

RESOLUTION NO. R-97-434

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA; AMENDING THE EXISTING COMMUNITY REDEVELOPMENT PLAN; MAKING CERTAIN FINDINGS REQUIRED BY FLORIDA STATUTES SECTION 163.360 (1996), AS AMENDED; APPROVING THE ADOPTION OF A COMMUNITY REDEVELOPMENT PLAN WITHIN THE EXPANDED REDEVELOPMENT AREA; RATIFYING AND REAFFIRMING CERTAIN PRIOR ACTIONS OF THE TOWN COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of County Commissioners of Broward County, Florida, pursuant to the authority vested pursuant to Section 163.410, Florida Statutes (1987), conferred upon the Town Council ("Town Council") of the Town of Davie ("Town") the power to create and operate a community redevelopment agency and the authority to exercise all powers conferred upon local government by the Community Redevelopment Act of 1969, as amended and embodied in Part III of Chapter 163, Florida Statutes ("CRA Act"); and

WHEREAS, the Town Council, pursuant to Resolution R-88-55 adopted on March 2, 1988, ratified by Resolution R-89-339, adopted on December 6, 1989, and further ratified by Resolution R-92-80 adopted on April 15, 1992, determined that certain slum and blighted conditions exist on certain property within the Town ("Community Redevelopment Area") and found the need for a community redevelopment agency ("Community Redevelopment Agency") to function within the Town; and

WHEREAS, the Town created the Community Redevelopment Agency and established its powers in Ordinance 88-23 adopted May 4, 1988; and

WHEREAS, on December 21, 1988, the Community Redevelopment Plan ("Plan") was approved by the Town Council for the Community Redevelopment Area; and

WHEREAS, the Town Council, by virtue of Ordinance 88-75, adopted on December 12, 1988 and ratified by Ordinance 89-51, adopted on December 20, 1989 created a redevelopment trust fund ("Redevelopment Trust Fund") for the purpose of funding community redevelopment pursuant to the plan; and

WHEREAS, the Town Council has adopted certain other resolutions and taken actions correcting boundary descriptions of the Community Redevelopment



WHEREAS, the CRA has since determined the need to amend the Plan; and
WHEREAS, the Town Council, adopted Resolution R-94-408, on December 13, 1994 approving the amendments to the Community Redevelopment Plan and expanding the redevelopment area; and

WHEREAS, on November 26, 1997, the CRA submitted a proposed plan amending the Plan and approving the adoption of a community redevelopment plan ("Amended Community Redevelopment Plan") within the Community Redevelopment Area and the Expanded Redevelopment Area (collectively, "Redevelopment Area") to the Town of Davie Planning and Zoning Board sitting in its capacity as the Local Planning Agency (the "Board") for its review and recommendations as to conformity with the Town's Comprehensive Plan for the development of the Town as required by Section 163.360 (3) Florida Statutes (1996); and

WHEREAS, the Town Council finds that it is in the best interest of the citizens and residents of the Town to approve the Amended Community Redevelopment Plan;

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

SECTION 1. That the Amended Community Redevelopment Plan meets all requirements of Section 163.360 (2) (a) , (b) and (c), Florida Statutes, including providing for the development of affordable housing in the Redevelopment Area.

SECTION 2. The Town has given due public notice and notice to taxing authorities, as required by Section 163.360 (5), 163.361 and 163.346, Florida Statutes and has held a public hearing pursuant to said notice.

SECTION 3. The Town Council finds, based upon information presented to the Town Council, that;

(a) A feasible method exists for the location of families who will be displaced from the Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The Amended Community Redevelopment Plan conforms to the general plan of Broward County and the Town of Davie as a whole;

(c) The Amended Community Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general

vicinity of any sites covered by the Amended Community Redevelopment Plan; and

(d) The Amended Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the Town as a whole for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise.

SECTION 4. The Town Council further finds that the Redevelopment Area consists of an area of open land to be acquired either by the Town or the CRA for the development, in whole or in part, of residential uses and;

(a) That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the Town;

(b) That the need for housing accommodations has increased in the area;

(c) That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and

(d) That the acquisition of the area for residential uses in an integral part of and is essential to the program of the Town.

SECTION 5. The Town Council further finds that the Redevelopment Area consists of an area of open land to be acquired either by the Town or the CRA for the development, in whole or in part, of non-residential uses and that:

(a) Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the Town in accordance with sound planning standards and local community objectives; and

(b) Acquisition may require the exercise of governmental action, as provided in the CRA Act, because of:

(i) Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;

(ii) Tax delinquency;

(iii) Improper subdivisions;

(iv) Outmoded street patterns;

(v) Deterioration of site;

(vi) Economic disuse;

(vii) Unsuitable topography or faulty lot layouts;

(viii) Lack of correlation of the area with other areas of the Town by streets and modern traffic requirements; or

(ix) A combination of such factors or other conditions which retard development of the area.

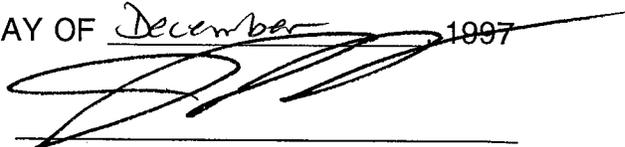
SECTION 6. The Amended Community Redevelopment Plan meets all requirements contained in Section 163.362, Florida Statutes.

SECTION 7. The Town Council approves the Amended Community Redevelopment Plan attached hereto as Exhibit "A".

SECTION 8. The Town Council hereby ratifies and confirms the Plan as adopted on December 21, 1988 and revised Plan adopted on December 13, 1994 and all actions and redevelopment activities undertaken by the Town and CRA pursuant to the Plan.

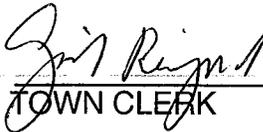
SECTION 9. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 17th DAY OF December, 1997



MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 17th DAY OF December, 1997

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA; FINDING CERTAIN AREAS OF THE TOWN TO BE SLUM OR BLIGHTED AND FINDING THE NEED FOR THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY TO HAVE JURISDICTION TO EXERCISE THE POWERS OF CHAPTER 163, PART III WITHIN SAID AREA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council ("Town Council") of the Town of Davie ("Town") by Resolution No. R-92-80 adopted April 15, 1992, did find certain areas within the Town of Davie to be blighted areas as defined in Section 163.340 (8), Florida Statutes, and found that the need existed for the creation of a community redevelopment agency; and

WHEREAS, administrative officials of the Town have undertaken and completed a review of the area included on the attached Exhibit "A" (the "New Redevelopment Area") for the purposes of determining if slum or blighted conditions, or both, exist within all or part of such area; and

WHEREAS, the Town Council has received the recommendation from the administrative officials that a finding of the existence of one or more slum or blighted areas within the New Redevelopment Area be adopted by the Town Council and that the Davie Community Redevelopment Agency assume jurisdiction of said Area; and

WHEREAS, the Town Council has received the recommendation and has received a presentation by the administrative officials of the Town of the conditions in the proposed New Redevelopment Area;

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

SECTION 1. That the Town Council does hereby find, based upon information presented to the Town Council in a public meeting, that one or more slum and blighted areas, as defined in Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"), exist within the New Redevelopment Area located within the Town and described and depicted on Exhibit

"A" attached hereto and incorporated herein; and

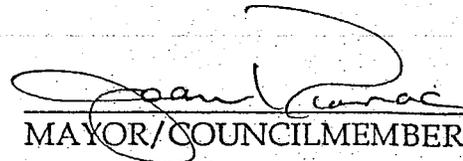
SECTION 2. That the Town Council further finds and determines that the rehabilitation, conservation, or redevelopment, or combination thereof, of the New Redevelopment Area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, and welfare of the residents of the Town of Davie; and

SECTION 3. That the Town Council finds that there is a need for the Town of Davie Community Redevelopment Agency to carry out the purposes of the Redevelopment Act, and subject to the provisions of Chapter 12, Article XIII, of the Code of the Town of Davie, with respect to the New Redevelopment Area identified on the attached Exhibit "A"; and

SECTION 4. That the Redevelopment Administrator is hereby authorized and directed to notify all "taxing authorities," as that term is defined in the Redevelopment Act, of the adoption of this Resolution; and

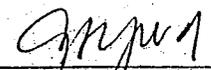
SECTION 5. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 21st DAY OF SEPTEMBER, 1994



MAYOR/COUNCILMEMBER

ATTEST:



TOWN CLERK

APPROVED THIS 21st DAY OF SEPTEMBER, 1994

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT AGENCY
COMMUNITY REDEVELOPMENT PLAN

Prepared by the Davie CRA

November, 1997

11/21/97

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

<u>TABLE OF CONTENTS</u>	<u>page</u>
I. Background: The Town of Davie	1
II. Introduction: Community Redevelopment	2
III. Powers of the Community Redevelopment Agency	4
IV. Analysis of Existing Conditions	4
A. General Description of the Redevelopment Area	4
B. Problems within the Redevelopment Area	6
V. Open Space Areas/Public Facilities	8
VI. Buildings Within the Redevelopment Area	9
VII. Neighborhood Impacts of Redevelopment Activities	11
A. Traffic Circulation	11
B. Availability of Community Facilities and Services	12
C. Effect on School Population	12
D. Relocation of Displaced Residents and Businesses	13
E. Environmental Quality	13
VIII. General Statements Relating to the CRA	13
A. Relationship to the Town's Comprehensive Plan	13
B. Safeguards to Ensure Redevelopment Activities follow the Redevelopment Plan	14
C. Safeguards to Ensure Financial Accountability	14
D. Providing for a Time Certain and Severability	15
IX. Redevelopment Strategies	15
X. Redevelopment Programs and Projects	20
XI. Sources of Redevelopment Funding and Financing	22
XII. Revenue Projections	24
XIII. Five Year Redevelopment Plan	25
XIV. Goals, Objectives and Policies	27
Appendices	35
Map and legal description of original redevelopment area	
Map and legal description of additional area added to the redevelopment area in 1994	
Map and legal description of additional area added to the redevelopment area in 1997	
Finding of necessity resolution of original area (1988)	
Finding of necessity resolution of additional area (1994)	
Finding of necessity resolution of additional area (20 acres)	
Town Ordinance defining the powers of the CRA	

I. Background: The Town of Davie

Geography

The Town of Davie is centrally located within Broward County, approximately 5 miles from the Atlantic Ocean, 5 miles from the Everglades or Conservation Area, and almost 16 miles from both Miami and Boca Raton. Davie's neighboring cities to the north include Plantation and Sunrise, with Cooper City, Hollywood and Pembroke Pines to the south. Arvida's Weston development, located in the unincorporated area, lies west of Davie. The Town is approximately 33.5 square miles in size.

The strategic nature of Davie's location is enhanced by several interstates, turnpike and other primary transportation corridors that bound or traverse the Town. Interstate 595 generally follows the Town's northern boundary and links Davie with the west coast of Florida via Interstate 75, and the Fort Lauderdale-Hollywood International Airport and Port Everglades to the east. Interstate 75 bounds Davie on the west, and extends south into Dade County and north into Palm Beach County via the Sawgrass Expressway. The Florida Turnpike runs along the Town's eastern limits, again providing convenient access to areas north and south. Other primary corridors include U.S. 441 (State Road 7) in the eastern portion of the Town, Davie Road and University Drive, both centrally located north/south business arteries, and Pine Island and Flamingo Roads to the west. State Road 84, Stirling Road, and the Griffin Road/Orange Drive corridors provide east/west continuity throughout the Town.

A sandy, wooded natural ridge formation meanders through the Town, primarily evident east and west of Pine Island Road, continuing west of Flamingo Road. This ridge system is most oftentimes referred to as the Pine Island Ridge. The ridges are archaeologically, historically, and naturally significant, playing an important role in the Town's Open Space Program.

The C-11 Canal and North New River Canal, components of the primary drainage system maintained by the South Florida Water Management District, serve as geographic boundaries of the Town. Along the northern Town limits, the North New River Canal generally separates Davie from the cities of Sunrise and Plantation. The C-11 Canal runs east/west through the Town, sandwiched between Orange Drive and Griffin Road. Canal crossings are limited, thus directing traffic to major intersections.

The Florida Power and Light Company maintains approximately 11 miles of transmission easements throughout the Town, ranging in width from 180 to 255 feet. Man-made geographic features include numerous lakes and rock-pits, excavated to provide fill for building purposes. The Broward County Landfill, currently closed and undergoing cleanup and redevelopment for open space/park use, ranges up to 90 feet in height. Finally, several primary transportation corridors, as discussed above, serve as formidable geographic features, with the I-75 flyover to I-595, the University Drive intersection at I-595, and the State Road 84/I-595 intersection with U.S. 441 and the Florida Turnpike ranging in height from 50 to just under 100 feet.

History

The history of the Town of Davie dates to the early 1900s when the construction of irrigation and drainage canals began. The area was divided into small parcels and was marketed as the "First Improved Town in the Everglades." The first permanent settlers arrived in 1909 and named this swampy area "Zona," in recognition of their former home in the Panama Canal Zone. The community was renamed in 1916, in recognition of R.P. Davie's presence in the settlement. Davie was incorporated in 1925 and dissolved during the following legislative session, to avoid the taxation resulting from incorporation.

The hurricanes of September 1926 and May 1947 proved to be milestones in the development of Davie. The earlier storm's devastation drove many from the area. The 1947 hurricane brought the Army Corps of Engineers to Davie, to develop the present Water Management Control system. As a result of the Corps' work, agriculture thrived in the area during the 1950s and 1960s. In 1960, the Town of Davie, consisting of less than 2,000 residents, incorporated. By 1970, Davie's population almost tripled and by 1975, it more than doubled again. The 1980 census reflected a population of more than 20,000; today (1997), Davie is a Town of approximately 59,000 residents.

Davie's explosive growth brought about different concerns which continue to affect how the Town functions. The citrus influence, once a principle factor in the Town's economy and way of life and the impetus for the annual "Orange Blossom Festival", is reduced substantially in acreage and economic importance. The construction of primary transportation corridors has brought the Town to the focus of attention in Broward as a burgeoning area for commerce and industry. The growing presence of the South Florida Educational Center and its affiliated institutions continue to focus our attention on Davie's downtown. The unique character associated with Davie has developed into a representation of lifestyle much desired throughout the region.

II. Introduction: Community Redevelopment

Despite Davie's tremendous growth during the past several decades, older areas of the Town suffer from maladies indicative of mature neighborhoods overlooked in favor of the new frontiers. One such area was identified as having conditions of slum and blight in a study completed in March 1988. This area was identified to contain the following characteristics:

- deteriorating neighborhoods
- dwindling commercial activities and job opportunities
- concentration and persistence of criminal activities
- inappropriate or obsolete land uses
- inadequate transportation routes and means
- extraordinary consumption of public services
- conditions which lead to reduced property values, impairment of sound growth, retardation of the provision of housing, and loss of private investor confidence.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

Based on the results of that study, the Town Council passed Resolution R-88-55 which found that conditions of slum and blight existed, and adopted Ordinance No. 88-23 creating the Davie Community Redevelopment Agency to address these conditions. Pursuant to Part III of Chapter 163, Florida Statutes, the Davie Community Redevelopment Agency (DCRA) was created and empowered to carry out the necessary redevelopment functions. The purpose of a community redevelopment agency is to eliminate and prevent conditions which contribute to the slum and blight, and to facilitate, to the greatest extent, redevelopment activities by the private sector.

A Community Redevelopment Plan was prepared and approved by the Town Council on December, 1988, comprising a redevelopment program pursuant to the Community Redevelopment Act of 1969 as amended from time to time. This Plan set forth a number of projects directed towards elimination of slum and blight, and private-sector involvement in redevelopment. Ordinance No. 88-75 created the Town of Davie Community Redevelopment Trust Fund, pursuant to Sec. 163.330 et. seq., F.S., to fund redevelopment efforts set forth in the Community Redevelopment Plan.

In 1994, the CRA Board evidenced the need to revise the original Redevelopment Plan to include undertaking new programs not anticipated in the original document. The CRA Board also has determined to expand the redevelopment area to increase its area of operation as well as to increase the tax increment financing (TIF) base. It had been realized that the original redevelopment area was not large (347 acres) and that this limitation had greatly impaired the effectiveness of the CRA to generate revenue and carry out its proposed activities. A finding of blight for this expanded area was completed and approved by the Town Council of Davie on September 21, 1994 pursuant to Town Resolution No. 94-287. The revised Community Redevelopment Plan was approved by Resolution No. 94-408.

The enlarged redevelopment area consisted of approximately 1,084 acres. The area is generally bounded on the west by the extension of S.W. 68th Avenue, on the south by S.W. 48th Street, on the east by 441/State Road 7, and on the north by State Road 84. This area was identified as having the greatest need for redevelopment assistance. Exhibit A illustrates the boundaries of the original and 1994 expanded redevelopment area. This latest amendment to the Plan includes the addition of approximately 20 acres. This land was annexed into the Town of Davie on October 1, 1997.

The boundaries of the redevelopment area were drawn to take into account the need for physical redevelopment as well as the need to protect neighborhood areas from the presence of blighting influences. Properties located within the redevelopment area, which are not presently in need of redevelopment assistance, are threatened by the nearby presence of slum and blighting conditions and are therefore included to preserve their long term viability. As a general standard the boundary of a proposed redevelopment area includes areas which clearly meet slum or blight criteria, as well as areas that may not be considered individually, but which are otherwise necessary to the objective of eliminating blight and preventing the spread of slum and blight. Additionally, some physically sound areas were included in the area based on the existence of functional relationships that produce a sense of neighborhood or place.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

Boundaries were drawn in recognition of mutually supportive relationships among sections of the Town i.e., a pedestrian-oriented shopping district in the downtown area will not thrive if adjacent areas remain blighted. Inclusion of these blocks will help to establish a sense of public safety and possible physical improvements in a broader geographic area and foster the establishment of a vibrant area for residents and visitors.

This document, "The Town of Davie Community Redevelopment Agency Redevelopment Plan", provides the framework for programming redevelopment activities within the original redevelopment area as well as the expanded redevelopment area. Since it is not possible or practical for the CRA to fund and implement all redevelopment projects within the community, the Plan sets forth a series of implementation steps and specific projects intended to leverage and stimulate the type of public interest and private investment necessary to achieve the revitalization of the redevelopment area. All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with a redevelopment plan which has been approved by the Town Council. Like the Town's Comprehensive Plan, the CRA's Community Redevelopment Plan is an evolving document which must be evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives.

III. Powers of the Community Redevelopment agency

As authorized by the Community Redevelopment Act, the Town of Davie has delegated to the Davie CRA pursuant to Town Ordinance No. 92-24 the following powers:

Acquire property deemed necessary for community redevelopment, except that the use of eminent domain shall require specific approval from the Town Council;

Hold, improve, clear, or prepare any acquired property for redevelopment;

Dispose of property acquired within the community redevelopment area for uses in accordance with the Plan;

Carry out programs of repair and rehabilitation;

Plan for and assist in the relocation of persons displaced by redevelopment activities;

Receive and utilize tax increment revenues to fund redevelopment activities;

Appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Community Redevelopment Act of 1969; and

Close, vacate, plan, or replan streets, roads, sidewalks, ways or other places.

IV. Analysis of Existing Conditions

A. General Description of Redevelopment Area

With the inclusion of the 20 acres of the latest expansion, the Davie redevelopment area is comprised of approximately 1,104 acres. Exhibit 1

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

shows the boundaries of the redevelopment area. Approximately 347 acres comprised the original redevelopment area as established in 1988 and approximately 757 acres comprise the expansions of the redevelopment area (including the latest 20 acres). A legal description of the original redevelopment area and expanded area is located in the Appendix. Also in the Appendix is a legal description of the separate 20 acre expansion. A generalized pattern of land use is depicted in Exhibit 2. The redevelopment area contains a variety of uses including residential (single, multifamily and mobile home parks), commercial, industrial, public and several parks. There are also several vacant land tracts within the redevelopment area. Much of this land is in individual building lots located within existing residential neighborhoods. However, there are several tracts located in prime commercial and industrial zoned areas.

The 1990 Census indicates that the redevelopment area contains approximately 3,814 housing units, with a resident population of approximately 8,369. A breakdown of total estimated housing units and population by geographic subarea is listed on Exhibit B.

The redevelopment area can be generally divided into five geographic subareas:

- Davie Road corridor
- Residential area
- Historic area
- Industrial area
- Griffin Road/Orange Drive corridor

Each of these areas plays an important role in the redevelopment area and Town as a whole. The differences attributed to each area are strictly defined and allow for easy identification, an important consideration in building community identities. Exhibit C provides a general use map for the redevelopment area and Exhibit D defines the general boundaries of the subareas referenced above.

Street Layout

Attached in Exhibit A is a map showing the general street layout within the redevelopment area. Overall, the street system in the redevelopment area west of the Turnpike can be summarized as a symmetrical grid. A number of the roads do not connect due to physical limitations, such as L Lake. Others terminate with cul de sac features. The street system east of the Turnpike is quite limited. The parcels are much larger in this area and therefore require fewer streets for accessibility.

The major north/south arterial roadways include Davie Road and State Road 7. The Florida Turnpike transects the redevelopment area and has interchanges at the intersections of I-595 and Griffin Road/Orange Drive. Davie Road presently is a five lane roadway which has great importance in the potential to create a "downtown area" for the Town.

The principal east/west arterials are I- 595, which is the northern boundary of the redevelopment area, and the Griffin Road/ Orange Drive corridor. The proposed widening of Griffin Road by the Florida Department

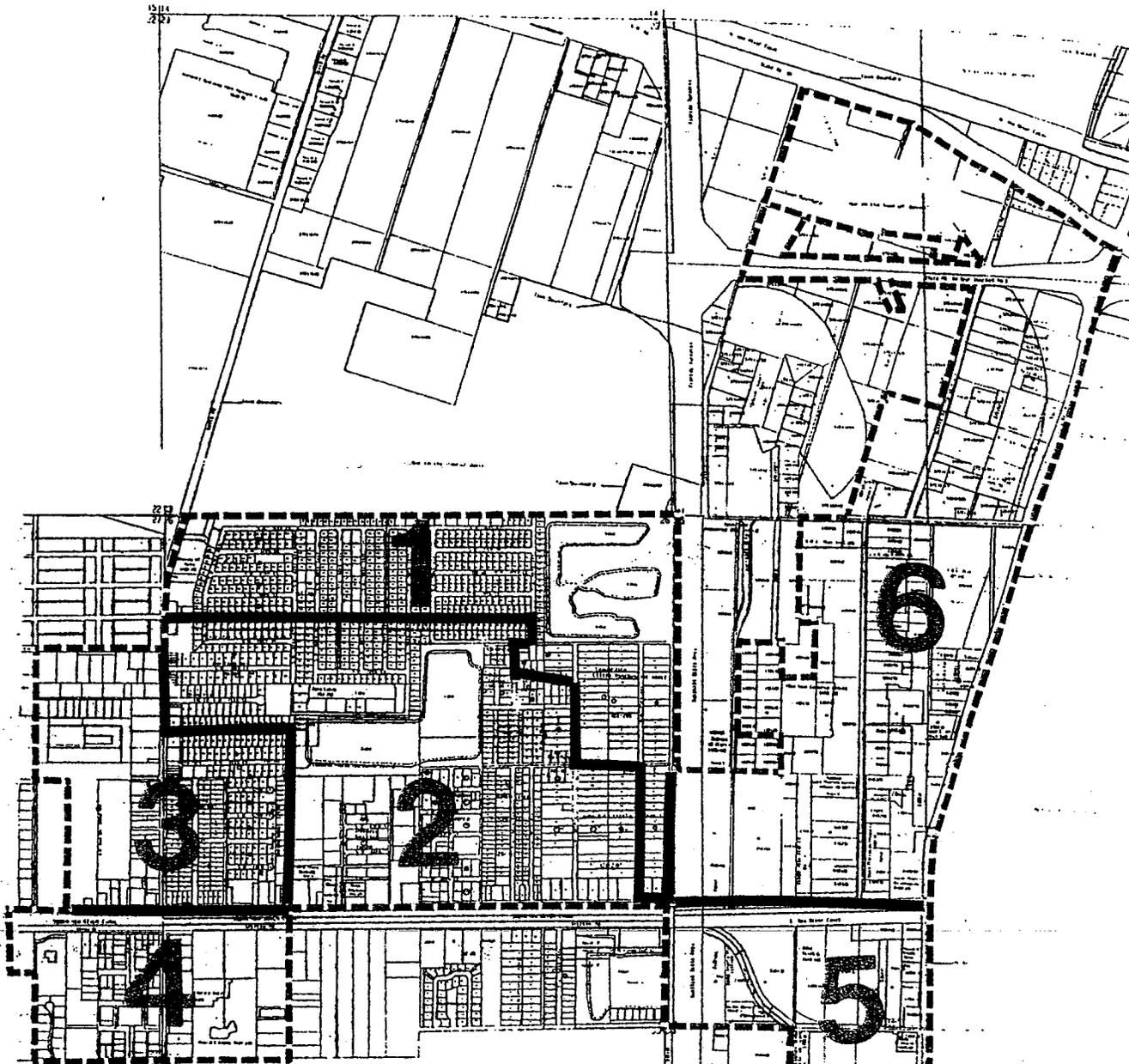


EXHIBIT B

**ESTIMATED POPULATION
AND HOUSING UNITS BY SUBAREA**

Subarea	Population	HU's
1	5571	2531
2	1456	547
3	902	343
4	95	45
5	345	348
6	0	0
Total	8,369	3,814

