



DEVELOPMENT SERVICES DEPARTMENT 797-1111

Administration 954-797-1101
Planning & Zoning 954-797-1103
Building & Occupational Licensing 954-797-1111
Code Enforcement 954-797-1121
Engineering 954-797-1113

TOWN OF DAVIE 6591 ORANGE DRIVE, DAVIE, FLORIDA 33314-3399 (954) 797-1030

MEMORANDUM

PZ 8-17-04

TO: Mayor and Councilmembers
Thomas J. Willi, Town Administrator

THRU: Mark A. Kutney, AICP, Development Services Director *MARK*
Fernando Leiva, AICP, Planning and Zoning Manager *FL*
Marcie Oppenheimer Nolan, AICP, Deputy Planning and Zoning Manager *Man*

FROM: Erin A. Degutis, ASLA, AICP, Planner *ED*

DATE: August 18, 2004

RE: Project: LA-03-12A
Owner: 95 Warehouse, Inc.
Petitioner: Michele Mellgren & Associates
Location: 10350 State Road 84
Located south of SR 84 between Bright Road/Nob Hill Road

REQUEST: The applicant, 95 Warehouse, Inc., is requesting that the above referenced item, currently scheduled for the September 1, 2004 Town Council meeting, be tabled to the October 20, 2004 Town Council meeting. This is the second tabling of this item by the applicant.

HISTORY: Town Council previously tabled this item at the April 7, 2004 Town Council meeting to the September 1, 2004 meeting at the request of the applicant. This was the first request to table by the applicant.

At the March 10, 2004 Land Planning Agency board meeting Vice Chair Turin made a motion, seconded by Mr. McLaughlin, to deny based on that the proposal does not meet the criteria set forth in the Code 12-304, specifically items 4 and 10 of the planning report – it is not appropriate as it abuts a residential area, and it would not be an appropriate change nor the best use. Motion carried 3-1 with Mr. Stevens being opposed and Ms. Lee abstaining.

JUSTIFICATION: The applicant requests the tabling to complete meeting with various community groups. The applicant and IKEA are also working on a site plan to present to Town Council as part of the Land Use Plan Application (LUPA).

In addition, the applicant and IKEA are completing a traffic study for review and comment by the Development Services Division. The traffic study, as well as the review and analysis by the Town's traffic consultant, will be a part of the application backup for the October 20, 2004 Town Council meeting.

**APPLICABLE
CODE:**

According to Sec. 12-302.1. Deferral of public hearings for applications. Public hearings for planning and development applications hereunder may be deferred or tabled twice by the applicant(s) and automatically rescheduled. Upon request for a third deferral or tabling, including any referrals granted by the Planning and Zoning Board or Local Planning Agency, the Town Council may direct staff to withdraw the application on behalf of the applicant. Further consideration of the application after withdrawal by staff will require payment of a new application fee and resubmission of any materials that the staff deems necessary for reprocessing the application, based on the need for updating or other revision.

ATTACHMENTS:

Letter dated August 13, 2004 from Anthony LePore to Mark Kutney, AICP
Town Council Agenda Report for LA 03-12A
Ordinance for LA 03-12A
Staff Report and recommendations for LA 03-12A
IKEA Land Use Plan Amendment Traffic Analysis (Feb 13, 2003)
Letter dated March 5, 2004 from Michele Mellgren to Debbie Ross
Application for Amendment to the Town of Davie Future Land Use Map

LAW OFFICES
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RECEIVED
AUG 16 2004
TOWN OF DAVIE
PLANNING DEPARTMENT

August 13, 2004

Mr. Mark Kutney, Director
Development Services Department
Town of Davie
6591 Orange Drive
Davie, FL 33314-3399
VIA FACSIMILE TO: 954.797.1204

RE: LA-03-12A (Applicant/Landowner 95 WHSE, Inc.)

Dear Mark:

As you know, I represent 95 WHSE, Inc., the property owner and applicant of the above captioned land use plan amendment ("LUPA") application. In conjunction with IKEA Property, Inc., the proponent of the application and the proposed purchaser of the referenced property, I am writing to request a tabling of the above captioned matter from the September 1, 2004 Town Council meeting to the October 20, 2004 Town Council meeting.

IKEA has been working with the various community groups who have issues with the proposed amendment and requires some additional time to complete its meetings with the balance of these groups in order to ascertain their issues and refine the proposed site plan to address those issues. Although a site plan is not a requirement of the LUPA application, IKEA recognizes that bringing a refined site plan before the Town Council at the time of hearing on the Land Use Amendment Application will facilitate the Council's evaluation of the application.

In addition, pursuant to my conversation with Erin Degutis in the Planning & Zoning Division this morning, I am by copy of this letter advising Michele Mellgren to provide 10 copies of the project's traffic study (when completed) to the Planning & Zoning Division so it and your traffic consultant will have ample opportunity to review same prior to the hearing.

For the foregoing reasons, I respectfully request the matter be tabled to the October 20,

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Bradley Swing, AICP, Planner II

SUBJECT: Ordinance – Land Use Plan Amendment
LA 03-12A/95 Warehouse, Inc., 10350 State Road 84/Generally located on the south side of State Road 84 between Bright Road and Nob Hill Road.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-12A, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM “COMMERCE/OFFICE” TO “COMMERCIAL”; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The proposed amendment requests a change in land use from “Commerce/Office” to “Commercial” for a parcel located on the south side of SR 84/I-595, between Bright Road and Nob Hill Road. The intent of the “Commercial” land use designation is to provide for land area to support the residential population of a municipality as compared to the primary intent of the “Commerce/Office” designation which is to provide for the development of land area for employment centers e.g., offices for administrative, professional and business purposes in a campus like setting.

Uses permitted in the requested “Commercial” land use designation are very similar to the existing “Commerce/Office” designation. Both designations permit retail, personal services and restaurants, office and business uses, light fabrication, wholesale, storage and warehouse. One of the major differences between the two designations is the restriction on the maximum of 20% of a single commercial use within a commerce or office development. A “Commercial” designation as compared to the existing “Commerce/Office” allows for the development of the subject site with retail/commercial uses, personal services, and restaurant uses that support the residential population of Davie.

Surrounding land uses include undeveloped land to the east, Indian Ridge Middle School, single family residential to the south, and a mobile home community and single family residential to the west. In reviewing this proposal, staff looked at the site relative to the surrounding properties and finds the location of commercial uses compatible with adjacent residential development due to the provision of appropriate setbacks, buffers and landscapes

between the two uses. Additionally, the location of the subject site, adjacent to a major transportation corridor, SR 84/I-595, is consistent with policies of the Town's Comprehensive Plan regarding providing for commercial land uses when adjacent to a primary transportation facility.

As stated by the applicant, it is anticipated that the existing drainage lake will be relocated and enlarged from its current location near SR 84 to the southern portion of the site, which will provide an additional setback and buffer to adjacent residential development.

A meeting was held on March 2, 2004 by IKEA, an international home furnishings store, who desires to locate on the subject site, and residents of Davie and the adjacent community. A brief presentation was provided by Ikea and residents were asked to complete an information card. A summary of these cards have been received from the applicant's representative. A total of 85 cards were completed and submitted. Of the 85 responses, 76 were positive; 4 provided no comment; 1 indicated he had not made up his mind; and, 1 was supportive of IKEA, but not at the desired location. See Exhibit 6.

Concurrency

The proposed amendment will be adequately served by public services e.g., sanitary sewer, potable water, drainage, and solid waste.

In regard to the traffic associated with the requested amendment, the analysis completed by the applicant shows a comparison of the highest generator uses permitted under each land use category, "Commerce/Office" and "Commercial." As noted, uses permitted in the two categories are similar and the resulting analysis indicated that the requested "Commercial" land use designation would not result in additional traffic. The existing sites adjacent to SR 84/I-595 roadways will accommodate the traffic volume generated by this proposal. Additional traffic impacts associated with a specific development of the site is reviewed at the time of site plan review.

Process

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.

Compatibility

Staff finds the proposed land use designation of "Commercial" appropriate as it furthers the goals, objectives and policies of the Town's Land Use Plan, due to the site's location adjacent to a primary transportation facility, compatibility with adjacent existing and planned uses, and by expanding the Town's economic base through expansion of its commercial sector.

PREVIOUS ACTIONS: Town Council previously tables this item at the April 7, 2004 Town Council meeting to the September 1, 2004 meeting at the request of the applicant. This was the first request to table by the applicant.

At the March 10, 2004 Land Planning Agency board meeting Vice Chair Turin made a motion, seconded by Mr. McLaughlin, to deny based on that the proposal does not meet the criteria set forth in the Code 12-304, specifically items 4 and 10 of the planning report - it is not appropriate as it abuts a residential area, and it would not be an appropriate change nor the best use. Motion carried 3-1 with Mr. Stevens being opposed and Ms. Lee abstaining.

CONCURRENCES: At the March 10, 2004 Local Planning Agency (LPA) Meeting, Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny based on that the proposal does not meet the criteria set forth in the Code 12-304, specifically items 4 and 10 of the planning report - it is not appropriate as it abuts a residential area, and it would not be an appropriate change nor the best use. Motion carried 3-1 with Mr. Stevens being opposed and Ms. Lee abstaining.

FISCAL IMPACT: None

RECOMMENDATION: Staff recommends approval of the subject application.

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

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-12A, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCE/OFFICE" 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 Agency held a public hearing on March 10, 2004, 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 a public hearing on April 7, 2004, 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 Commerce/Office 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 Town Council of the Town of Davie authorizes the Town Administrator or designee to transmit Application LA 03-12A with a recommendation of approval to the Florida Department of Community Affairs.

SECTION 5. 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 _____, 2004

PASSED ON SECOND READING THIS ____ DAY OF _____, 2004

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004

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

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	95 Warehouse, Inc.	Name:	Michele Mellgren & Associates
Address:	3121 W. Hallandale Bch Blvd Suite 101	Address:	300 S.W. 2 nd Street, Suite 3
City:	Pembroke Park, FL 33009	City:	Fort Lauderdale, FL 33312
Phone:	(954) 981-1154	Phone:	(954) 467-2322
Fax:	(954) 964-7875	Fax:	(954) 467-2321

Background Information

Date of Notification: March 3, 2004

Number of Notifications: 122

Local Planning Agency Recommendation: At the March 10, 2004 Local Planning Agency (LPA) Meeting, Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny based on that the proposal does not meet the criteria set forth in the Code 12-304, specifically items 4 and 10 of the planning report – it is not appropriate as it abuts a residential area, and it would not be an appropriate change nor the best use. Motion carried 3-1 with Mr. Stevens being opposed and Ms. Lee abstaining.

Application Request: Land Use Plan Amendment for 42.23 acres of land **From:** Commerce/Office **To:** Commercial

Applicant's Stated Reasons for the Amendment: The applicant states: "The existing Commerce/Office designation limits retail use to no more than 20% of the gross floor area of a development. Property owner desires additional retail beyond the 20% allowance, to function as a principal use of the property, rather than an accessory use to industrial uses that would occur under the existing plan designation.

Affected District: District 3

Address/Location: 10350 State Road 84/Generally located on the south side of State Road 84 between Bright Road and Nob Hill Road.

Future Land Use Plan Map Designation: The existing land use designation is Commerce/Office on the Town of Davie Future Land Use Plan Map and Commercial on the Broward County Land Use Plan Map.

Existing Use: Vacant land

Existing Zoning: CC, Commerce Center District

Proposed Use: 399,500 square feet of commercial retail land use

Parcel Size: 42.23 acres (1,839,538.8 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	State Road 84, Billboard, Digital Comm. Link Inc., The Original Company Picnic Company	Transportation, Commerce/Office
South:	Ridgeview Lake Estates North, Parkwood Isles	Residential (5 DU/AC)
East:	Diamond 5 Plat, Indian Ridge Middle School	Commerce/Office, Commercial Residential (5 DU/AC)
West:	Digital Comm. Link Inc., Park City West, Village at Harmony Lake	Commerce/Office, Residential (10 DU/AC), Residential (5 DU/AC)

Surrounding Zoning:

North: T, Transportation District
CC, Commerce Center District
B-1, Neighborhood Business District

South: R-5, Low Medium Dwelling District
PRD-3.4, Planned Residential District

East: CC, Commerce Center District
CF, Community Facilities District

West: CC, Commerce Center District
PRD-5, Planned Residential District

Zoning History

Related History: The property was annexed into the Town of Davie through House Bill 880, effective October 1, 1981.

Previous Requests on same property: The plat for a 44.69 acre portion of the property, P 3-2-89 GBC Properties, was approved on June 21, 1989, and was subsequently recorded in Plat Book 144, Page 5 of the public records of Broward County. A portion of the GBC Plat was developed separately as Digital Comm. Link Inc., and then adjacent unplatted parcels were added to the site. Because of these circumstances the entire property was replatted. A plat for this parcel, P 12-2-02 Nob Hill Park of Commerce, was approved by Town Council on

November 19, 2003 by Resolution R-2003-300. The subject parcel is platted for 51,500 sf of commercial, 150,000 sf of office and 446,428 sf of warehouse.

The rezoning, ZB 1-1-02 Nob Hill Park of Commerce II, was approved on August 7, 2002.

The site plan, SP 5-1-01 Nob Hill Park of Commerce, was approved at the November 19, 2003, Town Council meeting.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 4. This planning area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village at Harmony Lake development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities and mobile home parks.

