 D.U. x 350 GPD	=4,200 GPD
<b>PROPOSED:</b>		
120,000 sq. ft. Commercial	120,000 sq. ft. x .1 GPD	=12,000 GPD
	<b>TOTAL INCREASE:</b>	<b>+ 7,800 GPD</b>

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 System I and III

Water Plants is 7.4 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

<b>Year:</b>	<b>2001</b>	<b>2005</b>
<b>Water Demand:</b>	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 8" water main located on the east limits of the JCC property that extends south of Stirling Road.

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

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

Please see *APPENDIX II*.

C. *Drainage*

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 Water Control District (CBWCD). 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.

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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 CBWCD 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. Solid Waste*

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.*

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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:

<b>CURRENT:</b>		
<b>12 Dwelling Units</b>	12 DU x 8.9 lbs/day/DU	= 106.8 lbs/day
<b>PROPOSED:</b>		
<b>120,000 sq. ft. Commercial</b>	120,000 sq. ft. x 5 lbs/day/100 sq. ft.	= 6,000 lbs/day
	<b>TOTAL INCREASE:</b>	<b>+ 5,893 lbs/day</b>

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 3,800,000 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 Waste Management, Inc.

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

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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.*

The proposed land use designation is Commercial. Parks are not required to serve commercial uses.

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

The proposed change is from Residential (1) DU/AC to Commercial. Therefore, no additional park acreage is required to serve the amendment. Park and recreation demand will be reduced with the amendment.

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. No additional park acreage is required to serve this amendment.

### 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.*

The subject property is bordered on the north by Stirling Road and on the west by Pine Island Road, which is currently under construction as a new four-lane divided facility. When that section of roadway is completed, it will connect Pine Island Road from Stirling Road to Sheridan Street, south of which Pine Island Road will terminate and Douglas Road commences.

Stirling Road is an east-west four-lane-divided arterial highway; as mentioned, this section of Pine Island Road adjacent to the site is under construction as a four-lane divided highway. Once construction is complete, Pine Island Road will be a continuous roadway facility through the length of Broward County. Based on approved construction plans for Pine Island Road, the subject property will have access to the regional roadway network via both Stirling Road and Pine Island Road.

Table F-1 has been prepared to identify those roadways serving the site, their current laneage and capacity, their existing average daily traffic volumes, and their current levels of service on a daily basis. Table F-1A provides similar data for P.M. peak hour conditions. The volume and capacity outlined in Table F-1

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were obtained from Broward County's most recent Traffic Review and Impact Planning System (TRIPS) data files as well as other Broward County sources.

Table F-1 documents that the existing daily Level of Service (LOS) for Stirling Road ranges from LOS "B" east of University Drive to LOS "D" west of Pine Island Road. Pine Island Road currently operates at LOS "B" on a daily basis. Table F-1A shows that on a P.M. peak-hour basis, the studied roadway segments operate at the same levels of service as they do on a daily basis, with the exception of Stirling Road between Pine Island Road and University Drive. That link currently operates at LOS "D" during the P.M. peak hour.

2. *Identify the projected level of service for the affected roadways for the short (five year) and long term (2025) planning horizons. Note source if not from the Metropolitan Planning Organization plans and projections.*

Table F-2 has been prepared to identify future short-term (2007) and long term (2025) average daily traffic volumes, and their respective future operating levels of service. Year 2025 daily traffic volumes for the studied roadway segments were obtained from the Broward County Office of Planning, Transportation Systems Planning Section, Transportation Planning Division. Year 2007 daily traffic volumes were estimated by interpolating between existing volume data shown in Table F-1 and the year 2025 volume data.

Table F-2A identifies future P.M. peak-hour traffic volumes and levels of service for the studied roadway network. Years 2007 and 2025 peak-hour volumes were formulated by applying growth factors established from daily volume data shown in Tables F-1 and F-2 to existing P.M. peak-hour volumes shown in Table F-1A. Based on our review of Broward County's Transportation

Improvement Program and their Year 2025 Highway Map and follow-up conversations with County Staff, future roadway configurations for the studied roadway segments are not expected to change from those that currently exist. As such, the analyses reflected in Tables F-2 and F-2A consider the current laneage and capacities. Tables F-2 and F-2A document that Stirling Road from Pine Island Road to University Drive will operate over capacity on daily and P.M. peak-hour basis considering both short- and long- term analyses scenarios. All other study roadway segments are shown to operate at LOS 'D' or better.

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 range(2007) and long range (2025) planning horizons.*

Trip generation calculations were completed considering development of the property under both its current and proposed land use designations. For the existing Estate designation, development was assumed to consist of 12 single-family houses under the proposed commercial designation, development was assumed to consist of 120,000 square feet of commercial use. These daily and P.M. peak-hour trip generation calculations were performed employing data

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available from the Institute of Transportation Engineers, (ITE) Trip Generation Report, 6<sup>th</sup> Edition.

Site-traffic volumes considering development of the property per proposed land use designation were calculated using data from the “Shopping Center (820)” land use category of the ITE report. Trip Generation Report, 6<sup>th</sup> Edition.

Site-traffic volumes considering development of the property per the proposed land use category of the ITE Report. Site-traffic volumes considering the current land use designation were estimated employing data from the Residential Single-Family Detached Housing (Land Use 210) land use category of the ITE Report.

It has been demonstrated and documented that retail developments

such as the proposed shopping center draw a substantial component of their project traffic from the passing traffic stream. This phenomenon is referred to as pass-by traffic capture. Per data provided in the ITE Report, a 120,000 square-foot shopping center can reasonably be expected to draw 36 percent of its project traffic from the passing traffic stream. Studies conducted of shopping centers in South Florida actually have demonstrated significantly higher pass-by capture rates than 36 percent. Nonetheless, this analysis assumes a conservative pass-by capture rate of 25 percent for use in this analysis. Table F-3 summarizes the results of the trip generation calculations.

As can be seen from Table F-3, the property, if developed per its proposed land use designation, can be expected to generate a total of 5,749 new vehicles per day (VPD) after considering pass-by capture. If developed per the existing land use designation, the site would generate an estimated 147 VPD. Thus, development of the site per the proposed land use designation will result in a net increase of 5,602 daily project trips.

Table F-3 shows that on P.M. peak-hour basis, the site, if developed per its proposed land use designation, will generate 531 new vehicles per hour (VPH) after considering pass-by capture. Development of the site per its current land use designation would generate an expected 16 VPH during the P.M. peak-hour. Therefore, development of the site per the proposed land use designation will result in an increase of 515 P.M. net peak-hour trips.

Site-traffic distribution characteristics for the property were obtained from a Broward County Traffic Review and Impact Planning System (TRIPS) run prepared expressly for this project. TRIPS is a transportation gravity model used by Broward County to assess road impact fees and traffic concurrency impacts for new plats and for delegation requests for platted properties. The TRIPS database takes into account existing development and approved but as of yet un-built plats at their maximum intensities. The resulting TRIPS site-traffic distribution for the project property is summarized as follows:

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<u>To/From</u>	<u>Distribution</u>
North	20%
East	35%
South	15%
West	30%

The above shown traffic distribution values were applied to “net change” traffic volumes shown in Table F-3 to estimate the subject application’s impact on each of the studied roadway segments.

Table F-4 has been prepared to summarize traffic conditions. The table identifies the studied roadway segments’ average daily traffic volumes and their respective future operating levels of service considering the development of the property in conjunction with the proposed land use. Similarly, Table F-4A has also been prepared to provide an analysis of future short-term and long-term P.M. peak-hour traffic conditions considering the effects of the proposed land use amendment. The application’s impact on each of the studied roadway segments is shown in both tables as “LUPA Project Traffic.

As Tables F-4 and F-4A show, the segment of Stirling Road expected to operate overcapacity for future short-term and long-term background traffic conditions is also expected to operate overcapacity considering development of the site in conjunction with the proposed land use plan amendment. However, the proposed land use plan amendment will not result in the operation of any roadway segments expected to operate within capacity considering future short- and long-term background traffic conditions.

