

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by: Ingrid Allen, Planner I

SUBJECT: Ordinance – Land Use Plan Amendment
LA 11-1-05/Stirling Village/Generally located at the southeast quadrant of Stirling Road and Davie Road Extension.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 11-1-05, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM “COMMERCIAL” TO “RESIDENTIAL 16 DU/AC”; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The proposed amendment requests a change in land use for a 2.9 acre vacant parcel of land located at the southeast quadrant of Stirling Road and Davie Road Extension, from “Commercial” to “Residential 16 DU/AC”. The overall project will include a retail component, fronting on Stirling Road, that is not part of this land use plan amendment. The proposed medium density land use provides a maximum of 46 dwelling units in Davie with a total maximum of 129 dwelling units project wide (46 maximum units in Davie and 83 maximum units in Hollywood). Surrounding uses to the east and south of the project are high density residential (RM-25) which are located in the City of Hollywood. The proposed use will provide for a combination of uses whereby medium density use acts as a transition from the high density residential to the south and east and provides additional patrons for the existing commercial uses along Stirling Road and Davie Road Extension. The Town’s Comprehensive Plan encourages location of residential development of moderate to high density in eastern Davie and in close proximity to arterial roadways, and mass transit.

The key issues identified by staff regarding this amendment include affordability of units and school capacity. The applicant has met with the Town’s Housing and Community Director and will continue to work with that department to arrive at an appropriate mitigation. As a note of reference, the Town of Davie 2005 Evaluation and Appraisal Report of the Comprehensive Plan, which at the time of writing this report has not yet been adopted, recommends that residential developments offer at least 20 percent affordable units for every project. The applicant has also retained a consultant to coordinate with the School Board on an appropriate mitigation plan.

The land use change will produce 90% less future trips from this site. Some of the area roads are expected to reach unacceptable LOS "F" by 2015 and 2025, however the trip reduction aspects of this amendment may help mitigate that problem. Potable water, sanitary sewer, parks and drainage level-of-service (LOS) standards will be maintained by this application if approved.

The application for amendment will only move forward to the Broward County Planning Council as a joint land use plan amendment with the City of Hollywood. Therefore, the land use plan amendment will not proceed if either the Town of Davie or the City of Hollywood denies approval.

PREVIOUS ACTIONS: None

CONCURRENCES: At the February 8, 2006 Local Planning Agency (LPA) meeting, Mr. Stevens made a motion, seconded by Chair Bender, to deny. (motion carried 3-2 with Vice-Chair McLaughlin and Mr. Luis being opposed).

FISCAL IMPACT: None

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

Attachments: Ordinance, Planning Report, Public Participation Letter, Existing Future Land Use Map, Proposed Future Land Use Map, Zoning and Aerial Map, Schematic Site Plan, Land Use Application

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 11-1-05, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCIAL" TO "RESIDENTIAL 16 DU/AC"; 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 from Commercial to Residential 16 DU/AC; and

WHEREAS, the Local Planning Agency of the Town of Davie held a public hearing duly advertised as required by State Statutes on February 8, 2006; and

WHEREAS, the Town Council of the Town of Davie held a public hearing duly advertised as required by State Statutes on March 1, 2006 and on the date of adoption of this Ordinance; and

WHEREAS, the Town Council of the Town of Davie desires to transmit the proposed Land Use Plan Amendment provided herein to the State of Florida Department of Community Affairs (DCA) for their review and consideration; and

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

WHEREAS, the application for amendment must be forwarded to the Broward County Planning Council with appropriate recommendations.

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 Commercial to Residential 16 DU/AC.

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 Residential 16 DU/AC.

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 submit Application LA 11-1-05 to the Broward County Planning Council with a recommendation of approval, authorizes the Planning Council to transmit the amendment to the Florida Department of Community Affairs, and requests the County adopt a corresponding amendment to the Broward County Land Use Plan.

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 _____, 2006

PASSED ON SECOND READING THIS ____ DAY OF _____, 2006

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006

Application #: LA 11-1-05 Stirling Village
Exhibit "A"

Revisions:
Original Report Date: 1/20/06

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

APPLICANT INFORMATION

Owner:

Name: Bank of America
Address: 200 E. Las Olas Blvd. #1400
City: Fort Lauderdale, FL 33301

Agent:

Name: Leigh Robinson Kerr & Associates
Address: 808 E. Las Olas Blvd., Ste. 104
City: Fort Lauderdale, FL 33301
Phone: 954-467-6308

BACKGROUND INFORMATION

Date of Notification: January 31, 2006

Number of Notifications: 17

Application Request: Land Use Plan Amendment for 2.9 acres of land **From:** Commercial **To:** Residential 16 DU/AC

Applicant's Stated Reasons for the Amendment: The applicant states: "This property is situated at the southeast quadrant of Stirling Road and Davie Road Extension. The property is situated within two jurisdictions, however, it is under one ownership. Approximately 5.2 acres is situated in the City of Hollywood and approximately 2.9 acres is situated within the Town of Davie. The land use designation for the entire property is Commercial land use. The proposal is to retain a Commercial component along Stirling Road (not a part of this amendment but is under the same ownership) and change the balance of the site (which is this plan amendment) to Medium (16) Residential. This would provide for an approximately 114-unit townhouse development. The proposed use would help meet a growing demand for residential communities conveniently located to transit and commercial facilities within this portion of Broward County."

Affected District: District 1

Location: Generally located on the east side of Davie Road and south of Stirling Road.

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

Existing Use: Vacant

Existing Zoning: B-2, Community Business District

Proposed Use: Multi-family residential (a maximum of 46 dwelling units in Davie)

Parcel Size: 2.9 acres

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Brake Repair	Commercial
South:	Vacant	Commercial
East:	Vacant/Bank	Commercial
West:	Car Wash	Commercial

Surrounding Zoning:

North:	B-2, Community Business District
South:	B-2, Community Business District
East:	B-2, Community Business District (TOD) & O-2, Medium Intensity Office (City of Hollywood)
West:	B-2, Community Business District

ZONING HISTORY

Related Zoning History: None

Previous Requests on same property:

A proposed rezoning of the City of Hollywood parcel (5.2 acres) from a Medium Intensity Office designation to a Medium Intensity Commercial designation was denied. The rezoning was brought on by a proposal for a Publix supermarket to be located in both jurisdictions. A rezoning of the Davie parcel was not needed due to the fact that the existing zoning designation would permit the proposed use. Hollywood residents, through the public hearing process, voiced their opposition to the Publix and the project was not approved. Therefore, a proposed Publix site plan was not submitted to the Town of Davie.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced

accessibility provided by the roadway expansion and easy access to the Florida Turnpike. Commercial developments along the south side of Stirling Road are somewhat deteriorated and should be evaluated for potential redevelopment opportunities.

Broward County Land Use Plan: The subject site is designated Commercial on the Broward County Land Use Plan and falls within Flexibility Zone 102.

Concurrency Considerations:

Potable Water: The 2.9 acre portion of the site located in Davie is served by the Town's water treatment system. The Davie water plants have a capacity of 7.4 MGD (million gallons per day) and they are currently processing 4.44 MGD of raw water. Committed development (approved, unbuilt) should add another 0.19 MGD of future demand. The new impact of the proposed land use change (Davie portion only) will be to generate an additional 0.013 MGD of potable water need. The north water plant is slated for retirement in 2008 and the south plant is proposed an expansion by 4.0 MGD at that same time which will increase total system capacity to 8.0 MGD. There is adequate capacity in the Davie potable water treatment system to accommodate this land use change at the adopted level-of-service (LOS). The Hollywood portion of the site is within that city's water service area for its water treatment plant. The Hollywood plant also appears to have adequate capacity to accommodate this land use change.

Wastewater Treatment and Disposal: The 2.9 acre portion of the site located in Davie is within Service Area 2 and would be served by the Town's Wastewater Treatment Facility. The Davie Plant has a capacity of 5.0 MGD and is currently processing 3.58 MGD of wastewater. Committed development should add another 0.15 MGD of future demand. The new impact of the proposed land use change (Davie portion only) will be to generate an additional 0.012 MGD of wastewater. The plant is slated for expansion in 2008 to a total capacity of 7 MGD. There is adequate capacity in the Davie wastewater treatment system to accommodate this land use change at the adopted LOS. The Hollywood portion of the site is within that city's wastewater service area for its Southern Regional Plant. The Hollywood Plant also appears to have adequate capacity to accommodate this land use change.

Solid Waste Disposal: Waste disposal is provided by Broward County via interlocal agreement. The site is served by the County's Resource Recovery Facility at 4400 south SR 7 in Fort Lauderdale and the Interim Contingency Landfill. There is adequate capacity in the Broward County waste disposal system to accommodate the proposed land use change at the adopted LOS.

Drainage: The entire 8.1 acre site is located within the Central Broward Drainage District and is controlled by S-13 pump station on the C-11 Canal. All new development on the site will be required to meet the adopted drainage level-of-service standards contained in the Davie Comprehensive Plan and required by South Florida Water Management District.

Local and Regional Traffic Circulation: The Davie portion (2.9 acres) of this project is projected to generate 277 peak hour trips if developed as commercial use, and 26 peak trips under the proposed residential land use change. This represents a 251 trip reduction from this site if the

residential land use change is approved. Currently, Davie Road east of University Drive is operating at LOS "F" which is below the adopted standard of "D." All other primary roads in the area are operating at acceptable LOS of "D" or better. In 2015, area roads are expected to deteriorate with LOS "F" projected on six (6) road segments: Stirling Road east of Davie Road, Davie Road east of University Drive, Davie Road north of Griffin Road, University Drive north of Sheridan Street, University Drive north of Stirling Road and University Drive north of Griffin Road. By 2025, ten (10) road segments in this area are expected to be at LOS "F." However, this land use change will produce a drop in future peak hour trips. Given the traffic reduction impact of this proposed land use, traffic LOS standards are maintained by this project.

Fire Protection: The Town of Davie Fire Department has no comment at this time.

Police Protection: The Town of Davie Police Department has no comment at this time.

School sites and pupil generation: This site is served by: Driftwood Elementary, Driftwood Middle, and Hollywood Hills High. These schools range from 123% to 138% over capacity. The Davie portion of the site will generate an estimated 8 new students. Driftwood Middle is planned to add 8 modular classrooms by 2010, and Hollywood Hills High is planning to add 24 classrooms within the next several years. The applicant will pay impact fees or enter into a mitigation agreement with the School Board, as needed, to address the project's student impact.

Recreation and Open Space: The adopted LOS standard for recreation and open space is 10 acres per 1,000 population. Based on that standard, this application will generate a park land need of 1 acre. The Davie Evaluation and Appraisal Report (EAR) indicates that 2,172 acres of park lands in the Town are available to meet current and future demands. The current LOS indicates that 25.85 acres per 1,000 Davie residents are available. This acreage is sufficient to accommodate that park needs of this project.

Applicable Goals, Objectives & Policies:

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

Future Land Use Element, Policy 4-2: The extension of essential services shall be prioritized and directed to portions of the Town that already has other services available.

Future Land Use Element, Policy 4.3: Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of the infrastructure.

Future Land Use Element, Policy 5.1: The location and distribution of land in each Future Land Use Designation as shown on the Davie Future Land Use Plan map shall be in accordance with the adopted level of service standards as set for in the Comprehensive Plan.

Future Land Use Element, Policy 6.1: Residential Development of moderate to high density should be located in close proximity to arterial roadways, available mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the SR 84/I-595, or I-75 interchanges.

Future Land Use Element, Policy 6.2: Generally discourage plan amendments or use of flexibility provision to increase residential densities or permit more intensive uses in areas west of Pine Island Road and south of SW 14 Street, unless located adjacent to the SR 84/I-595 corridor or I-75 Interchanges.

Future Land Use Element, Policy 20.1: The Town shall consider adjacent land uses in neighboring communities in evaluating changes in land use.

Future Land Use Element, Policy 20.2: The Town shall comply with the procedural requirements of Chapter 163, Florida Statutes, as amended from time to time, in processing amendments to the Comprehensive Plan.

Transportation Element, Policy 4.1.8: Residential densities above 10 DUA should be located with adequate access to major or minor arterial roadways, expressways and public transit routes.

Intergovernmental Coordination Element, Policy 2.1: Notify adjacent jurisdictions in the event a proposed change in land use designation or zoning category affects property that may have an impact on that jurisdiction.

Staff Analysis

The proposed medium density use is compatible with adjacent, existing high density development to the east and south. It also acts as a buffer for those high density properties from the commercial parcels along Stirling Road and Davie Road. The medium density use may also be a better “neighbor” than the current commercial use, as the applicant has stated that this property has been the subject of previous attempts for commercial utilization which were successfully opposed by neighboring residents.

