DEVELOPMENT SERVICES DEPARTMENT
Planning & Zoning Division

MEMORANDUM
PZ 5-32-04

TO: Mayor and Councilmembers
Thomas J. Willi, Town Administrator

THRU: Mark A. Kutney, AICP, Development Services Director
Fernando Leiva, AICP, Planning and Zoning Manager

FROM: Bradley Swing, AICP, Planner II

DATE: May 24, 2004

RE: LA 03-10 Lakeside Shops

REQUEST: Staff is requesting that the above referenced item, currently scheduled for the June 2, 2004, Town Council meeting be tabled to the meeting on July 7, 2004.

HISTORY: At the February 18, 2004 Town Council meeting, Councilmember Paul made a motion, seconded by Councilmember Crowley, to approve, subject to a developers agreement (motion carried 5-0).

This item was tabled from the May 19, 2004, Town Council meeting to the June 2, 2004 meeting.

JUSTIFICATION: Staff is requesting to table the Public Hearing for adoption of the proposed land use plan amendment in order to consolidate the adoption of all of the remaining plan amendments for 2004 into a single submittal in accordance with the Section 163.3187(1), Florida Statutes and Rule 9J-11.006(1)(A)7, Florida Administrative Code.

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Bradley Swing, AICP, Planner II

SUBJECT: Ordinance – Land Use Plan Amendment
LA 03-10/Lakeside Shops, 5800 South University Drive/Generally located east of University Drive, north of Stirling Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ADOPTING APPLICATION LA 03-10, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCE/OFFICE" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The proposed amendment requests a change in land use for a 39.36 acre parcel of land located on the east side of University Drive, north of Stirling Road, from "Commerce/Office" to "Commercial" for a parcel located at the northeast corner of University Drive and Stirling Road. The existing "Commerce/Office" designation restricts retail uses to no more than a maximum of 20% of a single use within a commerce or office development while a "Commercial" designation will allow for retail/commercial development.

The subject site located at a commercial node is consistent and compatible with the designated "Commercial" land uses located adjacent to the University Drive and Stirling Road corridors. Located north of the subject site the land area is designated Commerce/Office but is currently a nursery. An office park is located north of the subject site with nurseries and a single family dwelling located between the two sites.

Adjacent land uses to the east include a single family residential. In regard to compatibility with the adjacent single residential to the east, staff notes a buffer, including a water feature, will be provided along the subject site's east boundaries. Letters from adjacent homeowners associations, adjacent residents and property owners have been received by the Planning and Zoning Division in support of the proposed land use amendment (Please see Exhibits 5, 6, 7, and 8).

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 275,000 square feet of commercial retail use.

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.

On March 1, 2004, staff transmitted LA 03-10 to DCA and the South Florida Regional Planning Council, the Florida Department of Environmental Protection, the Florida Department of Transportation, the South Florida Water Management District, and the Florida Department of State and requested that the Department process the proposed amendment as a Preliminary Review.

At the April 5, 2004 South Florida Regional Planning Council meeting the Council approve the proposed land use plan amendment by a unanimous vote. The South Florida Regional Planning Council staff found the proposed land use plan amendment generally consistent with the Strategic Regional Policy Plan for South Florida and recommended that the Florida Department of Community Affairs not formally review the amendment.

On May 7, 2004, the Department of Community Affairs issued their Objection, Recommendations , and Comments (ORC) Report based on their review of the proposed amendment (Please see Exhibit 9). DCA recommended that the Town provide new intensity standards in the Town's Comprehensive Plan for Commerce/Office and Commercial land use designations or as an alternative to provide a restriction on the subject site to limit maximum development intensity to 275,000 square feet of commercial use. Staff has provided a revised Proposed Future Land Use Map to address DCA's recommendations (Please see Exhibit 2).

Staff finds the proposed land use designation of "Commercial" appropriate as it further the goals of the Town's Land Use Plan by expanding its economic base through expansion of its commercial sector.

PREVIOUS ACTIONS: At the February 18, 2004 Town Council meeting, Councilmember Paul made a motion, seconded by Councilmember Crowley, to approve, subject to a developers agreement (motion carried 5-0).

This item was tabled from the May 19, 2004, Town Council meeting to the June 2, 2004 meeting.

CONCURRENCES: At the January 28, 2004 Local Planning Agency (LPA) Meeting, Ms Lee made a motion, seconded by Mr. McLaughlin, to approve (motion carried 4-0, with Mr. Stevens absent).

FISCAL IMPACT: None

RECOMMENDATION: Staff recommends 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, ADOPTING APPLICATION LA 03-10, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCE/OFFICE" TO "COMMERCIAL"; 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 Agency 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 and on May 19, 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 Commerce/Office to Commercial.

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 Commercial.

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 transmit Application LA 03-10 with a recommendation of approval to the Florida Department of Community Affairs.

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

Application #: LA 03-10/Lakeside Shops **Revisions:** 2/3/2004, 5/27/2004
Exhibit "A" **Original Report Date:** 1/23/2004

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

APPLICANT INFORMATION

Owner:		**Agent:**	
Name:	Mary L. Wolf c/o Jason Howe	**Name:**	Calvin, Giordano & Associates
Address:	PO Box 215	**Address:**	1800 Eller Drive, Suite 600
City:	Newville, AL 36353-0215	**City:**	Fort Lauderdale, FL 33316
Phone:	(954) 627-9173	**Phone:**	(954) 921-7781
Fax:	(954) 627-9288	**Fax:**	(954) 921-8807

BACKGROUND INFORMATION

Date of Notification: January 21, 2004 **Number of Notifications:** 53

Local Planning Agency Recommendation: At the January 28, 2004 Local Planning Agency (LPA) Meeting, Ms Lee made a motion, seconded by Mr. McLaughlin, to approve (motion carried 4-0, with Mr. Stevens absent).

Application Request: Land Use Plan Amendment for 39.3564 acres of land **From:** Commerce/Office **To:** Commercial

Applicant's Stated Reasons for the Amendment: The applicant states: "The existing land use plan designation for the amendment site is Commerce/Office and the existing zoning designation is CC, Commerce Center District.

The amendment site is 39.3564 gross acres and 34.117 net acres. The overall site is currently vacant and vested (platted) for 387,000 square feet of office, 90,000 square feet of Commercial (retail, restaurants and personal service), 100,000 square feet of warehouse/storage use and a 185-room hotel. The site is bound on the west and south by major arterials, with Commercial uses on the west, vacant Commercial land, along with a small residential parcel on the south, plant nursery on the north and plant nursery and residential on the east. In addition, the site surrounds an existing gas station at the corner of University Drive and Stirling Road.

The proposed amendment is consistent with the adjacent Commercial uses/designations, the existing zoning, and the site's Broward County Land Use Plan designation of Commercial. The proposed designation of Commercial for this site creates a Commercial node for the intersection of Stirling Road and University Drive. The residential interests to the east will be protected by a non-vehicular access line

along the east boundary, 55 feet of road right-of-way, an additional 50 feet of canal right-of-way, and proposed buffering (green or water feature). The applicant has held meetings with the nearby residents for their input and has reached agreements with the neighborhood associations.

The proposed amendment will result in a decrease in average daily trips. The proposed amendment will have a beneficial impact on peak hour traffic, as Commercial traffic tends to be more uniform throughout the day than office traffic. Office traffic is concentrated in the morning and evening rush hours. Please see the traffic reanalysis section for detailed information."

Affected District: District 2

Address/Location: 5800 South University Drive/Generally located on the east side of University Drive, north of Stirling Road.

Future Land Use Plan Map Designation: The existing land use designation is Commerce/Office 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: CC, Commerce Center

Proposed Use: 275,000 square feet of Commercial retail use

Parcel Size: 39.3564 acres (1,711,364.8 square feet)

	Surrounding Uses:	**Surrounding Land Use Plan Designation:**
North:	Nursery	Commerce/Office
South:	Vacant Commercial Land/CBWCD/ Silverado Homes	Commercial, Residential (5 DU/AC)
East:	Exotic Acres/Landscape Nursery With Single Family Home	Residential (1 DU/AC), Residential (10 DU/AC)
West:	University Creek Shops/Gas Station	Commercial

Surrounding Zoning:

North: CC, Commerce Center District
South: B-3, Planned Business Center District/RM-5, Low Medium Density Dwelling District/CF, Community Facilities District
East: A-1, Agricultural District/R-1, Estate Dwelling District
West: B-2, Community Business District

ZONING HISTORY

Related Zoning History: None.

Previous Requests on same property: A plat for this parcel, the Wolf Family Plat (171, 85), was approved by Town Council on March 16, 1999 by Resolution R 99-91. The approved plat, as reviewed by Broward County, allows for 90,000 square feet of commercial use, 387,000 square feet of office use, 100,000 square feet of warehouse/storage use and a 185 room hotel. This plat was accepted by the Broward County Board of County Commissioners on November 7, 2000.

Wal-Mart Stores East, Inc. initiated Land Use Plan Amendment, LA 00-1A, to change the land use of the subject site from Commerce/Office to Commercial. The application was denied by Town Council on May 3, 2000 by a vote of 5-0.

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. Broward County does not have a Commerce/Office land use designation, and as such, the permitted uses under the Town of Davie Comprehensive Plan are also allowed under the County's Commercial land use designation. 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 Commerce/Office to Commercial will create the following impacts on public facilities and services:

Potable Water The proposed amendment will result in a net decrease in demand of 66,050 gallons per day versus the maximum allowable development 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). under the existing land use designation.

Wastewater Treatment and Disposal: The proposed amendment will result in a net decrease in demand of 66,050 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 an increase in demand for solid waste in the amount of 3,829 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-14 lies just east of the east property line of the amendment site. This canal discharges to the SFWMD C-11 Canal south of Orange Drive. In addition, the S-16 and S-7 canals lie west and 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 278 p.m. vehicle trips.

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: The amendment site proposes a non-residential use; therefore there will be no additional impact on existing schools.

Recreation and Open Space: No additional park acreage is required to serve this amendment. Since the proposed uses are non-residential, with no proposed households, there are no additional demands on the existing parks, therefore no change is required.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 1: The Town shall continue to maintain and implement land development regulations, including subdivision regulations, that will insure that development may be permitted only after it has been demonstrated that soils, topography, natural resources, historic resources and the availability of essential facilities and services have been accommodated.

Future Land Use Element, Policy 1-3: Land development regulations shall incorporate a review process to insure that the essential facilities and services shall be provided pursuant to the adopted level of service standards contained in the Comprehensive Plan, and shall include a mechanism to insure that the cumulative impacts of proposed development are identified. Essential facilities and services shall be available, constructed and maintained, concurrent with the impacts of development, pursuant to the adopted level of service standards and criteria for determination of concurrency contained in the Comprehensive Plan.

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

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

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 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.

Future Land Use Element, 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.

Future Land Use Element, 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.

Transportation Element 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.

Transportation Element, 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.

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 proposed amendment requests a change in land use from "Commerce/Office" to "Commercial" for a parcel located at the northeast corner of University Drive and Stirling Road. The existing "Commerce/Office" designation restricts retail uses to no more than a maximum of 20% of a single use within a commerce or office development while a "Commercial" designation will allow for retail/commercial development.

The subject site located at a commercial node is consistent and compatible with the designated "Commercial" land uses located adjacent to the University Drive and Stirling Road corridors. Located north of the subject site the land area is designated Commerce/Office but is currently a nursery. An office park is located north of the subject site with nurseries and a single family dwelling located between the two sites.

