TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

SUBJECT: Ordinance - Investor Financial/William Brenner,
LA (SS) 00-4A, Hidden Cove Land Use Plan Amendment

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING APPLICATION LA (SS) 00-4A, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCIAL AND SPECIAL CLASSIFICATION (RESIDENTIAL 2 D.U./ACRE)" TO "SPECIAL CLASSIFICATION (RESIDENTIAL 7 D.U./ACRE); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: Land Use Plan Amendment for 7.8 acres of land **from** Commercial and Special Classification (Residential 2 du/acre) **to** Special Classification (Residential 7 du/acre) utilizing 36 flex units from Flexibility Zone 102 for a total of 46 residential dwelling units with a net density of 5.89 dwelling units/acre.

The Town Council rezoned the subject property from Neighborhood Business (B-2) and Residential Low Density 2 (R-2) to RM-10 (10 du/acre) in 1998, by Ordinance 98-042, and through the rezoning process, assigned 50 reserve units from the Town, for a total of 76 dwelling units. Upon 'compatibility review' through Broward County Comprehensive and Neighborhood Planning Division, a total of 46 dwelling units were approved by the Broward County Commission, thereby allocating 36 reserve units.

Due to a technicality, the Broward County Planning Council, upon plat review, determined that the applicant needed to apply for flexibility units, as opposed to reserve units, and the use of flexibility units requires a local land use plan amendment. Hence, the applicant was required to file another application to approve the original request for a maximum of 46 dwelling units upon the 7.8 acre property, resulting in a lower density than was originally approved by the Town.

PREVIOUS ACTIONS: The Town Council voted at the December 20, 2000 meeting. to approve, on its merits, the application (motion carried 5-0).

CONCURRENCES: The Local Planning Agency (LPA) recommended approval at its December 13, 2000 meeting (motion carried 4-0, Ms. Moore abstained).

FISCAL IMPACT: not applicable

RECOMMENDATION(S): Motion to approve the ordinance

Attachment(s): Ordinance, Staff Report, Subject Site Map, Land Use Map, Aerial, Land Use Plan Application, Letter of Opposition

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING APPLICATION LA (SS) 00-4A, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCIAL AND SPECIAL CLASSIFICATION (RESIDENTIAL 2 D.U./ACRE)" TO "SPECIAL CLASSIFICATION (RESIDENTIAL 7 D.U./ACRE); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town adopted the Town of Davie Comprehensive Plan on August 20, 1997; and

WHEREAS, the Department of Community Affairs has found the Town of Davie Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Council is required to hold one public hearing when considering small-scale amendments to the Town's Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on December 13, 2000, and has determined that the proposed amendment is consistent with the goals and objectives of the Davie Comprehensive Plan and consistent with development in the surrounding areas, and, therefore recommends approval of the proposed amendment; and

WHEREAS, the Town Council, following the public hearing, voted to adopt this ordinance in accordance with applicable state law; and

WHEREAS, the 7.8 gross acre of land, which is the subject of this proposed amendment, is located on the west side of Davie Road and north of Stirling Road, and is currently designated for Commercial and Special Classification (residential 2 du/acre) on the Town's Land Use Map; and

WHEREAS, the property owner proposes amending the future Land Use Map for the subject propriety from its current designation of Commercial and Special Classification (residential 2 du/acre) to Special Classification (residential 7 du/acre) ; and

WHEREAS, in connection with this proposed amendment, the applicant has made application for the allocation of 36 flex units from Flexibility Zone 102.

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

SECTION 1. That the future land use plan map designation for the property described and illustrated on Exhibit "A," attached hereto, be and the same is hereby amended and changed from Commercial and Special Classification (Residential 2 du/acre) to Special Classification (Residential 7 du/acre).

SECTION 2. That the future land use plan map hereto adopted by the Town Council be and the same hereby amended to show the property described in Section 1, herein, as Special Classification (Residential 7 du/acre).

SECTION 3. The allocation of 36 flexibility units for this plan amendment is hereby approved.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. The effective date of this plan amendment shall be 31 days from the date of final Town Council approval and upon recertification of the Town's plan by the Broward County Planning Council.

PASSED ON FIRST READING THIS_____DAY OF_____, 2001

PASSED ON SECOND READING THIS_____DAY OF_____, 2001

_____
MAYOR/COUNCILMEMBER

ATTEST:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____ , 2001.

Application #: LA(SS) 00-4A **Revisions:**

Exhibit "A":

Original Report Date: 12/13/00

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

APPLICANT INFORMATION

Owner:	Wayne Brenner	**Agent:**	C. William Laystrom, Esq.
Address:	359 E. Seaview Drive	**Address:**	1177 SE 3rd Avenue
City:	Marathon, FL 33059	**City:**	Fort Lauderdale, FL 33316
Phone:	305-289-1804	**Phone:**	954-525-3441

Lessee/Contract Purchaser

Name: Investor Financial Corp.
Address: 2921 NE 48th Street
City: Lighthouse Point, FL 33064
Phone: 954-762-3400

BACKGROUND INFORMATION

Application Request: Land Use Plan Amendment for 7.8 acres of land **from** Commercial and Special Classification (Residential 2 du/acre) **to** Special Classification (Residential 7 du/acre) utilizing 36 flex units from Flexibility Zone 102 for a total of 46 residential dwelling units with a net density of 5.89 dwelling units/acre.

Address/Location: West side of Davie Road, approximately 1/8 mile north from the intersection with Stirling Road.

Existing/Future Land Use Plan Designation: The existing land plan use designation is Commercial, on 2.1 acres, and Special Classification (Residential 2 d.u./acre), on 5.7 acres, on the Town of Davie Future Land Use Map and the Broward County Future Land Use Map.

Existing Zoning: Residential Multi-family 10 (RM-10)
Existing Use: vacant
Proposed Zoning: same (RM-10)

Proposed Use: 46 residential townhouses
Parcel Size: 7.8 gross acres

Surrounding Existing Land Use:

North: single family home
South: Carriage Hills Plaza Shopping center
East: Pool King sales and repair
West: canal, then single family residences

Surrounding Future Land Use:

North: Special Classification Residential 2 and Residential / Office
South: Commercial
East: Davie Road, then Commercial
West: Special Classification Residential 2

Surrounding Zoning:

North: Residential 2 du / acre and Residential / Office (RO)
South: Community Business (B-2)
East: Community Business (B-2)
West: Residential 2 du / acre

ZONING HISTORY

Previous Requests on Same property:

The property was rezoned from Neighborhood Business (B-2) and Residential Low Density 2 (R-2) to RM-10 (10 du / acre) in 1998 and, through the rezoning process, assigned 50 reserve units from the Town, for a total of 76 dwelling units. Upon 'compatibility review' through Broward County Comprehensive and Neighborhood Planning Division, a total of 46 dwelling units were approved by the Broward County Commission, thereby allocating 36 reserve units.

The plat for Hidden Cove was approved by Town Council on June 2, 1999 through Resolution 99-195. Upon plat review at Broward County, the Broward County Planning Council determined the use of reserve units was inappropriate for the density requested and the use of flex units, which requires a local land use plan amendment, was needed. The assignment of reserve units can be accomplished through a rezoning or any other formal Town Council action, whereas, the assignment of flex units requires a local land use plan amendment. By utilizing flex units for this application, the Town still has 141 reserve units at their disposal within Flexibility Zone 102.

Comprehensive Plan Considerations

Planning Area: The subject parcel is located within Planning Area 9. This area is predominately agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road and Stirling Road corridors.

Broward County Land Use Plan: The Broward County Land Use Plan identifies this parcel of land as Commercial and Special Classification (Residential 2 du/acre). Broward County Department of Planning and Environmental Protection has reviewed this application for compatibility, as required by the Broward County Land Use Plan, based on the previous request to apply reserve units to this parcel, and found the request to use reserve units compatible with the surrounding land uses. This request was approved by the Broward County Commission on February 9, 1999, limiting the total number of dwelling units to be built upon the subject site to 46.

Concurrency Considerations: The proposed land use plan change will have a greater impact on the amount of sanitary sewer and potable water as compared to the approved land use plan designation. The proposed change will decrease the number of vehicles trips per day generated and the amount of solid waste produced. See attached Addendum A.

Applicable Goals, Objectives & Policies:

Future Land Use

Policy 6-1: Residential development of moderate to high density should be located in close proximity to arterial roadways, available mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the S.R. 84/I-595 corridor or I-75 interchange.

Transportation Element

Objective 4-1: The Town will coordinate transportation planning activities with land use decisions, ensuring that transportation planning and land use planning activities are properly coordinated in the Town, as shown on the Future Land Use Map.

Housing Element

Objective 2: Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

Staff Analysis

This request provides for a transition in density between commercial (shopping center) to the south and single-family low-density (two dwelling units per acre) to the north and west. In addition, parcels located to the north and east, adjacent to Davie Road, are designated Residential/Office, which allows up to five (5) dwelling units per acre.

This request was approved, in concept, by the Town Council, when it approved the the rezoning and reserve unit allocation, and by the Broward County Commission, when it approved the use of reserve units. This request results in a decrease in the number of units previously approved by Town Council, from 76 total dwelling units to 46 dwelling units, and provides a transition in intensity of use from commercial to residential 5.7 units per acre, and then residential two units per acre further to the north and as developed to the west.

Upon concurrency review by staff, this project results in a decrease in daily number of vehicle trips on Davie Road Extension by 4,103 trips and a decrease in amount of solid waste generated by 569 pounds per day because the residential units would replace 2.1 acres of commercial land use. Sanitary sewer and potable water demand will increase from 8,900 GPD for sanitary sewer and 5,775 GPD for potable water and there is sufficient capacity to handle this increase. This request is consistent with the concurrency requirements as stated in Florida State Statutes 163.3180 (Concurrency) and also 163.3187 (Amendment to the Comprehensive Plan).

Findings of Fact

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

1. The proposed change <u>is not</u> contrary to the adopted comprehensive plan.

This request is for a change in use, as a transition, from intense commercial activity to low density residential further to the north.

2. The proposed change <u>will not</u> create an isolated district.

There is a low density residential land use designations to the north and the west and a moderate density (5 du/ac) designation along Davie Road. The amendment provides a transition in land use intensity from the south to the north.

3. The existing boundaries <u>are</u> illogically drawn.

Typically, adjacent to commercial land uses, densities step down in intensities from a high or moderate intensity (5 to 10 du/ac) to a lower density (1-3 du/acre). Also, the 2.1 acres of commercial land use is essentially useless based on the configuration of the parcel.

