

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Deborah Ross, AICP, Planning Supervisor

SUBJECT: Ordinance – Land Use Plan Amendment
LA 03-12/University Creek, 5990 SW 82 Avenue/Generally located at the northeast corner of SW 82 Avenue and Stirling Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-12, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM “COMMERCIAL” TO “RESIDENTIAL 10 DU/AC”; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant at the January 28, 2004, Local Planning Agency meeting revised their application from a density of 16 du/ac to 10du/ac (See Exhibit 5). Staff’s review of the reduced density as compared to the commercial development indicates the impacts e.g., traffic, potable water and sanitary sewer, wastewater treatment and disposal, associated with the request will continue to result in a net decrease (See Exhibit 6).

The reduction of the density does not address the issues raised by staff concerning consistency and compatibility with the adjacent residential land uses. Nor does the density reduction address the primary issue identified by staff which concerns the net loss of commercial land within the Town. The analysis found below discusses the location of the subject parcel and its proximity to the established University Drive and Stirling Road commercial node. As noted this is a viable economic commercial corridor within the Town. Introduction of a non-residential use such as the requested multi-family development within this established commercial area will reduce the Town’s commercial and economic base. In addition, as the applicant has noted there will not be access to SW 82 Avenue and without this access the applicant is creating an isolated residential community within an established commercial corridor.

The proposed amendment requests a change in land use for a 14.24 acre parcel of land located at the northeast corner of SW 82 Avenue and Stirling Road, from “Commercial” to “Residential 16 DU/AC”. The Town’s Comprehensive Plan Future Land Use Element Policy

6-1 encourages location of residential development of moderate to high density in proximity to arterial roadways and generally east of Pine Island Road. In concert with this policy the proposed amendment from "Commercial" to "Residential 16 DU/AC" for an approximate 14-acre parcel located at the northeast corner of SW 82 Avenue and Stirling Road may be considered.

The primary issue identified by staff regarding this amendment is a reduction of the Town's economic tax base through loss of its designated "Commercial" land and a secondary issue is the consistency and compatibility of the proposed density of the requested multi-family residential development.

The subject parcel located on the north side of the established Stirling Road commercial corridor is also within the University Drive and Stirling Road commercial node. Additional land designated "Commercial" may be found at the southeast corner of University Drive and Stirling Road. This area represents a viable economic commercial corridor within the Town. Introduction of a non-residential use such as the requested multi-family development within this established commercial area reduces the Town's commercial and economic base.

Regarding adjacent land uses, staff notes commercial uses are located to the north and east; an existing nursery is located to the immediate west with an underlying land use category designation of Residential 3 (3 dwelling units per acre); community facility uses are located at the northeast corner of SW 82 Avenue and Stirling Road; and unincorporated Broward County to the south. The predominant residential density permitted by the land use plan in the immediate area is a maximum of 3 dwelling units per acre compared to the subject amendment's requested density of 16 dwelling units per acre.

Please note while the unincorporated land area located south of the subject site is currently vacant that a conceptual site plan, submitted as part of a Broward County land use amendment application, depicts neighborhood commercial uses at the southwest corner of University Drive and Stirling Road and single family residential development at a maximum of 2 dwelling units per acre adjacent to the south side of Stirling Road. More intensive commercial and residential land uses as part of this site plan's proposed "Town Center" may be found further south adjacent to the west side of University Drive and north of Davie Road Extension.

The proposed amendment will be adequately served by public services and as noted there is a net decrease in the number of vehicle trips associated with the proposed 227 multi-family dwelling units. Regarding the availability of public school facilities, it is noted that the proposed amendment may negatively impact school facilities, which are currently and/or projected to be over-capacity.

For Future Land Use Map changes of ten acres or more, a land use plan amendment must be approved by the Town Council, acknowledged by the Broward County Planning Council, reviewed and approved by the South Florida Regional Planning Council and reviewed and approved by the Department of Community Affairs (DCA). The land use plan amendment requires two public hearings on the local level, one for transmittal to DCA and a final hearing for adoption.

In conclusion, staff finds the requested "Residential 16 DU/AC" land use amendment inappropriate at this location, as it does not further Town's policies regarding retention of commercial land and does not promote an economically sound community. In addition, the requested density is not consistent or compatible with surrounding residential land uses nor does the amendment provide a transition in land use between the requested site and the adjacent designated single family residential parcel.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 28, 2004 Local Planning Agency (LPA) meeting, Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny (motion carried 3-1, with Ms. Lee opposed and with Mr. Stevens absent).

FISCAL IMPACT: None

RECOMMENDATION: Staff does not recommend approval of the subject application.

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

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-12, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCIAL" TO "RESIDENTIAL 10 DU/AC"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie desires to amend the Future Land Use Map of the Comprehensive Plan as designated on the property described below; and

WHEREAS, the Town of Davie Local Planning Authority held a public hearing on January 28, 2004, noticed in accordance with Section 12-303 of the Code of Ordinances of the Town of Davie and Chapter 163.3184(15), Florida Statutes; and

WHEREAS, the Town Council of the Town of Davie held a public hearing on February 18, 2004, noticed in accordance with Section 12-303 of the Code of Ordinances of the Town of Davie and Chapter 163.3184(15), Florida Statutes; and

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

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

SECTION 1. That the future land use plan map designation for the property described and illustrated on Exhibit "A" attached hereto, be and the same is hereby amended and changed from Commercial to Residential 10 DU/AC.

SECTION 2. That the future land use plan map hereto adopted by the Town Council be and the same hereby amended to show the property described in Section 1, herein, as Residential 10 DU/AC.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. The Town Council of the Town of Davie authorizes the Town Administrator or designee to submit Application LA 03-12 to the Broward County Planning Council with a recommendation of approval, authorizes the Planning Council to transmit the amendment to the Florida Department of Community Affairs, and requests the County adopt a corresponding amendment to the Broward County Land Use Plan.

SECTION 5. The effective date of this plan amendment shall be conditional upon Broward County Planning Council recertification and the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, F.S.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2004

PASSED ON SECOND READING THIS _____ DAY OF _____, 2004

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004

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

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Altman Development Corp	Name:	Calvin, Giordano & Associates
Address:	2201 Corporate Blvd NW	Address:	1800 Eller Drive, Suite 600
City:	Boca Raton, FL 33431	City:	Fort Lauderdale, FL 33316
Phone:	(561) 997-8661 ext. 1351	Phone:	(954) 921-7781
Fax:	(561) 997-8706	Fax:	(954) 921-8807

BACKGROUND INFORMATION

Date of Notification: January 21, 2004

Number of Notifications: 12

Local Planning Agency Recommendation: At the January 28, 2004 Local Planning Agency (LPA) meeting, Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny (motion carried 3-1, with Ms. Lee opposed and with Mr. Stevens absent).

Application Request: Land Use Plan Amendment for 14.24 acres of land **From:** Commercial **To:** Residential 16 DU/AC.

January 28, 2004 Application Request Amended: **From:** Commercial **To:** Residential 10 DU/AC.

Applicant's Stated Reasons for the Amendment: The applicant states: "The existing land use plan designation for the amendment site is Commercial and the existing zoning designation is B-2.

The amendment site is 14.24 gross acres and 11.776 net acres. The overall site is currently vacant and vested (platted) for 90,000 square feet of commercial. The site is bound on the west by an 80-foot right-of-way (SW 82nd Avenue) and the south by a 110-foot right-of-way (Stirling Road). SW 82nd Avenue separates the site from a horticulture nursery (designated Residential 3) and a large Community Facility, the JCC campus (designated Residential). The designation to the north is Commercial, however that property is used for retention purposes only. The property to the East is designated Commercial and is developed so.

The proposed amendment will create a graduation of land uses (actual and designated) from the Commercial node at University Drive and Stirling Road to the residential uses to the west. The amendment site has twice as much frontage on SW 82nd Avenue than it has on Stirling Road. Due to the residential character/designations on the west side of SW 82nd Avenue, as

well as on the area between the University Lanes property and the library, Commercial on the East side of SW 82nd Avenue does not seem appropriate. The one parcel that does actually have a commercial use on it (University Lanes) does not have access from SW 82nd Avenue. Just north of University Lanes a new residential development is underway (Madison Lakes). Residential for the amendment site is therefore appropriate. Because of its location adjacent Stirling Road and the University Creek Shops, a medium density is an appropriate buffer to the residential areas to the west.

Due to the large Florida Power and Light Easements on the east part of the amendment site, development must be shifted to the west side of the parcel. Commercial buildings would thus be adjacent to the Low 3 designated parcel, separated by SW 82nd Avenue. With no access to SW 82nd Avenue, either the rear of the buildings or a parking lot would front that road. The proposed development will be more compatible with the character of development along this road. Landscaped buffering will be provided. The proposed amendment will result in a significant decrease in average daily trips, as well as peak hour traffic. The proposed amendment will result in a large decrease in solid waste generation.

On September 3, 2003, the Town of Davie approved ZB2-1-03 (Ordinance 2003-32), rezoning a 21 acre parcel at the SE corner of University Drive and Stirling Road from A-1 to B-3 so any concern about the commercial tax base should be satisfied. Not only is the rezoned parcel larger but also because of its prime location in the commercial node, the intensity of development there can be greater than on the amendment site.”

Affected District: District 2

Address/Location: 5990 SW 82 Avenue/Generally located at the northeast corner of SW 82 Avenue and Stirling Road.

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

Existing Use: Nursery and vacant land

Existing Zoning: B-2, Community Business District

Proposed Use: 227 multi-family dwelling units

Parcel Size: 14.24 acres (620,294.4 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Home Depot Parking and Retention Area	Commercial
South:	Stirling Road/Waldrep Dairy (Vacant)	Unincorporated Broward County
East:	University Creek Plaza	Commercial
West:	Nursery	Residential (3 DU/ AC)

Surrounding Zoning:

North: B-2, Community Business District
South: Unincorporated Broward County
East: A-1, Agricultural District/CF, Community Facilities District
West: B-2, Community Business District

ZONING HISTORY

Related Zoning History: Town Council approved a request to rezone the subject site from A-1, Agricultural District, to B-2, Community Business District, on April 18, 2001.

Previous Requests on same property: A plat for this parcel, MJB/DAVIE I (173, 32) Plat, was approved by Town Council on March 19, 2001 by Resolution No. 2002-66. The approved plat allows for 90,000 square feet of commercial use. This plat was accepted by the Broward County Board of County Commissioners on October 3, 2003.

A Developers Agreement for regional road concurrency, DA 6-3-02, was approved by Town Council on July 10, 2002 by Resolution R-2002-161.

A Developers Agreement for the installation of improvements, DA 6-4-02, was approved by Town Council on July 10, 2002 by Resolution R-2002-162.

COMPREHENSIVE PLAN CONSIDERATIONS

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

Broward County Land Use Plan: The Broward County Land Use Plan has identified this parcel of land as C, Commercial. The subject site falls within Flexibility Zone 102.

Concurrency Considerations: Adequate potable water and sanitary sewer capacity, solid waste capacity, and drainage will be available to serve the proposed designation. The proposed land use change from Commercial to Residential 16 DU/AC will create the following impacts on public facilities and services:

Potable Water The proposed amendment will result in a net increase in demand of 48,185 gallons per day versus the maximum allowable development under the existing land use designation. Sufficient potable water capacity is available to serve the proposed amendment. The area of this amendment is located in the Town of Davie Utility Service Area One and is serviced by the System III Water Treatment Facility. The facility has a design capacity of 7.8 million gallons per day and an average daily flow (ADF) of 4.186 million gallons per day (MGD).

Wastewater Treatment and Disposal: The proposed amendment will result in a net increase in demand of 48,185 gallons per day versus the maximum allowable development under the existing land use designation. Sufficient sanitary sewer capacity is available to serve the proposed amendment. The area of this amendment is located in the Town of Davie Utility Service Area One and is serviced by the Town of Davie Wastewater Plants I & III. The plants combined capacity is 5.0 MGD and the current combined demand is 3.64 MGD.