Adjacent land uses to the east include a single family residential. In regard to compatibility with the adjacent single residential to the east, staff notes a buffer, including a water feature, will be provided along the subject site's east boundaries. Letters from adjacent homeowners associations, adjacent residents and property owners have been received by the Planning and Zoning Division in support of the proposed land use amendment (Please see Exhibits 5, 6, 7, and 8).

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 275,000 square feet of commercial retail use.

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.

Staff finds the proposed land use designation of "Commercial" appropriate as it further the goals of the Town's Land Use Plan by expanding its economic base through expansion of its commercial sector.

Findings of Fact

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

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

   The proposed change is consistent with Objective 4: to promote the development of an economically sound community and discourage urban sprawl, Policy 4-1: to give priority to requests to amend the Land Use Plan requiring no increase in capital expenditures, and Policy 4-2: to prioritize the extension of essential services to portions of the Town that already have other services available.

2. The proposed change <u>would not</u> create an isolated district unrelated and incompatible with adjacent or nearby districts.

   University Drive, located west of the subject site is currently designated "Commercial" on the west side and southeast of the subject site. The requested "Commercial" land use designation is compatible with the adjacent "Commerce/Office" land use designation to the north and with the single family to the east due to the provision of the buffering and landscaping.

3. The existing boundaries <u>are not</u> 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 vacant land and a nursery.

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

   The homeowners associations representing the single family residential in the immediate area of the subject site have submitted correspondence in support of the proposed amendment. A buffer including landscaping and a water feature will be provided along the subject amendment's eastern boundary.

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 278 vehicle p.m. trips based on the proposed retail commercial development.

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

   Development of the subject site will ultimately increase property values by providing increased economic expansion in the area. The proposed land use request is compatible with the adjacent residential development due to the provision of the buffer and landscaping.

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

   The property to the north has a land use designation of "Commerce/Office" and the property to the south and west is designated "Commercial." The property to east is designated "Residential 1 DU/AC." A "Commercial" land use designation for the subject site will not inhibit the development or redevelopment potential of these properties.

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. The proposed development of the site as a retail shopping center under the "Commercial" land use category may attract the types of businesses that will be compatible with surrounding residential developments which is in the public interest and general welfare of the Town of Davie.

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

There are no physical reasons why the property cannot be used in accordance with existing regulations. While there no are physical reasons why the property cannot be used, the existing "Commerce/Office" designation, which permits retail uses at a maximum of 20 percent of a single development, does not afford the applicant the opportunity to develop the property with the intensity of the requested commercial retail development.

10. The proposed land use designation is 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 is the potentially most appropriate designation given the site's location along the University Drive commercial corridor and its consistency and compatibility with adjacent land uses. Development of the site will ultimately enhance the Town's tax base given the site's location at the intersection of two major roadways: University Drive and Stirling Road. In addition, the application furthers Town policy regarding the expansion of its economic base through expansion of the Commercial sector of its economy.

Staff Recommendation

Based upon the finding of facts above, staff recommends approval of application Number LA 03-10.

Local Planning Agency

LOCAL PLANNING BOARD RECOMMENDATIONS: At the January 28, 2004 Local Planning Agency (LPA) Meeting, Ms Lee made a motion, seconded by Mr. McLaughlin, to approve (motion carried 4-0, with Mr. Stevens absent).

Town Council Action

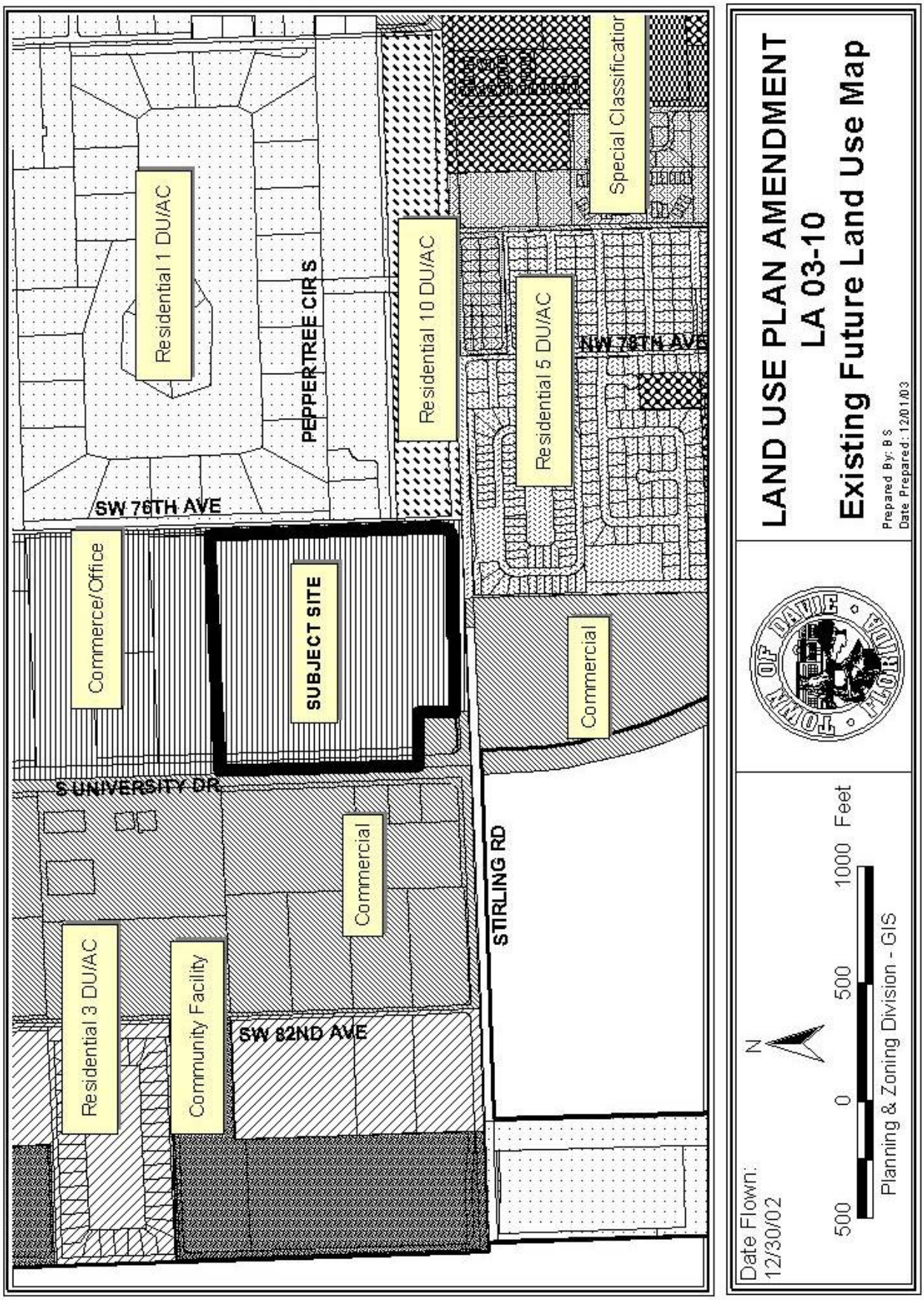
At the February 18, 2004 Town Council meeting, Councilmember Paul made a motion, seconded by Councilmember Crowley, to approve, subject to a developers agreement (motion carried 5-0).

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. Silverado Homeowners Association letter of support
6. Nova Homes Resident letter of support
7. Adjacent Property Owners letter of support
8. Exotic Acres Homeowners Association letter of support
9. DCA Correspondence dated May 7, 2004

Exhibit 1


LAND USE PLAN AMENDMENT
LA 03-10
Existing Future Land Use Map
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Date Prepared: 12/01/03
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Date Flown:
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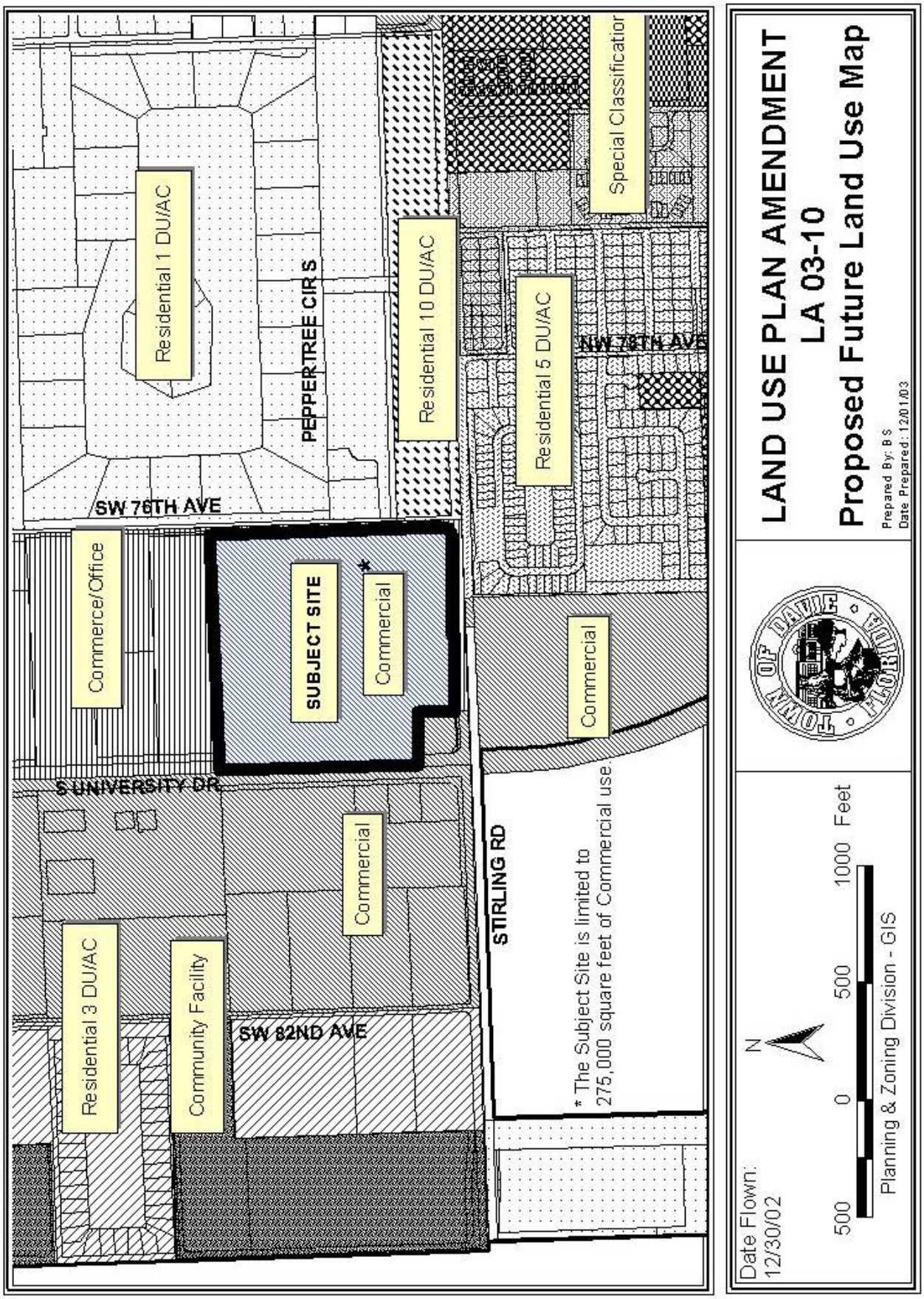
Residential 3 DU/AC
Community Facility
SW 82ND AVE