Broward County Land Use Plan: The Broward County Land Use Plan has identified this parcel of land as C, Commercial. Broward County does not have a Commerce/Office land use designation, and as such, the permitted uses under the Town of Davie Comprehensive Plan are also allowed under the County's Commercial land use designation. The subject site falls within Flexibility Zone 100.

Concurrency Considerations: Adequate potable water and sanitary sewer capacity, solid waste capacity, and drainage will be available to serve the proposed designation. The proposed land use change from Commerce/Office to Commercial will create the following impacts on public facilities and services:

Potable Water: The proposed amendment will result in a net decrease in demand of 15,980 gallons per day versus the maximum allowable development under the existing land use designation. Sufficient potable water capacity is available to serve the proposed amendment. The Town's Comprehensive Plan identifies that the City of Sunrise Utilities System I and System II (James Baxter Plant) serve the amendment site area with a combined design capacity of 33.5 million gallons per day (MGD), and a 1995 demand of 18.0 MGD. Currently, the City of Sunrise Utilities services the amendment site area with three treatment facilities and a backup, with a combined capacity of 43 MGD, and a current 12-month average demand of 26.93 MGD, as follows:

Springtree Plant:	24.0 MGD design and permitted capacity
Park City Plant:	5.0 MGD design and permitted capacity
Sawgrass Plant:	12.0 MGD design and permitted capacity
Southwest Plant:	2.0 MGD (backup) design and permitted capacity.

Wastewater Treatment and Disposal: The proposed amendment will result in a net decrease in demand of 15,980 gallons per day versus the maximum allowable development under the existing land use designation. Sufficient sanitary sewer capacity is available to serve the

proposed amendment. The area of this amendment is located the City of Sunrise Utility service area and is serviced by the James Baxter and System III wastewater treatment facilities. The Town's comprehensive plan identifies a combined wastewater system treatment capacity of 25.0 MGD, with a 1995 demand of 8.0 MGD. Currently, Sunrise has three wastewater plants on line with a combined 30.99 MGD treatment capacity and 21.57 MGD demand: Springtree (10 MGD capacity), Sawgrass (20 MGD capacity), and Southwest Utility Facility (.99 MGD capacity).

Solid Waste Disposal: The proposed amendment will result in an increase in demand for solid waste in the amount of 9,588 pounds per day. There is sufficient capacity to serve the future solid waste demands of the amendment area. 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 1.6 million tons per year and the Broward Interim Contingency Landfill has a capacity of 4,500,000 cubic yards.

Drainage: This amendment site operates at the adopted level of service. Adequate facilities are available to meet the needs of this project. The Central Broward Water Control District (CBWCD) has jurisdiction over the drainage requirements for the amendment site. The amendment site is located within the C-11 West Drainage Basin. The C-11 canal is the main drainage feature serving the amendment site area, and is controlled by the S-9 pump station.

Local Traffic Circulation: The results of the traffic analysis performed for the subject site indicate that a comparison of the maximum development under the existing land use designation to the maximum development under the proposed land use designation would not necessarily result in additional traffic in the area of the site. See Exhibit 5.

Fire Protection: The Town of Davie Fire Department has no objections to the proposed land use plan amendment.

Police Protection: The Town of Davie Police Department has no objections to the proposed land use plan amendment.

School sites and pupil generation: The amendment will not generate students and will have no impact on the projected 2015 school population.

Recreation and Open Space: No additional park acreage is required to serve this amendment. The amendment will not generate demand for recreation facilities, and will not affect the need for park or open space acreage within the Town.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the Commercial sector of its economy.

Future Land Use Element, 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.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Transportation Element, Policy 4.1.11: Commercial and/or industrial development shall be located with adequate access to major transportation facilities.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Transportation Element, Goal 4: Coordinate transportation and land use planning activities to ensure adequate facilities and services are available to meet existing and future needs of Davie's population and economy.

Transportation Element, Policy 4.1.2: To minimize the impact on locally-maintained transportation facilities, land uses which generate or attract high traffic volumes will be located adjacent to, or have safe and adequate access to, principal arterials, expressways, or other regionally-significant roadway facilities.

Staff Analysis

The proposed amendment requests a change in land use from "Commerce/Office" to "Commercial" for a parcel located on the south side of SR 84/I-595, between Bright Road and Nob Hill Road. The intent of the "Commercial" land use designation is to provide for land area to support the residential population of a municipality as compared to the primary intent of the "Commerce/Office" designation which is to provide for the development of land area for employment centers e.g., offices for administrative, professional and business purposes in a campus like setting.

Uses permitted in the requested "Commercial" land use designation are very similar to the existing "Commerce/Office" designation. Both designations permit retail, personal services and restaurants, office and business uses, light fabrication, wholesale, storage and warehouse. One of the major differences between the two designations is the restriction on the maximum of 20% of a single commercial use within a commerce or office development. A "Commercial" designation as compared to the existing "Commerce/Office" allows for the development of the subject site with retail/commercial uses, personal services, and restaurant uses that support the residential population of Davie.

Surrounding land uses include undeveloped land to the east, Indian Ridge Middle School, single family residential to the south, and a mobile home community and single family residential to the west. In reviewing this proposal, staff looked at the site relative to the

surrounding properties and finds the location of commercial uses compatible with adjacent residential development due to the provision of appropriate setbacks, buffers and landscapes between the two uses. Additionally, the location of the subject site, adjacent to a major transportation corridor, SR 84/I-595, is consistent with policies of the Town's Comprehensive Plan regarding providing for commercial land uses when adjacent to a primary transportation facility.

As stated by the applicant, it is anticipated that the existing drainage lake will be relocated and enlarged from its current location near SR 84 to the southern portion of the site, which will provide an additional setback and buffer to adjacent residential development.

A meeting was held on March 2, 2004 by IKEA, an international home furnishings store, who desires to locate on the subject site, and residents of Davie and the adjacent community. A brief presentation was provided by Ikea and residents were asked to complete an information card. A summary of these cards have been received from the applicant's representative. A total of 85 cards were completed and submitted. Of the 85 responses, 76 were positive; 4 provided no comment; 1 indicated he had not made up his mind; and, 1 was supportive of IKEA, but not at the desired location. See Exhibit 6.

Concurrency

The proposed amendment will be adequately served by public services e.g., sanitary sewer, potable water, drainage, and solid waste.

In regard to the traffic associated with the requested amendment, the analysis completed by the applicant shows a comparison of the highest generator uses permitted under each land use category, "Commerce/Office" and "Commercial." As noted, uses permitted in the two categories are similar and the resulting analysis indicated that the requested "Commercial" land use designation would not result in additional traffic. The existing sites adjacent to SR 84/I-595 roadways will accommodate the traffic volume generated by this proposal. Additional traffic impacts associated with a specific development of the site is reviewed at the time of site plan review.

Process

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.

Compatibility

Staff finds the proposed land use designation of "Commercial" appropriate as it furthers the goals, objectives and policies of the Town's Land Use Plan, due to the site's location adjacent to

a primary transportation facility, compatibility with adjacent existing and planned uses, and by expanding the Town's economic base through expansion of its commercial sector.

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: 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; Policy 17-1: lands designated promote the development of an economically sound community and discourage urban sprawl, Policy 4.1.11: Commercial and/or industrial development shall be located with adequate access to major transportation facilities, and Policy 4-2: the extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.

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

The requested "Commercial" land use plan designation located on the south side of SR 84/I-595, west of Nob Hill Road is consistent and compatible with the areas designated "Commerce/Office" located immediately to the east and west and the area designated "Commercial" located east of the subject parcel.

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

The existing boundaries are not illogically drawn based on the existing Future Land Use Map designation, the official zoning map designation and the survey of the site. The existing parcel contains vacant land and a nursery.

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

The proposed amendment located on the south side of SR 84/I-595 between Bright Road and Nob Hill is consistent and compatible with the adjacent land areas designated "Commerce/Office" and "Commercial." The provision of setbacks, buffering, and landscaping will ensure the proposed amendment will not negatively impact adjacent residential uses.

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

The impact the proposed amendment would have on traffic circulation is minimal as the uses permitted in each land use category are similar and the traffic impacts generated are comparable.

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

Development of the site, adjacent to a major transportation corridor, will ultimately increase property values by providing for increased economic expansion. In addition, the site location adjacent to the south side of SR 85/I-595 furthers the intent of Policy 4:1.11 : Commercial and/or industrial development shall be located with adequate access to major transportation facilities

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 parcels located immediately east and west of the subject site are designated "Commerce/Office" and a parcel located to the east is designated "Commercial." Indian Ridge Middle School is located to the east, single family residential development is located to the south and west. A "Commercial" land use designation provides for uses which support residential development and will not inhibit the development or redevelopment of potential of these 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.

This request is not a grant of special privilege as this proposal was submitted in accordance with the Town's Land Development Code and reviewed for consistency with the Town's Comprehensive Plan. The proposed development of the site as a commercial shopping center under the "Commercial" land use designation may attract the types of businesses that will be compatible with adjacent residential developments which are in the public interest and general welfare of the Town of Davie.

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

There are no physical reasons why the property cannot be used in accordance with existing regulations. While there no are physical reasons why the property cannot be used, the existing "Commerce/Office" designation, which permits retail uses at a maximum of 20 percent of a single development, does not afford the applicant the opportunity to develop the property with the intensity of the requested commercial retail development.

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 "Commercial" land use designation land use is potentially the most appropriate given the site's location adjacent to SR 84/I-595 and its compatibility with adjacent land uses. In addition, the application furthers Town policies regarding location adjacent to a primary transportation

facility and expansion of its economic base through expansion of the commercial sector of its economy

Staff Recommendation

Based upon the finding of facts above, staff recommends approval of application Number LA 03-12A.

Local Planning Agency

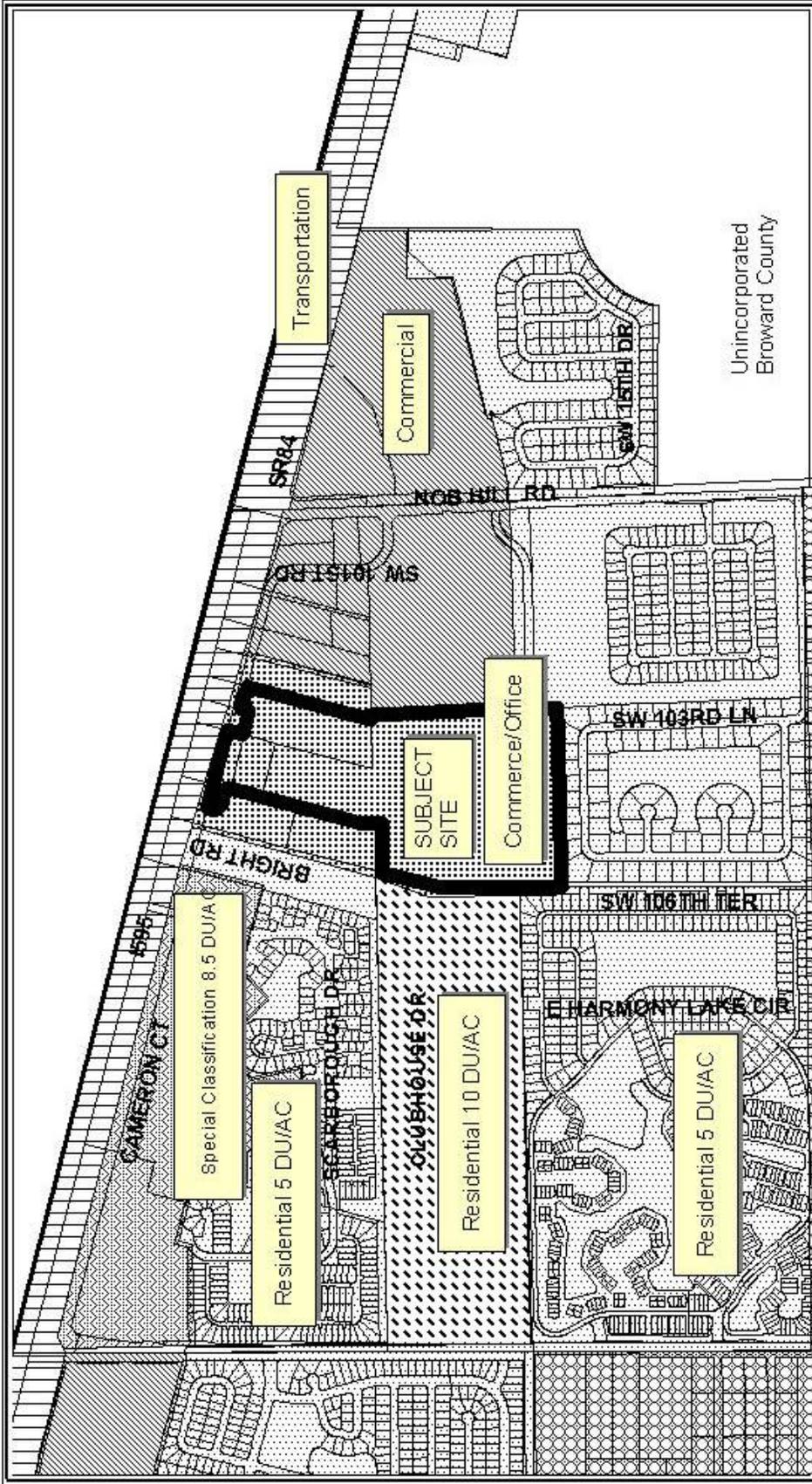
LOCAL PLANNING AGENCY RECOMMENDATIONS: At the March 10, 2004 Local Planning Agency (LPA) Meeting, Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny based on that the proposal does not meet the criteria set forth in the Code 12-304, specifically items 4 and 10 of the planning report - it is not appropriate as it abuts a residential area, and it would not be an appropriate change nor the best use. Motion carried 3-1 with Mr. Stevens being opposed and Ms. Lee abstaining.