4. It is <u>not anticipated</u> that the proposed change will adversely affect living conditions.

The proposed residential use will provide a wall and minimum ten (10) foot landscape buffer around the perimeter of the project. The site plan will meet all applicable land development code requirements to ensure that the transition in residential densities will not affect the surrounding residential properties.

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

As indicated in the attached Land Use Plan Amendment application, the traffic generated by this proposed amendment indicates a substantial reduction in automobile traffic. In addition, the Police Department and Engineering Division will review and approval all roadway designs for safety.

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

Single family homes to the north will be buffered by a moderate density townhouse development, as opposed to a commercial use. Adjacent residential/office land use will allow for a similar residential density and office uses.

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

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

As the request is consistent with the required findings of fact for a positive staff recommendation.

9. There are reasons that the property cannot be used in accord with existing regulations.

In order for residents to access the rear parcel, the only access would be through the commercial parcel. Additionally, the 2.1 acres of the site designated commercial are unusable for commercial purposes due to its size and configuration.

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

An increase in overall residential density on this parcel acts as a buffer for the lower density land uses to the north and west and results in an increase in the Town's tax base. The commercial 2.1 acre parcel was undevelopable in its present form, resulting in lost tax revenue to the Town. The Comprehensive Plan identifies this corridor as an appropriate location for moderate level density as a transition between low density and commercial uses. As such, this request does represent appropriate land planning practices.

Staff Recommendation

Recommendation:

Based upon the above and the finding of facts in the positive, staff recommends approval of application number LA (SS) 00-4A.

Local Planning Agency (LPA)

The Local Planning Agency (LPA) recommended approval of LA (SS) 00-4A at its December 13, 2000 meeting by a motion made by Mr. Davenport and seconded by Mr. Stahl for a vote of 4-0. (Ms. Moore abstained).

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial
4. Land Use Application
5. Letters of Support / Opposition

Prepared by:_____

Reviewed by:_____

ADDENDUM A
Analysis of Public Facilities and Services

Existing Land Use - Commercial and Residential 2*
Proposed Land Use - Residential 7*

A. Sanitary Sewer - Projected demand on the Town's wastewater system would be an increase from 6,050 Gallons per Day (GPD) to 14,950 GPD, for an increase of 8,900 GPD. Sufficient capacity is available to handle the projected demand.

B. Potable Water - Projected demand on the Town's potable water system would be an increase from 5,775 GPD to 12,420 GPD, for an increase of 6,645 GPD. Sufficient capacity is available to handle the projected demand.

C. Drainage - The site is located within the Eastern Sub Area of the Central Broward Drainage District and is controlled by pump S-13 on the C-11 canal. The current system provides sufficient flood protection and drainage improvements to serve the proposed project.

D. Solid Waste - Projected generation will be reduced from 978 lbs / day to 409 lbs / day, for a net decrease of 569 lbs. day. Waste Management is capable of providing solid waste and recycling services to the site.

E. Recreation and Open Space - Based on the Town's level of service requirements of 10 acres per 1000 population, the proposed amendment, with 46 townhouses, will create a demand for .87 acres of park land. The land would be subject to the Town's Recreational Impact Agreement.

F. Transportation - The proposed amendment will reduce the number of trips on the roadway network in comparison to the present land use from 4,373 daily trips to 270 daily trips for a decrease of 4,103 vehicles per day. The adopted level of service, associated with this LUPA, is met in both the short and the long term analysis.

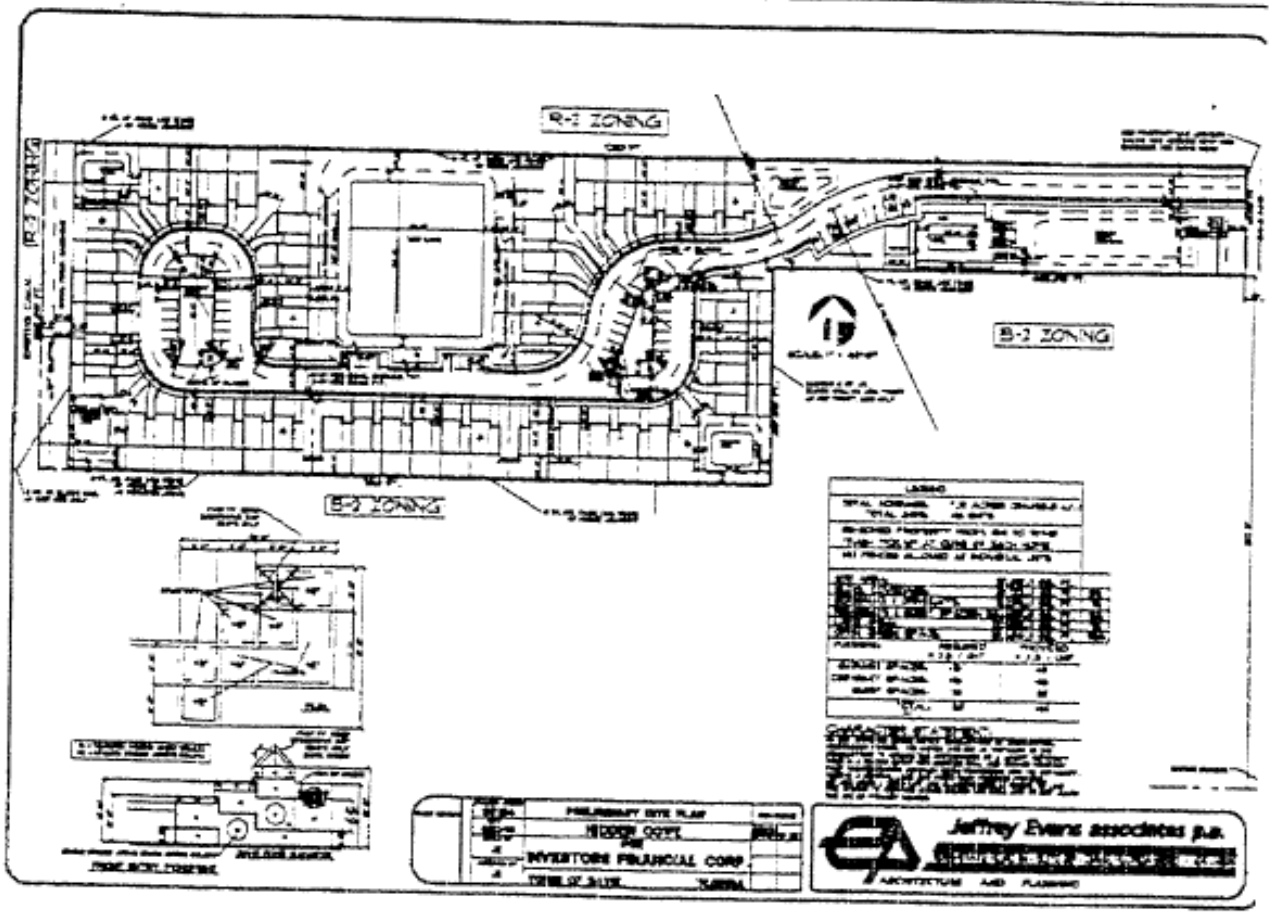
G. Mass Transit - The Broward County Transit System's routes #9 and #12 service the site. Route #9 travels on Davie Road south to Johnson Street and then to downtown Hollywood. Route #12 travels on Davie Road south to Sheridan Street.

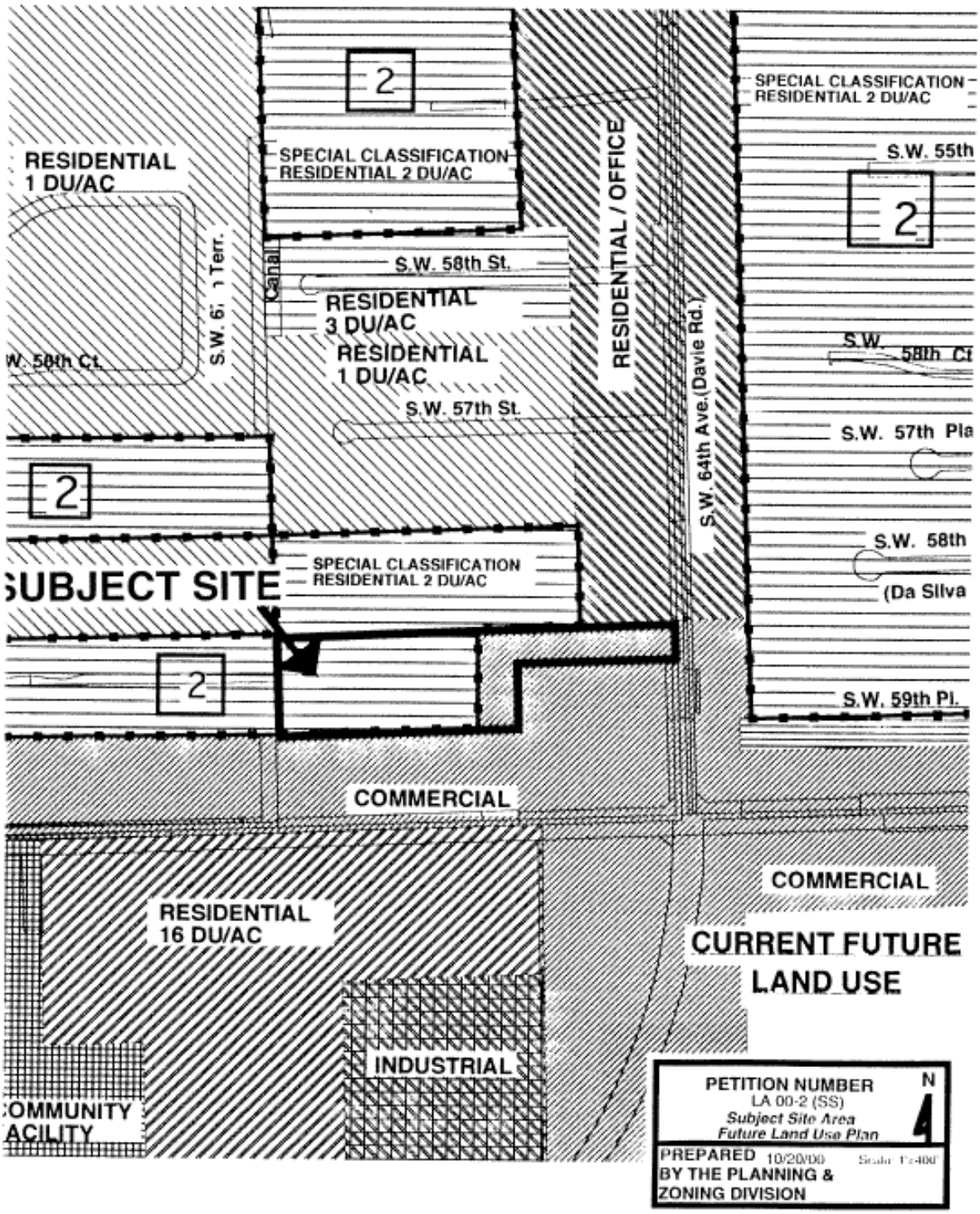
H. Public Education - Based on the student generation rates specified in the Broward County Land Development Code, the amendment is anticipated to generate an additional 8 students. The amendment site is served by Silver Ridge Elementary and Driftwood Middle and Hollywood Hills High School. Silver Ridge Elementary and Hollywood Hills High School are operating over capacity. Driftwood Middle School is operating under capacity. In addition, the applicant will be required to pay mitigation and school impact fees.

