6.5
PUBLIC HEARING

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning Manager

SUBJECT: Quasi Judicial Hearing: Rezoning Application, ZB 4-1-07/07-25/Forest Lawn Memorial Gardens/Generally located on the southwest corner of Davie Road and State Road 84.

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 4-1-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-9 (COUNTY) AND M-4 (COUNTY) DISTRICTS TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:
The petitioner (Sharpe Project Development) requests to rezone approximately 16.95 acres (738,342 sq. ft.) of the subject site from A-9 (County) and M-4 (County) Districts, to CF, Community Facilities District. The future land use designation for the subject site is Regional Activity Center (RAC) which does permit community facilities.

The reason for this rezoning request is as a result of a Site Plan Modification (SPM 12-03-06) for the subject site which was approved by Town Council on April 4, 2007 and allowed for a third mausoleum to be built on the site. This modification to the site plan triggered the proposed rezoning which according to Section 12-2 of the Land Development Code states that all real property within the Town shall be designated with a valid Town of Davie zoning district prior to issuance of a development permit. Being that the current zoning designations for the subject site are all Broward County zoning districts in place prior to annexation into the Town, it is required that the petitioner rezone the site to a Town of Davie zoning district. The zoning designation of CF, Community Facilities District is the most appropriate zoning district given the existing

uses on the site to include a cemetery. According to the Land Development Code, the subject site meets the minimum technical requirements for the CF, Community Facilities District zoning classification, as the minimum lot size required is 43,560 square feet, and a minimum lot frontage of 100’.

PREVIOUS ACTIONS: n/a

CONCURRENCES:
At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Rezoning Application ZB 4-1-07, Forest Lawn Memorial Gardens. **(Motion carried 4-0, Mr. Pignato was absent)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):
Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Sketch and legal description of proposed rezoning subject site.
2. Letter from petitioner indicating that subject site is under one ownership.

Attachment(s): Ordinance, Staff Report

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 4-1-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-9 (COUNTY) AND M-4 (COUNTY) DISTRICTS TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** A-9 (County) and M-4 (County) Districts **TO:** CF, Community Facilities District;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

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

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-9 (County) and M-4 (County) Districts to CF, Community Facilities District;

a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as CF, Community Facilities District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. 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 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2007.

PASSED ON SECOND READING THIS _____ DAY OF_____, 2007.

ATTEST:

_____
MAYOR/COUNCILMEMBER

_____
TOWN CLERK

APPROVED THIS_____ DAY OF _____, 2007.

Exhibit "A"
Application: ZB 4-1-07/07-25/Forest Lawn Memorial Gardens
Original Report Date: 7/24/07 **Revision(s):** 8/9/07

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:
Name: SCI Funeral Services of Florida, Inc.
Address: 1929 Allen Parkway
City: Houston, Texas 77219
Phone: (713) 525-9089

Petitioner:
Name: Sharpe Project Development
Mr. Marc Ferrara
Address: 1212 South Andrew Avenue
City: Fort Lauderdale, Florida 33316
Phone: (954) 832-9095

Background Information

Date of Notification: August 1, 2007 **Number of Notifications:** 44

Petitioner's Request: To rezone the subject site **FROM:** A-9 (County) and M-4 (County) Districts **TO:** CF, Community Facilities District.

Address: 2401 Southwest 64th Avenue

Location: Generally located on the southwest corner of Davie Road (SW 64th Avenue) and State Road 84.

Future Land Use Plan Map: Regional Activity Center (RAC)

Existing Zoning(s): A-9 (County) and M-4 (County) Districts

Proposed Zoning(s): CF, Community Facilities District

Existing Use(s): Funeral home, mausoleum, and memorial park

Parcel Size: 16.95 Acres (738,342 sq. ft.)

Proposed Use(s): Funeral home, mausoleum and memorial park

Proposed Density: n/a

	Surrounding Use(s):	Surrounding Land Use Plan Map Designation(s):
North:	State Road 84	Transportation
South:	Westport Business Park	Regional Activity Center (RAC)
East:	Bright Star Bank, Shoneys Restaurant, and a Hotel	Regional Activity Center (RAC)
West:	Vacant lot	Regional Activity Center (RAC)

Surrounding Zoning(s):

North: A-9 (County), M-4 (County) Districts, and B-2, Community Business District
South: M-4 (County) District
East: M-4 (County) District and B-1, Neighborhood Business District
West: M-4 (County) District

Zoning History

Related zoning history:
Records indicate that the existing Zoning classifications were in place at the time of annexation.

Rezoning Request (ZB 2-1-04), On April 21, 2004 Town Council approved a portion of the Forest Lawn Memorial Gardens, from A-9 (County), Cemetery District, to B-2, Community Business District.

Previous requests on same property:
Site Plan Modification Request (SPM 12-03-06), On April 4, 2007 Town Council approved this site plan modification for Forest Lawn Memorial Garden to add a third mausoleum to the site.