Prepared by: _____

Reviewed by: _____

Exhibits

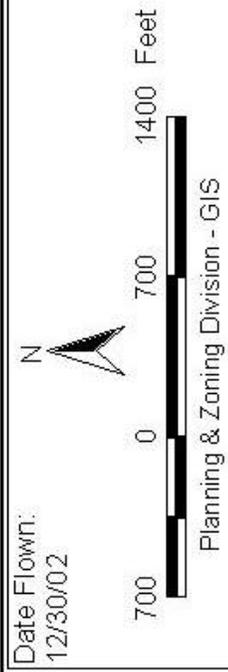
1. Existing Future Land Use Map
2. Proposed Future Land Use Map
3. Zoning and Aerial Map
4. Land Use Application
5. Correspondence from Molly J. Hughes dated February 13, 2003 to Debby Ross, AICP, Re: IKEA Traffic Analysis
6. Correspondence from Michelle C. Mellgren, AICP dated March 5, 2003 to Debby Ross, AICP, Planning Supervisor



Unincorporated
Broward County

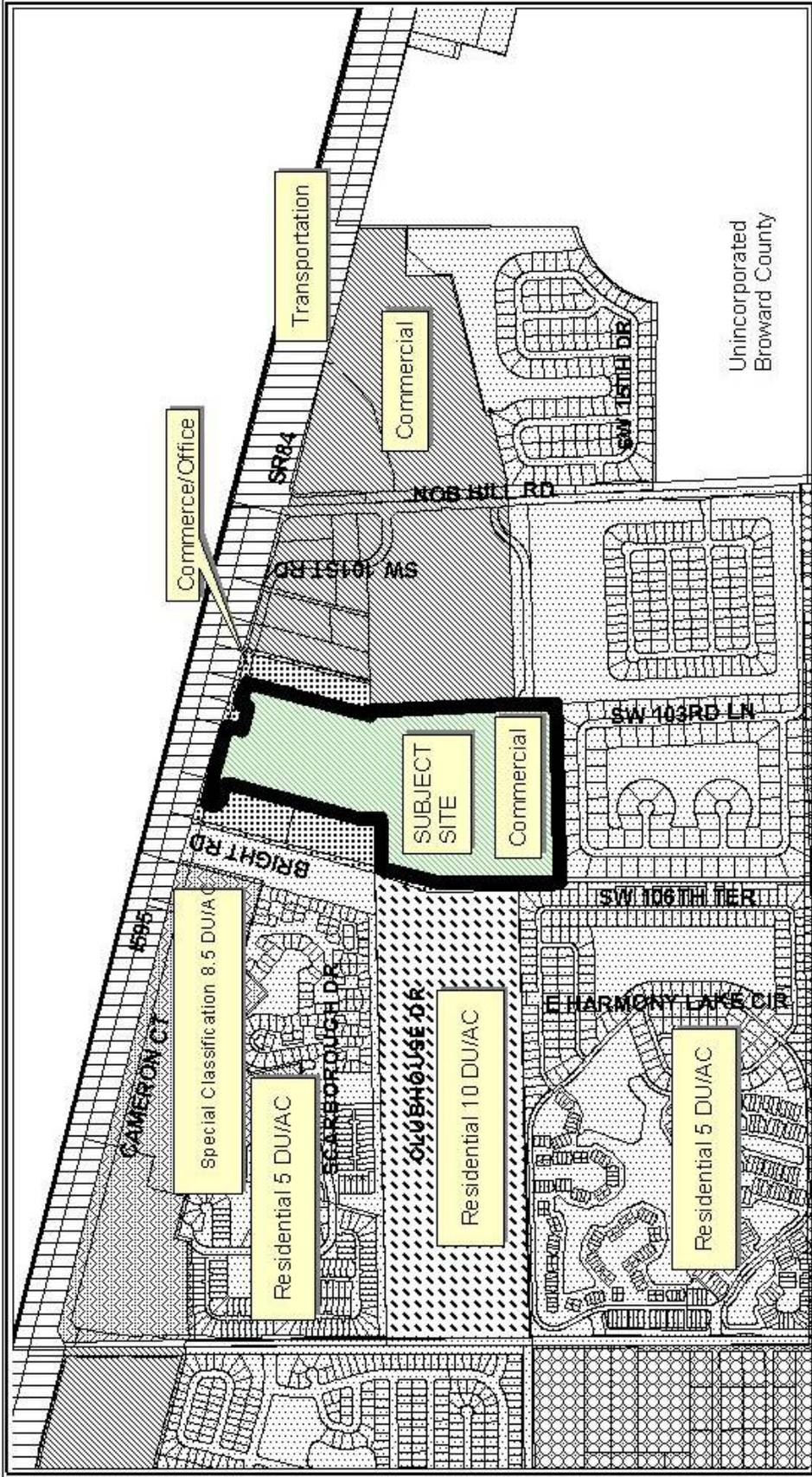
LAND USE PLAN AMENDMENT LA 03-12A Existing Future Land Use Map

Prepared By: B.S.
Date Prepared: 2/26/04



Date Flown:
12/30/02

Planning & Zoning Division - GIS



**LAND USE PLAN AMENDMENT
LA 03-12A
Proposed Future Land Use Map**

Prepared By: B S
Date Prepared: 2/26/04



Date Flown:
12/30/02

N

700 0 700 1400 Feet

Planning & Zoning Division - GIS



Date Flown:
12/30/02



700 0 700 1400 Feet



Planning & Zoning Division - GIS



LAND USE PLAN AMENDMENT LA 03-12A Zoning and Aerial Map

Prepared By: B.S.
Date Prepared: 2/26/04

Exhibit 5

HUGHES HUGHES INC.

February 13, 2003

Deborah Ross, AICP
Town of Davie
Planning Department
6591 SW 45 Street
Davie, FL 33314-3399

RE: IKEA Land Use Plan Amendment Traffic Analysis
HHI Project No. 03032.00

Dear Debby:

The purpose of this letter is to transmit additional traffic analyses responsive to the Town of Davie's Traffic Circulation Analysis requirements 2 and 3, as outlined in the Town's Land Use Plan Amendment Application. The Applicant's responses to requirements 1 and 2 were provided in its December 15, 2003 Application. (Please note that there was a typographical error in the Traffic Circulation Analysis requirement 3 reference to Appendix 6 of that application. The material in Appendix 6 is actually responsive to information cited as being in Appendix 7.)

Requirement 3 reads: "Analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily [and PM peak hour] traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the 2015 planning horizons." Requirement 4 reiterates the opportunity to submit any transportation studies relating to the amendment, as desired.

On behalf of the applicant, we have performed the standard trip generation analysis for Land Use Plan Amendments, identifying specific land uses that are permitted under the existing land use designation, in this case Commerce/Office, and comparing them on a "trips generated" basis with specific land uses that would be permitted under the proposed land use designation, in this case Commercial. The purpose of this type of analysis is to determine, generally, the net traffic impacts of the proposed land use designation change. According to Town guidelines, widely accepted in South Florida, we assumed that each acre could support up to 10,000 square feet of gross floor area of the surveyed land uses. The site's net acreage as proposed (with the proposed right-of-way dedication) is 41.67 acres. Although the gross acreage (42.23) could have been used for the existing land use

TRANSPORTATION ENGINEERS & PLANNERS
728 SW 4 Place, Suite 103 ■ Fort Lauderdale, FL 33312-2595
954/563-1121 ■ Fax: 954/563-9790 ■ www.HughesHughesinc.com

Deborah Ross, AICP
February 13, 2003
Page 2

calculations, to be conservative, the net acreage was used for both the existing and proposed conditions.

The attached table shows the five highest traffic land uses permitted under each of the two land use designations. Because of the somewhat similar land use designations, many of the same uses are permitted under either designation, although commercial uses are limited under the existing designation.

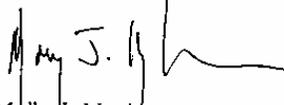
As can be seen in the attached table, the highest trip generating land uses are all permitted under both designations. In addition to providing examples of trip generation for the individual land uses, we also provided several of the highest generators permitted under the existing designation in combination with other high generators, as permitted, to insure that the highest trip generating combination was identified.

While the site is large enough to support a variety of uses, the purpose of this type analysis is to identify the highest possible trip generation under each designation. A collection of auto parts stores would generate the most trips, followed by a combination of auto parts stores with a lesser amount (20%) of retail. The third highest generator is government office buildings, which would be representative of a central Broward County seat or annex. While such a use is not envisioned at this time, the current designation would permit such a development, and as such this is a potential scenario.

In each case, the land uses examined could be constructed in either designation. The result is that the "maximum" to "maximum" comparison shows that the proposed land use designation would not necessarily result in additional traffic in the area of the site. As a result, no further traffic impact analysis is required at this stage.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Molly J. Hughes
President

Attachment

C:\BACKUP-1\1\03032 00\LLPAREP.LET

cc: Larry A. Peters, PE
Pat Merwin
Michele Mellgren, AICP

**Table 1
IKEA LUPA Traffic Analysis
Trip Generation***

Land Use (ITE: Land Use Code)	Scale	Units	AM Peak Hour		Total	PM Peak Hour		Total	Daily		
			Entering	Exiting		Entering	Exiting		Entering	Exiting	
Permitted Uses Under Existing Land Use											
Medical Office (720)	416,700	sf	810	203	1,013	306	826	1,132	8,627	8,627	17,255
Government Office Bld. (730)	416,700	sf	2,058	392	2,450	3,401	1,195	4,596	14,362	14,362	28,723
Automotive Parts Sales (843)	416,700	sf	n/a	n/a	1,144	1,599	1,664	3,263	16,956	16,956	33,912
Combination 1											
Medical Office (720)	333,360	sf	648	162	810	249	673	922	6,923	6,923	13,847
Shopping Center (820)	83,340	sf	87	56	143	267	290	557	3,031	3,031	6,063
Total	416,700	sf									19,910
Combination 2											
Government Office Bld. (730)	333,360	sf	1,647	314	1,960	2,721	956	3,677	11,489	11,489	22,979
Shopping Center (820)	83,340	sf	87	56	143	267	290	557	3,031	3,031	6,063
Total	416,700	sf									29,041
Combination 3											
Automotive Parts Sales (843)	333,360	sf	n/a	n/a	914	1,278	1,330	2,607	13,580	13,580	27,160
Shopping Center (820)	83,340	sf	87	56	143	267	290	557	3,031	3,031	6,063
Total	416,700	sf									33,222
Permitted Uses Under Proposed Land Use											
Medical Office (720)	416,700	sf	810	203	1,013	306	826	1,132	8,627	8,627	17,255
Government Office Bld. (730)	416,700	sf	2,058	392	2,450	3,401	1,195	4,596	14,362	14,362	28,723
Shopping Center (820)	416,700	sf	228	146	374	773	838	1,611	8,533	8,533	17,065
Automotive Parts Sales (843)	416,700	sf	n/a	n/a	1,144	1,599	1,664	3,263	16,956	16,956	33,912
Apparel Store (870)	416,700	sf	333	83	417	4,816	4,816	9,632	13,834	13,834	27,669

Notes:

* Based on the following rates from the Institute of Transportation Engineers' "Trip Generation" manual, 6th Edition:

Land Use	Unit of Measure	AM Peak Hour	PM Peak Hour	Daily
Medical Office (720)	1,000 sf gfa	Average Rate = 2.43	$\ln(T) = 921 \ln(X) + 1,476$	$T = 1.317(X) - 5.343$
Government Office Bld. (730)	1,000 sf gfa	Average Rate = 5.88	Average Rate = 11.03	Average Rate = 68.93
Shopping Center (820)	1,000 sf gfa	$\ln(T) = 0.596 \ln(X) + 2.329$	$\ln(T) = 0.660 \ln(X) + 3.403$	$\ln(T) = 0.643 \ln(X) + 5.866$
Automotive Parts Sales (843)	1,000 sf gfa	$T = 2.755(X) - 4.335$	$T = 7.866(X) - 14.86$	$T = 81.02(X) - 150.75$
Apparel Store (870)	1,000 sf gfa	Average Rate = 1.00	$\ln(T) = 1.448 \ln(X) + 0.438$	Average Rate = 66.40



**MICHELE MELLGREN
& ASSOCIATES, INC.**

*Professional Planning, Zoning
and Land Use Consulting Services*

Exhibit 6

MICHELE C. MELLGREN, AICP
President

March 5, 2004

Debbie Ross, AICP, Planning Supervisor
Development Services Department
6591 Orange Drive
Davie, FL 33314

RE: LA-03-12A

Dear Debbie:

As you know, the referenced land use plan amendment is being processed because IKEA, the international home furnishings store, desires to locate on the subject site. IKEA's business philosophy includes establishing positive community relationships and, as a result, the company has formulated a community outreach program to obtain feedback from residents about the possible future store. The purpose in doing so at this early stage of the entire process is to ensure that concerns or issues raised by residents are addressed.