Solid Waste Disposal: The proposed amendment will result in a decrease in demand for solid waste disposal in the amount of 6,524 pounds per day. There is sufficient capacity to serve the future solid waste demands of the amendment area. The amendment is served by the Broward County's two (2) resource recovery facilities and the County Interim Contingency Landfill. The current capacity at the resource recovery facilities is 1.6 million tons per year and the Broward Interim Contingency Landfill has a capacity of 2,800,000 cubic yards.

Drainage: This amendment site operates at the adopted level of service. Adequate facilities are available to meet the needs of this project. The Central Broward Water Control District (CBWCD) has jurisdiction over the drainage requirements for the amendment site. CBWCD Canal S-16 lies just west of the west property line of the amendment site, across SW 82 Avenue. This canal discharges to the SFWMD C-11 Canal south of Orange Drive. In addition, the S-7 canal lies south of the site.

Local and Regional Traffic Circulation: The results of the traffic analysis performed for the subject site project a net decrease in potential site-related traffic of 4,607 daily trips per day.

Land Use	Level Of Development	Daily Vehicle Trips
<u>Existing Use</u>	142,400 sf*	6,112
Commercial		
<u>Proposed Use</u>	227 Apartment	1,505
Residential 16 du/ac		
Net Difference		4,606

* square feet

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

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

School sites and pupil generation: Information supplied by the applicant and obtained from School Board data indicates the following:

Assigned School	School Capacity	Design Capacity	Impact Of Amendment	Projected Enrollment			
				2004/5	2005/6	2006/7	2007/8
Cooper City Elementary	738	694	20	997	1,038	1,086	1,130
Pioneer Middle	1,435	1,198	12	1,1764	1,788	1,763	1,679
Cooper City High School	2,235	1,798	10	2,567	2,561	2,625	2,603

It should be noted that two new schools in the South Central Area opened within the year: Cypress Bay High School has a design capacity of 2875 students with a projected enrollment of 2626 students and Manatee Bay Elementary School has a design capacity of 1115 students with a projected enrollment of 940 students. Both schools are located in the City of Weston.

The School Board's Five Year Appropriations Plan for schools in Planning Area F, Cooper City High School and Driftwood Middle School will each add 12 classrooms to address growth. Western High School will add 24 classrooms to address growth and Cooper City Elementary will also add classroom space.

Recreation and Open Space: Based on the 227 dwelling units proposed, an additional 511 persons can be added to the Town's Year 2005 and 2010 population projections. This amendment would result in an additional required 5 acres of parks to meet the level of service standard of 10 acres per 1000 population.

Applicable Goals, Objectives & Policies:

Future Land Use Element, 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.

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

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

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

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

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

Transportation Element, Objective 1.1: To the extent that the Town has control, the Town will ensure that transportation facilities and services for those roads identified in this element plan meet level of service standards established within the Town of Davie Comprehensive Plan.

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

Staff Analysis

The Town's Comprehensive Plan Future Land Use Element Policy 6-1 encourages location of residential development of moderate to high density in proximity to arterial roadways and generally east of Pine Island Road. In concert with this policy the proposed amendment from "Commercial" to "Residential 16 DU/AC" for an approximate 14-acre parcel located at the northeast corner of SW 82 Avenue and Stirling Road may be considered.

The primary issue identified by staff regarding this amendment is a reduction of the Town's economic tax base through loss of its designated "Commercial" land and a secondary issue is the consistency and compatibility of the proposed density of the requested multi-family residential development.

The subject parcel located on the north side of the established Stirling Road commercial corridor is also within the University Drive and Stirling Road commercial node. Additional land designated "Commercial" may be found at the southeast corner of University Drive and Stirling Road. This area represents a viable economic commercial corridor within the Town. Introduction of a non-residential use such as the requested multi-family development within this established commercial area reduces the Town's commercial and economic base.

Regarding adjacent land uses, staff notes commercial uses are located to the north and east; an existing nursery is located to the immediate west with an underlying land use category designation of Residential 3 (3 dwelling units per acre); community facility uses are located at the northeast corner of SW 82 Avenue and Stirling Road; and unincorporated Broward County to the south. The predominant residential density permitted by the land use plan in the immediate area is a maximum of 3 dwelling units per acre compared to the subject amendment's requested density of 16 dwelling units per acre.

Please note while the unincorporated land area located south of the subject site is currently vacant that a conceptual site plan, submitted as part of a Broward County land use amendment application, depicts neighborhood commercial uses at the southwest corner of University Drive and Stirling Road and single family residential development at a maximum of 2 dwelling units per acre adjacent to the south side of Stirling Road. More intensive commercial and residential land uses as part of this site plan's proposed "Town Center" may be found further south adjacent to the west side of University Drive and north of Davie Road Extension.

The proposed amendment will be adequately served by public services and as noted there is a net decrease in the number of vehicle trips associated with the proposed 227 multi-family dwelling units. Regarding the availability of public school facilities, it is noted that the proposed amendment may negatively impact school facilities, which are currently and/or projected to be over-capacity.

For Future Land Use Map changes of ten acres or more, a land use plan amendment must be approved by the Town Council, acknowledged by the Broward County Planning Council, reviewed and approved by the South Florida Regional Planning Council and reviewed and approved by the Department of Community Affairs (DCA). The land use plan amendment

requires two public hearings on the local level, one for transmittal to DCA and a final hearing for adoption.

In conclusion, staff finds the requested "Residential 16 DU/AC" land use amendment inappropriate at this location, as it does not further Town's policies regarding retention of commercial land and does not promote an economically sound community. In addition, the requested density is not consistent or compatible with surrounding residential land uses nor does the amendment provide a transition in land use between the requested site and the adjacent designated single family residential parcel.

Findings of Fact

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

1. The proposed change is contrary to the adopted comprehensive plan.

The proposed change is not consistent with 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 sprawl, Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the Commercial sector of its economy, and Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

2. The proposed change will create an isolated district unrelated and incompatible with adjacent or nearby districts.

The proposed amendment will create an isolated multi-family residential community located within the established Stirling Road commercial corridor and the University Drive and Stirling Road commercial node. In addition, the requested density at 16 dwelling units per acre is not consistent nor compatible with the single family land use category (Residential 3) located in the immediate area.

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

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

4. The proposed change may adversely affect living conditions in the neighborhood or in the Town of Davie.

Living conditions in the Town may be adversely impacted by the proposed multi-family development by utilizing a greater proportion of Town services as compared to the permitted commercial development. The proposed amendment would result in an increase in demand on water and sewer services, schools and recreation and open space but would result in a reduced impact on solid waste and traffic.

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

The impact the proposed amendment would have on traffic circulation is minimal as evidenced by the traffic analysis which indicates a net decrease of 116 vehicle trips based on the proposed multi-family development.

6. The proposed change is expected to adversely affect other property values.

Development of the subject site with multi-family uses compared to the permitted commercial development does not provide for the highest and best use and therefore may adversely affect other property values.

7. The proposed change will be a deterrent to the improvement or development of other property consistent with the comprehensive plan as identified on the Future Land Use Map.

The property to the north and east is currently developed with commercial uses with an existing nursery located west of the subject site. Development of a multi-family use at this location will reduce the integrity and synergy of the established University Drive and Stirling Road commercial node.

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

This request as submitted is not a grant of special privilege as this proposal was submitted in accordance with the Town's Land Development Code and reviewed for consistency with the Town's Comprehensive Plan.

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

Although there are no physical reasons why the property cannot be used in accordance with existing regulations it is noted that without the proposed amendment the existing "Commercial" land use category would not permit development of the requested multi-family residential use on the subject amendment site.

10. The proposed land use designation is not the most appropriate designation to enhance the Town's tax base, given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing the location and distribution of land uses.

The proposed land use designation of "Residential 16 DU/AC" is not the most appropriate designation given the site's location within an established commercial node and the synergy created by this and the surrounding commercial uses. While development of the site as multi-family use may indirectly enhance the Town's tax base, the existing "Commercial" designation will provide for more opportunities for the property to be developed to its highest and best use thereby, enhancing the Town's tax base and commercial sector of its economy.

Staff Recommendation

Based upon the finding of facts above, staff does not recommend approval of application Number LA 03-12.

Local Planning Agency

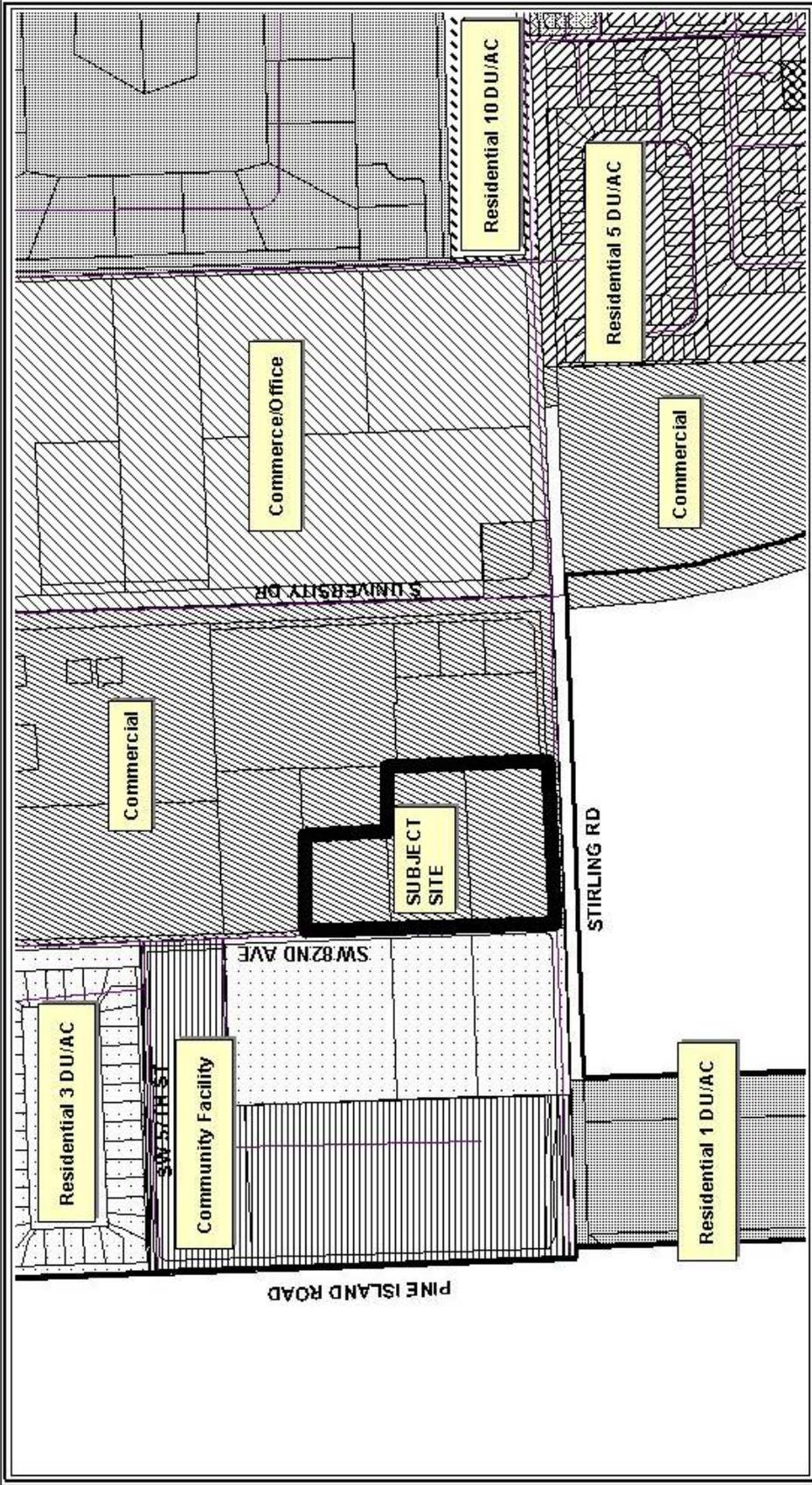
LOCAL PLANNING BOARD RECOMMENDATIONS: At the January 28, 2004 Local Planning Agency (LPA) meeting, Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny (motion carried 3-1, with Ms. Lee opposed and with Mr. Stevens absent).