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

None.

**TABLE F-1  
SPEAR AND VARAT PROPERTY - TOWN OF DAVIE  
EXISTING DAILY PEAK-HOUR TRAFFIC CONDITIONS**

Roadway	From	To	Laneage	Capacity (VPD)	Existing Traffic Volume (VPD)	Existing Level of Service
Stirling Road	West	Pine Island Road	A4LD	35,000	33,450	D
	Pine Island Road	University Drive	A4LD	35,000	32,800	C
	University Drive	East	A6LD	52,500	30,000	B
Pine Island Road	Griffin Road	Stirling Road	A4LD	35,000	10,900	B
	Stirling Road	Sheridan Street	A4LD	35,000	0	N/A

**TABLE F-1A  
SPEAR AND VARAT PROPERTY - TOWN OF DAVIE  
EXISTING P.M. PEAK-HOUR TRAFFIC CONDITIONS**

Roadway	From	To	Laneage	Capacity (VPH)	Existing Traffic Volume (VPH)	Existing Level of Service
Stirling Road	West	Pine Island Road	A4LD	3,260	3,140	D
	Pine Island Road	University Drive	A4LD	3,260	3,112	D
	University Drive	East	A6LD	4,890	2,634	B
Pine Island Road	Griffin Road	Stirling Road	A4LD	3,260	1,046	B
	Stirling Road	Sheridan Street	A4LD	3,260	0	N/A

Tinter Associates, Inc.

TABLE F-2  
SPEAR AND VARAT PROPERTY - TOWN OF DAVIE  
FUTURE DAILY TRAFFIC CONDITIONS WITHOUT LAND USE PLAN AMENDMENT

Roadway	From	To	Laneage	Capacity (VPD)	Year 2007 Volume (VPD)	Year 2007 Level of Service	Year 2025 Volume (VPD)	Year 2025 Level of Service
Stirling Road	West	Pine Island Road	A4LD	35,000	32,187	C	28,399	C
	Pine Island Road	University Drive	A4LD	35,000	35,261	F	42,642	F
	University Drive	East	A6LD	52,500	32,118	B	38,473	C
Pine Island Road	Griffin Road	Stirling Road	A4LD	35,000	14,934	B	27,037	B
	Stirling Road	Sheridan Street	A4LD	35,000	8,253	B	33,013	C

TABLE F-2A  
SPEAR AND VARAT PROPERTY - TOWN OF DAVIE  
FUTURE P.M. PEAK-HOUR TRAFFIC CONDITIONS WITHOUT LAND USE PLAN AMENDMENT

Roadway	From	To	Laneage	Capacity (VPH)	Year 2007 Volume (VPH)	Year 2007 Level of Service	Year 2025 Volume (VPH)	Year 2025 Level of Service
Stirling Road	West	Pine Island Road	A4LD	3,260	3,021	C	2,666	C
	Pine Island Road	University Drive	A4LD	3,260	3,345	F	4,046	F
	University Drive	East	A6LD	4,890	2,820	B	3,378	C
Pine Island Road	Griffin Road	Stirling Road	A4LD	3,260	1,433	B	2,595	C
	Stirling Road	Sheridan Street	A4LD	3,260	792	B	3,168	D

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**TABLE F-3  
SPEAR AND VARAT SITE - TOWN OF DAVIE  
TRIP GENERATION**

**DAILY**

LAND USE DESIGNATION STATUS	ITE LAND USE CATEGORY AND CODE	DEVELOPMENT SIZE (S.F./Units)	DAILY TRIP GENERATION RATE	SITE TRAFFIC (VPD)
PROPOSED	SHOPPING CENTER (820)	120,000	$\text{Ln}(T)=0.643 \text{Ln}(X)+5.866$	7,665
	25% Pass-By Capture Reduction			1,916
	NET NEW SHOPPING CENTER TRIPS			5,749
CURRENT	SINGLE-FAMILY DETACHED HOUSING (210)	12	$\text{Ln}(T)=0.920 \text{Ln}(X)+2.707$	147
	NET CHANGE IN DAILY SITE TRAFFIC			5,602

**AM PEAK HOUR**

LAND USE DESIGNATION STATUS	ITE LAND USE CATEGORY AND CODE	DEVELOPMENT SIZE (S.F./Units)	A.M. PEAK HOUR TRIP GENERATION RATE	SITE TRAFFIC (VPH)
PROPOSED	SHOPPING CENTER (820)	120,000	$\text{Ln}(T)=0.596 \text{Ln}(X)+2.329$	178
	25% Pass-By Capture Reduction			45
	NET NEW SHOPPING CENTER TRIPS			134
CURRENT	SINGLE-FAMILY DETACHED HOUSING (210)	12	$T=0.700(X)+9.477$	18
	NET CHANGE IN P.M. PEAK-HOUR SITE TRAFFIC			116

**PM PEAK HOUR**

LAND USE DESIGNATION STATUS	ITE LAND USE CATEGORY AND CODE	DEVELOPMENT SIZE (S.F./Units)	P.M. PEAK HOUR TRIP GENERATION RATE	SITE TRAFFIC (VPH)
PROPOSED	SHOPPING CENTER (820)	120,000	$\text{Ln}(T)=0.660 \text{Ln}(X)+3.403$	708
	25% Pass-By Capture Reduction			177
	NET NEW SHOPPING CENTER TRIPS			531
CURRENT	SINGLE-FAMILY DETACHED HOUSING (210)	12	$\text{Ln}(T)=0.901 \text{Ln}(X)+0.527$	16
	NET CHANGE IN P.M. PEAK-HOUR SITE TRAFFIC			515

Tinter Associates, Inc.

**TABLE F-4  
SPEAR AND VARAT PROPERTY - TOWN OF DAVIE  
FUTURE DAILY TRAFFIC CONDITIONS CONSIDERING LAND USE AMENDMENT**

Roadway	From	To	Laneage	Capacity (VPD)	LUPA Project Traffic (VPD)	Year 2007 Volume (VPD)	Year 2007 Level of Service	Year 2025 Volume (VPD)	Year 2025 Level of Service	Year 2025 Volume (VPD)	Year 2025 Level of Service
Stirling Road	West	Pine Island Road	A4LD	35,000	1,681	33,868	D	30,080	C	5602	0.3
	Pine Island Road	University Drive	A4LD	35,000	1,961	37,221	F	44,603	F	5602	0.35
	University Drive	East	A6LD	52,500	840	32,959	B	39,313	C	5602	0.15
Pine Island Road	Griffin Road	Stirling Road	A4LD	35,000	1,120	16,055	B	28,157	C	5602	0.2
	Stirling Road	Sheridan Street	A4LD	35,000	840	9,094	B	33,853	D	5602	0.15

**TABLE F-4A  
SPEAR AND VARAT PROPERTY - TOWN OF DAVIE  
FUTURE P.M. PEAK-HOUR TRAFFIC CONDITIONS CONSIDERING LAND USE AMENDMENT**

Roadway	From	To	Laneage	Capacity (VPH)	LUPA Project Traffic (VPH)	Year 2007 Volume (VPH)	Year 2007 Level of Service	Year 2025 Volume (VPH)	Year 2025 Level of Service	Year 2025 Volume (VPH)	Year 2025 Level of Service
Stirling Road	West	Pine Island Road	A4LD	3,260	155	3,176	D	2,820	C	515	0.3
	Pine Island Road	University Drive	A4LD	3,260	180	3,526	F	4,226	F	515	0.35
	University Drive	East	A6LD	4,890	77	2,897	B	3,455	C	515	0.15
Pine Island Road	Griffin Road	Stirling Road	A4LD	3,260	103	1,536	B	2,698	C	515	0.2
	Stirling Road	Sheridan Street	A4LD	3,260	77	869	B	3,245	D	515	0.15

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### 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 2 is currently the closest route to this site. Route 2 runs along University Drive.