On February 25th, when the Town sent notice of the public hearings for the land use plan amendment to surrounding residents, IKEA mailed an invitation to a public participation meeting to 17,000 households. These were all addresses within the zip code zone of 33324. This includes Davie residents from University Drive on the east to Hiatus Road on the west, and from I-595 south to the Nova Drive. A copy of the invitation is attached.

At the meeting, IKEA provided a brief presentation to inform residents about IKEA. In addition to IKEA staff, Molly Hughes of HHI, which is a transportation planning firm, and I were there to talk to residents, elicit issues and answer questions. Residents were asked to complete an information card. A sample copy of the card is also attached.

A total of 85 cards were completed and submitted. A summary of these is attached. Note that I have provided a summary rather than copies of the cards because residents completed the cards for IKEA, and not with an understanding that full information would be included as backup for a public hearing item. As a result, the individual's street address, phone number and e-mail address are not shown. Of the 85 responses, 76 were overwhelmingly positive; 4 provided no comment; 1 indicated that he had not made up his mind; and, 1 was supportive of IKEA, but not at the desired location.

The meeting that was held on March 2nd was the first of many that IKEA intends to conduct. As we enter the phases of the project that address site design issues, which is separate from the land use plan amendment, you can be assured that we will work closely with residents. I wanted to provide you with a status report of this first meeting, however, so that you can include it in your backup to the Local Planning Agency and the Town Council.

Sincerely,

Michele C. Mellgren, AICP



February 25, 2004

Dear Neighbor:

You may have received a notice from the Town of Davie Planning and Zoning Committee regarding the pending rezoning of property recently approved for a commercial warehouse development. The rezoning will allow for a retail project as an alternative to the current warehouse plan. IKEA, the Swedish home furnishings retailer, is evaluating the feasibility of this site – a 40-acre piece of property bordered by I-595/SR-84 to the North, a canal adjacent to Bright Road on the West and near Nob Hill Road to the East – for our first store and restaurant destination in South Florida.



Because IKEA believes it is vitally important to gain as much insight from you as possible during our evaluation process, we would like to invite you to an Open House. Please join us on Tuesday, March 2, at 6:30 p.m. or 7:30 p.m. at the Community Room of the Davie Police Department, 1230 S. Nob Hill Road. We're interested in hearing from you regarding your thoughts and concerns for this site. It will also give us a chance to introduce IKEA to you. A brief presentation will be accompanied by refreshments.

Since its founding in 1943, IKEA has offered a wide selection of home furnishings and accessories of good design and function, at low prices so the majority of the people can afford them. We have since grown to become the world's leading home furnishings retailer. Recently, IKEA was named in *Working Mother* magazine's list of the "100 Best Companies for Working Mothers" and was honored with the magazine's Family Champion award for family-friendly programs. IKEA is recognized as a socially responsible company, and continuously supports initiatives that benefit causes such as children and the environment. To visit the IKEA Web Site, please go to <http://www.ikea-usa.com>.

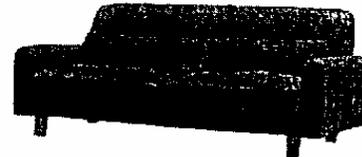
We look forward to meeting you and are excited about the prospect of becoming part of the Davie community. We will be available to answer any questions you may have about IKEA and our plans for entering the South Florida market.

Hope you can attend.

Sincerely,

Joseph Roth
Director, Public Affairs
IKEA

Pat Merwin
Real Estate Manager
IKEA





IKEA is excited about the possible opportunity to enter South Florida and we'd like to hear your thoughts:

How did you hear about IKEA? _____

Are you an existing customer? _____

Are you supportive of IKEA opening a store in South Florida? _____

Would you like to be included on our mailing list to receive updates on IKEA and its plans for South Florida? If so, please provide your contact information in the space below:

Name _____ Telephone _____

Address _____

E-mail _____

For more information please call (305) 347-1984, or send an e-mail to ikea_southflorida@mia.bm.com. In the meantime, please visit our website at www.ikea-usa.com.

RESULTS OF COMMUNITY MEETING CONCERNING PROPOSED IKEA

Name		How did you hear about IKEA	Comments
FOR IKEA PROJECT IN DAVIE			
Robert Melmoood	Davie	Sister-in-law in Virginia Maryland	Yes
Patricia Thomann	Plantation	Word of mouth years ago	Yes
Edwin Curbelo	Davie	In N.J.	Yes
Ms. Ely C. Curbelo	Davie	From New Jersey	Yes
Jose DeJesus	Plantation	Family member	Yes!!
Carlos A. De Jesus	Plantation	Family member in 2001	Of course
Jack Morris	Davie	Relatives in California	Yes
Angela V. Hoffer	Davie	Letter in the mail from Town of Davie	Yes
Karen Morris	Davie		Yes
Joan Gherardi	Weston	Family Member	Yes
Annie Macellaro	Davie	Letter from Davie	Yes
Angela Jurgensen	Plantation	Just known for years	Totally
Andy Yen	Plantation	Catalog	Yes
L.M. Ayhens	Davie	Shopped IKEA in S. Arabia	Yes
Jamille Mansour	Plantation	Know the company from Europe	Yes
Mitch Chester	Davie	Mail	Yes
George Gates	Fort Lauderdale	News Release	Yes
F. Bharucha	Davie	Town Hall invite	Yes
Peggy J. Prichard	Davie	I've been there before	Yes!
Tate Offati	Davie	Online and visited store in CA	Yes
Eleonora Trilnik	Plantation	I received notice in the mail	Yes!!
Carol Sprengers	Plantation		Not yet a customer but excited to
Linda Weiskoff	Plantation	From my sister in New York	be one! (and possibly work there
Otis Stigler	Davie	I have shopped at several of your stores	part-time YES
Fred Brenner	Davie	T.V.	Absolutely!
J. David Rojas	Plantation	Friends	Yes
John Scates	Davie	Mail	Yes
Carole Hirseh	Plantation	Potomac Mills, VA	Yes
Milissa Barros	Plantation	Through friends	Yes
		Used to shop there in Germany	Yes!! Please!

RESULTS OF COMMUNITY MEETING CONCERNING PROPOSED IKEA

Eduardo Molina	not given	Family member	Yes
Nahuel Gorosito	Davie	Former customer from Long Island	Yes!
Maria Cecilia Goroisito	Davie	Visited Hicksville location	Yes
Hope M. Smith	Davie	A mailing	Yes
Howard J. McKenzie	Fort Lauderdale	Elizabeth in New Jersey	Yes
Tonii LaRusso	Plantation	Letter	Yes
Louis Avery	Plantation	Letter and TX	Yes
Ernie Reiman	Hialeah	Newspaper	Yes!
D. Comissiony	Plantation		Yes
Elaine Soloman	Davie	TV	Yes
Georgi	Plantation	Traveling in Sweden	Yes!
A. Hirsch	Plantation	Papers - News	Yes
Joseph Bornstein	Davie	I used to go there when I lived in NJ	Yes, Yes, Yes!!
Orelia Garcia	Davie	New York	Yes
Ines Valencia	Miramar	Visited one of the IKEA stores in Spain	Yes
Maria Cucchiara	Plantation	I've shopped at the N.J store and also ordered through the catalog	Yes! If anyone needs one, we do!
Adriana Garcia	Weston	New York Store	Yes
Jose Rada	Weston	Been in one	Yes
Raymond Beckman	Davie	Friends	Yes (Very much so)
Deborah Newiman	Plantation	Chicago Store	Yes, very much
Ms. Dorothy Prus	Davie	Mailed invitation to me	Yes!
Kim Watson	Davie	previous visit	Yes
Sharon Bornstein	Davie	Shopped in Elizabeth, NJ	Very much so
James Moe	Davie	Phone message	Yes
Margareta Hedlund	Plantation	Through flyer - Have been an IKEA customer for many years in Canada and Sweden	Yes
Mizie Jackson	Plantation	My sister	Yes, Yes, Yes
Chris Sirapatsa	Plantation	Mailing	Yes, Yes, Yes
Camilla Bock	Davie	I'm Scandinavian	Definitely

RESULTS OF COMMUNITY MEETING CONCERNING PROPOSED IKEA

Patricia Strasser Joyce Levine	Plantation Davie	Used to frequent in Washington, DC area, it's a pleasure to do anything it takes to have IKEA with us and in our lives (and more near) Did not get the watering can though - I could see my daughter helping me with my 8 year old "Anka" plant I got in DC!	Yes! Yes - Welcomel
Lorna LoPrinzo	Wilton Manors	Have purchased in S. California I want to work at your store! Years of seeing stuff in magazines, Today, Channel 10 News at 5:00 p.m	YES
Asbad Schwimer Daniel Valdivia	Miami Fort Lauderdale	I visited IKEA in Canada, High time the beauty and clean lines of Swedish design come to South Florida. Have you considered opening a store in Arizona? Copenhagen, your competitor does a lot of business there, at high prices My sister	Yes it is needed Yes!! About time
Dan Kenigsman Kinga Rogolowska Iretta Tiger	Davie Weston Davie	Shopped there all the time in Europe (Paris, France) It was a long time ago A friend	Yes, 110% Yes Yes, please build asap
Kilmeny Cherrys Kate Dwares Shirley McGlynn Patrice Marker Amanda Magnetta Nita Espada Lynn Sardiello	Plantation Sunrise Margate Davie Davie Sunrise Davie	Shopped in IKEA up in New England/Maryland Lived in Baltimore area TV ads, friend Newspaper Online and visited store in CA I shopped in New York and NJ Familiar from New York	Yes! Yes! Yes! Yes! Yes Yes, Yes Yes Yes Definitely Absolutely!
Esperanza Buchhorst	Plantation	I used to live in NY I have visited your store and Love IT!	Yes, Yes, Yes!!!
Rosa Buchhurst Cina Bornstein	Plantation Davie	My daughter has been to your store in NY Visited store	Yes! Yes

RESULTS OF COMMUNITY MEETING CONCERNING PROPOSED IKEA

Erik	Plantation	Mailer	Yes, concerned about location
Paul Ciment	Davie	Newspaper and Mailing	Yes
Roni Meece	Davie	Real simple magazine	YES!!
Gloria Velasquez	Pine Island Ridge	I was a customer in Long Island NY	Yes - I'm really happy for that
UNSURE ABOUT IKEA PROJECT/OR DID NOT SPECIFY			
Joseph Walsh	Davie	Mailer	?
Donald B. Search	Davie	A letter came in the mail	?
Ken Berk	Davie	Mailing	Maybe... But not in my backyard
Maria Rubino	Davie	Spoke to Mr. Roth on phone	Have not made up my mind
Justin Fienberg	Davie		
Joe Dargavage	not given		

APPLICATION FOR AMENDMENT
TO THE
TOWN OF DAVIE
FUTURE LAND USE PLAN MAP

Prepared By:



**MICHELE MELLGREN
& ASSOCIATES, INC.**

*Professional Planning, Zoning
and Land Use Consulting Services*

300 SW 2nd Street, Suite 3
Fort Lauderdale, FL 33312

Phone: 954-467-2322

Fax: 954-467-2321

Submitted: December 15, 2003
Revised February 24, 2004 for LPA
Updated March 22, 2004 for Town Council

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**Land Use Plan Amendment
Application
Planning and Zoning Division
Development Services Department**

TOWN OF DAVIE USE ONLY	
Petition Number:	<u>LA 03-12/03-208</u>
Initial Fee:	<u>4790</u>
Receipt Number:	<u>3578</u>
Submittal Date:	<u>12/15/03</u>
Received By:	<u>CMB</u>

Information must be typed and notarized
Make checks payable to Town of Davie

TOWN OF DAVIE LAND USE PLAN AMENDMENT

BROWARD COUNTY & TOWN OF DAVIE LAND USE PLAN AMENDMENT

PUBLIC HEARINGS

(To be filled in by the Town)

LOCAL PLANNING AGENCY 3/10/04 PUBLICATION DATE 3/3/04

RECOMMENDATION

TOWN COUNCIL	_____	ACTION	_____	PUBLICATION	_____
TOWN COUNCIL	_____	ACTION	_____	PUBLICATION	_____
BROWARD COUNTY PLANNING COUNCIL	<u>N/A</u>	ACTION	_____		
BROWARD COUNTY PLANNING COUNCIL	<u>N/A</u>	ACTION	_____		
BROWARD COUNTY COMMISSION	<u>N/A</u>	ACTION	_____		
BROWARD COUNTY COMMISSION	<u>N/A</u>	ACTION	_____		

Notices Sent: _____

Replies: _____

APPLICATION

I. LAND USE PLAN DESIGNATIONS:

	<u>Existing</u>	<u>Requested</u>
Town of Davie Plan	<u>Commerce Office</u>	<u>Commercial</u>
Broward County Plan	<u>Commercial</u>	<u>Commercial</u>

II. APPLICANT:

Name Michele Mellgren & Associates, Inc.

Address 300 S.W. 2nd Street, Suite 3

Fort Lauderdale, Florida 33312

Telephone (954) 467-2322

Relationship to Property Planning consultant representing owner for LUPA

PROPERTY OWNER(S):

Name 95 Warehouse, Inc.