Prepared by: _____

Reviewed by: _____

Exhibits

1. Existing Future Land Use Map
2. Proposed Future Land Use Map
3. Zoning and Aerial Map
4. Land Use Application
5. Correspondence dated January 29, 2004 from Hoyt Holden, Director of Planning to Debby Ross
6. Land Use Comparison



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

Prepared By: B S
Date Prepared: 12/26/03



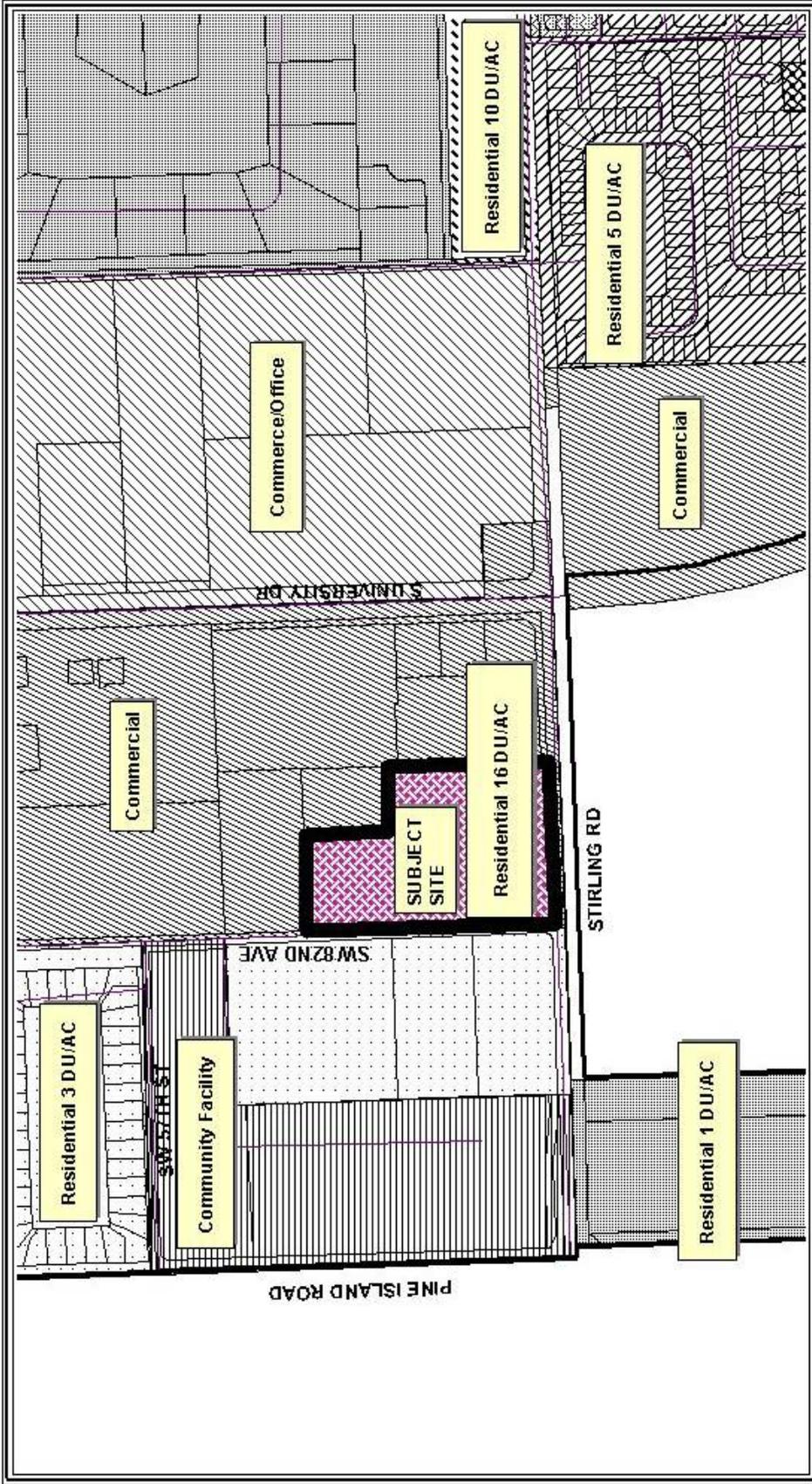
Date Flown:
12/30/02



500 0 500 Feet



Planning & Zoning Division - GIS



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

Prepared By: B S
 Date Prepared: 12/26/03



Date Flown:
12/30/02

500 0 500 Feet

Planning & Zoning Division - GIS



Date Flown:
12/30/02



500 0 500 Feet



Planning & Zoning Division - GIS



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

Prepared By: B.S.
Date Prepared: 12/26/03

**UNIVERSITY CREEK
LAND USE PLAN AMENDMENT
TO THE TOWN OF DAVIE
AND
BROWARD COUNTY
LAND USE PLANS**

PREPARED BY



Calvin, Giordano & Associates, Inc.

Engineers Surveyors Planners

1800 Eller Drive, Suite 600

Fort Lauderdale, Florida 33316

Phone: 954.921.7781 Fax: 954.921.8807

Contact: Shelley Eichner, Vice

President

Project No. 03-4426

Submitted: December 1, 2003

January 7, 2004

Table of Contents

1. Letter of Transmittal	1
2. Local Government Information.....	1
3. Applicant Information.....	2
4. Amendment Site Description	3
5. Existing and Proposed Uses	4
6. Analysis of Public Facilities and Services	5
7. Analysis of Natural and Historic Resources.....	16
8. Land Use Compatibility	17
9. Hurricane Evacuation Analysis.....	18
10. Redevelopment Analysis.....	19
11. Intergovernmental Coordination	19
12. Consistency with Goals, Objectives, and Policies of the Broward County Land Use Plan.....	19
13. Population Projections.....	20
14. Additional Support Documents	21
15. Plan Amendment Copies	21

EXHIBITS

Exhibit A	MJB Davie 1 Plat
Exhibit B	Site Location Map
Exhibit C	Current Land Use Designation Map
Exhibit D	Proposed Land Use Designation Map
Exhibit E	Current Zoning Designation Map
Exhibit F	Proposed Zoning Designation Map
Exhibit G	Conceptual Site Plan
Exhibit H	Utility Verification Letter
Exhibit I	Drainage Verification Letter
Exhibit J	Solid Waste Verification Letter
Exhibit K	Mass Transit Verification Letter

APPENDICES

Appendix A Consistency with the Town of Davie Land Use Plan

APPLICATION FOR AMENDMENT

A. LETTER OF TRANSMITTAL

- A) *DATE LOCAL GOVERNING BODY HELD TRANSMITTAL PUBLIC HEARING.*
February 18, 2004
- B) *WHETHER THE AMENDMENT IS WITHIN AN AREA OF CRITICAL STATE CONCERN OR PROPOSED FOR ADOPTION UNDER A JOINT PLANNING AGREEMENT PURSUANT TO SECTION 163.3171, FLORIDA STATUTES.*
No
- C) *WHETHER THE AMENDMENT IS ONE OF THE FOLLOWING:
DEVELOPMENT OF REGIONAL IMPACT
SMALL SCALE DEVELOPMENT ACTIVITY (PER FLORIDA STATUTES)
EMERGENCY (PLEASE DESCRIBE ON SEPARATE PAGE)*
No

B. LOCAL GOVERNMENT INFORMATION

- A) *LOCAL LAND USE PLAN AMENDMENT OR CASE NUMBER.*
LA 03-12
- B) *PROPOSED MONTH OF ADOPTION OF LOCAL LAND USE PLAN AMENDMENT.*
January 2005
- C) *NAME, TITLE, ADDRESS, TELEPHONE, E-MAIL, AND FACSIMILE NUMBER FOR LOCAL GOVERNMENT.*
Ms. Deborah Ross, AICP
Planning & Zoning Department
Town of Davie
6591 SW 45th Street
Davie, FL 33314-3399
(954) 797-1103, fax (954) 797-1204
- D) *SUMMARY MINUTES FROM THE LOCAL PLANNING AGENCY AND LOCAL GOVERNMENT PUBLIC HEARINGS ON THE TRANSMITTAL OF BROWARD COUNTY LAND USE PLAN AMENDMENT.*
To be supplied by the Town of Davie.
- E) *DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED FOR THE AMENDMENT BY THE LOCAL GOVERNMENT.*
The proposed amendment was advertised in accordance with Section 12-303 of the Town of Davie Land Development Code, and with Chapter 163, Florida Statutes. At the time of adoption, the Town Council will have held three public hearings; one by the Local Planning Agency and two by the Town Council (transmittal and adoption).

C. APPLICANT INFORMATION

- A) *NAME, ADDRESS, TELEPHONE, AND FACSIMILE NUMBER OF THE AGENT.*

Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Contact: Shelley Eichner
Telephone: (954) 921-7781

- B) *NAME, ADDRESS, AND TELEPHONE NUMBER OF PROPERTY OWNER.*

Altman Development Corporation
2201 Corporate Boulevard NW
Suite 200
Boca Raton, FL 33431
Attn: David Canfield
561-997-8661 ext. 1351
Fax 561-997-8706

- C) *NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PROPERTY OWNER.*

Altman Development Corporation
2201 Corporate Boulevard NW
Suite 200
Boca Raton, FL 33431
Attn: David Canfield
561-997-8661 ext. 1351
Fax 561-997-8706

- D) *PLANNING COUNCIL FEE FOR PROCESSING THE AMENDMENT IN ACCORDANCE WITH THE ATTACHED EXHIBIT C, "FEE SHCHEDULE FOR AMENDMENTS TO THE BROWARD COUNTY LAND USE PLAN AND LOCAL LAND USE ELEMENTS."*

A check for \$6,778.00 to Broward County is included with the transmittal. A fee of \$3,950.00 was submitted to the Town of Davie.

- E) *APPLICANT'S RATIONALE FOR THE AMENDMENT. THE PLANNING COUNCIL REQUESTS A CONDENSED VERSION FOR INCLUSION IN THE STAFF REPORT (ABOUT TWO PARAGRAPHS).*

The existing land use plan designation for the amendment site is Commercial and the existing zoning designation is B-2.

The amendment site is 14.24 gross acres and 11.776 net acres. The overall site is currently vacant and vested (platted) for 90,000 square feet of commercial. The site is bound on the west by an 80-foot right-of-way (SW 82nd Avenue) and the south by a 110-foot right-of-way (Stirling Road). SW 82nd Avenue separates the site from a horticulture nursery (designated Residential 3) and a large Community Facility, the JCC campus (designated Residential). The designation to the north is Commercial, however that property is used for retention purposes only. The property to the East is designated Commercial and is developed so.

The proposed amendment will create a graduation of land uses (actual and designated) from the Commercial node at University Drive and Stirling Road to the residential uses to the west. The

amendment site has twice as much frontage on SW 82nd Avenue than it has on Stirling Road. Due to the residential character/designations on the west side of SW 82nd Avenue, as well as on the area between the University Lanes property and the library, Commercial on the East side of SW 82nd Avenue does not seem appropriate. The one parcel that does actually have a commercial use on it (University Lanes) does not have access from SW 82nd Avenue. Just north of University Lanes a new residential development is underway (Madison Lakes). Residential for the amendment site is therefore appropriate. Because of its location adjacent Stirling Road and the University Creek Shops, a medium density is an appropriate buffer to the residential areas to the west.