The Town’s Comprehensive Plan encourages residential use in eastern Davie which this application is proposing. The residential use on this property should blend well with existing commercial uses along Stirling Road and Davie Road Extension, and create an interesting mixed use area with the side benefit of reduced automobile usage.

There appear to be no significant concurrency issues at this time except school capacity issues. The land use change will produce 90% less future trips from this site. Some of the area roads are expected to reach unacceptable LOS “F” by 2015 and 2025, however the trip reduction aspects of this amendment may help mitigate that problem. Potable water, sanitary sewer,

parks and drainage level-of-service (LOS) standards will be maintained by this application if approved. The applicant has retained a consultant to coordinate with the School Board on an appropriate mitigation plan.

Findings of Fact

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

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

The proposed change is not generally contrary to the adopted comprehensive plan. Future Land Use Element (FLUE) Policy 4-3 encourages infill development in Davie as a means of directing growth to areas already served by essential infrastructure, and this application request would implement that policy. The comprehensive plan encourages residential use in eastern Davie (FLUE Policy 6-1) and this application would accomplish that. FLUE Policy 17-1 states that non-residential lands shall be located in a manner that facilitates development does not adversely impact existing and future neighborhoods. The proposed medium density use is compatible with adjacent, existing high density development to the east and south, where as the commercial use is less compatible having been the subject of community opposition in the past. It also acts as an effective buffer between those high density properties and the commercial parcels along Stirling Road and Davie Extension Road. FLUE Policy 18-1 encourages mixed use.

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

The proposed change would not create an isolated district unrelated and incompatible with adjacent or nearby districts. The proposed Medium Residential land use (16 units per acre) is compatible with the land use pattern in the area. It serves as an appropriate buffer between existing High Residential (25 units per acre) land use on the east and south of the subject site, and Commercial land uses east and north along Stirling Road and Davie Road Extension.

- c. 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 in relation to existing conditions on the property proposed for change. The parcel boundaries are logically drawn in a standard rectangular configuration which makes for efficient design of future commercial development.

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

The proposed change will not adversely affect living conditions in the neighborhood or in the Town of Davie. The proposed use is compatible with the higher density neighborhood adjacent to the east and south. Living conditions in the area should be enhanced and provide additional patrons for commercial uses along Stirling Road and Davie Road Extension.

e. The proposed change will not create an increase in automobile traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety.

The proposed change will not create an increase in automobile traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety. In fact, the proposed medium density residential use will produce 90% decrease in the future peak hour trips generated from this site compared to the current Commercial land use. The current commercial land use (Davie portion) would generate 277 peak trips while the medium density would generate only 26 peak trips.

f. The proposed change will not adversely affect other property values.

The proposed change will not adversely affect other property values. A well-designed, compatible medium density development on this site in combination with adjacent commercial establishments should create an interesting mixed use pattern and may have a positive impact on area property values.

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

The proposed change will 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. This medium density proposal, once developed, should enhance the market viability of commercial parcels nearby. It is also consistent as a transition buffer with the High Density Residential areas existing east and south of the parcel.

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

The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public. The application request is consistent with the existing and emerging land use pattern in the area. The medium density request will benefit the general public welfare by creating compatible new development and a mixed use environment, while providing the potential for reasonable economic gain for the parcel owner.

i. There are not substantial reasons that the property located in the Town cannot be used in accord with existing regulations.

There are no substantial reasons that the property cannot be used in accord with existing regulations. However, the applicant has indicated that past attempts to use the property for commercial activities has resulted in significant opposition from adjacent/nearby residents.

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

The proposed land use designation may be an 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. A residential component may help to enhance the economic vitality of the existing surrounding commercial uses which have, in some instances, experienced an economic lull.

Staff Recommendation

Staff finds the subject application complete and suitable for submittal to Town Council subject to the following:

1. At the time of site plan review, provide adequate storm water retention. The storm water management plan must be conceptually approved by the South Florida Water Control District and Central Broward Water Control District.
2. At the time of site plan review, provide a complete traffic analysis to determine the appropriate contribution to the Town of Davie local road and traffic calming improvement fund.
3. Prior to adoption, provide evidence of an agreement with the Broward County School Board addressing school impact.
4. Continue to work with the Town's Housing and Community Development Director to arrive at appropriate mitigation for affordable units.
5. The applicant will enter into an interlocal agreement with the Town of Davie and the City of Hollywood as it regards site planning and the provision of services including, fire/police protection (address the availability of essential services for the 2015 planning horizon), utilities, and parks/recreation.

Prepared by: _____

Reviewed by: _____

Exhibits

1. Public Participation Letter
2. Existing Future Land Use Map
3. Proposed Future Land Use Map
4. Zoning and Aerial Map
5. Schematic Site Plan
6. Land Use Application

**Leigh Robinson Kerr
& Associates, Inc.**

Member, American Institute of Certified Planners

**SUMMARY OF
PUBLIC PARTICIPATION MEETINGS**

Ingrid M. Allen
Town of Davie
Development Services Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

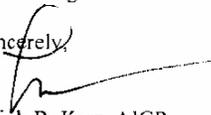
*Re: Citizen Participation Plan for: Stirling Village
Project Number:*

Dear Ingrid,

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we advertised and notified all the property owners surrounding the subject property within 500 feet to invite them to, two (2) Public Participation Meetings, located at the **Town of Davie Eastside Community Hall - 4300 SW 55th Avenue, Davie, FL 33314** on **December 12, 2005 and December 19, 2005** from **6:00 p.m. - 7:00 p.m.** The above scheduled meetings were held, however, none of the Town of Davie property owners attended.

We believe the above information fulfilled the requirements of Public Participation Ordinance concerning this land use amendment process.

Sincerely,


Leigh R. Kerr, AICP
President

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

2558 Citizen Participation Plan Acknowledgement

lkerr808@bellsouth.net

Established 1985

**List of Property Owners Notified for Public Participation
(within 500 ft. of subject site)**

LA 11-1-05
64 EAST PARTNERSHIP
3880 SHERIDAN ST
HOLLYWOOD FL 33021-3634

LA 11-1-05
AL-JUMAA INC
PO BOX 2011
HOLLYWOOD FL 33022

LA 11-1-05
AMER MINING OPS SYNDICATE INC
&
7420 SW 39 ST
DAVIE FL 33314

LA 11-1-05
ARK RESTAURANT INC
6255 STIRLING RD
DAVIE FL 33314-7221

LA 11-1-05
BANK OF AMERICA
200 E LAS OLAS BLVD #1400
FT LAUDERDALE FL 33301

LA 11-1-05
BERNDT,DAVID L
5930 SW 64TH AVE
DAVIE FL 33314-7116

LA 11-1-05
BMS PARTNERS LLC
16400 NW 2 AVE STE 203
MIAMI FL 33169

LA 11-1-05
CHONG,RAY II
9120 NW 38TH ST
HOLLYWOOD FL 33024-8108

LA 11-1-05
CHONGS FINANCIAL & INVEST
GRP
4295 N DAVIE ROAD EXT
HOLLYWOOD FL 33024-1633

LA 11-1-05
CHONGS FINANCIAL & INVEST GRP
9120 NW 38TH ST
HOLLYWOOD FL 33024-8108

LA 11-1-05
DAVIE CW PROPERTIES INC
22290 KETTLE CREEK WAY
BOCA RATON FL 33428

LA 11-1-05
FLA POWER & LIGHT CO
PO BOX 14000
JUNO BEACH FL 33408-0420

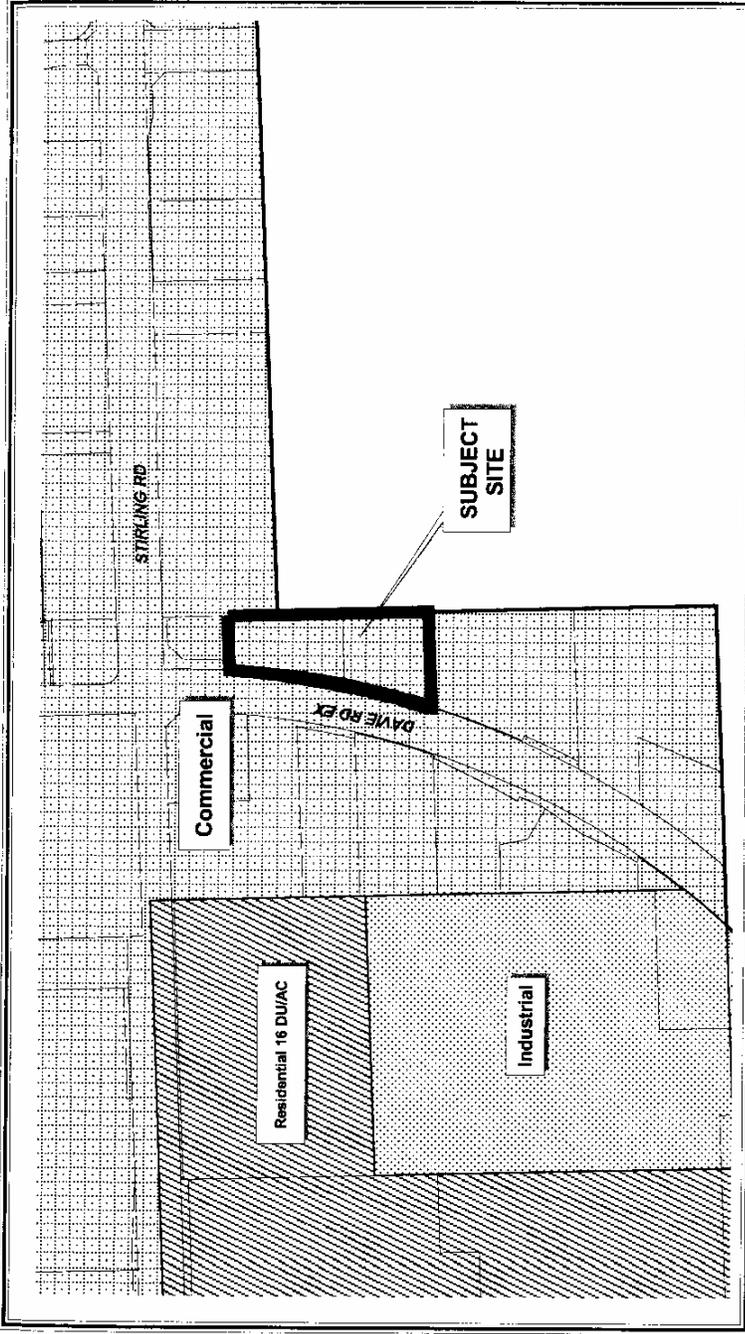
LA 11-1-05
FOREMAN,PETER
713 NE 17 RD
FT LAUDERDALE FL 33304