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

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

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 2. The Broward county 2001-02 Transit Development Plan identifies a need to extend BCT Route 88 to the site by 2005.

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 Cooper City Elementary School, Pioneer Middle School, and Cooper City High School.

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

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School	2001/02 Enrollment	Design Capacity
Cooper City	977	841
Pioneer	1,763	1,413
Cooper City	2,447	1,913

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, 5 students would be eliminated as a result of the proposed amendment.

<b>CURRENT: 12 Single Family (4BR)</b>		
Single Family	12 x .439 <sup>1</sup>	5
<b>PROPOSED: Commercial</b>		
Commercial	N/A	0
<b>TOTAL DECREASE:</b>		<b>5</b>

<sup>1</sup> 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.*

N/A

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.*

N/A

- D. *Letter from Broward County School Board*

N/A

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.*

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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 Planning and Environmental Protection has determined that there are limited jurisdictional wetlands on the site that total less than one acre. The wetland jurisdiction determination is provided as Appendix VI. The developer will continue to coordinate with Broward County and other environmental permitting agencies to mitigate any impacts that development of the site may cause to these wetlands. However, no development plans have been developed at this time and the extent of required mitigation cannot be assessed. Mitigation measures will be determined during the development approval process.

*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 Broward County Wellfield Protection Zones Map identifies the amendment site as being located within wellfield Protection Zone 3. The wellfield Protection Zones on the area of the subject site are identified in Exhibit F. All future uses on the site will comply with all requirements of the Broward County Wellfield Protection Ordinance.

*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.

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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

This site, which is located at the intersection of two major arterials, provides an appropriate location for commercial development to serve the existing and anticipated residential uses in the area. A church is currently developed to the east of the site. The parcels to the south and west are currently vacant. North of the site is the Jewish Community Center, a commercial center and residential uses. The proposed commercial development is compatible with the suburban development patterns that have been established in the area.

Access to the site would be provided along Stirling Road and Pine Island Road and would not cause additional traffic in surrounding residential areas.

Proper internal and perimeter buffers will be provided to mitigate any potential impacts 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 vacant.

11. INTERGOVERNMENTAL COORDINATION

The amendment is located adjacent to the Unincorporated area and south of Cooper City. The Town of Davie continues to participate in the joint planning efforts of all the local governments. The Town of Davie has adequate capacity in the municipal infrastructure systems to accommodate this amendment.

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

FUTURE LAND USE

Policy 1-9:

Industrial and commercial development shall be serviced by a centralized wastewater treatment system, where financially feasible.

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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 7-1:

The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Policy 7-3:

Zoning regulations shall provide for varying intensities of commercial development, and district application of appropriate districts where compatible with adjacent and surrounding residential uses.

Policy 7-4:

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

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

Goal 2.00.00

Provided a complete range of convenient and accessible commercial facilities sufficient to serve Broward County's Resident and Tourist Population.

Objective 2.01 .00 Permitted Uses in Commercial Areas

Establish within the Future Broward County Land Use Plan Map (Series) a commercial land use category addressing the provision of office, retail and other non-residential activities necessary to support Broward County's resident and tourist populations.

Objective 2.04.00

Provide a sufficient level of commercial development to accommodate the population and economy of Broward County while ensuring that the planned level of service on the regional road network is achieved and maintained.

Policy 2.04.03

Local governments shall employ their local land use plans and zoning ordinances to establish different intensities of commercial development compatible with adjacent and surrounding land uses.

Policy 2.04.07

Land use designations for community and regional commercial development should be based upon adequate existing or planned public services and facilities.

# SPEAR and VARAT

---

## Policy 2.04.09

Local governments should require all future land uses located adjacent to an existing or designated residential area to receive site plan approval from the local government in which the development is to be located in order to minimize any potentially adverse impacts.

## 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.

### 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 result in a slight decrease in the projected population with a revised 2010 population of 69,415.

#### 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.

### 16. ADDITIONAL SUPPORT INFORMATION N/A

### 17. PLAN ELEMENTS N/A

## SPEAR and VARAT

---

- 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

Wellfield

Protection Zones – F

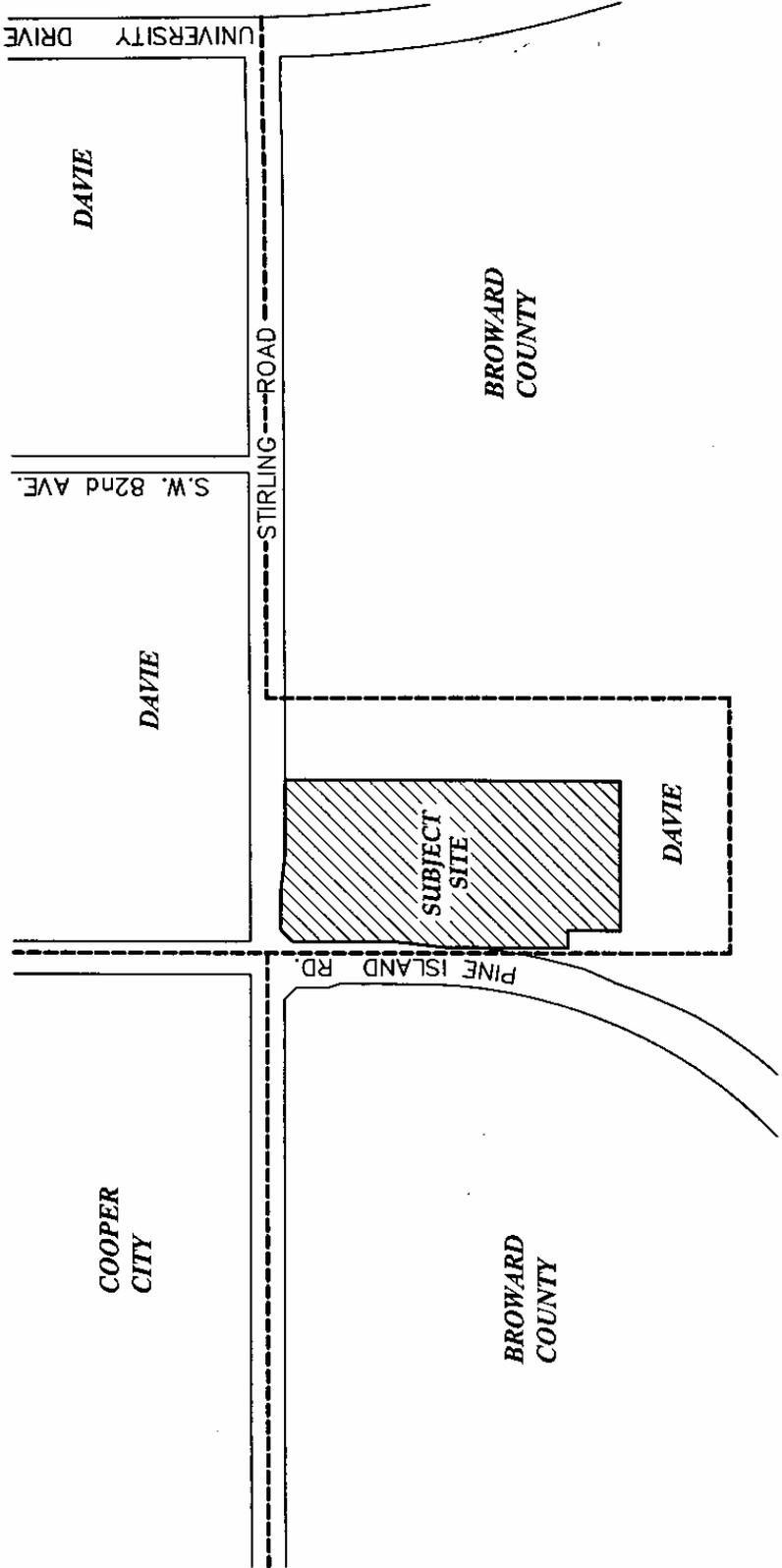


Exhibit A  
LOCATION MAP

**Leigh Robinson Kerr  
& Associates, Inc.**  
PLANNING-ENGINEERING-ARCHITECTS  
200 E. Las Olas Blvd., Suite 2300  
Fort Lauderdale, Florida 33301  
(954) 467-4300



SCALE 1" = 300'  
DATE: AUGUST 1, 2002

SPEAR & VARAT

ATTORNEYS: SPEAR, VARAT, KERRY & LEE, P.A.