BOUNDARY AND TOPOGRAPHIC SURVEY

e: 1" = 40' 0"

36" x 24" Standard Sheet Size




2
SPECIAL CLASSIFICATION
RESIDENTIAL 2 DU/AC
RESIDENTIAL
1 DU/AC
S.W. 6' 1 Terr.
Canal
S.W. 58th St.
RESIDENTIAL
3 DU/AC
RESIDENTIAL
1 DU/AC
S.W. 57th St.
RESIDENTIAL / OFFICE
S.W. 64th Ave.(Davie Rd.)
SPECIAL CLASSIFICATION
RESIDENTIAL 2 DU/AC
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2
S.W. 58th Ct
S.W. 57th Pla
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S.W. 59th Pl.
2
SPECIAL CLASSIFICATION
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SUBJECT SITE
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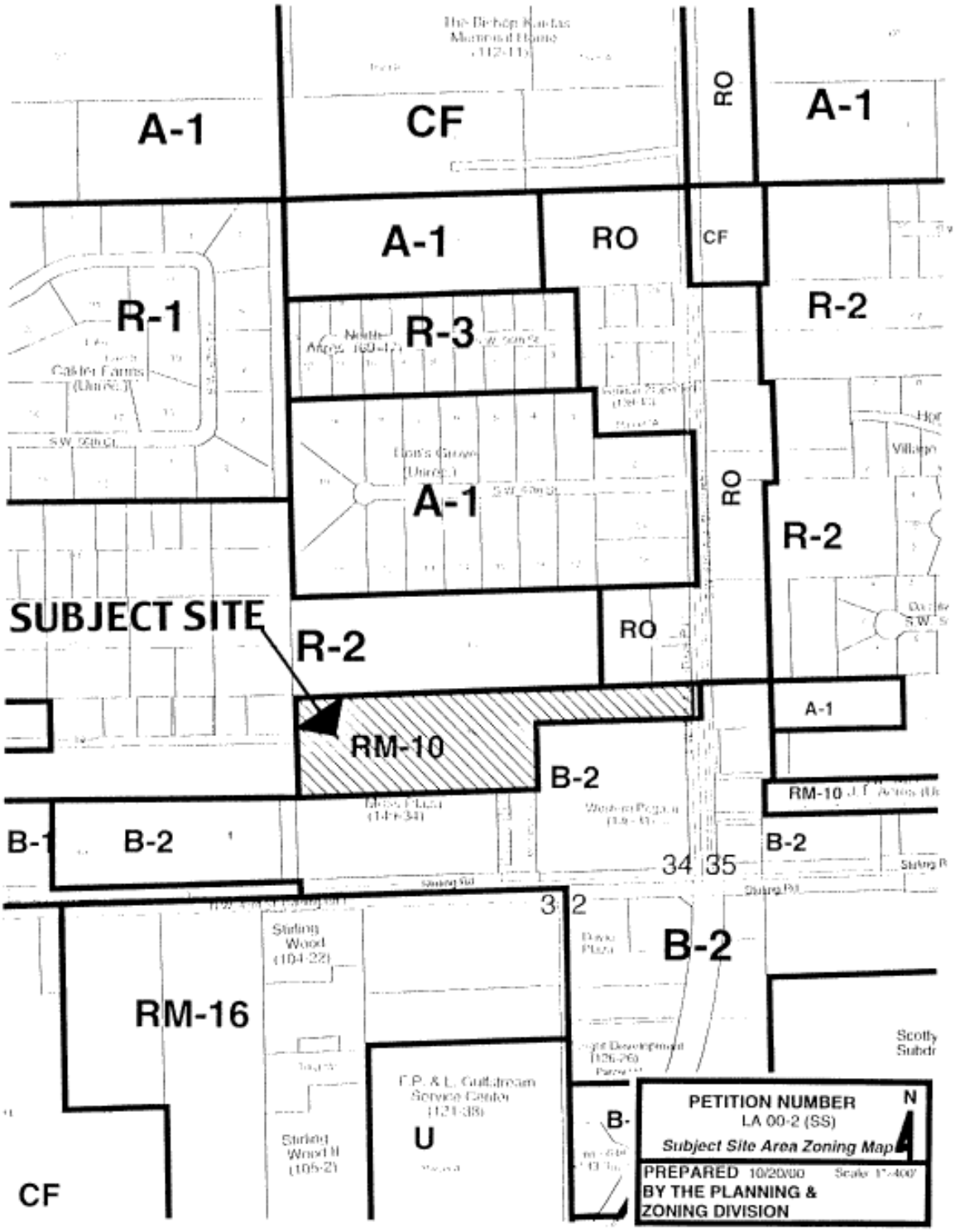
COMMERCIAL
RESIDENTIAL
16 DU/AC
CURRENT FUTURE
LAND USE
INDUSTRIAL
COMMUNITY
FACILITY
PETITION NUMBER
LA 00-2 (SS)
Subject Site Area
Future Land Use Plan
N
PREPARED 10/20/00
BY THE PLANNING &
ZONING DIVISION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PETITION NUMBER
LA 00-2 (SS)
Subject Site Area Zoning Map
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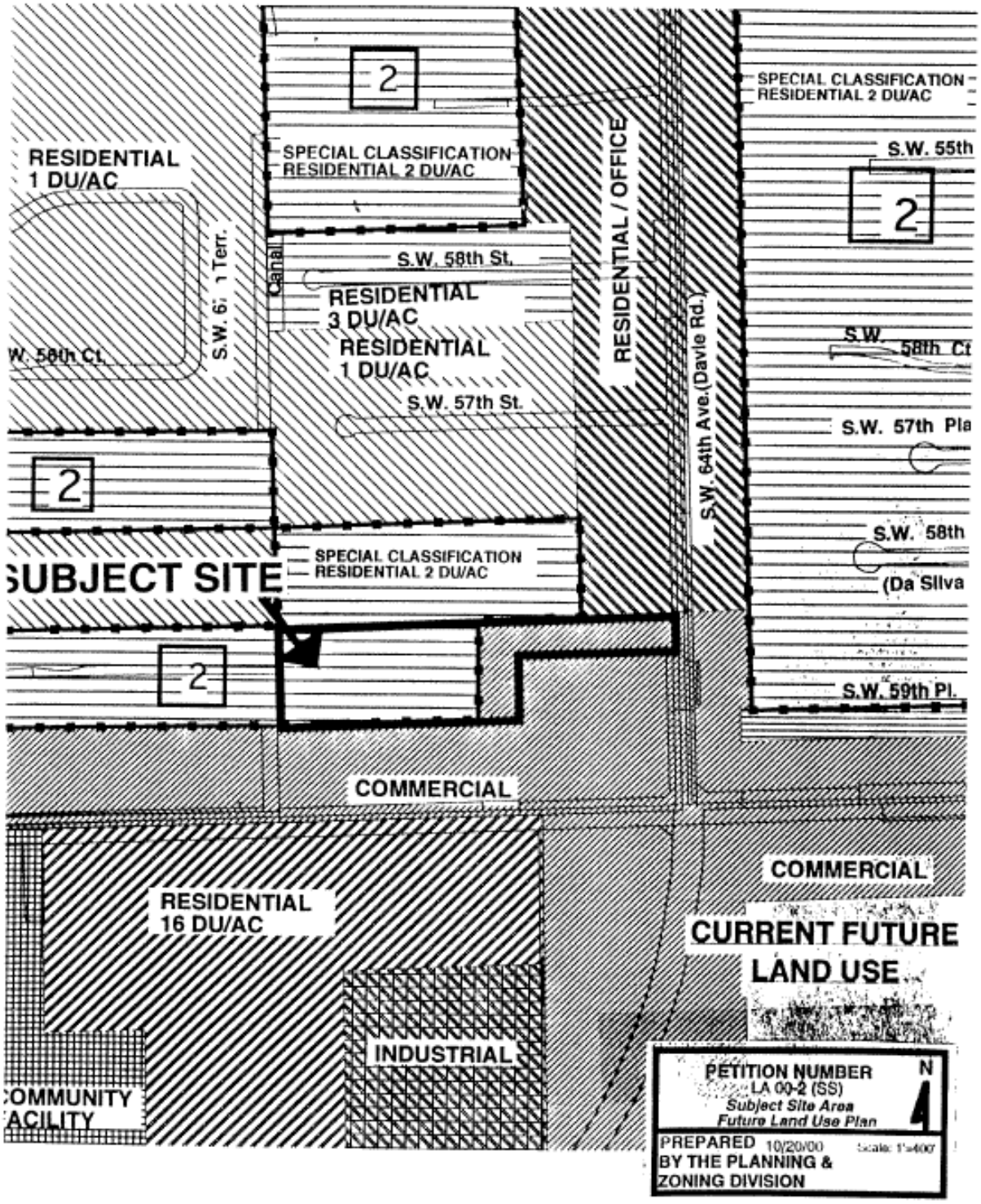
PREPARED 10/20/00
BY THE PLANNING &
ZONING DIVISION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S.W. 58th St.
Canal
RESIDENTIAL
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S.W. 64th Ave.(Davie Rd.)
S.W. 58th Ct.
S.W. 57th Pla
2
SPECIAL CLASSIFICATION
RESIDENTIAL 2 DU/AC
SUBJECT SITE
S.W. 58th
(Da Silva
2
S.W. 59th Pl.
COMMERCIAL
COMMERCIAL
RESIDENTIAL
16 DU/AC
CURRENT FUTURE
LAND USE
INDUSTRIAL
COMMUNITY
FACILITY
PETITION NUMBER
LA 00-2 (SS)
Subject Site Area
Future Land Use Plan
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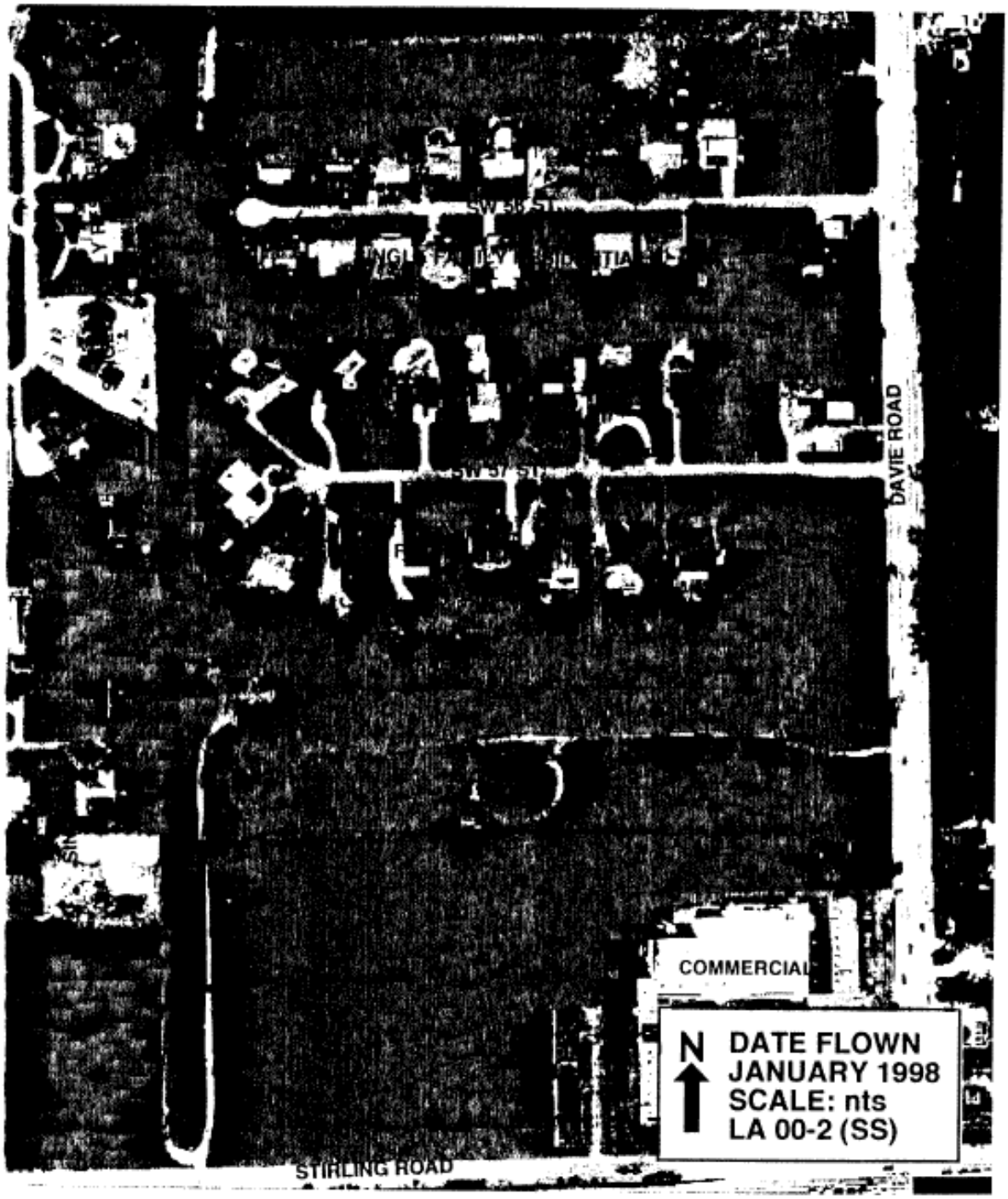
PREPARED 10/20/00
Scale: 1"=400'
BY THE PLANNING &
ZONING DIVISION