Due to the large Florida Power and Light Easements on the east part of the amendment site, development must be shifted to the west side of the parcel. Commercial buildings would thus be adjacent to the Low 3 designated parcel, separated by SW 82nd Avenue. With no access to SW 82nd Avenue, either the rear of the buildings or a parking lot would front that road. The proposed development will be more compatible with the character of development along this road. Landscaped buffering will be provided. The proposed amendment will result in a significant decrease in average daily trips, as well as peak hour traffic. The proposed amendment will result in a large decrease in solid waste generation.

On September 3, 2003, the Town of Davie approved ZB2-1-03 (Ordinance 2003-32), rezoning a 21 acre parcel at the SE corner of University Drive and Stirling Road from A-1 to B-3 so any concern about the commercial tax base should be satisfied. Not only is the rezoned parcel larger but also because of its prime location in the commercial node, the intensity of development there can be greater than on the amendment site. **See question 12 for further compatibility responses (responses underlined and bolded).**

D. AMENDMENT SITE DESCRIPTION

- A) *CONCISE WRITTEN DESCRIPTION OF THE GENRAL BOUNDARIES AND GROSS ACREAGE (AS DEFINED BY BCLUP) OF THE PROPOSED AMENDMENT.*

The 14.24 acre site is located at the northeast corner of SW 82nd Avenue and Stirling Road in the Town of Davie.

- B) *SEALED SURVEY, INCLUDING LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED.*

See Exhibit A for a copy of the recorded MJB DAVIE I Plat (Plat Book 173, Pages 32 and 33).

- C) *MAP AT SCALE OF 1"=300' CLEARLY INDICATING THE AMENDMENT'S LOCATION, BOUNDARIES AND PROPOSED LAND USES. (OTHER SCALES MAY BE ACCEPTED AT THE DISCRETION OF TH EPLANNING COUNCIL EXECUTIVE DIRECTOR.)*

Please see Exhibit B.

E. EXISTING AND PROPOSED USES

- A) *CURRENT AND PROPOSED LOCAL AND COUNTY LAND USE PLAN DESIGNATIONS FOR THE AMENDMENT SITE. IF MULTIPLE DESIGNATIONS DESCRIBE ACREAGE WITHIN EACH DESIGNATION.*

See Exhibits C & D.

Town		Broward County
Existing:	Commercial	Commercial
Proposed:	Residential 16 du/ac	Residential 16 du/ac

B) CURRENT LAND USE DESIGNATIONS FOR THE SURROUNDING PROPERTIES.

See Exhibit C.

C) INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED TO REZONE ADJACENT AREAS.

The site is within Flexibility Zone 102. Flexibility provisions have not been used to rezone adjacent areas.

D) EXISTING USE OF THE AMENDMENT SITE AND THE ADJACENT AREAS.

Adjacent Areas	
North:	Home Depot Retention Area
South:	Stirling Road, Waldrep Dairy
East:	University Creek Shops
West:	SW 82 nd Avenue, Plant Nursery, Community Facility (Athletic Fields)

Amendment Site	
Vacant Nursery	

E) PROPOSED USE OF THE AMENDMENT SITE INCLUDING SQUARE FOOTAGE* AND/OR DWELLING UNIT COUNT PROPOSED FOR EACH PARCEL.

227 multi-family dwelling units

F) MAXIMUM ALLOWABLE DEVELOPMENT PER LOCAL GOVERNMENT LAND DEVELOPMENT REGULATIONS UNDER EXISTING BROWARD COUNTY LAND USE PLAN DESIGNATION FOR THE SITE, INCLUDING SQUARE FOOTAGE* AND/OR DWELLING UNIT COUNT PERMITTED FOR EACH PARCEL.

The maximum allowable development is 142,400 square feet of commercial, applying a general planning standard of 10,000 square feet per acre. Per the recorded MJB Davie 1 Plat, development is restricted to 90,000 square feet of commercial use.

F. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

THE TIMES BELOW MUST BE ADDRESSED TO DETERMINE THE IMPACT OF AN AMENDMENT ON EXISTING AND PLANNED PUBLIC FACILITIES AND SERVICES. PROVIDE CALCULATIONS FOR EACH PUBLIC FACILITY AND/OR SERVICE. IF MORE THAN ONE AMENDMENT IS SUBMITTED, CALCULATIONS MUST BE PREPARED ON AN INDIVIDUAL AND CUMULATIVE BASIS.

A) SANITARY SEWER ANALYSIS:

* square footage numbers are for analytical purposes only

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

The site will not utilize septic tank.

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

Sanitary sewer service is provided by the Town of Davie Wastewater Plants I & III. The plants combined capacity is 5.0 Million Gallons per Day (5.0 MGD), the current combined (August 2003) demand is 3.64 MGD.

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

Sanitary Sewer Demand	
Existing Designation 142,400 sq. ft. Commercial x 0.1 GPD	14,240 GPD
Proposed Designation 227 multi-family units x 275 GPD	62,425 GPD
Increased Demand	48,185 GPD

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.*

Davie Plants I & II	2000	2005
Projected ADF	2.10 MGD	3.14 MGD
Design Capacity	3.00 MGD	5.00 MGD

A plant expansion to 7.0 MGD was projected for 2001 but is now anticipated in approximately 3 years, funded primarily by user fees.

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

The vacant site is not currently served. The Town of Davie has the capacity and will provide sanitary sewer services for this site. The Sanitary Sewer Atlas shows a 10" force main along the east boundary, and an 8" force main along the north boundary. The proposed development will either utilize lift station 12 on SW 82nd Avenue or provide a separate lift station should the existing elevations of the nearby manholes warrant.

* square footage numbers are the analytical purposes only

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

See Exhibit H.

B) POTABLE WATER ANALYSIS:

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

According to the Town of Davie Comprehensive Plan, Commercial (Shopping Center, Retail Stores) generates a demand of 0.1 GPD per sq.ft. of GFA. In addition the Plan adopts a Level of Service of 150 gallons per capita per day (GPCD).

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

The Town of Davie supplies the area with treated potable water. Currently the Town of Davie is meeting the area's average daily demand. The treatment plant has a design capacity of 7.80 MGD and an average daily flow (ADF) of 4.186 MGD, 6.8 MGD Peak Flow.

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

This area is served by the Town of Davie system. The Davie allocation** is 3.9534 MGD (average) and 5.73 MGD (Maximum).

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

Potable Water Demand	
Existing Designation 142,400 sq. ft. Commercial x 0.1 GPD	14,240 GPD
Proposed Designation 227 multi-family units x 275 GPD =	62,425 GPD
Increased Demand	48,185 GPD

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

* square footage numbers are for analytical purposes only

** per consumptive use permit expiring on 10-15-03 permit under renewal now

Davie Plants I & III	2000	2005
Current Demand	2.70 MGD	4.186 MGD
Design Capacity	7.80 MGD	7.80 MGD

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

The vacant site is not currently served. The Town of Davie has the capacity and will provide potable water service for this site. The Potable Water Atlas shows a main along the east property line (in the rear of the shopping center) and along the north property line. Hydrants exist along the east and south property lines, both adjacent to the site. The proposed project will tie into these facilities.

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

See Exhibit H.

C) DRAINAGE ANALYSIS:

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

Per Policy 6-1 the adopted level of service for water management shall consist of the following minimum design criteria:

Federal Emergency Management Administration (FEMA) criteria for minimum floor elevations of building sites, floodplain protection provisions.

Maximum allowable discharges of 1 and 1/2" per acre per day for properties east of 100th Avenue.

Per the Central Broward Water Control District (CBWCD) criteria all habitable structures shall be set at or above the higher of:

Federal Emergency Management Agency (FEMA) Flood Studies
 Broward County 100-Year Flood Studies
 Eighteen inches (18") above the nearest crown of road
 Stage storage calculations for the 100 year 3 day rainfall with
 Zero discharge

Current level of service of the area's drainage system is good.

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

CBWCD Canal S-16 lies just west of the west property line of the amendment site, across SW82nd Avenue. This canal discharges to the SFWMD C-11 Canal south of Orange Drive. In addition, S-7 r/w lies south of the site.

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

The amendment site will be required to install drainage facilities to retain the first inch of runoff, such as an onsite retention/lake and a gravity system, and may then discharge into Canal S-16 and the C-11 Canal. There are some CBWCD reservations and easements on the south property line as well. Any proposed site plan will likely incorporate some onsite retention on the east portion of the site, under the power lines.

4. *Indicate if a Surface Water Management Plan has been approved by, or an application submitted, to the SFWMD and/or any independent drainage district for the amendment site.*

The SFWMD has approved the management plan for CBWCD.

Identify the permit number(s), or application number(s) if the project is pending for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.*

The amendment site is in an area that currently meets the adopted level of service. Once the site is developed it too will meet the current LOS.

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

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

See Exhibit I.

D) SOLID WASTE:

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

According to the Comprehensive Plan, the level of service standard is 4 lbs per 100 sq. ft. of GFA per day for Department Store, 5 lbs per 100 sq. ft. of GFA per day for Drugstore and 9 lbs per 100 sq. ft. of GFA per day for Supermarket. The residential LOS standard is 8.9 lbs per dwelling unit. The Current level of service is 7.2 lbs per capita per day, with the residential component being 3 lbs per capita per day and the non-residential component being 4.2 lbs per capita per day.

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

The Town of Davie contracts with Broward County for solid waste disposal at the South Regional Incinerator on State Road 7. This plant has a capacity of 2,250 tons per day, as does the north regional plant. The combined capacity is 4500 tons per day or 1.6 million tons per year. Current combined plant demand is 1.05 tons per year. Current demand on the 2,800,000 cubic yard Broward Interim Contingency Landfill is 80,000 tons per year. Each incinerator plant is expandable by 33%. A 3rd incinerator facility location is reserved at the Broward County Landfill. There are no current plans for expansion of any of the referenced facilities.

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

Solid Waste Demand	
Existing Designation 142,400 sq. ft./100 Commercial x 6 lbs/day	8,544 lbs/day
Proposed Designation 227 dwelling units x 8.9 lbs/day	2,020 lbs/day
Decreased Demand	6,524 lbs/day

The commercial use is a blend of Department Store, Drug Store and Supermarket rates.

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

See Exhibit J.

E) RECREATION AND OPEN SPACE ANALYSIS

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

LOS Standard: 10 acres per 1000 population
 Current LOS: 15 acres per 1000 population

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.*

Park Name	Acreage	Facility Type
Pine Island Park	113	Community, Activity
Tree Tops Park	257	Regional, Resource
Robbins Park	160	Community, Open Space
Flamingo Road ESL	9	Regional, Resource, Open Space
Pine Island Ridge	101	Regional, Resource
Buckram/Westridge	9 + 37	Community, Open Space
C-11 Canal Linear Park	36	Community, Resource
Wolf Lake	50	Community, Open Space

* square footage numbers are for analytical purposes only

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

Based on Table I.4 of the Future Land Use Element of the Town of Davie Comprehensive Plan, multi-family units contain a household size of 2.25. Based on the proposed 227 dwelling units, an additional 511 persons can be added to the Town's Year 2005 and 2010 population projections contained in Table IV-6 of the Recreation, Open Space and Conservation Element (see below response to #4). This amendment results in an additional 5 acres required to meet the LOS standard of 10 acres per 1000 population. By 2005, six hundred and fifty (655.47) acres would be needed. By 2010, six hundred and ninety-nine (699.5) acres would be needed. Currently there are more than 834 acres inventoried for a level of service of 15 acres per 1000 population. No additional land is required as a result of this amendment.

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

2005			2010		
Projected Population	Acres Required	Additional Acres needed	Projected population	Acres Required	Additional Acres Needed
65,036	650.4	0	69,451	694.5	0

The above table is from TABLE IV-6 in the Comprehensive Plan. The above table confirms additional acreage will not be required. According to the Town's 1998 Comprehensive Plan, the Town has more than an adequate amount of parklands in its inventory to cover additional population increases for the future.