LA 11-1-05
GARDENS AT STIRLING INC
PO BOX 291645
DAVIE FL 33329-1645

LA 11-1-05
GATOR CARRIAGE PARTNERS
LTD
1595 NE 163 ST
N MIAMI BEACH FL 33162-4717

LA 11-1-05
RIZZO,THERESA F FAM TR
6051 N OCEAN DR APT 305
HOLLYWOOD FL 33019

LA 11-1-05
STERLING SERVICE STATION I.I.C
9701 NW 89 AVE
MEDLEY FL 33178

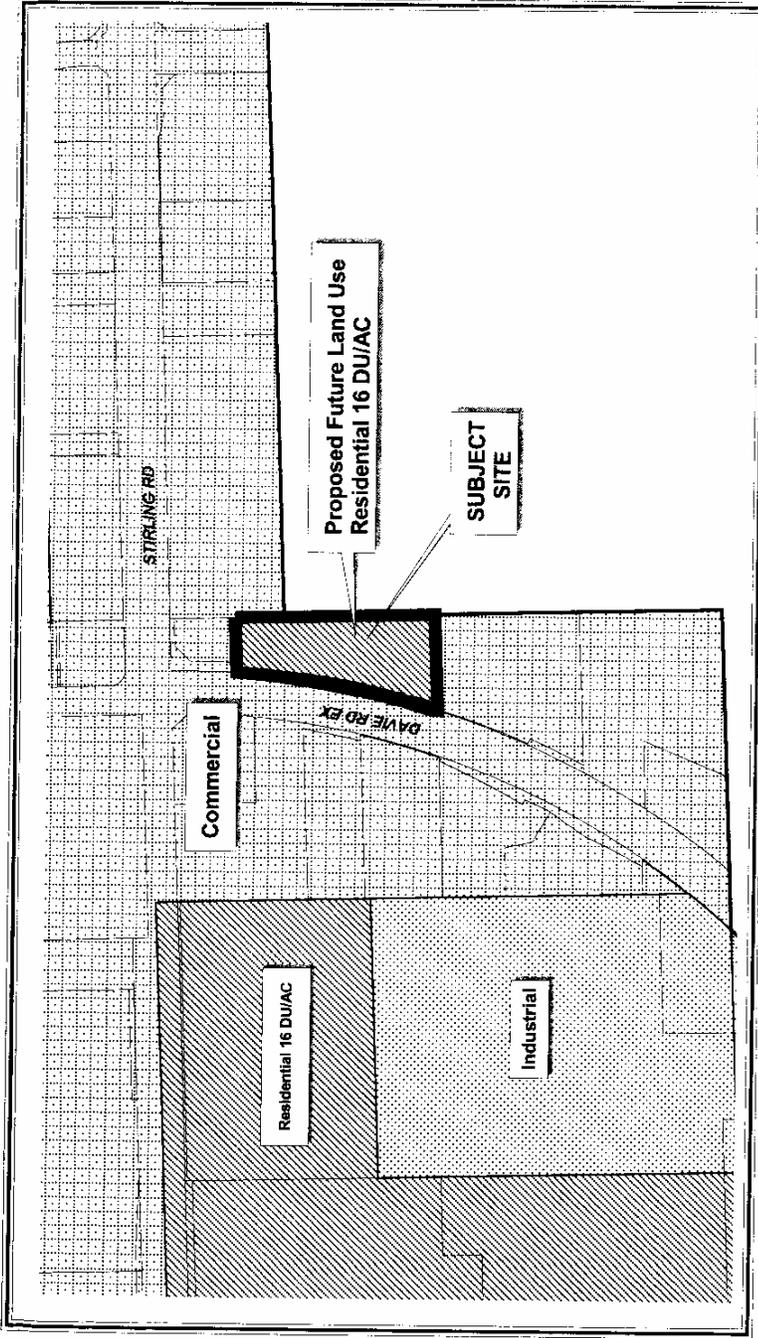


**LAND USE PLAN ADMENDMENT
LA 11-1-05
Existing Future Land Use Map**

Prepared By: ILD
Date Prepared: 1/13/06

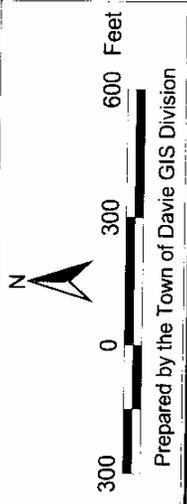


Prepared by the Town of Davie GIS Division

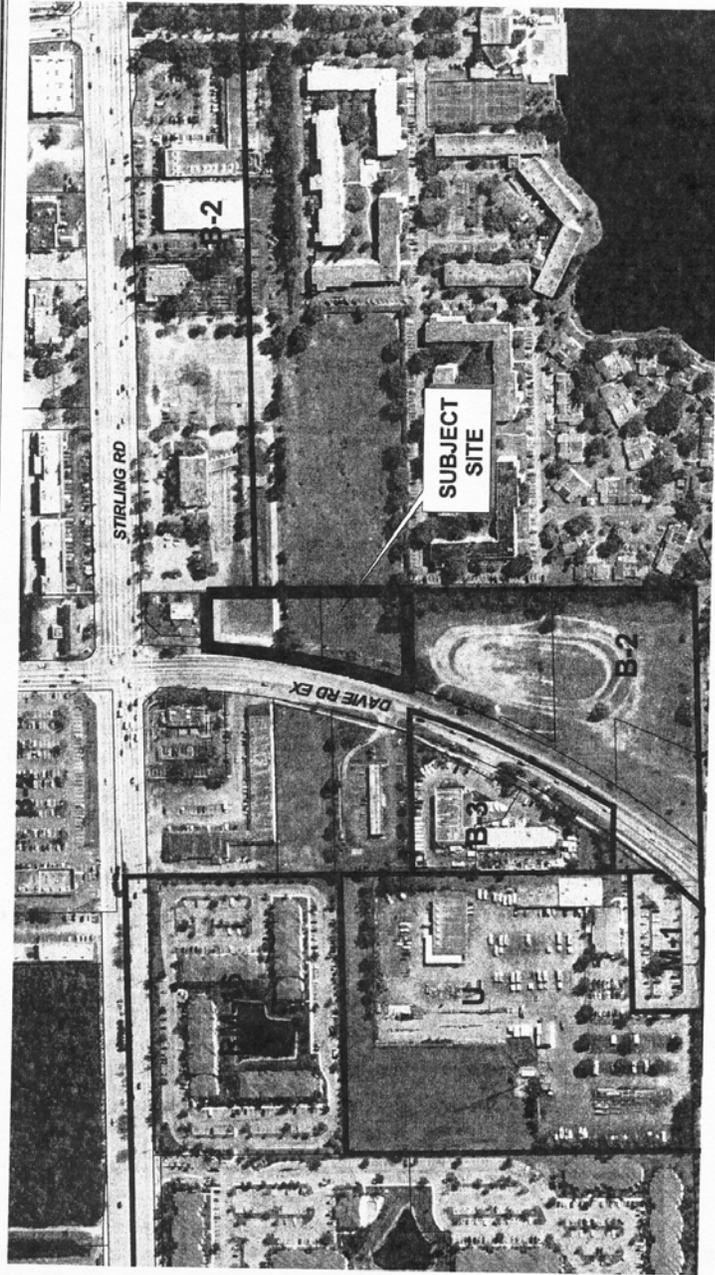


**LAND USE PLAN ADMENDMENT
LA 11-1-05
Proposed Future Land Use Map**

Prepared By: ILD
Date Prepared: 1/13/06



Prepared by the Town of Davie GIS Division



Date Flown:
12/31/04



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division



LAND USE PLAN ADMENDMENT LA 11-1-05 Zoning and Aerial Map

Prepared By: ILD
Date Prepared: 1/13/06

STIRLING VILLAGE

**APPLICATION FOR AMENDMENT TO THE
CITY OF HOLLYWOOD, TOWN OF DAVIE,
AND BROWARD COUNTY
LAND USE PLANS**

Prepared by:
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard
Suite 104
Fort Lauderdale, FL 33301
Phone: (954) 467-6308
Fax: (954) 467-6309
Email: Lkerr808@bellsouth.net

December 2005

Revised January 2006

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APPENDIX

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EXHIBITS

<i>Location Map</i>	<i>A</i>
<i>Current Future Land Use</i>	<i>B</i>
<i>Proposed Future Land Use</i>	<i>C</i>
<i>Existing Land Uses</i>	<i>D</i>

STIRLING VILLAGE

1. LETTER OF TRANSMITTAL

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

To be determined.

B. *Whether the amendment is within an Area of Critical "State Concern or proposed for adoption under planning agreement pursuant to section 163.3171, Florida Statutes.*

N/A

C. *Whether the amendment is one of the following.*

*Development of Regional Impact
Small scale development activity (per Florida Statutes)
Emergency (please describe on separate page)*

N/A

2. LOCAL GOVERNMENT INFORMATION

A. *Local land use plan amendment or case number.*

Town of Davie -- LA-11-1-05

B. *Proposed month of adoption of local land use plan amendment.*

December 2006.

C. *Name, title, address, telephone, e-mail, facsimile number for local government contact.*

**Town of Davie
6591 Orange Drive
Davie, FL 33314
Ph: 797-1111 Fax: 954-797-1086
Email: mark_kutney@davie-fl.gov
Contact: Mark Kutney**

**City of Hollywood
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33022-9045
Phone: 954-921-3471 Fax: 954-921-3347
Email: jepstein@hollywoodfl.org
Contact: Jaye Epstein, AICP**

STIRLING VILLAGE

- D. *Summary minutes from local government public hearings on the transmittal of the Broward County Land Use Plan Amendment.*

To be provided.

- E. *Description of public notification procedures followed for the amendment by the local government.*

Newspaper publication per Chapter 163, F.S. Applicant complied with Town of Davie Citizen Participation per Ordinance #2004-31.

3. **APPLICANT INFORMATION**

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

**Herity Group, LLC
7700 Congress Avenue, Suite 1110
Boca Raton, FL 33487
Ph: 561-999-8955 Fax: 561-999-0365
Email: rick@herity.com
Contact: Rick Coffin**

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

**Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard
Suite 104
Fort Lauderdale, FL 33301
Ph: (954) 467-6308
Fax: (954) 467-6309
Email: Lkerr808@bellsouth.net**

Contact: Leigh R. Kerr, AICP

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

**Bank of America
200 East Las Olas Boulevard, #1400
Fort Lauderdale, FL 33301**

- D. *Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule Amendments for the Broward County Land Use Plan and Local Land Use Elements."*

The Planning Council fee will be provided upon transmittal to the Broward County Planning Council.

STIRLING VILLAGE

- E. *Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion on the staff report (about two paragraphs).*

This property is situated at the southeast quadrant of Stirling Road and Davie Road Extension. The property is situated within two jurisdictions, however, it is under one ownership. Approximately 5.2 acres is situated in the City of Hollywood and approximately 2.9 acres is situated within the Town of Davie. The land use designation for the entire property is Commercial land use. The proposal is to retain a Commercial component along Stirling Road (not a part of this amendment but is under the same ownership) and change the balance of the site (which is this plan amendment) to Medium (16) Residential. This would provide for an approximately 114-unit townhouse development. The proposed use would help meet a growing demand for residential communities conveniently located to transit and commercial facilities within this portion of Broward County.

4. AMENDMENT SITE DESCRIPTION

- A. *Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.*

The proposed amendment site contains approximately 8.1 gross acres (City of Hollywood -5.2 acres; Town of Davie -2.9 acres). The amendment site is generally located on the east side of Davie Road and south of Stirling Road.

- B. *Legal Description of the area proposed to be amended.*

Please see APPENDIX 1.

- C. *Map at scale 1" = 300' clearly indicating the amendment's location, boundaries, and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Administrator.)*

Please see EXHIBIT A - Location Map.

5. EXISTING AND PROPOSED USES

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

The subject site is currently designated Commercial on the Town, City and County land use plans. The proposed designation is Medium (16) Residential.

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

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

The current land use designations for the properties surrounding the amendment site are provided in EXHIBIT B.

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

Not applicable.

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

EXHIBIT D identifies the existing land uses on the subject site and adjacent areas.

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

The amendment site is planned to be developed with multi-family residential. The proposed land use designation is Medium (16) on 8.1 acres with a maximum of 129 dwelling units permitted.

Dwelling Units	
City of Hollywood - 5.2 ac x 16 du/ac	= 83 d.u.
Town of Davie - 2.9 ac x 16 du/ac	= 46 d.u.
TOTAL D.U.s	= 129 d.u.

STIRLING VILLAGE

- F. *Maximum allowable development per local government land development regulations under existing Broward County Land Use Plan designation for the site, including square footage and/or dwelling unit count permitted for each parcel.*

The amendment site consists of 8.1 acres designated Commercial on the Town of Davie, City of Hollywood Land Use Plan and Broward County Land Use Plans. A total of 81,000 square feet is presently permitted.

6. 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. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

STIRLING VILLAGE

SERVICE DEMAND SUMMARY TABLE

	CITY OF HOLLYWOOD			TOWN OF DAVIE			TOTAL CHANGE
	Current	Proposed	Hollywood Change	Current	Proposed	Davie Change	
Sanitary Sewer (gallons/day)	5,200 gpd	26,145 gpd	+20,945 GPD	2,900 gpd	14,950 gpd	+12,050 GPD	+32,995 gpd
Potable Water (gallons/day)	2,600 gpd	31,125 gpd	+28,525 GPD	2,900 gpd	16,100 gpd	+13,200 GPD	+41,725 gpd
Solid Waste (lbs/day)	2,080	738.7	-1,341.3	580	409.4	-170.6	-1,511.9
Parks & Rec (acres)	N/A	.50	+.50	N/A	1.0	+1.0	+1.50
Traffic (trips/day)	407	46	-361	277	26	-251	-611
School (student)	N/A	14	+14	N/A	8	+8	+22

Source: Broward County Land Development Code, City of Hollywood Comp. Plan, Town of Davie Comp. Plan

A. Sanitary Sewer

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

The 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.

Hollywood Southern Regional Waste Water Treatment Plant	
Sanitary Sewer	
Current Plant Capacity	48.75 MGD
Current Demand on Plant	41.69 MGD
Committed Plant Capacity/Committed Demand on plant	1.053 MGD
Source: City of Hollywood - 11/03/05 Smyser email	

Davie Wastewater Treatment Facility - Service Area 2	
Sanitary Sewer	
Current Plant Capacity	5.0 MGD
Current Demand on Plant	3.58 MGD
Committed Plant Capacity/Committed Demand on plant	3.73 MGD
Source: Town of Davie EAR Update / 12.20.05 Email - H. Cavicchia - BCEPD Water Resources - H.	