Exhibit 2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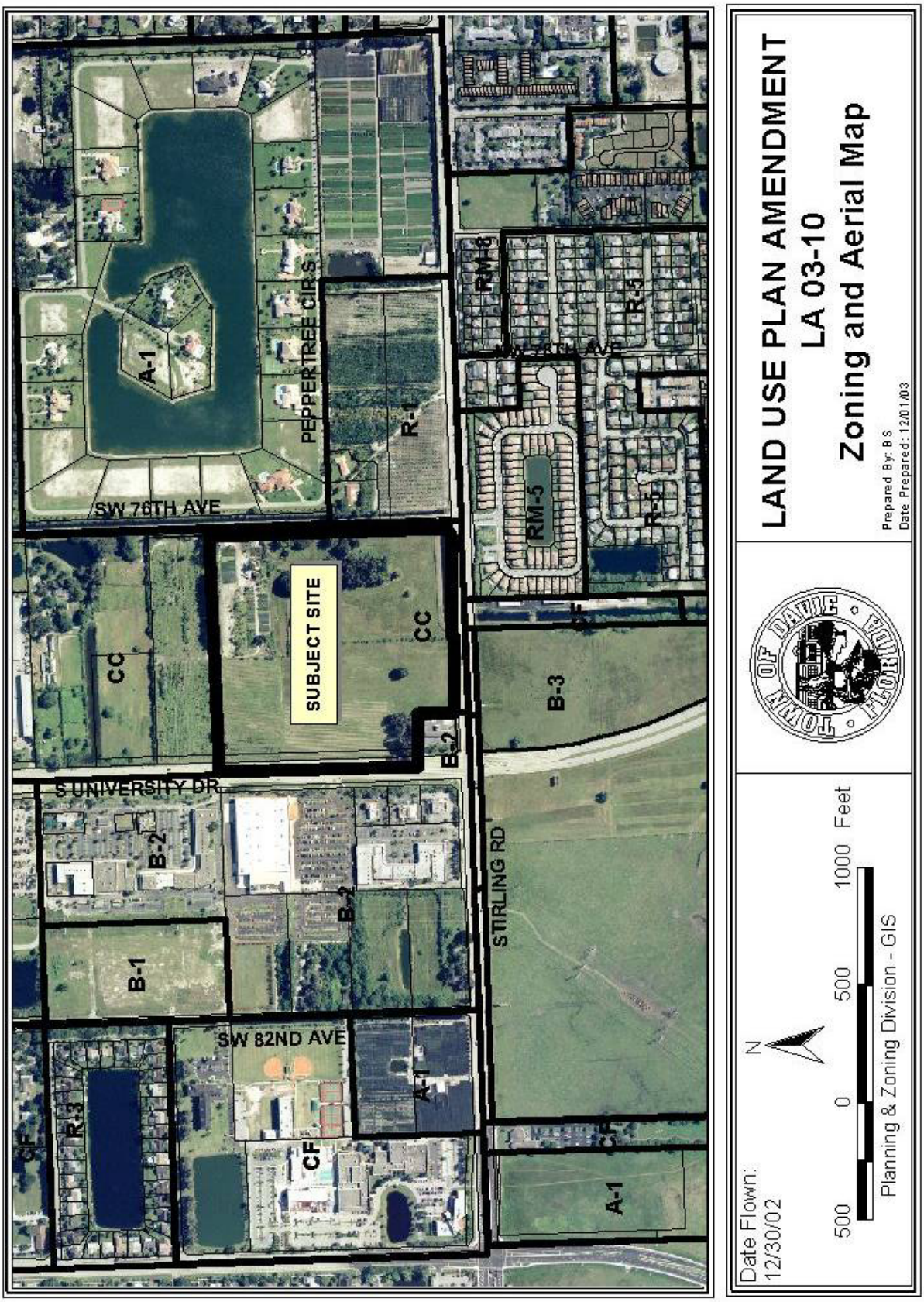
Planning & Zoning Division - GIS

Exhibit 3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SUBJECT SITE
CC
B-3
B-2
S UNIVERSITY DR
STIRLING RD
B-1
SW 82ND AVE
CF
R-3
A-1

Exhibit 4
See Attached

Exhibit
5

SILVERADO HOMEOWNERS ASSOCIATION, INC.
DAVIE, FLORIDA
C/O J&L PROPERTY MANAGEMENT
10191 W. SAMPLE RD, SUITE 203
CORAL SPRINGS, FL 33065
954-753-7966

Received
OCT 15 2003
Stiles Development
Project No. _____

October 13, 2003

Mayor Tom Truex
Town of Davie
6591 Orange Drive
Davie, Florida 33314

Re: Silverado Homeowners Association support of the Lake Side Town Shops located at the Northeast Corner of University Drive and Stirling Road.

Dear Mayor Truex:
May this letter serve as Silverado Homeowners Association's ("Silverado") formal letter of support for the proposed shopping center (Lakeside Town Shops) to be located on 35 acres at the northeast corner of University Drive and Stirling Road (Wolf Family Plat).

The developer of the project, Stiles Development Co. has been proactive in meeting with Silverado and has addressed the concerns that we would typically have regarding commercial development around our community. Lakeside Town Shops is being built to serve our community by a developer who has taken an active role in working with the community and it is for this reason we strongly urge The Town of Davie's support of this project as well.

In addition, we gladly welcome Target at Lakeside Town Shops, to our neighborhood and town. We value the support of Target giving back to any community it goes into, as well as for the creation of jobs and opportunity for the local area. It is a win-win situation.

It is our belief that both Stiles Development Co. and Target have done excellent work in making sure that all concerns of traffic, lighting, noise, favorable business partners, landscaping, and hours of operation are all addressed. We hope that any other development planned in our area is addressed as appropriately as Stiles and Target have done.

Silverado therefore gives full support for the land development at this location. If any further information is required, please do not hesitate to call on us. Thank you.

Sincerely,

Prad Bajnath

Prad Bajnath
President, **SILVERADO HOMEOWNER'S ASSOCIATION, INC.**
(954) 432-2952
prad.bajnath@kerzner.com
Cc: Michael Crowley
C:\Documents and Settings\pbajnath\My Documents\Winword\Silverado Support.doc

Exhibit
6

October 14, 2003

Mayor Tom Truex
Town of Davie
6591 Orange Drive
Davie, Florida 33314

Re: Letter of support of the Lake Side Town Shops located at he Northeast Corner of University Drive and Stirling Road.

Dear Mayor Truex:

I want to express my support for the proposed shopping center (Lakeside Town Shops) to be located on 35 acres at the northeast corner of University Drive and Stirling Road (Wolf Family Plat) that was presented to me by Mr. Howe.

Mr. Howe has been very forthcoming with information and taken a proactive stance to meet with residents of the surrounding communities, something I cannot say about developers in the past! Mr. Howe further explained how the project, Lakeside Town Shops, is being built to serve our community by an organization that is known for giving back to the community. I feel the project is well planned and will greatly add to the value of our homes and community life.

I personally welcome Target at Lakeside Town Shops to our neighborhood, as I know what a good community neighbor they are. Their support of local schools does not go unnoticed nor unappreciated.

Mr. Howe did an excellent job of addressing every concern that has been an issue with our residents concerning other areas of development and has assured me that he will keep us involved and informed of steps in the process.

Please feel free to contact me with any questions.

Sincerely,

Monique Monteiro
Nova Homes Resident
Cc: Michael Crowley

Exhibit
7

Law Offices
Niles, Dobbins, Meeks, Raleigh & Dover LLP
P.O. BOX 11799
FORT LAUDERDALE, FLORIDA 33339-1799
(954) 565-2200
FAX (954) 565-2233

WILLARD D. DOVER
WILLIAM H. MEEKS
HARRY S. RALEIGH, JR.
B. ALAN DOBBINS III
CHRISTOPHER D. NILES
DONALD R. NILES, RETIRED

STREET ADDRESS:
2601 EAST OAKLAND PARK BOULEVARD
SUITE 400
FORT LAUDERDALE, FL 33306

October 24, 2003

The Honorable Tom Truex
Mayor of the Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: Proposed Shopping Center (Lakeside Town Shops)
Wolf Family Plat (Northeast corner of University Drive & Stirling Road)

Dear Mayor Truex:

My mother (Elise M. Meeks), my sister (Kathleen M. Lenhardt) and myself are the owners of the 9+ acre site (Meeks Farms) located adjacent to and immediately to the north of the Wolf Family Plat property as captioned above.

We would like to advise the council of our strong support for the proposed development of Lakeside Town Shops by the Stiles Corporation.

It has been obvious from the outset that this developer has had the interests of the homeowners in adjacent communities and the Town of Davie at the core of their planning and development efforts. We feel that the results of their time and consideration of joint interests will provide a first-class addition to the Town of Davie.

We join others in supporting this project and solicit your approval for the proposed development.

Very truly yours,

William H. Meeks

William H. Meeks

WHM/jal
cc: Ms. Elise M. Meeks
Ms. Kathleen M. Lenhardt
Ms. Mary L. Wolf
Ms. Edna H. Moore, Blue Chip Properties
Ms. Betty Henig, Gill Realty, Inc.
Stiles Corporation
Mr. Michael Crowley

E:\WHM Files\WHM\WHM\031119\davie ltr01.wpd

Exhibit
8

EXOTIC ACRES HOMEOWNERS ASSOCIATION

November 11, 2003

Mayor Tom Truex
Town of Davie
6591 Orange Drive
Davie, Florida 33314

RE: Homeowners Association support of the Lakeside Town Shops located at the Northeast corner of University Drive and Stirling Road.

Dear Mayor Truex

May this letter serve as Exotic Acres Homeowners Association's (Association) formal letter of support for the proposed shopping center (Lakeside Town Shops) to be located on 35 acres at the Northeast corner of University Drive and Stirling Road (Wolf Family Plat).

The developer of the project, Stiles Development Company, has been proactive in meeting with Exotic Acres and has addressed the concerns that we would typically have regarding commercial development around our community. Lakeside Town Shops is being built to serve our community by a developer who has taken an active role in working with the community and it is for this reason we strongly urge the Town of Davie's Support of this project as well.

In addition, we gladly welcome Target at Lakeside Town Shops to our neighborhood and town; we value the support of Target giving back to any community it goes into as well as for the creation of jobs and opportunity for the local area. It is a win-win situation.

It is our belief that both Stiles Development Company and Target have done excellent work in making sure that all concerns of traffic, lighting, noise, favorable businesses, landscaping, and hours of operation are all addressed. We hope that other development in our area is addressed as appropriately.

Exotic Acres Board therefore gives unanimous support for the land development at this location. If any further information is required, please do not hesitate to call on us.

Sincerely

EXOTIC ACRES HOMEOWNERS ASSOCIATION

Harry Stampler, President

2801 Evans Street
Hollywood, Florida 33020
954.921.8888
harry@stampleraucitions.com

Exhibit
9

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

THADDEUS L. COHEN
Secretary

May 7, 2004

The Honorable Thomas Truex
Mayor, Town of Davie
6591 Orange Drive
Davie, Florida 33314-3399

Dear Mayor Truex:

The Department of Community Affairs has completed its review of the proposed Comprehensive Plan Amendment for the Town of Davie (DCA No. 04-2), which was received on March 4, 2004. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review, and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code (F.A.C) and Chapter 163, Part II, Florida Statutes (F.S.) and has prepared the attached Objections, Recommendations, and Comments (ORC) Report which outlines our findings concerning the comprehensive plan amendment. We are concerned the amendment has not been analyzed to evaluate its impacts based on the maximum development potential allowed by the proposed future land use category. Our findings and recommendations concerning this matter are set forth in more detail in the attached report.