Site Plan Modification Request (SPM 07-01-06), On July 07, 2006 staff administrative approved a site plan modification for the construction of Pavilion.

Site Plan Request (SP 06-11-04), On July 20, 2005, Town Council approved this site plan for the construction 90,635 sq. ft. Funeral Home Building.

Plat Request (P 04-01-04), On June 15, 2005, Town Council approved this Plat request.

Site Plan Request (SP 08-02-01), On November 11, 2001, Town Council approved this site plan for the construction of the second mausoleum.

Site Plan Request (SP 08-04-97), On November 05, 1997, Town Council approved this site plan for the construction of a 9000 sq ft. funeral home building.

Site Plan Request (SP 10-07-97), On October 28, 1997 staff administrative approved a site plan modification for the construction of memorial cremation garden.

Site Plan Request (SP 02-20-96), On May 05, 1996 Town Council approved site plan for the construction of a mausoleum.

Concurrent Request(s) on same property: n/a

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-305), Rezonings, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way, the purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-24 (J)(13)), the CF, Community Facilities District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 6. The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

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

Application Details

The petitioner (Sharpe Project Development) requests to rezone approximately 16.95 acres (738,342 sq. ft.) of the subject site from A-9 (County) and M-4 (County) Districts, to CF, Community Facilities District. The future land use designation for the subject site is Regional Activity Center (RAC) which does permit community facilities.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on July 11, 2007 and July 18, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The reason for this rezoning request is as a result of a Site Plan Modification (SPM 12-03-06) for the subject site which was approved by Town Council on April 4, 2007 and allowed for a third mausoleum to be built on the site. This modification to the site plan triggered the proposed rezoning which according to Section 12-2 of the Land Development Code states that all real property within the Town shall be designated with a valid Town of Davie zoning district prior to issuance of a development permit. Being that the current zoning designations for the subject site are all Broward County zoning districts in place prior to annexation into the Town, it is required that the petitioner rezone the site to a Town of Davie zoning district. The zoning designation of CF, Community Facilities District is the most appropriate zoning district given the existing uses on the site to include a cemetery. According to the Land Development Code, the subject site meets the minimum technical requirements for the CF, Community Facilities District zoning classification, as the minimum lot size required is 43,560 square feet, and a minimum lot frontage of 100'.

The following information is staff's analysis based on the criteria established in the Town of Davie's Land Development Code, Section 12-307(A)(1) for rezoning applications:

(a) The proposed change <u>is not</u> contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Town of Davie Comprehensive Plan permits Community Facilities to include cemeteries within the Regional Activity Center (RAC) Future Land Use Plan Map designation and therefore rezoning the site to CF, Community Facilities District, is compatible with the underlying land use category.

(b) The proposed change <u>will not</u> create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

Designating the site to CF, Community Facilities District, is compatible with the adjacent zoning designations since this district is compatible with the Regional Activity Center (RAC) land use category and the approved development of the site will be made compatible through the application of the Land Development Code's setback and buffering requirements

(c) Existing zoning district boundaries <u>are</u> logically drawn in relation to existing conditions on the property proposed for change;

The subject site's zoning district boundary lines correspond to the boundaries of the proposed community facility use however, the existing zoning districts are based on County zoning districts in place prior to annexation into the Town. The rezoning request is logical since the property meets the requirements to gain the zoning designation.

(d) The proposed change is not expected to adversely affect living conditions in the neighborhood;
Rezoning the subject site to CF, Community Facilities District is required in order to develop the approved Site Plan Modification (SPM 12-03-06) which allows for a third mausoleum to be built on the site. This third mausoleum is not expected to have a negative impact on the neighborhood being that the existing County zoning district of A-9 (which covers the majority of the subject site) is specifically designated in the Broward County Zoning Code as a cemetery district. The Land Development Code requires that the site be designed to account for the adjacent uses by providing for minimum setbacks, limiting building height, and requiring landscape buffers.

(e) The proposed change may not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

The traffic generated by the proposed community facilities use may not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated being that the existing use of the subject site would not change as a result of the rezoning. The existing County zoning district of A-9 (which covers the majority of the subject site) is specifically designated as a cemetery district.

(f) The proposed change is not expected to adversely affect other property values;

The subject site is adjacent to commercial uses to the east and south, to State Road 84 to the north and a vacant lot to the west and therefore should not have a negative impact on the value of the adjacent properties. In addition, the proposed rezoning would not change the existing uses on the subject site which are consistent with cemeteries.

(g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

Designating the subject site CF, Community Facilities District, will not cause the adjoining property owners from continuing to utilize the property as it is now, or how it can be used. Additionally, rezoning the subject site will not deter improvements to the surrounding developed properties, since all properties are required to meet existing Land Development Code.

(h) The proposed change <u>does not</u> constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Approval of the proposed rezoning will not give the owner a unique benefit that harms the welfare of the general public.

(i) There are substantial reasons why the property cannot be used in accord with existing zoning.