EXHIBIT C

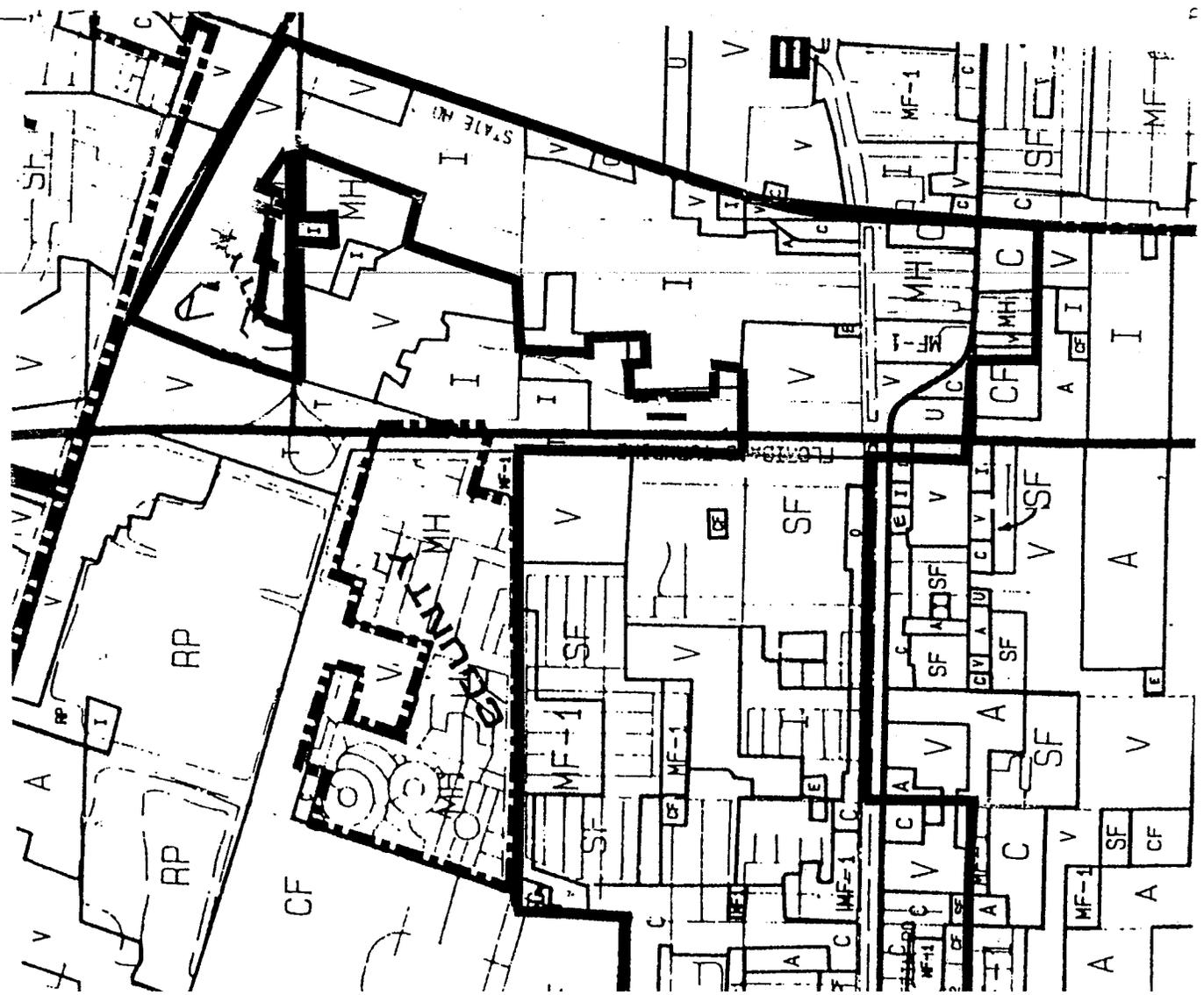
**TOWN OF DAVIE
FUTURE LAND USE PLAN MAP SERIES:
GENERALIZED EXISTING LAND USES**

SCALE:

LEGEND

- Town limits
- Redevelopment boundaries

- E Estate
- SF Single-family
- MF-1 Multi-family
- MF-2 Multi-family
- MH Mobile Home Park
- RV Recreational Vehicle
- C Commercial
- O Office
- I Industry
- A Agriculture
- R-1 Private Recreation
- R-2 Public Recreation
- CON Conservation
- u Utilities
- CF Community Facilities
- H Historic
- RP Rock Pit
- T Transportation
- W Water
- V Vacant



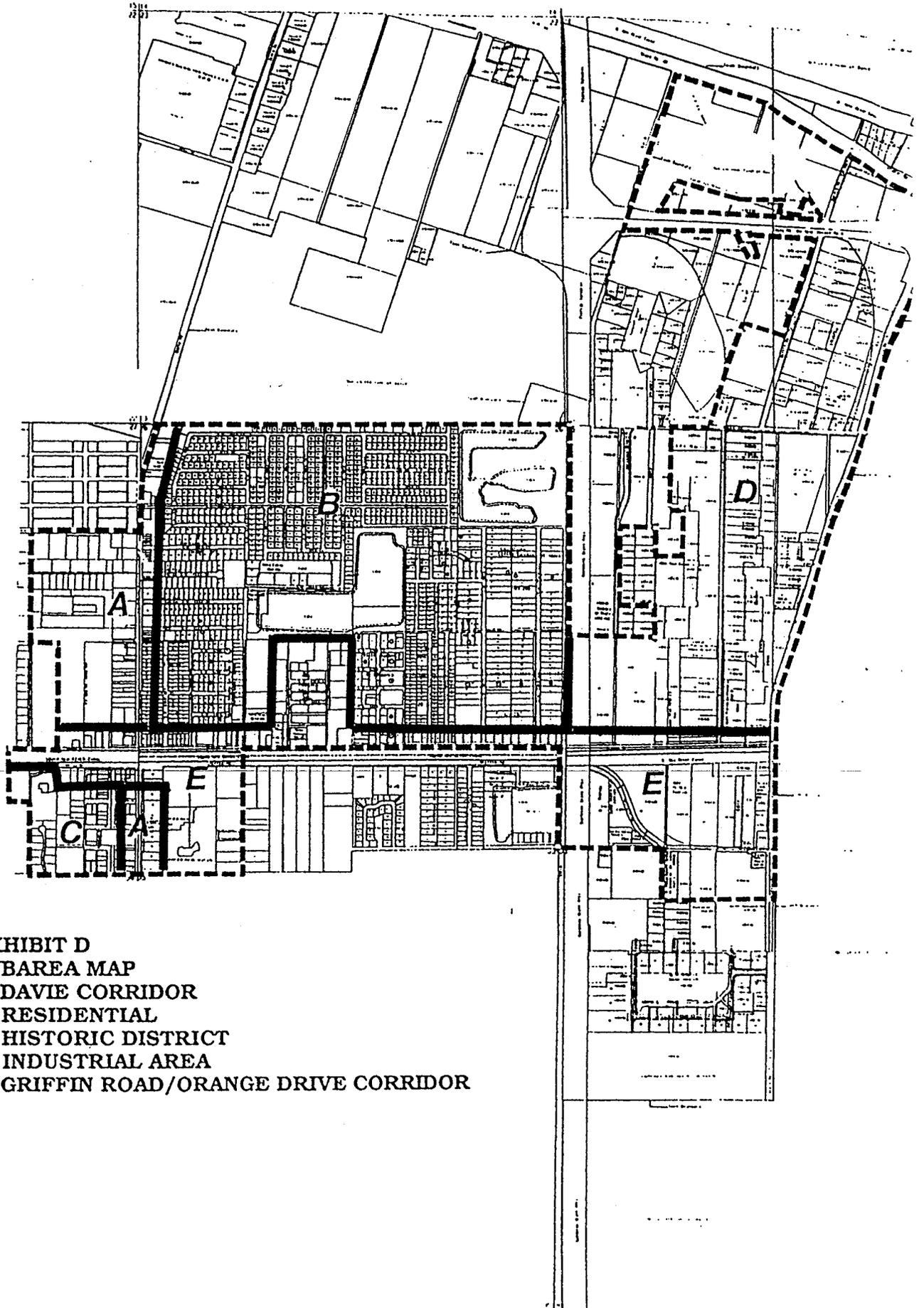


EXHIBIT D
SUBAREA MAP
A DAVIE CORRIDOR
B RESIDENTIAL
C HISTORIC DISTRICT
D INDUSTRIAL AREA
E GRIFFIN ROAD/ORANGE DRIVE CORRIDOR

of Transportation will impact Orange Drive and Davie Road also. Presently Griffin Road and Orange Drive are two lane streets.

Important collectors within the redevelopment area are S.W. 61st Avenue in the residential area and Oakes Road in the industrial area.

B. Problems Within the Redevelopment Area

Davie Road Corridor

Davie Road is an important part of the CRA overall redevelopment approach. It is characterized by numerous land uses, mostly commercial, along its stretch throughout the redevelopment area. The street consists of five lanes with a left turn lane servicing both directions. The street is wide, carries substantial amounts of traffic (approximately 27,900 vehicles per day based on 1996 traffic counts from MPO) and is characterized by utility wires, little or no evidence of pedestrian amenities, and scattered landscaping, usually placed in a two foot stretch which is frequently not maintained. Buildings and setbacks are out of scale with the wide street. When entering the Davie Corridor from either direction, there is not a very strong linear focus and emphasis. The western theme buildings present provide some notice that one has arrived at Davie but the placement of the buildings do not provide the sense of a true downtown atmosphere.

All aspects of Davie Road direct vehicles through and out of the area. There are no public parking spaces, other than limited on street parking on side streets. Most commercial structures and uses along Davie Road are setback in individual lot layouts, thus confining the road to operate as a strip commercial area. Many of the present uses along Davie Road are service and fast food oriented uses. The only foodstore in the "downtown" area closed thus creating a vacancy problem for the whole shopping center which it was located. Additional business types are necessary to allow this area to become a central business district.

Land uses behind the commercial areas fronting Davie Road are generally residential. Several of these properties are non conforming and others are marginal.

Most land is individually owned and only in very few cases is there any evidence of private land assemblage. This is true for commercial and residential properties. In addition, there are very limited economic development or financial assistance mechanisms in place to promote commercial enterprises to expand.

Residential Area

The vast majority of the residents of the redevelopment live in this area. The area consists of the Playland Village, Davie Little Ranches and Lauderdale Little Ranches subdivisions. A good portion of Davie's most affordable housing stock can be found in this area, particularly single family housing. The majority of this area's housing is of standard condition, however, some of the units in the Davie Little Ranches area is substandard. The Town and CRA have been active in the Eastside area (also known as Potter Park) in eliminating many substandard homes and relocating several families. Several units have been demolished and the lots will used for

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

future affordable housing. The CRA has purchased additional lots for other housing and park expansion in the Eastside neighborhood. Other improvements include the Eastside Community Hall, sidewalks, new street and park landscaping.

In addition this area could be classified as containing substantial marginal housing. This is housing which, unless assisted over the next several years, could become substandard. This area was found to be lacking in several infrastructure facilities. Several areas were lacking in adequate roads, drainage and sidewalks. The incidence of crime is greater in this area than the average for the Town as a whole.

The Town of Davie previously participated in the Broward County Community Development Block Grant Program. As part of this Program, the Town was included in the County's Housing Affordability Strategy (CHAS) Annual Plan. The CHAS is an overall housing strategy to promote affordable housing opportunities for residents of Broward County, including the Town of Davie. In addition, the CHAS contains a housing needs assessment for its area of service. This report states that there is a shortage of housing of sound standards and design which is decent, safe, and sanitary to residents of low or moderate income, including the elderly, which exists in the area. The need for housing accommodations has increased in the area. The conditions of blight in the area and the shortage of decent, safe, affordable, and sanitary housing constitutes a menace to the public health, safety, morals or welfare. The Town is commencing its own CDBG program for fiscal year 1997-98. The completion of the recently completed Consolidated Plan also noted the need for assistance in these neighborhoods.

Historic Area

This area located south of Griffin Road and west of Davie Road contains several structures which may have historic significance for the Town. Within the area is found the Old Davie Elementary School which was constructed in 1917 and is being restored by the Town with funds from the State Bureau of Historic Preservation. This area has not received much importance in its possible role as part of a historic district and involvement with the Davie corridor in terms of economic development. The area is lacking in several infrastructure needs, including sidewalks. In addition, the widening of Griffin Road will greatly impact the appearance of this neighborhood.

Industrial Area

This area, located north of Griffin Road and east of the Turnpike, possesses tremendous opportunities for employment generation, but is in need of infrastructure facilities to fully allow it to maximize its potential. There are several small retail establishments located in this area. However, it is the variety and impact of industrial properties which dominate.

Although the area contains some newer developments, many of the roads are in substandard condition. Several areas do not contain centralized sewer and drainage facilities. Much of this area is not served by a drainage district. In addition to these factors, there are numerous cases of vehicles parked in once grassy areas along streets. These areas are no longer grassed and have become sand spots which are easily disturbed by passing truck

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

traffic. This condition and a lack of landscaping in the overall area contributes to an appearance of neglect.

Griffin Road/ Orange Drive Corridor

These roads are the major east/west traffic carriers in the redevelopment area. Griffin Road is located south of the L-11 Canal and is presently a two lane roadway west of the Florida Turnpike and four lanes east of the Turnpike. It is presently being planned to be widened to either four or six lanes by the Florida Department of Transportation. Orange Drive is located on the north side of the L-11 Canal and parallels Griffin Road. Orange Drive is seen as more of a local road than Griffin although it carries approximately 11,400 vehicles per day based on 1996 MPO traffic counts. The widening of Griffin Road will impact Orange Drive particularly during the construction period of the project.

Properties along the south side of Griffin Road are mostly commercial west of the Florida Turnpike. The properties are stand alone projects with little relationship to each other. The area presently lacks sidewalks. East of the Florida Turnpike, Griffin Road contains a mixture of uses, including mobile home parks, industrial, multifamily and commercial. This area lacks any entranceway feature to let people know that they are entering Davie. The Winn Dixie shopping plaza at the intersection of State Road 7 and Griffin Road could accommodate such a feature, however, the plaza is lacking in any visual attractive appearance.

Orange Drive contains various land uses through the redevelopment area. This area is lacking sidewalks and street lighting east of the Florida Turnpike. West of the Turnpike the area contains residential, commercial and industrial uses. The area contains the Nova Industrial park which is severely lacking in parking and landscaping. East of this property are a number of commercial uses (i.e. auto repair and gas storage facilities) which detract from the appearance of the area. Behind these properties is the Eastside neighborhood and further east is the Lauderdale Lakes subdivision.

V. OPEN SPACE AREAS/PUBLIC FACILITIES

The CRA recognizes the importance of open space areas to serve as recreational areas as well as to serve as public spaces in which people can meet. Below is a listing of the existing open space areas within the redevelopment area:

- Lange Park
- S.W. 36th Court Park
- Veteran's Park
- Potter Park
- Canal Banks

Exhibit E identifies the location of each park. Lange Park located on S.W. 47th Street is a 5.3 acre parcel which is partly owned by the Town (.8 acres) and leased from the Broward County School Board (4.5 acres). It is classified as a neighborhood park and contains limited playground equipment. Lange Park also has a picnic area.

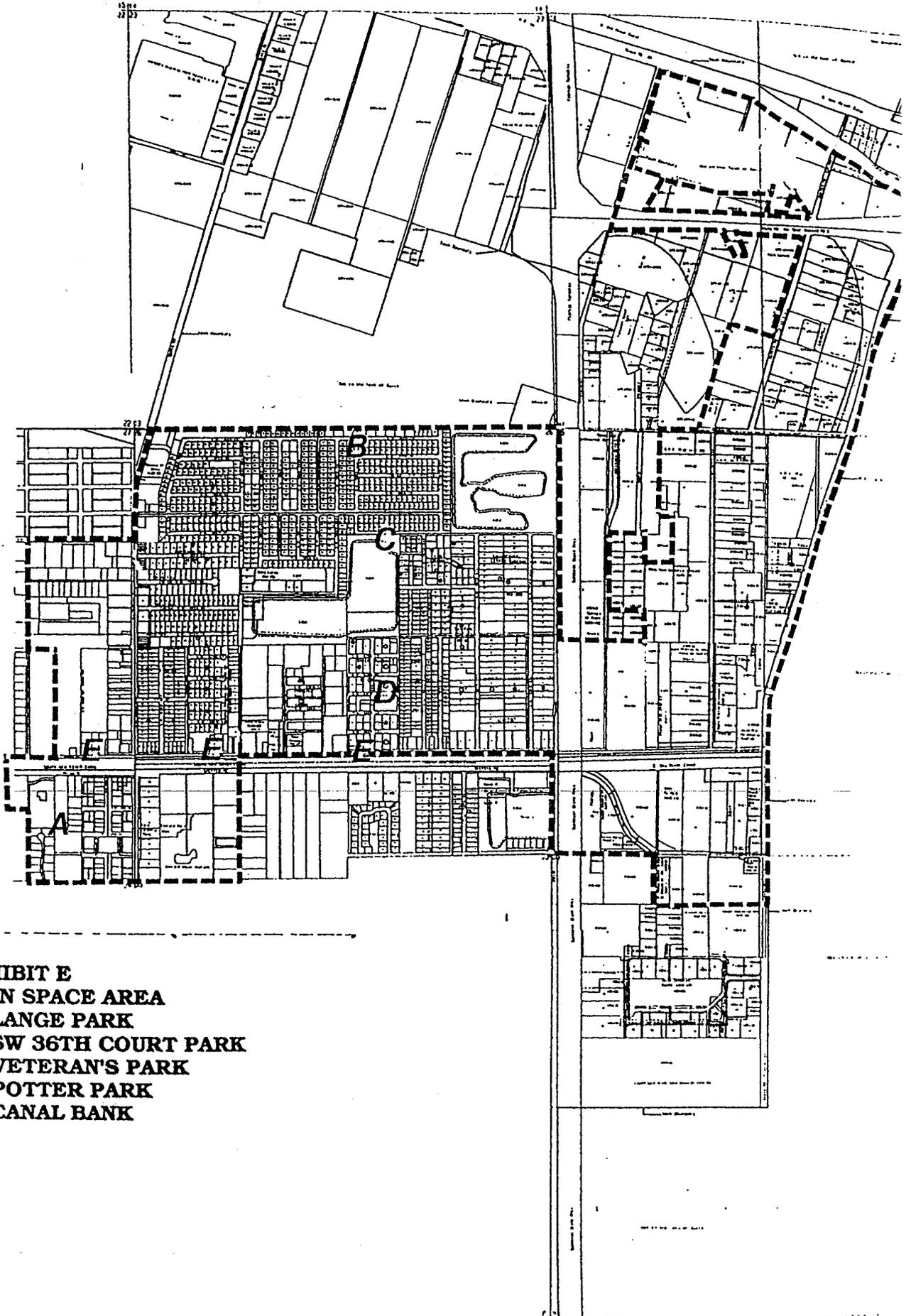


EXHIBIT E
OPEN SPACE AREA
A - LANGE PARK
B - SW 36TH COURT PARK
C - VETERAN'S PARK
D - POTTER PARK
E - CANAL BANK

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

S.W. 36th Court Park is only .2 acres and also is a neighborhood park. This park has a play area and basketball facilities.

Veteran's Park located on S.W. 39th Street consists of 15 acres (including water) and is classified as a community park. It has a picnic area and fishing area.

Potter Park is located on S.W. 57th Terrace and consists of 3.7 acres. This park is classified as a neighborhood park and contains picnic area, play area equipment, baseball/softball field, tennis court, paddle ball court, shelter, basketball court and concession area with restrooms. The park will be expanded southwards in the near future. The property is already owned by the Town of Davie.

The Canal Banks of the north side of the C-11 Canal have been improved by the Town of Davie to allow for passive recreational uses. This area contains pavilions, an asphalt walkway, picnic benches, and areas for fishing. During the fiscal year 1997-98, the Town is expected to use its CDBG monies to purchase land for a small neighborhood park.

Exhibit F and Exhibit G illustrate the availability of water and sewer facilities located within the redevelopment area.

VI. BUILDINGS WITHIN THE REDEVELOPMENT AREA

Almost all buildings within the redevelopment area are one story buildings. The layout is generally suburban in character. The size, height and use of buildings is limited by the appropriate zoning category which each is located.

Existing Zoning Standards

The current zoning categories for the redevelopment area include the following districts:

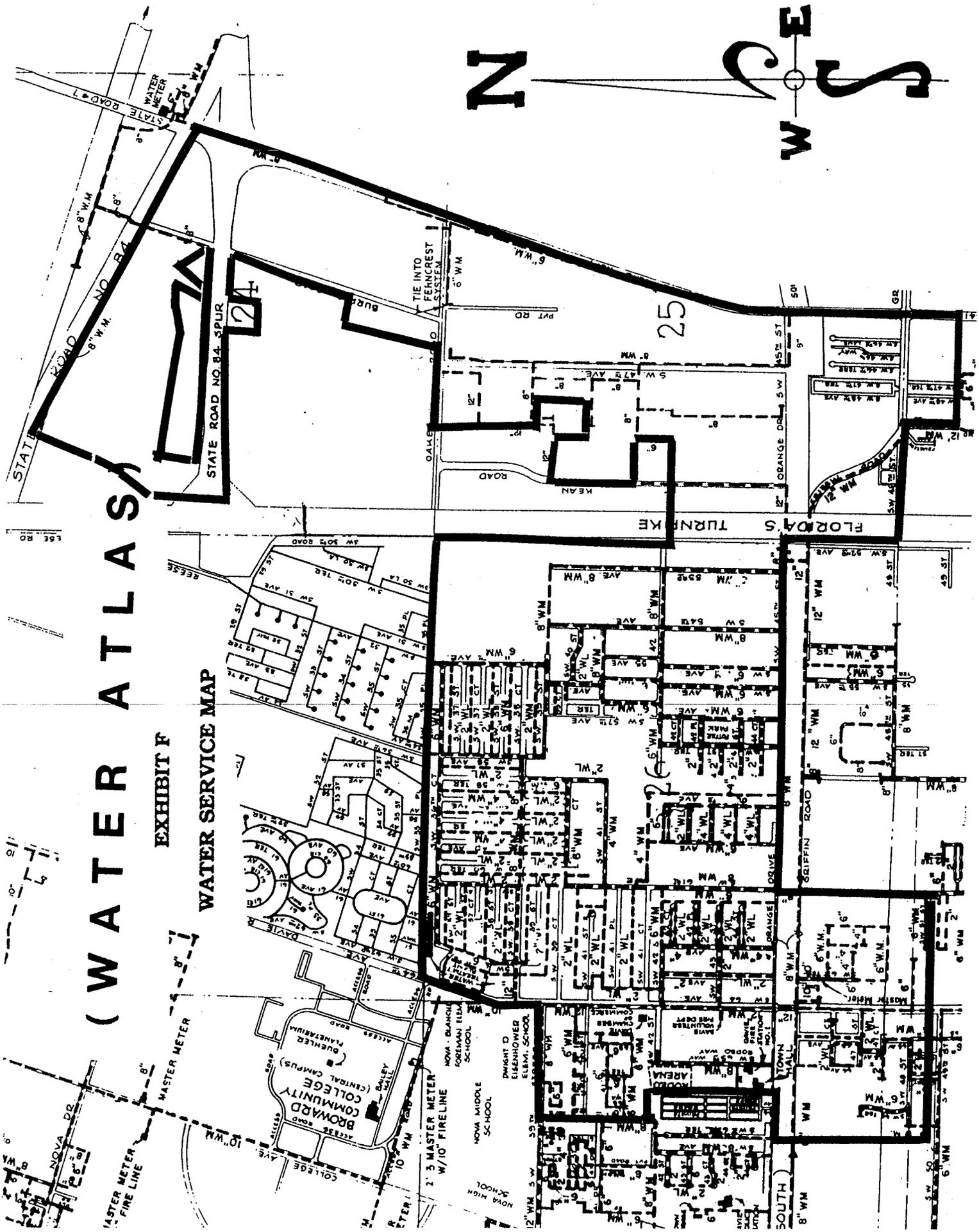
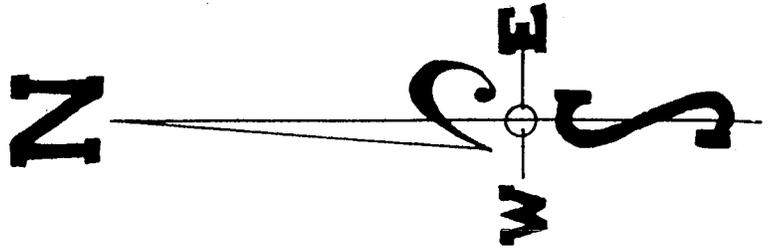
A-1	Agricultural District
R-3	Low Density Dwelling District
R-5	Low Medium Density Dwelling District
RM-10	Medium Density Dwelling
RM-16	Medium-High Density Dwelling
MH-10	Mobile Home District
U	Utilities District
CF	Community Facilities District
RO	Residential/Office District
B-1	Neighborhood Business District
B-2	Community Business District
B-3	Planned Business Center
C-1	Heavy Commercial District
M-1	Light Industrial District
M-2	Medium Industrial District
M-3	Planned Industrial Park District

A review of the regulations controlling building type, size, height and number was made for the above noted districts. Exhibit H provides a basic location of these zoning districts. In general such regulations are adequate and do not compromise the plan. There are, however, some standards

(WATER ATLAS)