We are available to discuss our concerns and would like to work with your staff to review proposed revisions to resolve the issues prior to adoption of the proposed amendment. We have also included copies of local, regional and state agency comments for your consideration.

If you have any questions, please contact Ken Metcalf, AICP, Regional Planning Administrator, or Paul Darst, Planner, at (850) 922-1764.

Sincerely,

for

Valerie J. Hubbard, AICP
Director, Division of Comprehensive Planning

VJH/pds

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. Russell C. Muniz, Town Clerk
Ms. Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: http://www.dca.state.fl.us

CRITICAL STATE CONCERN FIELD OFFICE
2796 Overseas Highway, Suite 212
Marathon, FL 33050-2227
(305) 289-2402

COMMUNITY PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-2356

EMERGENCY MANAGEMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-7956

TRANSMITTAL PROCEDURES

Upon receipt of this letter, the Town of Davie has 60 days in which to adopt, adopt with changes, or determine that the Town will not adopt the proposed amendment. The process for adoption of local government comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes (F.S.), and Rule 9J-11.011, F.A.C. The Town must ensure that all ordinances adopting comprehensive plan amendments are consistent with the provisions of Chapter 163.3189(2)(a), F.S.

Within ten working days of the date of adoption, the Town must submit the following to the Department:

Three copies of the adopted comprehensive plan amendments;

A listing of additional changes not previously reviewed;

A listing of findings by the local governing body, if any, which were not included in the ordinance; and

A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendments, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to the Executive Director of the South Florida Regional Planning Council.

Please be advised that Section 163.3184(8)(c), Florida Statutes, requires the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. **Please provide these required names and addresses to the Department when you transmit your adopted amendment package for compliance review. In the event there are no citizens requesting this information, please inform us of this as well.** For efficiency, we encourage that the information sheet be provided in electronic format.

INTRODUCTION

The following objections, recommendations and comments are based upon the Department's review of the Town of Davie 04-2 proposed amendment to their comprehensive plan pursuant to s. 163.3184, Florida Statutes (F.S.).

The objections relate to specific requirements of relevant portions of Chapter 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

Each of these objections must be addressed by the Town of Davie and corrected when the amendment is resubmitted for our compliance review. Objections that are not addressed may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis items, which the local government considers not applicable to its amendment. If that is the case, a statement justifying its non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments that follow the objections and recommendations section are advisory in nature. Comments will not form bases of a determination of non-compliance. They are included to call attention to items raised by our reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

DEPARTMENT OF COMMUNITY AFFAIRS

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

FOR THE

TOWN OF DAVIE

AMENDMENT 04-2

May 7, 2004
Division of Community Planning

This report is prepared pursuant to Rule 9J-11.010

Objections, Recommendations, and Comments Report

for

Town of Davie Amendment 04-2

7 May 2004

OBJECTION TO AMENDMENT O4-2

OBJECTION: EVALUATION OF AMENDMENT NOT BASED ON COMPREHENSIVE PLAN STANDARDS

The Town of Davie proposes a Future Land Use Map change from Commerce/Office to Commercial for a property comprising 39.356 gross acres at the northeast corner of University Drive and Stirling Road.

The Department has determined that the Town has not based the Future Land Use Map change on appropriate studies and data. More specifically, the Town has not adequately evaluated the impact of the proposed Future Land Use Map change. Evaluation of the impact of the amendment is hindered by the lack of intensity standards for the Commerce/Office and Commercial FLUM categories in the Town's comprehensive plan. Note that, pursuant to section 163.3177(6)(a), F.S., and Rules 9J-5.005(6 and 9J-5.006(3)(c)7, F.A.C., a comprehensive plan is required to have intensity standards for its nonresidential FLUM categories.

In the absence of intensity standards for the two FLUM categories, the Town has compared the potential impacts of development of the subject property under the existing approved plat with the potential impacts of development of the property under a proposed plat and has found no significant impacts on public facilities or natural resources.

It is not sufficient to evaluate a proposed change in the comprehensive plan designation for a site based on the relative amounts of development in the existing and proposed plats for that site. Evaluation of a change in the comprehensive plan designation for a site must be based on intensity standards contained in the comprehensive plan itself.

Although it is true that the level of development permitted on a property is constrained by the approved plat for that property, the platting process is entirely outside the comprehensive planning process. A plat setting the development potential of a property could be changed without going through the comprehensive plan amendment process. Because the Town of Davie's comprehensive plan has no intensity standards, the amount of development that might be set in a future plat would not be limited by the comprehensive plan.

In the particular case of the Town of Davie, a nonresidential intensity standard of 10,000 square feet per acre, which is not contained in either the comprehensive plan or the land development regulations, has been used to evaluate proposed changes in the comprehensive plan designation for a site. The use of this intensity standard is also not appropriate because it, too, is not included in the adopted comprehensive plan.

Using this intensity standard for illustration, however, it may be seen that the proposed Commercial FLUM designation for the property would potentially generate significantly more vehicle trips than the existing Commerce/Office designation, because under the Commercial designation retail uses would not be limited to 20 percent of the developable area of the property, as they are under Commerce/Office. This is significant, because commercial/retail uses generate higher peak hour vehicle trip rates than the other uses allowed in the Commerce/Office designation.

Impacts on transportation and other public facilities are presented by the Town only for the amounts of development authorized by the existing and proposed plats. This is insufficient, for the reasons discussed above. In the absence of data and analysis describing the effect of the maximum potential commercial development of the property, the Department cannot predict the impacts of the FLUM change on transportation and other public facilities and cannot, therefore, conclude that the amendment, and thus the land use plan, is properly supported by surveys, studies, and data regarding the area, including the availability of public services (s. 163.3177[6][a], Florida Statutes).

In the case of transportation facilities, the Town has stated that two roadway segments in the vicinity are operating beyond their adopted level of service and that by 2015 another thirteen roadway segments in the vicinity are projected to exceed their adopted level of service. Conceivably these numbers could increase as a result of maximum commercial development of the subject property.

CITATIONS

Florida Statutes: ss. 163.3177(6)(a) and 163.3177(8)

Florida Administrative Code: Rules 9J-5.005(2), 9J-5.005(6), and 9J-5.006(3)(c)7

RECOMMENDATIONS

1. Define intensity standards in the Town of Davie Comprehensive Plan for the Commerce/Office and Commercial FLUM designations. Resubmit the FLUM amendment with the new intensity standards, accompanied by an analysis, based on the intensity standards, of the maximum potential impacts under the Commerce/Office and Commercial FLUM designations, so that the impact of the proposed FLUM change may be evaluated.

2. As an alternative, indicate on the Future Land Use Map, by means of a footnote etc., that the Commercial FLUM designation for the subject property is limited to a maximum potential intensity of 275,000 square feet.

STATE COMPREHENSIVE PLAN

The above cited amendments do not further and are not consistent with the following goals and policies of the State Comprehensive Plan (Rule 9J-5.021 and 9J-11.006(3), F.A.C.): Land Use Goal and Policy 5; Public Facilities Goal and Policy 1.

Recommend that the amendment be revised as stated above.

LAKESIDE SHOPS
(WOLF FAMILY PLAT)
LOCAL LAND USE PLAN AMENDMENT
TO THE TOWN OF DAVIE
LAND USE PLAN

(NE CORNER OF UNIVERSITY DRIVE AND STIRLING ROAD)

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. 03-4081

Submitted: Revised December 18, 2003
Transmittal to DCA Approved February 18, 2004
Submitted for Final Adoption May 19, 2004

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EXHIBITS

Exhibit

A	Wolf Family Plat
B	Site Location Map
C	Existing Land Use Designation Map
D	Proposed Land Use Designation Map
E	Existing Zoning Designation Map
F	Proposed Zoning Designation Map
G	Conceptual Site Plan
H	Utility Verification Letter
I	Drainage Verification Letter
J	Solid Waste Verification Letter
K	Mass Transit Verification Letter

LAKESIDE SHOPS
(WOLF FAMILY PLAT)
APPLICATION FOR A
LOCAL LAND USE PLAN AMENDMENT
TO THE TOWN OF DAVIE FUTURE LAND USE PLAN

1. LETTER OF TRANSMITTAL

A) DATE LOCAL GOVERNING BODY HELD TRANSMITTAL PUBLIC HEARING.

February 2004

B) WHETHER THE AMENDMENT IS WITHIN AN AREA OF CRITICAL STATE CONCERN OR RESOURCE PLANNING AND MANAGEMENT PROGRAM

The amendment site is not within an Area of Critical State Concern or Resource Planning and Management Program.

C) WHETHER THE AMENDMENT IS AN EXEMPTION OF THE TWICE PER CALENDAR YEAR LIMITATION ON THE ADOPTION OF PLAN AMENDMENTS.

N/A

D) *PROPOSED MONTH OF ADOPTION*

To be determined by the Town of Davie.

E) *WHETHER THE PROPOSED AMENDMENT IS TO BE ADOPTED UNDER A JOINT PLANNING AGREEMENT*

The amendment will not be adopted under a joint planning agreement.

F) *NAME, TITLE, ADDRESS, AND TELEPHONE NUMBER FOR LOCAL GOVERNMENT CONTACT.*

Mr. Bradley Swing, AICP, Planner II
Planning & Zoning Department
Town of Davie
6591 SW 45th Street
Davie, FL 33314-3399
(954) 797-1071, fax (954) 797-1086

2. LOCAL GOVERNMENT INFORMATION

A) *LOCAL AMENDMENT OR CASE NUMBER*

LA 03-10

B) *RECOMMENDATION OF THE LOCAL UNIT OF GOVERNMENT AND MINUTES FROM THE LOCAL PLANNING AGENCY AND LOCAL GOVERNMENT PUBLIC HEARINGS ON THE AMENDMENT.*

The Town Council will hold two public hearings.The first hearing will be for transmittal to DCA. The second hearing will be for final adoption.

C) *LOCAL STAFF REPORT ON THE AMENDMENT AS PROVIDED TO THE LOCAL GOVERNMENT*

To be supplied by the Town of Davie.

D) DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED BY THE AMENDMENT

The proposed amendment was advertised in accordance 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).

3. APPLICANT INFORMATION

A) *NAME, ADDRESS, AND TELEPHONE NUMBER OF THE APPLICANT*

Stiles Development Co.
300 SE 2nd Street
Fort Lauderdale, FL 33301
Attn: Jason Howe
954-627-9173, fax 954-627-9288

B) *NAME, ADDRESS, AND TELEPHONE NUMBER OF THE AGENT*

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

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

Mary L. Wolf c/o Jason Howe 954 627-9173, fax 954 627-9288
PO Box 215
Newville, AL 36353-0215

D) FILING FEE

City:	$4700
County:	N/A

E) APPLICANT'S RATIONALE FOR THE AMENDMENT:

The existing land use plan designation for the amendment site is Commerce/Office and the existing zoning designation is CC, Commerce Center District.

The amendment site is 39.3564 gross acres and 34.117 net acres. The overall site is currently vacant and vested (platted) for 387,000 square feet of office, 90,000 square feet of Commercial (retail, restaurants and personal service), 100,000 square feet of warehouse/storage use and a 185-room hotel. The site is bound on the west and south by major arterials, with Commercial uses on the west, vacant Commercial land, along with a small residential parcel on the south, plant nursery on the north and plant nursery and residential on the east. In addition, the site surrounds an existing gas station at the corner of University Drive and Stirling Road.