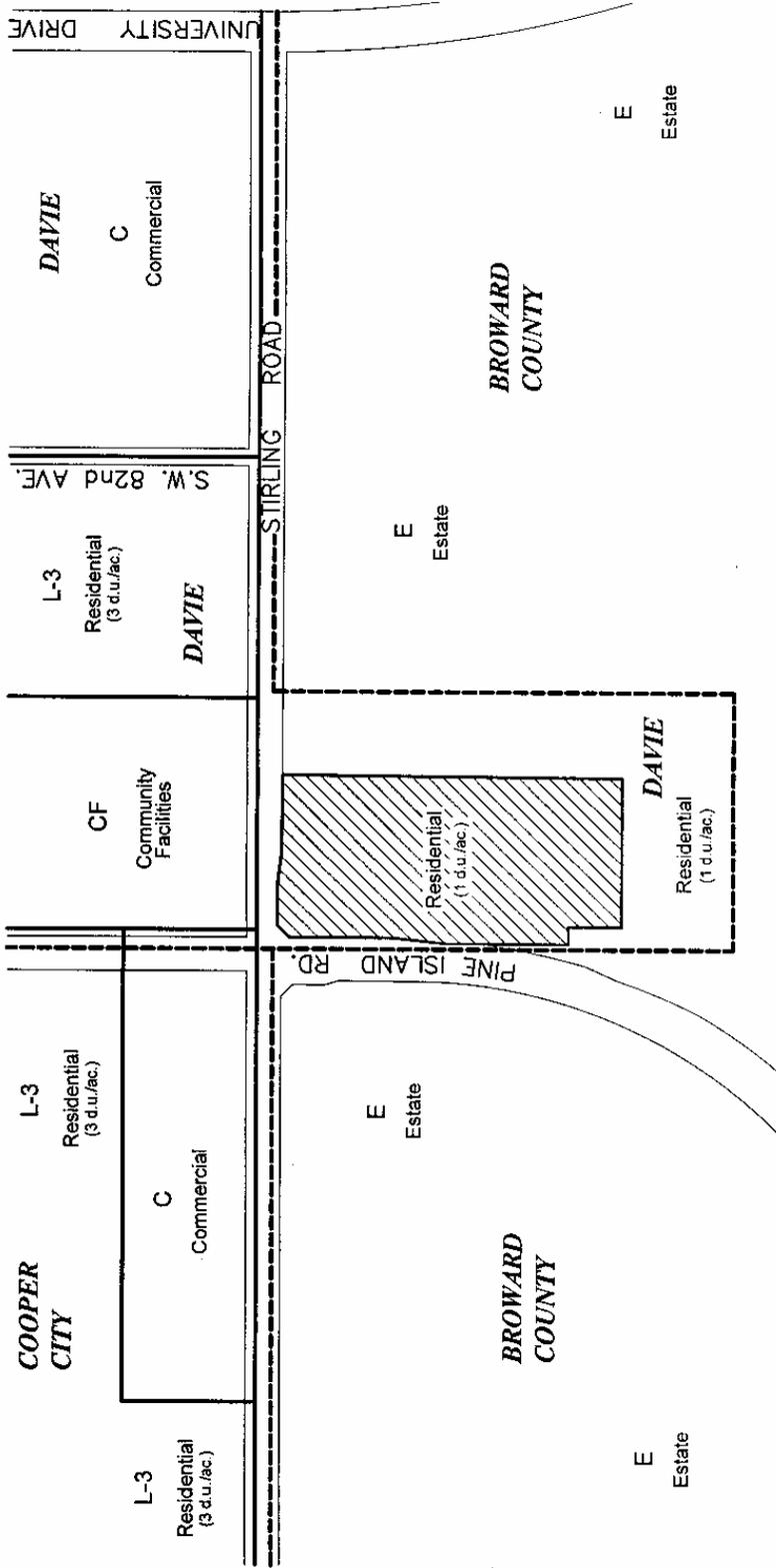


Exhibit B  
**CURRENT FUTURE LAND USE MAP**

**Leigh Robinson Kerr & Associates, Inc.**  
 PLANNING-ENGINEERING-ARCHITECTURE  
 200 E. Las Olas Blvd., Suite 104  
 Fort Lauderdale, Florida 33301  
 (954) 577-2424