F) *TRAFFIC CIRCULATION ANALYSIS*

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

The site is located in the northeast corner of the intersection of Stirling Road and SW 82nd Avenue. Given that the land use amendment will permit residential development, a radius of influence of 1.5 miles surrounding the site was established to identify potential traffic impacts. **Using traffic data from the Town of Davie's Transportation Element of their Comprehensive Plan**, roadway segments such as Orange Drive, Davie Road, Griffin Road, Stirling Road, Sheridan Street, and University Drive that reside within this radius of influence and are potentially impacted by the proposed development are analyzed below.

Link	Location	Number of Lanes	Adopted Service Volume	1998 Peak Hour Volume	1998 Level of Service
University Drive	north of Orange Drive	A6LD	4,550	4,641	E
University Drive	south of Griffin Road	A6LD	4,550	4,313	D
University Drive	north of Stirling Road	A6LD	4,890	4,550	D
University Drive	north of Sheridan Street	A6LD	4,550	4,641	E
Stirling Road	east of I-75	A4LD	3,260	364	A
Stirling Road	east of University Drive	A6LD	4,550	2,266	A
Stirling Road	east of Davie Road	A6LD	4,550	3,458	C
Griffin Road	east of Nob Hill Road	A2LU	1,390	1,527	E
Griffin Road	east of Pine Island Road	A6LD	4,550	2,880	A
Griffin Road	east of University Drive	A6LD	4,550	1,509	A
Orange Drive	east of Hiatus Road	2L COL	990	644	A
Orange Drive	east of Pine Island Road	2L COL	990	681	B
Orange Drive	east of University Drive	2L COL	990	429	A
Sheridan Street	east of I-75	A6LD	4,550	2,976	B
Sheridan Street	east of University Drive	A6LD	4,550	2,675	A
Davie Road	south of Griffin Road	4L COL	3,020	2,266	B
Davie Road	south of Stirling Road	2L COL	1,390	2,694	F
Davie Road	east of University Drive	2L COL	1,390	1,711	F

As noted in the **Table above**, these roadways vary from a six-lane divided State Principal Arterial for University Drive to a two-lane Collector for Orange Drive. Two-way peak hour roadway volume service capacity volumes (Level of Service D) vary from 4,890 vehicles per hour to 990 vehicles per hour, respectively. Based on traffic data from the Town’s Transportation Element of their Comprehensive Plan, all roadway segments within the radius of influence currently operate at or better than Level of Service D, with the exception of University Drive north of Orange Drive and north of Sheridan Street, Griffin Road east of Nob Hill Road, and Davie Road south of Stirling Road and east of University Drive.

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

Based upon future year (2015) traffic volume projections from the Town of Davie’s Transportation Element of their Comprehensive Plan, future traffic volumes and the forecasted level of service for the identified roadway segments, such as Orange Drive, Pine Island Road, Griffin Road, Stirling Road, Nob Hill Road, and University Drive, are summarized in the **Table below**. Please note that roadway improvement projects that increase capacity are included and the future lane geometry and 2015 adopted service volume reflect the anticipated improvements.

Link	Location	Number of Lanes	Adopted Service Volume	2015 Peak Hour Volume	2015 Level of Service
University Drive	north of Orange Drive	A6LD	5,590	4,673	C
University Drive	south of Griffin Road	A6LD	4,550	4,703	E
University Drive	north of Stirling Road	A6LD	4,550	4,734	E
University Drive	north of Sheridan Street	A6LD	4,550	5,853	F
Stirling Road	east of I-75	A4LD	3,260	336	A
Stirling Road	east of University Drive	A6LD	4,550	3,285	B
Stirling Road	east of Davie Road	A6LD	4,550	4,209	D

Link	Location	Number of Lanes	Adopted Service Volume	2015 Peak Hour Volume	2015 Level of Service
Griffin Road	east of Nob Hill Road	A4LD	3,020	2,645	D
Griffin Road	east of Pine Island Road	A6LD	4,550	4,176	D
Griffin Road	east of University Drive	A6LD	4,550	3,162	B
Orange Drive	east of Hiatus Road	2L COL	990	248	A
Orange Drive	east of Pine Island Road	2L COL	990	549	A
Orange Drive	east of University Drive	2L COL	990	361	A
Sheridan Street	east of I-75	A6LD	4,550	4,144	D
Sheridan Street	east of University Drive	A6LD	4,550	3,463	C
Davie Road	south of Griffin Road	4L COL	3,020	2,071	B
Davie Road	south of Stirling Road	4L COL	3,020	2,212	B
Davie Road	East of University Drive	4L COL	3,020	2,353	C

As noted above, University Drive south of Griffin Road, north of Stirling Road and north of Sheridan Street have been identified as exceeding the adopted level of service capacity volume based on 2015 traffic forecasts per the Town of Davie's Comprehensive Plan. Each segment is expected to operate at Level of Service E/F by 2015. This represents three (3) links that do not have sufficient capacity to operate at an acceptable level of service.

Please note that these links that operate at an unacceptable level of service are somewhat different from those previously identified based on 1998 traffic data. This is because of anticipated roadway improvement projects

that will increase capacity on those segments such that the 2015 forecasted traffic volume is less than the future Level of Service D capacity volume, resulting in an acceptable level of service.

3. *Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access point to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range (2025) planning horizons.*

The amendment will greatly reduce the number of trips on the area's roads. The site currently permits development of up to 142,400 square feet of commercial use, which would generate 793 net new PM peak hour trips, while the proposed modification to the land use plan would allow development of up to a maximum of 227 multi-family units which could produce approximately 138 net new PM peak hour trips. **This represents a reduction in PM peak hour trip generation of 655 trips, or 83 percent fewer PM peak hour trips than what is currently allowed.** Please see **Table 1 on the following page** for a complete summary of the trip generation analysis.

Analysis of the 2015 traffic forecasts plus the project traffic indicates that the three (3) roadway links identified above will continue to operate at an unacceptable level of service, provided no capacity improvements occur along these roadways. **No additional roadway segments will operate at an unacceptable level of service as a result of this land use change, since the net number of trips generated decreases.**

4. *Provide any transportation studies relating to this amendment, as desired.*
Not applicable.

G) MASS TRANSIT ANALYSIS

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

Broward County provides regional bus service to the Town of Davie. The nearest fixed route bus service is provided on University Drive by BCT Route 2. Route 2 operates twenty-minute (20 headways weekdays and 40-minute service on Saturday and Sunday. In addition the Town of Davie and Cooper City operate community bus service in the area.

Table 1
Trip Generation Analysis
 University Creek Land Use Plan Amendment

Land Use (1)	ITE Land Use Code	Intensity	ITE 6th Edition Equation	Daily Trips ²	AM Peak Hour of Adjacent Street ²			PM Peak Hour of Adjacent Street ²						
					Trips	%	In	Out	Trips	%	In	Out		
EXISTING USE														
Commercial	820	142,400 sq. ft.	$T = 42.92(X)$	6,112	147	61%	89	39%	57	793	48%	381	52%	412
Subtotal				6,112	147		89		57	793		381		412
PROPOSED USE														
Apartment	220	227 Dwelling Units	$T = 6.63(X)$	1,505	116	16%	19	84%	96	138	67%	92	33%	46
NET PROPOSED SITE VEHICULAR TRIPS				(4,607)	(63)		(70)		(39)	(653)		(289)		(266)

(1) Using ITE Trip Generation, 6th Edition, adopted daily trip generation rates.
 (2) Using ITE Trip Generation, 6th Edition and adopted Broward County trip generation rates:
 Commercial (ITE 820): AM peak hour - $T = 1.03(X)$ [61% In, 39% Out]
 Commercial (ITE 820): PM peak hour - $Ln(T) = 0.660 Ln(X) + 3.403$ [48% In, 52% Out]
 Apartment (ITE 220): AM peak hour - $T = 0.51(X)$ [16% In, 84% Out]
 Apartment (ITE 220): PM peak hour - $T = 0.61(X)$ [67% In, 33% Out]

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

Currently this site places no demand, either as a destination or generator, since the site is vacant land. Upon development, this project is expected to generate some mass transit users in the form of retail shoppers and employees. However, the elimination of the office uses may actually lessen the demand. It is not expected to place a demand for additional routes, adjusted run times or additional vehicles.

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

The current modal split of 1.15 mass transit and 98.85% personal vehicle is not likely to change in the short or long term planning periods. As stated on page II-98 of the Comprehensive Plan, there are no identifiable deficiencies noted within the Town. Per the letter from Mass Transit, future route improvements planned for Stirling Road in the five-year (2002-2003) update to the TDP (Transit Development Plan) remain unfunded. Once funded, the improvements will be implemented. The Broward County 2025 Long Range Transportation Plan (LRTP) Update proposes Bus Rapid Transit (BRT) for University Drive.

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

See Exhibit K.

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

The relatively small development (existing 90,000 sq ft of Commercial or the proposed 227 multi-family units) is not considered a transit-oriented development. Therefore, the amendment has no affect. However, it's location and design will create a traditional neighborhood by allowing residents to walk to nearby commercial and recreation facilities. It's proximity to the main transit routes is consistent.

G. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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

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

None.

- B) *Archaeological sites listed on the Florida Master Site File.*
None.
- C) *Wetlands:*
According to the Broward County Wetland Map of the Environmental Protection Map Series, there are no wetlands identified on this site.
- D) *Local Areas of Particular Concern as identified within the Broward County Land Use Plan.*
This parcel is not identified as a LAPC or ESL.
- E) *"Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.:*
None.
- F) *Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.*
None.
- G) *Well-fields - Indicate whether the amendment is located within a well-field protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Well-field Protection". If so, specify the affected zone and any provisions which will be made to protect the well-field.*
The site is not within a well-field protection zone of influence.
- H) *Soils - Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.*
The site will be dredged, filled and graded where necessary in conformance with agency regulations. There are no natural features to be protected. Any exotics will be removed.
- I) *Beach Access - Indicate if the amendment is oceanfront. If so, describe how public beach access will be addressed.*
The site is not on the oceanfront.

H. LAND USE COMPATIBILITY

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

The overall site is currently vacant and vested (platted) for 90,000 square feet of commercial. The site is bound on the west by an 80 foot right-of-way (SW 82nd Avenue) and the south by a 110-foot right-of-way (Stirling Road). SW 82nd Avenue separates the site from a horticulture nursery (designated Low 3) and a large Community Facility, the JCC campus (designated Community Facility). The designation to the north is Commercial, however that property is used for retention purposes only. The property to the East is designated Commercial and is developed so.

The proposed amendment will create a graduation of actual land uses and of land use designations from the Commercial node at University Drive and Stirling Road to the residential uses to the west. The amendment site has twice as much frontage on SW 82nd Avenue than it has on Stirling Road. Due to the residential character/designations on the west side of SW 82nd Avenue, as well as on the area between the University Lanes property and the library, Commercial on the East side of SW 82nd Avenue does not seem appropriate. The one parcel that does actually have a commercial use on it (University Lanes) does not have access from SW 82nd Avenue. Just north of University Lanes a new residential development is underway (Madison Lakes). Residential on the amendment site is therefore more appropriate. Because of its location adjacent Stirling Road and the University Creek Shops, a medium density is an appropriate buffer to the residential areas to the west.

Due to the large Florida Power and Light Easements on the east part of the amendment site, development must be shifted to the west side of the parcel. Commercial buildings would thus be adjacent to the Low 3 designated parcel, separated by SW 82nd Avenue. With no access to SW 82nd Avenue, either the rear of the buildings or a parking lot would front that road. The proposed development will be more compatible with the character of development along this road. Landscaped buffering will be provided. The proposed amendment will result in a significant decrease in average daily trips, as well as peak hour traffic. The proposed amendment will result in a large decrease in solid waste generation. There is adequate capacity to handle the water and wastewater increases.