DAVIE ROAD
COMMERCIAL
STIRLING ROAD
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DATE FLOWN
JANUARY 1998
SCALE: nts
LA 00-2 (SS)

11/30/00

Davie Planning and Zoning/Town Counse Members
6591 Orange Drive
Davie, Fl 33314

RECEIVED
DEC 5 2000
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

REFERENCE:LA(SS)-00-4A

Dear Sir,

I was mailed the notice of public meeting on the above project would like to ask that you and your committee reviewing this ask the developer to improve his plan. I suppport the planed development but as a property owner within 600 feet of the land empahasize the following:

1) This is a very busy location with an existing traffic congestion problem during peak hours and the width and number of entrance ways need to be increased on SW 64 Ave and there needs to be entrances on Stirling Rd. for this and any development near this intersection. A traffic signal needs to be studied for the entrance and exit onto Davie Rd. since the traffic presently backs up past this property several times daily.

2) Plenty of extra parking is needed as there will be too much building space on the development. The parking areas need to be large size and landscaped to the maximum amount possible so that this development doesnt look like the shopping plaza kept in poor condition on adjacent to the development. Otherwize the area will decline and quickly slip into decay like the neighborhood to the south appears or like the Avon neighborhood looks downtown.

3) The parking areas and entranceways need the maximum amount of landscaping and more if possible. This is a community that needs to improve its present appearance if new construction is to be approved.

4) Lighting needs to be improved for the new development. Current street lighting is dim.

5)There is presently a bus stop on 64 Ave. at the front of the property. Where will it be relocated as it is heavily used.

6) Property line walls should be minimized and substituted with hedges and trees.

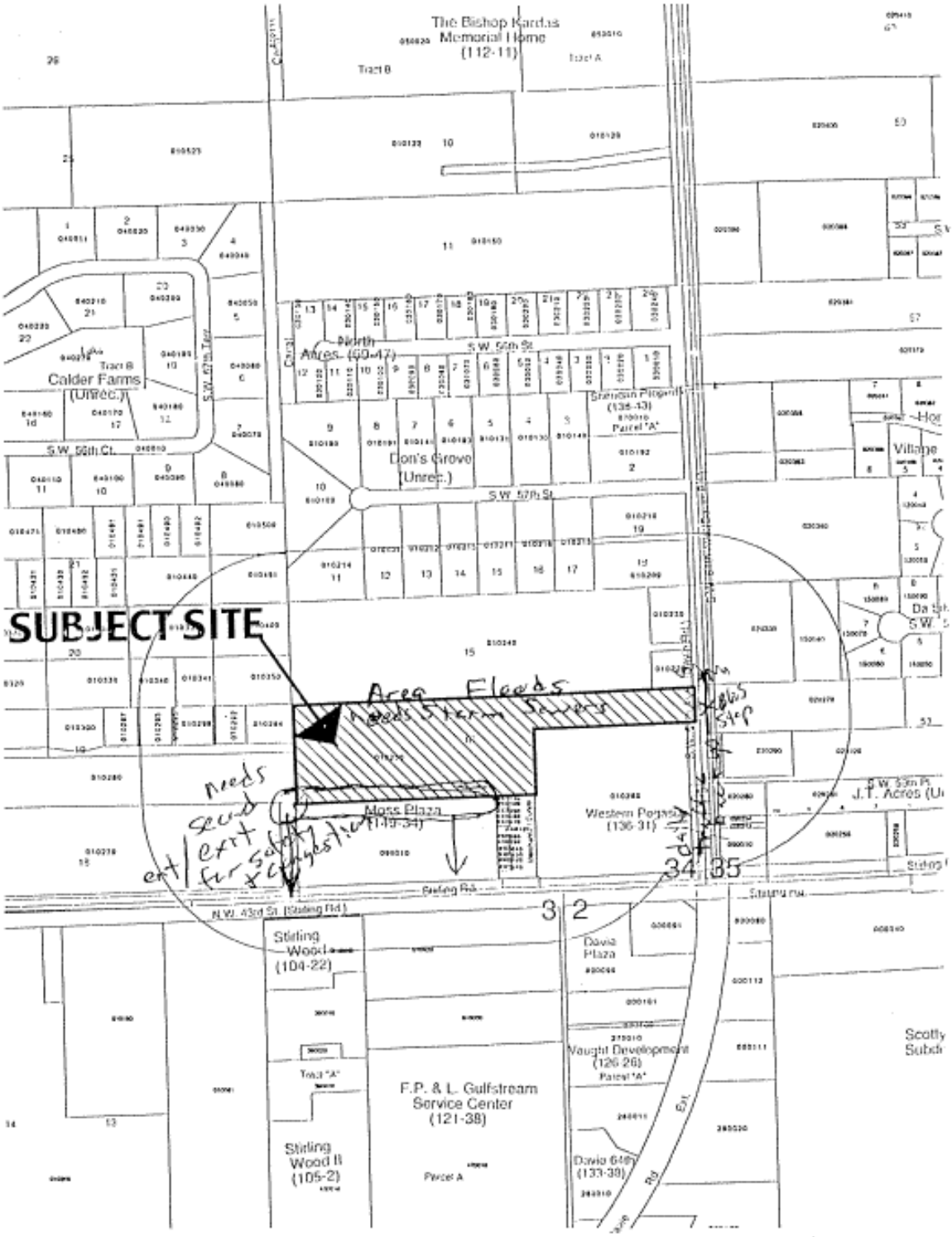
7) A public space area and chairs/benches for people walking needs to be included.

8) There needs to be drainage plan improvements with stormwater drainage for this development and this area floods already during rainy periods and this will be worsened.

Yours truly,

B. Fa[illegible]

Mr. B. Foreman
5830 SW 64 Ave
Davie, Fl. 33314


The Bishop Kardas Memorial Home (112-11)
Tract B
Tract A
Calder Farms (Unrec.)
Tract B
S.W. 60th Ct.
S.W. 47th Ter
Pilorth Acres (60-47)
S.W. 56th St.
Don's Grove (Unrec.)
S.W. 57th St.
Parcel "A"
SUBJECT SITE
Area Floods
Floods Storm Sewers
needs second exit for safety & congestion
Moss Plaza (149-34)
Western Pensco (136-31)
34
35
3
2
Stirling Rd.
N.W. 43rd St. (Stirling Rd.)
Stirling Wood (104-22)
Davie Plaza
Vaught Development (126-26)
Parcel "A"
Tract "A"
F.P. & L. Gulfstream Service Center (121-38)
Stirling Wood II (105-2)
Parcel A
Davie 64 (133-38)
Village
J.T. Acres
Scotty Subd

HIDDEN COVE

APPLICATION FOR AMENDMENT TO THE

TOWN OF DAVIE

LAND USE PLAN

October, 2000
Revised 11/10/00

1. *LETTER OF TRANSMITTAL*

To be provided after review by the Town of Davie.