As a result of the approval by Town Council of Site Plan Modification (SPM 12-3-06), the petitioner is required according to Section 12-2 *of the Land Development Code to rezone the subject site to a valid Town of Davie zoning district prior to issuance of a development permit for the third mausoleum. The current zoning districts are Broward County zoning districts that were in place prior to annexation.*

(j) The proposed rezoning may be the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

Designating the subject site CF, Community Facilities District, will allow for the subject site to exist in a manner consistent with a Town of Davie zoning district rather than the current County zoning districts. The subject site is currently being utilized as a cemetery use and therefore the most appropriate zoning designation given the existing uses on the entire site is CF, Community Facilities zoning district.

Staff finds that the rezoning request complies with the general purpose of the proposed CF, Community Facilities District. The rezoning request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding Zoning Districts.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Sketch and legal description of proposed rezoning subject site.
2. Letter from petitioner indicating that subject site is under one ownership.

Planning and Zoning Board Recommendation

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Rezoning Application ZB 4-1-07, Forest Lawn Memorial Gardens. **(Motion carried 4-0, Mr. Pignato was absent)**

Town Council Action

Exhibits

1. Justification Letter
2. Sketch and Legal Description
3. Proposed Site Plan
4. Mailout Radius Map
5. Mailout
6. Public Participation Notice
7. Public Participation Sign-in Sheet
8. Public Participation Report
9. Future Land Use Plan Map
10. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\ZB_Rezoning\ZB_06\ZB 4-1-07 Forest Lawn Memorial Gardens

Exhibit 1 (*Justification Letter*)

April 13, 2007

Planning and Zoning Division
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: REZONING JUSTIFICATION LETTER FOR FORREST LAWN FUNERAL HOME

Dear Zoning and Planning Staff:

As required by the Town of Davie, we, the petitioner, (SCI Funeral Services of Florida Inc.) are submitting this justification letter related to an approval for the proposed rezoning application. In addition, the reason for this rezoning application is a result of the Town of Davie's request to rezone the above mentioned property from the current Broward County zoning classification A-9 to Town of Davie classification C.F. (Community Facility).

The information above should satisfy the requirements of the rezoning justification letter and the commence application review process.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
SCI Funeral Services of Florida Inc.