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

Sanitary Sewer - HOLLYWOOD		
Current:		
Commercial - 52,000 sf	x .1 GPD/sf	= 5,200 GPD
Proposed:		
Residential - 83 d.u.'s	x 315 GPD/du	= 26,145 GPD
HOLLYWOOD CHANGE		+ 20,945 GPD
Sanitary Sewer - DAVIE		
Current:		
Commercial - 29,000 sf	X .1 GPD/sf	= 2,900 GPD
Proposed:		
Residential - 46 d.u.'s	x 325 GPD/du	= 14,950 GPD
DAVIE CHANGE		+ 12,050 GPD
TOTAL CHANGE:		+ 32,995 GPD

Source: City of Hollywood Comp Plan, Broward County Land Development Code, Town of Davie Comp. Plan

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.

City of Hollywood Service Area - Sanitary Sewer		
	2010	2020
Projected Plant Capacity	50 MGD	58 MGD
Projected Plant Demand	44-45 MGD	56-58 MGD
Planned Plant Expansions	Currently expanding to 50 MGD. Planned expansion to 58 MGD in 2020.	
Source: Source: City of Hollywood - 11/03/05 Smyser email		

Davie Service Area - Sanitary Sewer		
	2008	2020
Projected Plant Capacity	7 MGD	7 MGD
Projected Plant Demand	4.05 MGD	4.89 MGD
Planned Plant Expansions	2 MGD Expansion to be completed by 2008	
Source: Town of Davie EAR Update; 12.20.05 Email - H.Cavicchia		

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

The applicant will coordinate with Davie and Hollywood for service to the site. The site can be sewered by either Hollywood (via carriage Hills Station A-06 on eastern property boundary) or by Davie via proposed force main they wish to install across property. Determination of provider will be determined through an Interlocal Agreement.

6. Letter from utility verifying the above information.

Please see APPENDIX II.

B. Potable Water

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

City of Hollywood: The level of service standard for the potable water facilities of 375 GPD per equivalent residential unit shall be adopted and utilized to assess adequacy of service.

Town of Davie: The LOS standard for potable water facilities is herein adopted to be 150 gallons per capita per day, also described as 350 GPD per ERC.

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

City of Hollywood Water Treatment Plant	
Potable Water	
Plant Capacity	57.2 MGD
Current Demand on Plant	31.6 MGD
Committed Demand on Plant	1.3 MGD
SFWMD Permitted Withdrawal	24 MGD
Source: City of Hollywood - 11/03/05 Smyser email	

Davie Water Treatment Plant	
Potable Water	
Plant Capacity	7.40 MGD
Current Demand on Plant	4.44 MGD
Current & Committed Demand on Plant	4.63 MGD
SFWMD Permitted Withdrawal	5.53 MGD
Source: Town of Davie EAR Update; 12.20.05 Email - H. Cavicchia	

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

Wellfield - Hollywood	
16 wells serve the City of Hollywood Plant	
Permitted capacity	35.7 MGD
Committed capacity	33.0 MGD
Remaining capacity	2.7 MGD
Permit expiration date	12/12/07
Wellfields - Davie	
Permitted capacity	5.53 MGD
Committed capacity	4.63 MGD
Remaining capacity	0.9 MGD
Permit expiration date	10/14/2010
Smyser; 12.20.05 Email - H. Cavicchia	

STIRLING VILLAGE

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

Potable Water - HOLLYWOOD			
Current:			
Commercial - 52,000 sf	X 5 GPD/100 sf	= 2,600 GPD	
Proposed:			
Residential - 83 d.u.'s	x 375 GPD/du	= 31,125 GPD	
HOLLYWOOD CHANGE			+28,525 GPD
Potable Water - DAVIE			
Current:			
Commercial - 29,000 sf	X .1 GPD/sf	= 2,900 GPD	
Proposed:			
Residential - 46 d.u.'s	x 350 GPD/du	= 16,100 GPD	
DAVIE CHANGE			+ 13,200 GPD
TOTAL CHANGE:			+ 41,725 GPD

Source: City of Hollywood Comp Plan, Broward County Land Dev. Code; Town of Davie Comp. Plan

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

City of Hollywood Water Treatment Plant		
	2010	2020
Projected Plant Capacity	49 MGD	N/A
Projected Plant Demand	31 MGD AVG DAY	N/A
Planned Plant Expansions	2 MGD/Day 2008, 2009, 2010	

Source: City of Hollywood - R. Boyce

Davie Water Treatment Plant		
	2010	2020
Projected Plant Capacity	8 MGD	8 MGD
Projected Plant Demand	5.58 MGD	7.33 MGD
Planned Plant Expansions	Retire NWTP Plant and expand SWTP by 4.0 MGD by 2008.	

Source: Town of Davie EAR update; 12.20.05 Email - H. Cavicchia

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

There is an 8" watermain located along Stirling Road. The applicant will coordinate with Davie and Hollywood for service to the site. The site can be provided potable water by either Hollywood (8-inch main in Davie Rd Ext) or by Davie (12-inch main in Davie Rd Ext). Determination of provider will be determined through an Interlocal Agreement (Source: 1/27/06 W. Smyser email).

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

Please see APPENDIX II.

C. Drainage Analysis

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

City of Hollywood: **Private Property:** Retain on property and dispose of ½ inch of storm runoff during any 5 minute period.

Single Family: Maintain minimum of 30% pervious area on the site.

Road Protection: Residential streets with rights-of-way not greater than fifty (50) feet wide shall have crown elevations no lower than the elevation for the respective area depicted on the ten (10) year - 3 day "Flood Criteria Map". Rights-of-way greater than fifty (50) feet wide shall have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten (10) year "Flood Criteria Map".

Buildings: To have the lowest floor elevation lower than the elevation for the respective area depicted in the FEMA "100 Year Flood Elevation Map".

Off Site Discharge: Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Storm Sewers: The Design frequency minimum for storm sewers shall be the three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.

Flood Plain: Calculated flood elevations based on 10-year Routing year and 100 year return frequency rainfall of 3 day duration shall not exceed the corresponding elevations of the 10-year and 100-year Flood Criteria Maps.

Antecedent Water: The antecedent water level shall be considered as the higher elevation of either the control level elevation or the elevation depicted on the map "Average Wet Season Water Levels."

On Site Storage: Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus offsite discharge occurring during design rainfall.

Best Management: Prior to discharge to surface or

ground water, BMP's will be used to reduce pollutant discharge.

Town of Davie: The LOS standard for water management shall consist of the following:

- FEMA criteria for minimum floor elevations of building sites, floodplain protection provisions
- Maximum allowable discharges of $\frac{3}{4}$ " per acre per day for properties west of 100th Avenue and $1 \frac{1}{2}$ " per acre per day for properties east of 100th Avenue.

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

City of Hollywood

The Hollywood portion of the subject property is located within the Central Broward Drainage District and is controlled by a pump station (S-13) on the C-11 Canal.

Town of Davie:

The Davie portion of the subject property is located in the eastern sub area of the Central Broward Drainage District and is controlled by a pump station (S-13) on the C-11 Canal.

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

City of Hollywood:

All improvements required to meet the adopted level of service will be installed in conjunction with new development. The City has no new facilities planned for the subject site.

Town of Davie:

All improvements required to meet the adopted level of service will be installed in conjunction with new development. Generally, the Town's drainage system operates smoothly and provides adequate protection from flooding. The Town has no new facilities planned for the subject site.

STIRLING VILLAGE

4. *Indicate if a Basin Surface Water Management Plan has been approved by, or an application submitted to, the South Florida Water Management District and/or 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.

A Basin Surface Water Management Plan has not been approved by or application for approval submitted to the South Florida Water Management District.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are not improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm 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.*

Development of the site will be required to meet the drainage standards of the City, Town and the South Florida Water Management District. The amendment site will meet the adopted levels of service when development of the site is complete. Site would need to provide onsite drainage for 100% of drainage needs

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

Please see APPENDIX III

D. Solid Waste

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

City of Hollywood: The solid waste level of service standard for the City of Hollywood is 8.9 lbs. Unit per day.

Town of Davie: The LOS standards adopted by Broward County shall be applicable for the Town of Davie.

Residential - 8.9 lbs/unit/day

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

The City of Hollywood and Town of Davie have entered into an inter-local agreement with Broward County for solid waste disposal service. All Service Refuse provides solid waste collection throughout the Cities. The subject site is located in Broward County's Southern Service Area and is served by the County's resource recovery facility at 4400 South State Road 7 in Fort Lauderdale and the Broward County Interim Contingency Landfill. The current capacity at the resource recovery facilities is 1.6 million tons per year. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards. Each resource recovery facility is expandable by 33%. A third resource recovery facility location is reserved at the BIC Landfill. The current demand is 1.095 million tons per year at the resource recovery facilities and 50,000+/- tons per year at BIC. There are no current plans for expansion. There are no plans through the year 2020 for expansion of existing facilities.

Landfill/plant capacity:	<ul style="list-style-type: none"> • 1.6 million tons/year (2 waste to energy facilities @ 2,250 tons/day/facility) • 4,500,000 cubic yards at BIC Landfill • CDSL back up capacity, as needed
Current Demand:	<ul style="list-style-type: none"> • 1.095 million tons per year at Wheelabrator facilities • 40,000-50,000 tons / year at BIC Landfill
Committed Capacity:	<ul style="list-style-type: none"> • 1.095 million tons / year at Wheelabrator; none at BIC; none at CDSL
Source: Broward County Solid Waste Letter, December 2004	

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

Solid Waste- HOLLYWOOD		
Current:		
Commercial - 52,000 sf	X 4lbs/100 sf/day	= 2,080 lbs/day
Proposed:		
Residential - 83 d.u.'s	x 8.9 lbs/du/day	= 738.7 lbs/day
HOLLYWOOD CHANGE		- 1,341.3 lbs/day
Solid Waste- DAVIE		
Current:		
Commercial - 29,000 sf	X 2lbs/100 sf/day	= 580 lbs/day
Proposed:		
Residential - 46 d.u.'s	x 8.9 lbs/du/day	= 409.4 lbs/day
DAVIE CHANGE		- 170.6 lbs/day
TOTAL CHANGE:		- 1,511.90 lbs/day

4. Letter from service provider verifying the above.

See APPENDIX IV.

E. Recreation and Open Space

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

City of Hollywood: The LOS for the City's Parks and Open Space standard of 3 acres per 1,000 population shall be adopted and utilized to assess adequacy of service.

Town of Davie: The LOS standard for recreation and open space lands as herein adopted is ten (10) acres per 1,000 population, with recreation lands comprising a minimum of three (3) acres per 1,000 population. The level of service standard shall be used to determine service adequacy at the earliest of the following processes: plat approval for properties requiring platting; or, during site plan approval for properties not requiring (re)platting pursuant to the Platting Requirements of the Implementation Section of the Future Land Use Plan, or properties platted prior to March 20, 1979; or, during building permit review.

STIRLING VILLAGE

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.

City of Hollywood		
Park Name	Facility Type	Acreage
Bicentennial Park	Neighborhood	2.0 acres
Driftwood Community Ctr/School	Neighborhood	15 acres
Hollywood Total		17.0 acres
Town of Davie		
Park Name	Facility Type	Acreage
Berman Park	Neighborhood	2.88 acres
Driftwood Estates	Neighborhood	5.00 acres
East Davie Nature Park	Neighborhood	3.60 acres
Lange Park	Neighborhood	.80 acres
Silver Lakes Park	Community	40.0 acres
Sunny Lake Bird Sanctuary	Neighborhood	16.72 acres
Tree Tops Park	Regional	243.0 acres
Wolf Lake Park	Community	50.0 acres
Davie Total		362.0 acres
TOTAL		379.0 acres

3. Quantify the change in need for park acreage resulting from this amendment.

Park/Acreage - HOLLYWOOD			
Current:			
Commercial - 52,000 sf	N/A		N/A
Proposed:			
Residential - 83 d.u.'s	x 2 pop x 3ac/1,000	=	.50 acres
HOLLYWOOD CHANGE			+ .50 acres
Park/Acreage - DAVIE			
Current:			
Commercial - 29,000 sf	N/A		N/A
Proposed:			
Residential - 46 d.u.'s	x 2.25 pop x 10 ac/1,000	=	1.0 acres
DAVIE CHANGE			+ 1.0 acres
TOTAL CHANGE			+1.50 acres

Source: City of Hollywood Comp. Plan, Town of Davie Comp Plan, Broward County Land Development Code.

STIRLING VILLAGE

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.*

City of Hollywood:

Based on Broward County 2020-projected population of 216,024 residents, the City of Hollywood requires 648 acres of park land. The City of Hollywood park inventory provides sufficient facilities to meet the adopted level of service for the current and projected population.

Town of Davie:

The Town of Davie EAR update to the Comprehensive Plan indicates that 2,172 acres of park lands are available to meet current and future demands. The current LOS indicates that 25.85 acres per 1,000 persons are available. This acreage is sufficient to serve the short and long-range population projections.