EXHIBIT F

WATER SERVICE MAP

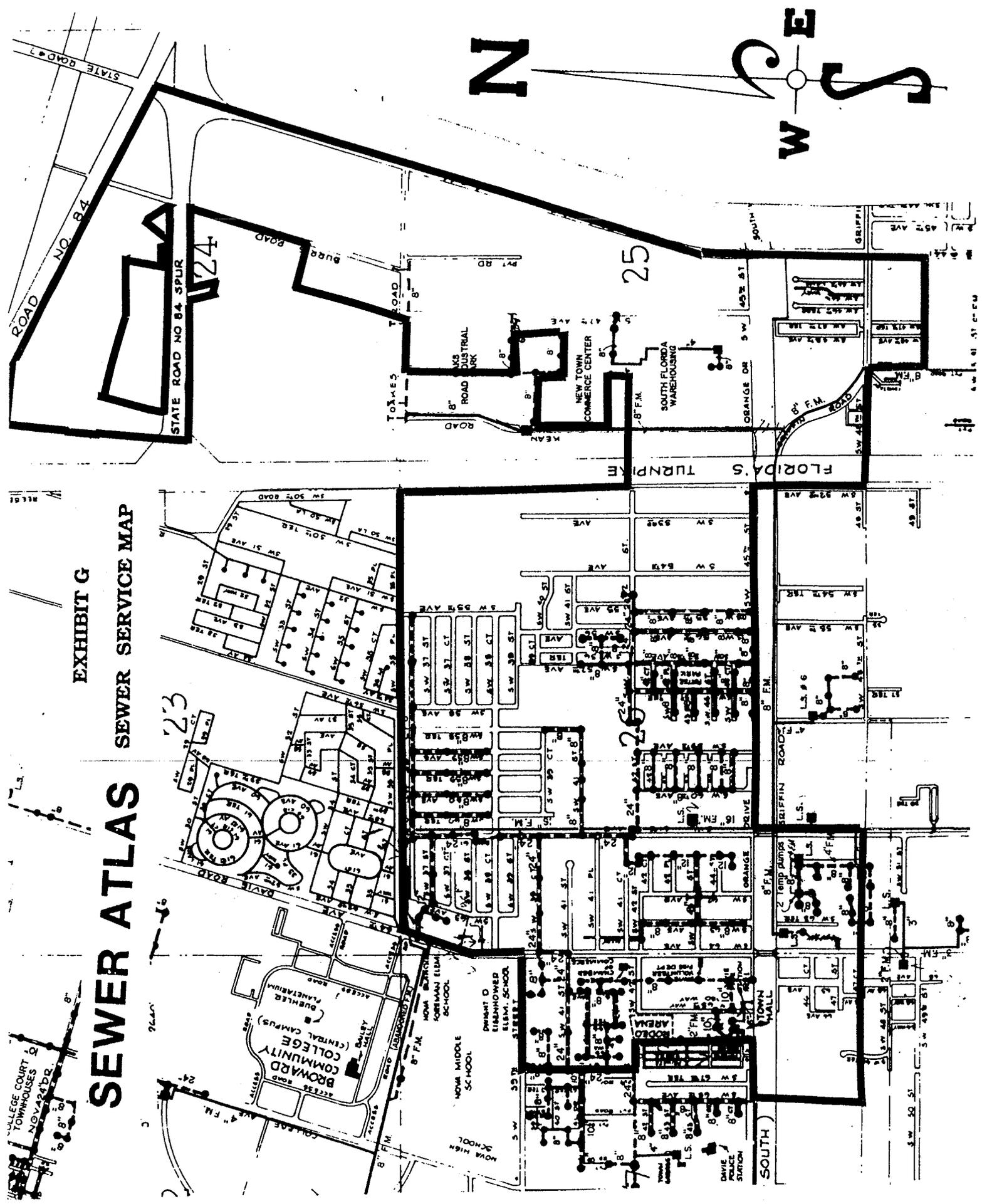


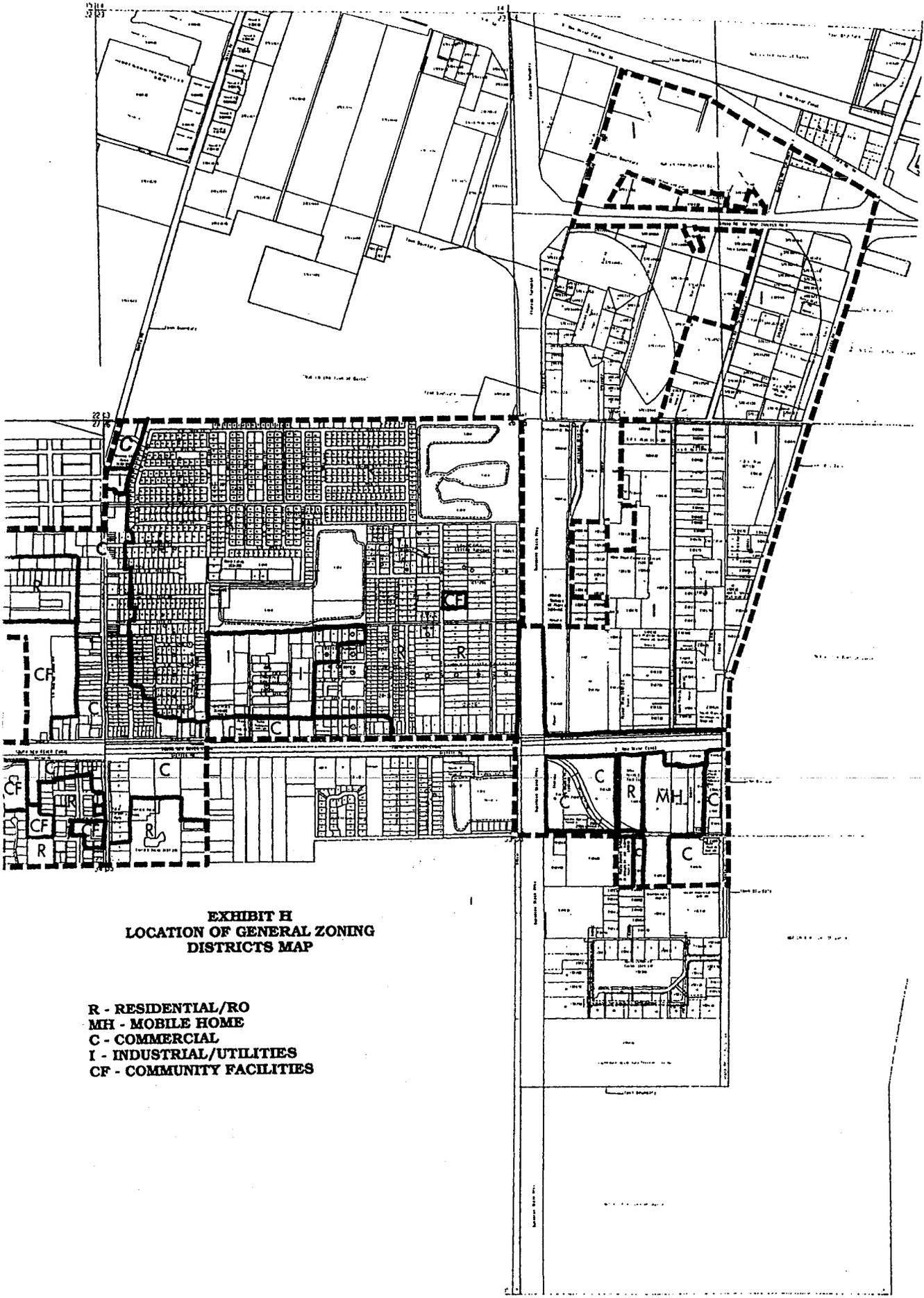
COLLEGE COURT TOWNHOUSES NOV 24 1972

EXHIBIT G

SEWER ATLAS

SEWER SERVICE MAP





**EXHIBIT H
LOCATION OF GENERAL ZONING
DISTRICTS MAP**

- R - RESIDENTIAL/RO**
- MH - MOBILE HOME**
- C - COMMERCIAL**
- I - INDUSTRIAL/UTILITIES**
- CF - COMMUNITY FACILITIES**

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

where modification is in order. CRA recommendations regarding land development regulation and comprehensive plan modifications are made in Section VIII, "Relationship to the Town's Comprehensive Plan" section.

Single Family Districts

The area regulations for single family homes in A-1, R-3 and R-5 seem appropriate for conventional single family development standards. However, a more compact single family district allowing for an urban living could be developed to complement these districts in the redevelopment area. Such a new zoning district would also promote additional affordable housing. In 1995, the Town established the Eastside Neighborhood Special Zoning District which follows many of the new urbanism concepts in planning and community design. The remainder of the redevelopment area's zoning for single family housing is already built out.

Multifamily Districts

The standards for this district, such as height and building coverage are adequate. Minimum floor area requirements as permitted within this district are very beneficial for providing affordable housing. The placement of the building on the lot to allow for better street definition is critical. As with the prior District, a new zoning district could be completed to allow for a build to line and bring the building closer to the street. The distance of buildings (20 feet) from other buildings could be decreased or eliminated to allow for building connections when appropriate. The minimum lot frontage (100 feet) could also hinder some smaller scale developments in the redevelopment area, but overall should not be a problem.

Mobile Home Districts

The standards for MH-10 for mobile homes is also acceptable.

Commercial Districts/RO District

The standards for these districts presently greatly restrict the development of a downtown area for Davie. In August, 1996 the Town Council revised the Western Theme Overlay District for the downtown area to allow mixed uses, greatly intensity of uses, and promotion of a pedestrian environment with buildings placed closer to the sidewalk. The uses permitted in this District are standardized, however, the setback requirements, minimum building separation and open space requirements were relaxed to allow for compact building development to occur. The maximum height of thirty-five feet can be increased to allow for four story buildings. Slightly taller buildings will not be out of line with downtown appearances although most buildings will probably not reach this height. However, the taller buildings will bring a better feel of closure on Davie Road with its expansive width of open roadway. A build to line for such buildings in the downtown area coupled with rear parking will promote pedestrian use and attractiveness. In addition, mixed use buildings including residential uses should be encouraged in the downtown area to produce a more vibrant area. Where applicable, this District could be expanded to allow for mixing of uses while continuing not to adversely impact the residential areas.

Industrial Districts/Utilities District

The standards within these Districts seem to be adequate and functional.

Community Facilities District

Generally, the standards for this District appear adequate, although such facilities which may be developed in neighborhoods may be better served by smaller facilities which may have difficulties meeting some of the development standards, such as a one acre minimum lot size. The setbacks should be reduced to allow for these civic uses to front on streets will improve the visibility and importance of such facilities. The minimum open space requirement of thirty percent should be decreased to allow for neighborhood and downtown area uses. The Town's Eastside Neighborhood Special Zoning District permits community facilities such as community halls to be located on smaller lots and closer to the public rights of way.

VII. NEIGHBORHOOD IMPACTS OF REDEVELOPMENT ACTIVITIES

The redevelopment area contains a number of residential units, many occupied by low and moderate income households. The following section describes the potential impacts of redevelopment efforts on the residential neighborhoods of the redevelopment area and surrounding areas. Many of the projects recommended in this plan are in the early stages of planning and implementation. Some of the impacts resulting from the implementation of redevelopment actions may as yet be undetermined. As site specific projects are identified and approved by the CRA Board, additional neighborhood impacts will be addressed.

A. Traffic Circulation

The redevelopment area contains an existing roadway network that services the entire area. The intent of the Plan is to provide traffic circulation improvements which will increase the functional capacity of the existing system. The redevelopment area is generally adjacent to major transportation corridors and is not anticipated to degrade traffic circulation within its residential areas.

The major impacts of the CRA's redevelopment efforts on the existing roadway will occur through its efforts to revitalize and redevelop its downtown area. The development and redevelopment of a compact downtown core should also encourage alternate means of transportation, particularly where employment and housing are within walking distance of each other. A component of the redevelopment effort is the provision of housing units within the downtown area which will afford some residents the opportunity to walk or bicycle to shopping or to work.

Although implementation of individual redevelopment projects may require improvements or modifications to the existing roadway network, these localized impacts will be reviewed when specific project designs are undertaken. It is also recommended that architectural and site-specific design solutions be considered to mitigate potential traffic and parking impacts of specific project on adjacent residential neighborhoods.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

The proposed Davie Road Beautification Project will provide a substantial change in the Downtown area. The removal of overhead utility lines north of Orange Drive will improve the esthetics of the corridor. The addition of decorative street lights, brick pavers and landscaping will add to the western theme district. By narrowing the travel lanes and widening the sidewalk areas will promote the pedestrian oriented area the CRA envisions as well as decrease the vehicular speed on Davie Road which should also help the retail establishments.

B. Community Facilities and Services

The CRA's activities are anticipated to have a positive impact on existing community services and facilities within the redevelopment area. The Plan proposes to retain, improve and expand community services and facilities within the residential neighborhoods of the redevelopment area. The Eastside Community Hall will provide social service, educational and recreational services to the area. No other neighborhood center currently exists within this area.

In addition, recreational facilities are proposed to be developed and improved within the residential neighborhoods in the redevelopment area. This will include the expansion and improvement of existing parks. Also, there will be proposed improvements of public rights-of-way within the residential neighborhood through a neighborhood landscaping and sidewalk program.

C. Effect on School Population

At the present time, there are no existing public schools within the redevelopment area. However, there are a number of schools located around the redevelopment area and which accommodate residents of school age from the redevelopment area. Information on permanent capacity and 1997/98 student population is provided in the following table:

Public School	Enrollment	Design Capacity
Davie Elementary	1125	1172
Nova Eisenhower	955	1075
Nova Blanche Forman Elem.	959	1406
Nova Middle School	1520	1537
Driftwood Middle School	1243	997
Western High School	3354	3601
Nova High School	2098	2375

Source: The School Board of Broward County, Property Management Dept.

School overcrowding is a Broward County problem, not just a Town of Davie problem. Although the above numbers may not reflect such extent of overcrowding, the State's recent formula for evaluating overcrowding and school capacity is controversial. Previous design capacities showed evidence of severe overcrowding. The Broward County School Board is embarking on

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

a five year capital improvement program to construct new schools to serve all new children planned to attend public schools by the year 2000. The School Board has considered multi-track and year round schools to alleviate crowding as well as construction.

In addition to the above schools, the redevelopment area is in very close proximity to the South Florida Educational Center. The Central Campus of Broward Community College, Nova Southeastern University, the McFatter Vocational Technical School, the School Board's ITV facility, branches of Florida Atlantic University and Florida International University, Broward County Fire Academy and Criminal Justice Institute comprise this important center.

The residential development programs proposed for the redevelopment area are expected to produce only a small increase in the student age population of the area.

D. Relocation Impacts

As a result of redevelopment activities there are anticipated to be some relocation activities. However, it is not the intent of this Plan for the CRA to undertake activities which would cause large scale dislocation of existing residents. A relocation program will be developed for each CRA initiated or sponsored redevelopment project activity and submitted as a component of the project package prior to official action on the project. It is important to note that through the combined efforts of the CRA, Town of Davie, and the private development community, the neighborhood housing stock will be expanded and thereby provide housing opportunities for the relocation of residents elsewhere in the neighborhood.

To protect the residents within the redevelopment area, the CRA shall adopt a relocation policy containing procedures for relocation (see Policy B-4.4 of this Plan). When required by redevelopment actions, the relocation of residents within the redevelopment area will follow these procedures. It is the intent of the CRA to find and/or provide replacement housing of persons who are temporarily or permanently displaced from CRA sponsored or initiated redevelopment projects within the redevelopment area.

E. Environmental Quality

The redevelopment actions proposed in this Plan for the redevelopment area are intended to improve the area's environmental quality. These actions include residential and business assistance programs which will foster a new sense of community pride and spur additional revitalization efforts throughout the area. Streetscape and landscape improvements associated with future redevelopment projects will upgrade the overall appearance and livability of surrounding areas.

VIII. GENERAL STATEMENTS RELATING TO THE CRA

A. Relationship to the Town's Comprehensive Plan

It is the intent of the CRA to conform all of its proposed projects and activities to the pertinent plans and ordinances of the Town of Davie. The CRA and Town Planning staff have completed several items related to the redevelopment area. Among the them include having the original

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

redevelopment area classified as exempt from traffic concurrency . The Town is also pursuing the designation of Regional Activity Center which includes part of the redevelopment area. This designation will allow land uses and rezonings to be processed more expeditiously. The Town and CRA have revised the Western Theme Overlay Zoning District and created the Eastside Neighborhood Special Zoning District to promote redevelopment. However, in order to accommodate some of the proposed activities stated in the Plan, the CRA may recommend other changes of Future Land Use designation and amendments to the Town's Land Development Regulations. These revisions are anticipated to be submitted and presented to the Town for consideration during the next year and pertain primarily to the Western Theme District. Below are several regulatory actions which may need to be amended in regards to comprehensive plan amendments and/or land development regulations:

Amend or add land development regulations to allow for residential uses in applicable commercial zoning districts and to allow for mixed use development.

Amend land development regulations to promote a downtown character to the redevelopment area. Such regulations will allow for compact development and varying building siting.

Amend land development regulations to promote Traditional Neighborhood Design (TND) standards in the Eastside neighborhood.

B. Safeguards to Ensure Redevelopment Activities Follow the Redevelopment Plan

~~1) The CRA shall file an annual report with the State's Attorney General Office and the Town of Davie. This report shall contain a programmatic overview of the activities of the CRA as allowed by the redevelopment plan.~~

2) The CRA Board shall be fully subject to the Florida Sunshine Law and will meet at least on a monthly basis in a public forum.

3) The CRA shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses, or other provisions necessary to carry out the goals and objectives of the Plan.

C. Safeguards to Ensure Financial Accountability

The CRA shall maintain adequate records to provide for an annual audit which shall be conducted by an independent auditor. The findings of the audit shall be presented at a meeting of the CRA Board and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding year which shall run from October 1 through September 30.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

The annual Audit Report shall be accompanied by the CRA's Annual Report and shall be provided to the Town for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit and Annual Report.

D. Providing for a Time Certain and Severability

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration, or commitment of up to, but not exceeding, thirty (30) years from the date of adoption by the Town Council of the Town of Davie. The start date for the thirty year clock for the redevelopment area shall be from the adoption and approval date of the Community Redevelopment Plan by the Town Council of the Town of Davie.

IX. REDEVELOPMENT STRATEGIES

The Davie CRA as approved by the Town Council of Davie and the Florida Statutes is charged with eliminating the blighting influences in its redevelopment area. The CRA is the vehicle of change which the Town can promote to work with the private sector to leverage scant public funds. It is the function of the Davie CRA to be pro-active in community redevelopment and rebuilding to enhance the quality of life of Davie residents and businesses. Its programs will include the improvement of social institutions, the expansion of economic activities, the physical functioning of the Town and a concern for the aesthetic aspects of its actions. CRA's can be agents of change and possess the necessary tools and flexibility to act as the public developer of local governments.

In order to understand the project decision process it is important to first note that the CRA cannot possibly fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses within the redevelopment area and to leverage investment by private enterprise. With limited resources available for redevelopment efforts, the CRA must be careful not to spread itself too thin by attempting to do too much at once. It is necessary to evaluate projects based on the public benefits to be received. Since the implementation of a few strategically placed and well funded programs may have a greater impact on the redevelopment area than many inadequately funded programs, programs must be evaluated in the context of the "Big Picture" and implemented accordingly. Listed below are redevelopment strategies and opportunities to take advantage for each of the areas discussed previously:

Davie Road Corridor

In order to truly make this area the downtown for the Town of Davie as well as for Southwest Broward County, it is important that a number of economic and land use regulations be provided. Land use regulations for this area have been revised to allow build to lines for new buildings, encourage mixed use development, shared and on street parking, rear parking, a pedestrian friendly environment, and overall greater intensity of

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

development. This development will allow for the compactness necessary to promote downtown and provide incentives for developers to build in the area.

Another crucial feature is the appearance of Davie Road. Streetscaping of this roadway will afford an appearance that one is entering a defined area, not just another commercial area. On street parking and landscaped medians need to be evaluated with downtown merchant input. On street parking would provide immediate public parking spaces and visibility to shoppers as well as provide a safety barrier for pedestrians. A landscape and lighting program would improve the attractiveness of the downtown area and improve the scaled dimensions of the existing setback buildings. In addition, a median could provide a "safe harbor" for pedestrians attempting to cross Davie Road. The Town Council and CRA have obligated funding to accomplish this street beautification during the next year. The Florida Department of Transportation has agreed to provide street beautification improvements just north and south of Orange Drive along Davie Road as part of its Griffin Road widening project.

Along with the streetscaping of Davie Road is the future possibility that the road could be widened to accommodate additional vehicular traffic. To avoid this widening which would be detrimental to the redevelopment area, the CRA should work with the Town to request that Davie Road be turned over to the Town. Although the expense of maintenance and liability will be borne by the Town, it would allow the Town the discretion to decide the appearance of this important road.

In 1990 the CRA completed a master plan for approximately forty (40) acres. Exhibit I shows the proposed buildout of this master plan, called the Settlement Plan. The principles held within the Settlement Plan should be followed to create a downtown area for the Town as well as for Southwest Broward County. The general principles behind the Settlement Plan area:

- A hierarchy of human-scaled streets, block, lots and public squares.
- Streets well framed on their sides by buildings, forming public spaces for both pedestrians and cars.
- A fine-grain mix of uses, vertically and horizontally, with everyday needs within a five to ten minute walk.
- A mix of incomes and ages, via variation in building types and sizes to own and rent.
- Recognizable public plazas or squares and a distinct center.
- Landscape used as a space-definer in public spaces, for shading and air quality.
- Perceivable neighborhoods, under the governance of the people who live there.

These principles should be expanded to include not just the Settlement Plan area, but also the area defined as the western theme district, whenever possible.

A very important property in this area is the the eight acre parcel near Town Hall known as the Bergeron Rodeo Grounds (formerly called the Huck-Liles property). The property is vacant and near the heart of the proposed downtown area. Due to its locational importance, the CRA should

EXHIBIT I
CONCEPTUAL BUILDOUT OF
DOWNTOWN MASTER PLAN
"THE SETTLEMENT PLAN"



TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

promote the development of the property according to its downtown masterplan principles.

As redevelopment occurs the CRA may need to purchase property to be used for public parking. Other programs should include incentives to expand businesses and invite new businesses. Programs should promote exterior and interior building improvements as well as new construction which follows the recommended land use regulations of the CRA.

Residential Area

The present areas zoned residential should attempt to be preserved as such. However, neighborhood plans should be completed if such substantial improvements are intended to be completed. The Redevelopment Plan understands the importance of viable neighborhoods with strong identities. Such areas can add to the attractiveness of business communities and provide employees too.

As previously mentioned there are several substandard units located in the redevelopment area particularly in the Eastside neighborhood. Such property owners should be informed of rehabilitation assistance through the Town's CDBG and SHIP Programs. Residents living in dilapidated structures should be assisted with relocation assistance as provided under the HUD CDBG Program, if Federal monies are involved, and the deteriorated unit then demolished.

As for marginal housing which is not classified as substandard but is in need of minor renovation, the CRA may establish a "paint up/ fix up program" to remedy the appearances of such structures. Government programs such as the Private Industry Council (PIC) Program or State Housing Initiative Partnership (SHIP) should be explored to determine if monies or labor for repairing/repainting of housing units is available. Another critical concern in the Eastside area is a lack of landscaped yards and on site parking for which the CRA can address to improve the appearance and parking in the area.

Whenever possible the CRA should promote infill housing projects. Funds for title work, surveys, appraisals, environmental assessments, appropriate legal fees and land acquisition should be expended to carry out these activities. In addition, underwriting some of the costs of housing, such as providing land, should be provided in order to increase affordability. Funding for architectural treatments consistent with the design character desired by the Town should also be funded as necessary. The CRA has relocated households residing in substandard housing and moved them into housing which is safe, sanitary and decent. This should continue as necessary.

The Eastside area of the redevelopment area has received substantial assistance from the CRA and Town and this area should continue to be a focus of the CRA, particularly in terms of an affordable housing program. The redevelopment of the area should follow the Eastside Neighborhood Plan as developed by the CRA. This Plan promotes the construction of a community hall (completed) at the terminus of the eastward extension of SW 43rd Street, a new street (completed) with on street parking (eastern extension of SW 43rd Street), purchase of lots (completed) adjacent to the new street for facilitation of affordable housing (approximately 20 units),

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

various other street improvements to improve the urban appearance of such streets, and expansion of Potter Park with recreation improvements (completed). Such plans should emphasize good urban design and practicality. The greatest remaining project in the Eastside neighborhood is to market the vacant lots for development. In addition, SHIP and CDBG funds can be target for home repairs.

Historic Area

In order to preserve the Town's history as well as uniqueness to this neighborhood, the Town of Davie and CRA should establish an historic district for the area. The historic area may include properties outside of this area as appropriate. This will also allow possible funding for other Davie historical structures to the State's Bureau of Historic Preservation. In addition, the present residential units should be referred for rehabilitation assistance as needed to the Town's SHIP and CDBG Program. In order to ensure that historic buildings are maintained in a standard condition, other limited uses which will not be offensive to the neighborhood should be permitted as readaptive uses.

This Plan recognizes the importance of historic structures, such as the Old Davie Elementary School, for neighborhood and downtown revitalization. Whenever possible the CRA should assist in the promotion of such historic buildings and functions. In addition, the inclusion of sidewalks would add to the pedestrian visibility of this district.

Industrial Area

This area is in need of infrastructure facilities as well as parking and landscaping improvements. The CRA will need to assist portions of this area which require new roads or other infrastructure. In addition, several businesses do not contain sufficient employee parking areas. Such businesses should be requested to include such parking or if not possible nearby parcels should be purchased and public parking provided. If not possible, on street parking should be researched as to cost and effectiveness. Landscaping and restoration of swale areas should be a high priority to remove some of the negative influences of the area. Also a number of businesses in the area require on site landscaping which can be accomplished as part of a comprehensive plan for the whole area.

Griffin Road/Orange Drive Corridor

There are a number of businesses along this corridor which could use assistance for exterior improvements. A loan subsidy program has been developed to assist such businesses. The Town Council provided the initial funding but the CRA should look at its TIF for future funding of this program. Also the Orange Drive area and other visible sites should be provided with landscape and other beautification treatments. This corridor will represent a major entrance into the Town and downtown area and should be representative of the appearance the CRA and Town desire to provide to the public. In addition, the CRA should request that the restrictive rights-of-way applied to the north side of Orange Drive east of Town Hall be relaxed. This issue can be an impediment for redevelopment to occur.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

The CRA should also work with the Davie/Cooper City Chamber of Commerce and WestFair staff in promoting and implementing the annual WestFair Festival and Orange Blossom Parade when held in this area of the redevelopment area.

Attached is Exhibit J which highlights several of the redevelopment opportunities and strategies which the CRA should pursue in its redevelopment area. Exhibit K illustrates the location of a recommended park expansion which the CRA could pursue. The park to be provided should be a public plaza in the downtown area. This passive park should be in a very visible location and could be constructed with accompanying new development. The CRA has purchased property for southward expansion of Potter Park in the Eastside neighborhood. The Town will develop this park. Funding was from the CDBG program.