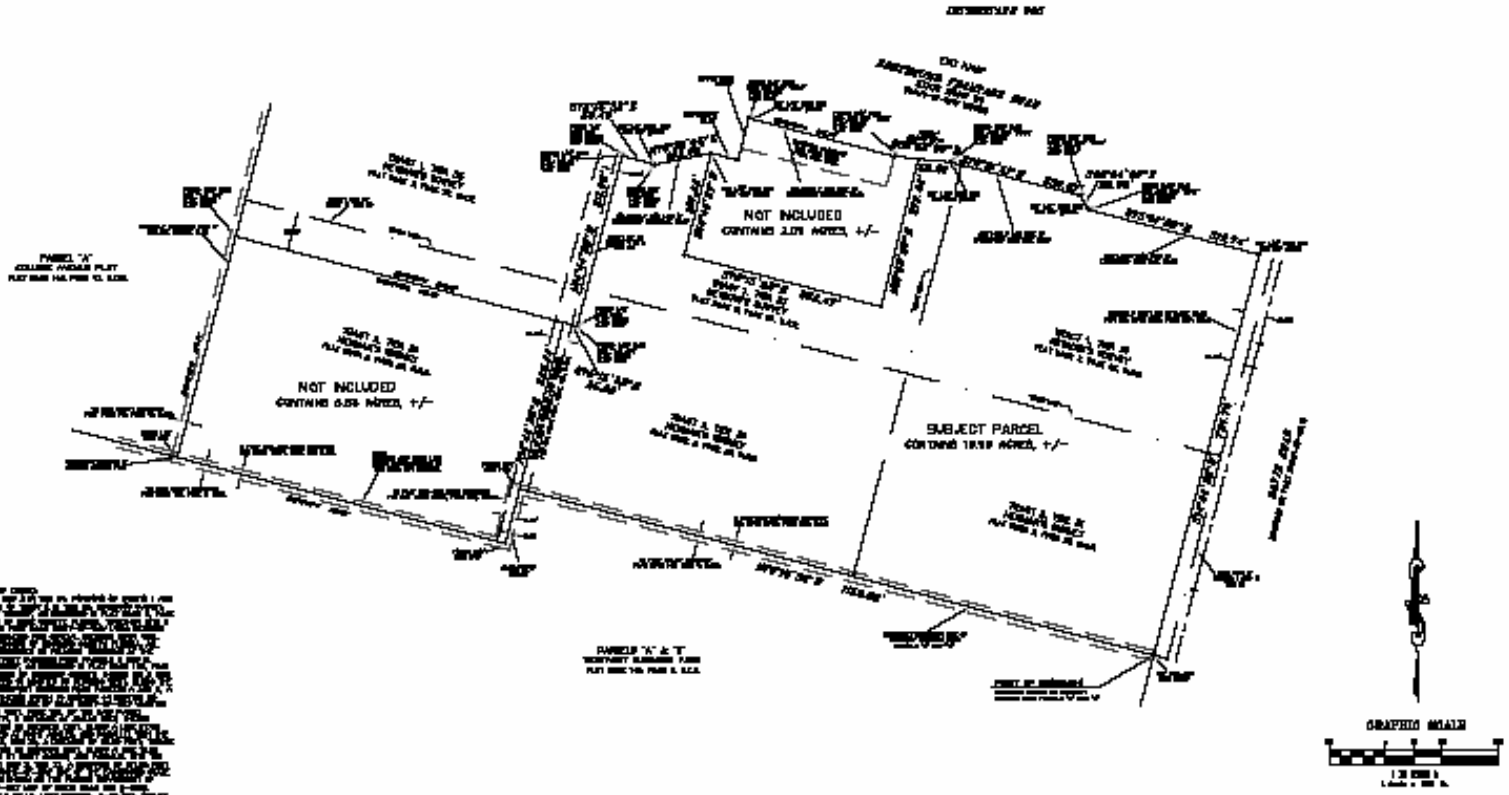
Curtis G. Briggs
Vice President

cc: Marc Ferrara – Sharpe Project Developments

SCI MANAGEMENT
1929 ALLEN PARKWAY • P.O. BOX 130548 • HOUSTON, TX 77219-0548 • (713) 525-9089 • FAX (713) 525-9118
www.dignitymemorial.com

Exhibit 2 (*Sketch and Legal Description*)

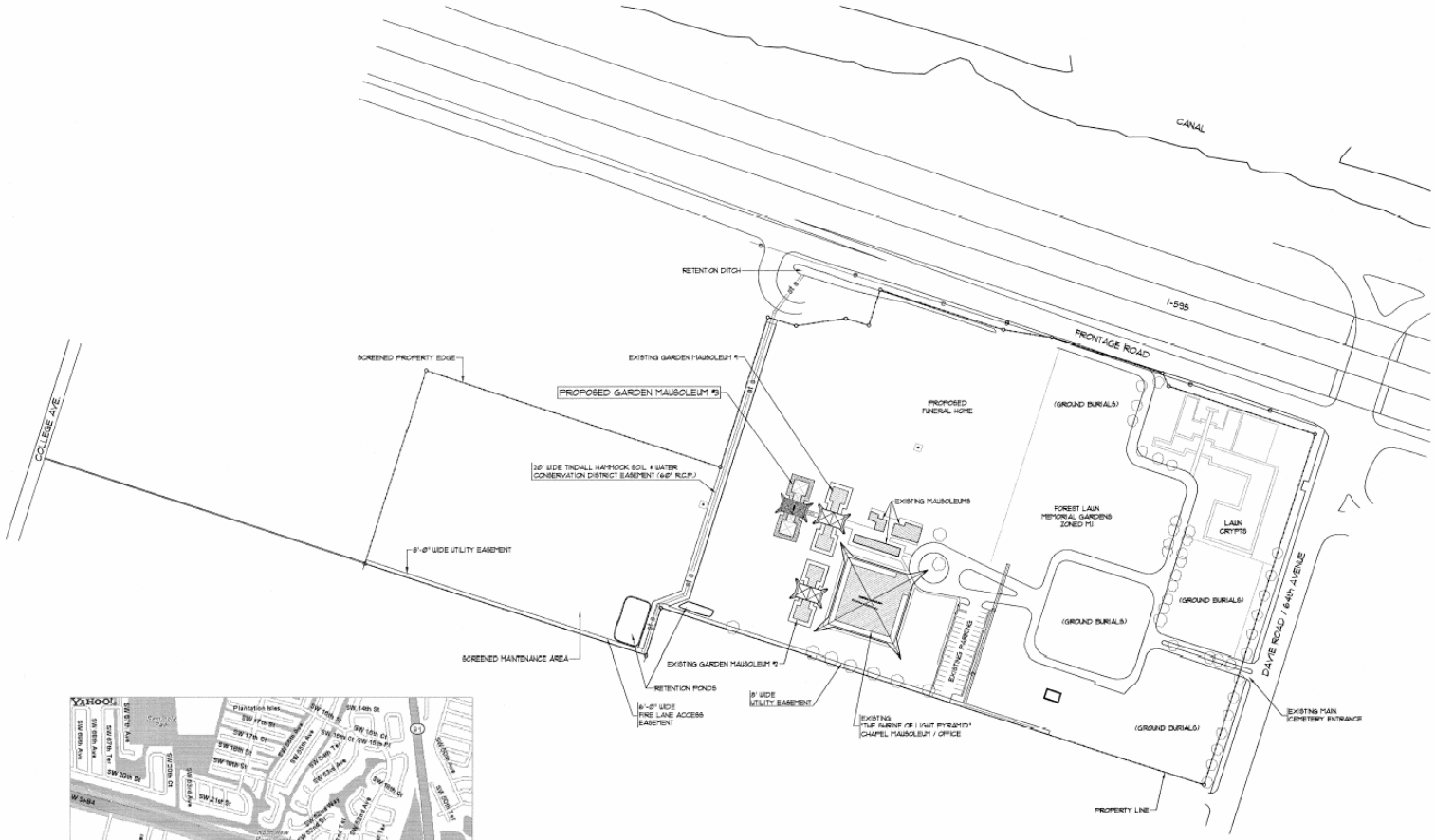
BOUNDARY SURVEY PREPARED FOR:
FOREST LAWN SOUTH, DAVIE, FLORIDA.
SCI MANAGEMENT, L.P.