Address 3121 W. Hallandale Beach Boulevard, Suite 101

Pembroke Park, FL 33009

Telephone (954) 981-1154

Does the applicant and/or representative own any of the property that is the subject of this application? YES _____ NO X

If yes, describe interest:

a) Gross Acreage 42.23 Net Acreage 41.67 (after proposed r/w dedication)

b) Delineate on survey and attach to application

BROWARD COUNTY TAX FOLIO NUMBER(S): 504137012351, 504118070010, 504118070020, 504118070030

III. LEGAL DESCRIPTION: (Sealed survey indicating gross and net acreage must be submitted with application)

See attached survey with legal description

PROPERTY LOCATION: Generally located on

North side of Ridgeview Lake Estates North (P.B. 153 P. 7)

South side of State Road 84

East side of Park City West Mobile Home Park

West side of Indian Ridge Middle School

IV. APPLICANT'S REASON(S) FOR AMENDMENT REQUEST:

(Use additional sheets as necessary)

The existing Commerce/Office designation limits retail use to no more than 20% of the gross floor area of a development. Property owner desires additional retail beyond the 20% allowance, to function as a principal use of the property, rather than an accessory use to industrial uses that would occur under the existing plan designation.

V. APPLICATION CHECKLIST FOR LOCAL LAND USE PLAN AMENDMENT: The application shall address the following items in the format of the attached checklist.

(See attachment)

PETITION #: _____

SAM JAZAYRI
OWNER'S NAME(S) (PRINT)

[Signature]
OWNER'S SIGNATURE (ALL OWNERS
MUST SIGN)

3001 W. HALLANDALE BCH. BLVD.
ADDRESS SuT. 300

PEMBROKE PARK, FL. 33009
CITY, STATE, ZIP CODE

(954) 981-1154
TELEPHONE

The foregoing instrument was acknowledged
before me this 2 day of Dec
2003 by SAM JAZAYRI
who is personally known to me or has produced

_____ as identification and who did take an oath.

NOTARY PUBLIC:

SIGN: [Signature]

PRINT: LISA DENARO

My Commission Expires: 7/23/07



Lisa Denaro
Commission #DD234389
Expires: Jul 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc

Michele Mellgren, AICP
APPLICANT'S NAME (PRINT)

[Signature]
APPLICANT'S SIGNATURE

300 S.W. 2nd Street, Suite 3
ADDRESS

Fort Lauderdale, Florida 33312
CITY, STATE, ZIP CODE

(954) 467-2322
TELEPHONE

The foregoing instrument was acknowledged
before me this 11 day of December,
2003, by Michele Mellgren
who is personally known to me or has produced

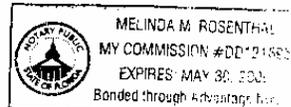
_____ as identification and who did take an oath.

NOTARY PUBLIC:

SIGN: [Signature]

PRINT: Melinda M. Rosenthal

My Commission Expires: 5/30/06



MELINDA M. ROSENTHAL
MY COMMISSION #DD*21582
EXPIRES: MAY 30, 2006
Bonded through Advantage, Inc.

PART II: PLAN AMENDMENT ANALYSIS

1. EXISTING AND PROPOSED USES

A. *Current and proposed Land Use Plan designation(s) for the amendment site. If multiple designations, describe acreage within each designation.*

Existing designation: Commerce/Office

Proposed designation: Commercial

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

North: Transportation
Commerce/Office

South: Residential (5 DU/ AC)

East: Commercial
Commerce/Office
Residential (5 DU/ AC)

West: Commerce/Office
Residential (5 DU/ AC)
Residential (10 DU/ AC)

C. *Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.*

The flexibility provisions of the BCLUP have not been used to rezone properties surrounding the amendment site.

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

Amendment site: Vacant and undeveloped

North: Transportation (S.R. 84)
Digital Comm Link, Inc.
Original Picnic Company
Billboard

South: Single-family residential (Ridgeview Lake Estates North)

East: Educational institution (Indian Ridge Middle School)
"Undeveloped commercial" (per BCPA records)
Diamond 5 Plat.

West: Mobile home community (Park City West)
Single-family residential (Village of Harmony Lake)
Digital Comm Link, Inc.

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

Up to, but not exceeding, 399,500 gross square feet of commercial retail land use.

2. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service.

A. Sanitary Sewer Analysis

1. *Identify whether the site is currently and/or proposed to be serviced by septic tanks.*

The amendment site will not be served by septic tanks.

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

The amendment is located within the City of Sunrise Utilities service area. The Town of Davie adopted Comprehensive Plan identifies the James Baxter and System III wastewater treatment facilities as serving the Town. The adopted comprehensive plan identifies a combined wastewater system treatment capacity of 25.0 mgd, with a 1995 demand of 8.0 mgd. Currently, Sunrise has three wastewater plants on line with a combined 30.99 mgd treatment capacity and 21.57 mgd demand: Springtree (10mgd capacity), Sawgrass (20 mgd capacity), and Southwest Utility Facility (.99 mgd capacity).

3. *Identify the change in demand on plant capacity resulting from this amendment. Provide calculations, including anticipated demand per square foot or dwelling units.*

Commerce/Office: Using the Town's adopted retail store generation rate of 0.1 gpd for 79,900 s.f. of retail (20% maximum of buildout per Commerce/Office designation), and office generation rate of 0.15 gpd for 319,600 s.f. (remainder of buildout), development under the existing Commerce/Office designation would generate 55,930 gpd of sanitary sewage (see table, below).

Commercial: Using the Town's adopted retail store generation rate of 0.1 gpd per square foot of building area, the amendment would generate 39,950 gpd of sanitary sewage (see table, below), resulting in a reduction in demand for sanitary sewage treatment of 15,980 gpd; a 28.6% reduction.

Use	Generation Rate (gpd)	GFA	Demand (gpd)
Commerce/Office Designation			
Retail store	0.1	79,900	7,990
Office	0.15	319,600	47,940
Total for Commerce/Office designation			55,930
Commercial Designation			
Retail store	0.1	399,500	39,950
Total for Commercial designation			39,950
Decrease in demand from Amendment			15,980

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 adopted comprehensive plan projects a wastewater treatment demand of 21.20 mgd for the period ending in the year 2005. The City of Sunrise projects a demand of 24.20 mgd for the planning horizon ending in the year 2010, well below the existing capacity. Again, the amendment will *decrease* the need for sewage treatment.

5. *Provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

The amendment site is served by three City of Sunrise sanitary sewer force mains; an 8-inch main runs under Bright Road, and both 16-inch and 36-inch mains run under eastbound S.R. 84 immediately north of the amendment site.

6. *Letter from utility verifying the information on items 1-5 above.*

A letter from the City of Sunrise Engineer is attached as Appendix 2.

B. Potable Water Analysis

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

The adopted LOS standard as promulgated by the adopted comprehensive plan is 350 gpd per ERC.

2. *Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.*

The Town's adopted comprehensive plan identifies the System I and System II (James Baxter Plant) as serving the amendment site area, with a combined design capacity of 33.5 mgd, and a 1995 demand of 18.0 mgd.

Currently, the City of Sunrise Utilities services the amendment site area with three treatment facilities and a backup, with a combined capacity of 43 mgd, and a current 12-month average demand of 26.93 mgd, as follows:

Springtree Plant: 24.0 mgd design and permitted capacity
 Park City Plant: 5.0 mgd design and permitted capacity
 Sawgrass Plant: 12.0 mgd design and permitted capacity
 Southwest Plant: 2.0 mgd (backup) design and permitted capacity

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

The amendment site is served by the following wellfields:

Wellfield	Permit capacity	Permit expiration
Springtree	22.48 mgd	August 9, 2006
Sawgrass & Flamingo*	22.50 mgd	August 9, 2006
Veteran's Park	4.31 mgd	August 9, 2006
Total permit capacity:	50.00 mgd	August 9, 2006

*Including Sawgrass Phase II now under construction
 Source: South Florida Water Management District

The average 12-month demand on the wellfields as of October, 2003, was 26.93 mgd, leaving 23.07 mgd (46%) of capacity remaining.

4. *Identify the change in potable water demand resulting from this amendment - provide calculations including anticipated demand per square foot or dwelling units.*

Commerce/Office: Using the Town's adopted retail store consumption rate of 0.1 gpd for 79,900 s.f. of retail (20% of buildout), and office consumption rate of 0.15 gpd for 319,600 s.f. (remainder of buildout), development under the existing

Commerce/Office designation would require 55,930 gpd of potable water (see table, below).

Commercial: Using the Town’s adopted retail store consumption rate of 0.1 gpd per square foot of building area, the amendment would require 39,950 gpd of potable water (see table, below).

The amendment would *reduce* the demand for potable water by 15,980 gpd; a 28.6% reduction, as follow:

Use	Generation	Demand	
	Rate (gpd)	GFA	(gpd)
Commerce/Office Designation			
Retail store	0.1	79,900	7,990
Office	0.15	319,600	47,940
Total for Commerce/Office designation			55,930
Commercial Designation			
Retail store	0.1	399,500	39,950
Total for Commercial designation			39,950
Decrease in demand from Amendment			15,980

5. *Identify the projected 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 plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.*

The adopted comprehensive plan projects a 2005 potable water treatment capacity of 36.30 mgd for the Sunrise system, and a projected demand of 24.27 mgd. A 6 mgd expansion is under construction at the Sawgrass Plant site. The City of Sunrise projects a 28.84 mgd demand for the year 2010, and a 30.43 mgd demand for the year 2015, well below the design capacity of the plants and permitted wellfield capacity. Again, the amendment will *reduce* potable water demand.

6. *Provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

The amendment site is served by two City of Sunrise water mains; a 12-inch water main under Bright Road, and a 24-inch water main under eastbound S.R. 84 immediately north of the amendment site.

7. *Letter from utility verifying the information in items 1-6 above.*

A letter from the City of Sunrise Engineer is attached as Appendix 3.

C. Drainage Analysis

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

The Town of Davie adopted Comprehensive Plan incorporates the CBWCD LOS standard of $\frac{3}{4}$ " per day maximum allowable discharge within the C-11 West Basin. The on-site retention requirement is the rainfall from a 25 year frequency, 72 hour duration storm event.

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

The amendment site is located within the C-11 West Drainage Basin. The C-11 canal is the main drainage feature serving the amendment site area, and it is controlled by the S-9 SFWMD pump station.

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

The current drainage system operates at the adopted level of service. Consequently, there are currently no planned improvements to the system.

4. *Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.*

No Surface Water Management Plan has been submitted to the SFWMD or CBWCD at this time, but will be submitted as required, subsequent to adoption of the amendment.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated 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 elevation, 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.

Not applicable; the amendment area functions at the adopted level of service. The amendment site will provide sufficient open space and drainage retention to meet all on-site drainage requirements.

- 6. Letter from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above.*

A letter from the Central Broward Water Control District is attached as Appendix 4.

D. Solid Waste

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

The Town of Davie Comprehensive Plan adopts, by reference, the LOS standard utilized by Broward County, as waste disposal is a county function. The Broward County Comprehensive Plan LOS standard for solid waste management is the total design capacity of the disposal facilities, pursuant to policy 6.2.1. This information is provided in Appendix 5 (see number 4, below).

- 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.*

Solid waste from the amendment site area is processed and disposed of at regional facilities including Broward County Central Disposal Sanitary Landfill, Broward Interim Contingency Landfill, and waste-to-energy facilities. Landfill capacity is 4,500,000 cubic yards with additional capacity provided by the backup facility, and demand averages 40,000 to 50,000 tons per year. Two waste-to-energy facilities can process 2,250 tons per day, each, and currently receive a combined 3,000 tons per day (1,095,000 tons per year). Sufficient capacity exists to process and dispose of all solid waste generated by the amendment.

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

The adopted Town of Davie Comprehensive Plan establishes the following generation rates for land uses subject to this analysis:

Office building:	1lbs/100 s.f. per day
------------------	-----------------------

Department store:	4lbs/100 s.f. per day
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Commercial designation:

399,500 s.f. retail / 100 s.f. = 3,995 x 4 lbs = 15,980 lbs per day

Commerce/Office designation:

79,900 s.f. retail (20%) /100 s.f. = 799 x 4 lbs = 3,196 lbs per day

319,600 s.f. office (80%) / 100 s.f. = 3,196 x 1 lb = 3,196 lbs per day

Total: = 6,392 lbs per day

The amendment would generate an additional 9,588 lbs of solid waste per day (15,980-6,392= 9,588).

4. Letter from service provider verifying the information in items 1-3 above.

A letter from the Broward County Office Of Integrated Waste Management is provided as Appendix 5.

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current 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.
3. Quantify the change in need for park acreage resulting from this 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.

The amendment will not generate demand for recreation facilities, and will not affect the need for park or open space acreage within the Town.

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The following table includes AADT volumes and two-way, peak hour, peak direction volumes.

Road	Lanes	1998 volume* AADT/PM PK	Adopted LOS AADT/ PK HR	Current LOS AADT/PK HR
S.R. 84	2	7,700/1,074 (EB, AM)	19,500/2,052	A/A
Hiatus Road	2	9,260/892 (SB,PM)	10,900/990	C/D
Nob Hill	4	16,900/1,592 (SB,PM)	35,000/3,020	A/A

Road				
I-595	6	101,500/9,370(WB, PM)	101,600/12,100	D/C

*Per adopted Town Transportation Element

Source: Adopted Town of Davie Transportation Element

- Identify the projected level of service for the roadways impacted by the proposed amendment for the 2015 planning horizons. Please utilize average daily traffic volumes per the Transportation Element of the Town of Davie Comprehensive Plan.