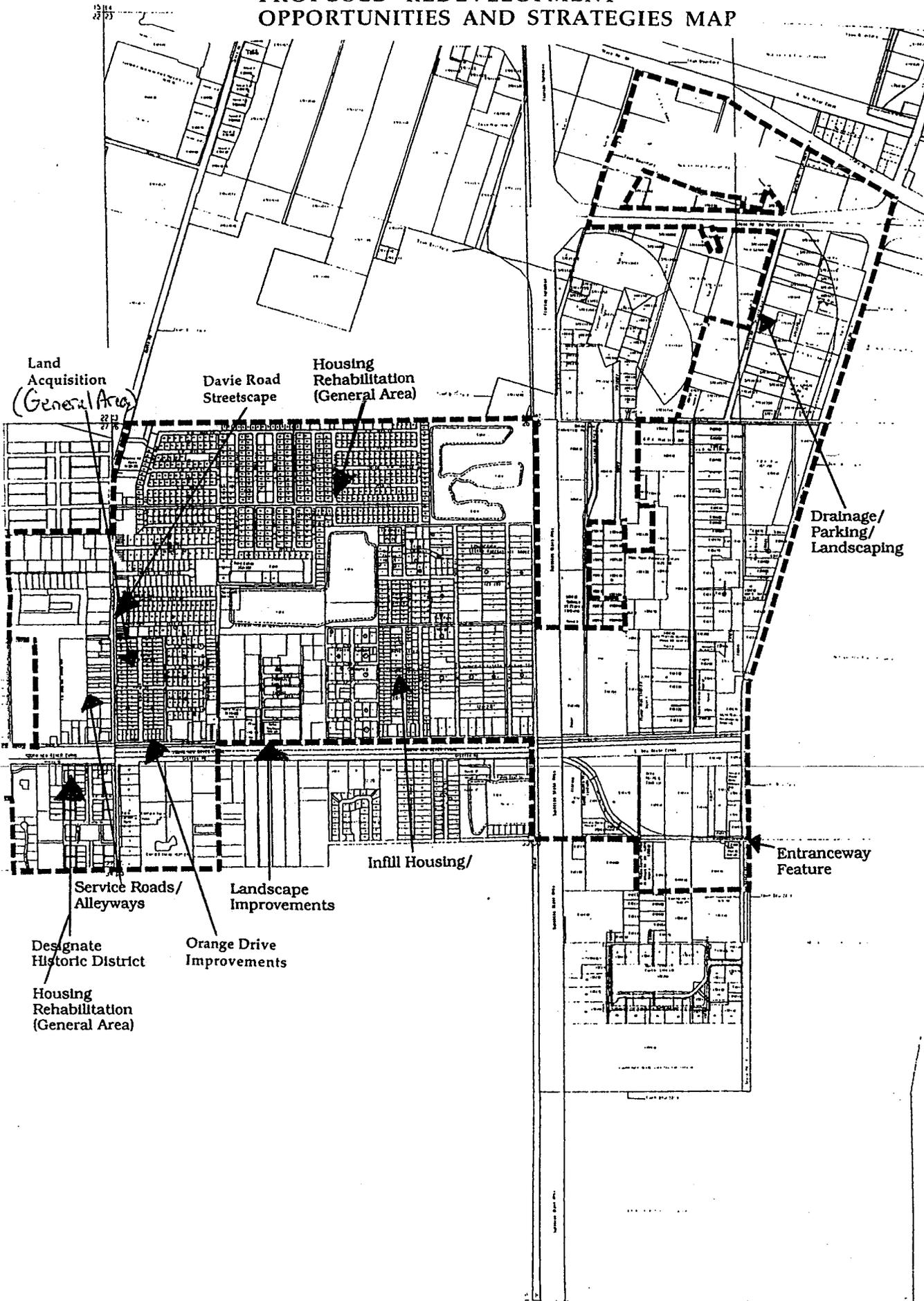
Exhibit K also illustrates the location of the location of a streetscape program which the CRA and Town will be implementing as well as the Florida Department of Transportation's (FDOT's) improvements which will include the construction of a new bridge.

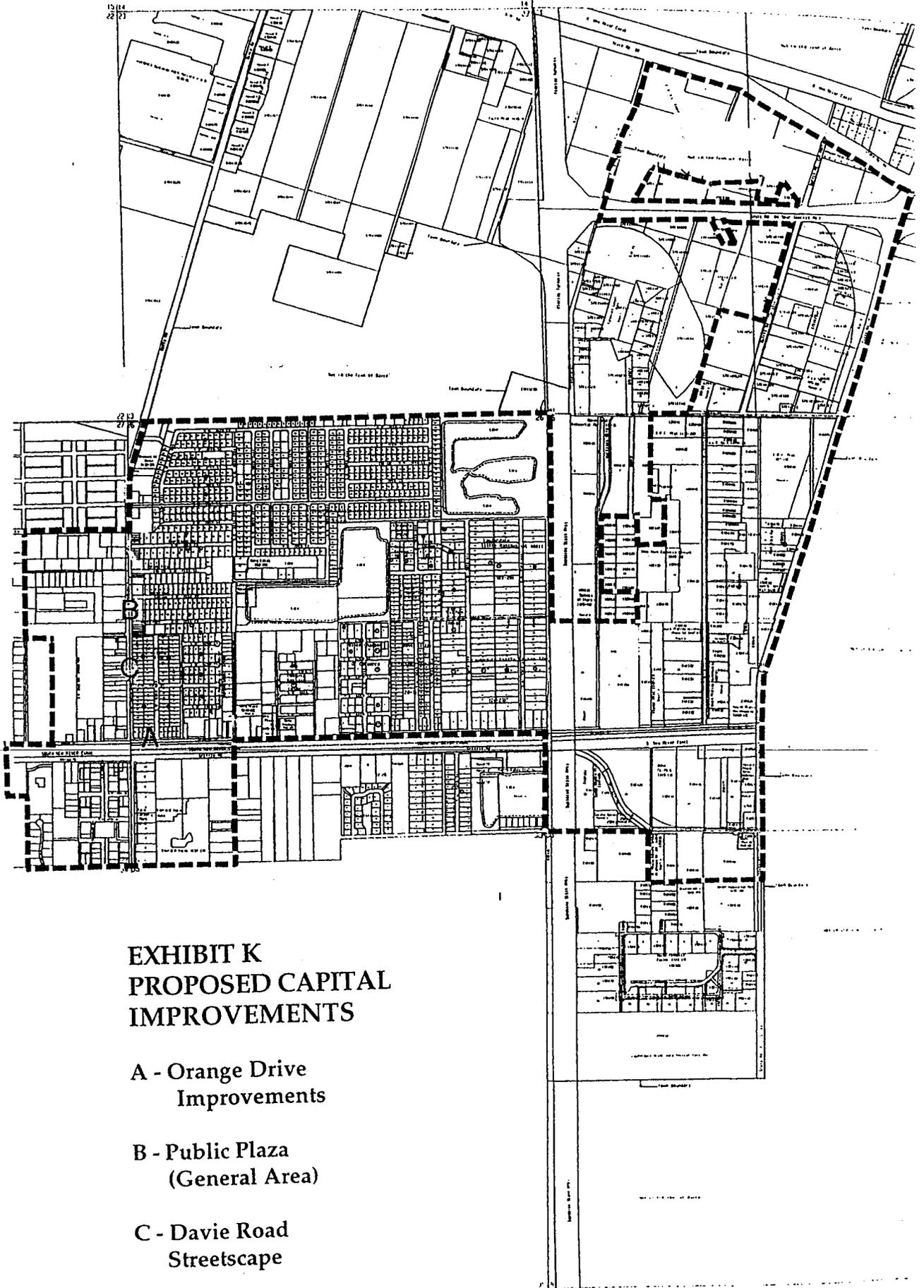
Affordable Housing

Although one may argue that the redevelopment area presently contains significant affordable housing numbers and types, one may also argue that within the Town of Davie and Broward County there is a shortage of affordable housing, including housing for the elderly. This demand for affordable housing on a Town and County level will become more acute as the population of each entity expands. The proposed new housing in the Eastside neighborhood, rehabilitation of several substandard units within the residential area, and the inclusion of residential, mixed use development for the downtown area will increase and improve the affordable housing stock within the redevelopment area. In addition, the acquisition of open land within the redevelopment area is an integral part of and is essential to the affordable housing program of the CRA.

The CRA is expected to possibly acquire an area of open land for nonresidential uses, such as for park use, during the scope of its redevelopment program. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives. The acquisition may require the exercise of governmental action, as provided in 163, Part III, Florida Statutes because of: defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land; tax delinquency; improper subdivisions; outmoded street patterns; deterioration of site; economic disuse; unsuitable topography or faulty lot layouts; lack of correlation of the area with other areas of the Town by streets and modern traffic requirements; or any combination of such factors or other conditions which retard development of the area.

EXHIBIT J PROPOSED REDEVELOPMENT OPPORTUNITIES AND STRATEGIES MAP





**EXHIBIT K
PROPOSED CAPITAL
IMPROVEMENTS**

**A - Orange Drive
Improvements**

**B - Public Plaza
(General Area)**

**C - Davie Road
Streetscape**

X. REDEVELOPMENT PROGRAMS AND PROJECTS

Listed below are projects and programs which should be implemented to eliminate or decrease the blighting influences found in the redevelopment as well as to enhance its long term viability:

Planning

Traffic Analysis Studies

Purpose - Traffic always plays an important role in redevelopment planning. Whether the intent is to accept lower levels of service standards or to determine the impact of proposed projects or actions on property within the redevelopment area, traffic studies may need to be completed. The CRA will attempt to reduce restrictions that inhibit redevelopment and compact development to occur in the redevelopment area.

Downtown and Neighborhood Plans

Purpose - As the CRA commences its redevelopment activities it may wish to complete such plans to better utilize its limited financial resources. Both types of plans also result in a consensus building process. Neighborhood plans also promote neighborhood identity and strength.

Marketing Plans and Feasibility Studies

Purpose - In order to promote redevelopment efforts the CRA will need to determine the items it wishes to possess or retain. In addition, the CRA will need to complete studies to determine the feasibility of undertaking certain projects.

Commercial Assistance Programs

Loan Subsidy Program - to decrease the loan carrying charges to businesses in order to increase the opportunity for businesses to expand or start in the redevelopment area. Funds to be used to underwrite the costs of interior and exterior improvements. Funds to be also used for new construction.

Loan Guarantee Program - to decrease the risk of lending institutions to loan funds to businesses in the redevelopment area, funds can be targeted to provide all or a portion of guarantees.

Direct Loan/Grant Program - to facilitate rehabilitation and/or new construction a direct loan/grant program from the CRA to a private party would increase the opportunity of commercial development and expansion.

Crime Prevention Through Environmental Design (CPTED) - to accept and implement CPTED strategies to deter or prevent crime through access control, surveillance, territorial reinforcement.

Capital Improvement Programs

Comprehensive street improvements - complete all or a portion of street improvements which are deemed necessary in order to eliminate a blighting influence or to increase development opportunities. Such

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

improvements may include road, water & sewer, curb and gutter, drainage, lighting and sidewalks to improve an area.

Park improvement/expansion - to improve the recreational (active and passive) activities of Davie residents within the redevelopment area new neighborhood parks, sometimes in the form of public squares can be acquired and developed. Existing parks can be improved in order to increase their attractiveness and scope of recreational activities.

Landscaping improvements - recognizing the importance of landscaping to improving the appearance of the built environment as well as pedestrian and vehicular routes, a landscape improvement program can be a cost effective method to make an area more esthetically appealing as well as to buffer certain uses deemed undesirable or unattractive.

Pedestrian amenities - often, but not always connected with comprehensive street improvements, the provision of pedestrian amenities have economic as well as safety features. Such amenities can include sidewalks, street furniture, art in public places, signage and lighting.

Parking Program - off-site and on-site parking is necessary to accommodate present and future parking requirements. The scope of the parking program can be to identify and purchase properties for parking, improve inadequate parking facilities and to emphasize mixed use development as appropriate in order to maximize the usage of existing parking facilities.

Affordable Housing Program

- Home buyer Assistance (CRA second mortgage)
- ~~-Permanent Loan Assistance~~
- Credit Enhancement for builders through loan guarantees for a portion of construction loans for speculative housing
- Home Buyer's Marketing
- Architectural Design Assistance
- CRA acquisition of properties to be turned over to individuals, non profit corporations, and for profit corporations to facilitate low and moderate income housing.

Historic Preservation Program

Realizing that historic preservation contains economic and community attributes, the funds can be expended to enhance those properties of historic significance in the redevelopment area. Acquisition, relocation when necessary, renovation and maintenance of historic structures should be integrated in the redevelopment effort.

Landbanking Program- this program allows a CRA to purchase strategically located property within its redevelopment area and develop or facilitate the development of the land for a public purpose.

XI. SOURCES OF REDEVELOPMENT FINANCING AND FUNDING

The following section provides a general review of potential sources of funding for redevelopment programs, and a description of the funding sources applicable to each of the improvements or projects identified in the plan. In general, a variety of financing options are presently available to the Community Redevelopment Agency. Among these are the following:

A. Tax Increment Revenues

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is equal to 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable area; property within the redevelopment area; and, the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

- The establishment of a redevelopment trust fund as required by FS 163.387 as the repository for increment tax funds, and;
- The provision, by ordinance of the Town, for the funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.

B. Redevelopment Revenue Bonds

The provision of F.S. 163.385 allow the Town of Davie or Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation of the completed community redevelopment." In this way, additional annual taxes generated within the Community Redevelopment Area, the "tax increment", is used to finance the long term bond debt. Prior to the issuance of long term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

C. General Revenue Bonds

For the purposes of financing redevelopment action, the Town of Davie may also issue General Obligation Bonds. These bonds are secured by debt service millages on the real property within the City and must receive voter approval.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

D. Special Assessment Districts

The Town of Davie could also establish special assessment districts for the purpose of funding various neighborhood improvements within an area or for the construction of a particular project.

E. Community Development Block Grants (CDBG)

The Town of Davie is setting up its CDBG Program as it was declared an entitlement community by HUD. These CDBG monies can be used for housing rehabilitation assistance, relocation assistance, home ownership assistance, and other direct benefit programs within the redevelopment area. The Eastside area is also eligible for area-wide improvements, which includes capital improvement projects. Given the Town's goal to improve housing opportunities and the existing housing stock for low and moderate income residents, CDBG grant funds can be used to rehabilitate housing units within the redevelopment.

F. Industrial Revenue Bonds (IRB)

Industrial revenue bonds may be used to finance industrial, and some commercial projects. The primary emphasis on such projects is the creation of jobs, and as a consequence speculative ventures are not normally financed by this means. Such bonds are typically issued by the county, with repayment pledged against the revenue of the private enterprise being funded. IRB's are tax exempt and consequently are several percentage points below prevailing interest rates. Such financing has been used effectively in South Florida.

G. Land Sales/Leases

Acquisition of property, and its preparation for development are powers available to the Community Development Agency under provision of F.S. 163. ~~The resale or leasing of such land to private developers can provide another~~ source of income within the Community Redevelopment Area.

H. Contributions and Grants

Voluntary contributions by private companies, foundations and individuals is a potential source of income to the Community Redevelopment Agency. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

I. Urban Development Action Grants (UDAG)

This is one of several grant programs at the Federal level designed to fund private development through leveraged public investment. Due to cutbacks in Federal funding, this is not considered a strong source of funds at this time.

J. Enterprise Zone Investment Incentives

The Enterprise Zone Program of the State of Florida provides for the creation of special Enterprise Zones in the State, in which corporate and sales tax benefits are given to businesses that invest in the designated areas. Although not a way of directly raising money for redevelopment actions, the

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

Enterprise Zone is intended to provide incentives for private economic development within the selected areas.

K. Safe Neighborhood Act - F.S. 163.502

Neighborhood Improvement Districts created pursuant to the Act may request a planning grant from the state's Safe Neighborhood Trust Fund on a 100% matching basis. The District may also be authorized to levy an ad valorem tax of up to 2 mills annually on a real and personal property.

L. Direct Borrowing From Commercial and Public Lenders

The CRA is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project(s) funding requirements, the CRA may utilize both short and long term borrowing. Although terms and condition may have a direct bearing on the use of a particular commercial lending institution, the CRA will generally attempt to attain the lowest available interest rate.

M. Affordable Housing Programs

There is an assortment of programs available at the local, state and federal level to promote affordable housing ventures. Some of the acronyms such as SHIP, SAIL, HOME, HOPE, Section 202, Section 8 and Section 511 are all types of funding programs aimed at increasing the supply of safe, sanitary and decent housing. The CRA should be willing to seek such funding in conjunction with a developer given a quality project for these programs or like programs.

N. Intermodal Surface Transportation Efficiency Act and other transportation funding programs

These funds can be utilized to improve transportation means, especially alternate methods of transportation, such as mass transit and pedestrian/bicycle transportation.

XII REVENUE PROJECTIONS

Table A provides a five year projection of revenues for the Davie CRA redevelopment programs. The previous primary source of revenues for the CRA is Community Development Block Grant (CDBG) and SHIP monies. However, tax increment funds are expected to become a larger part of the program revenue as the redevelopment area is expanded and the base year for purposes of the tax increment fund is increased. This fund is the depository for all TIF revenues generated within the CRA redevelopment area. Based on an estimate of a two and one-half percent annual increase of the current property valuations it is estimated that the total tax increment revenue generated within the redevelopment area will be approximately \$1,719,778 over the next five year period.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

Table A
Revenue and Expenditure
Projections Over
Next Five Year Period

	FISCAL YEAR				
PROJECTIONS	1997/98	1998/99	1999/2000	2000/2001	2001/2002
Area #1*					
Projected Assessment	55,908,500	57,306,213	58,738,868	60,207,340	61,712,523
Base Year Assessment	46,717,159	46,717,159	46,717,159	46,717,159	46,717,159
Tax Increment	9,191,341	10,589,054	12,021,709	13,490,181	14,995,364
Est. Ad Valorem	126,610	145,864	165,599	185,827	206,561
Area 2**					
Projected Assessment	110,321,180	113,079,210	115,906,190	118,803,844	121,773,941
Base Year Assessment	103,050,318	103,050,318	103,050,318	103,050,318	103,050,318
Tax Increment	7,270,862	10,028,892	12,855,872	15,253,526	18,723,623
Est. Ad Valorem	100,156	138,148	177,090	217,005	257,918
Est. TIF	226,766	284,012	341,689	402,832	464,479
Est. Expenditures					
General/Adm/legal	95,000	100,000	120,000	140,000	150,000
Project Expenses	1,986,766	184,012	221,689	262,832	314,479
Total Expend.	2,081,766***	284,012	341,689	402,832	464,479

* Original redevelopment area

** Expanded redevelopment area (with 20 acres)

*** Includes grant awards to the CRA including streetscape funds from Town, carryforward and fund balance expenditures

XIII. FIVE YEAR REDEVELOPMENT PROGRAM

This section of the Redevelopment Plan provides a five year funding breakdown for the redevelopment program. This five year program is merely intended to serve as a guide for project implementation. It is not intended to replace the annual budget adopted by the CRA. These projections are merely estimated figures. The actual amounts will vary as future circumstances warrant.

Table B lists the estimated project specific funding allocations for each CRA project. Actual project allocations will be determined annually through the budget process. As priorities change, projects are deleted and/or new projects are created, this table will be amended.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

Table B
Five Year Redevelopment Special Projects Program
FISCAL YEAR

<u>PROJECT NAME</u>	<u>1997/98</u>	<u>1998/99</u>	<u>1999/2000</u>	<u>2000/2001</u>	<u>2001/2002</u>
Eastside Misc.	15,000	10,000	5,000	5,000	5,000
Eastside Aff. Housing Ass.	10,000	10,000	10,000	0	0
CRA Loan Subsidy Pr.	0	20,000	50,000	50,000	40,000
Downtown Marketing Plan	0	10,000	0	0	0
Downtown Red. Project	25,000	20,500	20,500	23,168	21,821
Pedestrian Amenities impr.	0	0	20,000	20,000	20,000
Landscape improvements	0	0	0	20,000	10,000
Park improvements	0	23,212	0	0	0
Payback for Hall loan	10,500	10,800	11,100	11,500	11,800
Payback of Davie Road loan	0	54,500	54,500	54,500	54,500
Davie Road streetscape	1,900,000	0	0	0	0
Orange Drive beautification	0	0	25,589	100,000	150,000
Land Acquisition	26,266	25,000	25,000	25,000	25,000
Total*	1,986,766	184,012	221,689	262,832	314,479

* excludes estimated general admin/legal expenses

XIV. GOALS, OBJECTIVES AND POLICIES

GOAL AREA "A" The Community Redevelopment Agency continue to maintain and enhance its current projects in accordance with its adopted Redevelopment Plan.

OBJECTIVE A-1:

The Community Redevelopment Agency shall prepare and maintain a Redevelopment Plan containing a list of short and long-range programs.

POLICY A-1.1: All community redevelopment activities included in this Plan which are financed by tax increment revenues shall be completed within 30 years of the adoption date of the Plan.

POLICY A-1.2: The Community Redevelopment Plan shall be kept up-to-date. All current programs and project shall be evaluated at least once yearly, prior to adoption of the budget.

POLICY A-1.3: The Community Redevelopment Plan shall be reasonably flexible in accommodating private sector initiatives and future economic trends and opportunities.

POLICY A-1.4: Redevelopment programs and projects shall be implemented pursuant to the Plan.

GOAL AREA "B" The Community Redevelopment Agency shall implement projects and programs aimed at meeting area-wide needs within the community redevelopment area.

OBJECTIVE B-1:

The Community Redevelopment Agency shall strive to improve the overall visual appearance of the community redevelopment area.

POLICY B-1.1: The Community Redevelopment Agency shall implement a subsidized loan program for the exterior and interior improvements to commercial property within the community redevelopment area.

POLICY B-1.2: The Community Redevelopment Agency may implement its own programs or provide funding

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

toward Town programs for the beautification of roadways and other public spaces within the CRA.

POLICY B-1.3: When deciding to fund projects or programs to improve the physical appearance of private property, the Community Redevelopment Agency shall consider the level of private participation in the project.

POLICY B-1.4: The Community Redevelopment Agency shall develop a program(s) to utilize vacant parcels within the Community Redevelopment Area. Specific projects shall be determined by the redevelopment strategy for each sub-area of the CRA and shall be sensitive to the use of surrounding property. Administration of these programs may be by the CRA, the Town, or joint CRA/Town.

OBJECTIVE B-2:

The Community Redevelopment Agency will strive to ensure that adequate land uses and facilities remain available to meet the recreational, shopping and public service needs of area residents when implementing its redevelopment projects.

POLICY B-2.1: Needed facilities which are displaced due to redevelopment efforts will be relocated or replaced.

OBJECTIVE B-3:

The Community Redevelopment Agency shall strive to increase the overall level of economic activity within the community redevelopment area.

POLICY B-3.1: Projects which provide increase employment opportunities for CRA residents shall be encouraged.

POLICY B-3.2: The Community Redevelopment Agency shall initiate programs and projects which focus on business development and act as catalysts to leverage additional investment by private enterprise.

POLICY B-3.3: When possible, CRA funding for projects shall be structured so as to encourage investment in redevelopment and rehabilitation, either in the same project or in adjacent areas.

POLICY B-3.4: The Community Redevelopment Agency may participate in a program(s) to increase the market share of the downtown retail core. This program should contain, at least, the following elements:

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

- a strategy to attract new businesses to the downtown;
- an advertising and promotion strategy;
- a unified merchandising strategy to establish a theme; and,
- a leasing and operation strategy to coordinate leasing efforts, sales events and store hours.

OBJECTIVE B-4

The Community Redevelopment Agency shall strive to improve the existing housing stock within the community redevelopment area and to increase the availability of affordable housing opportunities.

POLICY B-4.1: The Community Redevelopment Agency shall provide financial support for various CRA selected public and private Housing Improvement Programs which are aimed at rehabilitation and the provision of additional affordable housing.

POLICY B-4.2: The Community Redevelopment Agency shall work with the Town in the preparation of neighborhood and redevelopment plans. The CRA may provide funding or utilize its unique powers for implementation of appropriate provisions of these plans.

POLICY B-4.3: The Community Redevelopment Agency shall implement an "Affordable Housing Program" to increase affordable housing opportunities in the area and to demonstrate the type of infill housing which could be built on available vacant lots within the redevelopment area.

POLICY B-4.4:
(Relocation Policy) Each Redevelopment Program adopted by the CRA which causes the temporary or permanent displacement of persons from housing facilities within the community redevelopment area will contain an element and provision for the providing of replacement housing for such persons in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families, which such relocation assistance shall include but not be limited to the following methods:

1. All affected residents will receive a timely written notice of the CRA's intent to acquire their property.
2. The CRA will identify reasonable alternative housing opportunities for such displaced family which shall be reasonably comparable to the

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

property being taken, in size, price, rent, and quality.

3. The CRA may provide moving expenses in reasonable amount for each displaced household.
4. The CRA may elect to provide subsidies to displaced families in cases where suitable replacement housing, reasonably equivalent to the property being taken, is not available in order to make other replacement housing available within the displaced family's means.
5. The CRA may permit a former owner or tenant to occupy the property after acquisition for a period of time either with or without rent and any such rent charge shall not exceed the fair market rent for such occupancy. The fair market rent should comply with rent specified under Federal Regulations that are used in the Section-B Rent Subsidy Programs as they exist from time to time.
6. The CRA will endeavor to participate with the Broward County Housing Authority to provide priority assistance to eligible displaced persons under the Section-8 Rent Subsidy Program and Public Housing Occupancy, as well as other programs available through the City.
7. CRA activities involving Federal monies will follow Federal Rules Uniform Relocation Guidelines.

GOAL AREA "C" **In recognition of variations in social, physical and economic conditions throughout the community redevelopment area, each identified geographic sub-area of the CRA shall be stabilized, renewed or redeveloped according to a long-range strategy.**

OBJECTIVE C-1

The Community Redevelopment Plan shall contain a long-range redevelopment objective for each geographic sub-area of the CRA.

POLICY C-1.1: Current and future CRA programs and projects within each geographic sub-area shall be consistent with the specific objectives and policies set forth within this goal area of the Community Redevelopment Plan.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

OBJECTIVE C-2:

Geographic Sub-Area #1, "Davie Road Corridor", shall be revitalized and intensified as a vibrant people-oriented marketplace. The following policies and activities shall be pursued in the achievement of this objective.

POLICY C-2.1: The Community Redevelopment Agency shall be the lead agency in pursuing the construction of specified downtown redevelopment projects, including but not limited to one or more anchors. Its role in the projects shall be one of active participation and may include, but is not limited to, property acquisition, building demolition, provision of parking facilities and infrastructure improvements.

POLICY C-2.2: The provision of additional cultural and entertainment uses to establish a high level of activity during evenings and weekends shall be encouraged.

POLICY C-2.3: The Community Redevelopment Agency shall develop and implement a user-friendly parking system to direct the public to convenient parking facilities.

OBJECTIVE C-3:

Geographic Sub-Area #2, "The Residential Core", shall remain a predominantly residential area. It shall be revitalized and rehabilitated in order to promote the stabilization of its residential neighborhoods. The following policies and activities shall be pursued in the achievement of this objective.

POLICY C-3.1: The policies to improve and increase the housing stock of this area, as identified in Objective B-4 shall be adhered to.

POLICY C-3.2: New residential development on vacant property in this sub-area shall be encouraged to include a mix of housing types within appropriately zoned areas.

OBJECTIVE C-4:

Geographic Sub-Area #3, "Historic Area", shall provide for preserving of residential and arts related commercial activities which encourage the restoration or preservation of historic structures within an Historic District. The following policies and activities shall be pursued in the achievement of this objective.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

POLICY C-4.1: The CRA shall identify and seek classification of structures as historically significant pursuant to the State of Florida guidelines.

POLICY C-4.2: The CRA shall seek funding to preserve such structures and to incorporate them into the redevelopment effort.

POLICY C-4.3: The CRA shall encourage the revitalization, rehabilitation and adaptive reuse of existing structures within the Historic District.

OBJECTIVE C-5:

Geographic Sub-Area #4 "Industrial Area" . The industrial orientation shall be increased through the addition of attractive industrial uses. The following policies and activities shall be pursued in the achievement of this objective:

POLICY C-5.1: The CRA shall pursue the construction of specified redevelopment projects within this area. Its role in the projects shall be one of active participation and may include, but is not limited to, property acquisition, building demolition, provision of parking facilities and infrastructure improvements.