The proposed amendment is consistent with the adjacent Commercial uses/designations, the existing zoning, and the site's Broward County Land Use Plan designation of Commercial. The proposed designation of Commercial for this site creates a Commercial node for the intersection of Stirling Road and University Drive. The residential interests to the east will be protected by a non-vehicular access line along the east boundary, 55 feet of road right-of-way, an additional 50 feet of canal right-of-way, and proposed buffering (green or water feature). The applicant has held meetings with the nearby residents for their input and has reached agreements with the neighborhood associations.

The proposed amendment will result in a decrease in average daily trips. The proposed amendment will have a beneficial impact on peak hour traffic, as Commercial traffic tends to be more uniform throughout the day than office traffic. Office traffic is concentrated in the morning and evening rush hours. Please see the traffic reanalysis section for detailed information.

4. AMENDMENT SITE DESCRIPTION

A) DESCRIPTION OF THE SIZE AND BOUNDARIES OF THE AMENDMENT:

The 39.3564 acre site is located at the northeast corner of University Drive and Stirling Road in the Town of Davie.

B) LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED:

See Exhibit A for a copy of the recorded Wolf Family Plat (Plat Book 171-86).

C) MAP OF PROPOSED LAND USE, LOCATION, AND BOUNDARIES (1:300):

Please see Exhibit B.

5. EXISTING AND PROPOSED USES

A) CURRENT AND PROPOSED LOCAL AND COUNTY LAND USE DESIGNATIONS FOR THE AMENDMENT SITE:

See Exhibits C & D.

	Town	Broward County
Existing:	Commerce/Office	Commercial
Proposed:	Commercial	Commercial

B) CURRENT LAND USE DESIGNATIONS FOR SURROUNDING PROPERTIES

See Exhibit C.

Direction	**Town**	**Broward County**
North:	Commerce/Office	Commercial
South:	Commercial, Residential 5	Commercial, L-5
East:	Residential 1, Residential 10	E, LM
West:	Commercial	Commercial

C) CURRENT AND PROPOSED ZONING FOR THE AMENDMENT SITE AND ADJACENT AREAS. INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED TO REZONE ADJACENT AREAS. AMENDMENT SITE IS LOCATED IN FLEXIBILITY ZONE 102.

See Exhibits E & F.

Adjacent Areas		
Direction	**Current**	**Proposed**
North:	CC	No change
South:	CF, B-3, RM-5	No change
East:	A-1, R-1	No change
West:	B-2	No change

Amendment Site	
Current	**Proposed**
CC	UC

D) *EXISTING USE OF THE AMENDMENT SITE AND THE ADJACENT AREAS:*

Adjacent Areas	
North:	Nursery
South:	Vacant Commercial land, CBWCD, Silverado Homes
East:	Exotic Acres Homes, landscape nursery with home
West:	Commercial Plaza, Gas Station

Amendment Site
Vacant Land, Nursery

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

275,000 square feet of Commercial retail uses.

F) *PROPOSED SITE PLANS AND ANY OTHER AVAILABLE SPECIAL STUDIES OR INFORMATION:*

Please see Exhibit G for a preliminary conceptual plan.

G) *MAXIMUM ALLOWABLE DEVELOPMENT UNDER THE EXISTING SITE DESIGNATION:*

The maximum allowable development vested by the existing recorded Wolf Family Plat is 387,000 square feet of office, 90,000 square feet of Commercial (retail, restaurants and personal service), 100,000 square feet of warehouse/storage use and a 185-room hotel. By land use designation the maximum allowable development would be 34.117 net acres or 393,564 square feet of Commerce/office uses, if applying a general planning standard of 10,000 square feet per acre.

H) *MAXIMUM ALLOWABLE DEVELOPMENT UNDER THE PROPOSED SITE DESIGNATION:*

The maximum allowable development under the proposed site designation is 275,000 square feet of Commercial retail use. A delegation request has been submitted to limit the plat to 275,000 square feet of Commercial retail use. A delegation request has been submitted to limit the plat to 275,000 square feet of commercial use.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A) SANITARY SEWER 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.*

According to the Town of Davie Comprehensive Plan, Office generates a demand of 15 gallons per day (GPD) per 100 sq. ft. of gross floor area (GFA). Warehouse Storage generates a demand of 0.04 GDP per sq. ft. of GFA. Hotel generates a demand of 150 GPD per room. 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 116 gallons per capita per day (GPCD). Current level of service is 110 GPCD.

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

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

Sanitary Sewer Demand	
Existing Designation	
387,000 sq. ft./100 Office x 15 GPD	58,050 GPD
90,000 sq. ft. Commercial x 0.1 GPD	9,000 GPD
100,000 sq. ft. Warehouse Storage x 0.04 GPD	4,000 GPD
150 Room Hotel = 150 x 150 GPD	22,500 GPD
TOTAL	**93,550 GPD**
Proposed Designation	
275,000 sq. ft. Commercial x .1	27,500 GPD
Decreased Demand	**66,050 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. *Identify the existing and planned service to site - 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 24" force main along the east boundary (76th Ave.), which extends east along Stirling Road. A 6" force main is adjacent the site on University Drive. In addition Lift Station # P7 is located in the southwest corner of the site. The proposed development may include construction of improvements to the lift station in order to connect to the existing off site facilities.

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

   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 and the current level of service.*

   According to the Town of Davie Comprehensive Plan, Office generates a demand of 15 gallons per day (GPD) per 100 sq. ft. of gross floor area (GFA). Warehouse Storage generates a demand of 0.04 GDP per sq. ft. of GFA. Hotel generates a demand of 150 GPD per room. Commerce (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 206 gallons per capita per day (GPCD). Current level of service is 100 GPCD.

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

   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.

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

This area is served by the Town of Davie system, and by the South Regional Wellfield in Brian Piccolo Park in Cooper City. These Broward County wellfields contain a capacity of 7.7 MGD (Average) and 4.167 MGD (Maximum). Current demand is 8.2 MGD.

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

Potable Water Demand	
Existing Designation	
387,000 sq. ft./100 Office x 15 GPD	58,050 GPD
90,000 sq. ft. Commercial x 0.1 GPD	9,000 GPD
100,000 sq. ft. Warehouse Storage x 0.04 GPD	4,000 GPD
150 Room Hotel = 150 x 150 GPD	22,500 GPD
TOTAL	**93,550 GPD**
Proposed Designation	
275,000 sq. ft. Commercial x .1	27,500 GPD
Decreased Demand	**66,050 GPD**

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

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

An expansion to 11.8 MGD was anticipated by 2001 in the Comp Plan, however this expansion will not take place for at least three years.

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

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 16" main along 76th Avenue, and 18" main along

Stirling Road, both adjacent to the site. In addition, an 8" main runs along the south and west side of the adjacent gas station, and an 8" main runs along the west side of University Drive. The proposed development will utilize the existing offsite facilities.

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

See Exhibit H.

C) *DRAINAGE 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.*

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 1and1/2" 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 facilities serving the service area in which the amendment is located.*

CBWCD Canal S-14 lies just east of the east property line of the amendment site. This canal discharges to the SFWMD C-11 Canal south of Orange Drive. In addition, the S-16 and S-7 canals lie west and 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 N-12 and the C-11 Canal. There are some CBWCD reservations and easements on the property as well. Any proposed site plan will likely incorporate some onsite water body on the east portion of the site.

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

   The SFWMD has approved the management plan for CBWCD.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.*

   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.

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

   See Exhibit I.

D) *SOLID WASTE:*

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

   According to the Comprehensive Plan, the level of service standard for Office is 1 pound per 100 sq. ft. of GFA per day, 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 standard for Warehouse is 2lbs per 100 sq. ft. of GFA per day. 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 additional demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.*

Solid Waste Demand	
Existing Designation	
387,000 sq. ft./100 Office x 1 lb/day	3,936 lbs/day
90,000 sq. ft./100 Commercial x 6 lbs/day	5,400 lbs/day
100,000 sq. ft./100 Warehouse Storage x 2 lbs/day	2,000 lbs/day
150 Room Hotel = 150 x 8.9 lbs per unit/day	1,335 lbs/day
TOTAL	**12,671 lbs/day**
Proposed Designation	
275,000 sq ft./100 of Commercial x 6 lbs/day	16,500 lbs/day
Increased Demand	**3,829 lbs/day**

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

4. *Identify the projected landfill/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.*

Contractual Minimum	**2005**	**2010**
Contractual Demand	**1.09 Tons Per Year**	1.095 Tons Per Year
Contractual Design Capacity	1.60 Tons Per Year	1.60 Tons Per Year

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

The site is vacant, therefore there is no existing service being provided. The development of the amendment site will require a licensed contractor to provide service to the development.

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

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.*

N/A

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

The amendment has no affect on the parks and recreation demand.

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.*

N/A

F) *TRAFFIC CIRCULATION ANALYSIS*

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

The project site is generally located in the northeast corner of the intersection of Stirling Road and University Drive within municipal limits of the Town of Davie. A radius of influence of approximately 2 miles surrounding the site was established to identify potential traffic-related impacts associated with the proposed Land Use Plan Amendment. Figure 1 provides a graphical representation of the project location.

Sources used and assumptions made during the course of this analysis include the following:

- Existing daily traffic conditions on roadway segments within an approximate 2-mile radius of the project site were obtained from the Broward County Year 2002 Traffic Count Report as prepared by the Broward County Department of Planning and Environmental Protection in April of this year.
- The Roadway Capacity Analysis for 2001 and 2025, as prepared by the Broward County Metropolitan Planning Organization (MPO), was used to establish daily conditions through incorporation of published roadway capacities based on the Florida Department of Transportation (FDOT) 2002 Quality/Level of Service handbook. Estimated daily traffic volume data for year 2025 were used through straight-line interpolation to establish the planning horizon Year 2015 traffic volumes.

Table F-1 has been prepared to identify those roadways serving the site including existing lineage, capacities, average daily traffic volumes and current levels of service. These roadways and their maximum service volumes vary from two-lane collector facilities able to accommodate 10,000 vehicles per day to six-lane divided arterial roadways with a maximum service volume of 53,500 vehicles per day.

Of the studied roadways, most are shown to operate within acceptable parameters with the exception of Griffin Road (between Nob Hill Road and S.W. 90 Avenue) and Nob Hill Road (between Stirling Road and Griffin Road) both of which operate at Level of Service 'F' under current daily conditions.