Road	Projected 2015 AADT*	Projected 2015 LOS*
S.R. 84	19,200	A
Hiatus Road	21,200	D
Nob Hill Road	45,300	D
I-595	143,200	F

*Per adopted Town Transportation Element

Source: Adopted Town of Davie Transportation Element

- Staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the 2015 planning horizons.

Traffic impact analysis provided as Appendix 9.

- Provide any transportation studies relating to this amendment, as desired.

None provided. It is noted that the Town recently completed a transportation study of the Nob Hill Road/S.R. 84 area.

G. Mass Transit Analysis

- Identify the mass transit modes serving the amendment area.

The amendment area is currently served by fixed-route bus service.

- Identify the change in demand resulting from this amendment.

The amendment has the potential to reduce automobile trips in favor of transit for two reasons. First, the retail nature of the development will result in shopping trip ends that would not occur with a commerce-type development. Therefore, patrons, as well as employees, may use mass transit instead of automobile travel. Second, the potential scope of retail use on the amendment site will be a regional draw. Any future east-west mass transit along I-595 would accommodate regional trips ends to the site, thus further diverting automobile trips to mass transit.

3. *Identify the existing and planned mass transit routes and scheduled service (headway) for the amendment area.*

Broward County Transit Route 75 serves the amendment site from State Road 84 with a one hour headway Monday through Saturday. There is no service on Sunday.

The Town of Davie will replace this county route with community bus service operating with a 45 minute headway Monday through Saturday, with no service on Sunday. No additional service is proposed in the 5-year TDP.

The I-595 Master Plan is under development, and several alternatives for east-west mass transit on this corridor will be included in the MPO Long Term Transportation Plan.

4. *Letter from service provider verifying the information in items 1-3 above.*

A letter from the Broward County Mass Transit Division is attached as Appendix 6.

5. *Describe how the proposed amendment furthers or is consistent with the concept of a "transit-oriented development".*

The amendment site is located on an interstate/state highway corridor with existing transit service and potential future east-west "rapid" transit service. The amendment is therefore appropriately located for a regional retail or office facility, and is poised to benefit, and contribute ridership to, a future east-west transit system on the I-595 corridor.

3. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to, or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will protect or mitigated. Staff may request additional information from the Department of Planning and Environmental Protection and the Broward County Historical Commission regarding the amendment's impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

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

There is no historical site or district within, or adjacent to, the amendment site.

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

The Department of State has advised there are no archaeological sites listed on the Florida Master Site File within or adjacent to the amendment site.

C. *Wetlands.*

There are no known wetlands on, or adjacent to, the amendment site, according to the Broward County Department of Planning and Environmental Protection published map resources .

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

The BCLUP does not identify any LAPC within or adjacent to the amendment site.

E. *“Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.*

The petitioner has no knowledge of any species that are “endangered,” “threatened,” “of special concern,” or “commercially exploited” that would be potentially affected by the amendment.

F. *Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.*

The petitioner is not aware of any plants that have been identified on the amendment site that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture.

G. *Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.*

The amendment is not located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13. A localized map of the amendment site area as shown on the DPEP Wellfield Protection Zone Map is attached as Appendix 7.

H. *Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.*

The amendment will not require any alteration of soil conditions or topography of a nature or extent that would be different from such alteration inherent in site development under the existing land use plan designation.

4. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The following analysis compares permitted land uses within the existing and proposed designations, concluding that the proposed Commercial designation is compatible with all existing and planned uses adjacent to the amendment site.

The permitted uses within the Commerce/Office and Commercial designations are substantially the same, which is why the Town Commerce/Office designation is considered generally consistent with the Commercial designation of the BCLUP. However, there are some differences between the two, which make the proposed Commercial designation more compatible with residential and educational uses than Commerce/Office.

Both existing and proposed plan designations permit office and business uses, light fabrication, wholesale, storage and warehouses, sales and display of automobiles and automotive products, hotels and similar lodging, recreation and open space, community facilities, utilities, and communications facilities.

The existing Commerce/Office designation permits the following uses which the proposed Commercial designation does not permit, thus increasing the amendment's compatibility with adjacent properties as compared to the existing designation: educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.

Both designations permit retail, personal services and restaurants. However, the existing designation limits these uses to 20% of the GFA, while there is no such restriction for the Commercial designation. All of these uses are commonly and appropriately located among the residential uses they serve, and are compatible with schools. Since retail, personal services and restaurants are compatible with the adjacent land uses, scale of development is the principal compatibility issue. Therefore, buffers and setbacks will be employed as appropriate for the scale of buildings on the amendment site where adjacent to residential and educational uses. It is anticipated, for example, that the drainage retention lake on the property will be relocated and enlarged from its current location near S.R. 84 to the southern portion of the site, to act as an additional setback and buffer to adjacent residences. It is also notable that the residential development to the south of the amendment site also has a large lake that separates it from the amendment site.

5. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE TOWN OF DAVIE COMPREHENSIVE PLAN

List of objectives and policies of the Town of Davie Comprehensive Plan that the proposed amendment furthers.

Future Land Use Element

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.

Policy 17-1: Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Policy 27-5: The Town shall incorporate provisions in the LDC requiring new development, located adjacent to an existing or planned school site, to incorporate features such as walls, solid hedges or increased setbacks where such use would be incompatible with the public school. (The amendment will implement such setbacks, screening and buffering, and will also increase compatibility by eliminating the possibility of industrial uses locating on the property.)

Transportation

Policy 4.1.2: To minimize the impact on locally maintained transportation facilities, land uses that generate or attract high traffic volumes will be located adjacent to, or have safe and adequate access to, principal arterials, expressways, or other regionally significant roadway facilities.

Policy 4.1.11: Commercial and/or industrial development shall be located with adequate access to major transportation facilities.

6. POPULATION PROJECTIONS FOR THE TOWN OF DAVIE

- A. *Population projections for the year 2010 planning horizon.*
- B. *Population projections resulting from proposed land use (if applicable).*
- C. *Using population projections for the year 2010 planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.*

The requested amendment will not change the town's 2010 population projection and will not have any effect on the amount of land needed to accommodate the projected population, as the entire amendment site currently has a nonresidential designation, and the proposed designation is also nonresidential.

7. FIRE PROTECTION

Address the availability of essential services for the 2015 planning horizon.

The main fire station for the Town is located approximately one-half mile east of the amendment site. The amendment will have no additional impact on fire services as compared to development under the existing designation, and may reduce the likelihood of a fire department response because various higher fire-risk industrial and laboratory uses that are permitted by the existing designation will not be permitted under the proposed Commercial designation.

8. POLICE PROTECTION

The size of a police department is generally driven by permanent and seasonal populations. The amendment will not add to the Town's population, and would not require additional police presence. From a patrol standpoint, the majority of building area proposed for the amendment site would be devoted to one retail entity, which could reduce patrol requirements as compared to an industrial/warehouse complex that is likely to be constructed under the existing land use plan designation.

9. SCHOOL SITE AND PUPIL GENERATION

Address the availability of essential services for the 2015 planning horizon.

The amendment will not generate students and will have no impact on the projected 2015 school population.

10. ADDITIONAL SUPPORT DOCUMENTS

Other support documents or summary of support documents on which the proposed amendment is based.

Additional documents supporting the application may be provided as necessary.

11. PLAN AMENDMENT COPIES

A. Five (5) copies for the Town of Davie are attached hereto.

B. Additional copies will be provided, as requested, for the Local Planning Agency and Town Council meetings.

APPENDIX 1

Aerial Photograph of Amendment Site

AERIAL PHOTOGRAPH OF AMENDMENT SITE



Scale: As shown



MICHELE MELLGREN
ASSOCIATES, INC.

APPENDIX 2

City of Sunrise Sanitary Sewer Letter



December 5, 2003

Jeff Katims, AICP, Senior Associate
Michelle Mellgren & Associates
300 SW 2nd Street
Suite 3
Ft. Lauderdale, FL 33312

Re: Proposed Amendment to Town of Davie Future Land Use Map

Dear Mr. Katims:

Pursuant to your request, this letter is being written in response to your correspondence dated July 18, 2003 regarding the above referenced project.

1. *Wastewater*

There are 3 wastewater plants currently on line, Springtree with a capacity of 10 MGD, Sawgrass with a capacity of 20 MGD, and Southwest Utility Facility with a capacity of 0.99 MGD.

The current capacity for the City of Sunrise service area is 30.99 MGD. The current demand for the Springtree, Sawgrass, and Southwest facilities is 21.57 MGD with a projected demand for the year of 2010 of 24.2 MGD. The projected demand is based upon the 1995 Water and Wastewater Master Plan prepared by Montgomery Watson.

2. *Water*

There are 4 water plants currently on line, the Springtree, Park City, Sawgrass, and Southwest facility with a capacity of 38.0 MGD along with a 5 MGD standby capacity at Park City.

The current demand for the Springtree, Park City, Sawgrass, and Southwest facilities is 26.93 MGD. Current capacity for the City of Sunrise water system is 38.0 MGD along with a 5 MGD standby capacity at the Park City Plant. A long-range capacity of 44 MGD will be in service upon the completion of the current 6 MGD expansion in July of 2004.

Also, please find attached a spreadsheet specifying the current committed capacity for the City of Sunrise water system.

The City of Sunrise makes no representation to any party that water and sewer plant capacity is available until a party executed a Developer Permit with the City. Availability of water and sewer plant capacity or reservation will only be determined at such time as a signed Developer Permit is submitted to the City for approval.

Should you have any further questions, please do not hesitate to contact me at 746-3285.

Sincerely,

CITY OF SUNRISE



Mark S. Lubelski, P.E.
City Engineer

MSL: sat
Attachment

cc: Thomas A. Kassawara, P.E., Director, Planning and Development
Philip Gildan
Walter Garrard, Assistant Director (Operations), Utilities Department

**City of Sunrise
Regional Water and Wastewater Utility**

The City of Sunrise operates a regional water and wastewater utility providing for a service area of over sixty square miles in Central Broward County, Florida. This service area covers the City of Sunrise municipal boundary, portions of the Town of Davie and portions of unincorporated Broward County including the Bonaventure area, and the Indian Trace Community Development District (ITCDD), a twenty square mile area which includes the 10,000 acre Weston development. The service area is shown on the attachment to this package.

Currently, the City is operating three conventional water treatment facilities, and 1 membrane water plant, each with their own Biscayne aquifer wellfields. Treatment capacity totals 38 million gallons per day (mgd). Water storage facilities are located at six different sites throughout the service area and total 21.8 million gallons.

In addition, the City is currently operating three wastewater treatment facilities. Treatment capacity totals 30.99 mgd. This capacity includes two 10 mgd expansions completed in 1991, and 1999 at the Sawgrass Wastewater Treatment Plant. Effluent disposal facilities for all wastewater treatment plants are located at the Sawgrass Wastewater Treatment Plant site. Effluent disposal is by means of deep injection wells and the current total disposal capacity is 56.1 mgd. The wastewater disposal capacity is 56.1 mgd or 44.88 with one well out of service. The locations of these facilities are located on the attached service area map.

The update to the City of Sunrise Master Plan projected populations for a 25-year planning period. The population projection is comprised of two parts consisting of the estimation of historical population to serve as the base data and second, it is the projection of future population.

Population Projections

Year	Population
2005	183,196
2010	195,584
2015	206,423
2020	210,167

Waste Water Data Collection Form

Facility Locations: Springtree Plant (Plant #1) – 4350 Springtree Drive, Sunrise
Sawgrass Plant (Plant #3) – 14140 N.W. 8th Street, Sunrise
Southwest Utility Facility – 15400 Watermill Rd, Davie
**Regional System, fully integrated with force mains.

Operational Responsibility: City of Sunrise, Utilities Department

System DPEP Permit Capacity: 30.0 MGD (Issued by DPEP July 29, 2003, for Sawgrass Plant and November 4, 2002 for Spring Tree Plant)

Actual Treatment Capacity: Springtree Plant – 10.0 MGD
(Average Daily Flow)
Sawgrass Plant – 20.0 MGD
Southwest Utility – 0.99 MGD (Separate DPEP Permit)

Actual Disposal Capacity: 3 operating Deep Injection Wells, 56.1 MGD – 3 wells
44.8 MGD – 2 wells

1 Constructed Deep Injection Concentrate Well (waiting FDEP permitting).

Current Demand: October, 2003
Average 12 Month Demand 21.57 MGD
Peak Month Demand – 23.67 (June, 2002)

Service Area Boundaries: See attached diagram

Flow Projections:

<u>Year</u>	<u>Average Day Flows (mgd)</u>
2005	22.70
2010	24.20
2015	25.59
2020	25.89

Planning: Sawgrass Plant – There are no immediate plans for expansion. A 10 MGD expansion has just been completed.

Springtree Plant – There are no immediate plans for expansion.

APPENDIX 3

City of Sunrise Potable Water Letter

The City of Sunrise makes no representation to any party that water and sewer plant capacity is available until a party executed a Developer Permit with the City. Availability of water and sewer plant capacity or reservation will only be determined at such time as a signed Developer Permit is submitted to the City for approval.