F. Traffic Circulation

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.*

Existing Roadway Conditions, 2003					
ROAD	NO. LANES	VOLUME ⁽¹⁾	CAPACITY	LOS 2003 ⁽²⁾	LOS 2005 ⁽³⁾
STIRLING ROAD					
East of Davie Road	6	40,500	53,500	B	B
East of University Drive	6	32,000	53,500	B	B
DAVIE ROAD					
East of University Dr	2	18,897	15,580	F	F
North of Stirling Road	4	22,014	33,915	B	C
North of Griffin Rd	4	28,955	32,700	D	D
GRIFFIN ROAD					
East of University Drive	6	19358	49200	C	C
East of 76 Avenue	6	19358	49200	C	C
East of Davie Road	6	26000	49200	C	C
UNIVERSITY DRIVE					
North of Sheridan St	6	43,500	53,500	B	C
North of Stirling Road	6	44,000	53,500	B	C
North of Griffin Road	6	52,500	49,200	F	D

Sources: ⁽¹⁾ Roadway Capacity Analysis for 2003/2025; ⁽²⁾ Broward County MPO, August '04; ⁽³⁾ Town of Davie EAR

STIRLING VILLAGE

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long term (2025) planning horizons. Please utilize daily average traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Proposed Roadway Conditions, 2010					
ROAD	NO. LANES	VOLUME ⁽¹⁾	CAPACITY	LOS 2010 ⁽²⁾	LOS 2015 ⁽²⁾
STIRLING ROAD					
East of Davie Road	6	39,902	53,500	C	F
East of University Drive	6	48,774	53,500	C	C
DAVIE ROAD					
East of University Drive	2	22,137	15,580	F	F
North of Stirling Road	4	33,572	33,915	F	C
North of Griffin Rd	4	25,291	32,700	B	F
GRIFFIN ROAD					
East of University Drive	6	31,028	49,200	D	D
East of 76 Avenue	6	29,046	49,200	D	D
East of Davie Road	6	38,581	49,200	D	D
UNIVERSITY DRIVE					
North of Sheridan St	6	49,952	53,500	D	F
North of Stirling Road	6	51,421	53,500	D	F
North of Griffin Road	6	55,836	49,200	F	F

Sources: ⁽¹⁾Leigh Robinson Kerr & Associates, Inc.; ⁽²⁾Town of Davie EAR

Proposed Roadway Conditions, 2025					
ROAD	NO. LANES	VOLUME ⁽¹⁾	CAPACITY	LOS 2025 ⁽²⁾	LOS 2025 ⁽³⁾
STIRLING ROAD					
East of Davie Road	6	66,505	53,500	F	F
East of University Drive	6	56,834	53,500	F	F
DAVIE ROAD					
East of University Dr	2	29,080	16,359	F	F
North of Stirling Road	4	32,314	33,915	C	D
North of Griffin Rd	4	43,466	32,700	F	F
GRIFFIN ROAD					
East of University Drive	6	56,035	49,200	F	F
East of 76 Avenue	6	49,805	49,200	E	F
East of Davie Road	6	64,541	49,200	F	F
UNIVERSITY DRIVE					
North of Sheridan St	6	63,779	53,500	F	F
North of Stirling Road	6	67,322	53,500	F	F
North of Griffin Road	6	62,986	49,200	F	F

Sources: ⁽¹⁾Roadway Capacity Analysis for 2003/2025; ⁽²⁾Broward County MPO, August '04; ⁽³⁾Town of Davie EAR

STIRLING VILLAGE

3. *Planning Council Staff will analyze the traffic impact from this amendment. You may provide a traffic impact analysis for the 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 impact roadway network and identify the resulting level of service change for the short (5 year) term and long range (2025) planning horizons.*

Trips - HOLLYWOOD			
Current:			
Commercial - 52,000 sf	X .660 Ln(FA)+3.403	=	407 T/D
Proposed:			
Residential - 83 d.u.'s	X .56/du	=	46 T/D
HOLLYWOOD CHANGE			-- 361 T/D
Trips - DAVIE			
Current:			
Commercial - 29,000 sf	X .660 Ln(FA)+3.403	=	277 T/D
Proposed:			
Residential - 46 d.u.'s	X .56/du	=	26 T/D
DAVIE CHANGE			-- 251 T/D
TOTAL CHANGE:			- 611 T/D

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

N/A.

G. Mass Transit Analysis

1. *Identify the mass transit modes serving the amendment area.*

Broward County Transit Routes 9 and 12 and Davie Community Bus Service Route 10 provides transit service to the subject site.

2. *Identify the change in demand resulting from this amendment.*

The residential use of the site will enhance ridership to the adjacent mass transit routes.

STIRLING VILLAGE

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

Existing Routes			
Route	Coverage	Weekday Headways	Sat /Sun Headways
9	Stirling Road	45-min. headways	60-min. headways
12	Davie Rd. Ext.	45-min. headways	60-min. headways
Community Bus Route 10	Davie Rd / Davie Rd. Ext.	45-min. headways	Sat: 45-min. headways No Sunday Service

Planned Improvements/Adjustments		
Route	Improvement	Prioritization Year
9	▪ Weekday: 30-min headways	2006
	▪ Weekday Peak: 30-min. headways	2006
	▪ Saturday: 40-in. headways	2006
	▪ Sunday: 40-min. headways	2008
12	▪ Will no longer serve Davie Rd. Extension	2007

Source: Broward County Transit Investment Plan

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

Please see Appendix V.

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

The proposed amendment site will provide multi-family use and those residents will have access to mass transit routes adjacent to the site. The site is served by BCT transit Routes 9 and 12 and Community Bus Route 10. This amendment supports the "transit-oriented development" concept by developing along a transit route that offers alternative means of transit access.

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H. Public Education Analysis

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

Elementary: **Driftwood Elementary**
 Middle: **Driftwood Middle**
 High School: **Hollywood Hills High**

2. Identify the existing school enrollment and permanent design capacity of the primary and secondary education facilities serving the area.

School	2005/2006 Enrollment	Design Capacity	%
Driftwood Elementary	729	530	137
Driftwood Middle	1,785	1,452	123
Hollywood Hills High	2,344	1,696	138

Source: District Educational Facilities Plan - Demographics

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

Student Demand - HOLLYWOOD		
Current:		
Commercial - 52,000 s.f.	N/A	N/A
Proposed:		
Residential - 83 d.u.'s	Elementary: 83 x .093 Middle: 83 x .033 High: 83 x .045 TOTAL	= 7.7 students = 2.7 students = 3.7 students = +14 students
Student Demand - DAVIE		
Current:		
Commercial - 29,000 s.f.	N/A	N/A
Proposed:		
Residential - 46 d.u.'s	Elementary: 46 x .093 Middle: 46 x .033 High: 46 x .045 TOTAL	= 4.3 students = 1.5 students = 2.1 students = +8 students
TOTAL CHANGE		+22 students

Source: Broward County Land Development Code, 2005

STIRLING VILLAGE

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

Driftwood Middle	8 classroom modular addition to relinquish portables	2009-2010
Hollywood Hills High	24 classroom addition	Previously Budgeted
Source: District Educational Facilities Plan – Capacity Additions		

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

Applicant will pay impact fees or enter into a mitigation agreement with the Broward County School Board, as needed. The applicant has retained Chuck Fink, CFF Planning Services, to coordinate with the School Board on an appropriate mitigation plan for the additional students created by this project. If mitigation of the elementary, middle or high school are warranted, the applicant will enter into an agreement with the School Board of Broward County to provide such mitigation.

I. Police/Fire

The applicant will work with both the Town of Davie and City of Hollywood through an Interlocal Agreement to ensure that adequate and safe police and fire protection is ensured for the proposed development. It is anticipated that an Interlocal Agreement will be developed amongst the two cities and developer to formalize the service of police and fire to the subject site.

7. 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 resources(s) listed below, and, if so, how they will be protected or mitigated. Planning Council Staff will 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.

STIRLING VILLAGE

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

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

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

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

- C. *Wetlands*

The Broward County Land Use Plan Map Series does not indicate any wetlands on the subject site and the applicant is not aware of any wetlands on the site.

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

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting 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 Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.*

There are no such species known to exist on the site. Applicant understands a wildlife study is required before any clearing and grubbing.

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

There are no such species known to exist on the site.

STIRLING VILLAGE

- 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 protected zone and any provisions, which will be made to protect the wellfield.*

The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on or near the amendment site.

- 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 mitigate the area’s natural features*

Typical alteration of soils for construction are anticipated including filling of the site. Also, during construction best management practices will be employed for the site.

- I. *Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.*

Not applicable.

8. 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 proposed use will provide for a mixed-use environment, which will compliment the existing residential to the east of the subject site. The proposed use will also further support and compliment the existing commercial facilities existing within walking distance of the subject site. The proposed residential will further enhance the viability of those commercial properties along Stirling Road. There is a wide variety of retail uses available including a Publix Shopping Center immediately to the east on the north side of Stirling Road, as well as other shopping opportunities.

In addition, as noted previously, this project will also incorporate a retail component that is not a part of this land use plan amendment but is fronting on Stirling Road. Proper circulation and interconnects between the residential and commercial properties will be reviewed during the site plan phase of the proposed development. Also, the development will comply with all the Land Development Regulations of the Town of Davie and the City of Hollywood as they evolve through the interlocal agreement to ensure proper buffering and compatibility

STIRLING VILLAGE

both internally and externally to the property. Also, since it is a 2-jurisdictional property, the applicant will enter into an interlocal agreement with the Town of Davie and the City of Hollywood as it regards provision of services, as well as site planning and zoning code applications that will enhance the compatibility with the surrounding area.

9. HURRICANE EVACUATION

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and temporary residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based upon the best available data/modeling techniques, as identified by the Broward County Emergency Management Division.

The amendment site is not located in a Hurricane Evacuation Zone.

10. REDEVELOPMENT

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The amendment site is not located in a Community Redevelopment Area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

City of Hollywood.

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

Goal 1.00.00

Provide residential areas with a variety of housing types and densities offering convenient and affordable housing to all segments of Broward County's population while maintaining desired quality of life and adequate public services and facilities.

STIRLING VILLAGE

Objective 1.03.00

Residential densities in the low to medium ranges should be located with access to existing minor arterials and collector streets.

Goal 8.00.00

Phase growth consistent with the provision of adequate regional and community services and facilities.

Objective 08.01.00

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

Objective 08.03.00

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

13. CONSISTENCY WITH GOALS, OBJECTIVES, POLICIES OF THE CITY OF HOLLYWOOD and TOWN OF DAVIE LAND USE PLANS

CITY OF HOLLYWOOD:

Objective 1

Coordinate future land uses with available public facilities, soil conditions, topography, natural resources, and endangered species.

Policy 7.33:

Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) Be consistent with the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element; and Coastal Management Element and not contribute to a condition of public hazard.
- b) Be consistent with the Traffic Circulation Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element; and Recreation and Open Space Element and not exacerbate any existing condition of public facility capacity deficits.
- c) Generate public facility demands that may be accommodated by planned capacity increases.
- d) Conform with future land uses as shown on the Future Land Use Map of the Land Use Element, and service areas as described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and

Natural Groundwater Recharge Element.

- e) Accommodate public facility demands based upon level of service (LOS) standards by provision of facilities by the developer or by the City consistent with this element.
- f) Be consistent with state agencies' and water management districts' facilities plans.

Policy 8.13

The compatibility of existing and future land use shall be a primary consideration in the review of any City land use plans.

TOWN OF DAVIE:

Future Land Use Element:

Policy 4.1

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

The proposed amendment, as demonstrated in the report, does not effect essential services for the property. Adequate capacities are available.

Policy 4.2

The extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.

Essential services are already available to the site.

Policy 4.3

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

This site serves as an infill site and essential services are already available to the site.

STIRLING VILLAGE

Policy 5.1

The location and distribution of land in each Future Land Use Designation as shown on the Davie Future Land Use Plan map shall be in accordance with the adopted level of service standards as set for the in the Comprehensive Plan.

The proposed use will be consistent with the comprehensive plan amendment upon adoption of this map amendment.

Policy 6.1

Residential development of moderate to high density should be located in close proximity to arterial roadways, available mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the SR 84/I-595, or I-75 interchanges.

This density is located in close proximity to arterial roads and next to available mass transit and other community facilities.

Policy 6.2

Generally discourage plan amendments or use of flexibility provision to increase residential densities or permit more intensive uses in areas west of Pine Island Road and south of SW 14 Street, unless located adjacent to the SR 84/I-595 corridor or I-75 interchanges.

The amendment site is not west of Pine Island Road.

Policy 20.1

The Town shall consider adjacent land uses in neighboring communities in evaluating changes in land use.

The Town is coordinating this amendment with the City of Hollywood, particularly since a portion of the site is within the City of Hollywood.

Policy 20.2

The Town shall comply with the procedural requirements of Chapter 163, Florida Statutes, as amended from time to time, in processing amendments to the Comprehensive Plan.