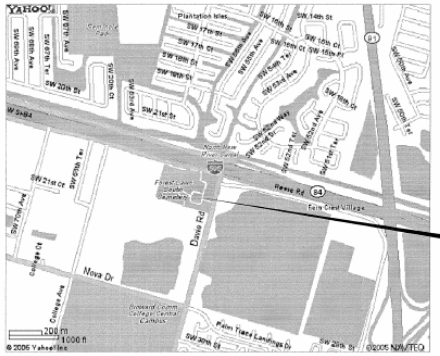


NOTES:
1. FEATURES AND IMPROVEMENTS NOT LOCATED ON THIS SURVEY AT CLIENT'S REQUEST.
2. ALL BEARINGS AND DISTANCES ARE RECD AND MEASURED UNLESS OTHERWISE NOTED.

AAL LAND SURVEYING SERVICES, INC.

Exhibit 3 ***(Proposed Site Plan)***

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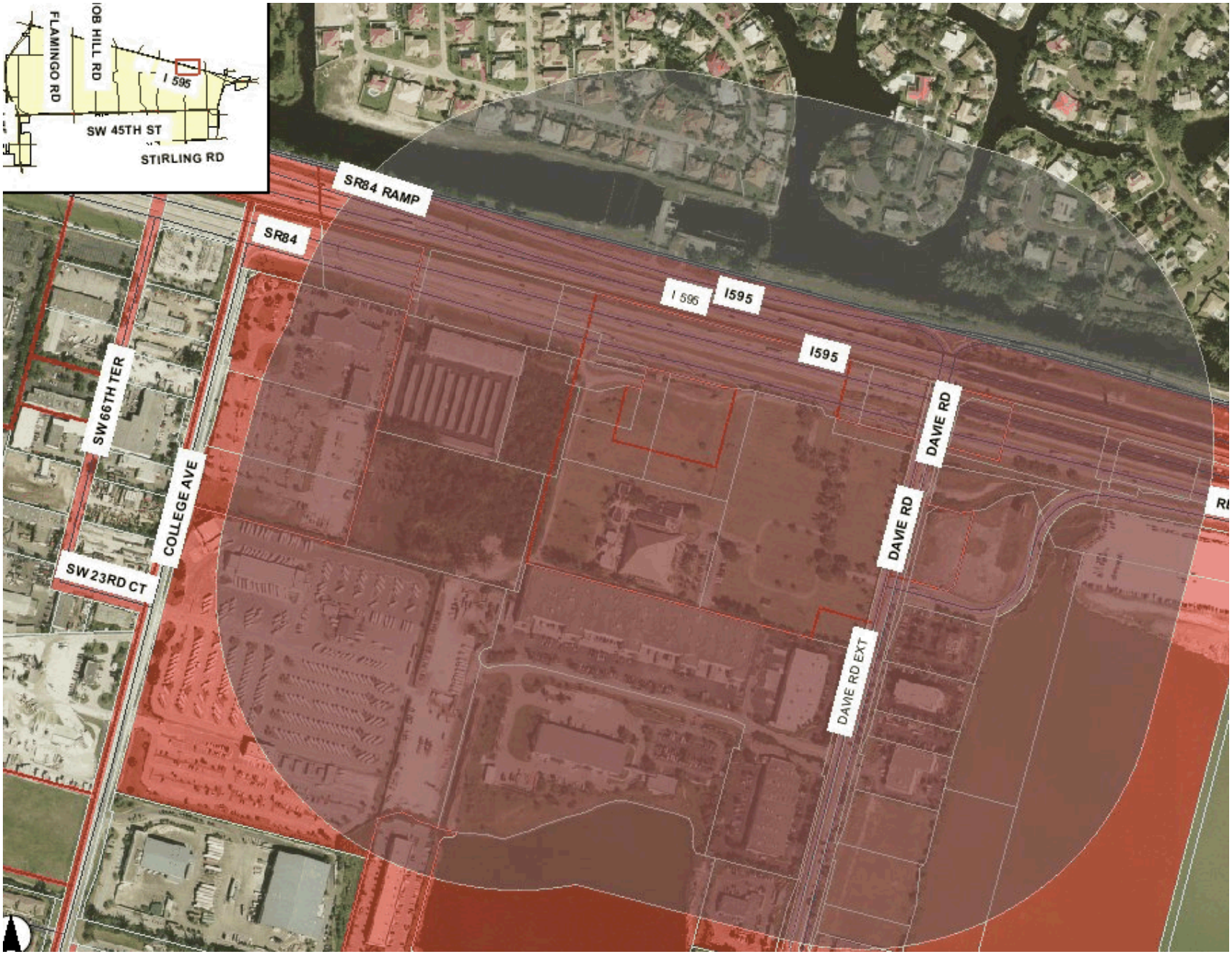
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DAVIE RD
DAVIE RD EXT