Should you have any further questions, please do not hesitate to contact me at 746-3285.

Sincerely,

CITY OF SUNRISE



Mark S. Lubelski, P.E.
City Engineer

MSL: sat
Attachment

cc: Thomas A. Kassawara, P.E., Director, Planning and Development
Philip Gildan
Walter Garrard, Assistant Director (Operations), Utilities Department

**City of Sunrise
Regional Water and Wastewater Utility**

The City of Sunrise operates a regional water and wastewater utility providing for a service area of over sixty square miles in Central Broward County, Florida. This service area covers the City of Sunrise municipal boundary, portions of the Town of Davie and portions of unincorporated Broward County including the Bonaventure area, and the Indian Trace Community Development District (ITCDD), a twenty square mile area which includes the 10,000 acre Weston development. The service area is shown on the attachment to this package.

Currently, the City is operating three conventional water treatment facilities, and 1 membrane water plant, each with their own Biscayne aquifer wellfields. Treatment capacity totals 38 million gallons per day (mgd). Water storage facilities are located at six different sites throughout the service area and total 21.8 million gallons.

In addition, the City is currently operating three wastewater treatment facilities. Treatment capacity totals 30.99 mgd. This capacity includes two 10 mgd expansions completed in 1991, and 1999 at the Sawgrass Wastewater Treatment Plant. Effluent disposal facilities for all wastewater treatment plants are located at the Sawgrass Wastewater Treatment Plant site. Effluent disposal is by means of deep injection wells and the current total disposal capacity is 56.1 mgd. The wastewater disposal capacity is 56.1 mgd or 44.88 with one well out of service. The locations of these facilities are located on the attached service area map.

The update to the City of Sunrise Master Plan projected populations for a 25-year planning period. The population projection is comprised of two parts consisting of the estimation of historical population to serve as the base data and second, it is the projection of future population.

Population Projections

Year	Population
2005	183,196
2010	195,584
2015	206,423
2020	210,167

Water Data Collection Form

Facility Address: Springtree Plant (Plant #1) – 4350 Springtree Drive, Sunrise
 Park City Plant (Plant #2) – 8700 S.W. 19th Place, Davie
 Sawgrass Plant (Plant #3) – 14140 N.W. 8th Street, Sunrise

Operational Responsibility: City of Sunrise, Utilities Department

Design Capacity of Facility: Springtree Plant – 24 MGD
 Park City Plant – 5.0 MGD
 Sawgrass Plant – 12 MGD
 **Regional system, fully integrated with water mains
 Southwest Plant – 2.0 MGD

Permit Capacity of Facility: Springtree Plant – 24.00 MGD
 Park City Plant – 5 MGD
 Southwest Plant – 2.0 MGD

Well Capacity: *Springtree Plant –28.73 MGD (17 Wells, one well out of service)
 Park City 6.5 MGD (1 well out)
 Southwest Plant – 2.0 (1 well out)

Storage Capacity: Indian Trace – 2 MG Springtree – 9.0 MG
 Bonaventure – 1 MG Sawgrass – 5 MG
 Malaleuca – 2.3 MG Park City – 0.9 MG
 Southwest – 1.5 MG

Current Demand on System: October 2003
 Average 12 Month Demand – 26.932 MGD
 Peak Month Demand – 30.803 (May 2002)

Service Area Boundaries: See attached diagram

Planning: A new 6 MGD water treatment system expansion is being constructed for the Sawgrass Treatment Plant Site, located at 14140 N.W. 8th Street, Sunrise. Completion of this system is anticipated July of 2004. This system will utilize water from the Biscayne Aquifer.

Flow Projections:

<u>Flow</u>	<u>Annual Average Daily Demand (mg)</u>
2005	27.22
2010	28.84
2015	30.43
2020	32.76

APPENDIX 4

Central Broward Water Control District Letter



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

Wayne Arnold, Chair
Cris Fardelmann, Vice-Chair
Kevin Biederman
David Donzella
Tom Green
Sandra Switzer

TELEPHONE: (954) 432-5110
FAX: (954) 432-8603
E-Mail: mtcrowley@bellsouth.net

December 11, 2003

Mr. Jeff Katims, AICP
Michele Mellgren & Associates
300 SW 2nd Street Suite 3
Ft. Lauderdale, FL 33312

Re: Land Use Plan Amendment for GBC Plat (P.B. 144, Page 5)

Dear Mr. Katims:

I have reviewed the analysis for the above referenced land use plan amendment and confirmed the information provided by Michele Mellgren & Associates.

Do not hesitate to call should you need additional information (954) 432-5110.

Sincerely,

Michael Crowley
District Manager

MC/vg

APPENDIX 5

Broward County
Department of Integrated Waste Management Letter



Public Works Department - Office of Integrated Waste Management

SOLID WASTE OPERATIONS DIVISION

1 N. University Drive, Suite 400-8 • Plantation, Florida 33324 • 954-765-4202 • FAX 954-577-2392

December 08, 2003

Sent via fax 954-467-2321 & USPS

Mr. Jeff Katims, AICP, Senior Associate.
Michele Mellgren & Associates
300 S.W. 2nd Street Suite 3
Fort Lauderdale FL 33312

RE: 40 Acre Parcel, State Road 84, Town of Davie

Dear Mr. Katims:

In response to your letter of December 02, 2003, I have reviewed the information provided on this project and have determined that the information in the Solid Waste Section is accurate.

Broward County does currently and will continue to have sufficient capacity to receive and process all solid waste generated by this project as outlined in the proposed Land Use Amendment document.

Attached, is a fact sheet which outlines the current Broward County solid waste processing capacity. Should you have any questions, please don't hesitate to contact me at 954-765-4202 Ext. 256.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Serra", written over a horizontal line.

Michael J. Serra, SPC III
Project management & Engineering Section



Public Works Department - Office of Integrated Waste Management

SOLID WASTE OPERATIONS DIVISION

1 N. University Drive, Suite 400-B • Plantation, Florida 33324 • 954-765-4202 • FAX 954-577-2392

SUBJECT:

Disposal capacity at Broward County solid waste facilities

SERVICE AREA:

Broward County excluding the cities of Dania Beach, Hallandale Beach, Pembroke Pines, Pompano Beach, and Parkland

CURRENT CAPACITY:

- 1.6 million tons/year (two waste-to-energy facilities @ 2,250 tons/day per facility)
- 4,500,000 cubic yards at the Broward Interim Contingency (BIC) Landfill
- Central Disposal Sanitary Landfill (CDSL) provides backup capacity, as needed, in accordance with contractual agreement

CONTRACTUAL REQUIREMENTS:

1,095,000 tons per year at Wheelabrator facilities; none at the BIC Landfill; none at the CDSL

CURRENT DEMAND:

1,095,000 tons per year at Wheelabrator facilities; 40,000-50,000 tons per year at the BIC Landfill

FUTURE CAPACITY:

Each waste-to-energy facility is expandable by 33%. A third waste-to-energy facility location is reserved at the BIC Landfill. There are no plans for expansion at this time.

LOCATION OF FACILITIES:

PROCESSABLE WASTE (Burnable)

Wheelabrator South Broward, Inc.
4400 S. State Road 7
Fort Lauderdale (unincorporated), FL 33314
(Between I-595 and Griffin Road)

Wheelabrator North Broward, Inc.
2600 NW 48th Street
Pompano Beach (unincorporated), FL 33073
(Next to Central Disposal Sanitary Landfill)

NON-PROCESSABLE WASTE (Non-burnable)

Broward County Interim Contingency (BIC) Landfill
7101 SW 205th Avenue
Fort Lauderdale (unincorporated), FL 33332
(East of U.S. 27 on Sheridan Street)

RATES:

\$85.93/ton - Processable \$50.00/ton - Non-processable

OTHER MAJOR IN-COUNTY FACILITIES:

Central Disposal Sanitary Landfill
2700 NW 48th Street
Pompano Beach (unincorporated), FL 33073
(Private landfill owned/operated by Waste Management)

Reuter Recycling
20701 Pembroke Road
Pembroke Pines, FL 33029
(Handles waste for non-contract communities)
(Private facility owned/operated by Waste Management)

Note: There are also several other privately owned/operated C&D recycling and disposal facilities throughout Broward County.

Revised December 2003

Broward County Board of County Commissioners

Josephus Eggelstein, Jr. • Ben Graber • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • Lori Nance Parrish • John E. Rodstrom, Jr. • Jim Scott • Olana Wasserman-Rubin
www.broward.org • Printed on recycled paper

APPENDIX 6

Broward County Mass Transit Division Letter and Route Map



Community Services Department
MASS TRANSIT DIVISION • Service Development
3201 West Copans Road • Pompano Beach, Florida 33069
954-357-8375 • FAX 954-357-8342

December 4, 2003

Mr. Jeff Katims, AICP
Michelle Mellgren Associates
300 SW 2nd Street
Fort Lauderdale, FL 33312

RE: Land Use Plan Amendment
SR 84 South Side between Nob Hill and Hiatus Roads

Dear Mr. Katims:

Your fax-memorandum dated December 2, 2003, regarding the **Land Use Plan Amendment on SR 84 (south side) between Nob Hill and Hiatus Roads**, has been reviewed by Broward County Mass Transit Division (BCT) for current and planned bus service.

Bus service to the amendment area, is currently provided by BCT Route 75. Route 75 operates at sixty (60) minute intervals (headways) on weekdays and Saturday and no service on Sundays.

On January 4, 2004, the Town of Davie will replace this BCT Route with Community Bus that will have a headway of forty-five (45) minutes Monday thru Saturday.

Staff does not anticipate any change in service demand as a result of this land use plan amendment and no additional service is proposed in the five-year Transit Development Plan (TDP). Additionally, there is currently an FDOT East-West Transit Study and I-595 Master Plan for this corridor underway. For additional information see: <http://www.movingbroward.org/files8/Section1--MasterPlanOverview.pdf>

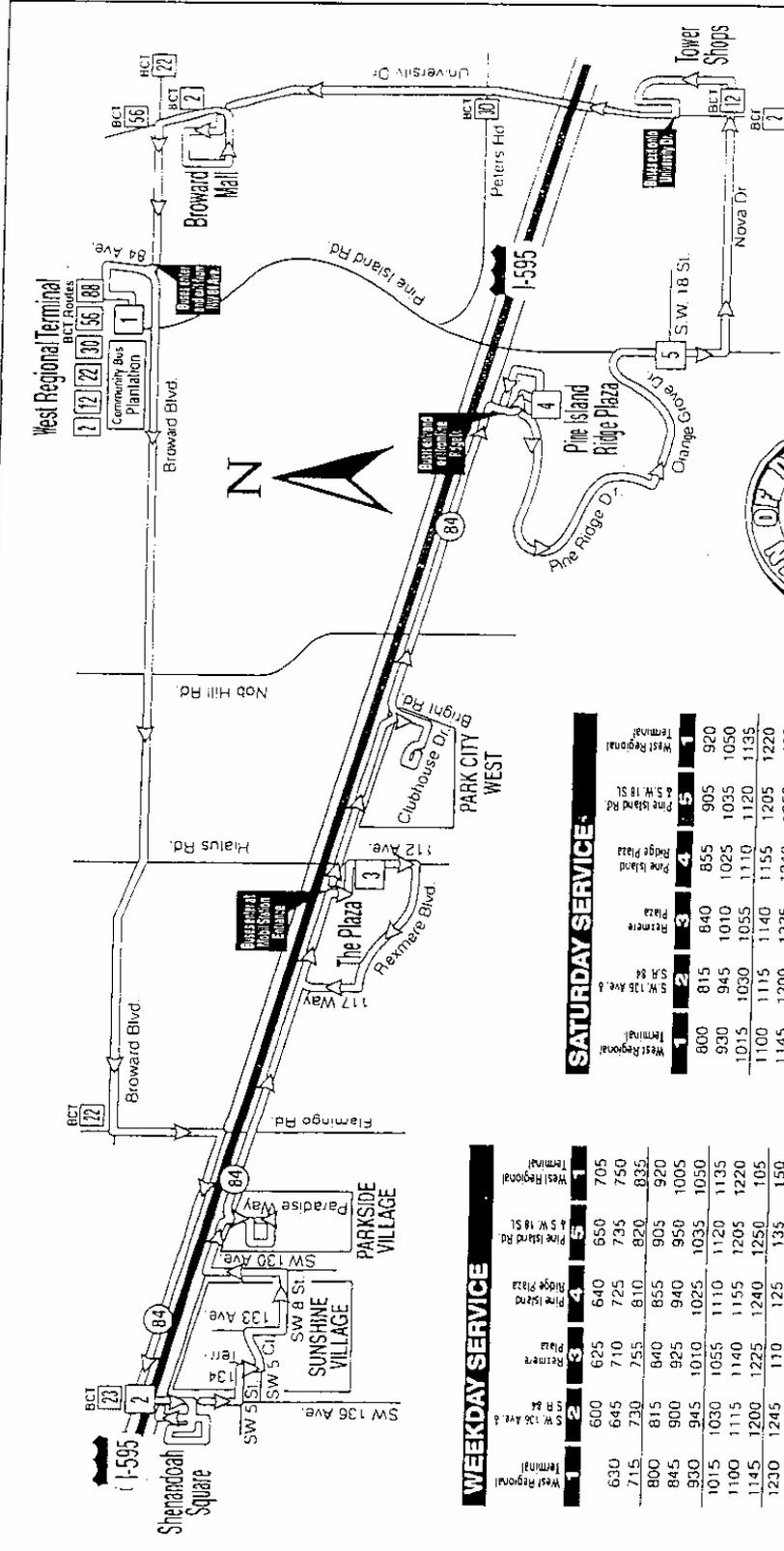
Please call me at 357-8351 if you need more information.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Daniels".