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

B. *Whether the amendment is within an Area of Critical State Concern or Resource Planning and Management Program.*

C. *Whether the amendment is an exemption to the twice per calendar year limitation on the adoption of plan amendments:*

Development of Regional Impact
Small scale development activity
Emergency

D. *Proposed month of adoption.*

E. *Whether the proposed amendment is to be adopted under a joint planning agreement.*

F. *Name, title, address, and telephone number for local government contact.*

2. *LOCAL GOVERNMENT INFORMATION*

To be provided after review by the Town of Davie.

A. *Local Amendment or Case Number.* LA(SS)00-4A

B. *Recommendation of the local unit of government and minutes from the local planning agency and local government public hearings on the amendment.*

Revised 11/10/00

C. *Local staff report on the amendment as provided to the local government.*

D. *Description of public notification procedures followed for the amendment.*

3. *APPLICANT INFORMATION*

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

INVESTOR FINANCIAL CORP.
2921 N.E. 48th St.
Lighthouse Point, FL 33064
(954) 762-3400
Contact: Vendee

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

C. WILLIAM LAYSTROM, ESQ.
Doumar, Curtis, Cross, Laystrom & Perloff
1177 Southeast 3rd Avenue
Fort Lauderdale, FL 33316-1197
(954) 525-3441

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

WAYNE E. BREWER
359 E. Seaview Dr.
Marathon, FL 33059
(305) 289-1804

D. *Planning Council Fee.*

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

Revised 11/10/00

E. Applicant's rationale for the amendment.

The subject site is situated at the northwest quadrant of Stirling Road and Davie Road in the Town of Davie. This land use amendment will provide a suitable transition from the commercial property fronting along Stirling Road and Davie Road to the lower density residential properties to the north. The applicant has reduced the original request from 60 residential dwelling units to a total of forty-six (46) residential dwelling units to provide further compatibility to the adjacent uses. However, this analysis is based upon the maximum land use of 54 dwelling units.

4. <u>*AMENDMENT SITE DESCRIPTION*</u>

A. Concise written description of the size and boundaries of the area proposed to be amended.

This proposed amendment contains approximately 7.8 ± gross acres located on the northwest corner of Stirling Road and Davie Road. (See *APPENDIX I* for legal description.)

B. Legal description of the area proposed to be amended.

Please see *APPENDIX I.*

C. Map at scale 1" = 300' clearly indicating the amendments location, boundaries, and proposed land uses

Please see *EXHIBIT "A"* - Location Map

5. <u>*EXISTING AND PROPOSED USES*</u>

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.

The property is designated Commercial and low (2) Residential on the Broward County and Town of Davie land use plans. The proposed designation is Special Classification (7) on the Town of Davie Plan.

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

B. Current land use designations for the surrounding properties.

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

	Town of Davie	Broward County
North	Residential (2)/ Residential Office	Low (2)/Low (5)
East	Commercial	Commercial
South	Commercial	Commercial
West	Residential (2)	Low (2)

C. Current and proposed zoning for the amendment site and adjacent areas. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.

AMENDMENT SITE	
CURRENT:	
PROPOSED:	
North	R-2/RO
East	B-2/
South	B-2
West	R-2

EXHIBIT "D" identifies the current zoning for the amendment site and adjacent areas.

D. Existing use of amendment site and adjacent areas.

Revised 11/10/00

D. Existing use of amendment site and adjacent areas.

NORTH	**vacant/single family**
EAST	**vacant/office**
SOUTH	**commercial/vacant**
WEST	**vacant/single family**

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

Based on the proposed designation for the Town of Davie Plan the subject property is proposed to be developed with 46 dwelling units. This is a further restriction from the land use category.

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

Not presently available.

G. Maximum allowable development under existing designation for the site.

The maximum allowable development under the current land use plan designation is 11 dwelling units and 22,000 S.F. commercial.

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

The maximum allowable development under the proposed land use plan designation is 54 dwelling units.

6. *ANALYSIS OF PUBLIC FACILITIES AND SERVICES*

A. *Sanitary Sewer*

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

The amendment site is located within the Town of Davie System II service area. The adopted level of service (LOS) for the amendment service area is 110 gallons per capita per day (GPCD). The current Town of Davie system is operating at 137 GPCD.

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

Revised 10-30-00

The amendment site is located in the Town of Davie service area. The Davie wastewater treatment has capacity of 5.0 million gallons per day (MGD). The current demand is approximately 2.7 MGD. Committed capacity figures are not available; however, committed capacity is not anticipated to have a significant impact on the system because proposed development in the service area is minimal.

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

CURRENT:		
22,000 S.F. Commercial	22,000 S.F. x .1 GPD	= 2,200 GPD
11 Dwelling Units	11 D.U. x 350 GPD	= 3,850 GPD
PROPOSED:		
46 Dwelling Units	46 D.U. x 325 GPD	=14,950 GPD
	TOTAL INCREASE:	**+ 8,900**

Source: Davie Comprehensive Plan

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The projected future flows as documented by the Town of Davie Utilities Department are provided below:

	2001	2005
System II:	2,630,000	2,970,000

Source: Town of Davie Comprehensive Plan

The data provided above indicates that there will be adequate wastewater capacity well past the year 2000. Construction of a 2 MGD plant expansion is complete and in service. A subsequent expansion is programmed for 2005 which will increase the plant capacity to 7 MGD.

Revised 10-30-00

5. *Identify the existing and planned service to site - provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

   There is an 8" force main on Davie Road.

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

   Please see *APPENDIX II.*

B. <u>Potable Water</u>

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

   The subject site is located within the Town of Davie System I service area. The adopted level of service is 150 gallons per capita per day. The current level of service is 197 gallons per capita per day.

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

   The subject property is located in the Town of Davie System I service area. The design capacity for the system is 7.4 MGD with a current system demand of 3.778 MGD. Committed demand figures are not available.

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

   Two wellfields supply water for the service area, the north and south wellfields. The permitted allocation for these wellfields is 14.43 MGD and a maximum daily allocation of 5.73 MGD as of October 15, 1998. Of the permitted yearly withdrawal allocation, 64 million is available. The expiration date of the applicable permit is October 15, 2003.

4. *Identify the additional potable water demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.*

CURRENT:		
11 Dwelling Units	11 D.U. x 350 GPD	= 3,850 GPD
22,000 S.F. Commercial	22,000 x .1 GPD	= 2,200
PROPOSED:		
46 Dwelling Units	46 D.U. ft. x 270 GPD	=12,420 GPD
	TOTAL INCREASE:	**+ 6,370 GPD**

Source: Town of Davie Comprehensive Plan/Broward County Land Development Code

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

The design capacity for the Town of Davie System I and III is 7.4 MGD. The short and long range demand projections are provided in the table below. Based on these projections there is adequate capacity to accommodate projected growth and development beyond the year 2011.

PROJECTED WATER DEMAND
Annual Average - MGD

Year:	**2001**	**2005**
Water Demand:	3.7	4.18

6. *Identify the existing and planned service to site - provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

There is a 10" water main on Davie Road and an 8" water main on Stirling Road.

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

Please see *APPENDIX II.*

Revised 10-30-00

C. Drainage

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

   The amendment site is located in the Central Broward District (CBDD). The LOS for the maximum allowable discharge into the western C-11 basin is 1 1/2 inch per acre per day. This area operates at the adopted LOS.

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

   The S-13 pump station on the C-11 canal controls the CBDD S-9 basin.

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

   The Current drainage system provides adequate flood protection for this area. There are no improvements currently planned for the drainage system.

4. *Indicate if a Basin Surface Water Management Plan has been approved by the South Florida Water Management District for the amendment area. Also, indicate if the Basin Surface Water Management Plan is currently undergoing review for modification.*

   A Basin Water Surface Water Management plan has not been approved for this area. The SFWMD is currently analyzing the western C-11 basin in order to determine if future improvements are necessary.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are not improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads, and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.*

Revised 11/10/00

The area meets the adopted level of service.

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

Please see *APPENDIX III*.

D. Solid Waste

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

The adopted level of service standards for solid waste are as follows:

Department Store	4.0 lbs/100 S.F./day
Residential	8.9 lbs/DU/day

Source: Town of Davie Comprehensive Plan

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

The Town of Davie is served by the Broward County Resource Recovery Facility. Adequate capacity is projected to be available to serve the Town's long range solid waste demands. See *APPENDIX IV*.

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

The solid waste demand based upon the proposed change is outlined below:

Revised 11/10/00

CURRENT:		
11 Dwelling Units	11 DU x 8.9 lbs/day/DU	= 98 lbs/day
22,000 S.F. Commercial	22,000 x 4lbs/100 S.F./day	= 880 lbs/day
PROPOSED:		
46 Dwelling Units	46 SU. x 8.9 lbs/day/DU	= 409 lbs/day
	TOTAL DECREASE:	**-569 lbs/day**

Source: Town of Davie Comprehensive Plan

4. *Identify the projected landfill plant capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned expansions including year, identified funding sources and other relevant information.*

The subject is served by Broward County's two resource recovery facilities and the County Interim Contingency Landfill. The current capacity at the resource recovery facilities is 1.6 million tons per year. In addition the Broward Interim Contingency Landfill has a capacity of 3,800,00 cubic yards. Each resource recovery facility is expandable by 33%. There are no current plans for expansion. The landfill is expected to provide sufficient capacity through the year 2020 and the incinerators are expected to be adequate through the year 2011.

5. *Identify the existing and planned service to the site.*

The hauling services for the amendment site are provided by Southern Sanitation.

6. *Letter from service provider verifying the above information.*

Please see *APPENDIX IV*.

E. *Recreation and Open Space*

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

The Town of Davie Comprehensive Plan establishes a level of service for local parks of ten acres per one thousand residents. The Broward County Land Use Plan sets the level of service of three acres per one thousand residents for regional parks. Broward County provides recreation lands

in conformance with the adopted level of service. At the present times, the Town of Davie provides nearly three (3) times the park acreage necessary to meet the adopted level of service.

2. *Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community, or regional park.*

Parks that are currently available to serve the amendment site include Potter Park, neighborhood park and Wolf Lake Park and Veterans Park, community parks which are located approximately two (2) miles from the amendment site.

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

This amendment will result in a slight increase in the demand for recreation facilities within the Town as reflected below.

CURRENT:		
11 Dwelling Units	11 DU x 2.5 persons/DU[1] x 10 acres/1,000 persons[2]	= .28 acres
PROPOSED:		
46 Dwelling Units	46 DU x 2.5 persons/DU[1] x 10 acres/1,000 persons[2]	= 1.15 acres
	CHANGE:	**+ .87 acres**

Sources: [1] Broward County Land Development Code
[2] Town of Davie Comprehensive Plan

4. *Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

As stated above the Town of Davie currently has a significant amount of excess park acreage to satisfy current demand. The developer will comply with all applicable local and county park impact fee requirements prior to development.