The Town of Davie recently rezoned a 20-30 acre parcel at the SE corner of University Drive and Stirling Road to B-2 so any concern about the commercial tax base should be satisfied. Not only is the rezoned parcel larger but also because of its prime location in the commercial node, the intensity of development there can be greater than on the amendment site. **See Question 12 for further compatibility responses (responses underlined and bolded).**

I. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

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

The amendment site is located west of I-95, which is not considered a hurricane evacuation area. The development of the site will not adversely impact the evacuation times.

J. REDEVELOPMENT ANALYSIS

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

The site is not within an identified redevelopment area.

K. INTERGOVERNMENTAL COORDINATION

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

The proposed amendment should have no affect on any other jurisdictions, as the site is surrounded by the Town. However, the Waldrep Dairy at the Southwest Corner of University Drive and Stirling Road is in Unincorporated Broward County (Cooper City annexation takes effect September 2005). The Dairy is currently under review for a land use plan amendment.

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

List of objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

There are no inconsistencies with the Broward County Comprehensive Plan. Some of the consistencies include the following:

Goal 1.00.00 PROVIDE RESIDENTIAL AREAS WITH A VARIETY OF HOUSING TYPES AND DENSITIES OFFERING CONVENIENT AND AFFORDABLE HOUSING OPPORTUNITIES TO ALL SEGMENTS OF BROWARD COUNTY'S POPULATION WHILE MAINTAINING A DESIRED QUALITY OF LIFE AND ADEQUATE PUBLIC SERVICES AND FACILITIES.

Policy 1.03.02 Residential densities in the Low to Medium ranges should be located with access to existing minor arterials and collector streets. **Note that Stirling Road is an existing minor arterial on the Trafficways Plan.**

Goal 8.00.00 PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

Objective 8.01.00: COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES

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.

Policy 8.01.04: In order to protect the health, safety, and welfare of Broward County's residents, development should not be permitted in those portions of Broward County with inadequate potable water and wastewater treatment facilities.

Objective 8.03.00: EFFICIENT USE OF URBAN SERVICES

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.

Policy 8.03.02: Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of Broward County that are currently inadequately served.

Policy 12.01.06: To minimize impacts on local transportation facilities, development which generates high traffic volumes should be located adjacent to or have safe and adequate access to principal arterials, expressways or other regional transportation facilities.

Policy 14.02.02: Local land use plans shall ensure that commercial, industrial and other non-residential land use designations are located in a manner that facilitates their serving, but does not adversely impact existing and designated residential areas.

Policy 14.02.03: In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

M. POPULATION PROJECTIONS

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

	1995	2010
Population	65,648	90,387

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

Additional permanent Population resulting from Amendment	2005	2010
227 units x 2.25 = 511 population	66,159	90,898

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

No. The Housing Element of the Town of Davie Comprehensive Plan states that there is a need for 1002 multi-family units and that there is enough land (density of 6 units per acre and above) to accommodate 3585 multi-family units. However since the majority of lands in the Town is low residential (single family), those units are increasingly unaffordable to a large segment of the population. This amendment will provide an alternative.

N. ADDITIONAL SUPPORT DOCUMENTS

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

TOWN OF DAVIE APPLICATION ITEMS 7 & 8. The proposed amendment will have no impact on the availability of police and fire services for the 2015 Planning Horizon as the amendment site is within the developed area of the Town. While residential development does usually impact these services more so than commercial development, the number of units and resident population is relatively insignificant to these services. Response times are not compromised and increased facilities, equipment or staffing should not be required. In addition, the developer will be required to pay police and fire impact fees and an annual fire rescue service assessment.

O. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC

- B. 10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA.

Public Education Analysis

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. The applicant is encouraged to contact the School Board staff to discuss these issues.

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

See #2 below.

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

School	Gross Design Capacity	03/04 Enrollment
Cooper City Elementary	738 (694 permanent)	1016
Pioneer Middle	1435 (1198 permanent)	1761
Cooper City High	2235 (1799 permanent)	2471

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

School Level	Average Garden Apartment Generation Rate per Broward County Ordinance	Student Demand Generated by Amendment
Elementary	227 dwelling units x 0.091	20.657
Middle	227 dwelling units x 0.054	12.258
High	227 dwelling units x 0.044	9.998
TOTAL	227 dwelling units x 0.189	42.913

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.

It should be noted that two new schools in the South Central Area opened within the year. Cypress Bay High School in Weston has a design capacity of 2875 students with a projected enrollment of 2626 students. Manatee Bay Elementary School in Weston has a design capacity of 1115 students with a projected enrollment of 940 students. Everglades High (2374 design capacity) opened in the Fall of 2003. Additional schools in Planning Area F are in the planning and site procurement stages for construction between 2003 and 2013. A new High School “LLL” is planned for the Town of Southwest Ranches. Middle School OO is also set to open in the next year or two. Three (3) new Elementary Schools are planned. In the School Board’s Five Year Appropriations Plan for schools in Planning Area F, Cooper City High School and Driftwood Middle School will each add 12 classrooms to address growth. Western High School will add 24 classrooms to address growth. Cooper City Elementary will add classroom space as well. Changes in boundary areas in conjunction with proposed improvements could also provide relief.

Western High School forecasts a decrease in enrollment in the next four years, dipping from 2590 to 2145 students in 2003/2004 but rising again to 2302 students by 2006/2007.

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

See #4 for funded improvements to increase capacity. In addition relief may come from the boundary process, multi-track scheduling, block scheduling and other alternatives listed in the School Board's Plan (page 12 "Other Options For Reducing Class Size").

EXHIBIT A
MJB DAVIE 1 PLAT

EXHIBIT B
SITE LOCATION MAP



	Cahin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 Eller Drive, Suite 600 Fort Lauderdale, Florida 33316 Phone: 954.921.7781 Fax 954.921.6807 Certificate of Authorization: 9791		UNIVERSITY CREEK LAND USE PLAN AMENDMENT SITE LOCATION MAP		SCALE N. T. S.	PROJECT NO. 03-4426.1	SHEET B
			DATE 11-25-03	CAD FILE 11-25-03	OF F		

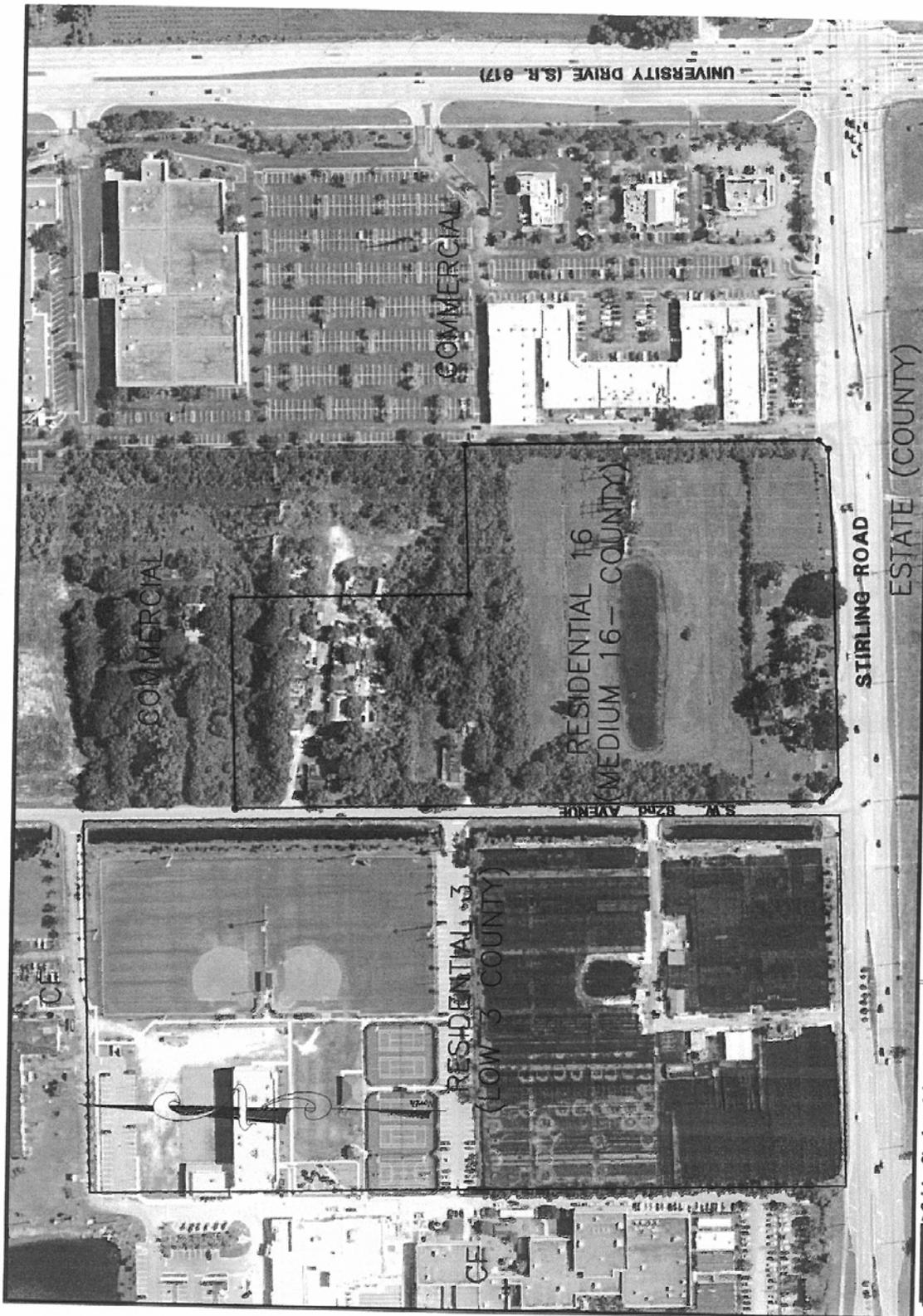
EXHIBIT C
CURRENT LAND USE DESIGNATION MAP



	Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 Eller Drive, Suite 400 Fort Lauderdale, Florida 33316 Phone: 954.921.7791 Fax 954.921.8607 Certificate of Authorization 6791		PROJECT No 03-4426.1	SHEET C
	UNIVERSITY CREEK LAND USE PLAN AMENDMENT CURRENT LOCAL & COUNTY LAND USE DESIGNATIONS		SCALE N. T. S.	DATE 11-25-03