POLICY C-5.2: The CRA shall protect residential uses from nearby industrial uses deemed to be unattractive.

OBJECTIVE C-6:

Geographic Sub-Area #5, "Griffin Road/Orange Drive", shall maintain its current land use pattern with commercial development fronting along C-11 canal. Selective redevelopment of commercial property shall also take place in order to eliminate obsolete and deteriorated buildings, reduce negative impacts and to provide for better utilization of land and resources. The following policies and activities shall be pursued in the achievement of this objective:

POLICY C-6.1: The Community Redevelopment Agency shall work with the Town in the preparation of a plan within this sub-area. The Agency may utilize its unique powers and financial resources for implementation of appropriate provisions of this plan.

POLICY C-6.2: The Community Redevelopment Agency shall encourage private sector redevelopment efforts which will result in the removal and replacement of obsolete or deteriorated commercial structures within this area.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

POLICY C-6.3: The Community Redevelopment Agency may work with the Town to prepare and implement a plan to address traffic concurrency in this area.

GOAL AREA "D" **The Community Redevelopment Agency shall conduct its business in accordance with Florida State Statutes, the Town Ordinance which created the CRA, and adopted standards and procedures contained within this Community Redevelopment Plan.**

OBJECTIVE D-1:

The Community Redevelopment Agency shall strive to boost public relations and increase public awareness of its activities within the CRA.

POLICY D-1.1: The Community Redevelopment Agency shall continue to solicit the participation of residents and citizen groups in the formulation of its redevelopment strategies.

POLICY D-1.2: The Community Redevelopment Agency shall issue press releases when it determines that public notice of its actions is warranted.

OBJECTIVE D-2:

Administration of the Community Redevelopment Agency and the procedures by which it operates shall in accordance with adopted Bylaws.

POLICY D-2.1: The Bylaws of the Community Redevelopment Agency shall be available for public inspection.

OBJECTIVE D-3:

The Community Redevelopment Agency shall coordinate its activities with the Town Council of Davie.

POLICY D-3.1: The Community Redevelopment Agency shall prepare an annual report and submit to the State of Florida and Town of Davie.

POLICY D-3.2: All applications for development approvals on property located within the CRA shall be presented to the Community Redevelopment Agency for its review.

POLICY D-3.3: The Redevelopment Administrator shall be responsible for maintaining coordination with the Town Administrator and Town Council.

TOWN OF DAVIE
COMMUNITY REDEVELOPMENT PLAN

OBJECTIVE D-4:

The Community Redevelopment Agency shall coordinate its planning and redevelopment activities with those units of government and agencies which may be impacted by it.

POLICY D-4.1: The Community Redevelopment Agency shall strive to coordinate its activities with other agencies through the attendance of the Redevelopment Administrator or board member at meetings where activities which impact the CRA will be discussed.

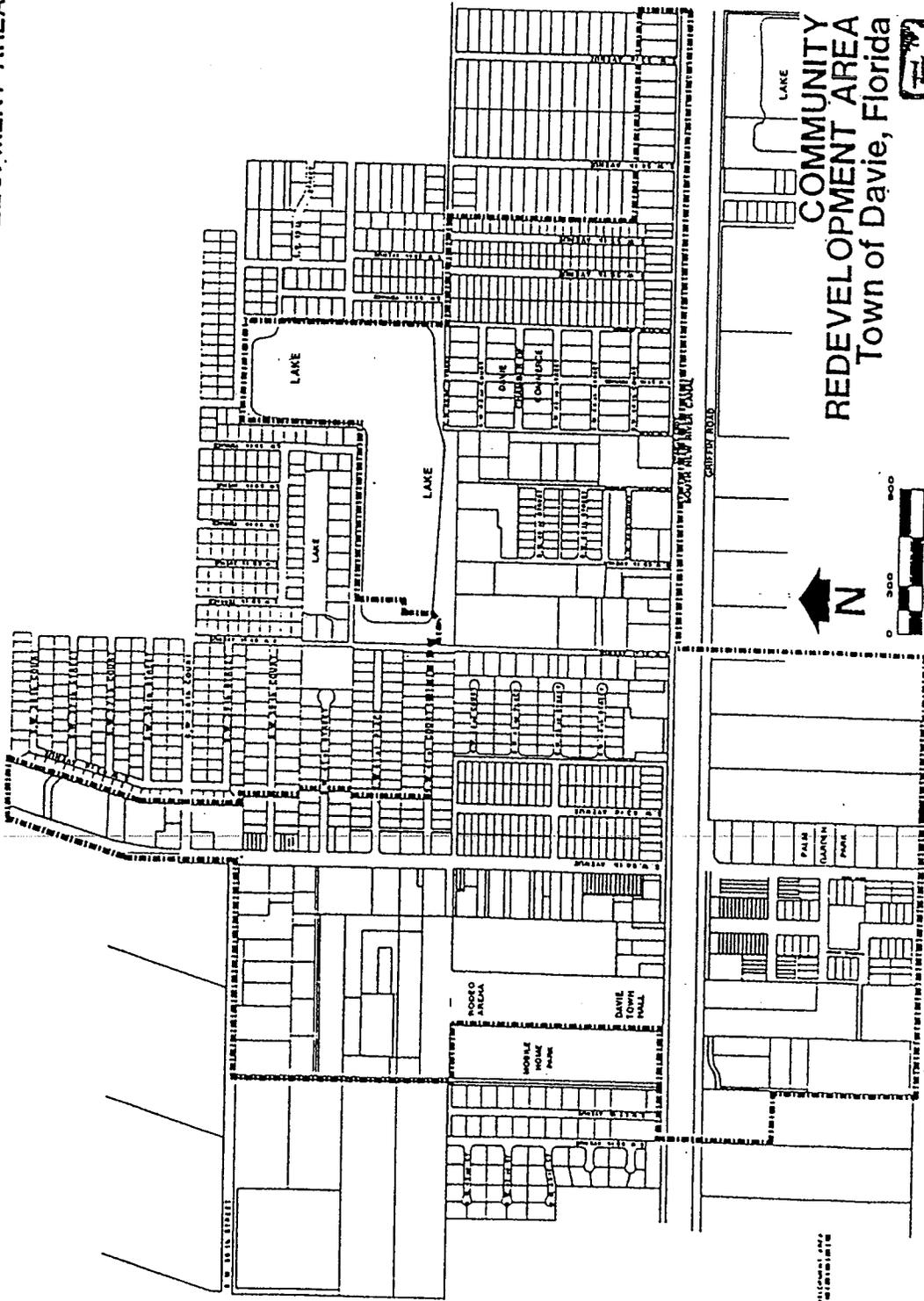
POLICY D-4.2: The Community Redevelopment Agency shall request that the Town Council appoint one member of the Board to all Town Task Forces that deal with items affecting the CRA.

POLICY D-4.3: The Community Redevelopment Agency shall invite members of other agencies to attend its meetings when items which would impact said agencies will be discussed.

APPENDICES

**MAP AND LEGAL DESCRIPTION OF
ORIGINAL REDEVELOPMENT AREA**

COMMUNITY
REDEVELOPMENT AREA



COMMUNITY
REDEVELOPMENT AREA
Town of Davie, Florida



SCOTT'S COMMUNITY DEVELOPMENT

EXHIBIT "A"

BOUNDARY DESCRIPTION OF THE DAVIE
COMMUNITY REDEVELOPMENT DISTRICT

BEGINNING AT THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA TURNPIKE AND THE SOUTHERLY RIGHT-OF-WAY OF ORANGE DRIVE (SW 45 STREET); ~~THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF ORANGE DRIVE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST;~~ THENCE CONTINUE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF ORANGE DRIVE TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE ~~WESTERLY~~ EASTERLY RIGHT-OF-WAY LINE OF SW 61 AVENUE; THENCE SOUTHERLY ALONG THE SOUTHERLY PROJECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SW 61 AVENUE TO THE SOUTH LINE OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 26 TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE CONTINUE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT 52; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF TRACT 52 FOR A DISTANCE OF 900+- FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT 53; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF TRACT 53, PROJECTED NORTHERLY, TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF ORANGE DRIVE (SW 45 STREET); ~~THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF ORANGE DRIVE TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT 45 46;~~ THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF TRACT ~~45 46~~ 45 46 TO THE NORTHWEST CORNER OF SAID TRACT ~~45 46~~ 45 46 TO A POINT OF INTERSECTION WITH THE SOUTHERN BOUNDARY OF TRACT 1; THENCE CONTINUE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 1 TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT 1; THENCE CONTINUE NORTHERLY ALONG THE WESTERLY BOUNDARIES OF TRACTS 1, 2, 3, AND 4 TO THE NORTHWEST CORNER OF SAID TRACT 4; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF TRACT 4, EXTENDED EASTERLY, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF DAVIE ROAD (SW 64 AVENUE); THENCE NORTHERLY AND NORTHEASTERLY ALONG THE CENTERLINE OF DAVIE ROAD TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 26 TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF LOT 579 OF THE RECORDED PLAT OF PLAYLAND VILLAGE SECTION 4; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY BOUNDARIES OF LOTS 579 THRU 564 OF PLAYLAND VILLAGE SECTION

4, EXTENDED SOUTHERLY, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF SW 38 COURT, THIS POINT ALSO DESCRIBED AS THE NORTHWEST CORNER OF LOT 1 OF THE RECORDED PLAT OF PLAYLAND VILLAGE SECTION 1; THENCE CONTINUE SOUTHERLY ALONG THE WESTERLY BOUNDARIES OF LOTS 1 THRU 4 OF THE RECORDED PLAT OF PLAYLAND VILLAGE SECTION 1, TO THE SOUTHWEST CORNER OF SAID LOT 4, ALSO DESCRIBED AS THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF LOT 8, BLOCK 1, OF THE RECORDED PLAT OF EVERGLADES PARK; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 8, BLOCK 1, TO THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 1; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF LOT 8, BLOCK 1, OF THE RECORDED PLAT OF EVERGLADES PARK, EXTENDED SOUTHERLY, TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, OF THE RECORDED PLAT OF EVERGLADES PARK, THIS POINT ALSO DESCRIBED AS THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF LOT 5 OF THE RECORDED PLAT OF STRONG PARK; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 5 OF THE RECORDED PLAT OF STRONG PARK TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF LOT 5, EXTENDED SOUTHERLY, TO THE SOUTHEAST CORNER OF LOT 22 OF THE RECORDED PLAT OF STRONG PARK, THIS POINT ALSO DESCRIBED AS THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF LOT 4 OF THE RECORDED PLAT OF WHITE PARK; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4 ; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF LOT 4, EXTENDED SOUTHERLY, TO THE SOUTHEAST CORNER OF LOT 21 OF THE RECORDED PLAT OF WHITE PARK, THIS POINT ALSO DESCRIBED AS THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF LOT 14, BLOCK 2, OF THE RECORDED PLAT OF DAVIE PARK; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 14, BLOCK 2, OF THE RECORDED PLAT OF DAVIE PARK TO THE NORTHEAST CORNER OF SAID LOT 14, BLOCK 2; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF LOT 14, BLOCK 2, EXTENDED SOUTHERLY, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 41 COURT; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SW 41 COURT TO A POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF THE THE RECORDED PLAT OF DAVIE PARK; THENCE CONTINUE EASTERLY TO THE EASTERLY RIGHT-OF-WAY LINE OF SW 61 AVENUE; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SW 61 AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF SW 41 STREET; ~~THENCE CONTINUE EASTERLY ALONG THE EASTERLY PROJECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SW 41 COURT TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SW 61ST AVENUE ; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SW 61ST AVENUE 36 FEET; THENCE S 88° 19' 59" W A DISTANCE OF 135.00 FEET, THENCE S 43° 20' 51" W A DISTANCE OF 70.55 FEET, THENCE S 01° 47' 34" E A DISTANCE OF 178.78 FEET, THENCE S 88° 19' 59" W A DISTANCE OF~~

70.00 FEET; THENCE S 01° 47' 34" E A DISTANCE OF 315.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 41 STREET; THENCE CONTINUE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 41 STREET TO THE SOUTHEAST CORNER OF LOT 3 OF THE RECORDED PLAT OF NOVA LAKES; LESS THEREFROM: EVERGLADES LAND SALES CO SUB A RESUB OF TRS 5 TO 12, 21 TO 28 2-34 D 26-50-41, PT OF TRS 17 & 18 DESC AS, COMM AT INTERSEC OF E R/W/L OF SW 61 AVE WITH N/L OF TR 18, S 315 TO POB, E 180, S 178.80, SWLY 70.55, W 130, N 228.69 TO POB; AND ALSO LESS THEREFROM: EVERGLADE LAND SALES CO SUB A RESUB OF TRACTS 5 TO 12, 21 TO 28 2-34 D 26-50-41, TRACT 30 E 285; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 3, EXTENDED NORTHERLY TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 144 OF THE RECORDED PLAT OF PLAYLAND VILLAGE SECTION 2; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 144, EXTENDED EASTERLY, TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WESTERLY BOUNDARY OF LOT 1 OF THE RECORDED PLAT OF LAKESHORE RANCHES; THENCE SOUTHERLY ALONG THE PROJECTED WESTERLY BOUNDARY OF LOT 1 OF THE RECORDED PLAT OF LAKESHORE RANCHES, EXTENDED SOUTHERLY, TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF LOT 5, BLOCK 1, OF THE RECORDED PLAT OF SICA ESTATES; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 5, BLOCK 1, OF THE RECORDED PLAT OF SICA ESTATES TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 5, BLOCK 1, EXTENDED TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 41 STREET, THIS POINT ALSO BEING DESCRIBED AS THE NORTHWEST CORNER OF LOT 10, BLOCK 1, OF THE RECORDED PLAT OF DAVIE MANOR; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARIES OF LOTS 10 THRU 1, BLOCK 1, OF THE RECORDED PLAT OF DAVIE MANOR, EXTENDED SOUTHERLY, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 42 STREET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 42 STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EASTERLY BOUNDARY OF LOT 1, BLOCK 3, OF THE RECORDED PLAT OF DAVIE LITTLE RANCHES AMENDED; THENCE SOUTHERLY ALONG THE ~~PROJECTED~~ EASTERLY BOUNDARIES OF LOTS 1 THRU 23, BLOCK 3, OF THE RECORDED PLAT OF DAVIE LITTLE RANCHES AMENDED, TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF THE RECORDED PLAT OF LAUDERDALE LITTLE RANCHES; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, PROJECTED EASTERLY, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA TURNPIKE; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA TURNPIKE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF ORANGE DRIVE (SW 45 STREET), ALSO DESCRIBED AS THE POINT OF BEGINNING.

**MAP AND LEGAL DESCRIPTION OF PROPERTY
THAT WAS ADDED TO THE REDEVELOPMENT AREA IN 1994**

LEGAL DESCRIPTION FOR
DAVIE COMMUNITY REDEVELOPMENT AGENCY

SHEET 1 OF 2

(SEE SHEET 2 FOR MAP)

DESCRIPTION:

BEGIN at the Northwest corner of Lot 3, Block 4 of "LAUDERDALE LITTLE RANCHES" as recorded in Plat Book 21, Page 23 of the Public Records of Broward County, Florida; thence along the Westerly along the projected North boundary of said Lot 3 to an intersection with the East boundary of Block 3 of "DAVIE LITTLE RANCHES AMENDED", as recorded in Plat Book 28, Page 35 of the Public Records of Broward County, Florida; thence Northerly along said East boundary to the Southerly right-of-way line of Southwest 41st Street; thence Westerly along said Southerly line, to the Southerly projection of the West line of Lot 1, Block 1 of "DAVIE MANOR", as recorded in Plat Book 74, Page 13 of the Public Records of Broward County, Florida; thence Northerly along the West boundary of said Block 1 to the Northwest corner of Lot 10, Block 1; thence Northerly along the Southerly extension of the West boundary of Lot 1, Block 1 of "SICA ESTATES" as recorded in Plat Book 83, Page 12 of the Public Records of Broward County, Florida to the Southwest corner of said Lot 1; thence Northerly along the West boundary of said Block 1 to the Northwest corner of Lot 5, Block 1; thence Easterly along the North line of said Lot 5 to an intersection with the projected Westerly boundary of Lot 1 of "LESLION RANCHES" recorded in Plat Book 75, Page 28 of the Public Records of Broward County, Florida; thence Northerly along said projection and said Westerly boundary to an intersection with the projected South line of Lot 144 of "PLAYLAND VILLAGE SECTION 2", as recorded in Plat Book 50, Page 14 of the Public Records of Broward County, Florida; thence Westerly along said South line, projected Easterly, to the Southwest corner of said Lot 144; thence Southerly along the Easterly boundary of Lot 137, extended of said "PLAYLAND VILLAGE SECTION 2" to the Southeast corner of Lot of "NOVA LAKES", as recorded in Plat Book 62, page 26 of the Public Records of Broward County, Florida; thence Westerly along the South line of said Lot 3 to the Southwest corner of said Lot 3; thence Southerly along the Westerly right-of-way line of Southwest 18th Terrace to the Southerly right-of-way line of Southwest 41st Street; thence Westerly along the Southerly right-of-way line of Southwest 41st Street 944.60 feet; thence Southerly along the Westerly boundary of "LAKESIDE VILLAS APARTMENTS", as recorded in Plat Book 147, page 9 of the Public Records of Broward County, Florida 315 feet to an angle point in said boundary; thence Westerly along said boundary 70.00 feet to an angle point in said boundary; thence Southerly along said boundary 178.78 feet to an angle point in said boundary; thence Southerly along said boundary, 70.56 feet to an angle point in said boundary; thence Westerly along said boundary 130.00 feet to the Westerly right-of-way line of Southwest 61st Avenue; thence Northerly along said right-of-way line to an intersection with the South line of Lot 1, extended, in Block 2 of "WHITE PARK", as recorded in Plat Book 48, Page 42 of the Public records of Broward County, Florida; thence Northerly along said South line and a Westerly projection thereof to the Southwest corner of Lot 13, Block 2 of said "WHITE PARK"; thence Northerly along the West line of said Lot 13 to the Northwest corner of said Lot 13 lying on the South line of Lot 22 in said Block 2; thence Westerly along said South line to the Southwest corner of Lot 22 in said Block 2; thence Northerly along said West line and a Northerly extension thereof to the Northwest corner of Lot 4, Block 1 of said "WHITE PARK"; thence Easterly along the North line of said Lot 4 to the Southwest corner of Lot 21 of "STRONG PARK", as recorded in Plat Book 46, Page 37 of the Public Records of Broward County, Florida; thence Northerly along the West line of said Lot 21 and the Northerly extension thereof to the Northwest corner of Lot 6 of said "STRONG PARK"; thence Westerly along the South line of Lot 9, Block 2 of "EVERGLADES PARK", as recorded in Plat Book 31, Page 22 of the Public Records of Broward County, Florida; thence Southerly along the West line of Lot 9; thence Northerly along the West line of said Lot 9, extended to the Northwest corner of Lot 9, Block 1 of said "EVERGLADES PARK"; thence Westerly along the South line of Lot 5 of "PLAYLAND VILLAGE", as recorded in Plat Book 49, page 32 of the Public Records of Broward County, Florida, to the Southwest corner of said Lot 5; thence Northerly along the West line extended of Lot 4 in said "PLAYLAND VILLAGE" to the Southwest corner of Lot 567, Block J in "PLAYLAND VILLAGE SECTION 4", as recorded in Plat Book 52, Page 38 of the Public Records of Broward County, Florida; thence Northerly along the West boundary of said Lot 567 to an angle point in said boundary; thence continue Northerly along the Westerly boundary of said Block J to a point of intersection with the North line of Section 26, Township 50 South, Range 40 East; thence Easterly along said North line to the Westerly right-of-way line of the Florida Turnpike; thence Southerly along said Westerly right-of-way line to an intersection with the Westerly projection of the South line of Parcel 'A' of "NEW TOWN COMMERCE CENTER" as recorded in Plat Book 128, Page 49 of the Public Records of Broward County, Florida; thence Easterly along said projection and said South line 1151'- feet; thence Northerly 264'- feet; thence Easterly 450'- feet to an intersection with the West line of said Parcel 'A'; thence Northerly along said West line to the Westernmost Northwest corner of said Parcel 'A'; thence along the Northerly boundary of said Parcel 'A' a distance of 439'- feet; thence Southerly a distance of 352'- feet; thence parallel with said Northerly boundary a distance of 358 feet; thence Northerly 593'- feet; thence Westerly a distance of 177'- feet to a point on the Westerly boundary of said Parcel 'A'; thence Northerly along said Westerly boundary and a Northerly projection thereof to the North right-of-way line of Oakes Road; thence Easterly along said line to the West line of Tier 7 in Section 24, Township 50 South, Range 41 East; thence Northerly along said West line to the Northwest corner of Tract 5 in said Tier 7; thence Easterly along the North line of said Tract 5 to the East line of said Tier 7; thence Northerly along said East line to the intersection with the South right-of-way line of Turnpike-State Road 84 Spur; thence Westerly along said South right-of-way line to the West line of a Florida Power and Light Company Easement; thence Southerly along said West line, 300'- feet; thence Westerly 150'- feet; thence Northwesterly and parallel with the aforesaid Florida Power and Light Company Easement to the aforesaid South right-of-way line of Turnpike-State Road 84 Spur; thence continue along said South right-of-way line to the West line of Tier 13 in said Section 24; thence Northerly along said West line to the South line of Tract 2, Tier 13; thence Easterly along said North line to an intersection with the Limited Access Right-of-Way line of Interstate 395; thence Southerly along said Limited Access Right-of-Way line to the North right-of-way line of the aforesaid Turnpike-State Road 84 Spur; thence Easterly along said North right-of-way line to an intersection with the Southwesterly Limited Access Right-of-Way line of Interstate 395; thence Northwesterly along said Right-of-way line to the West line of the East one-half (E 1/2) of Tract 2, Tier 7; thence Southerly along said West line to the South line of Tract 2, Tier 7; thence Westerly along said South line to the Southwest corner of said Tract 2; thence Northerly along said West line to the Northwest corner of said Tract 2; thence Westerly along the North line of Tract 2 in Tier 9 and Tract 2 in Tier 11 to the Northeast corner of Tract 2 in Tier 13; thence Southerly along the East line of said Tier 13 to the South line of the North one-half (N 1/2) of said Tract 2; thence Westerly along said South line to the West line of said Tier 13; thence Northerly along said West line to an intersection with the South right-of-way line of State Road 84 (100 foot right-of-way); thence Southeasterly along said right-of-way line and a projection thereof to an intersection with the centerline of State Road No. 7; thence Southerly along said centerline to an intersection with the Easterly prolongation of the South line of the North 680 feet (more or less) of Tract 3 in Section 36, Township 50 South, Range 41 East of "JOHN W. NEWMAN'S SURVAT", according to the Plat thereof as recorded in Plat Book 2, page 26 of the Public Records of Broward County, Florida; thence Westerly along said prolongation and said South line to the West line of the Northeast one-quarter (NE 1/4) of said Tract 3; thence Southerly along said West line to an intersection with a line parallel with and 35 feet South of the North line of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of said Tract 3; thence Westerly along said parallel line to the West line of said Tract 3; thence Northerly along said West line to the North right-of-way line of Southwest 48th Street; thence Westerly along said North right-of-way line to an intersection with the West right-of-way line of the Florida Turnpike; thence Northerly along said right-of-way line to the Point of Beginning.