Revised 11/10/00

F. Traffic Circulation

1. *Identify the roadways serving the site and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.*

1999

Road	No. Lanes	Volume	Capacity	LOS
STIRLING ROAD				
EAST OF DAVIE ROAD	6	38,500	53,700	B
WEST OF DAVIE ROAD	6	24,118	53,700	A
DAVIE ROAD				
SOUTH OF GRIFFIN ROAD	4	20,208	31,000	B
SOUTH OF STIRLING ROAD	4	20,353	31,000	B

Source: Broward County 1999 Annual Average Daily Traffic

2. *Identify the projected level of service for the affected roadways for the short (five year) and long term (2010) planning horizons. Note source if not from the Metropolitan Planning Organization plans and projections.*

2010

Road	No. Lanes	Volume	Capacity	LOS
STIRLING ROAD				
EAST OF DAVIE ROAD	6	39,402	53,700	B
WEST OF DAVIE ROAD	6	23,446	53,700	A
DAVIE ROAD				
SOUTH OF GRIFFIN ROAD	4	26,274	31,000	C
SOUTH OF STIRLING ROAD	4	23,372	31,000	C

Source: Broward County 2010 Network

3. *Analyze the traffic impact from this amendment - calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short (5 year) and long range (2010) planning horizons.*

The traffic generation for the amendment site is provided below.

CURRENT:		
11 Dwelling Units:	11 D.U. x 9.75 VPD/DU [1]	= 107 VPD
22,000 S.F. Commercial	22,000 x 193.91/1000	= 4,266 VPD
PROPOSED:		
46 Dwelling Units	46 D.U. x 5.86 VPD/DU [1]	= 270 VPD
	TOTAL DECREASE	**-4,103 VPD**

Source: [1] Broward County TRIPS Generation Rates

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

None.

G. *Mass Transit*
(Required of local plans with Mass Transit Elements)

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

The Town of Davie has not adopted a Mass Transit Element or applicable level of service standard.

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

Broward County transit routes 12 and 9 currently serve this area.

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

There will be a nominal increase in demand as a result of this amendment.

Revised 11/10/00

4. *Identify the projected mass transit capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The Town of Davie has not adopted a mass transit element

5. *Identify the existing and planned service to site.*

Transit service in the area of the site is currently provided by routes 12 and 9.

6. *Letter from service provider verifying the above information:*

Please see *APPENDIX V.*

H. *Public Education*

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

The amendment site is served by Silver Ridge Elementary School, Driftwood Middle School, and Hollywood Hills High School.

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

School	2000 Enrollment	Design Capacity
Silver Ridge (E)	1,032	840
Driftwood (M)	1,647	1,484
Hollywood Hills (H)	2,293	1,817

Source: The School Board of Broward County

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

Based on current pupil generation rates, the existing land use designation would generate approximately 5 students. The proposed designation would generate approximately 13 students resulting in a net increase of 8 students. See below.

CURRENT: 11 Single Family (4BR)		
Single Family	11 x .439[1]	5
PROPOSED: 46 Townhouses (3BR)		
Garden Apartments	46 x .275[1]	13
TOTAL INCREASE:		+ 8

[1] Broward County Land Development Code

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

The current five year capital plan does not include any improvements to serve this portion of the central planning area.

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

The applicant will pay appropriate impact fees for the parcel which will have a net increase of 8 students.

G. *Letter from Broward County School Board*

Appendix VI

Revised 11/10/00

7. *ANALYSIS OF NATURAL AND HISTORIC RESOURCES*

Indicate if the site contains, is located adjacent to, or has the potential to adversely impact any of the natural and historic resources(s) listed below and, if so, how they will be protected or mitigated.

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

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

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

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

C. *Wetlands*

The applicant will coordinate with the Broward County Department of Natural Resource Protection to determine the extent and quality of the wetlands on this site, if applicable.

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

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern located within the amendment site.

E. *"Endangered" or "Threatened Species" or "Species of Special Concern".*

There are no known endangered or threatened species or species of special concern known to inhabit the amendment site.

F. *Plants listed in the Regulated Plant Index.*

There are no known plants listed in the Regulated Plant Index or known to exist on the amendment site.

G. Wellfields

The Town of Davie Comprehensive Plan does not identify any potable water wellfields or their area of influence on the amendment site.

H. Soils

The development process on the property will include the clearing of portions of the site to provide for the buildings as well as typical grading which occurs with land development activity. No unique site or soil characteristics are known to occur on site as it relates to the land development of the project. Best management practices will also be used during development.

I. Beach Access

Not applicable.

8. *LAND USE COMPATIBILITY*

The amendment will provide a suitable transition between the commercial uses to the south and low density residential to the north. This will enhance compatibility for the area.

Access to this parcel is provided via Davie Road and there will be no direct access between the proposed development and surrounding residential properties. In addition, proper internal and perimeter buffers will be provided to mitigate any potential impacts, including a wall and plantings adjacent to the residential uses pursuant to the Town's bufferyard requirements.

9. *HURRICANE EVACUATION*

The amendment site is not located within a hurricane evacuation zone.

10. *REDEVELOPMENT*

The amendment site is currently developed with mobile home units.

11. INTERGOVERNMENTAL COORDINATION

The amendment is located north of and within 1,000 feet of the City of Hollywood. Adequate capacity exists in the water, sewer, and park systems to serve this amendment. The Town of Davie continues to participate in the joint planning efforts of all the local governments.

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

FUTURE LAND USE

Objective 4:
Pursuant to the adopted Davie Future Land Use Plan map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Policy 4-3:
Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure.

Policy 5-2:
The location and distribution of land designated Residential as shown on the Davie Future Land Use Plan map shall be in accordance with the adopted level of service standards as set forth in the Comprehensive Plan.

Policy 17.3:
Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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

Objective 01.03.00
Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

Revised 11/10/00

Objective 08.01.00
Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

Objective 08.03.00
Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

14. CONSISTENCY WITH STATE PLAN

Land Use - Policy 1
Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

Land Use - Policy 3
Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

15. POPULATION PROJECTIONS

A. Population projections (indicate year).

Broward County's projection for the Town of Davie's year 2010 population is 69,451.

B. Relationship of amendment to the analysis (included in the plan 9J-5.006(2)(c)) of the land needed to accommodate the projected population.

The amendment will add 35 additional housing units in the Town of Davie.

C. Revised population projections (if applicable).

This amendment would increase the 2010 population by 87 persons.

D. Whether the proposed development (if it provides housing) is proposed to meet the housing needs of the projected population as identified with the local plan.

The amendment will add 35 additional dwelling units to meet the needs of the projected population.

16. *ADDITIONAL SUPPORT INFORMATION* N/A

17. *PLAN ELEMENTS* N/A

A. The entire element being amended.

B. Proposed text change.

C. Future Land Use Map showing the boundary of the subject property, surrounding street network, surrounding future land uses, and natural resources (refer to 9J-5.013(1)(a)).

D. Evaluation and Appraisal Report (if done in conjunction with the proposed amendment).

Revised 11/10/00

EXHIBITS

Location Map - A

Current Future Land Use - B

Proposed Future Land Use - C

Zoning - D

APPENDIX

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

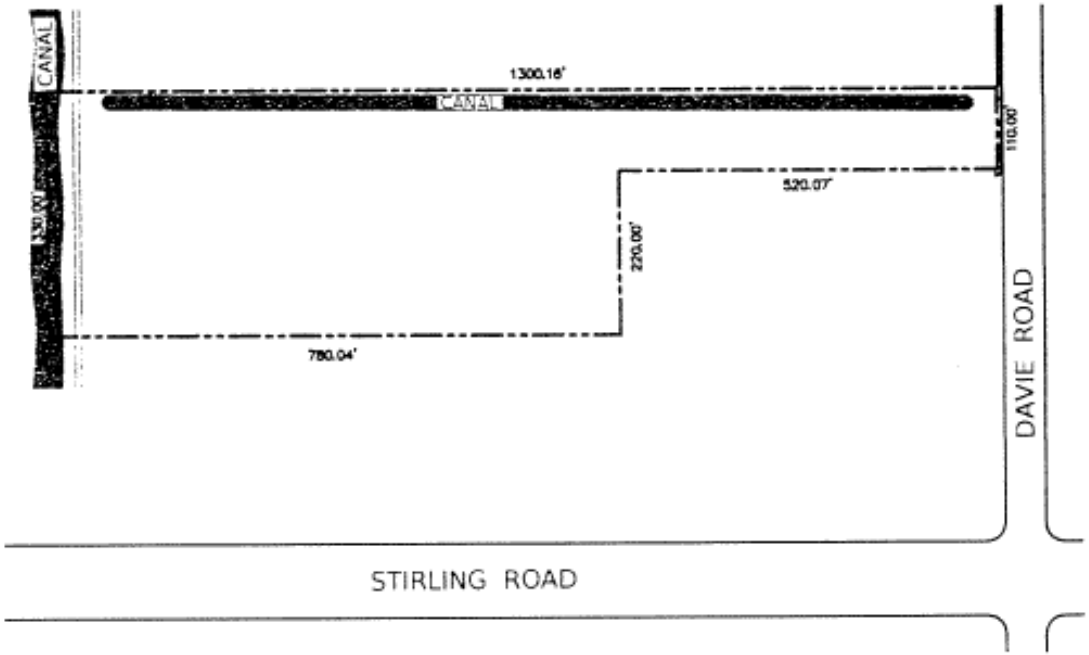


Exhibit A
LOCATION MAP

HIDDEN COVE

N

SCALE: 1" = 200'
DATE: OCTOBER 17, 2000

Kerr
& Associates, Inc.
PLANNING-ZONING-LAND USE
808 E. Las Olas Blvd. - Suite 104
Fort Lauderdale, Florida 33301
(954) 467-6308