Dave Daniels
Associate Planner

c: Spencer Stoleson



Town of Davie New Community Bus Route

SATURDAY SERVICE*

West Regional Terminal	1	2	3	4	5	1
West Regional Terminal	800	815	840	855	905	920
Pine Island Ridge Plaza	930	945	1010	1025	1035	1050
Pine Island Ridge Plaza	1015	1030	1055	1110	1120	1135
Pine Island Ridge Plaza	1100	1115	1140	1155	1205	1220
Pine Island Ridge Plaza	1145	1200	1225	1240	1250	105
Pine Island Ridge Plaza	1230	1245	110	125	135	150
Pine Island Ridge Plaza	115	130	155	210	220	235
Pine Island Ridge Plaza	200	215	240	255	305	320
Pine Island Ridge Plaza	245	300	325	340	350	405
Pine Island Ridge Plaza	330	345	410	425	435	450
Pine Island Ridge Plaza	500	515	540	555	605	620

WEEKDAY SERVICE

West Regional Terminal	1	2	3	4	5	1
West Regional Terminal	600	625	640	650	705	705
Pine Island Ridge Plaza	630	645	710	725	735	750
Pine Island Ridge Plaza	715	730	755	810	820	835
Pine Island Ridge Plaza	800	815	840	855	905	920
Pine Island Ridge Plaza	845	900	925	940	950	1005
Pine Island Ridge Plaza	930	945	1010	1025	1035	1050
Pine Island Ridge Plaza	1100	1115	1140	1155	1205	1220
Pine Island Ridge Plaza	1145	1200	1225	1240	1250	105
Pine Island Ridge Plaza	1230	1245	110	125	135	150
Pine Island Ridge Plaza	115	130	155	210	220	235
Pine Island Ridge Plaza	200	215	240	255	305	320
Pine Island Ridge Plaza	245	300	325	340	350	405
Pine Island Ridge Plaza	330	345	410	425	435	450
Pine Island Ridge Plaza	415	430	455	510	520	535
Pine Island Ridge Plaza	500	515	540	555	605	620

Town of Davie 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 web site 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



Visit Broward County Transit's web site 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
MASS TRANSIT DIVISION

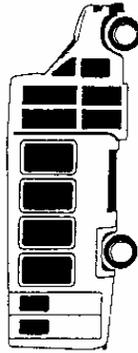
This public document was promulgated at a cost of \$20.00 per page. For more information, the public about community bus service, contact the Mass Transit and the Town of Davie. 9/03

The Broward County Board of County Commissioners, in partnership with the Town of Davie, will be

INTRODUCING NEW COMMUNITY BUS SERVICE on Broward County Transit Route 75, Beginning on January 4, 2004.

The new community bus will continue to make stops along the existing Route 75, plus service different shopping centers and the Broward Mall

This new service is in addition to the existing Town of Davie community bus services.



Hours of Service

- Weekday frequency will be improved from 60 minutes to 45 minutes.
- Saturday frequency will be improved from 60 minutes to 45 minutes from 9:30 am to 3:30 pm with 90 minute frequency on the first and last trips departing the West Terminal
- The last trip will leave from the West Regional Terminal at 5:45 on weekdays and 5 pm on Satur

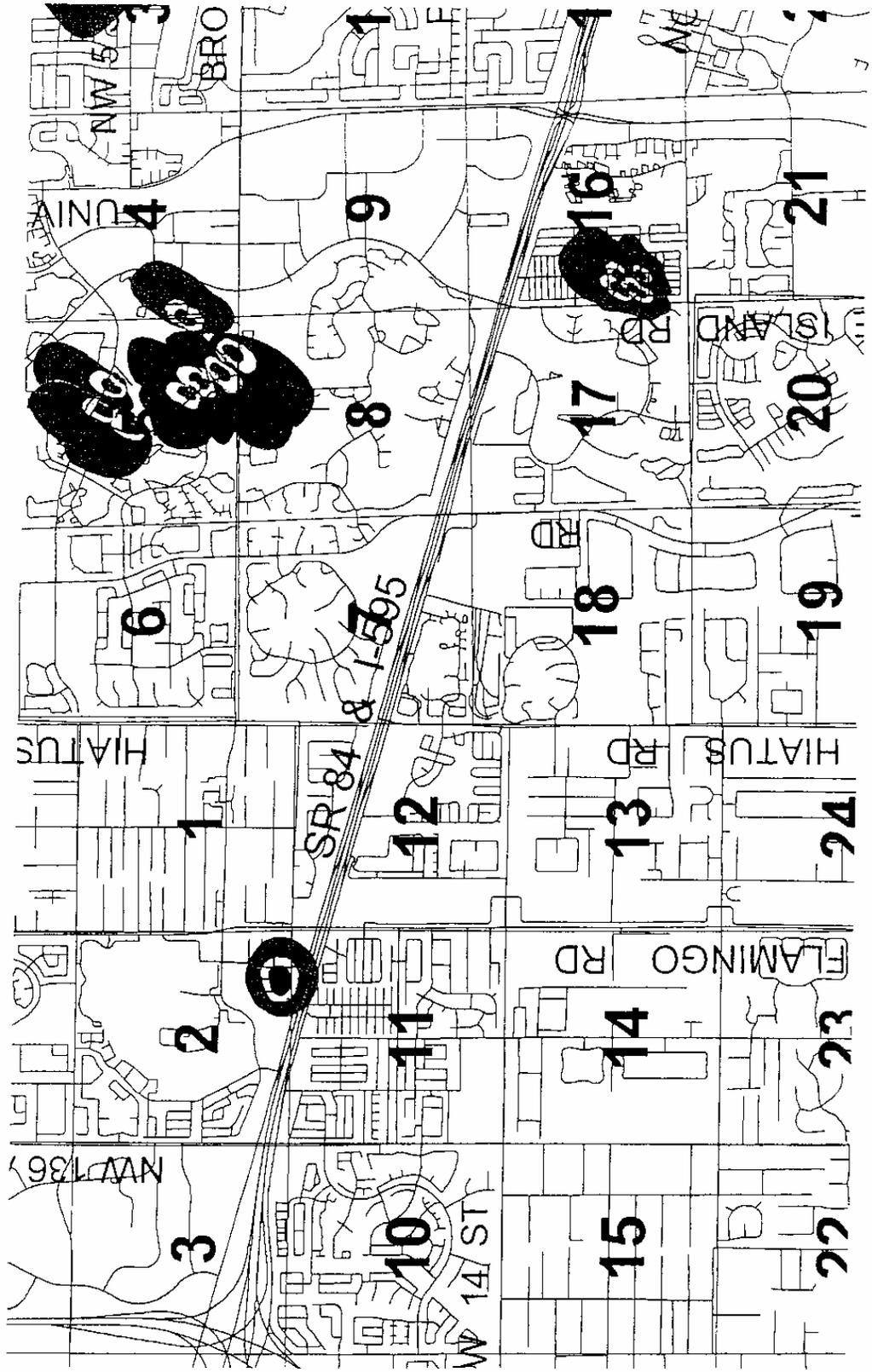
There is no charge for this new community bus service within the Town of Davie. Riders making any connection with Broward County Transit are expected to pay the appropriate fare.

Bus Route

- The bus route will include Shennadoah Square, Sunshine Village, Parkside Village, The Plaza, Rexmore Mobile Home Park, Park City West, Pine Island Ridge Plaza, Tower Shops, and Broward Mall
- The bus route will connect with Broward County Transit routes 2, 12, 22, 30, 56 and 88 at the West terminal, route 23 at S.W. 136th Ave, routes 2 and 12 at University and Nova Drives; and route 30 at University Drive and Pelais Road.
- The bus route will connect with the City of Plantation Community bus at the Broward Mall and at West Regional Terminal, and will the Town of Davie Community bus at the Tower Shops

APPENDIX 7

DPEP Wellfield Zone of Influence Map



APPENDIX 8
Property Survey

APPENDIX 9
Traffic Analysis



HUGHES HUGHES INC.

March 23, 2004

Mark Kutney
Development Services Director
Town of Davie
6591 Orange Drive
Davie, FL 33314-3399

RE: SR 84 Site Land Use Plan Amendment Traffic Analysis
HHI Project No. 03032.00

Dear Mark:

The purpose of this letter is to transmit additional traffic analyses responsive to the Town of Davie's Traffic Circulation Analysis requirements 2 and 3, as outlined in the Town's Land Use Plan Amendment Application. The Applicant's responses to requirements 1 and 2 are provided elsewhere in this submittal package.

Requirement 3 reads: "Analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated [peak hour] traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the 2015 planning horizons." Requirement 4 provides the opportunity to submit any transportation studies relating to the amendment, as desired.

On behalf of the Applicant, we have performed the standard trip generation analysis for Land Use Plan Amendments, identifying specific land uses (and combinations of land uses) that are permitted under the existing land use designation, in this case Commerce/Office, and comparing them on a "trips generated" basis with specific land uses that would be permitted under the proposed land use designation, in this case Commercial. The purpose of this type of analysis is to determine, generally, the net traffic impacts of the proposed land use designation change. According to Town guidelines, widely accepted in South Florida, we assumed that each acre could support up to 10,000 square feet of gross floor area of the surveyed land uses. The site's net acreage as proposed (with the proposed right-of-way dedication) is 41.67 acres. Although the gross acreage (42.23) could have been used for the existing land use calculations, to be conservative, the net acreage was used for both the existing and proposed conditions.

TRANSPORTATION ENGINEERS & PLANNERS
728 SW 4 Place, Suite 103 ■ Fort Lauderdale, FL 33312-2595
954/563-1121 ■ Fax 954/563-9790 ■ www.HughesHughesInc.com

Mark Kutney
March 23, 2004
Page 2

The attached table shows the highest trip generating land uses permitted under each land use designation. Because of the somewhat similar land use designations, many of the same uses are permitted under either designation, although commercial uses are limited to 20% of the total area under the existing designation.

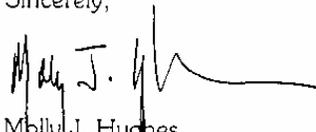
As can be seen in the attached table, on a peak hour basis, the highest trip generating land use, government office building, is permitted under both existing and proposed land use designations. This land use would be representative of a central Broward County seat or annex. While such a use is not envisioned at this time, the current designation would permit such a development, and as such this is a potential development scenario.

The second highest trip generation was found to be from the combination of government office (80%) and automotive parts sales (20%), and is permissible under the current land use designation. The third highest trip generation shown on the table is from the combination of government office (80%) and shopping center (20%), and is also permissible under the current land use designation. The land uses shown on the table represent the maximum trip-making development scenarios identified.

While the site is large enough to support an even wider variety of uses, the purpose of Land Use Plan Amendment Traffic Analyses is to compare projected trip generation from the highest trip generator permissible under each land use designation (existing and proposed). Since the highest generator is government office buildings, and since this use is permitted under both designations and, therefore, does not result in "a net increase in traffic generation," according to requirement 3, no further traffic analysis is required at this stage.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Molly J. Hughes
President

Attachment

C:\HHI\DATA\1\03032.00\LUPA\revised LUPA report.wpd

cc: Pat Merwin

Michele Mellgren, AICP

**Table 1
SR 84 Site LUPA
Trip Generation Analysis***

Land Use (ITE Land Use Code)	Scale	Units	Total Pk Hr Trips
Permitted Uses Under Existing Land Use			
Medical Office (720)	416,700	sf	1,132
Government Office Bld. (730)	416,700	sf	4,596
Combination 1			
Medical Office (720)	333,360	sf	922
Shopping Center (820)	83,340	sf	557
Total	416,700	sf	1,479
Combination 2			
Government Office Bld. (730)	333,360	sf	3,677
Shopping Center (820)	83,340	sf	557
Total	416,700	sf	4,234
Combination 3			
Government Office Bld. (730)	333,360	sf	3,677
Automotive Parts Sales (843)	83,340	sf	641
Total	416,700	sf	4,318
Permitted Uses Under Proposed Land Use			
Medical Office (720)	416,700	sf	1,132
Government Office Bld. (730)	416,700	sf	4,596
Shopping Center (820)	416,700	sf	1,611
Automotive Parts Sales (843)	416,700	sf	3,263

Notes:

* Based on the following rates from the Institute of Transportation Engineers' "Trip Generation" manual, 6th Edition:

	Unit of Measure	PM Peak Hour
Medical-Dental Office Bld. (720)	1,000 sf gfa	$\text{Ln}(T) = .921 \text{Ln}(X) + 1.476$
Government Office Bld. (730)	1,000 sf gfa	Average Rate = 11.03*
Shopping Center (820)	1,000 sf gfa	$\text{Ln}(T) = 0.660 \text{Ln}(X) + 3.403$
Automotive Parts Sales (843)	1,000 sf gfa	$T = 7.866(X) - 14.86$

*The ITE Trip Generation manual does not provide trip rates for Government Office Bld. (730) for the PM peak-hour of the adjacent street. Therefore, PM peak hour of the generator was substituted.