Exhibit 5 ***(Mailout)***

ZB 4-1-07 FORREST LAWN
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

ZB 4-1-07 FORREST LAWN
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

ZB 4-1-07 FORREST LAWN
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

ZB 4-1-07 FORREST LAWN
BROWARD SCHOOLS CREDIT UNION
5901 DEL LAGO CIR
SUNRISE FL 33313

ZB 4-1-07 FORREST LAWN
COLLEGE BUSINESS PARK LLC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

ZB 4-1-07 FORREST LAWN
ESS VRS OWNER LLC
PO BOX 19156
ALEXANDRIA VA 22320-0156

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA RADIO REALTY INC
2700 DAVIE ROAD
DAVIE FL 33314-1211

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND L L C
888 SE 3 AVE STE 501
FT LAUDERDALE FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE SUITE 501
FT LAUDERDAL FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE SUITE 501
FT LAUDERDAL FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE
FT LAUDERDALE FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE
FT LAUDERDALE FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN,MILES AUSTIN TR &
PO BOX 292037
DAVIE FL 33329-2037

ZB 4-1-07 FORREST LAWN
IMPERIAL HOSPITALITY GROUP INC
4263 SW 64 AVE SUITE 4
DAVIE FL 33314

ZB 4-1-07 FORREST LAWN
J & L HOSPITALITY INC
205 N FEDERAL HWY
DANIA FL 33004-2805

ZB 4-1-07 FORREST LAWN
LOPEZ,NORBERTO H & EURIDICE M
2695 SW 64 AVE
DAVIE FL 33314

ZB 4-1-07 FORREST LAWN
R-ONE INC
PO BOX 1005
TIFTON GA 31793

ZB 4-1-07 FORREST LAWN
R-ONE INC &
PO BOX 1487
TIFTON GA 31793

ZB 4-1-07 FORREST LAWN
SCHOOL BOARD OF BROWARD
COUNTY
600 SE 3 AVE
FORT LAUDERDALE FL 33301-3125

ZB 4-1-07 FORREST LAWN
SCI FUNERAL SERV OF FL INC
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
SCI FUNERAL SERVICES OF FL INC
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
SFASSIE FAMILY III LTD PRTNR
9101 PHILLIPS GROVE TER
ORLANDO FL 32837

ZB 4-1-07 FORREST LAWN
SOUTH FLORIDA WATER MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416-4680

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP &
PO BOX 130548 PROP TAX FL 8
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
SUNBELT RENTALS INC
1337 HUNDRED OAKS DR
CHARLOTTE NC 28217

ZB 4-1-07 FORREST LAWN
SUNBELT RENTALS INC
1337 HUNDRED OAKS DR
CHARLOTTE NC 28217

ZB 4-1-07 FORREST LAWN
SUNBELT RENTALS INC
1337 HUNDRED OAKS DR
CHARLOTTE NC 28217

ZB 4-1-07 FORREST LAWN
WESTPORT BUSINESS PARK ASSOC
2100 PARK CENTRAL BLVD STE 900
POMPANO BEACH FL 33064-2242

ZB 4-1-07 FORREST LAWN
WILD,LOUIS & RENEE
7600 NW 87 AVE
TAMARAC FL 33321-1643

Exhibit 6 ***(Public Participation Notice)***

MEETING NOTICE

July 5, 2007

Broward County School Board
600 SE 3rd Avenue
Ft. Lauderdale, FL 33301-3125

Re: ***Citizen Participation Plan for:*** **Rezoning the Forest Lawn South Cemetery & Funeral Home**
Project Number: ZB-4-1-07

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to The Forest Lawn South Funeral Home project for a parcel located at 2401 Davie Road. The project involves the Rezoning of the Forest Lawn South Cemetery & Funeral Home on Davie Road and I-595. The reason for this rezoning application is a result of the Town of Davie's request to rezone the above mentioned property from the current Broward County zoning classification A-9 to Town of Davie classification C.F. (Community Facility).