SCALE: 1" = 300'  
 DATE: AUGUST 27, 2002

**SPEAR & VARAT**

AUTOCAD 2000 PROJECT/2002/CURRENT/11-8

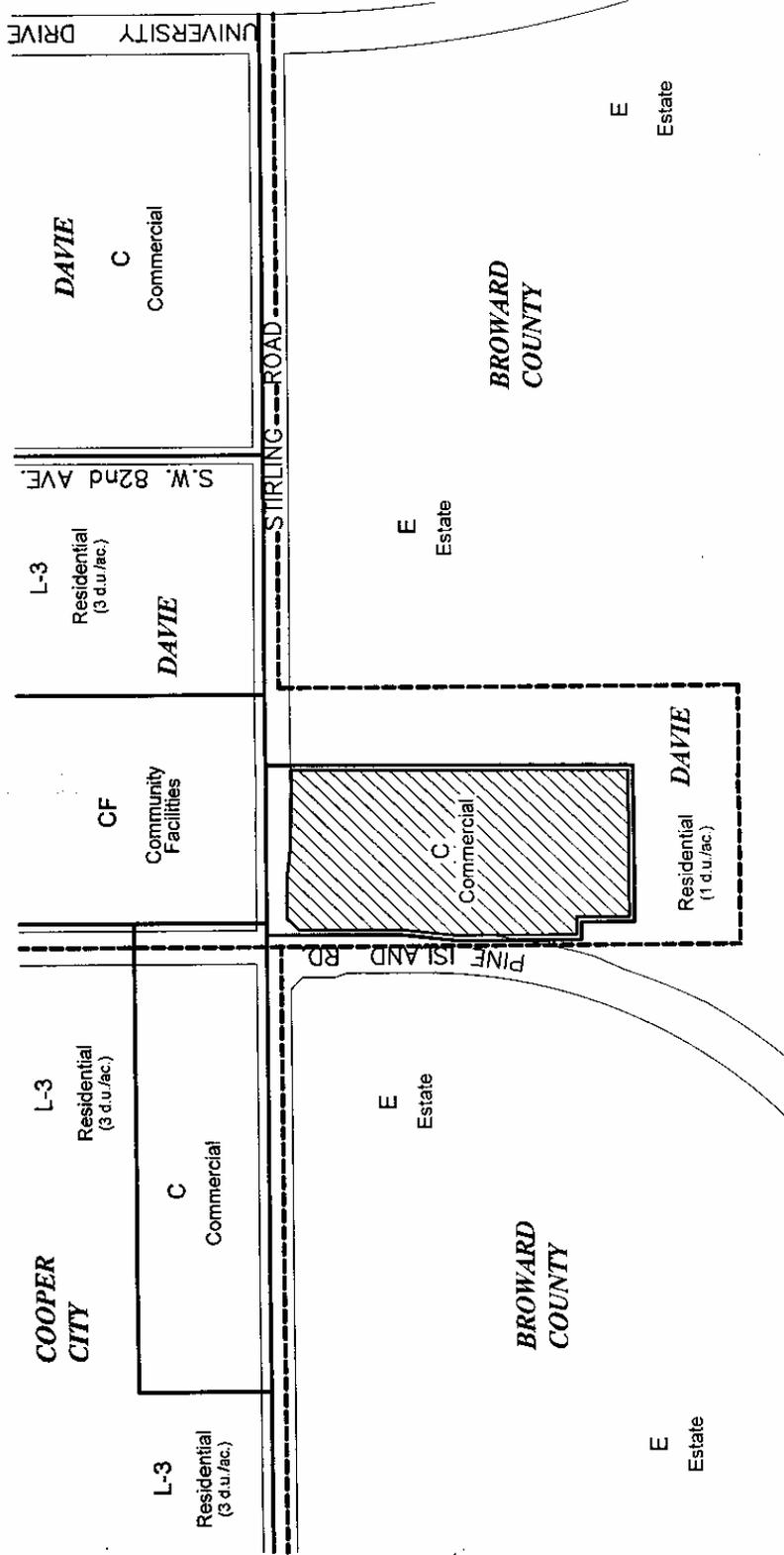


Exhibit C  
 PROPOSED FUTURE LAND USE MAP


 N

SCALE: 1" = 300'  
 DATE: AUGUST 27, 2002

**SPEAR & VARAT**

Leigh Robinson Kerr  
 & Associates, Inc.  
 PLANNING—ZONING—LAND USE  
 300 E. Las Olas Blvd., Suite 104  
 Fort Lauderdale, FL 33301  
 (954) 567-4330

AUTOCAD: T2000 / PRODATA / 2007 / PROJ.LJ-8

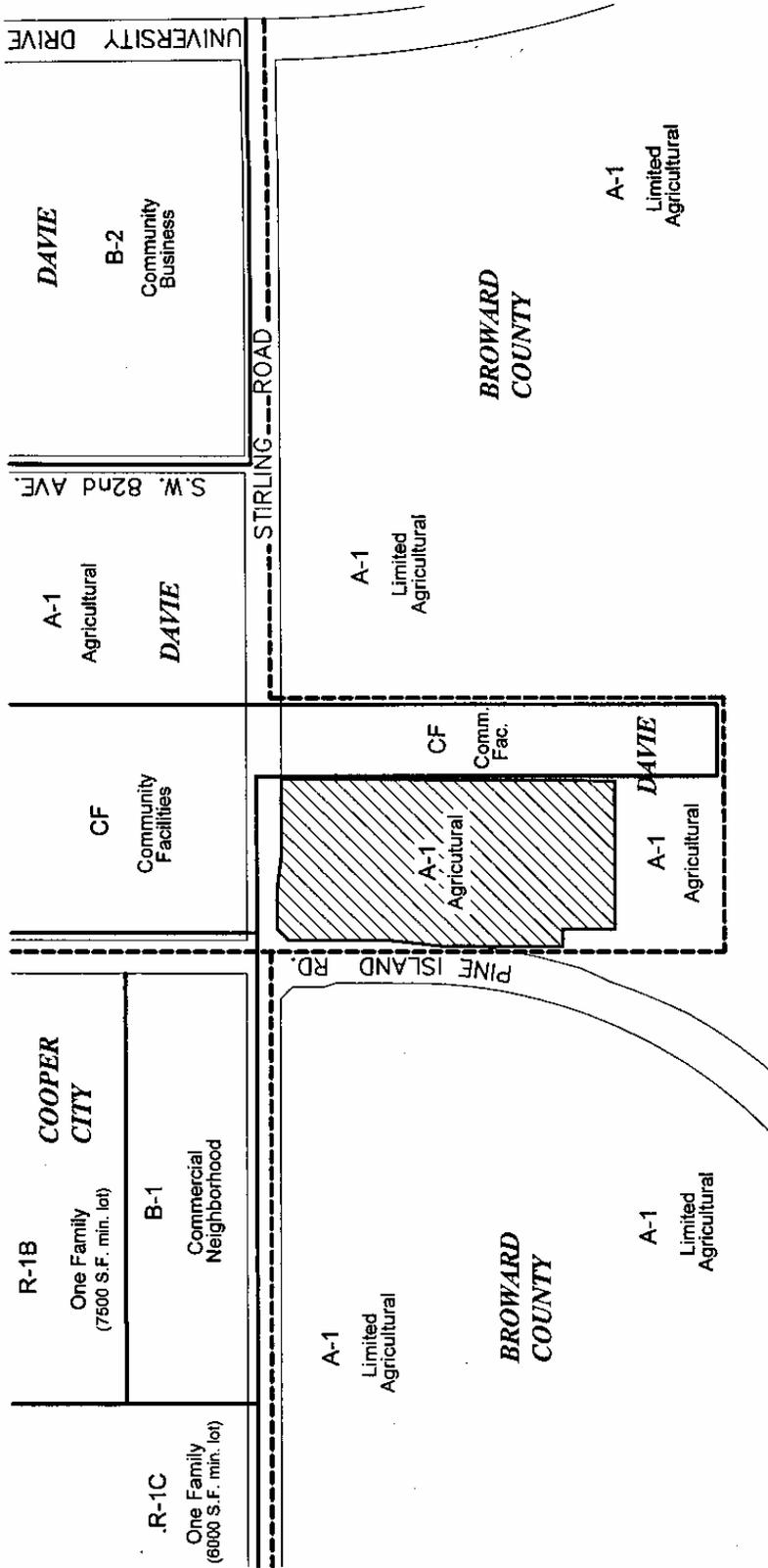


Exhibit D  
ZONING MAP

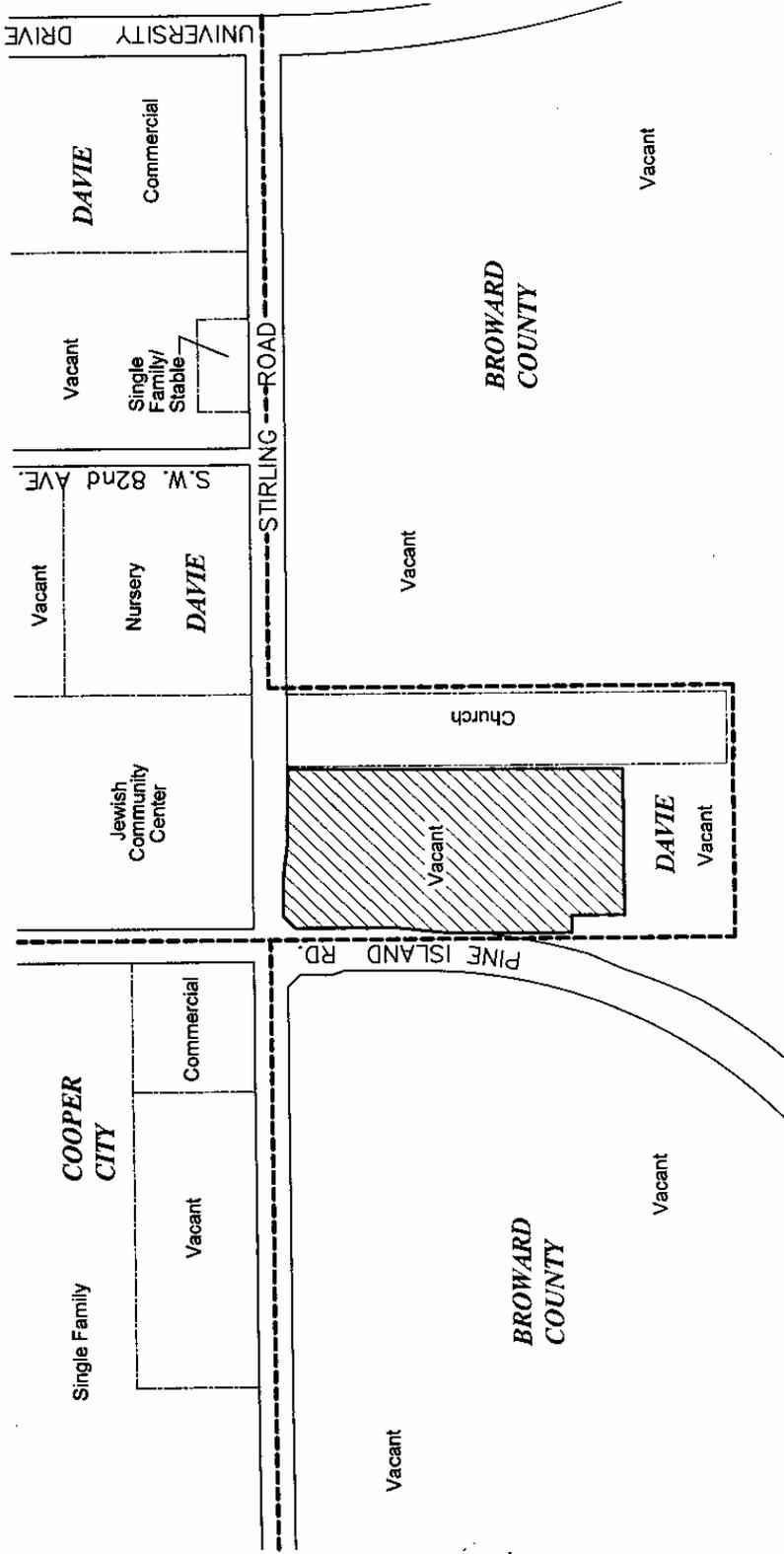
**Leigh Robinson Kerr & Associates, Inc.**  
 PLANNERS - ARCHITECTS - ENGINEERS  
 201 E. Las Olas Blvd. - 33501, FLA.  
 (904) 487-3333