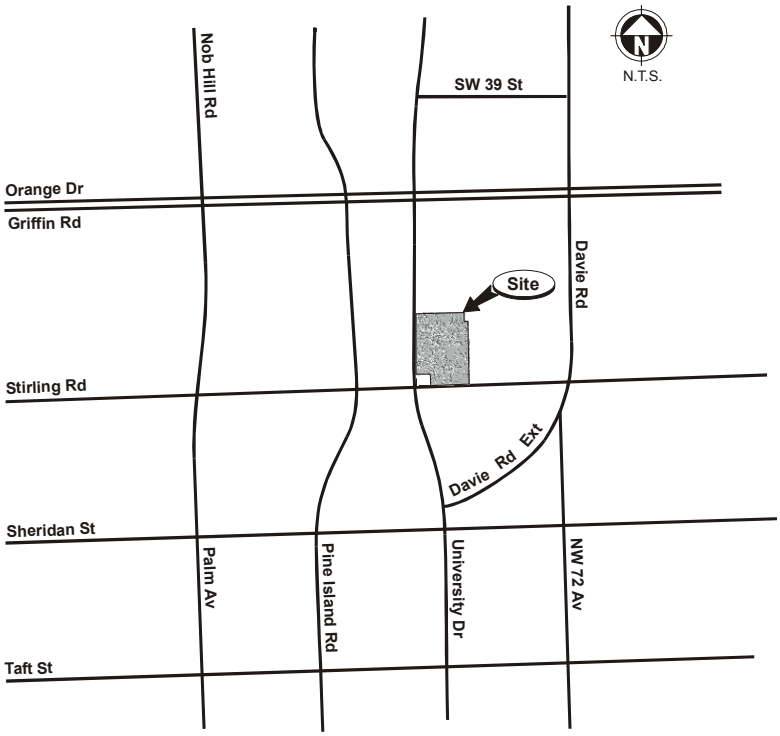


Figure 1. Location Map

Table F-1
Lakeside Townshops LUPA
(Wolf Family Plat)
Existing (2002) Daily Traffic Conditions

Roadway Segment	TRIPS No.	Existing Lanes	2002 ADT Volume	2002 ADT Capacity	2002 LOS
Taft Street					
Palm Av to Douglas Rd	811	COL4	24,226	21,700	E
Douglas Rd to University Dr	810	COL4	18,215	21,700	D
University Dr to N.W. 76 Av	809	COL4	17,601	21,700	D
N.W. 76 Av to N.W. 72 Av	985	COL4	17,601	21,700	D
N.W. 72 Av to N.W. 68 Av	808	COL4	22,751	21,700	E
Sheridan Street					
Palm Av to Douglas Rd	775	A4LD	35,345	35,700	D
Douglas Rd to University Dr	776	A4LD	41,143	35,700	E
University Dr to N.W. 72 Av	777	A6LD	32,107	49,200	C
N.W. 72 Av to N.W. 68 Av	729	A6LD	33,237	49,200	C
Davie Road Extension					
University Dr to S.W. 72 Av	763	COL2	14,076	14,600	D
Stirling Road					
Palm Av to S.W. 90 Av	732	A4LD	33,700	35,700	C
S.W. 90 Av to Pine Island Rd	733	A4LD	33,700	35,700	C
Pine Island Rd to University Dr	734	A4LD	33,987	35,700	C
University Dr to S.W. 70 Av	735	A6LD	29,500	53,500	B
S.W. 70 Av to Davie Rd	736	A6LD	29,500	53,500	B
Davie Rd to S.W. 58 Av	737	A6LD	43,000	49,200	D
S.W. 58 Av to S.R. 7	738	A6LD	32,111	49,200	C
Griffin Road					
Nob Hill Rd to S.W. 90 Av	686	A2LU	18,600	16,400	F
S.W. 90 Av to Pine Island Rd	687	A6LD	18,600	53,500	B
Pine Island to S.W. 82 Av	1518	A6LD	31,000	53,500	B
S.W. 82 Av to University Dr	689	A6LD	31,000	53,500	B
University Dr to S.W. 76 Av **	691	A6LD	28,125	53,500	B
S.W. 76 Av to S.W. 70 Av **	1565	A6LD	26,250	53,500	B
S.W. 70 Av to Davie Rd **	692	A6LD	26,250	53,500	B
Davie Rd to S.W. 61 Av	695	A6LD	22,000	53,500	B
Orange Drive					
Nob Hill Rd to Pine Island Rd	685	COL2	7,337	10,000	D
S.W. 76 Av to S.W. 67 Terr	690	COL2	4,016	10,000	C
S.W. 67 Terr to Davie Rd	693	COL2	4,016	10,000	C
Davie Rd to S.W. 61 Av	694	COL2	10,535	10,000	E
S.W. 39 Street					
University Dr to College Av	1607	COL2	8,705	10,000	D
College Av to Davie Rd	1606	COL2	9,889	10,000	D
Palm Avenue\Nob Hill Road					
Sheridan St to Stirling Rd	995	A4LD	20,971	35,700	B
Stirling Rd to S.W. 52 St	723	A3LU	22,749	16,400	F
S.W. 52 St to Griffin Rd	722	A3LU	22,749	16,400	F
Douglas Road\Pine Island Road					
Johnson St to Taft St	1204	COL4	15,439	21,700	D
Taft St to Sheridan St	1245	COL4	21,071	21,700	D
Sheridan St to Stirling Rd	1687	A4LD	14,193	31,100	C
Stirling Rd to Griffin Rd	1568	A4LD	14,193	35,700	B
Griffin Rd to Orange Dr	1517	A4LD	17,746	35,700	B
Orange Dr to S.W. 30 St	650	A4LD	17,746	35,700	B
University Drive					
Johnson St to Taft St	820	A6LD	49,500	49,200	E
Taft St to Pasadena Blvd	819	A6LD	49,500	49,200	E
Pasadena Blvd to Sheridan St	818	A6LD	49,500	49,200	E
Sheridan St to Davie Rd Ext	765	A6LD	47,000	53,500	C
Davie Rd Ext to Stirling Rd	764	A6LD	47,000	53,500	C
Stirling Rd to Griffin Rd	721	A6LD	48,500	53,500	C
Griffin Rd to S.W. 39 St	642	A6LD	49,500	49,200	E
S.W. 39 St to S.W. 30 St	641	A6LD	49,500	49,200	E
N.W. 72 Av\Davie Road					
Johnson St to Taft St	816	COL2	9,507	10,000	D
Taft St to Sheridan St	728	COL2	9,507	10,000	D
Sheridan St to Allen St	727	COL2	7,696	10,000	D
Allen St to Stirling Rd	762	COL4	19,216	31,100	C
Stirling Rd to south of Griffin Rd	720	COL4	24,220	31,100	D
south of Griffin Rd to Griffin Rd	719	COL4	24,220	31,100	D
Griffin Rd to Orange Dr	634	COL4	24,220	31,100	D
Orange Dr to S.W. 39 St	633	COL4	28,110	31,100	D

**** denotes use of 2001 volume in instances where 2002 data was unavailable.**

2. *Identify the projected level of service for the affected roadways for the short (five- year) and long term (2015) planning horizons. Note source if not from the Metropolitan Planning Organization plans and projections.*

Table F-2 has been prepared to identify average daily traffic volumes and respective future operating levels of service of those roadway facilities within the approximate two-mile radius of influence. The volume data outlined in Table F-2 was derived by interpolation between the existing volume data from Table F-1 and the 2025 volume data as furnished in the Broward County MPO document previously referenced.

Table F-2 assumes lineage and capacities as used in the existing conditions analysis (Table F-1) with two exceptions. A segment of Griffin Road between Nob Hill Road and S.W. 90 Avenue is, according to the Transportation Improvement Program (TIP) FY2002/03-FY 2006/07 as revised 10/1/02, part of a much larger project to widen the facility by four lanes to create a six-lane divided facility. Also Davie Road Extension north of Sheridan Street is scheduled for improvement by the addition of two lanes with the end result being a four-lane divided facility.

Of those roadways examined in Table F-2 several are expected to experience Level of Service 'F' conditions including:

- Taft Street – Palm Avenue to Douglas Road,
- Stirling Road – Davie Road to S.W. 58th Avenue,
- Orange Drive – Davie Road to S.W. 61 Avenue,
- S.W. 39 Street – University Drive to Davie Road,
- Nob Hill Road – Stirling Road to Griffin Road,
- Pine Island Road – Johnson Street to Sheridan Street,
- University Drive – Johnson Street to Sheridan Street,
- University Drive – Griffin Road to S.W. 30 Street, and
- Davie Road – Griffin Road to S.W. 39 Street.

Table F-2
Lakeside Townshops LUPA
(Wolf Family Plat)
Existing (2015) Daily Traffic Conditions

Roadway Segment	TRIPS No.	Future Lanes	2015 ADT Volume	2015 ADT Capacity	2015 LOS
Taft Street					
Palm Av to Douglas Rd	811	COL4	27,156	21,700	F
Douglas Rd to University Dr	810	COL4	24,543	21,700	E
University Dr to N.W. 76 Av	809	COL4	20,523	21,700	D
N.W. 76 Av to N.W. 72 Av	985	COL4	20,523	21,700	D
N.W. 72 Av to N.W. 68 Av	808	COL4	22,762	21,700	E
Sheridan Street					
Palm Av to Douglas Rd	775	A4LD	40,735	35,700	E
Douglas Rd to University Dr	776	A4LD	45,956	35,700	E
University Dr to N.W. 72 Av	777	A6LD	37,256	49,200	C
N.W. 72 Av to N.W. 68 Av	729	A6LD	36,962	49,200	C
Davie Road Extension					
University Dr to S.W. 72 Av	763	COL4	24,882	31,100	D
Stirling Road					
Palm Av to S.W. 90 Av	732	A4LD	37,801	35,700	E
S.W. 90 Av to Pine Island Rd	733	A4LD	37,801	35,700	E
Pine Island Rd to University Dr	734	A4LD	42,724	35,700	E
University Dr to S.W. 70 Av	735	A6LD	35,212	53,500	B
S.W. 70 Av to Davie Rd	736	A6LD	35,212	53,500	B
Davie Rd to S.W. 58 Av	737	A6LD	56,733	49,200	F
S.W. 58 Av to S.R. 7	738	A6LD	50,477	49,200	E
Griffin Road					
Nob Hill Rd to S.W. 90 Av	686	A6LD	35,867	53,500	B
S.W. 90 Av to Pine Island Rd	687	A6LD	40,098	53,500	B
Pine Island to S.W. 82 Av	1518	A6LD	50,175	53,500	C
S.W. 82 Av to University Dr	689	A6LD	50,175	53,500	C
University Dr to S.W. 76 Av **	691	A6LD	41,174	53,500	B
S.W. 76 Av to S.W. 70 Av **	1565	A6LD	39,433	53,500	B
S.W. 70 Av to Davie Rd **	692	A6LD	39,433	53,500	B
Davie Rd to S.W. 61 Av	695	A6LD	44,334	53,500	B
Orange Drive					
Nob Hill Rd to Pine Island Rd	685	COL2	10,608	10,000	E
S.W. 76 Av to S.W. 67 Terr	690	COL2	5,935	10,000	D
S.W. 67 Terr to Davie Rd	693	COL2	5,935	10,000	D
Davie Rd to S.W. 61 Av	694	COL2	12,980	10,000	F
S.W. 39 Street					
University Dr to College Av	1607	COL2	14,632	10,000	F
College Av to Davie Rd	1606	COL2	15,147	10,000	F
Palm Avenue\Nob Hill Road					
Sheridan St to Stirling Rd	995	A4LD	31,629	35,700	C
Stirling Rd to S.W. 52 St	723	A3LU	22,756	16,400	F
S.W. 52 St to Griffin Rd	722	A3LU	22,756	16,400	F
Douglas Road\Pine Island Road					
Johnson St to Taft St	1204	COL4	25,364	21,700	F
Taft St to Sheridan St	1245	COL4	28,440	21,700	F
Sheridan St to Stirling Rd	1687	A4LD	23,283	31,100	D
Stirling Rd to Griffin Rd	1568	A4LD	23,516	35,700	B
Griffin Rd to Orange Dr	1517	A4LD	31,784	35,700	C
Orange Dr to S.W. 30 St	650	A4LD	31,784	35,700	C
University Drive					
Johnson St to Taft St	820	A6LD	57,295	49,200	F
Taft St to Pasadena Blvd	819	A6LD	57,295	49,200	F
Pasadena Blvd to Sheridan St	818	A6LD	57,295	49,200	F
Sheridan St to Davie Rd Ext	765	A6LD	61,518	53,500	E
Davie Rd Ext to Stirling Rd	764	A6LD	61,518	53,500	E
Stirling Rd to Griffin Rd	721	A6LD	55,450	53,500	E
Griffin Rd to S.W. 39 St	642	A6LD	59,413	49,200	F
S.W. 39 St to S.W. 30 St	641	A6LD	59,413	49,200	F
N.W. 72 Av\Davie Road					
Johnson St to Taft St	816	COL2	11,913	10,000	E
Taft St to Sheridan St	728	COL2	11,913	10,000	E
Sheridan St to Allen St	727	COL2	9,990	10,000	D
Allen St to Stirling Rd	762	COL4	23,312	31,100	D
Stirling Rd to south of Griffin Rd	720	COL4	25,487	31,100	D
south of Griffin Rd to Griffin Rd	719	COL4	25,487	31,100	D
Griffin Rd to Orange Dr	634	COL4	35,766	31,100	F
Orange Dr to S.W. 39 St	633	COL4	37,457	31,100	F

**** denotes use of 2001 volume in instances where 2002 data was unavailable.**

3. *Analyze the traffic impact from this amendment – calculate anticipated number of trips for the existing and proposed land use designation. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short (5-year) and long range (2015) planning horizons.*

Trip generation calculations were completed for land uses and corresponding intensities stipulated in the (Wolf Family Plat) plat note and for the proposed development scenario. Daily and peak hour trip generation estimates were computed from the latest criteria of the Institute of Transportation Engineers (ITE) report Trip Generation, 6th Edition. Table F-3 summarizes the results of the trip generation analysis.