The Town complies with the Chapter 163 requirements in addition to its public participation requirements.

Transportation Element:

Policy 4.1.8

Residential densities above 10 DUA should be located with adequate access to major or minor arterial roadways, expressways and public transit routes.

This use is situated on Stirling Road, a minor arterial roadway.

Policy 4.1.9

The Town shall designate sufficient acreage on the FLUM to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within close proximity to employment areas and public transit routes.

This provides a mix of housing opportunities that are in close proximity to employment areas and public transit routes.

Intergovernmental Coordination Element:

Policy 2.1

The Town shall notify adjacent jurisdictions in the event a proposed change in land use designation or zoning category affects property that may have an impact on that jurisdiction.

The Town is coordinating this amendment with the City of Hollywood, particularly since a portion of the site is within the City of Hollywood.

14. POPULATION PROJECTIONS

1. *Population projections for the 20-year planning horizon (indicate year).*

POPULATION PROJECTIONS			
	2010 ⁽¹⁾	2010 ⁽²⁾	2020 ⁽²⁾
Town of Davie	69,451	96,282	108,202
City of Hollywood	140,875	155,828	216,024

(1) 1995 Broward County Projections (2) 2004 Broward County Projections

2. *Population projections resulting from proposed land use (if applicable).*

Based on an average of 2.25 persons per dwelling unit and a net increase of a maximum 129 dwelling units, the amendment would increase the population projections by 290.

STIRLING VILLAGE

3. *Using population projections from the 20-year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.*

This amendment would provide additional dwelling units to support the population growth that the City of Hollywood and Town of Davie are experiencing. We have met with the Town's Housing Director and will continue to work with her to arrive at appropriate mitigation.

15. ADDITIONAL SUPPORT DOCUMENTS

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

None.

STIRLING VILLAGE

APPENDICES

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

STIRLING VILLAGE

APPENDIX I
Legal Description

LEGAL DESCRIPTION (RESIDENTIAL PORTION WITHIN TOWN OF DAVE):

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 87°44'58" WEST ALONG THE NORTH LINE OF SAID SECTION 2, 1320.58 FEET; THENCE SOUTH 01°31'22" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2, 274.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°31'22" EAST ALONG SAID EAST LINE, 38.85 FEET; THENCE SOUTH 87°44'58" WEST ALONG A LINE 313.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2, 660.67 FEET TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE ALONG SAID WEST LINE SOUTH 01°28'44" EAST 344.56 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, SAID POINT ALSO BEING ON A 1960.08 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 72°38'10" WEST; THENCE NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 13°44'44" AN ARC DISTANCE OF 470.23 FEET TO A POINT OF NON-TANGENCY BEING ON THE SOUTH LINE OF TRACT 'A' OF 'FARM STORES PLAT' AS RECORDED IN PLAT BOOK 158, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE ALONG SAID SOUTH LINE NORTH 87°44'58" EAST 127.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 'A' SOUTH 01°28'44" EAST 73.40 FEET; THENCE NORTH 87°49'59" EAST 660.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA AND CONTAINING 101811 SQUARE FEET (2.337 ACRES) MORE OR LESS.

PAGE 2 FOR SKETCH

SKETCH AND DESCRIPTION

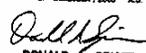
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

NO.	DATE	BY	DESCRIPTION

CERTIFIED TO:
STERLING COMMONS, LLC

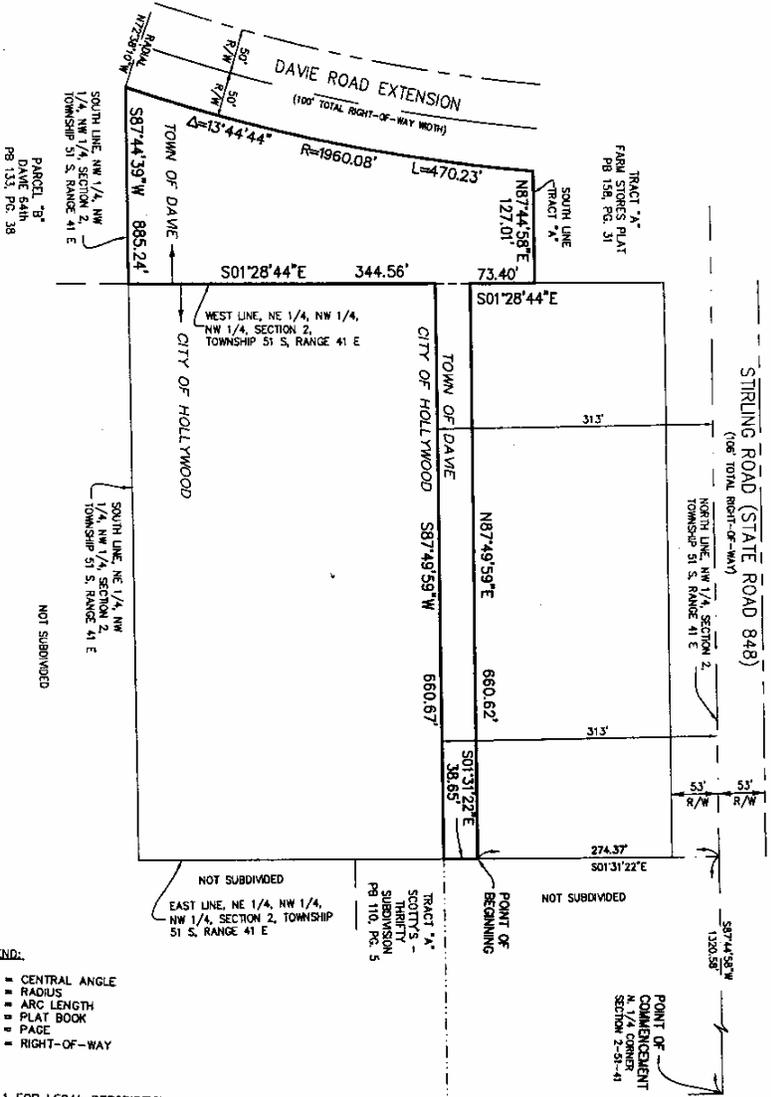
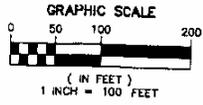
MILLER LEGG
 South Florida Office: 1800 North Douglas Road - Suite 200
 Pembroke Pines, Florida - 33064-3200
 954-436-7000 • Fax: 954-436-6264
 www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11813-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.027, FLORIDA STATUTES.

DATED THIS 14TH DAY OF DECEMBER, 2008 A.D.

DONALD A. SPICER
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4677
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 CERTIFICATE OF AUTHORIZATION, LICENSED

IN BY: JDL CHECKED BY: KAL

PROJECT NO. 05-00428 FILE NO. 11-1C-278



- LEGEND:**
- Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - PB = PLAT BOOK
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY

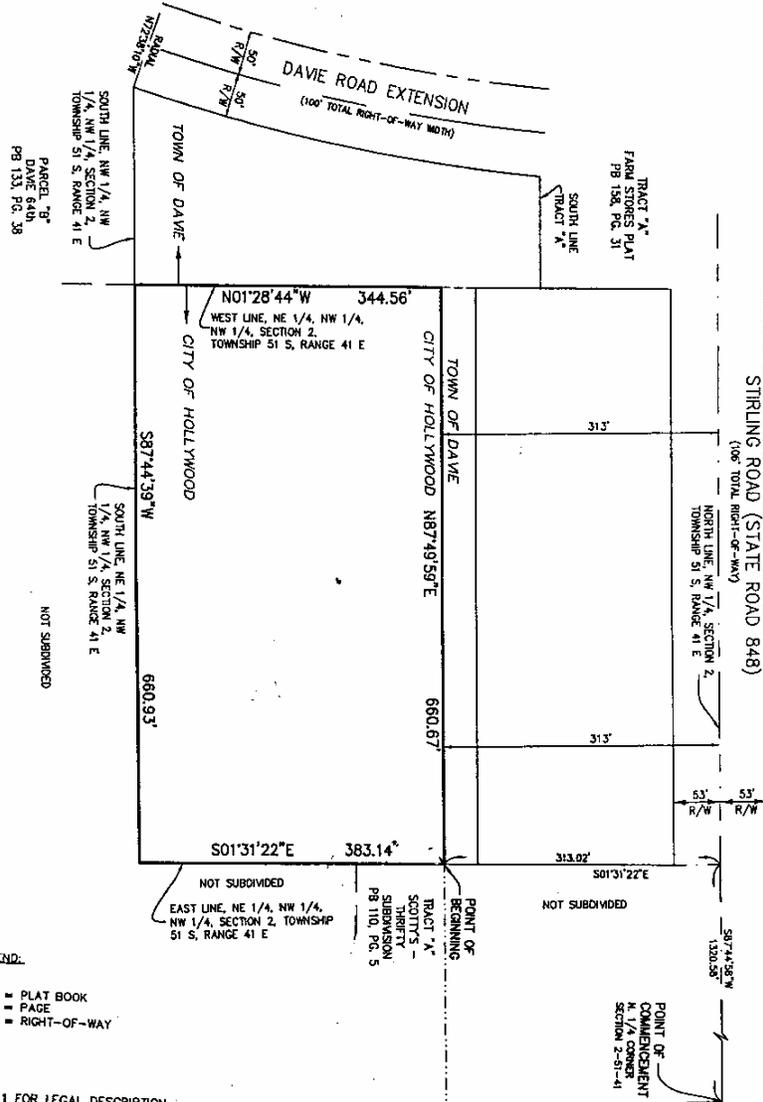
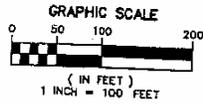
SEE PAGE 1 FOR LEGAL DESCRIPTION

MILLER LEGG

Florida Office: 1800 North Douglas Road - Suite 200
 Pembroke Pines, Florida - 33024-3200
 954-436-7000 - Fax: 954-436-8664
 www.millerlegg.com

Certificate of Authorization L.B. 0650		THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY	
SKETCH AND DESCRIPTION		PROJECT NO. 05-00428	SHEET NO. 11-1C-278

AutoCAD 2000 LISP - 00428 - Station Converter (Universal Surveying) 05-00428 ver 1.0a File 12/08/2005 10:10:16 by mlegg



LEGEND:
 PB = PLAT BOOK
 PG. = PAGE
 R/W = RIGHT-OF-WAY

SEE PAGE 1 FOR LEGAL DESCRIPTION

MILLER LEGG
 2nd Florida Office: 1800 North Douglas Road · Suite 200
 Pembroke Pines, Florida · 33024-3200
 954-436-7000 · Fax: 954-436-8664
 www.millerlegg.com

Certificate of Authorization L.B. 8800

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH AND DESCRIPTION

PROJECT NO.	FILE NO.
05-00428	11-1C-279

From: wsmyser@hollywoodfl.org
 Sent: Thursday, November 03, 2005 1:34 PM
 To: lkerr808@bellsouth.net
 Cc: Donald Bayler; Patricia Hart
 Subject: Re: Forest Tower LUPA



Location map.pdf



Utility portion of
lupa.doc

Leigh,

You only provided the Water and Sewer sections of your LUPA, so I must assume some information that would have been in the remaining sections. Please correct these assumptions if wrong.

You state that the property is going from 215 to 430 domestic units. If these are all two bedroom/two bathroom units, then per the values you referenced in the Hollywood Comprehensive Plan (multi-Family Housing) Water would be 375 gpd/unit and 315 sewer so I am fine with the numbers you use for .

Sewer

The information on 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.

City of Hollywood Southern Regional Wastewater Treatment Plant
 1621 N. 14th Ave. Hollywood, Florida
 Telephone: (954) 921-3288
 Permit Number: FL0026255 (Ex date: May 2007)
 WAFR/GMS#: 5006M02307

- (As of August 2005 Operating Report)
- * Current permitted capacity 48.75 MGD
- * Monthly average daily flow (last 30 days) 39.20 MGD
- * Maximum 1 month average flow over last 12 months 49.06 MGD (Jun 05)
- * 3 month average flow 43.91 MGD
- * Maximum 3 month average flow over last 12 months 46.48 MGD (Aug/Sep/Oct 2004)
- * Average flow last 12 months 41.69 MGD
- * Plant permitted ADF 48.75 MGD
- * Equivalent dwelling units (EDU) 119.111 (12 Month Avg. / 350 Gal. Per Unit)
- * Current Committed Flow: 1,053,000 Gal.
- * Current Outstanding Flow Commitments (12 Month Average + Net Committed): 42,743,000 Gal.