Under a Town of Davie Ordinance, the petitioner is required to hold (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings

First Citizen Participation Meeting:

Date:	**July 11, 2007**
Time:	**5:30 pm – 7:30 pm**
Location:	**Town Hall** **Community Room** **6591 Orange Drive** **Davie, FL 33314**

Second Citizen Participation Meeting:

Date:	**July 18, 2007**
Time:	**5:30 pm – 7:30 pm**
Location:	**Town Hall** **Community Room** **6591 Orange Drive** **Davie, FL 33314**

If you wish to submit written comments, please send them to:
Marc Ferrara
Sharpe Project Developments
1212 South Andrews Avenue
Suite 203
Ft. Lauderdale, FL 33328
Phone: 954.832.9095 Ext. 206

Also, please be advised there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

Marc Ferrara
Sharpe Project Developments

Attachments: Location Map

Exhibit 7 ***(Public Participation Sign-in Sheet)***

Not Provided

Exhibit 8 ***(Public Participation Report)***

SUMMARY OF
PUBLIC PARTICIPATION MEETINGS

July 25, 2007

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: ***Citizen Participation Plan for:*** **Rezoning the Forest Lawn South Cemetery & Funeral Home**
Project Number: ZB-4-1-07

Dear Staff:

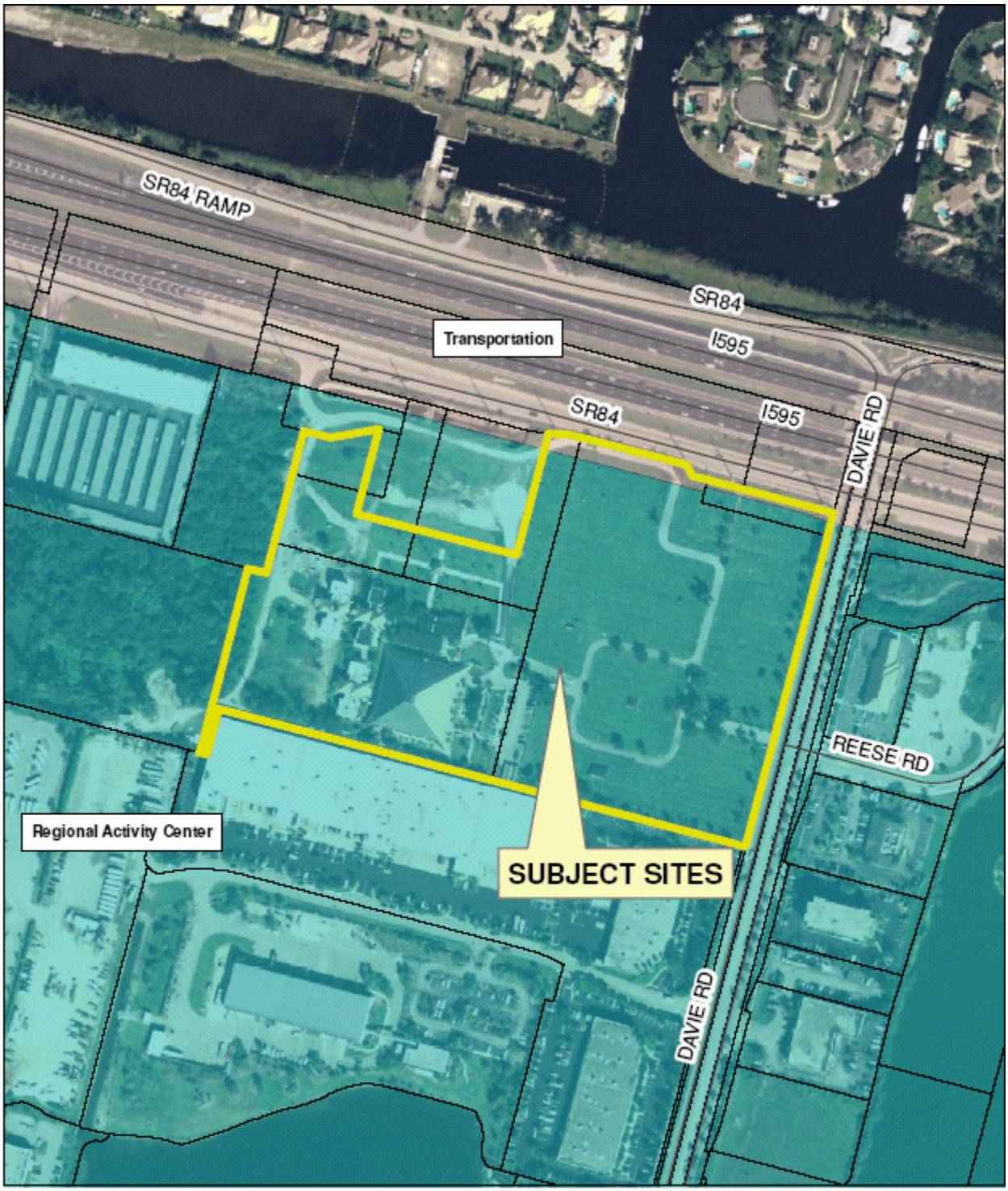
Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we (*Service Corporation International*) advertised and notified all the property owners surrounding the subject property within 1,000 feet to invited them to, two (2) Public Participation Meetings, located at **Town Hall Community Room, 6591 Orange Drive, Davie, FL 33314** on **July 11th, 2007 from 5:00 pm–7:00 pm** and **July 18th, 2007 from 5:00 pm–7:00 pm**. The above scheduled meetings were held, however, none of the Town of Davie property owners attended.