SCALE 1" = 200'  
DATE: AUGUST 1, 2002

**SPEAR & VARAT**

APR15-2002 12:00 PM PROJECT# 22073 ZONING-2



*Exhibit E*  
**EXISTING USES MAP**



SCALE: 1" = 300'  
DATE: AUGUST 1, 2002

**Leigh Robinson Kerr & Associates, Inc.**  
PLANNING-ENGINEERING-ARCHITECTS  
200 S. Las Olas Blvd., Suite 104  
Fort Lauderdale, Florida 33301  
(954) 467-2320

**SPEAR & VARAT**

AUTOCAD 2000 PRODUCTS 1207/PLANNING-8

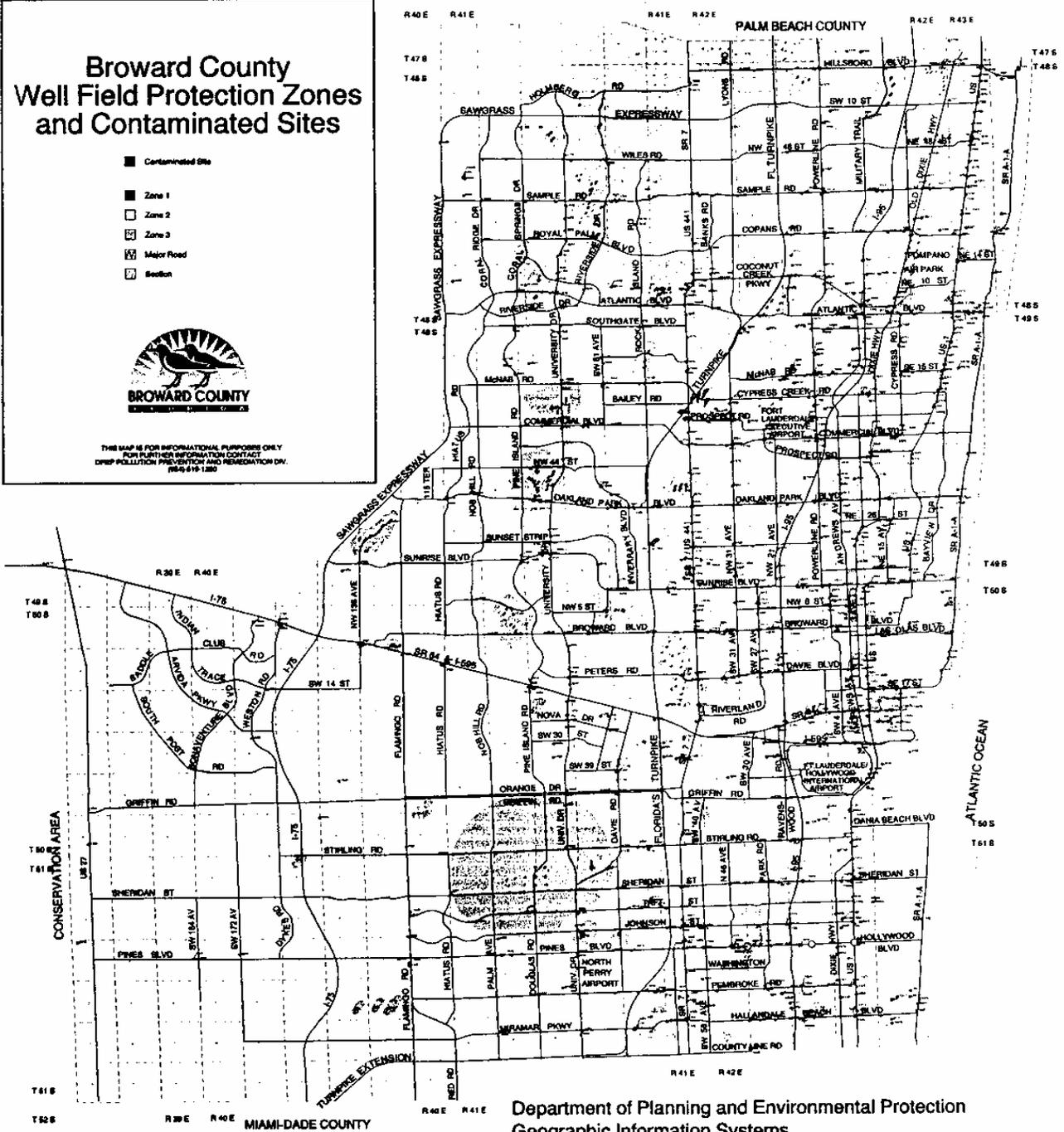
EXHIBIT F

# Broward County Well Field Protection Zones and Contaminated Sites

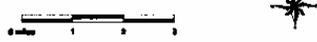
- Contaminated Site
- Zone 1
- Zone 2
- Zone 3
- ▨ Major Road
- Station



THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY  
FOR FURTHER INFORMATION CONTACT  
DEPT. OF POLLUTION PREVENTION AND REMEDIATION DIV.  
954-875-1282



Department of Planning and Environmental Protection  
Geographic Information Systems  
Updated January 2002, Subject to Further Revision



**APPENDIX**

Legal Description	I
Utility Letter	II
Drainage Letter	III
Solid Waste Letter	IV
Mass Transit Letter	V
Jurisdictional Determination	VI

**APPENDIX 1**

**Legal Description**

**SURVEY NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE KEITH & SCHNARS RESURVEY RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS. WITH A REFERENCE BEARING OF NORTH 87°41'08" EAST, ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY AS SUCH.