Projected Plant Capacity:

Evaluation of treatment needs of the service area indicate an expected raw wastewater treatment capacity need of about 44 to 45-mgd currently, and a gradual increase in demand to between 56 and 58-mgd in year 2020. The following is a summary of improvements necessary to increase the SRWWTP capacity to about 58-mgd. It should be noted that an expansion step to 50-mgd is currently under construction, but included in the total. The current project (2002 WWTP Improvement Project) consists of rehabilitation of oxygen trains 1 and 2, and clarifiers 1 through 4, and

the construction of new oxygen train 5 and clarifier 8. The SRWWTP can be expanded in two basic phases: to 50-mgd and then to 58-mgd. The current rated wastewater capacity at the SRWWTP is at 48.75-mgd. Construction of Oxygen Train 5 and Clarifier No. 8 is currently in progress and should satisfy the treatment needs until at least 2020.

Sewer Connection

You state for your connection << There is a forcemain located on Park Road. This is an INCORRECT EVALUATION. The current Forest Towers connects to a gravity main on Washington Street. The force mains you reference terminate at the same manhole system. Therefore any NEW buildings should also connect into the gravity system on Washington Street.

Potable Water

City of Hollywood Water Treatment Plant
3414 Hollywood Blvd., Hollywood, Florida
Telephone: (954) 967-4230

Plant Capacity 32.8 MGD << INCORRECT, it is 41 MGD per plant manager, 57.2 per BCPHU
Current Demand on Plant 31.6 MGD
Committed Demand on Plant 1.3 MGD

The existing water treatment plant has enough capacity to meet present and future water needs. However, trends indicate even future stricter standards will be called for that the present treatment system may not be able to meet.

Wellfields

21 wells serve the City of Hollywood Plant << INCORRECT
16 wells serve the City of Hollywood, 13 Biscayne (Permitted Withdrawal 24 MGD) and 3 Floridan. The remaining flow is provided from the County's Brian Piccolo wellfield.

>>> "Leigh Kerr" <lkerr808@bellsouth.net> 11/1/2005 12:10 PM >>>
Attached please find the sanitary sewer and potable water portions of the lupa. Please confirm the information provided. Thank you for your assistance.

Leigh R. Kerr, AICP
Join FPZA today details at www.FPZA.org

Leigh Kerr

From: rboyce@hollywoodfl.org
Sent: Friday, December 09, 2005 7:34 AM
To: Leigh Kerr
Subject: RE: RE: Forest Tower LUPA

I'm not sure why it did not go through, do you have a fax that I can send to ?
Robert

>>> "Leigh Kerr" <lkerr808@bellsouth.net> 12/08/05 1:11 PM >>>
There is no attachment.

Leigh R. Kerr, AICP
Join FPZA today details at www.FPZA.org

-----Original Message-----

From: rboyce@hollywoodfl.org [mailto:rboyce@hollywoodfl.org]
Sent: Thursday, December 08, 2005 12:39 PM
To: Leigh Kerr
Subject: FW: RE: Forest Tower LUPA

Leigh,
Please see the information (attached) that you requested.
Robert Boyce

>>> "Leigh Kerr" <lkerr808@bellsouth.net> 12/08/05 9:14 AM >>>
Any luck with the below / attached? Thank you.

Leigh R. Kerr, AICP
Join FPZA today details at www.FPZA.org

-----Original Message-----

From: wsmysen@hollywoodfl.org [mailto:wsmysen@hollywoodfl.org]
Sent: Friday, November 04, 2005 11:12 AM
To: lkerr808@bellsouth.net; Robert Boyce
Cc: Donald Bayler; Patricia Hart
Subject: Fwd: RE: Forest Tower LUPA

Bob, can you provide this information? I do not have it.

>>> "Leigh Kerr" <lkerr808@bellsouth.net> 11/4/2005 11:07 AM >>>
Thanks. Can you help us with the wellfield data and water treatment
plant
projected capacity and demand?

Please see the attached. Thanks again for your help.

Leigh R. Kerr, AICP
Join FPZA today details at www.FPZA.org

13/2005

-----Original Message-----

From: wsmyser@hollywoodfl.org [mailto:wsmyser@hollywoodfl.org]
Sent: Thursday, November 03, 2005 1:34 PM
To: lkerr808@bellsouth.net
Cc: Donald Bayler; Patricia Hart
Subject: Re: Forest Tower LUPA

Leigh,

You only provided the Water and Sewer sections of your LUPA, so I must assume some information that would have been in the remaining sections.

Please correct these assumptions if wrong.

You state that the property is going from 215 to 430 domestic units.

If these are all two bedroom/two bathroom units, then per the values you referenced in the Hollywood Comprehensive Plan (multi-Family Housing) Water would be 375 gpd/unit and 315 sewer so I am fine with the numbers you use for .

Sewer

The information on 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.

City of Hollywood Southern Regional Wastewater Treatment Plant
1621 N. 14th Ave. Hollywood, Florida
Telephone: (954) 921-3288
Permit Number: FL0026255 (Ex date: May 2007)
WAFR/GMS#: 5006M02307

(As of August 2005 Operating Report)

- * Current permitted capacity 48.75 MGD
- * Monthly average daily flow (last 30 days) 39.20 MGD
- * Maximum 1 month average flow over last 12 months 49.06 MGD (Jun 05)
- * 3 month average flow 43.91 MGD
- * Maximum 3 month average flow over last 12 months 46.48 MGD (Aug/Sep/Oct 2004)
- * Average flow last 12 months 41.69 MGD
- * Plant permitted ADF 48.75 MGD
- * Equivalent dwelling units (EDU) 119.111 (12 Month Avg. / 350 Gal. Per Unit)
- * Current Committed Flow: 1,053,000 Gal.
- * Current Outstanding Flow Commitments (12 Month Average + Net Committed): 42,743,000 Gal.

Projected Plant Capacity:

Evaluation of treatment needs of the service area indicate an expected raw wastewater treatment capacity need of about 44 to 45-mgd currently, and a gradual increase in demand to between 56 and 58-mgd in year 2020.

The following is a summary of improvements necessary to increase the

13/2005

SRWWTP capacity to about 58-mgd. It should be noted that an expansion step to 50-mgd is currently under construction, but included in the total. The current project (2002 WWTP Improvement Project) consists of rehabilitation of oxygen trains 1 and 2, and clarifiers 1 through 4, and the construction of new oxygen train 5 and clarifier 8. The SRWWTP can be expanded in two basic phases: to 50-mgd and then to 58-mgd. The current rated wastewater capacity at the SRWWTP is at 48.75-mgd. Construction of Oxygen Train 5 and Clarifier No. 8 is currently in progress and should satisfy the treatment needs until at least 2020.

Sewer Connection

You state for your connection << There is a forcemain located on Park Road. This is an INCORRECT EVALUATION. The current Forest Towers connects to a gravity main on Washington Street. The force mains you reference terminate at the same manhole system. Therefore any NEW buildings should also connect into the gravity system on Washington Street.

Potable Water

City of Hollywood Water Treatment Plant
3414 Hollywood Blvd., Hollywood, Florida
Telephone: (954) 967-4230

Plant Capacity 32.8 MGD << INCORRECT, it is 41 MGD per plant manager, 57.2 per BCPHU
Current Demand on Plant 31.6 MGD
Committed Demand on Plant 1.3 MGD

The existing water treatment plant has enough capacity to meet present and future water needs. However, trends indicate even future stricter standards will be called for that the present treatment system may not be able to meet.

Wellfields

21 wells serve the City of Hollywood Plant << INCORRECT
16 wells serve the City of Hollywood, 13 Biscayne (Permitted Withdrawal
24 MGD) and 3 Floridan. The remaining flow is provided from the County's Brian Piccolo wellfield.

>>> "Leigh Kerr" <lkerr808@bellsouth.net> 11/1/2005 12:10 PM >>>
Attached please find the sanitary sewer and potable water portions of the
lupa. Please confirm the information provided. Thank you for your assistance.

Leigh R. Kerr, AICP
Join FPZA today details at www.FPZA.org

/13/2005

Forest Towers Land Use Plan Amendment
City of Hollywood

1. Wellfield Data:

Wellfield	
21 wells serve the City of Hollywood Plant	
Permitted capacity:	35.7 MGD
Committed capacity:	33.0 MGD
Remaining capacity:	2.7 MGD
Permit expiration date:	12/12/07

2. Treatment Plant Projections

City of Hollywood Water Treatment Plant		
	2010	2020
Projected Plant Capacity:	49 MGD	
Projected Plant Demand:	31 AVG DAY	
Planned Plant Expansions:	2 MGD/day increase 2008, 2009 & 2010	
Source:		

Leigh Kerr

Appendix II

Subject: FW: Water and Sewer Facilities

From: Heidi_Cavicchia@davie-fl.gov
To: lkerr808@bellsouth.net
Sent: Tuesday, December 20, 2005 2:33 PM
Subject: Fw: Water and Sewer Facilities

Mr. Kerr,

Attached please find the requested information from the Town of Davie Utilities. Please let me know if you need anything additional.

Sincerely,

Heidi K. Cavicchia
Assistant to the Utilities Director
TOWN OF DAVIE
54-327-3741

Dan Colabella/Davie

12/14/2005 10:31 AM

To: heidi_cavicchia@davie-fl.gov
cc
Subject: Fw: Water and Sewer Facilities

Forwarded by Dan Colabella/Davie on 12/14/2005 10:32 AM -----

Leigh Kerr" <lkerr808@bellsouth.net>

12/13/2005 11:33 AM

To: "Daniel Colabella (E-mail)" <dan_colabella@davie-fl.gov>
cc
Subject: Water and Sewer Facilities

Please respond to
<lkerr808@bellsouth.net>

12/21/2005

Could you please help us address the attached.

Pages 1 and 2 provide general amendment information for your use. Pages 3 through 6 relate to sanitary sewer and potable water. Could you please provide missing information for Davie portion which is highlighted in yellow? Also attached for your use is a location map.

Thank you for your help with this matter. Please contact my office at 954-467-6308 with any questions.

Jeigh R. Kerr, AICP
Join FPZA today details at www.FPZA.org

2/21/2005

1. AMENDMENT SITE DESCRIPTION

- A. *Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.*

The proposed amendment site contains approximately 8.1 gross acres (City of Hollywood -5.2 acres; Town of Davie -2.9 acres). The amendment site is generally located on the east side of Davie Road and south of Stirling Road.

- B. *Legal Description of the area proposed to be amended.*

Please see APPENDIX 1.

- C. *Map at scale 1" = 300' clearly indicating the amendment's location, boundaries, and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Administrator.)*

Please see EXHIBIT A - Location Map.

5. EXISTING AND PROPOSED USES

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

The subject site is currently designated Commercial on the Town, City and County land use plans. The proposed designation is Medium (16) Residential.

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

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

The current land use designations for the properties surrounding the amendment site are provided in EXHIBIT B.

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

Not applicable.

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

EXHIBIT D identifies the existing land uses on the subject site and adjacent areas.

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

The amendment site is planned to be developed with multi-family residential. The proposed land use designation is Medium (16) on 8.1 acres with a maximum of 129 dwelling units permitted.

Dwelling Units		
City of Hollywood - 5.2 ac x 16 du/ac		= 83 d.u.
Town of Davie - 2.9 ac x 16 du/ac		= 46 d.u.
TOTAL D.U.s		= 129 d.u.

- F. *Maximum allowable development per local government land development regulations under existing Broward County Land Use Plan designation for the site, including square footage and/or dwelling unit count permitted for each parcel.*

The amendment site consists of 8.1 acres designated Commercial on the Town of Davie, City of Hollywood Land Use Plan and Broward County Land Use Plans. A total of 81,000 square feet is presently permitted.

A. Sanitary Sewer

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

The 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.

Hollywood Southern Regional Waste Water Treatment Plant	
Sanitary Sewer	
Current Plant Capacity	48.75 MGD
Current Demand on Plant	41.69 MGD
Committed Plant Capacity/Committed Demand on plant	1.053 MGD
Source: City of Hollywood - 11/03/05 Smyser email	

Davie Wastewater Treatment Facility - Service Area 2	
Sanitary Sewer	
Current Plant Capacity	5.0 MGD
Current Demand on Plant	3.3 MGD 3.58
Committed Plant Capacity/Committed Demand on plant	3.73
Source: Town of Davie EAR Update/ BCEPD Water Resources	

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

Sanitary Sewer - HOLLYWOOD		
Current:		
Commercial - 52,000 sf	x .1 GPD/sf	= 5,200 GPD
Proposed:		
Residential - 83 d.u.'s	x 315 GPD/du	= 26,145 GPD
HOLLYWOOD CHANGE		+ 20,945 GPD
Sanitary Sewer - DAVIE		
Current:		
Commercial - 29,000 sf	X .1 GPD/sf	= 2,900 GPD
Proposed:		
Residential - 46 d.u.'s	x 325 GPD/du	= 14,950 GPD
DAVIE CHANGE		+ 12,050 GPD
TOTAL CHANGE:		+ 32,995 GPD

Source: City of Hollywood Comp Plan, Broward County Land Development Code, Town of Davie Comp. Plan

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.