As shown in Table F-3, the approved plat development of 387,000 square feet of office use, 90,000 square feet of Commercial, 100,000 square feet of warehousing and a 185-room hotel should generate approximately 13,180 vehicle trips per day. If developed in accordance with the proposed land use designation, the maximum daily trip generation associated with the property is expected to be 13,064 vehicle trips per day. This results in an estimated net decrease in potential site-related traffic of 116 daily vehicular trips. A net decrease is also noted in both the A.M. and P.M. Peak Hours. Additional analysis of the roadway network is not included herein as a net increase in traffic generation has not been realized.

Table F-3
Lakeside Townshops

Trip Generation Alternate A1
Daily Analysis

Proposed Project

Category	LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vpd	*vpd*	*vpd*
Shopping Center	820	1,000 sf	275.000	ln(t)=0.643ln(x)+5.866	13064	6532	6532
Total Proposed Net Trips					**13064**	**6532**	**6532**

Platted Development

Category	LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vpd	*vpd*	*vpd*
Office Park	750	1,000 sf	387.000	t=10.422(x)+409.040	4442	2221	2221
Shopping Center	820	1,000 sf	90.000	ln(t)=0.643ln(x)+5.866	6370	3185	3185
Warehousing	150	1,000 sf	100.000	t=3.676(x)+350.266	718	359	359
Hotel	310	rm	185	t=8.92(x)	1650	825	825
Total Vested Trips					**13180**	**6590**	**6590**

	Site Traffic	Site Traffic Enter	Site Traffic Exit
	VPD	*VPD*	*VPD*
Total Vested Trips	13180	6590	6590
Total Proposed Net Trips	13064	6532	6532
TOTAL PROPOSED NET NEW TRIPS	**-116**	**-58**	**-58**

A.M. Peak Hour Analysis

Proposed Project

Category	LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vph	*vph*	*vph*
Shopping Center	820	1,000 sf	275.000	ln(t)=0.596ln(x)+2.329	292	178	114
Total Proposed Net Trips					**292**	**178**	**114**

Platted Development

Category	LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vph	*vph*	*vph*
Office Park	750	1,000 sf	387.000	ln(t)=0.836ln(x)+1.540	679	605	74
Shopping Center	820	1,000 sf	90.000	ln(t)=0.596ln(x)+2.329	150	92	58
Warehousing	150	1,000 sf	100.000	ln(t)=0.707ln(x)+1.148	82	67	15
Hotel	310	rm	185.000	t=0.782(x)-29.797	115	67	48
Total Vested Trips					**1026**	**831**	**195**

	Site Traffic	Site Traffic Enter	Site Traffic Exit
	vph	*vph*	*vph*
Total Vested Trips	1026	831	195
Total Proposed Net Trips	292	178	114
TOTAL PROPOSED NET NEW TRIPS	**-734**	**-653**	**-81**

P.M. Peak Hour Analysis

Proposed Project

Category	LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vph	*vph*	*vph*
Shopping Center	820	1,000 sf	275.000	ln(t)=0.660ln(x)+3.403	1224	588	636
Total Proposed Net Trips					**1224**	**588**	**636**

Platted Development

Category	LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vph	*vph*	*vph*
Office Park	750	1,000 sf	387.000	t=1.213(x)+106.215	576	81	495
Shopping Center	820	1,000 sf	90.000	ln(t)=0.660ln(x)+3.403	586	281	305
Warehousing	150	1,000 sf	100.000	ln(t)=0.754ln(x)+0.826	74	18	56
Hotel	310	rm	185.000	ln(t)=1.150ln(x)-1.255	115	57	58
Total Vested Trips					**1351**	**437**	**914**

	Site Traffic	Site Traffic Enter	Site Traffic Exit
	vph	*vph*	*vph*
Total Vested Trips	1351	437	914
Total Proposed Net Trips	1224	588	636
TOTAL PROPOSED NET NEW TRIPS	**-126**	**151**	**-278**

Source: Trip Generation report, 6th Edition as published by the Institute of Transportation Engineers.

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

Not applicable.

G) MASS TRANSIT 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.*

Maximum ridership or maintaining a 70% peak hour functional area coverage for residential and employment locations within a ¼ mile of a fixed bus route.

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

   Broward County provides regional bus service to the Town of Davie. Routes exist along both University Drive and Stirling Road..

3. *Identify the additional 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.

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

   The 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.

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

   The town operates community bus service on Stirling Road. BCT Route 2 operates on University Drive.

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

   See Exhibit K.

G) PUBLIC EDUCATION ANALYSIS

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.

   N/A

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

The amendment has no affect on the student demand projections.

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 projects and information regarding planned permanent design capacities and other relevant information.*

N/A.

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.*

N/A.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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". If yes, identify the species and show the habitat location on a map:*

None.

F) Plants listed in the Endangered 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's "Potable Water Supply Well-field Protection Zone of Influence" Ordinance. If so, specify the affected zone and any provisions which will be made to protect the well-field:

The site is within Well-field Protection Zone No. 3, as a gas station operates at the NE corner of Stirling Road and University Drive.

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 the BCDPEP license. There are no natural features to be protected. The exotics will be removed.

I) Beach Access - Indicate if the amendment is on the oceanfront. If so, describe what impact, if any, it will have on public beach access:

The site is not on the oceanfront.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and proposed land uses in the area and what provisions have or will be made to ensure land use compatibility:

The existing land use plan designation for the amendment site is Commerce/Office and the existing zoning designation is CC.

The amendment site is 39.3564 gross acres and 34.117 net acres. Under the Commerce/Office land use designation the allowable density is 393,564 square feet of Commerce and office space. The overall site is currently vacant and vested (platted) for 387,000 square feet of office, 90,000 square feet of Commercial, (retail, restaurants and personal service), 100,000 square feet of warehouse/storage use and a 185-room hotel. The site is bound on the west and south by major arterials, with Commercial uses on the west, vacant Commercial land, along with a small residential parcel on the south, plant nursery on the north and plant nursery and residential on the east. In addition, the site surrounds an existing gas station at the corner of University Drive and Stirling Road.

The proposed amendment is consistent with the adjacent Commercial uses/designations, the existing zoning, and the site's Broward County Land Use Plan designation of Commerce. The proposed designation of Commercial for this site creates a Commercial node for the intersection of Stirling Road and University Drive. The residential interests to the east will be protected by a non-vehicular access line along the east boundary, 55 feet of road right-of-way, an additional 50 feet of canal right-of-way, and proposed buffering (green or water feature). The applicant has held meetings with the nearby residents for their input and has reached agreements with the neighborhood associations.

The reduction in office space may have a beneficial impact on peak hour traffic, as Commercial traffic tends to be more uniform throughout the day. Office traffic is concentrated in the morning and evening rush hours. Please see the traffic reanalysis section for detailed information.

9. HURRICANE EVACUATION ANALYSIS

Hurricane evacuation re-analysis based on the proposed amendment, considering the number of persons requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and times:

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.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area. If so, describe how the amendment will facilitate redevelopment and promote existing redevelopment plans:

The site is not within an identified redevelopment area.

11. INTERGOVERNMENTAL COORDINATION

Describe whether the proposed amendment affects adjacent 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. Davie and Cooper City are seeking to annex the dairy, currently designated for Agriculture.

12. 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 proposal not requiring up programmed 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 7: COMMERCIAL USE

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

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.

Objective 17: Land Use Compatibility and Community Appearance.

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.

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.

Policy 4.1.10: Regional or community facilities and other public facilities shall be located in areas of concentrated activities, such as the RAC, in order to provide easy access by public transit and to economize on parking facilities.

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 is available in a financially feasible manner.

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

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

Goal 2.00.00: PROVIDE A COMPLETE RANGE OF CONVENIENT AND ACCESSIBLE COMMERCIAL FACILITIES SUFFUCIENT TO SERVE BROWARD COUNTY'S RESIDENT AND TOURIST POPULATION.

Objective 2.04.00 LOCATION, INTENSITY AND FLEXIBILITY OF COMMERCIAL DEVELOPMENT.

Provide a sufficient level of Commercial development to accommodate the population and economy of Broward County while ensuring that the planned level of service on the regional road network is achieved and maintained.

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 FACILTIIES 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.

14. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

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

15) LAND USE.--

(a) GOAL. IN RECOGNITION OF THE IMPORTANCE OF PRESERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE OF THE STATE, DEVELOPMENT SHALL BE DIRECTED TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES, AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

(b) *Policies.*--

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

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

6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

15. POPULATION PROJECTIONS

1. Population projections (indicate year):

	1995	2010
Population	65,648	90,387

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

The amendment site was accounted for when the future population was analyzed. There has been a trend toward urban in-fill development to redirect new housing/population back to the eastern part of the County.

3. *Revised population projections (if applicable):*

	2005	2010
Permanent	65,898	90,387

4. *Whether the proposed development (if it provides housing) is proposed to meet the housing needs of the projected population as identified in the local plan:*

The amendment site was accounted for when the future population was analyzed.

16. ADDITIONAL SUPPORT DOCUMENTS

Other support documents or summary of support documents on which the recommendations are based:

See conceptual site plan.

17. PLAN ELEMENTS

A) *THE ENTIRE ELEMENT BEING AMENDED:*

The local land use plan will be recertified by the Broward County Planning Council.

B) *PROPOSED TEXT CHANGES:*

None.

C) *FUTURE LAND USE MAP SHOWING THE BOUNDARY OF THE SUBJECT PROPERTY, SURROUNDING STREET NETWORK, SURROUNDING FUTURE LAND USES, AND NATURAL RESOURCES (REFER TO 9J-5.013(1)(a)):*

See Exhibit B.

D) *EVALUATION AND APPRAISAL REPORT (IF DONE IN CONJUNCTION WITH THE PROPOSED AMENDMENT):*

N/A.