**LEGAL DESCRIPTION : (TOWN OF DAVIE PORTION)**

PORTIONS OF TRACT 10 AND TRACT 11 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 41 EAST, OF "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 87°41'08" EAST, (BEARINGS BASED ON KEITH & SCHNARS RESURVEY RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS), ALONG THE NORTH LINE OF SAID SECTION 4 FOR A DISTANCE OF 459.22 FEET; THENCE NORTH 88°04'53" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1422.90 FEET; THENCE SOUTH 01°52'57" EAST FOR A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING ON A LINE 53.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID TRACT 11 AND TO A POINT ON THE SOUTH RIGHT-OF-WAY OF STIRLING ROAD; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) NORTH 88°04'53" EAST, 114.65 FEET; (2) SOUTH 85°04'33" EAST, 100.72 FEET; (3) NORTH 88°04'53" EAST, 230.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 10; THENCE, ALONG SAID EAST LINE, SOUTH 01°49'20" EAST, 992.03 FEET TO A POINT ON A LINE 250.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACTS 10 AND 11; THENCE, ALONG SAID PARALLEL LINE, SOUTH 87°51'53" WEST, 443.62 FEET TO A POINT ON SAID LINE 53.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID TRACT 11; THENCE, ALONG SAID PARALLEL LINE, NORTH 01°52'57" WEST, 155.27 FEET TO A POINT ON LINE 405.27 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACT 11; THENCE, ALONG SAID PARALLEL LINE, SOUTH 87°51'53" WEST, FOR A DISTANCE OF 53.00 FEET TO A POINT ON SAID WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID TRACT 11; THENCE NORTH 01°52'57" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 363.11 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF PINE ISLAND ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 31325, PAGE 1319 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES; (1) NORTH 04°12'38" EAST, A DISTANCE OF 153.37 FEET TO A POINT ON A 2066.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (THROUGH WHICH A RADIAL LINE BEARS SOUTH 88°17'07" WEST TO THE RADIUS POINT); (2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'40" AND AN ARC DISTANCE OF 7.01 FEET TO A POINT OF TANGENCY; (3) NORTH 01°54'33" WEST, FOR A DISTANCE OF 293.03 FEET; (4) NORTH 43°05'10" EAST, FOR A DISTANCE OF 49.49 FEET; (5) NORTH 88°04'53" EAST, FOR A DISTANCE OF 1.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 480,741 SQUARE FEET (11.036 ACRES) MORE OR LESS.

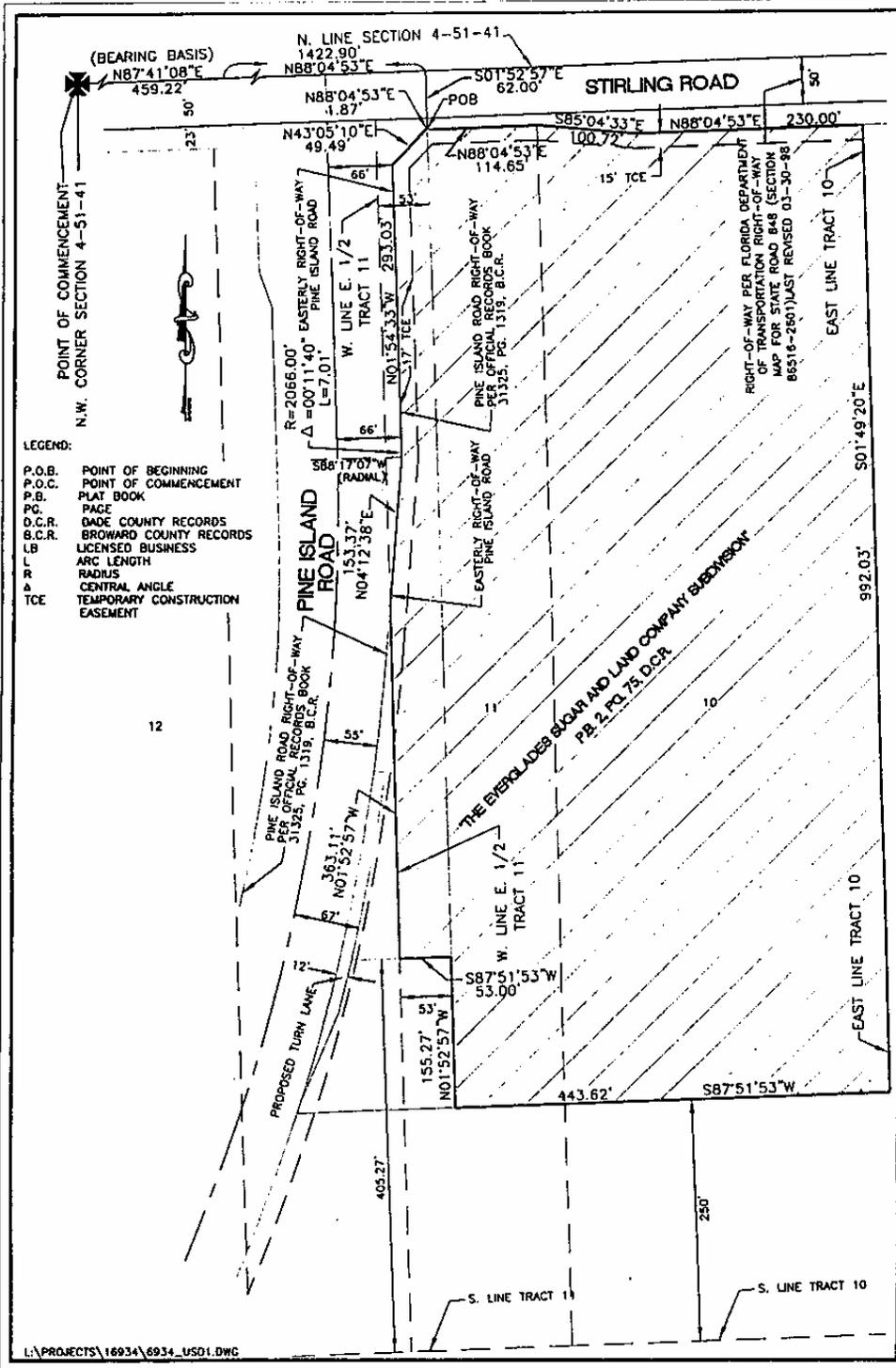
**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS Delineated UNDER MY DIRECTION ON FEBRUARY 27, 2002. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.  
ENGINEERS, PLANNERS - SURVEYORS  
BY: A. M. LAZOWICK, P.S.M.  
FLORIDA REGISTRATION NO. 4105

L:\PROJECTS\16934\6934\_USD1.DWG

<b>SKETCH AND DESCRIPTION</b> A PORTION OF TRACTS 10 & 11 EVERGLADES SUGAR AND LAND CO. SUBDIVISION, P.B. 2, PG. 75, D.C.R. TOWN OF DAVIE BROWARD COUNTY, FLORIDA	DATE	2/27/02	DATE	REVISIONS
	SCALE	1"=120'		
	FIELD BK.	N/A		
	DWNG. BY	MM		
	CHECK BY	AML		
 <b>KEITH and SCHNARS, P.A.</b> ENGINEERS, PLANNERS, SURVEYORS <small>6000 N. ANDREWS AVE., FT. LAUDERDALE, FL. 33309-2128 (954)778-1818</small>		SHEET NO. <u>1</u> OF <u>2</u> SHEETS DRAWING NO. <u>16934 L-</u>		



<b>SKETCH AND DESCRIPTION</b> A PORTION OF TRACTS 10 & 11, EVERGLADES SUGAR AND LAND CO. SUBDIVISION, P.B. 2, PG. 75, D.C.R. TOWN OF DAVIE BROWARD COUNTY, FLORIDA	DATE	2/27/02	DATE	REVISIONS
	SCALE	1"=120'		
	FIELD BK.	N/A		
	DWNG. BY	MMM		
	CHECK BY	AML		
<b>KEITH and SCHNARS, P.A.</b> ENGINEERS, PLANNERS, SURVEYORS 4500 N. ANDREWS AVE., FT. LAUDERDALE, FL. 33309-2132 (954)779-1818		SHEET NO. <u>2</u> OF <u>2</u> SHEETS DRAWING NO. <u>16934 L</u>		



Administration 797-1030  
Administrative Services 797-1020  
Budget & Finance 797-1050  
Community Services 797-1145  
Development Services 797-1111

Engineering 797-1113  
Fire Department 797-1090  
Police Department 797-1200  
Public Works 797-1240  
Utilities 433-4000

Town of Davie

6591 Orange Drive Davie, Florida 33314-3399

(954) 797-1000

APPENDIX II  
RECEIVED

APR 19 2002

Kerr & Associates, Inc.