City of Hollywood Service Area – Sanitary Sewer		
	2010	2020
Projected Plant Capacity	50 MGD	58 MGD
Projected Plant Demand	44-45 MGD	56-58 MGD
Planned Plant Expansions	Currently expanding to 50 MGD. Planned expansion to 58 MGD in 2020.	
Source: Source: City of Hollywood – 11/03/05 Smyser email		

Davie Service Area – Sanitary Sewer		
	2008	2020
Projected Plant Capacity	7 MGD	7 MGD
Projected Plant Demand	4.05	4.89
Planned Plant Expansions	2 MGD Expansion to be completed by 2008	
Source: Town of Davie EAR Update		

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

The subject site will connect to a gravity main on Washington Street.

- Letter from utility verifying the above information.

Please see APPENDIX I.

B. Potable Water

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

City of Hollywood: The level of service standard for the potable water facilities of 375 GPD per equivalent residential unit shall be adopted and utilized to assess adequacy of service.

Town of Davie: The LOS standard for potable water facilities is herein adopted to be 150 gallons per capita per day, also described as 350 GPD per ERC.

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

City of Hollywood Water Treatment Plant	
Potable Water	
Plant Capacity	57.2 MGD
Current Demand on Plant	31.6 MGD
Committed Demand on Plant	1.3 MGD

SFWMD Permitted Withdrawal	24 MGD
Source: City of Hollywood - 11/03/05 Smyser email	

Davie Water Treatment Plant	
Potable Water	
Plant Capacity	7.40 MGD
Current Demand on Plant	4.44 MGD
Committed Demand on Plant	4.63 MGD
SFWMD Permitted Withdrawal	5.53 MGD
Source: Town of Davie EAR Update	

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

Wellfield - Hollywood	
16 wells serve the City of Hollywood Plant	
Permitted capacity	35.7 MGD
Committed capacity	33.0 MGD
Remaining capacity	2.7 MGD
Permit expiration date	12/12/07
Wellfields - Davie	
Permitted capacity	5.53
Committed capacity	4.63
Remaining capacity	0.9
Permit expiration date	10/14/2010

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

Potable Water - HOLLYWOOD			
Current:			
Commercial - 52,000 sf	X 5 GPD/100 sf	= 2,600 GPD	
Proposed:			
Residential - 83 d.u.'s	x 375 GPD/du	= 31,125 GPD	
HOLLYWOOD CHANGE			+28,525 GPD
Potable Water- DAVIE			
Current:			
Commercial - 29,000 sf	X .1 GPD/sf	= 2,900 GPD	
Proposed:			
Residential - 46 d.u.'s	x 350 GPD/du	= 16,100 GPD	
DAVIE CHANGE			+ 13,200 GPD
TOTAL CHANGE:			+ 41,725 GPD

Source: City of Hollywood Comp Plan, Broward County Land Development Code, Town of Davie Comp. Plan

Sterling Village

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

City of Hollywood Water Treatment Plant		
	2010	2020
Projected Plant Capacity	49 MGD	N/A
Projected Plant Demand	31 MGD AVG DAY	N/A
Planned Plant Expansions	2 MGD/Day 2008, 2009, 2010	
Source: City of Hollywood - R. Boyce		

Davie Water Treatment Plant		
	2010	2020
Projected Plant Capacity	8 MGD	8 MGD
Projected Plant Demand	5.58	7.33
Planned Plant Expansions	Retire NWTP Plant and expand SWTP by 4.0 MGD by 2008.	
Source: Town of Davie EAR update.		

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

There is an 8" watermain located along Stirling Road.

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

Please see APPENDIX II.



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

David Donzella, Chair
Kevin Biederman, Vice-Chair
Douglas R. Bell
Tom Green
Sandra Switzer
Cris Fardelmann

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

RECEIVED

JAN 19 2006

Kerr & Associates, Inc.

January 17, 2006

Mr. Leigh Kerr
Leigh Robinson Kerr & Associates
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301

Re: Stirling Village – Land use Plan Amendment

Dear Mr. Kerr:

Please be advised that the Central Broward Water Control District has adequate facilities to provide drainage for the above referenced property. I recommend that the District's Design Criteria be incorporated into any conceptual designs intended to go before local review, otherwise, the District Criteria may require changes to locally approved plans.

Do not hesitate to call should you need additional information.

Sincerely,

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

Michael Crowley
District Manager

MC/vg



Public Works Department - Waste and Recycling Services
SOLID WASTE OPERATIONS DIVISION
 1 N. University Drive, Suite 400-B • Plantation, Florida 33324 • 954.765.4202 • FAX 954.577.2392

Appendix IV

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, FL 33314
 (Unincorporated Broward County)
 (Between I-595 and Griffin Road)

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

NON-PROCESSABLE WASTE (Non-burnable)

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

RATES:

\$86.81/ton - Processable \$50.00/ton - Non-processable

OTHER MAJOR IN-COUNTY FACILITIES:

Central Disposal Sanitary Landfill
 2700 NW 48th Street
 Pompano Beach, FL 33073
 (Unincorporated Broward County)
 (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 2004



RECEIVED

Appendix V

DEC 22 2005

Kerr & Associates, Inc.

Community Services Department - MASS TRANSIT DIVISION
3201 W. Copans Road • Pompano Beach, Florida 33069

Administration 954-357-8300 • FAX 954-357-8305 • Maintenance 954-357-8423 • FAX 954-357-8350
Marketing and Communications 954-357-8355 • FAX 954-357-8371 • Operations 954-357-8383 • FAX 954-357-8378
Paratransit 954-357-8329 • FAX 954-357-8345 • Service Development 954-357-8375 • FAX 954-357-8342
Transit Information Systems 954-357-8792 • FAX 954-357-8305

December 19, 2005

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

RE: Land Use Plan Amendment – “Stirling Village” - City of Hollywood
Verification of Mass Transit Services

Dear Mr. Kerr:

Mass Transit (BCT) has reviewed your correspondence, dated December 15, 2005, regarding the Land Use Change Amendment – “**Stirling Village**”, for current and planned bus service.

Current Broward County Transit (BCT) fixed-route bus service to the amendment area is provided by BCT Routes 9 and 12. Routes 9 and 12 operates on headway (frequency) of 45 minutes during the weekdays, and sixty (60) minutes on Saturdays and Sundays.

Future bus service - Route 12 will no longer serve Davie Road extension in 2007. Route 9 frequency improvements are programmed in the 5 year Transit Development Plan (TDP), the Broward Transit Investment Plan, and the 2030 Long Range Transportation Plan.

Mass Transit staff anticipates a small increase in the number of transit trips as a result of this amendment. This demand will be met with the current and future transit improvements.

Please call me at 954-357-8351, if you require any additional information.

Sincerely,

Dave Daniels
Associate Planner

Broward County Board of County Commissioners

Josephus Eggelton, Jr. • Ben Graber • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • John E. Rodstrom, Jr. • Jim Scott • Diana Wasserman-Rubin • Lois Waxler
www.broward.org

STIRLING VILLAGE

EXHIBITS

Location Map	A
Current Future Land Use	B
Proposed Future land Use	C
Existing Land Uses	D

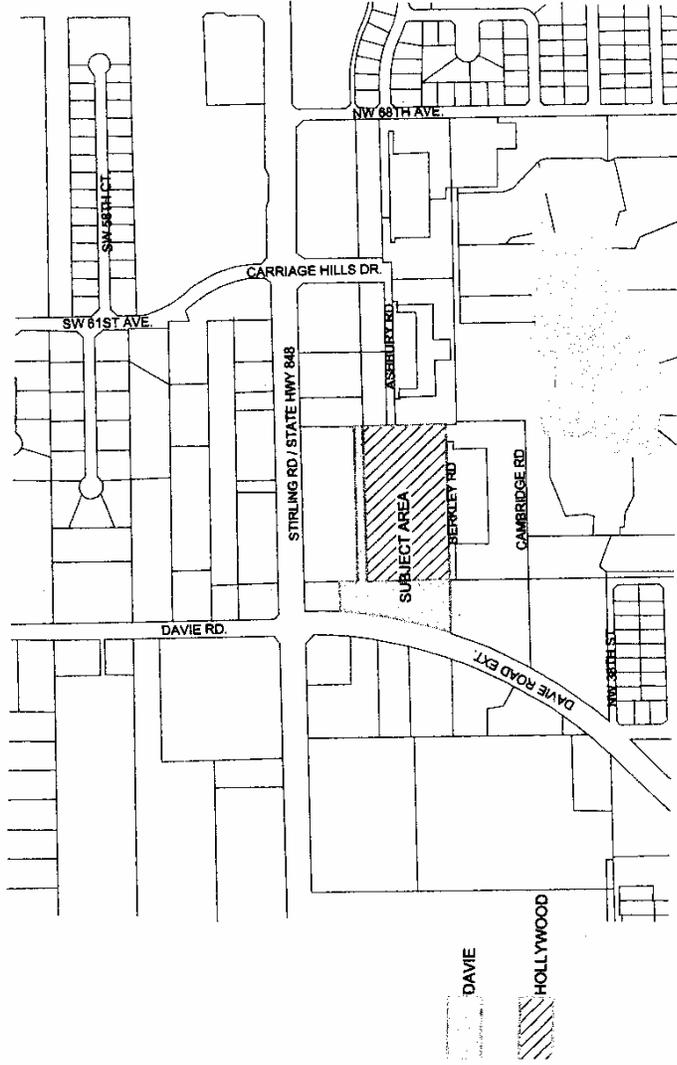


EXHIBIT A

LOCATION

STIRLING VILLAGE

Leigh Robinson
Kerr
& Associates, Inc.

PLANNING - DESIGN - LAND USE
CONSULTING - ENGINEERING
1001 N. W. 10th Ave., Suite 2000
Fort Lauderdale, Florida 33304
(954) 467-2525



SCALE: 1" = 600'
DATE: DECEMBER 23, 2005

ATTORNEY: LARRY V. PASTERNAK, ESQ., FORT LAUDERDALE, FLORIDA

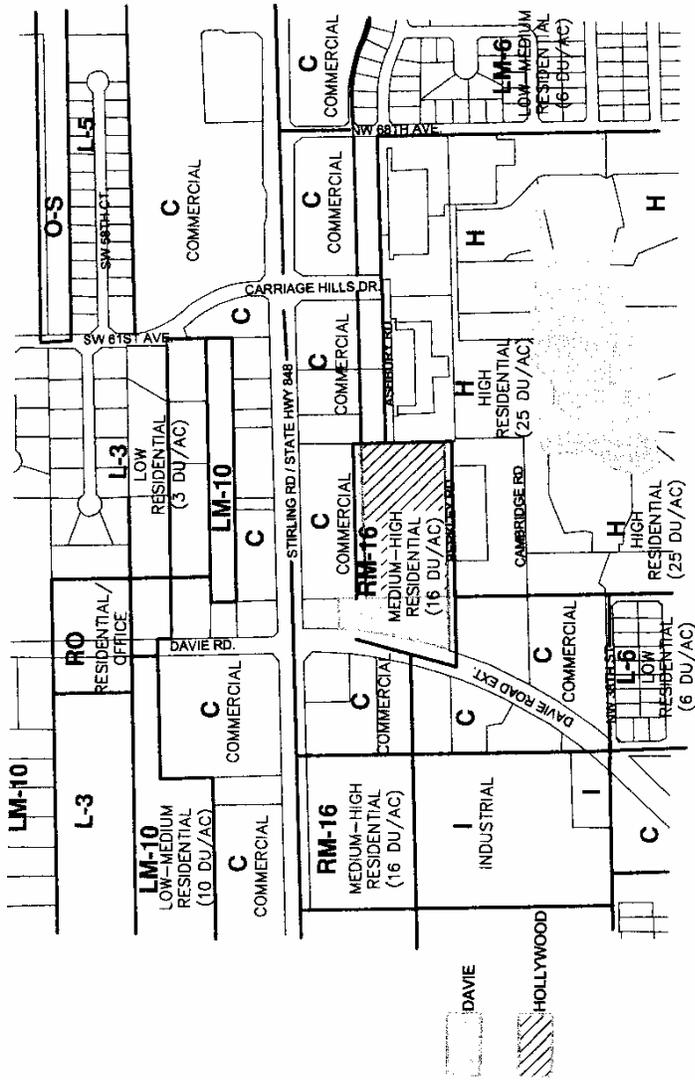


EXHIBIT C

PROPOSED FUTURE LAND USE

STIRLING VILLAGE



SCALE: 1" = 600'
DATE: DECEMBER 23, 2005

Leigh Robinson
Kerr & Associates, Inc.
PLANNING ARCHITECTS ENGINEERS
1001 N. W. 10th Ave., Suite 100
Fort Lauderdale, Florida 33304
Phone: 954-572-2000

APPROVAL: [Signature]