We (*Service Corporation International*) hope the above information fulfilled the requirements of Public Participation Ordinance concerning this process.

Sincerely,

Marc Ferrara
Sharpe Project Developments
1212 South Andrews Avenue
Suite 203
Ft. Lauderdale, FL 33328
Phone: 954.832.9095 Ext. 206

Exhibit 9 (*Future Land Use Map*)



Date Flown:
12/2006

N

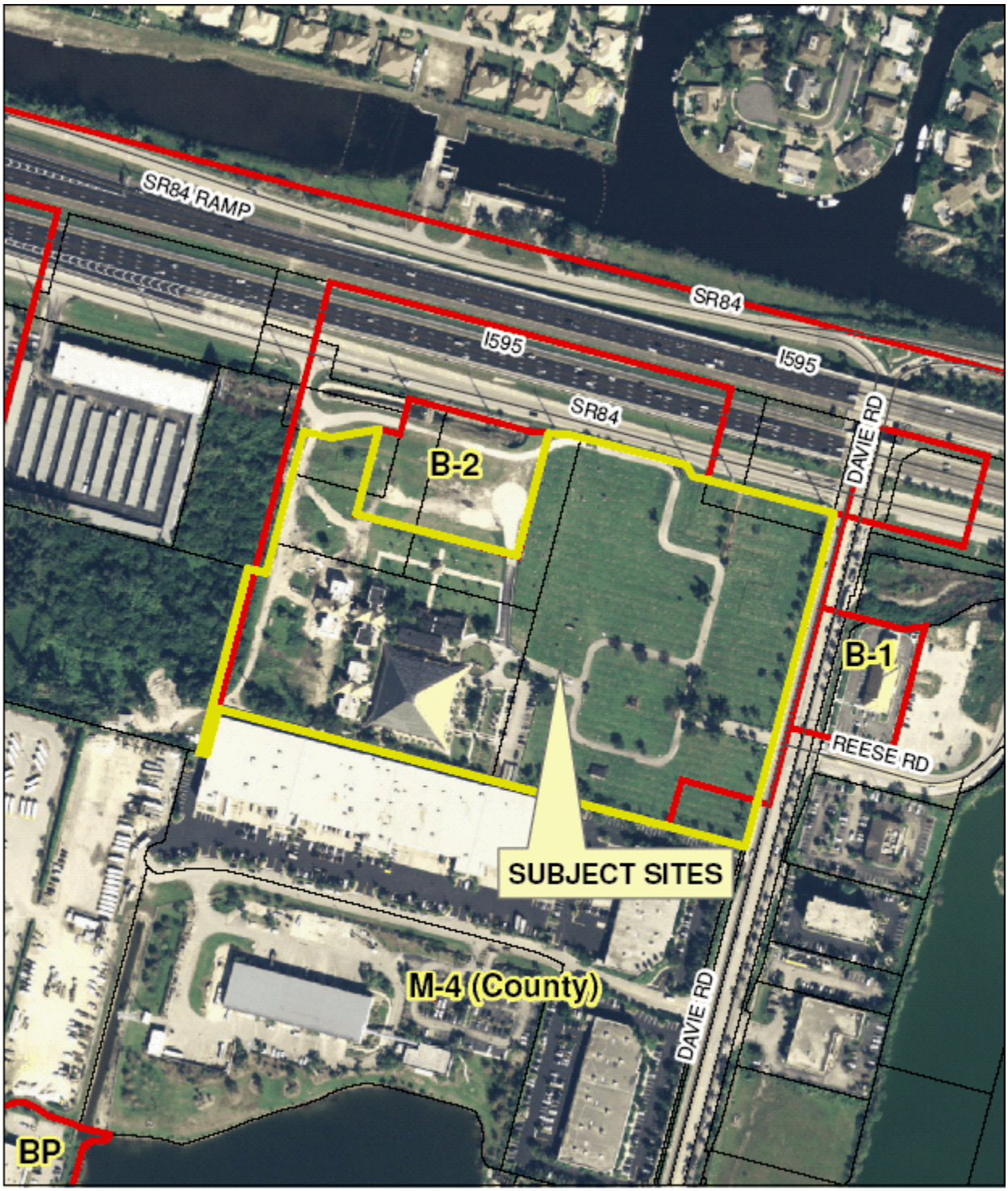
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Future Land Use Map

Prepared by: ID
Date Prepared: 7/19/07

Exhibit 10 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2006

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/19/07