P:\PROJECTS\2003\034426 MJB DAVE\PLANNING\CORRESPONDENCE\DWG\034426-V-EXHIBIT-20031126.DWG EXHIBIT C-

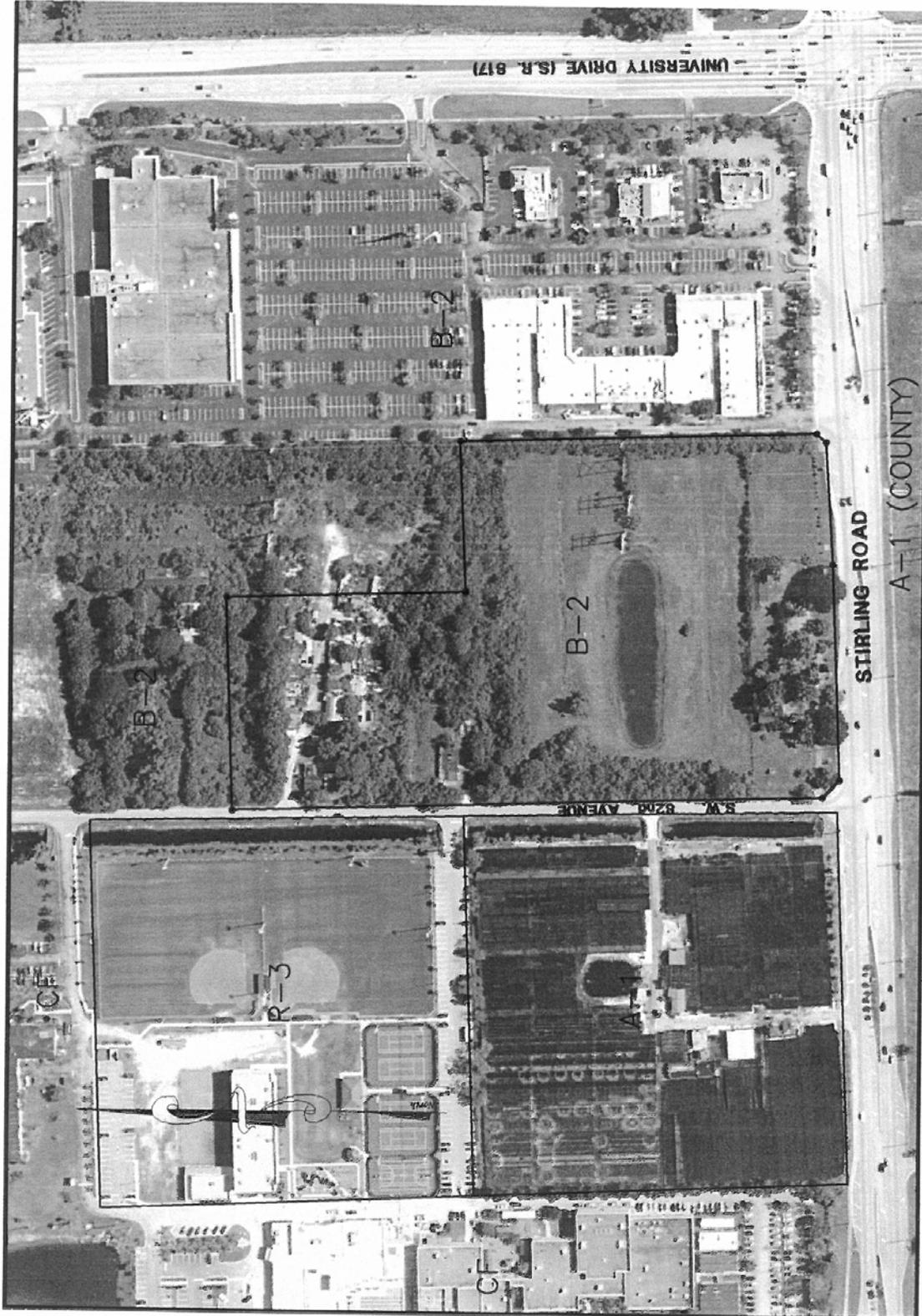
EXHIBIT D
PROPOSED LAND USE DESIGNATION MAP



	Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 Ziller Drive, Suite 600 Fort Lauderdale, Florida 33316 Phone: 954.921.7790 Fax 954.921.8907 Certificate of Authorization: 6791		PROJECT No 03-4426.1	SHEET D
	UNIVERSITY CREEK LAND USE PLAN AMENDMENT CURRENT LOCAL & COUNTY LAND USE DESIGNATIONS		SCALE N. T. S.	OF F
		DATE 11-25-03	CAD FILE 11-25-03	OF F

P:\PROJECTS\2003\034426 MJB DAVIE\PLANNING\CORRESPONDENCE\DWG\034426-V-EXHIBIT-20031126.DWG EXHIBIT D

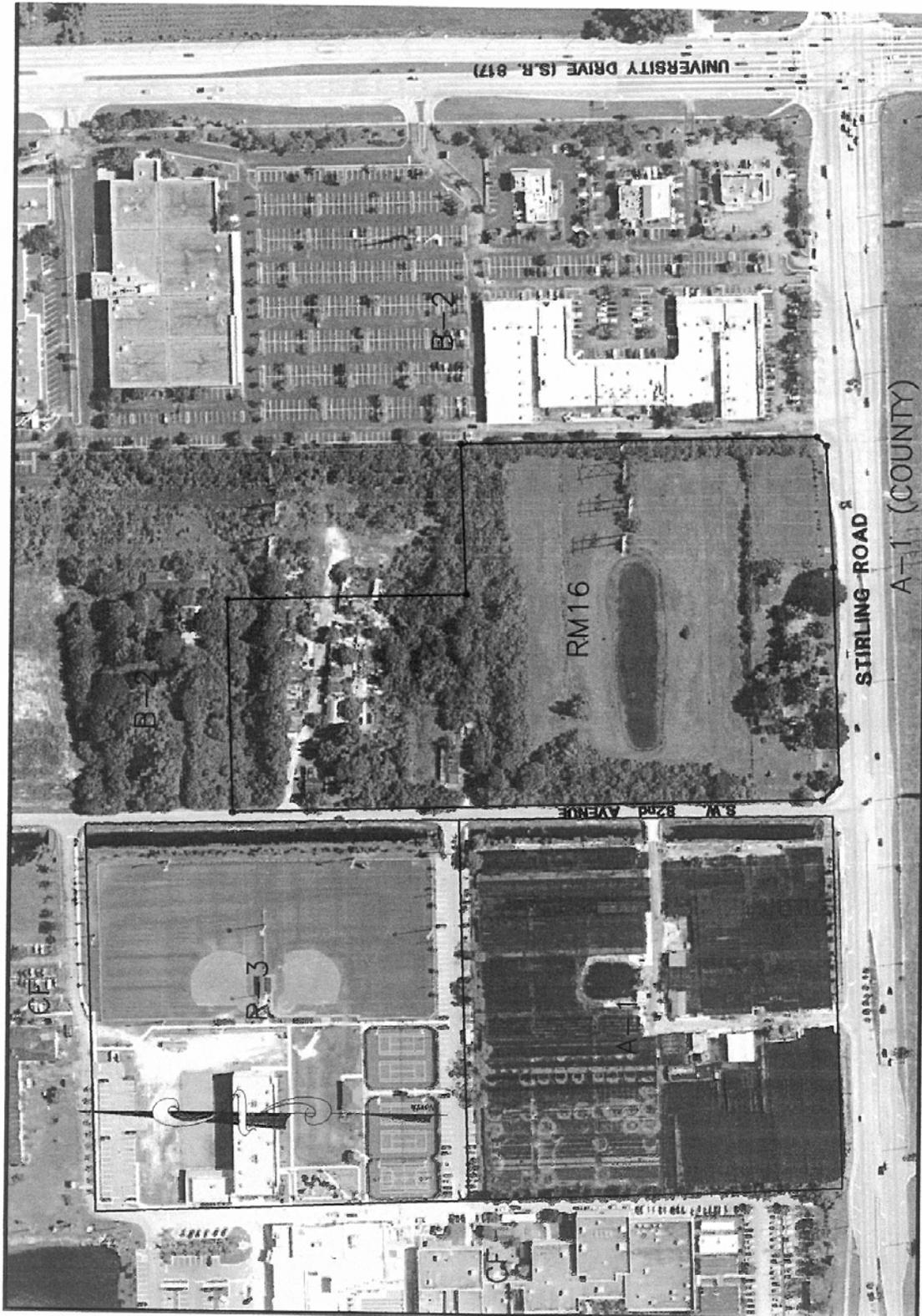
EXHIBIT E
CURRENT ZONING DESIGNATION MAP



	Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1600 Eller Drive, Suite 600 Fort Lauderdale, Florida 33316 Phone: 904.821.7791 Fax 904.821.8607 Certificate of Authorization 0791		PROJECT No 03-4426.1	SHEET E
	UNIVERSITY CREEK LAND USE PLAN AMENDMENT CURRENT ZONING DESIGNATIONS		SCALE N. T. S.	DATE 11-25-03
			CAD FILE 11-25-03	OF F

P:\PROJECTS\2003\034426 MJB DAVE\PLANNING\CORRESPONDENCE\DWG\034426-V-EXHIBIT-20031126.DWG EXHIBIT E

EXHIBIT F
PROPOSED ZONING DESIGNATION MAP



	Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 Elder Drive, Suite 600 Fort Lauderdale, Florida 33316 Phone: 954.921.7781 Fax 954.921.8807 Certificate of Authorization 6791		UNIVERSITY CREEK LAND USE PLAN AMENDMENT PROPOSED ZONING DESIGNATIONS		PROJECT No 03-4426.1	SHEET F
	SCALE N. T. S.		DATE 11-25-03		CAD FILE 11-25-03	OF F

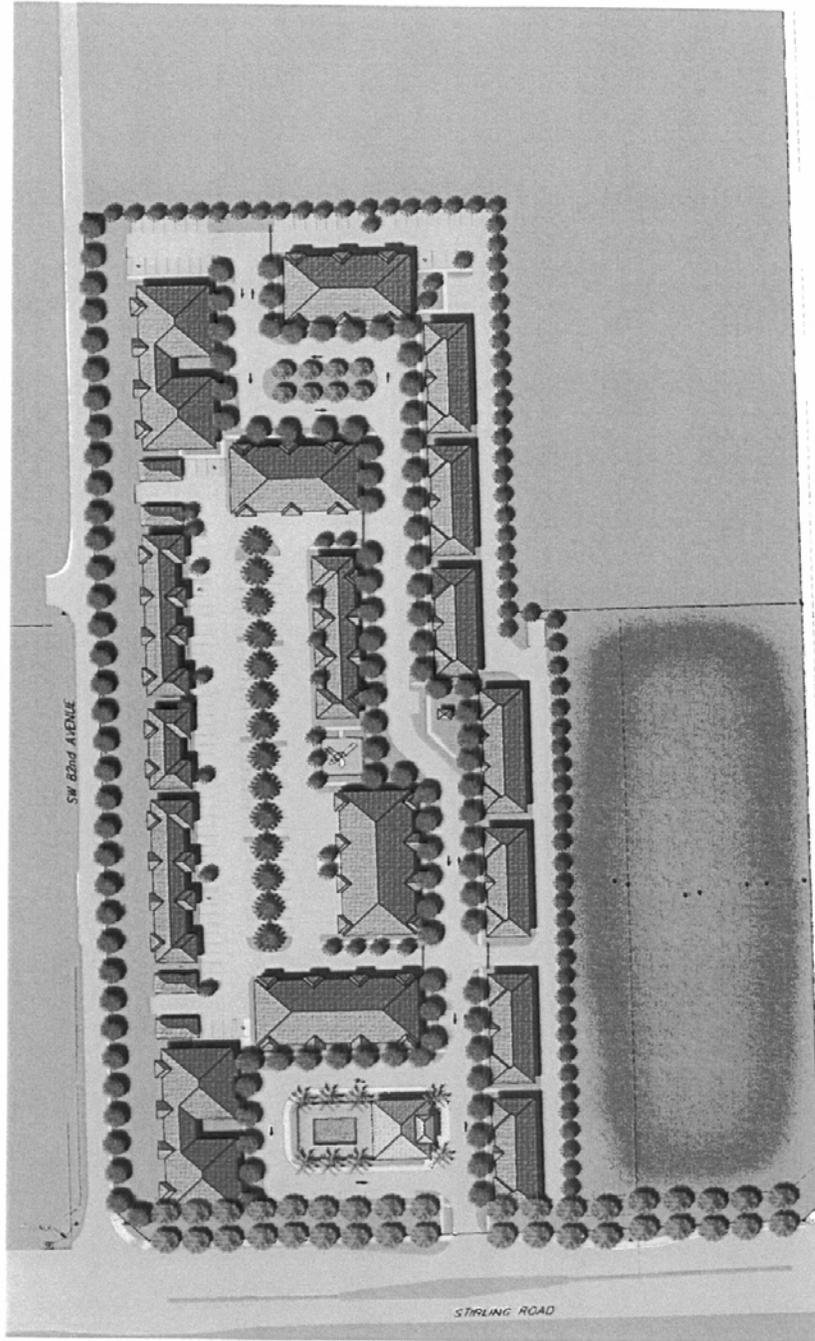
P:\PROJECTS\2003\034426 MJB DAVIE\PLANNING\CORRESPONDENCE\DWG\034426-V-EXHIBIT-2003\1126.DWG EXHIBIT F-

EXHIBIT G
CONCEPTUAL SITE PLAN

UNIVERSITY CREEK

ALTMAN DEVELOPMENT
2201 CORPORATE BOULEVARD, N. W. BOCA RATON, FL

SITE PLAN



CVV AND PARTNERS
194 MERRICK AVENUE, CORAL GABLES, FL 33134, TEL. (305) 576-9212 FAX. (305) 476-9291

EXHIBIT H
UTILITY VERIFICATION LETTER



Administration	954.797.1030	Human Resources	954.797.1010
Budget & Finance	954.797.1145	Parks & Recreation	954.797.1145
Development Services	954.797.1111	Police Department	954.693.8200
Engineering	954.797.1113	Public Works	954.797.1240
Fire Department	954.797.1090	Town Clerk	954.797.1023

TOWN OF DAVIE UTILITIES, 6591 Orange Drive, Davie, Florida 33314-3399 954.433.4000

December 1, 2003

Mr. Hoyt Holden
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316

Re: University Creek LUPA
Water and Sewer Availability

Dear Mr. Holden:

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.