Prepared By:
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS
1800 North Douglas Road, Pembroke Pines, Florida
33024

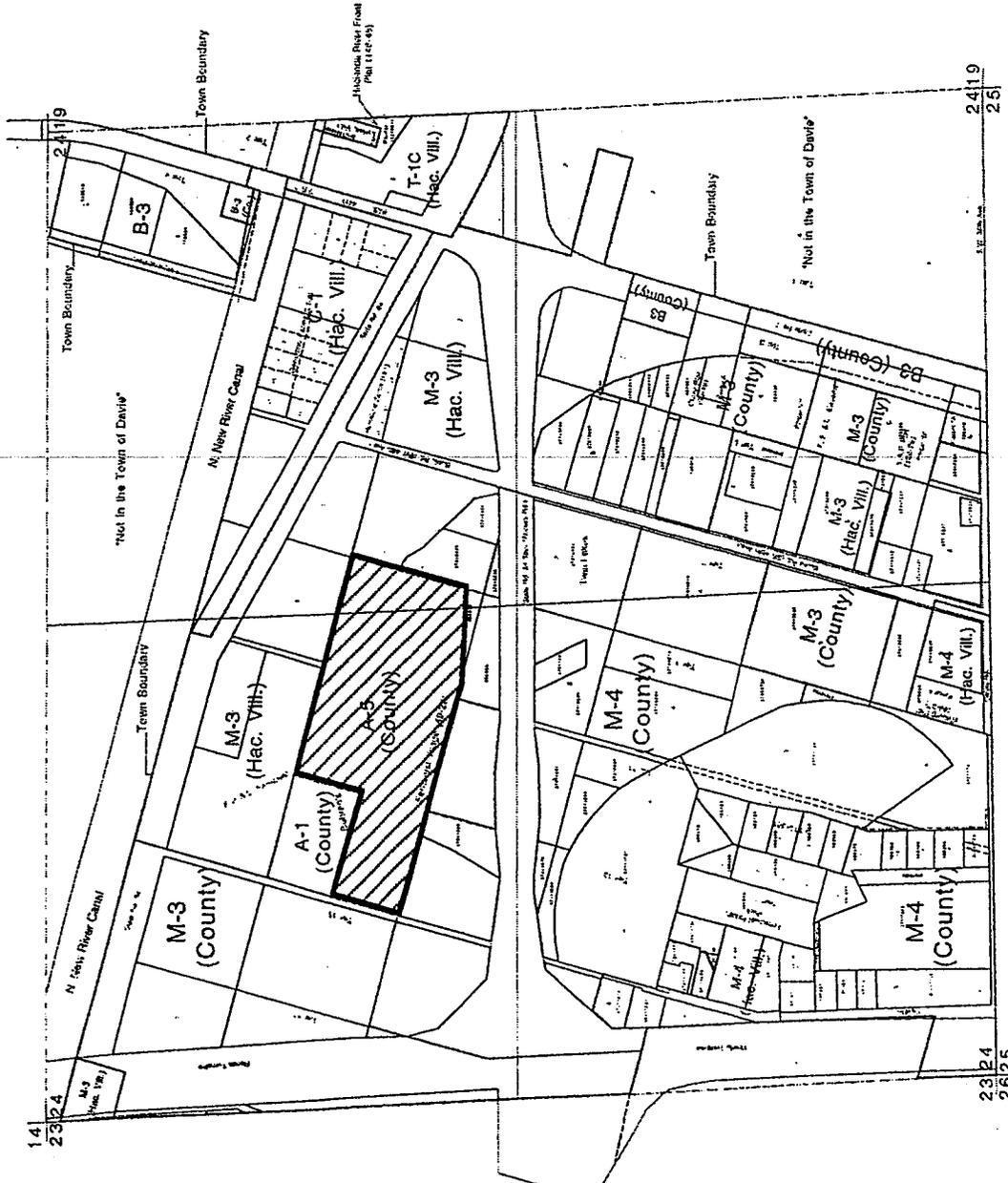
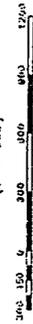
**MAP AND LEGAL DESCRIPTION OF PROPERTY
TO BE ADDED TO THE REDEVELOPMENT AREA IN 1997
(APPROXIMATELY 20 ACRES)**

Location Map

THE OFFICIAL
BASE MAP
 OF
 THE TOWN OF DAVIE
 FLORIDA

24 50 41
 SECTION SOUTH EAST
 TOWNSHIP RANGE
 SCALE 1:3600
 (1" = 300')

1-10-24	1-10-25	1-10-26
1-11-24	1-11-25	1-11-26
1-12-24	1-12-25	1-12-26
1-13-24	1-13-25	1-13-26
1-14-24	1-14-25	1-14-26
1-15-24	1-15-25	1-15-26
1-16-24	1-16-25	1-16-26
1-17-24	1-17-25	1-17-26
1-18-24	1-18-25	1-18-26
1-19-24	1-19-25	1-19-26
1-20-24	1-20-25	1-20-26
1-21-24	1-21-25	1-21-26
1-22-24	1-22-25	1-22-26
1-23-24	1-23-25	1-23-26
1-24-24	1-24-25	1-24-26
1-25-24	1-25-25	1-25-26
1-26-24	1-26-25	1-26-26
1-27-24	1-27-25	1-27-26
1-28-24	1-28-25	1-28-26
1-29-24	1-29-25	1-29-26
1-30-24	1-30-25	1-30-26
1-31-24	1-31-25	1-31-26
1-32-24	1-32-25	1-32-26
1-33-24	1-33-25	1-33-26
1-34-24	1-34-25	1-34-26
1-35-24	1-35-25	1-35-26
1-36-24	1-36-25	1-36-26
1-37-24	1-37-25	1-37-26
1-38-24	1-38-25	1-38-26
1-39-24	1-39-25	1-39-26
1-40-24	1-40-25	1-40-26
1-41-24	1-41-25	1-41-26
1-42-24	1-42-25	1-42-26
1-43-24	1-43-25	1-43-26
1-44-24	1-44-25	1-44-26
1-45-24	1-45-25	1-45-26
1-46-24	1-46-25	1-46-26
1-47-24	1-47-25	1-47-26
1-48-24	1-48-25	1-48-26
1-49-24	1-49-25	1-49-26
1-50-24	1-50-25	1-50-26
1-51-24	1-51-25	1-51-26
1-52-24	1-52-25	1-52-26
1-53-24	1-53-25	1-53-26
1-54-24	1-54-25	1-54-26
1-55-24	1-55-25	1-55-26
1-56-24	1-56-25	1-56-26
1-57-24	1-57-25	1-57-26
1-58-24	1-58-25	1-58-26
1-59-24	1-59-25	1-59-26
1-60-24	1-60-25	1-60-26
1-61-24	1-61-25	1-61-26
1-62-24	1-62-25	1-62-26
1-63-24	1-63-25	1-63-26
1-64-24	1-64-25	1-64-26
1-65-24	1-65-25	1-65-26
1-66-24	1-66-25	1-66-26
1-67-24	1-67-25	1-67-26
1-68-24	1-68-25	1-68-26
1-69-24	1-69-25	1-69-26
1-70-24	1-70-25	1-70-26
1-71-24	1-71-25	1-71-26
1-72-24	1-72-25	1-72-26
1-73-24	1-73-25	1-73-26
1-74-24	1-74-25	1-74-26
1-75-24	1-75-25	1-75-26
1-76-24	1-76-25	1-76-26
1-77-24	1-77-25	1-77-26
1-78-24	1-78-25	1-78-26
1-79-24	1-79-25	1-79-26
1-80-24	1-80-25	1-80-26
1-81-24	1-81-25	1-81-26
1-82-24	1-82-25	1-82-26
1-83-24	1-83-25	1-83-26
1-84-24	1-84-25	1-84-26
1-85-24	1-85-25	1-85-26
1-86-24	1-86-25	1-86-26
1-87-24	1-87-25	1-87-26
1-88-24	1-88-25	1-88-26
1-89-24	1-89-25	1-89-26
1-90-24	1-90-25	1-90-26
1-91-24	1-91-25	1-91-26
1-92-24	1-92-25	1-92-26
1-93-24	1-93-25	1-93-26
1-94-24	1-94-25	1-94-26
1-95-24	1-95-25	1-95-26
1-96-24	1-96-25	1-96-26
1-97-24	1-97-25	1-97-26
1-98-24	1-98-25	1-98-26
1-99-24	1-99-25	1-99-26
1-100-24	1-100-25	1-100-26



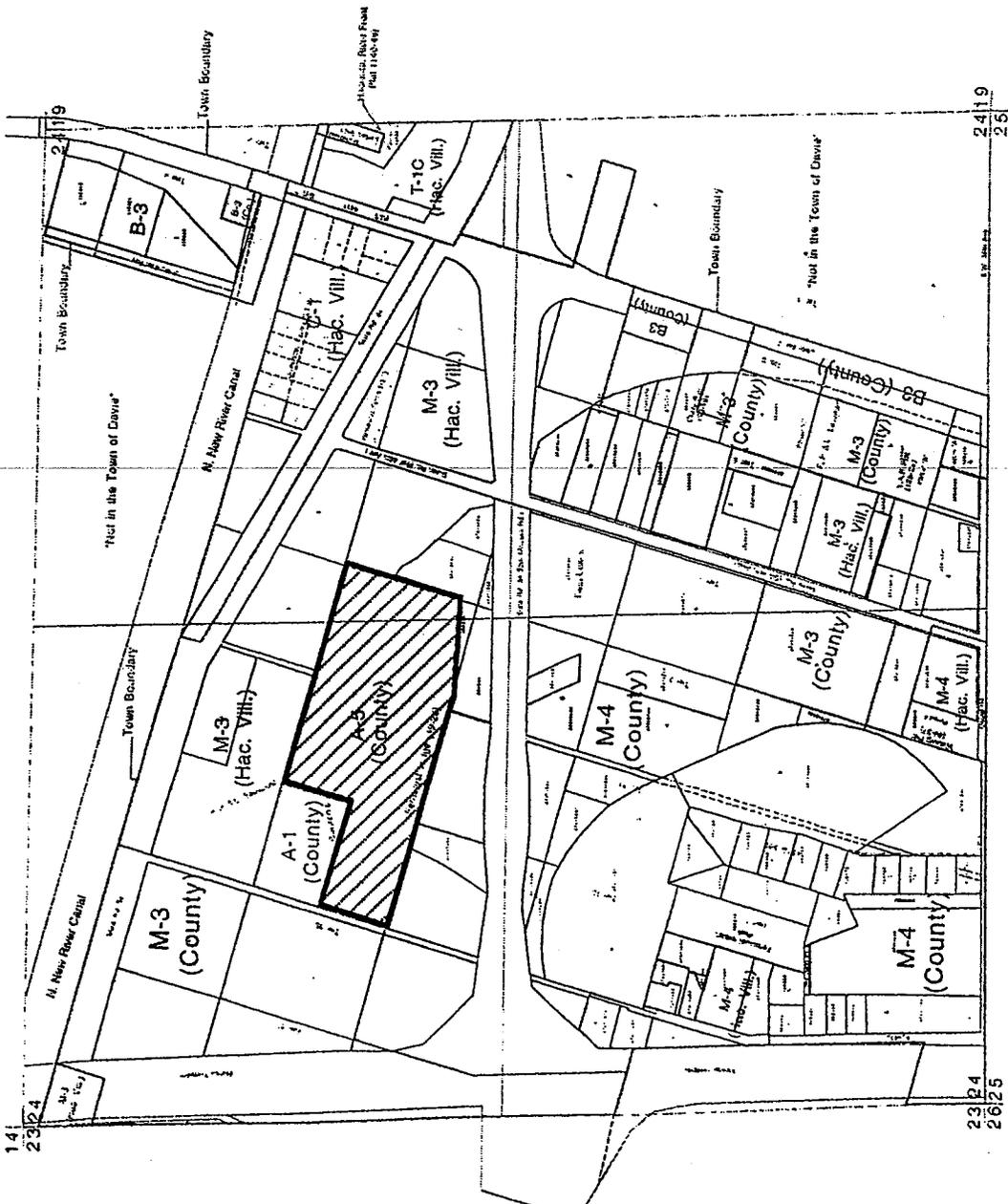
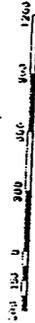
**TOWN ORDINANCE DEFINING THE
POWERS OF THE CRA**

Location Map

THE OFFICIAL
BASE MAP
 OF
 THE TOWN OF DAVIE
 FLORIDA

24 50 41
 SECTION SOUTH EAST
 TOWNSHIP RANGE
 SCALE 1:5000
 (1" = 300')

1-24-41	1-24-41	1-24-41	1-24-41
2-24-41	2-24-41	2-24-41	2-24-41
3-24-41	3-24-41	3-24-41	3-24-41
4-24-41	4-24-41	4-24-41	4-24-41



ORDINANCE NO. 92-24

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING SECTIONS 12-402, 12-403, AND 12-408 OF CHAPTER 12, ARTICLE XIII, DIVISION 3 OF THE CODE OF DAVIE, FLORIDA, ENTITLED "COMMUNITY REDEVELOPMENT"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie, pursuant to the requirements of Chapter 163, Part III, Florida Statutes, the Community Redevelopment Act of 1969, created a Community Redevelopment Agency pursuant to Ordinance No. 88-23; and

WHEREAS, said Ordinance No. 88-23 has been amended by ordinances of the Town of Davie Nos. 88-77 and 89-37 amending the boundaries of the Community Redevelopment Area, and Ordinance No. 89-34 pertaining to appointment of members to the Town of Davie Community Redevelopment Agency; and

WHEREAS, by Ordinance No. 89-51, the Town Council ratified the aforesaid ordinances; and

WHEREAS, it is the desire of the Town Council of the Town of Davie to provide further amendments to the ordinance creating the Community Redevelopment Agency all pursuant to and consistent with the provisions of Chapter 163, Part III, Florida Statutes.

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

SECTION 1. That Section 12-402 of the Code of Davie, Florida, is hereby amended to read as follows:

Sec. 12-402. Quorum. The powers of the Davie Community Redevelopment Agency shall be exercised by the members thereof. A majority of the members shall constitute a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon an affirmative vote of ~~not less than three members~~ a majority of those members present unless in any case the bylaws shall require a larger number.

SECTION 2. That Section 12-403 of the Code of Davie, Florida, is hereby amended to read as follows:

Sec. 12-403. Officers. The ~~members~~ Town Council shall designate a chairman and a vice-chairman from among the members.

SECTION 3. That Section 12-408 of the Code of Davie, Florida, is hereby amended to read as follows:

Sec. 12-408. ~~Same--~~Specific powers. The agency shall have the following powers, subject to the ~~consent and approval of the Council~~ limitations set forth in Chapter 163, Part III, Florida Statutes;

A. The agency shall have the power ~~to recommend to the Council~~ pursuant to specific

approval of the Town Council to exercise the power of eminent domain as provided in F.S. Section 163.375;

B. The power to ~~recommend to the council~~ dispose of any real property in a redevelopment area, as provided in F.S. Section 163.380;

C. The power to carry out and effectuate the following powers in addition to those herein granted:

(1) The agency may make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this ~~part~~ division; to disseminate clearance and community redevelopment information; and to undertake and carry out community redevelopment projects and related activities within its area of operation, such projects to include:

(a) Demolition and removal of buildings and improvements;

(b) To perform its duties with respect to specific program or projects by ad hoc "task force" committees under the direction of a duly appointed member or members of the ~~authority~~ agency, including such associate and staff members as may be required;

(c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary for carrying out in the community redevelopment area ~~at its fair value for uses~~ the community redevelopment objectives of this division in accordance with the community redevelopment plan;

(d) Disposition of any property acquired in the community redevelopment area at its fair value, for uses in accordance with the community redevelopment plan;

(e) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan;

(f) Acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;

(g) Acquisition of any other real property in the community redevelopment area, when necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities;

(h) Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(i) Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(2) To provide or arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities for or in connection with a community redevelopment project; to install, construct, and reconstruct streets, utilities, parks, playgrounds and other public improvements; and to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards in the undertaking or carrying out of a community redevelopment project and related activities, and to include in any contract

let in connection with such a project and related activities provisions to fulfill such of said conditions as it may deem reasonable and appropriate;

(3) ~~Within its area of operation~~ the community redevelopment area:

(a) To enter into any buildings or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;

(b) To acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain, or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon; except that the agency may not exercise the power of eminent domain unless such exercise has been specifically approved by the Town Council;

(c) To hold, improve, clear, or prepare for redevelopment any such property;

(d) To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property;

(e) To insure or provide for the insurance of any real or personal property or operations of the ~~county~~ Town of Davie against any risks or hazards, including the power to pay premiums on any such insurance;

(f) To enter into any contracts necessary to effectuate the purposes of this ordinance;

(4) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control, and to redeem such bonds as have been issued pursuant to F.S. Section 163.385 at the redemption price established therein or to purchase such bonds at less than redemption prices, all such bonds so redeemed or purchased to be canceled;

(5) ~~Under the jurisdiction of the town~~ To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the federal government or the state, county or other public body, or from any sources, public or private, for the purposes of this article division, and to give such security as may be required, and to enter into and carry out contracts or agreements in connection therewith, and to include in any contract for financial assistance with the federal government for, or with respect to a community redevelopment project and related activities such conditions imposed pursuant to federal laws as the ~~town~~ Town of Davie may deem reasonable and appropriate and which are not inconsistent with the purpose of this article division;

(6) Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of this ~~article~~ division and to contract with any person, public or private, in making and carrying out such plans and to adopt or approve, modify and amend such plans, which plans may include, but not be limited to:

(a) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;

(b) Plans for the enforcement of state and local laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition or removal of buildings and improvements;

(c) Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment projects and related activities;

(7) To develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing

for families and persons of low income:

(7) (8) To apply for, accept and utilize grants of funds from the federal government for such purposes;

(8) (9) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, non profit organizations and others) displaced from a community redevelopment area, and to make relocation payments to, or with respect to, such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(10) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this division; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by the Town of Davie pursuant to any of the powers granted by this division;

(11) Within its area of operation, to organize, coordinate and direct the administration of the provisions of this division, as they may apply to the Town of Davie, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the Town of Davie may be most effectively promoted and achieved.

SECTION 4. The powers and authority which pursuant to Chapter 163, Part III, Florida Statutes, continue to vest in, or shall not be delegated to the agency by, or which otherwise require the approval of, the governing body shall be exercised by the Town Council of the Town of Davie.

SECTION 5. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 6. 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 portions of this Ordinance.

SECTION 7. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS 20th DAY OF May, 1992

PASSED ON SECOND READING THIS 3rd DAY OF JUNE, 1992

Earl Donald
MAYOR/COUNCILMEMBER

ATTEST:

[Signature]
TOWN CLERK

APPROVED THIS 3rd DAY OF JUNE, 1992

**AN ORDINANCE OF THE TOWN OF DAVIE,
FLORIDA, CREATING A COMMUNITY
REDEVELOPMENT AGENCY PURSUANT TO THE
COMMUNITY REDEVELOPMENT ACT OF 1969 AS
AMENDED; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Resolution R-88-55 of the Town Council of the Town of Davie, Florida declared that slum and blighted areas exist within the corporate limits of said Town; and

WHEREAS, in the above referenced Resolution the Town Council of the Town of Davie determined that a Community Redevelopment Agency is necessary to function within the corporate limits of that Town to carry out the Community Redevelopment purposes set forth in Florida Statute 163, the Community Redevelopment Act of 1969; and

WHEREAS, all powers arising through the aforementioned enactment were conferred by that enactment upon Broward County by virtue of its home rule charter; and

WHEREAS, Broward County is authorized to delegate the powers conferred by the aforesaid Act to municipalities within its boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, in Resolution R 88-55, the Town of Davie, Florida, acting through its Town Council, indicated its desire to create and operate a Community Redevelopment Agency for the purpose of carrying out the redevelopment purposes of the Community Redevelopment Act, as amended; and

WHEREAS, on March 29, 1988 the Board of County Commissioners of Broward County, Florida, pursuant to the authority vested therein by Section 163.410 of the Florida Statutes (1987) conferred upon the Town Council of the Town of Davie, Florida, the powers to create and operate a Community Redevelopment Agency as set forth in the Community Redevelopment Act, and the authority to exercise all those powers conferred upon local government by said Act;

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

SECTION 1: That Chapter 18 , Article II, of the Code of the Town of Davie, Florida, is hereby repealed in its entirety.

SECTION 2: That Chapter 18, Article II, of the Code of the Town of Davie, Florida be amended to read as follows:

Sec. 18-16. Authority for enactment.

This article is enacted pursuant to the Community Redevelopment Act of 1969, F.S., Ch. 163, Part III.

Sec. 18-17. Community Redevelopment Plans.

A community redevelopment master plan shall be developed and approved in accordance with the applicable provisions of Chapter 163, Florida Statutes.

Sec. 18-18. Boundaries of the Davie Community Redevelopment District.

The Davie Community Redevelopment District shall include all that portion of land lying within the area described on Exhibit "A", attached hereto and made a part of this ordinance.

Sec. 18-18. Davie Community Redevelopment agency created.

There is hereby created a public body corporate and politic to be known as the Davie Community Redevelopment Agency, hereinafter referred to as the "agency", or "DCRA".

Sec 18-19. Membership.

(a) The agency shall consist of seven (7) members appointed by the Town Council.

(b) Any persons may be appointed as members if they reside or are engaged in business, which shall mean owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the town.

Sec. 18-20. Terms.

Terms of office of the members shall be for four (4) years, except that three (3) of the members first appointed shall be designated to serve terms of one (1), two (2), and three (3) years, respectively, from the date of their appointments, and four (4) members shall be designated to serve for terms of four (4) years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term. A certificate of the appointment or reappointment of any member shall be filed with the town clerk, and such certificate shall be conclusive evidence of the due and proper appointment of such members.

Sec. 18-21. Compensation.

A member shall receive no compensation for their services, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of their duties.

Sect. 18-22. Quorum.

The powers of the Davie Community a Redevelopment Agency shall be exercised by the members thereof. A majority of the members shall constitute a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by agency upon an affirmative vote of not less than three (3) members unless in any case the bylaws shall require a larger number.

Sec. 18-23 . Officers.

The members shall designate a chairman and a vice-chairman from among the members.

Sec. 18-24. Employment of staff.

The agency may employ a director, technical experts, and such other agents and employees, permanent and temporary, as it may require, and determine their qualifications, duties, and compensation. For such legal service as it may require, an agency shall employ or retain counsel and/or legal staff.

Sec. 18-25. Annual report.

The agency shall file with the town council and with the auditor general, on or before March 31 of each year, a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expense as of the end of such calendar year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the town and that the report is available for inspection during business hours in the office of the town clerk and in the office of the agency.

Sec. 18-26. Removal from office of member.

The council may remove a member for inefficiency, neglect of duty, or misconduct in office, only after a hearing and only if he has been given a copy of the charges at least ten (10) days prior to such hearing and has had an opportunity to be heard in person or by counsel.

Sec. 18-27. Agency authority and powers--Generally.

The agency shall have the power and authority to make and issue such regulations, bylaws and rules as it deems necessary to implement its powers and functions.

Sec. 18-28. Same--Specific powers.

The agency shall have the following powers, subject to the consent and approval of the council:

- (1) The agency shall have the power to recommend to the council to exercise the power of eminent domain as provided in F.S. 163.375;
- (2) The power to recommend to the council to dispose of any real property in a redevelopment area, as provided in F.S. 163.380;
- (3) The power to carry out and effectuate the following powers in addition to those herein granted:
 - a. The agency may make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part; to disseminate clearance and community redevelopment information; and to undertake and carry out community redevelopment projects and related activities within its areas of operation, such projects to include:
 1. Demolition and removal of buildings and improvements;
 2. To perform its duties with respect to specific program or projects by ad hoc "task force" committees under the direction of a duly appointed member or members of the authority, including such associate and staff members as may be required;
 3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the community redevelopment area at its fair value for uses in accordance with community redevelopment plan;
 4. Disposition of any property acquired in the community redevelopment area at its fair value, for uses in accordance with the community redevelopment plan;
 5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan;
 6. Acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
 7. Acquisition of any other real property in the community redevelopment area, when necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete

or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities;

- b. To provide, or arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities for or in connection with a community development project; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment project and related activities, and to include in any contract let in connection with such a project and related activities provisions to fulfill such of said conditions as it may deem reasonable and appropriate;
- c. Within its area of operation:
 - 1. To enter into any buildings or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;
 - 2. To acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain, or otherwise, any real property (or personal property for its administrative purposes), together with any improvements thereon;
 - 3. To hold, improve, clear, or prepare for redevelopment any such property;
 - 4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property;
 - 5. To insure or provide for the insurance of any real or personal property or operations of the county against any risks or hazards, including the power to pay premiums on any such insurance;
 - 6. To enter into any contracts necessary to effectuate the purposes of this article;
- d. To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement, in property or securities in which savings banks may legally invest funds subject to their control;
- e. Under the jurisdiction of the town, to borrow money and to apply for and accept advances, loans, grants,

contributions and any other form of financial assistance from the federal government or the state, county, or other public body, or from any sources, public or private, for the purposes of this article, and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the federal government for, or with respect, a community redevelopment project and related activities such conditions imposed pursuant to federal laws as the town may deem reasonable and appropriate and which are not inconsistent with the purpose of this article;

- f. Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of this article and to contract with any person, public or private, in making and carrying out such plans and to adopt or approve, modify and amend such plans, which plans may include, but not be limited to:
 - 1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;
 - 2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements;
 - 3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment projects and related activities;
- g. To apply for, accept and utilize grants of funds from the federal government for such purposes;
- h. To prepare plans for and assist in the relocation of person (including individuals, families, business concerns, non-profit organizations and others) displaced from a community redevelopment area, and to make relocation payments to, or with respect to, such person for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government.

Sec. 18-29. Powers retained by council.

All other powers set forth and contemplated in F.S. Chapter 163 continue to vest in the Town Council.

Secs. 18-30--18-55. Reserved.

SECTION 3: If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 4: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

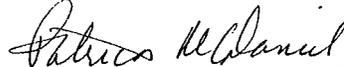
PASSED ON FIRST READING THIS 20th DAY OF April, 1988

PASSED ON SECOND READING THIS 4th DAY OF May, 1988



Mayor/Councilman

Attest:



Town Clerk

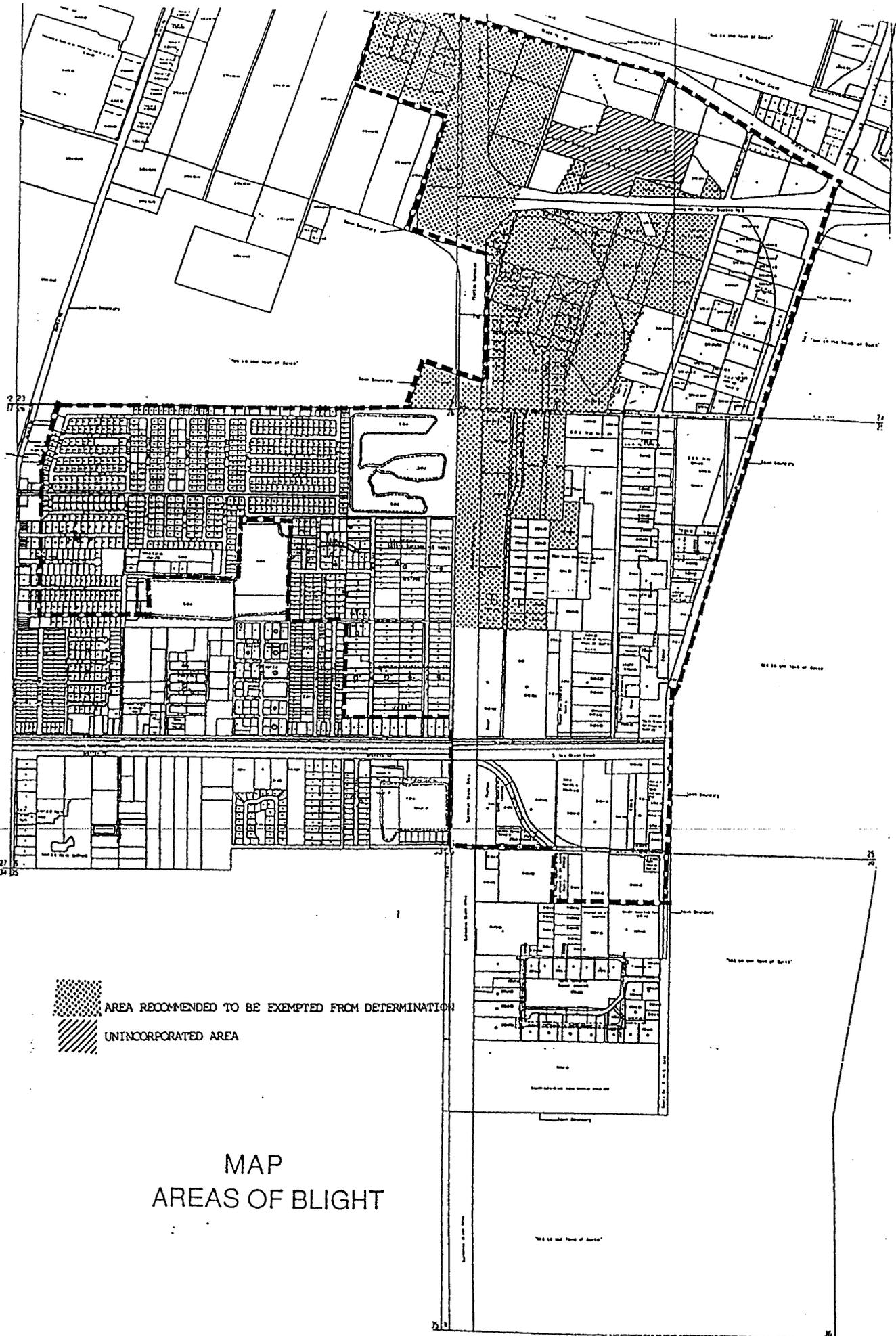
APPROVED THIS 5th DAY OF May, 1988.