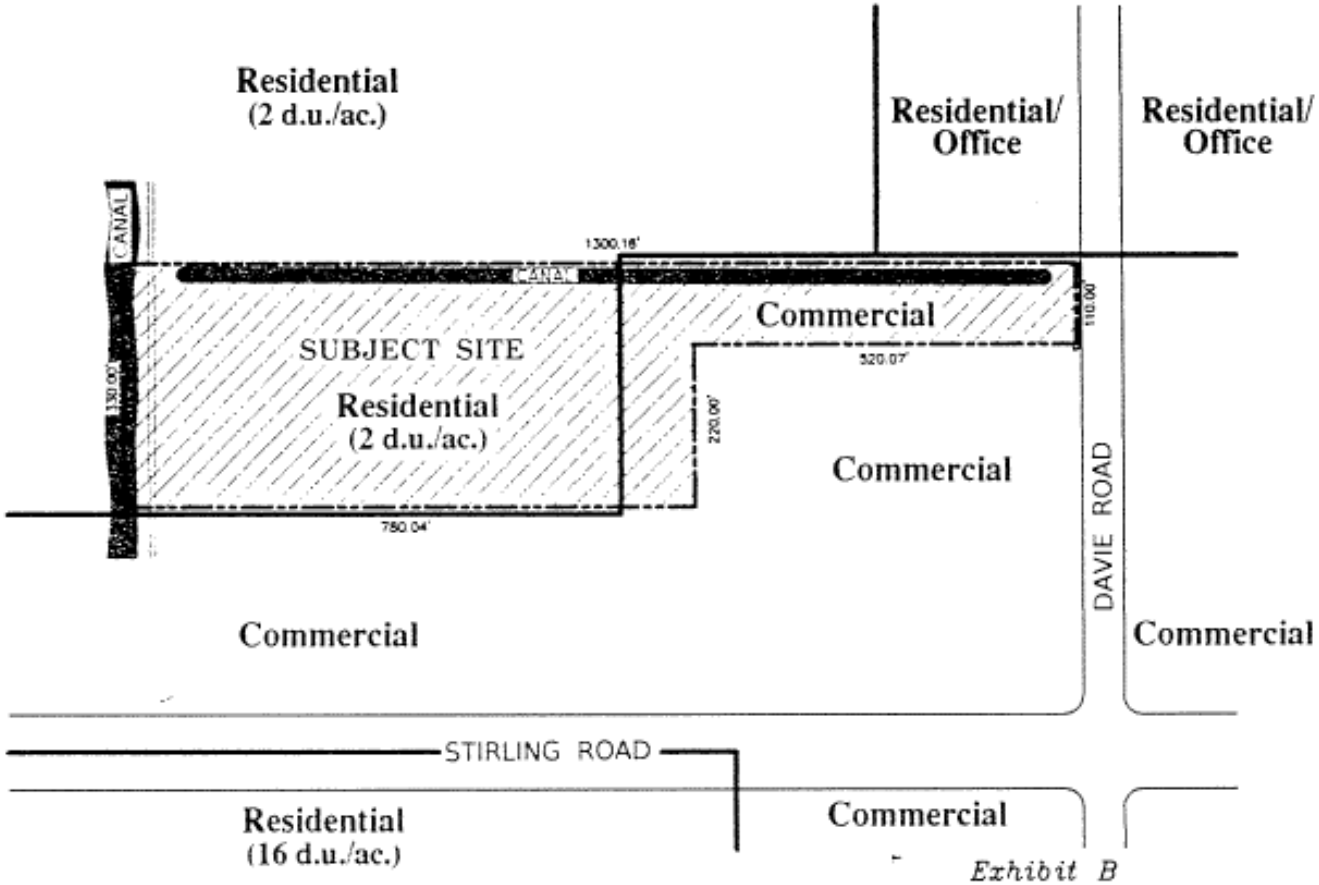


Exhibit B

CURRENT LAND USE MAP

HIDDEN COVE

N

SCALE: 1" = 200'
DATE: OCTOBER 17, 2000

Kerr & Associates, Inc.
PLANNING–ZONING–LAND USE
808 E. Las Olas Blvd. – Suite 104
Fort Lauderdale, Florida 33301
(954) 467–8308

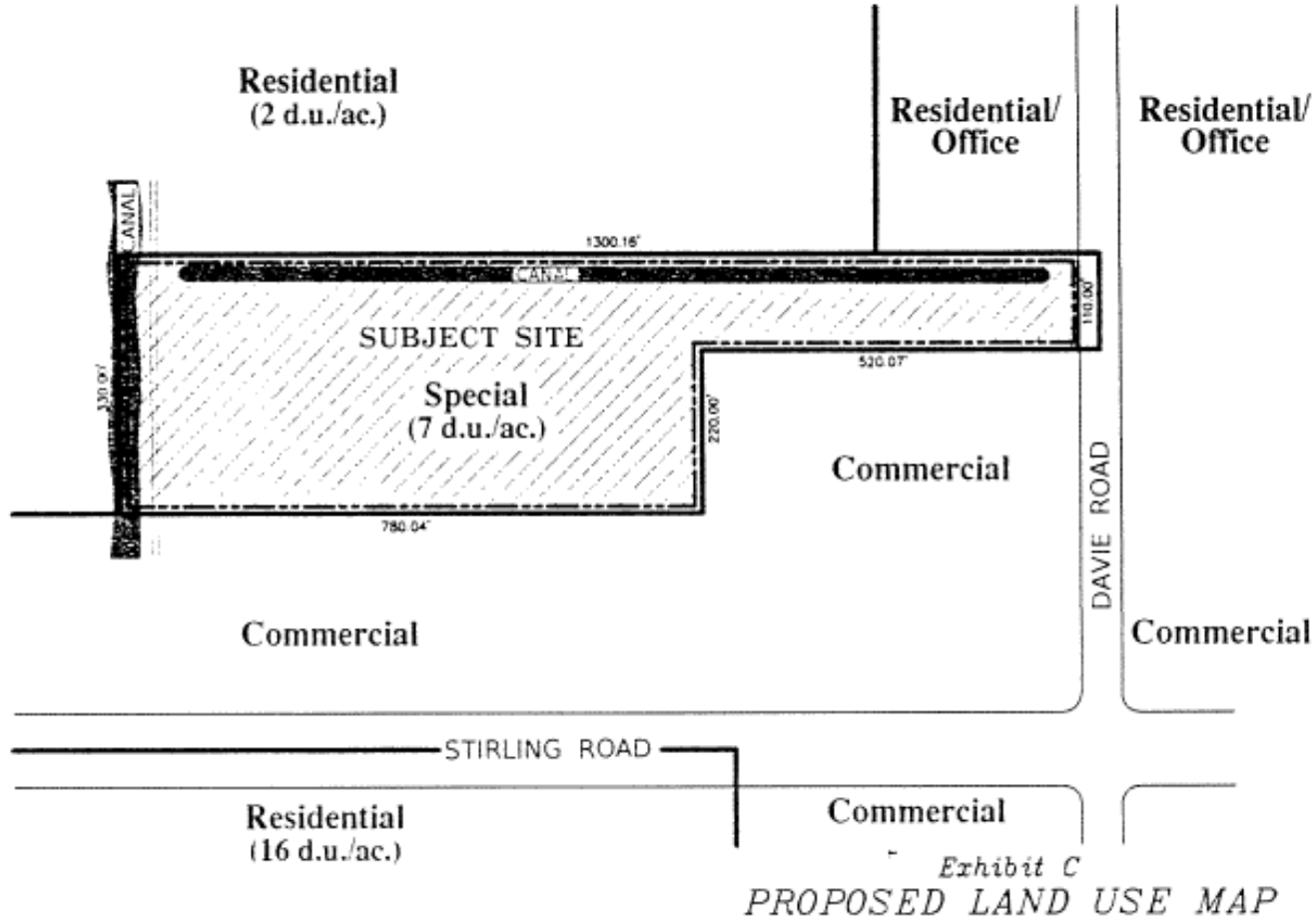


Exhibit C

PROPOSED LAND USE MAP

HIDDEN COVE

N

SCALE: 1" = 200'
DATE: OCTOBER 17, 2000

Kerr & Associates, Inc.

PLANNING–ZONING–LAND USE
806 E. Las Olas Blvd. – Suite 104
Fort Lauderdale, Florida 33301
(954) 467-8308

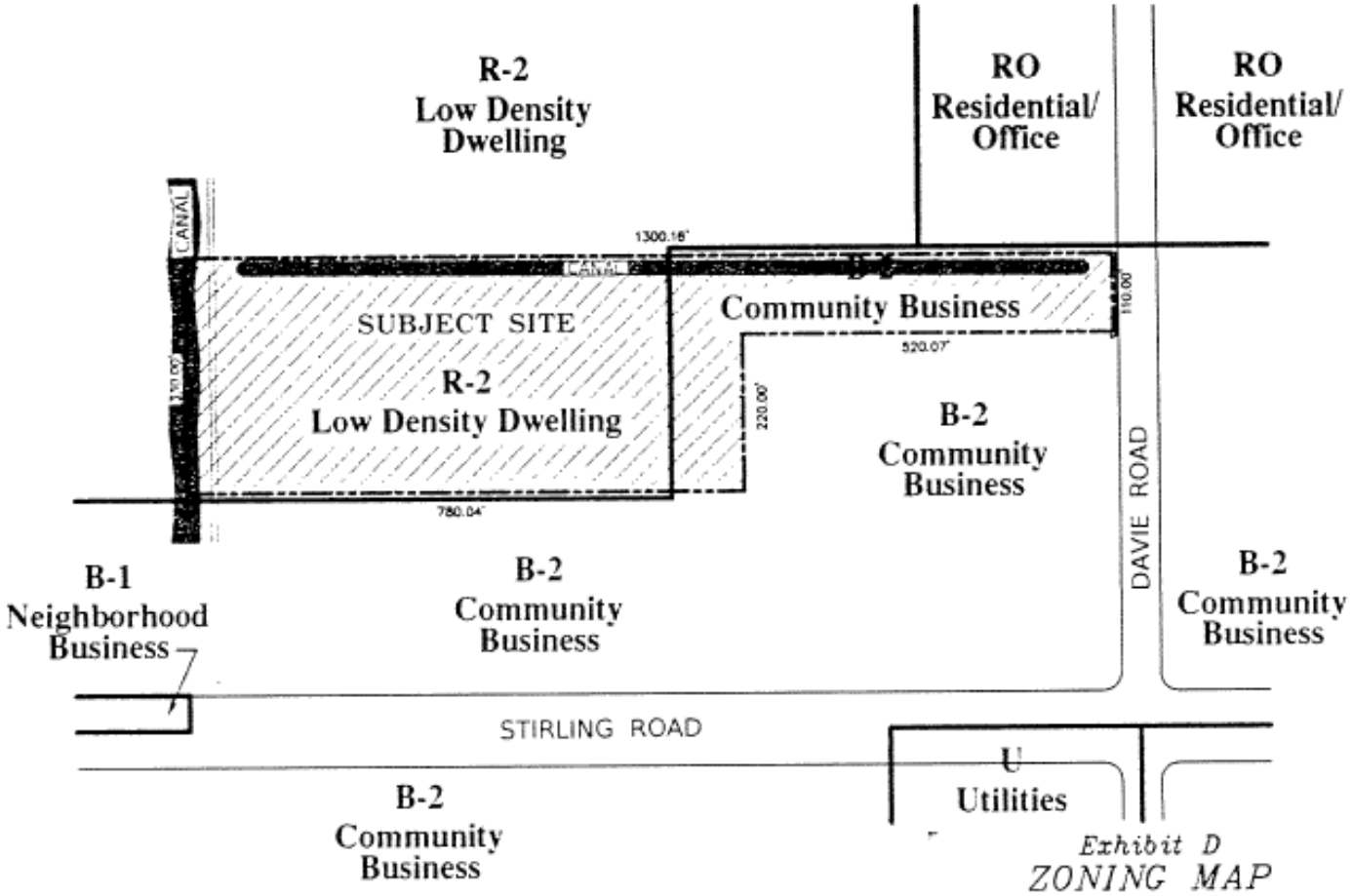


Exhibit D
ZONING MAP

HIDDEN COVE

N

SCALE: 1" = 200'
DATE: OCTOBER 17, 2000

Kerr
& Associates, Inc.
PLANNING–ZONING–LAND USE
808 E. Las Olas Blvd. – Suite 104
Fort Lauderdale, Florida 33301
(954) 467-8308