April 17, 2002

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  
Spear - Land Use Plan Amendment

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. Water and sewer facilities can be made 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.

I have updated the analysis sheets you forwarded to our office and I am enclosing those to assist in revising your plan.

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

Sincerely,

TOWN OF DAVIE

Daniel Colabella  
Utilities Director

:hkc  
cc: Town of Davie Planning Department

**SPEAR**

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~~ <sup>116.8</sup> 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.*

3.02

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 ~~3.65~~ 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.*

<b>CURRENT:</b> 12 Dwelling Units	12 D.U. x 350 GPD	=4,200 GPD
<b>PROPOSED:</b> 120,000 sq. ft. Commercial	120,000 sq. ft. x .1 GPD	=12,000 GPD
<b>TOTAL INCREASE:</b>		<b>+ 7,800</b>

Source: Davie Comprehensive Plan

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

**SPEAR**

- 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" gravity line along the east limits of the JCC Property located north of the site. In order to connect to the municipal sewer system, the developer would need to construct a lift station and connect to the gravity line.

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

Please see APPENDIX II.

**B. Potable Water**

- I. *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 101 gallons per capita per day.

169

**SPEAR**

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 Davis System Service Area One. The design capacity for the system is ~~9.8~~ MGD with a current system demand of ~~4.2~~ **3.72** 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.

<b>CURRENT:</b>		
12 Dwelling Unit	12 D.U. x 350 GPD	=4,200 GPD
<b>PROPOSED:</b>		
120,000 sq. ft. Commercial	120,000 sq. ft. x .1 GPD	=12,000 GPD
	<b>TOTAL INCREASE:</b>	<b>+ 7,800 GPD</b>

Source: Town of Davis 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.

**WATER PLANTS** The design capacity for the Town of Davis Wastewater is ~~7.4~~ **7.4** MGD. ~~As of MGD capacity expansion is planned which will increase the total design capacity to 8 MGD.~~ The short **SYSTEM I AND III**



# CENTRAL BROWARD WATER CONTROL DISTRICT RECEIVED

8020 STIRLING ROAD (DAVIE)  
HOLLYWOOD, FLORIDA 33024

APR 15 2002

## BOARD OF COMMISSIONERS

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

TELEPHONE: (954) 432-6110 Associates, Inc.  
FAX: (954) 432-8603  
E-Mail: culvert@gate.net

Appendix III

April 12, 2002

Mr. Leigh R. Kerr, AICP  
808 East Las Olas Boulevard, Suite 104  
Fort Lauderdale, FL 33301

Re: Land Use Plan Amendment  
Spear Property

Central Broward Water Control District has adequate facilities to provide drainage for the above mentioned property.

Do not hesitate to call should you require additional information.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael Crowley".

Michael Crowley  
District Manager

MC/vg



**Tony Spadaccia**  
Government Affairs  
Tel: 954-984-2064  
Fax: 954-984-2071

RECEIVED

MAY 28 2002

Kerr & Associates, Inc.

**APPENDIX IV**  
**WASTE MANAGEMENT**

2700 NW 48th Street  
Pompano Beach, FL  
(954) 984-2000  
(954) 984-2058 Fax

May 23, 2002

Leigh Robinson Kerr & Associates, Inc.  
808 East Las Olas Boulevard - Ste. 104  
Ft. Lauderdale, FL 33301

Dear Leigh:

Please be advised that Waste Management has the capacity to provide all necessary solid waste collection and disposal services which may be required and described in the Spear-Land Use Plan Amendment. There are no solid waste collection or disposal concerns with this project.

Sincerely,

Tony Spadaccia  
Waste Management Inc. of Florida

TS/mlr



RECEIVED

APR 26 2002

Community Services Department  
Keir & Associates, Inc. **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) 357-8355 / 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) 357-6792 / FAX (954) 357-8305

**APPENDIX V**

April 15, 2002

Leigh R. Kerr, AICP  
Leigh Robinson Kerr & Associates, Inc.  
808 East Las Olas Blvd, Suite 104  
Fort Lauderdale, FL 33301

**RE: Spear – Land Use Plan Amendment**

Dear Leigh R. Kerr:

Your fax-memorandum dated April 11, 2002, regarding the **SPEAR & VARAT Land Use Plan Amendment**, has been reviewed by Mass Transit for current and planned bus service.

Fixed-Route Bus service to the amendment site, in the Town of Davie, near Pine Island Road and Stirling Road, is currently not provided. As the proposed Land Use Plan Amendment stated, the nearest bus service is BCT Route 2 on University Drive.

However, the Broward County 2001-2002 Transit Development Plan identified the need for an extension of BCT Route 88, to the requested site, by the year 2005. Currently, Route 88, operates at forty-five minute intervals (headways) on weekdays, Saturdays, and Sundays.

BCT hopes that this future route extension is considered in the future planning for this area and considered in the proposed amendment.

Please call me at 357-8351 if you need more information.

Sincerely,  
  
Dave Daniels  
Associate Planner

c: Spencer Stoleson

**BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS - An Equal Opportunity Employer and Provider of Services**

Josephus Eggelleton, Jr. • Ben Graber • Suzanne N. Gunzburger • Kristin D. Jacobs • Ilene Lieberman • Lori Nance Parish • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • James A. Scott

Visit us on the internet: [www.broward.org/bct](http://www.broward.org/bct)



Department of Planning and Environmental Protection  
Biological Resources Division  
218 S.W. 1st Avenue  
Fort Lauderdale, FL 33301  
(954) 519-1230 • Fax (954) 519-1412

March 5, 2002

Kristine Stewart  
Keith and Schnars, P.A.  
6500 North Andrews Avenue  
Fort Lauderdale, Florida 33309-2132

KEITH & SCHNARS P.A.

RECEIVED

APPENDIX VI

Re: Jurisdictional Determination  
Section: 4 Township: 51 South Range: 41 East  
Spear Property  
DPEP File No. WD 0202-010

Dear Ms. Stewart:

The referenced site, outlined in black on the attached aerial photograph, was visited by the Broward County Department of Planning and Environmental Protection (Department) on March 4, 2002. During that visit it was determined that the site contains some Department jurisdictional wetlands. The approximate boundaries are delineated in hatching on the enclosed aerial photograph. If an exact line is desired, you may elect to arrange a joint site inspection with your surveyor present.

This determination was made according to the Natural Resource Protection Code definition of *Regulated Aquatic and Wetland Resources* and Section 27-334(c), which incorporates the wetland delineation methodology ratified by the Florida Legislature and implemented in 62-340 F.A.C. In the event of a conflict with a formal delineation conducted by the Florida Department of Environmental Protection or the South Florida Water Management District pursuant to 62-340 F.A.C. the determination of said Agency will be the controlling delineation. This determination is valid for a period of no more than two (2) years from the date of this letter.

Any construction which involves any dredging or filling operation in the wetlands will require an Environmental Resource License. Any activities, e.g. lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code, may require a license. This letter does not constitute a waiver of review by the Land Use and Permitting Division of this Department prior to clearing and grubbing.

The applicant is encouraged to contact the Department at the earliest convenient time to discuss licensing requirements.

If you have any questions, contact Lesley Hughes at the above address.

Sincerely,

Kathryn Cartier  
Wetlands Resources Manager

KC/lh  
cc: Timothy Rach, FDEP  
Anita Bain, SFWMD  
Robert Paulson, USACOE/WPB

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/dpep](http://www.broward.org/dpep)

STIRLING ROAD (S.R. 848)

University Drive

<b>BROWARD COUNTY</b> DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION <b>BIOLOGICAL RESOURCES DIVISION</b> <b>WETLAND DELINEATION</b>
BROWARD COUNTY CODE 27-384 (c)
ALL <u>NONE</u> AS SHOWN <u>X</u>
PROJECT <u>Wetland Project</u>
REVIEWER <u>W. H. H. H.</u> DATE <u>2/5/02</u>
NOT VALID FOR MORE THAN 2 YEARS