EXHIBIT "A"
DESCRIPTION OF THE TOWN OF DAVIE
COMMUNITY REDEVELOPMENT DISTRICT

Beginning at the point of intersection of the westerly right-of-way of the Florida Turnpike and the southerly right-of-way of Orange Drive (SW 45 Street); thence westerly along the southerly right-of-way of Orange Drive (SW 45 Street) to a point of intersection with the southerly projection of the westerly right-of-way line of SW 63 Avenue; thence southerly along the southerly projection of the westerly right-of-way of SW 63 Avenue, also described as the easterly boundary of the recorded plat of Palm Garden Park Unit 2, to the south line of Section 26, Township 50 South, Range 41 East; thence westerly along the south line of Section 26, Township 50 South, Range 41 East, to the SW corner of said Section 27; thence continue westerly along the south line of Section 27, Township 50 South, Range 41 East, to a point of intersection with the southerly extension of the westerly boundary of Tract 52, thence northerly along the westerly boundary of Tract 52 for a distance of 900+- feet; thence westerly along a line parallel to the south line of Section 27, Township 50 South, Range 41 East, to a point of intersection with the westerly boundary of Tract 53; thence northerly along the westerly boundary of Tract 53 projected northerly to a point of intersection with the northerly right-of-way of Orange Drive (SW 45 Street); thence easterly along the northerly right-of-way of Orange Drive to a point of intersection with the westerly boundary of Tract 46; thence northerly along the westerly boundary of Tract 46 to a point of intersection with the southerly boundary of Tract 1, also described as the NW corner of Tract 46; thence westerly along the southerly boundary of Tract 1 to the SW corner of said Tract 1; thence northerly along the westerly boundaries of Tracts 1, 2, 3, and 4 to the NW corner of said Tract 4; thence easterly along the northerly line of Tract 4 extended to a point of intersection with the centerline of Davie Road (SW 64 Avenue) thence northerly and northeasterly along the centerline of Davie Road (SW 64 Avenue) to a point of intersection with the north line of Section 26, Township 50 South, Range 41 East; thence easterly along the north line of said Section 26 to a point of intersection with the westerly boundary of Lot 579 of the recorded plat of Playland Village Section 4; thence southwestwardly along the westerly boundary of said Lot 579 to the southwest corner of said Lot 579; thence southeasterly along the southerly boundary of said Lot 579 to a point of intersection with the westerly right-of-way line of SW 63 Avenue; thence southwestwardly along the westerly right-of-way line of SW 63 Avenue to the northeast corner of Lot 567 of Playland Village Section 4; thence northwestwardly along the northerly boundary of said Lot 567 to the northwest corner of said Lot 567; thence southerly along the western boundaries of Lots 564 thru 567 of Playland Village Section 4 extended to a point of intersection with the southerly right-of-way line of SW 38 Court, this point also described as the northwest corner of Lot 1 of the recorded plat of Playland Village Section 1; thence continue southerly along the westerly boundary of Lots 1 thru 4 of Playland Village Section 1 to the southwest corner of Lot 5 of Playland Village Section 1, also described as the northerly boundary of Lot 8, Block 1, of the recorded plat of Everglades Park; thence easterly along the northerly boundary of said Lot 8 to the northeast corner of said Lot 8; thence southerly along the easterly boundary of said Lot 8 extended southerly to a point of intersection with the centerline of SW 39 Court; thence westerly along the centerline of SW 39 Court to a point of intersection with the easterly boundary of Lot 7, Block 2, of said Everglades Park extended northerly; thence southerly along the easterly boundary of said Lot 7, Block 2, to the southeast corner of said Lot 7, Block 2; thence westerly along the the southerly boundary of said Lot 7, Block 2, to the northeast corner of Lot 3 of the recorded plat of Strong Park; thence southerly along the easterly boundary of said Lot 3 extended to a point of intersection with the centerline of SW 41 Street; thence easterly along the centerline of SW 41 Street to a point of intersection

with the easterly boundary of Lot 23 of said Strong Park extended northerly; thence southerly along the easterly boundary of said Lot 23 to the southeast corner of said Lot 23; thence westerly along the southerly boundary of said Lot 23 to the northeast corner of Lot 2 of the recorded plat of White Park; thence southerly along the easterly boundary of said Lot 2 extended to the southeast corner of Lot 20 of said White Park; thence easterly along the northerly boundary of Lot 14, Block 2, of the recorded plat of Davie Park to the northeast corner of said Lot 14, Block 2; thence southerly along the easterly boundary of said Lot 14, Block 2, extended to a point of intersection with the southerly right-of-way line of SW 41 Court; thence easterly along the southerly right-of-way of SW 41 Court to a point of intersection with the easterly boundary of Lot 1, Block 1, of the recorded plat of Davie Park; thence southerly along the easterly boundary of said Lot 1, Block 1, 50+- feet, this point also described as the point of intersection of the westerly projection of the southerly right-of-way of SW 42 Street; thence easterly along the westerly projection of the southerly right-of-way of SW 42 Street to a point of intersection with the NW corner of Lot 3, Block 2, of the recorded plat of Davie Chamber of Commerce Subdivision; thence continue easterly along the southerly right-of-way of SW 42 Street to a point of intersection with NE corner of Lot 1, Block 3, of the recorded plat of Davie Little Ranches Amended; thence southerly along the easterly boundaries of Lots 1 thru 23, Block 3, of the recorded plat of Davie Little Ranches Amended, to a point of intersection with the NW corner of Lot 1, Block 1, of the recorded plat of Lauderdale Little Ranches; thence easterly along the northerly boundaries of Lots 1 thru 3, Block 1, projected easterly to a point of intersection with the westerly right-of-way of the Florida Turnpike; thence southerly along the westerly right of way of the Florida Turnpike to a point of intersection with the southerly right-of-way of Orange Drive (SW 45 Street), also described as the point of beginning.

**FINDING OF NECESSITY RESOLUTION
OF EXPANSION AREA (APPROX. 20 ACRES)**



AREA RECOMMENDED TO BE EXEMPTED FROM DETERMINATION

UNINCORPORATED AREA

MAP AREAS OF BLIGHT

RESOLUTION NO. R-97-433

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA; FINDING CERTAIN AREAS OF THE TOWN TO BE SLUM OR BLIGHTED AND FINDING THE NEED FOR THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY TO HAVE JURISDICTION TO EXERCISE THE POWERS OF CHAPTER 163, PART III WITHIN SAID AREA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council ("Town Council") of the Town of Davie ("Town") by Resolution No. R-92-80 adopted April 15, 1992 and Resolution No. R-94-287 adopted on September 21, 1994, did find certain areas within the Town of Davie to be blighted areas as defined in Section 163.340 (8), Florida Statutes, and found that the need existed for the creation of a community redevelopment agency; and

WHEREAS, administrative officials of the Town have undertaken and completed a review of the area included on the attached Exhibit "A" (the "Expanded Redevelopment Area") for the purposes of determining if slum or blighted conditions, or both, exist within all or part of such area; and

WHEREAS, the Town Council has received the recommendation from the administrative officials that a finding of the existence of one or more slum or blighted areas within the Expanded Redevelopment Area be adopted by the Town Council and that the Davie Community Redevelopment Agency assume jurisdiction of said Area; and

WHEREAS, the Town Council has received the recommendation and has received a presentation by the administrative officials of the Town of the conditions in the proposed Expanded Redevelopment Area;

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

SECTION 1. That the Town Council does hereby find, based upon information presented to the Town Council in a public meeting, that one or more slum and blighted areas, as defined in Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"), exist within the Expanded Redevelopment Area located within the Town and described and depicted on Exhibit "A" attached hereto and incorporated herein; and

SECTION 2. That the Town Council further finds and determines that the rehabilitation, conservation, or redevelopment, or combination thereof, of the Expanded Redevelopment Area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, and welfare of the residents of the Town of Davie; and

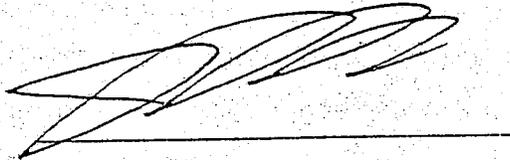
SECTION 3. That the Town Council finds that there is a need for the Town of Davie Community Redevelopment Agency to carry out the purposes of the Redevelopment Act, and subject to the provisions of Chapter 12, Article XIII, of the Code of the Town of Davie, with respect to the Expanded Redevelopment Area identified on the attached Exhibit "A"; and

SECTION 4. That the Redevelopment Administrator is hereby authorized and directed to notify all "taxing authorities," as that term is defined in the Redevelopment Act, of the adoption of this Resolution; and

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

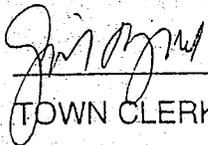
PASSED ON FIRST READING THIS 10th DAY OF December, 1997.

PASSED ON SECOND READING THIS 17th DAY OF December, 1997.



MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 17th DAY OF December, 1997

Exhibit A

TOWN OF DAVIE
DETERMINATION OF BLIGHT STUDY

Davie Community Redevelopment Agency
November, 1997

TABLE OF CONTENTS

	page
Purpose	1
Brief History of Davie's Redevelopment Area	1
Redevelopment Study Area	1
Scope of the Study	3
Land Uses	3
Demographic Profile	5
Employment Data	8
Criminal Activity	8
Street Layout and Transportation Facilities	10
Infrastructure Analysis	11
Parking	12
Water and Sewer Services	15
Fire Hydrants	15
Condition of Buildings	15
Unkempt Lots	16
Concluston	16
Maps and Exhibits	
Location Map	2
Map 1 - Study Areas	4
Map 2 - Future Land Use Map	6
Map 3 - Traffic Area Zones	7
Map 4 - Grid Area Map	9
Map 5 - Survey Area Locations	13
Survey Area Location Index	14

Purpose

The Town of Davie and its Community Redevelopment Agency are desirous to expand the present redevelopment area boundaries to address existing and future conditions which may require redevelopment assistance. This expansion is required to be supported with an official finding of necessity for redevelopment, which is the focus of this study.

Brief History of Davie's redevelopment areas

In 1988, the Town of Davie completed a slum and blight study as the first step in establishing its community redevelopment agency. The original redevelopment area generally consisted of the Davie Road corridor south of the Silver Oaks Mobile Home Park and approximately 1000 feet south of Griffin Road and the areas bordering Orange Drive and portions of Griffin Road from the Florida Turnpike westward to Davie Town Hall located at 6591 Orange Drive. The Eastside neighborhood was included in this original area. The Town's Western Theme District is located in these boundaries. The redevelopment area consisted of approximately 347 acres.

In 1994, the Davie CRA saw the need to expand its redevelopment area boundaries to allow for a better mix of uses and tax base. Therefore, it completed a blight study and revised its redevelopment plan to accommodate an additional 737 acres into its redevelopment area. The expanded area included an eastward extension to State Road 7/441 and included additional areas of residential uses (Playland Village area and several mobile home parks), industrial uses east of the Florida Turnpike and commercial uses along Griffin Road and S.R. 7/441.

Redevelopment Study Area

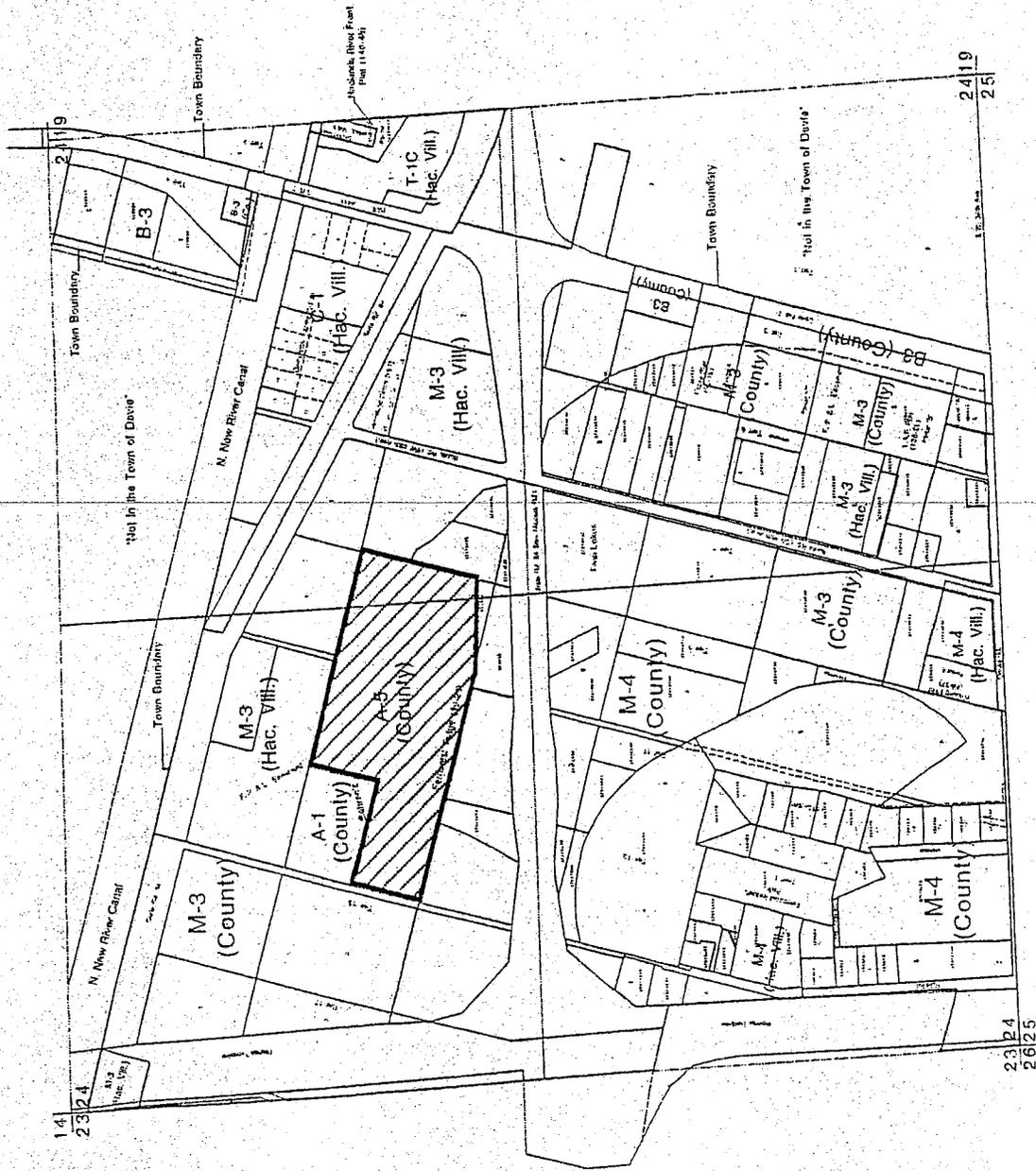
This specific Redevelopment Study Area consists of approximately 20 acres and which was not incorporated within the Town of Davie in 1994 (the date of the last blight study). However, in October, 1997 the area in question was voluntarily annexed into the Town of Davie and is therefore eligible to become part of the Davie CRA 's redevelopment area. The area in question is encompassed within township section 24. The Redevelopment Study Area is generally located north of the State Road 84 Spur (Access Road), West of Burris Road (SW 46th Avenue), east of the Florida Turnpike and South of State Road 84. On the next page is a

Location Map

THE OFFICIAL
BASE MAP
 OF
 THE TOWN OF DAVIE
 FLORIDA

1	2	3	4
24	25	26	27
28	29	30	31
32	33	34	35

24 50 41
 SECTION SOUTH TOWNSHIP EAST RANGE
 SCALE 1:3000 (1" = 300')



23 24
 26 25

location map of the specific area.

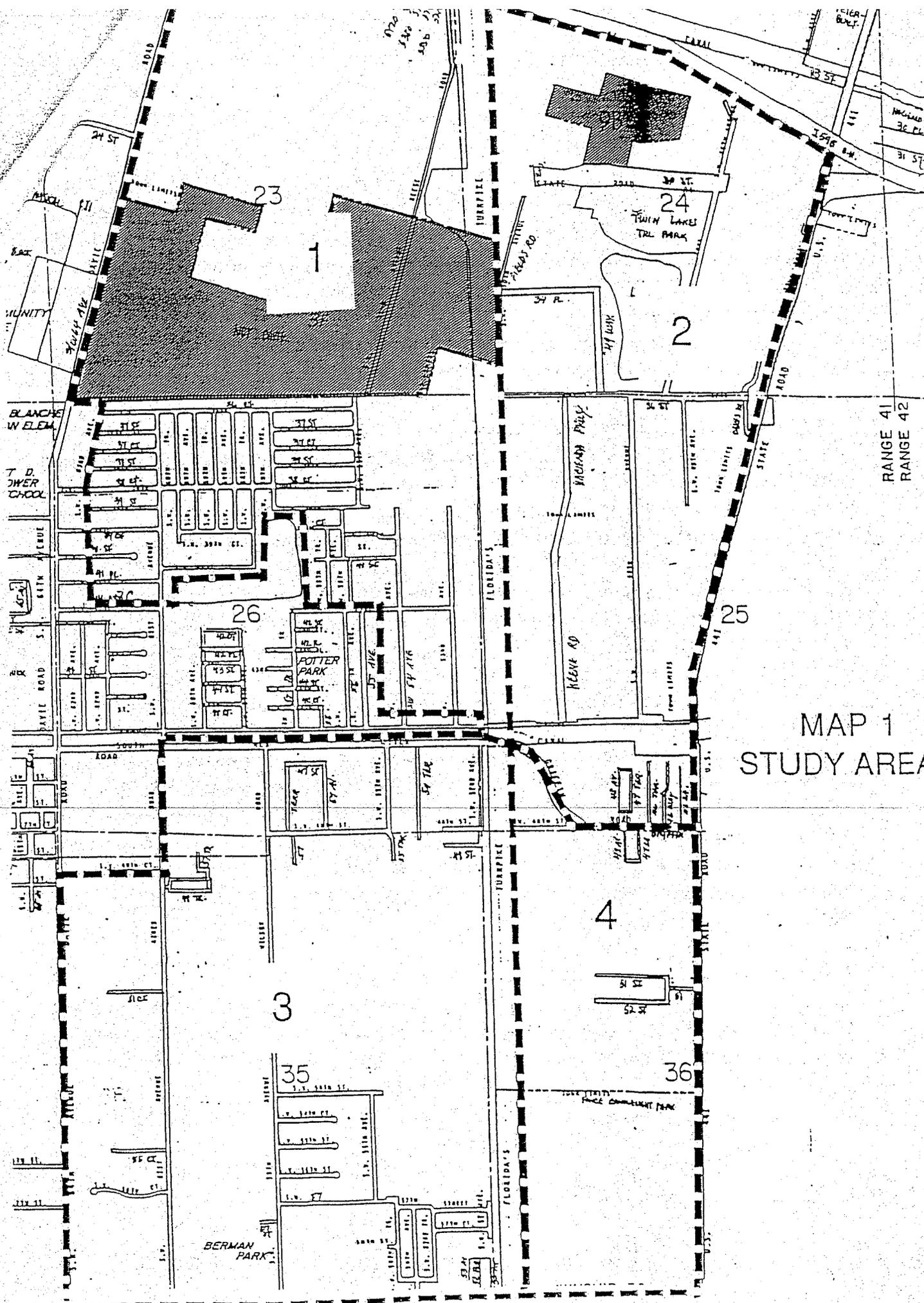
The location of this area was included in Area 2 of the 1994 Blight Study of the Davie CRA which reviewed the area east of the Florida Turnpike, north to 595/84, west of State Road 7/441 and south to Griffin Road. Map 1 shows the 1994 Study Areas and survey area location index.

Scope of the Study

Due to the limited size of the subject area (only 20 acres) it is evident that the area be reviewed on an area basis for a finding of blighting influences. The 1994 blight study presented and analyzed the land uses, demographics and general conditions in each of four study areas to identify areas that would be classified as blighted per the Florida Statutes 163, Part III definition. Areas deemed blighted by the Town Council as a finding of this study were then eligible to be added to the former redevelopment area of the Town, but only upon the completion of a revised redevelopment plan and public hearing process. The Statutes define a blighted area as "an area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use... or an area in which there exists faulty or inadequate street layout; inadequate parking facilities, or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction." The basis of this study is not to address each blighting influence but rather to address those conditions which are most visibly apparent to be blighted in the Redevelopment Study Area.

Land Uses

The subject area includes vacant property with a number of trucks parked on the property and other construction materials. A portion of the dredged lake area was filled in the last year. This general area consists of several land uses: industrial, commercial, community facilities and mobile homes. The area north of Griffin Road is primarily industrial.



MAP 1
STUDY AREAS

RANGE 41
RANGE 42

Map 2 represents the Town's Future Land Use Map for the subject area and surrounding areas.

Demographic Profile

The demographic area is reviewed at the traffic area zone (TAZ) level of detail (see TAZ designations on Map 3). Although this approach will include portions of the present redevelopment area, the alternative approach of excluding such TAZ's would exclude portions of the study area too. Block group information from the 1990 Census also overlaps such areas and has the same deficiencies. The area is comprised of several TAZ's. Listed below is 1990 Census data pertaining to such areas and appropriate TAZ's:

Table 1
Selected Demographic Data
Per 1990 Census

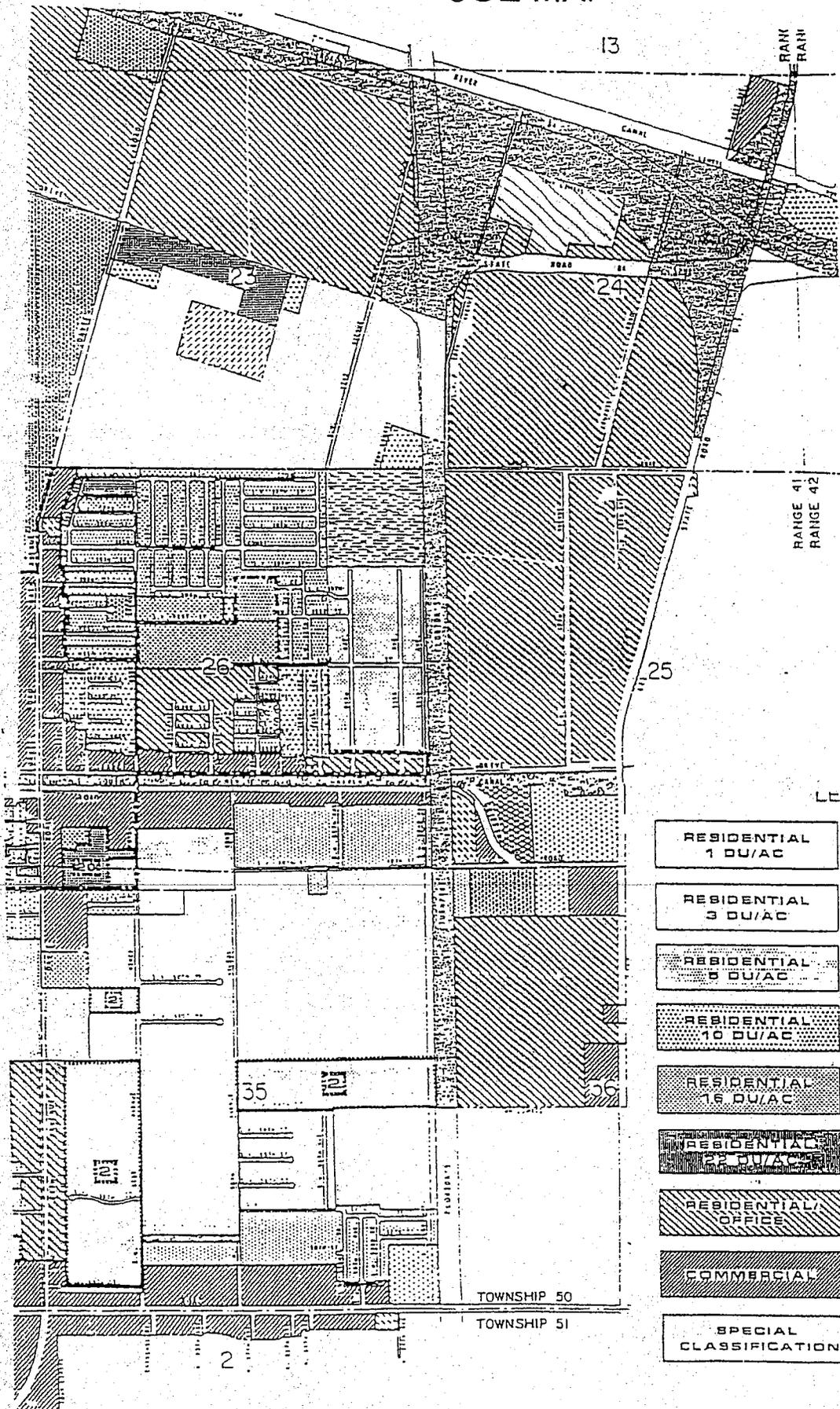
<u>Area/TAZ</u>	<u>Population</u>	<u>Housing Units</u>	<u>Occupied Units</u>	<u>1.01 persons per room</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Area 2						
TAZ 548	0	0	0	0	0	0
549*	0	0	0	0	0	0
553	491	395	307	14	189	118
Total	491	395	307	14	189	118
				1.01		

* Although this area contains the Twin Lakes Trailer Park, the census information did not include this information in population or housing unit counts. Therefore, these units were not considered as year round housing units and were not included.

Source: 1990 Census, Broward County Comprehensive and Neighborhood Planning Division

For the Town of Davie as a whole, four percent (4%) of the occupied housing units were overcrowded (containing 1.01 persons per room or more) according to the 1990 census information. In addition, seventy four percent (74%) of the housing units in 1990 were owner occupied. For study area 2, five percent (5%) of units were overcrowded and sixty two percent (62%) were owner occupied.