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

Sincerely,

TOWN OF DAVIE -

Heidi K. Cavicchia
Assistant to the Utilities Director

THROUGH:

Daniel Colabella
Utilities Director

:hkc

EXHIBIT I
DRAINAGE VERIFICATION LETTER



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

Wayne Arnold, Chair
Cris Fardalman, Vice-Chair
Kevin Biedeman
David Donzella
Tom Green
Sandra Switzer

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

Post-it® Fax Note	7671	Date	1/6/04	# of pages	1
To	Hoyt Holden	From	Bryon Boyd		
Co./Dept.		Co.	CBWCD		
Phone #		Phone #			
Fax #	954 921-8807	Fax #			

January 6, 2004

Mr. Hoyt Holden
Calvin Giordano & Associates
1800 Eller Drive #600
Ft. Lauderdale, FL 33316

Re: Land Use Plan Amendment for University Creek, Davie, FL

Dear Mr. Holden:

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

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

Sincerely,

Bryon Boyd
Operations Manager

BB/vg

EXHIBIT J
SOLID WASTE VERIFICATION LETTER



WASTE MANAGEMENT

3831 NW 21st Avenue
Pompano Beach, FL 33073
(954) 974-7500
(954) 974-8780 Fax

December 3, 2003
Calvin, Giordano & Assoc , Inc
Re: University Creek

Dear Jennifer

Please be advised that Waste Management Inc. is confirming our ability to have and supply adequate Solid Waste and Recycling service for the University Creek. We are the franchised hauler for the entire Town Of Davie, and are looking forward to working with Calvin, Giordano & Associates

If you have any questions or concerns do not hesitate to contact me.

Sincerely,

Waste Management Inc.

A handwritten signature in black ink that reads 'Robert Bergey'.

Robert Bergey
Territory Manager

EXHIBIT K
MASS TRANSIT VERIFICATION LETTER



Community Services Department - MASS TRANSIT DIVISION
7207 W. Copans Road • Pompano Beach, Florida 33069

Administration 954-357-8300 • FAX 954-357-8305 • Maintenance 954-357-8423 • FAX 954-357-8350
Marketing and Communications 954-357-8355 • FAX 954-357-8371 • Operations 954-357-8363 • FAX 954-357-8378
Paratransit 954-357-8329 • FAX 954-357-8345 • Service Development 954-357-8375 • FAX 954-357-8342
Transit Information Systems 954-357-8792 • FAX 954-357-8305

November 25, 2003

Hoyt Holden, AICP
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

RE: Land Use Plan Amendment – University Creek - NE Corner of SW 82nd Avenue and Stirling Road (SR 848)

Dear Mr. Holden:

Your correspondence dated November 25, 2003, regarding the proposed site for the **University Creek - Land Use Plan Amendment**, has been reviewed by Mass Transit (BCT) for current and planned bus service.

The nearest fixed-route bus service to the amendment site is provided on University Drive (SR 820) by BCT Route 2. Route 2 operates twenty-minute (20) headways weekdays and 40-minute service on Saturday and Sunday. Additionally, the Town of Davie, and Cooper City operate community bus service in the amendment area.

Staff does not anticipate any change in service demand as a result of this amendment.

Future route improvements planned for Stirling Road to the amendment site have been identified in the five-year (2002-2003) update to the TDP (Transit Development Plan). However, these are unfunded. When funding becomes available, they will be implemented. The Broward County 2025 Long Range Transportation Plan (LRTP) Update proposes Bus Rapid Transit (BRT) for University Drive.

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

Sincerely,

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

David Daniels
Associate Planner

c: Spencer Stoieson

APPENDIX A
CONSISTENCY WITH THE TOWN OF DAVIE
LAND USE PLAN

A. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE TOWN OF DAVIE LAND USE PLAN

The consistencies of the proposed amendment include, but are not necessarily limited to the following:

Future Land Use Element

Objective 4 LOCATION AND DISTRIBUTION OF LAND USES

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

Policy 4-2: The extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.

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 Group 6: RESIDENTIAL 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 adjacent to the S.R. 84/I-595 corridor or I-75 interchanges.

Policy Group 7: COMMERCIAL USE

Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use. **Note that the amendment site is not at the intersection of two arterials.**

Policy 17-1: Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas. **Note the current designation of commercial on the amendment site does impact adjacent residential uses and designations.**

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

Transportation Element

Objective 1.1: TO THE EXTENT THAT THE TOWN HAS CONTROL, THE TOWN WILL ENSURE THAT TRANSPORTATION FACILITIES AND SERVICES FOR THOSE ROADS IDENTIFIED IN THIS ELEMENT PLAN MEET LEVEL OF SERVICE STANDARDS ESTABLISHED WITHIN THE TOWN OF DAVIE COMPREHENSIVE PLAN.

Policy 1.1.1: To maintain those level of service standards identified within the Town's Comprehensive Plan, the Town shall, prior to final action on amendments to the Town of Davie Comprehensive Plan, determine whether adequate municipal transportation facilities and services will be available to serve the proposed development.

Policy 1.1.2: Prior to plat approval, the Town and/or County shall evaluate the transportation facilities and services necessary to meet the level of service standards established within the Town of Davie Comprehensive Plan and will be available concurrent with the impacts of the development consistent with Rule 9J-5.0055(3)(c), F.A.C. and the concurrency management policies included within this element and plan.

Policy 2.2.1: The Town of Davie Development review and approval process will ensure that necessary facilities and services will be available concurrent with the impacts of development consistent with Rule 9J-5.0055(3)(c) through any of the following situations. Development Action includes any land use change, site plan approval, building permit, zoning permit, subdivision plat approval, rezoning, special exception, variance, or any other official action of the Town Council or other appropriate Town official.

(a) the necessary transportation facilities are in place at the time of Development Action is approved by the Town Council or other appropriate Town officials or the Development Action is approved subject to the condition that the necessary transportation facilities will be in place consistent with Town Code provisions;

(b) the necessary transportation facilities are under construction at the time a Development Action is approved by the City Commission, or other appropriate City officials;

(c) the necessary transportation facilities are the subject of a binding contract executed for the construction of those necessary transportation facilities at the time a Development Action is approved by the Town Council, or other appropriate Town officials;

(d) the necessary transportation facilities have been included in the Municipal, County or State annual budget at the time a Development Action is approved by the Town Council, or other appropriate Town officials although the facilities are not yet the subject of a binding contract for their construction; and/or;

(e) at the time a Development Action is approved by the Town Council, or other appropriate Town officials, the Town is able to assure that the necessary transportation facilities will be in place within a reasonable period of time consistent with the requirements of Rule 9J-5.0055(3)(c), F.A.C. At a minimum, the necessary transportation facilities are to be included within a financially feasible Capital Improvements Element or an alternative implementation plan which is determined by the Florida Department of Community Affairs to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary implementing land development regulations and a concurrency monitoring system.

Goal 4: COORDINATE TRANSPORTATION AND LAND USE PLANNING ACTIVITIES TO ENSURE ADEQUATE FACILITIES AND SERVICES ARE AVAILABLE TO MEET EXISTING AND FUTURE NEEDS OF DAVIE'S POPULATION AND ECONOMY.

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.

Policy 4.1.2: To minimize the impact on locally-maintained transportation facilities, land uses which generate or attract high traffic volumes will be located adjacent to, or have safe and adequate access to, principal arterials, expressways, or other regionally-significant roadway facilities. **Note the amendment will result in a huge decrease in impact to SW 82nd Avenue, a locally maintained road.**

Utilities Element

Objective 3: DISCOURAGE URBAN SPRAWL BY CONTINUING TO REQUIRE THE USE OF SANITARY SEWER FACILITIES WHERE SERVICE IS AVAILABLE IN A FINANCIALLY FEASIBLE MANNER.

Objective 9: DISCOURAGE URBAN SPRAWL BY CONTINUING TO REQUIRE THE USE OF MUNICIPAL POTABLE WATER SERVICE WHERE SERVICE IS AVAILABLE IN A FINANCIALLY FEASIBLE MANNER.



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners

January 29, 2004

Town of Davie
6591 Orange Drive
Davie, Florida 33314
Attention: Debbie Ross

RE: **University Creek Land Use Plan Amendment**
CGA No. 03-4426.1
Town of Davie File No. LA 03-12

Dear Ms. Ross:

As you know our initial application was to amend the above referenced site from Commercial to Residential 16 Dwelling Units per Acre. Based on our discussions of the proposed project with the neighbors, and consistent with our presentation to the Local Planning Agency on January 28, 2004, we hereby request that the application be revised to reflect an amendment to Residential 10 Dwelling Units per Acre.

Since this is a further reduction in residential density, we do not believe new verification letters are necessary. Please let me know whether you want the re-analysis books to reflect the revised amendment to 10 units per acre. Please let me know how many re-analysis books you will need for Town Council and when you will need them.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Hoyt Holden, AICP
Director of Planning

cc: Dennis Mele
David Canfield
Erick Valle
Scott Brunner

Reply to:

- 1800 Eller Drive
Suite 600
Fort Lauderdale, Florida 33316
(954) 921-7781
(954) 921-8807 fax
- 560 Village Boulevard
Suite 340
West Palm Beach, Florida 33409
(561) 684-6161
(561) 684-6360 fax

University Creek
Land Use Comparison*

Impacts:	Land Uses:		
	Existing Commercial	(Proposed) Residential (Med.) 16 DU/AC	(Proposed) Residential (Low/Med) 10 DU/AC
Intensity	¹ 142,400 SF of Commercial Allowed by Land Use Plan	227 Garden Apartments	(3 bedroom) 142 Townhouse Units
Trips	793 PM Peak Hour Trips	138 PM Peak Hour Trips	79 PM Peak Hour Trips
Water/Sewer	14,240 GPD	64,425 GPD	46,150 GPD
Solid Waste	8,544 lbs/Day	2,020 lbs/Day	1,264 lbs/Day
School/Students	None	² 43	³ 24
School/Classrooms	None	2	2
Parks and Recreation	None	(5.67 Acres) None required to meet Comp. Plan Stand	(3.5 Acres) None required to meet Comp. Plan Stand

* Land Use Comparison completed by applicant

Notes:

¹ 90,000 SF by MJB Davie 1 Plat 14.24 AC x 10,000 SF = Intensity

² Based on Average of 1,2, and 3 Bedroom Units - 227 Garden Apts.

³ Based on average townhouse rate.

* * * * *

THIS PAGE

INTENTIONALLY

LEFT BLANK

* * * * *