LEGAL DESCRIPTION:

TRACT 16, LESS THE SOUTH 220.00 FEET OF THE EAST ONE HALF OF SAID TRACT 16, TOGETHER WITH THE WEST 120.00 FEET OF THE SOUTH 220.00 FEET OF THE EAST ONE HALF OF SAID TRACT 16, ALL IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF "EVERGLADES LAND SALES CO SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE MOST EASTERLY 20.00 FEET THEREOF, LYING AND BEING IN BROWARD COUNTY, FLORIDA

CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

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TELEPHONE (954) 432-5110
FAX (954) 432-8603
E-Mail calvert@gate.net

RECEIVED
NOV [illegible] 2000
Kerr & Associates, Inc.

October 31, 2000

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

Re: Hidden Cove – Land Use Amendment

Dear Mr. Kerr:

The Central Broward Water Control District has adequate facilities for the proposed land use amendment, Hidden Cove, which is located in the District's S-10 sub basin. The maximum allowable discharge is 1 ½ inch per acre per day.

Please do not hesitate to call should you have any questions.

Sincerely,

Michael Crowley
District Manager

MC/vg

Community Services Department
Mass Transit Division
3201 W. Copans Road, Pompano Beach, FL 33069

Administration (954) 357-8300 / FAX (954) 357-8395 • Maintenance (954) 357-8473 / FAX (954) 357-8350
Marketing and Communications (954) 357-8356 / FAX (954) 357-8371 • Operations (954) 357-8383 / FAX (954) 357-8378
Paratransit (954) 357-8329 / FAX (954) 357-8345 • Service Development (954) 357-8375 / FAX (954) 357-8342
Transit Information System (954) 357-6792 / FAX (954) 357-8306

Tuesday, October 30th, 2000

Leigh R. Kerr, A.I.C.P.
Leigh Robinson Kerr & Associates, Inc
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, Florida 33301
Facsimile #: 954-467-6309

Subject: **HIDDEN COVE - LAND USE PLAN AMENDMENT**
MASS TRANSIT SERVICE

Dear Mr. Kerr:

Your fax-memorandum dated October 18th, 2000, regarding the **HIDDEN COVE - Land Use Plan Amendment (LUPA)**, has been reviewed by Mass Transit for the accuracy of the information.

This letter confirms that BCT Routes #9 and 12 currently serve the above-referenced amendment site area, on Davie Road, north of Stirling Road and south of Griffin Road, and that there are no changes for BCT Routes #9 and 12 at this time.

Please call me at 357-8391 if you need more information.

Sincerely,

Alvin L. Bess
Service Development Planner
Broward County Mass Transit

c: Spencer Stoleson, Senior Planner, Service Development
Mike Ronskevitz, Project Manager I, Service Development

H:\CORE2\WPE\Hidden Cove Leigh Kerr LUPA October 00\BCT\NewPub12\ServiceDevelopment.wpd

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Parks and Recreation 797-1145
Development Services 797-1111

Engineering 797-1113
Fire Department 797-1211
Police Department 693-820
Public Works 797-1240
Utilities 433-4000

Town of Davie 6591 Orange Drive Davie, Florida 33314-3399 (954) 797-1000

October 25, 2000

Mr. Leigh R. Kerr, AICP
LEIGH ROBINSON KERR & ASSOCIATES, INC.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, Florida 33301

RE: Hidden Cove - Project #99-024

Dear Mr. Kerr:

Per your request for information regarding the service available to the above referenced property, please be advised that the property is located within the Town of Davie Utilities Department service area. There are water and sewer facilities available to provide service to this property. Plant Capacity can be reserved by executing a Water and Sewer Service Agreement with the Town of Davie.

I am also enclosing the Land Use Plan Amendment you submitted to my office with corrections marked in red.

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

Sincerely,

TOWN OF DAVIE - UTILITIES

Daniel Colabella
Utilities Director

:hkc
cc: Town of Davie Planning Department

CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

TELEPHONE: (954) 432-5110
FAX: (954) 432-8803
E-Mail: cbwcd@gate.net

BOARD OF COMMISSIONERS

Wayne Arnold, Chair
Ove Fardelmann, Vice-Chair
Tom Gleason
Ron Robinson
Marian M. Russell
Sandra Switzer

Post-it® Fax Note 7671	Date 10/31/00	# of pages ▶ 1
To Leigh Kerr	From Mike Crowley	
Co./Dept.	Co. CBWCD	
Phone # 467-6308	Phone # 432-5110	
Fax # 467-6309	Fax # 432-8803	

October 31, 2000

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

Re: Hidden Cove – Land Use Amendment

Dear Mr. Kerr:

The Central Broward Water Control District has adequate facilities for the proposed land use amendment, Hidden Cove, which is located in the District's S-10 sub basin. The maximum allowable discharge is 1 ½ inch per acre per day.

Please do not hesitate to call should you have any questions.

Sincerely,

Michael Crowley
District Manager

MC/vg

98-10-42

CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

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

TELEPHONE: (954) 432-5110
FAX: (954) 432-8603
E-Mail: culvert@gate.net

Post-it® Fax Note 7671	Date 10/31	# of pages ▸ 1
To Antonio Quevedo	From Mike Crowley	
Co./Dept.	Co. CBWCD	
Phone # 489-9801	Phone # 432-5110	
Fax # 489-9802	Fax # 432-8603	

October 31, 2000

Mr. Antonio Quevedo
Keith & Bailbe, Inc.
1700 NW 64th Street Suite 300
Fort Lauderdale, FL 33309

Re: Hidden Cove Plat

Dear Mr. Quevedo:

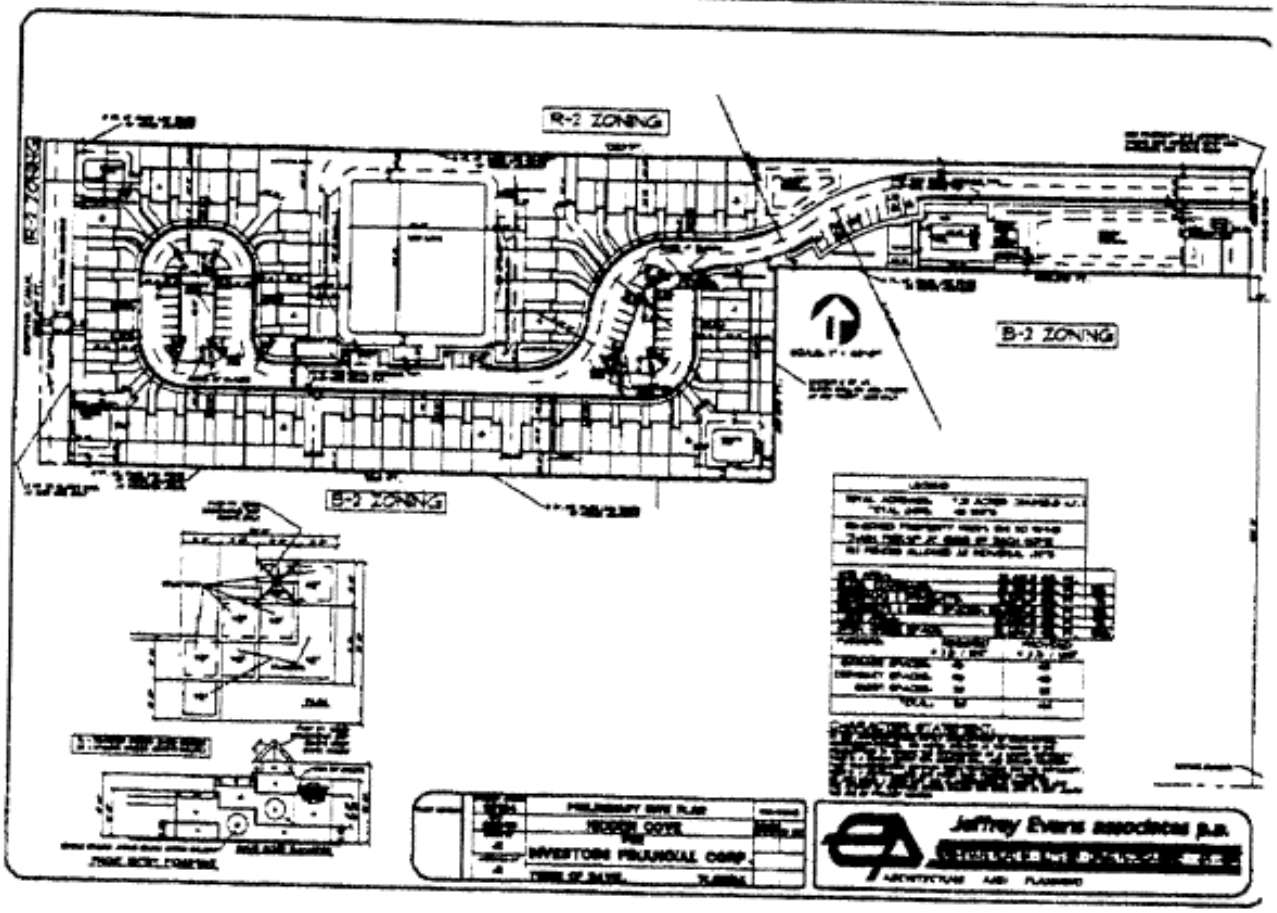
The Central Broward Water Control District has no objection to the proposed change in use from commercial to residential with Hidden Cove Plat.

Please do not hesitate to call should you have any questions or concerns.

Sincerely,

Michael Crowley
District Manager

MC/vg

e: 1" = 40' 0"

36" x 24" Standard Sheet Size