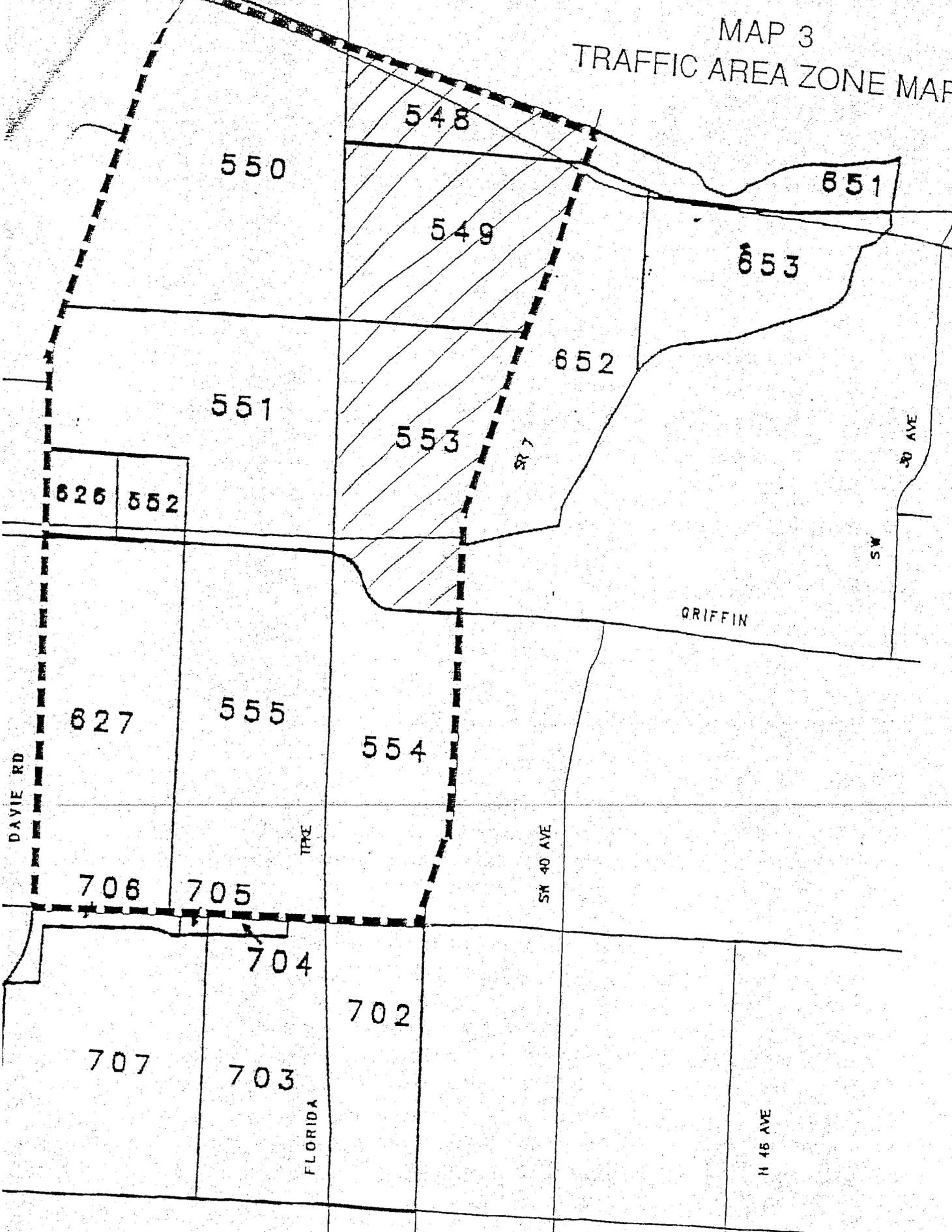
FUTURE LAND USE MAP



LEGEND

RESIDENTIAL 1 DU/AC	COMMERCE/ OFFICE
RESIDENTIAL 3 DU/AC	INDUSTRIAL
RESIDENTIAL 5 DU/AC	UTILITY
RESIDENTIAL 10 DU/AC	TRANSPORTATION
RESIDENTIAL 16 DU/AC	COMMUNITY FACILITY
RESIDENTIAL 22 DU/AC	COMMERCIAL RECREATION
RESIDENTIAL/ OFFICE	RECREATION & OPEN SPACE
COMMERCIAL	AGRICULTURE
SPECIAL CLASSIFICATION	CONSERVATION

MAP 3
TRAFFIC AREA ZONE MAP



Study Area 2

Employment Data

Also of significance, the 1990 Census data provides TAZ information on employment data within each TAZ by type. This is a listing of the number of employees (full and part-time) within each TAZ. The following list is the information divided by area:

Table 2
Employment Data by TAZ

<u>Area</u>	<u>Industrial & other Employment</u>	<u>Retail Trade Employment</u>	<u>Service Employment</u>	<u>Total Employment</u>
Area 2				
TAZ 548	139	161	326	626
549	859	79	187	1125
553	825	85	976	1886
Total	1823	325	1489	3637
Davie Total				24206

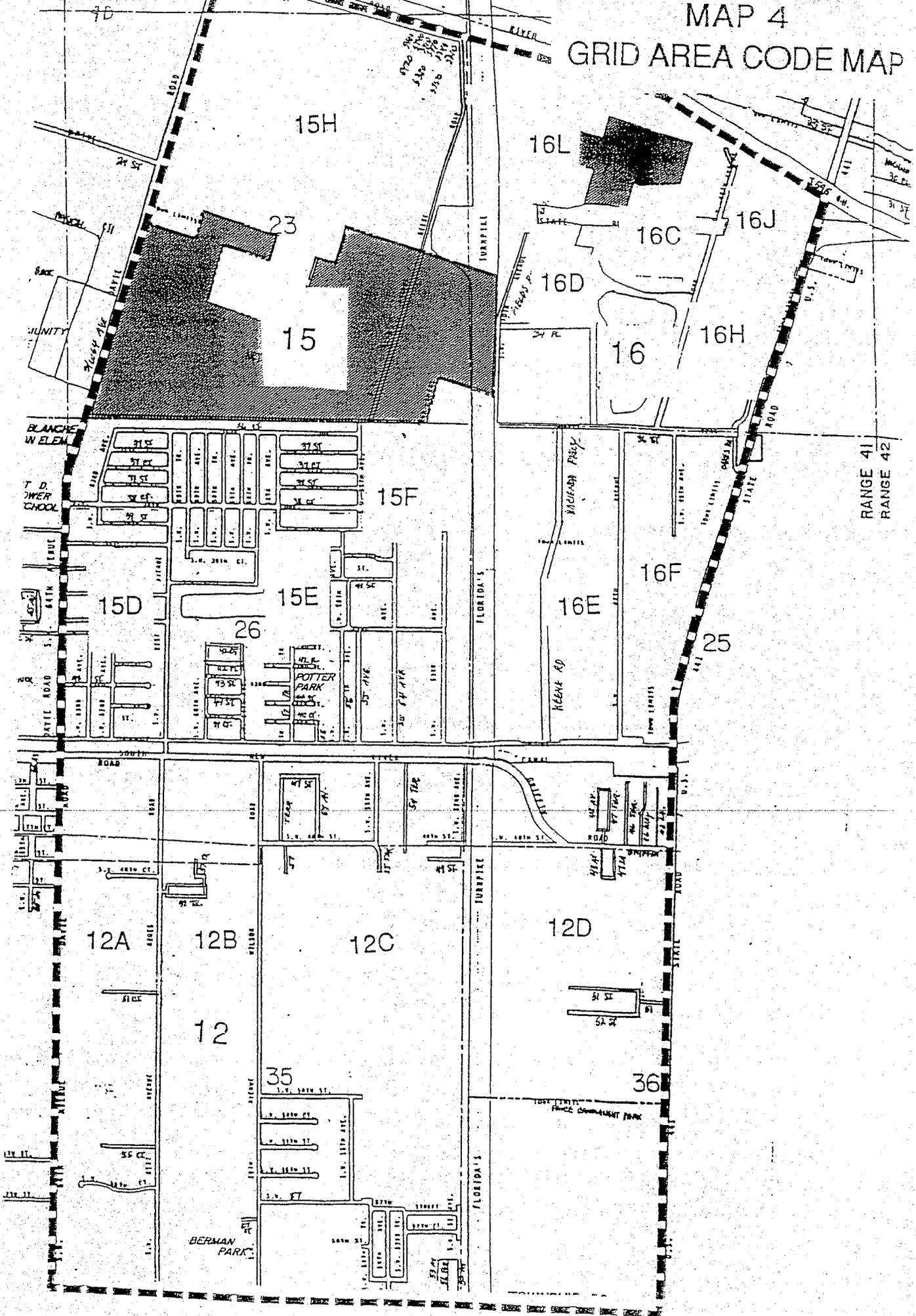
Source: Florida Department of Labor, Bureau of Labor Market Information - 1990; Broward County Strategic Planning Dept.

Criminal Activity

One of the determining factors of blight is an area which is unsafe. Areas with high crime rates negatively impact immediate areas as well as surrounding areas. Such areas also decrease property values as the areas become less attractive for lease and sales.

Below is a listing of the numbers of reported incidence by grid area codes of crime in each of the four study areas. Map 4 illustrates the grid areas. This information covers the period of March 1, 1993 to April 30, 1994. Also included is the respective 1990 population of the study areas, the number of employee equivalents and incidence of crime per capita in such areas. The employee equivalent represents one-quarter of the total employee counts. This was done to reflect a like number of hours of employee and resident living. The 1990 provided employment totals did not separate full time and part time employees.

MAP 4 GRID AREA CODE MAP



RANGE 41
RANGE 42

Table 3
Incidence of Crime by TAZ

<u>GSU Code Area</u>	<u># of Crimes</u>	<u>Population</u>	<u>Employee Equivalent</u>	<u>Incidence of Crimes</u>
16C	0			
16D	38			
16E	231			
16F	124			
16H	15			
16J	22			
16L	51			
AREA 2 Total	581*	307	909	48%
Town Totals	17843	47217	6052	33%

Source: Town of Davie Police Dept. Records

*Area 2 contains a portion of property which has crime figures included in area 4, therefore an estimated 100 crimes were added to the total of area 2 and subtracted from area 4 to reflect this disparity. The property in question is the area north of Griffin Road and south of the New River Canal which includes residential and commercial land uses.

As evidenced in the above table Area 2 has a greater incidence of crime than the Town of Davie rate.

Street Layout and Transportation Facilities:

The study area was originally located in a compact deferral area. This area was then included as part of the County's Traffic Deferral Area. Since 1994 the growth management standards pertaining to traffic are not as limiting, as the area is within the County's Traffic Exception Area.

Area 2 - Most of the streets in this area run north-south and deposit traffic to Oakes Boulevard and Orange Drive. From these streets most of the traffic goes to State Road 7 and Griffin Road. Due to the industrial nature of the area, a substantial portion of the traffic is light and heavy trucks. The area contains a great number of employees who travel to and from the area. Although the area contains some new development and

roadway improvements, many of the streets are in substandard condition, such as SW 46th Avenue and SW 50th Avenue. There is an absence of adequate swales aggravated by numerous cases of vehicles parking in once grassy areas. The result is a predominance of sandy areas which creates dust storms as heavy traffic drives by.

In the next year, Burress Road and portions of Oakes Road will be improved. Griffin Road west of State Road 7/441 will also be improved as this facility will be six laned up to University Drive. The improvements will provide some solutions to the infrastructure deficiencies in this area, but not all.

Infrastructure Analysis

Other than roads, other types of infrastructure determine whether the areas are blighted. Insufficient parking facilities can detract from an area particularly as parking is generally near the street and the street is often the first view of an area. The immediate negative appearance can be lasting. Street lighting is an indicator of vehicular and pedestrian safety as well as a crime deterrent. Fire hydrants indicate proper fire prevention service areas. Water and sewer lines indicate improved potable and waste disposal facilities which also are sanitary.

The listing on Table 4 illustrates the evidence of need of such infrastructure in the study area. The table was generally developed through windshield survey in 1994 and selected the more developed areas of the study area. The windshield survey was completed again in 1997 to confirm the conditions. For the most part, the same conditions exist as in the 1994 survey. Map 5 lists the location of these areas. The survey listed infrastructure needs of certain areas which were generalized for the larger area. Some infrastructure may be present however, of more importance was infrastructure which was lacking.

Table 4
Evidence of Infrastructure Needs in Study Area

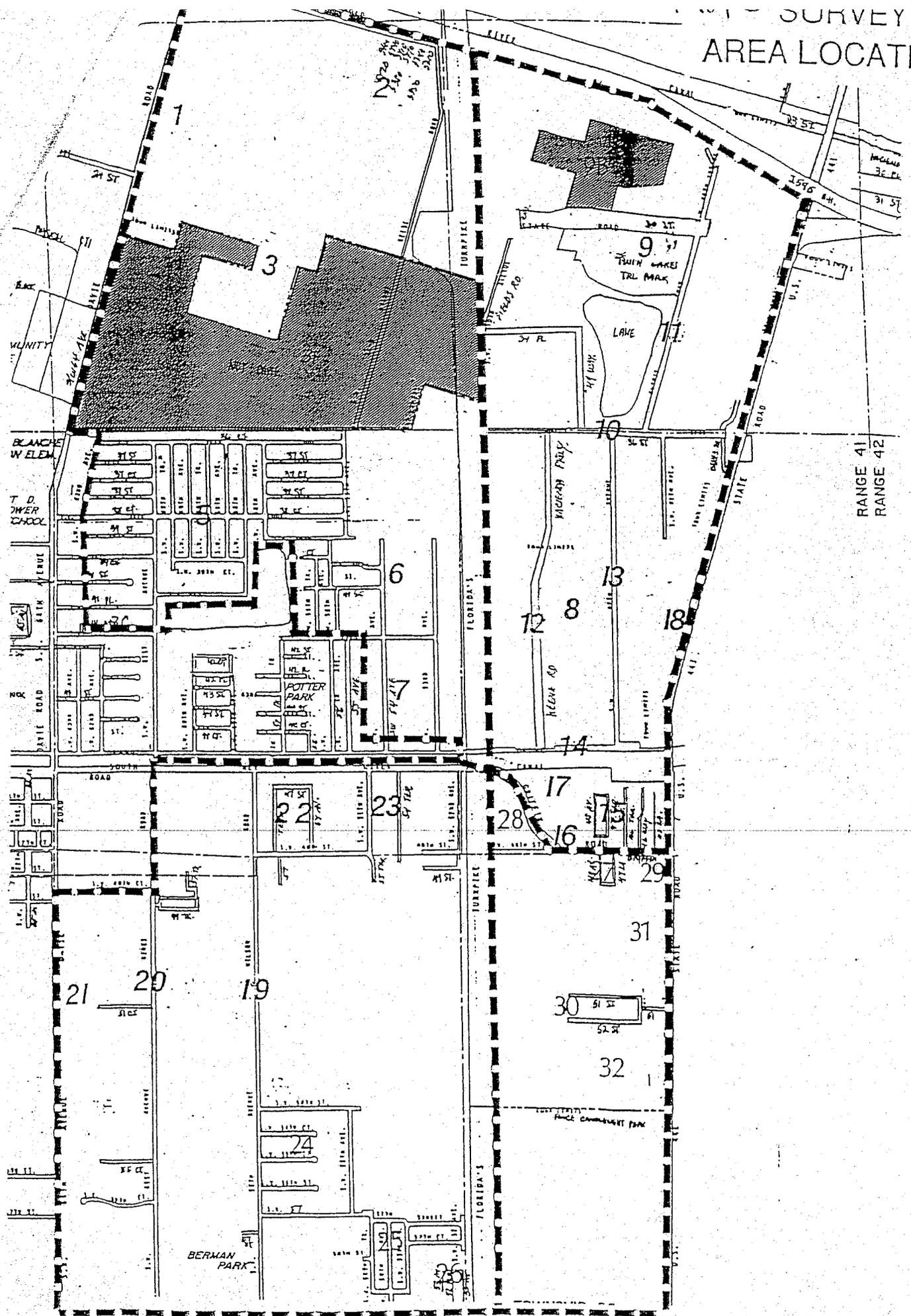
<u>Area</u>	<u>Street lighting</u>	<u>Condition of Roads</u>	<u>Drainage/ Swale area</u>	<u>Inadequate parking</u>	<u>Side walks</u>
Oakes Road Corridor			X	X	X
Burress Road Corridor	X		X	X	X
Twin Lakes Trailer Park					X
Kean Road Corridor					X
New Town					X
47th Ave. Corridor				X	X
Orange Drive	X			X	X
Riverside MH Park					X
Griffin Road Area					X
Griffin Gardens Area					X
S.R. 7 Corridor	X				X

Source: CRA Windshield Survey, June 1994 and reconfirmed in Nov. 1997

Parking Facility Analysis

Area 2 - Within the older industrial areas there is severe lack of parking

SURVEY
AREA LOCATION



RANGE 41
RANGE 42

SURVEY AREA LOCATION INDEX

AREA 2

- 8-NEW TOWN
 - 9-TWIN LAKES TRAILER PARK
 - 10-OAKES ROAD CORRIDOR
 - 11-BURRESS ROAD CORRIDOR
 - 12-KEAN ROAD CORRIDOR
 - 13-47TH AVE. CORRIDOR
 - 14-ORANGE DRIVE
 - 15-RIVERSIDE MH PARK
 - 16-GRIFFIN ROAD AREA
 - 17-GRIFFIN GARDENS AREA
 - 18-S.R. 7 CORRIDOR
-

facilities and vehicles are forced to park in front areas which were not designed for such use. The result is unstabilized soils which are disturbed by passing truck traffic. The lack of landscaping in such areas adds to the blighted appearance of such areas.

Water and Sewer Service

Water and sewer service are important conditions for determining unsafe conditions. Residents of areas lacking centralized water facilities and relying on wells may be drinking unhealthy water which is not subject to testing requirements. Centralized water facilities are required to follow local and state standards and are monitored accordingly. Areas lacking centralized sewer facilities and relying on septic tanks may endanger nearby aquifer areas and their cones of influence.

Area 2

The total area is serviced by centralized water facilities. Centralized sewer facilities are lacking in portions of the Burress Road corridor and along State Road 7 north of the former Boatarama. Due to the industrial nature of this area it is important that various methods of sewage treatment be installed to handle the various effluent types of the businesses. The subject property will be serviced by water and sewer services.

Fire Hydrants

The lack of fire hydrants is another concern for fire safety. Insufficient or lack of fire hydrants may present an unsafe condition for residents, employees and customers of such area. Each of the four areas contain centralized water services and the water lines are connected to fire hydrants. Therefore, unsafe conditions due to a lack of available water to fight fires is not evidenced. However, there were several hydrants in area 2 which apparently were damaged by vehicles and may not function correctly.

Condition of Buildings

The physical appearance of buildings is frequently a crucial determinant of blight. Following is a generalized overview of building conditions in the four areas of study:

Area 2

There are a number of industrial structures which require improvements in the Oakes Road area.

Unkempt Lots

Unkempt lots can become community eyesores as well as areas which attract illegal dumping resulting in unsafe and dangerous conditions as well as impairs the sound growth of an area. Below is a listing of the conditions of vacant lots in each of the four areas:

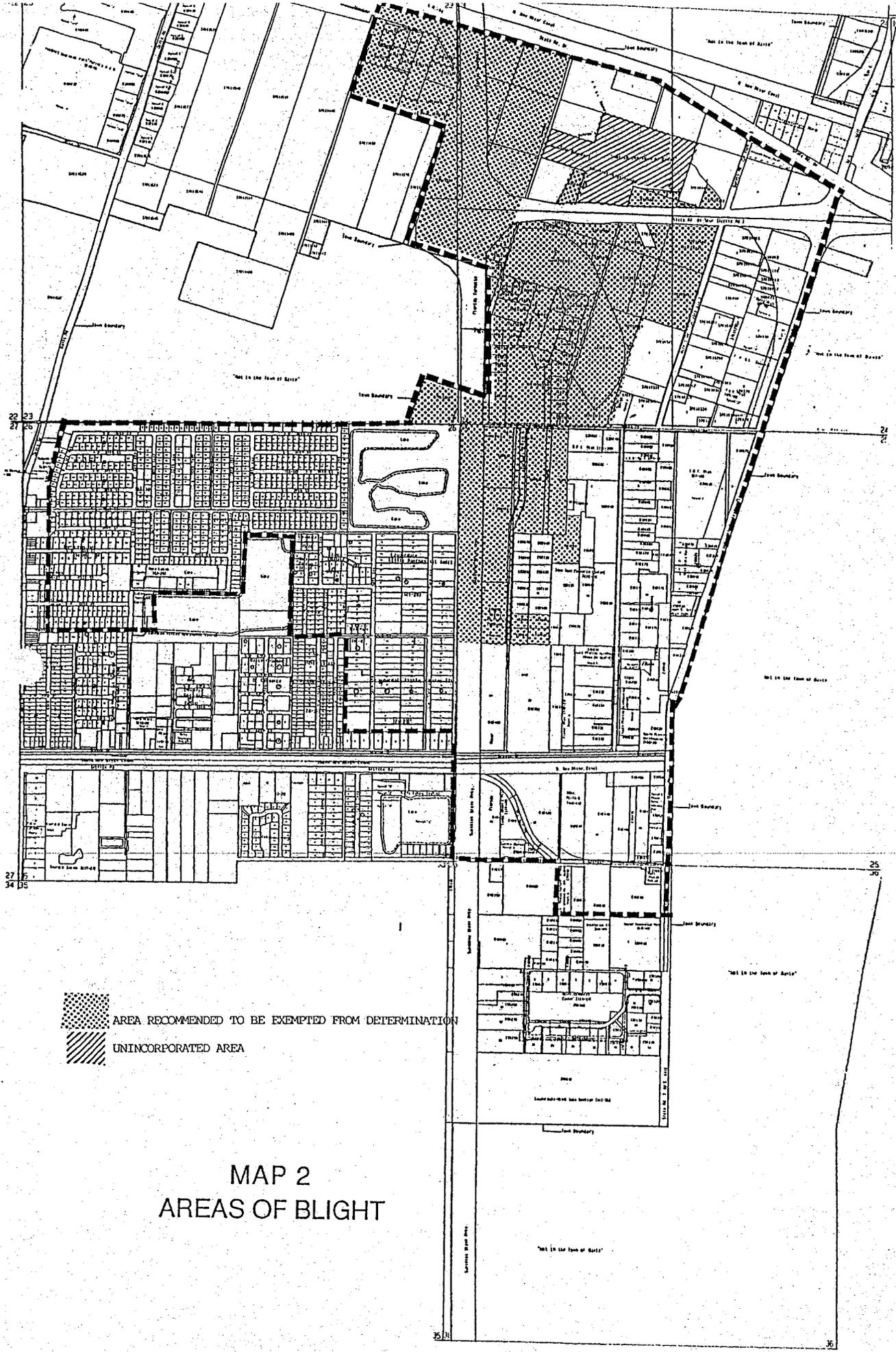
Area 2 - Areas which are developed and contained, such as the New Town industrial area and mobile home parks maintain the areas in good condition. However, the industrial corridors along Oakes Road and Burrell Road have numerous areas (developed and undeveloped) which are unkempt and contain signs of dumping and littering. Other industrial areas are also not maintained. Commercial lots along Orange Drive, State Road 7 and the north side of Griffin also contain unkempt lots.

Conclusion

The information in this study presents a number of approaches to evaluating whether the Redevelopment Study Area as defined can be classified as blighted pursuant to Florida Statute 163, Part III. Below is a summary of the more detailed findings for each area:

Area 2- This area is lacking in many infrastructure facilities, particularly the industrial areas which frequently possess little landscape treatments and on site parking facilities. Several roads are in desperate need of repair. Drainage and sidewalks are generally lacking. Centralized sewage is scattered throughout the area. There are a number of unkempt lots in this area which detracts from the appearance of the general area. The incidence of crime is greater in this area than the Town rate. A number of industrial buildings are in need of improvements. The State Road 7 Corridor is also in need of improvements to properties. As the subject property is located within and surrounded by the area of this blight, it too should be designated as blighted and made a part of the redevelopment area.

**FINDING OF NECESSITY RESOLUTION
OF PROPERTY ADDED TO REDEVELOPMENT AREA IN 1994**



AREA RECOMMENDED TO BE EXEMPTED FROM DETERMINATION
 UNINCORPORATED AREA

MAP 2 AREAS OF BLIGHT

FINDING OF NECESSITY RESOLUTION
OF ORIGINAL AREA

RESOLUTION NO. R-92-80

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, RATIFYING AND CONFIRMING RESOLUTION NO. R-88-55, FINDING CERTAIN AREAS OF THE TOWN TO BE BLIGHTED AND FINDING THE NEED FOR THE ESTABLISHMENT OF A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO STATE STATUTE, WHICH RESOLUTION WAS RATIFIED AND CONFIRMED BY RESOLUTION NO. R-89-339; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council by Resolution No. R-88-55, did on the 2nd day of March, 1988 find certain areas within the Town of Davie "blighted areas" as defined in Section 163.340 (8), Florida Statutes; and

WHEREAS, by said Resolution, the Town Council found that there was a need for a Community Redevelopment Agency to function within the Town of Davie; and

WHEREAS, by said Resolution, the Town Council requested that the Board of County Commissioners of Broward County, Florida, delegate the exercise of all the powers and responsibilities conferred upon Broward County by Section 163.410 and Section 163.370, Florida Statutes for the purpose of establishing a Davie Community Redevelopment Agency for the revitalization of the Downtown Davie Study Area; and

WHEREAS, the Board of County Commissioners of Broward County by Resolution No. 88-1105 conferred such power and authority upon the Town; and

WHEREAS, the Town Council by Resolution No. R-89-339, did on the 6th day of December, 1989, ratify and confirm in all respects Resolution No. R-88-55; and

WHEREAS, the Town now wishes to ratify all actions taken by virtue of Resolutions No. R-89-339 and No. R-88-55.

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

SECTION 1. That the Town of Davie finds that there are areas within the Town of Davie, Florida, generally bound by Southwest 36th Street on the north, the Florida Turnpike

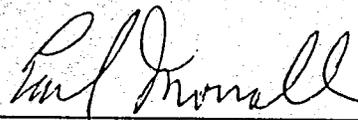
On the east, Southwest 48th Street on the south, and Southwest 76th Avenue on the west, said area previously commonly known as the Downtown Davie Study Area, which are "blighted" as defined in Section 163.340(8) Florida Statutes and that the rehabilitation, conservation, or redevelopment, or combination thereof, within the Downtown Davie Study Area is necessary in the interest of the public health, safety, morals and welfare of the residents of the Town of Davie.

SECTION 2. That the Town Council finds that there is a need for a Community Redevelopment Agency to function within the Town of Davie, Florida, to carry out the purpose of the Community Redevelopment Act of 1969 as set forth in part III of Chapter 163 Florida Statutes with respect to the revitalization of the area previously known as the Downtown Davie Study Area.

SECTION 3. That the Town Council of the Town of Davie, Florida, does hereby ratify and confirm in all respects Resolution No. R-88-55, finding certain areas of the Town to be blighted and finding the need for the establishment of a Community Redevelopment Agency pursuant to State Statute, which Resolution was ratified and confirmed by Resolution No. R-89-339.

SECTION 4. This Resolution shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED THIS 15th DAY OF APRIL, 1992


MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 15th DAY OF APRIL, 1992

**LEGAL DESCRIPTION OF PROPERTY
TO BE INCLUDED UPON COMPLETION**