EXHIBIT A
WOLF FAMILY PLAT

WOLF FAMILY PLAT

CFN # 101880736,
Page1 of 2
Recorded 05/08/2002 at 09:30 AM

REPLAT OF A PORTION OF TRACT 63A, AND ALL OF TRACTS 63, 64 AND 64A , OF: 'THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION' PLAT BOOK: 3, PAGE 67 DADE COUNTY RECORDS, IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

PREPARED BY:
ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.
CONSULTING ENGINEERS, LAND PLANNERS, LAND SURVEYORS
5450 GRIFFIN ROAD, DAVIE, FLORIDA 33314 TEL: 584-6880

PROJECT NO. 98-03 DATE: MAY, 1998

TOWN COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, BROWARD COUNTY, FLORIDA BY RESOLUTION ADOPTED THIS 16th DAY OF March 1999.

TOWN CLERK MAYOR

TOWN PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE TOWN PLANNING AND ZONING BOARD OF DAVIE, BROWARD COUNTY, FLORIDA, HAS APPROVED THIS PLAT.

DATE: 2/4/99 BY: CHAIRMAN

DEVELOPMENT SERVICES DEPARTMENT:

THIS IS TO CERTIFY THAT THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT.

DATE: May 7, 2002 BY: DIRECTOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT - SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS. THIS 15th DAY OF October 1999.

BY: CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 1st DAY OF May 2002.

BY: ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION.

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: DIRECTOR/DESIGNEE 5-7-02 DATE

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD. THIS 7th DAY OF May 2002

BY: HENRY F. COOK, FLORIDA PROFESSIONAL ENGINEER REG. 18906, DIRECTOR OF ENGINEERING

BY: BRIAN E. AUGHTON, COUNTY BUSINESS PROFESSIONAL SURVEYOR & MAPPER PLS 5295 STATE OF FLORIDA

CENTRAL BROWARD WATER CONTROL DISTRICT

THIS PLAT IS APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THIS ____ DAY OF ____ 20__.

BY: SECRETARY BY: CHAIRMAN

DATE: 12/9/98

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD THIS 8 DAY OF May 2002 AND RECORDED IN PLAT BOOK 171 PAGE 85 RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS COUNTY ADMINISTRATOR BY: DEPUTY

COUNTY COMMISSIONERS CREATED OCT 1st 1915 BROWARD COUNTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 7th DAY OF May, A.D., 2002.

ATTEST: ROGER J. DESJARLAIS COUNTY ADMINISTRATOR BY: CHAIR COUNTY COMMISSION DEPUTY

LEGAL DESCRIPTION:

Tract 63A of THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION according to the Plat thereof recorded in Plat Book 3, Page 67 of the Public Records of Dade County, Florida less the West 40.00 feet and the South 30.00 feet thereof, and less Right-of-Way of Record and excepting therefrom a parcel of land in the Southeast corner recorded in O.R. Book 7965 Page 247 of the Public Records of Broward County, Florida. Being more particularly described as follows: A portion of Tract 63A described as commencing at the intersection of centerline of University Drive and Southline of Section 33, thence Northerly 275.00 feet thence Easterly 50.00 feet to the Point of Beginning; continuing Easterly 225.00 feet; thence Southerly 225.00 feet to a point on the North Right-of-Way line of Stirling Road(all R/W line), thence Westerly 174.74 feet to a Point of Curvature; Thence Northeasterly along a curve to the right having a radius of 20.00 feet, a central angle of 90°-1'-30", and an arc distance of 28.16 feet to a point on East Right-of-way line of University Drive (all R/W line) thence Northerly 174.74 feet to the Point of Beginning.

Tract 63 of said THE EVERGLADES SUGAR & LAND CO. SUBDIVISION less the West 40.00 feet and less Right-of-Way of record

AND

Tracts 64 & 64A of said THE EVERGLADES SUGAR & LAND CO. SUBDIVISION less Right-of-Way of record.

All of the above described lands, situate, lying and being in the Town of Davie, Broward County, Florida. Containing 35.80 Acres more or less.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I. THE MONUMENTS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL GEDEAN SURVEY FOR THIRD ORDER DISTRICT STANDARDS.

ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP. L.B. #0000817

DATE: August 18, 1999 BY: FRANCISCO A. AGUIRRE, P.E., P.L.S. PRESIDENT REGISTERED LAND SURVEYOR PLS NO. 3364 STATE OF FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MARY L. WOLF & HARRIS TRUST COMPANY OF FLORIDA, AS SUCCESSOR TRUSTEE FOR THE JOSEPH S. WOLF, FAMILY TRUST, SUSAN M. CORWELL, AND CAROL A. MORALES, A/K/A CAROL WOLF MCCANN AS CO-TRUSTEES FOR THE JOSEPH S. WOLF FAMILY LAND TRUST; AS THE OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "WOLF FAMILY PLAT", A REPLAT

ALL EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR DESIGNATED PURPOSES. THE ADDITIONAL RIGHTS-OF-WAY SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE PERPETUAL USE OF THE PUBLIC. THE DRAINAGE, CANAL & CANAL MAINTENANCE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DESIGNATED PURPOSES.

IN WITNESS THEREOF, WE HEREUNTO SET OUR HANDS, IN THE TOWN OF DAVIE STATE OF FLORIDA THIS 14th DAY OF AUGUST 1998.

MARY L. WOLF
HARRIS TRUST COMPANY OF FLORIDA, AS SUCCESSOR TRUSTEE FOR JOSEPH S. WOLF FAMILY TRUST
PRINT NAME: LEONA A. MORALES
PRINT NAME: Richard Morales
PRINT NAME: Richard Morales
BY: AMY B. HECKER, VICE PRESIDENT
PRINT NAME: RICHARD CALLAHAN SMITH

WITNESSES AS TO ALL THREE (3) PARTIES
PRINT NAME: LEONA A. MORALES
PRINT NAME: MARGARET FOX JARAMILLO

SUSAN M. CORWELL, CO-TRUSTEE, FOR THE JOSEPH S. WOLF CHILDREN'S LAND TRUST
CAROL WOLF MCCANN, CO-TRUSTEE FOR THE JOSEPH S. WOLF CHILDREN'S LAND TRUST (AKA CAROLE S. MORALES)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS.

MARY L. WOLF, WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE TOWN OF DAVIE COUNTY OF BROWARD STATE OF FLORIDA THIS 21st DAY OF JULY 1998

NAME: EDNA H. MOORE
NOTARY PUBLIC- STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF ILLINOIS SS
COUNTY OF COOK

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, AMY B. HECKER, AS VICEPRESIDENT OF HARRIS TRUST COMPANY OF FLORIDA,

AS SUCCESSOR TRUSTEE OF THE JOSEPH S. WOLF FAMILY TRUST WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN & WHO EXECUTED THE FOREGOING DEDICATION, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE CITY OF CHICAGO COUNTY OF COOK STATE OF ILLINOIS THIS 20th DAY OF JULY 1998

"OFFICIAL SEAL" Patricia Catherine Small Notary Public, State of Illinois My Commission Expires 12/21/98

NAME: PATRICIA CATHERINE SMALL
NOTARY PUBLIC- STATE OF ILLINOIS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS.

JOSEPH S. WOLF FAMILY LAND TRUST, WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE TOWN OF DAVIE COUNTY OF BROWARD STATE OF FLORIDA THIS 21st DAY OF JULY 1998

NAME: EDNA H. MOORE
NOTARY PUBLIC- STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS. CAROL A. MORALES A/K/A

CAROL WOLF MCCANN, CO-TRUSTEE OF THE JOSEPH S. WOLF FAMILY LAND TRUST, WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN & WHO EXECUTED THE FOREGOING DEDICATION, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE TOWN OF DAVIE COUNTY OF BROWARD STATE OF FLORIDA THIS 21st DAY OF JULY 1998

NAME: EDNA H. MOORE
NOTARY PUBLIC- STATE OF FLORIDA

TOWN OF DAVIE | COUNTY | COUNTY | SURVEYOR

WOLF FAMILY PLAT

CFN #101880736
Page2 of 2

REPLAT OF A PORTION OF TRACT 63A AND ALL OF TRACTS 63, 64 AND 64A, OF: "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", PLAT BOOK 3, PAGE 67
DADE COUNTY RECORDS, SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

PREPARED BY:

ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.
CONSULTING ENGINEERS, LAND PLANNERS, LAND SURVEYORS
7320 GRIFFIN ROAD SUITE 100, DAVIE, FLORIDA 33314 TEL.: (954)-791-2110
PROJECT NO. 98-04 DATE: MAY, 1998

GRAPHIC SCALE

TABULATION AREA:

TRACT "A"	1,486,153.81 S.F.	34.117 Acres
R.-O.-W. TO BE DEDICATED	54,314.44 S.F.	1.246 Acres
TOTAL	1,542,468.25 S.F.	35.403 Acres

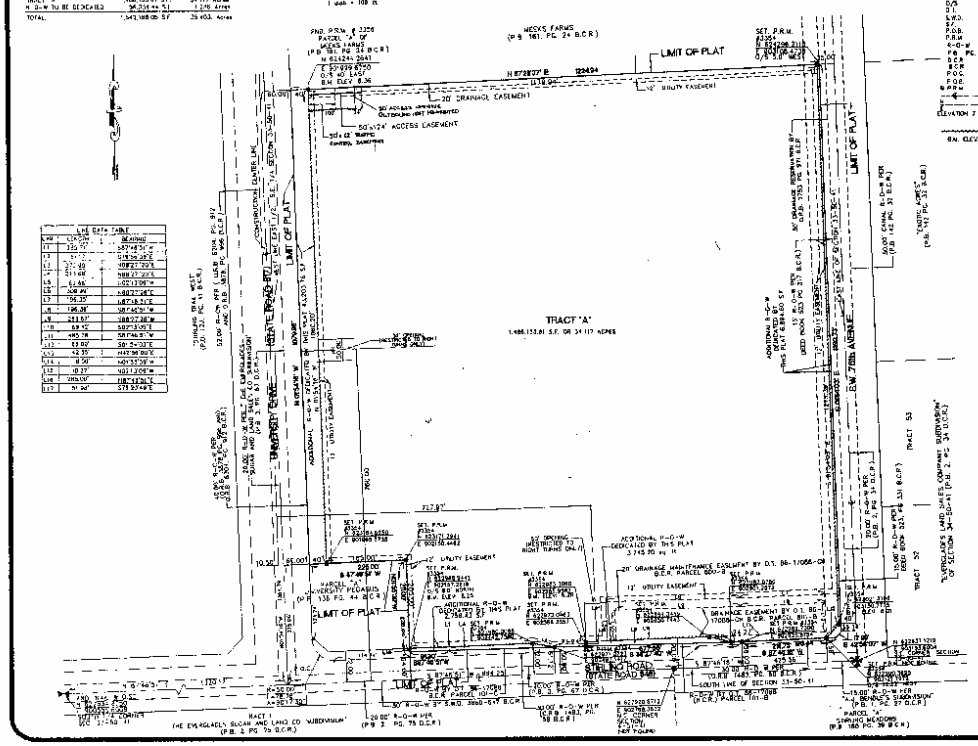


EXHIBIT B
SITE LOCATION MAP

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization 6791

EXHIBIT B
LOCATION MAP
LAKESIDE SHOPS

SCALE	PROJECT No	SHEET
1"=300'	03-4081	1
DATE	CAD FILE	OF 5
10/09/03	SEE BELOW	

EXHIBIT C
EXISTING LAND USE DESIGNATION MAP

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization 6791

EXHIBIT C
EXISTING LAND USE DESIGNATIONS
LAKESIDE SHOPS LUPA

SCALE	PROJECT No.	SHEET
1"=300'	03-4081	2
DATE	CAD FILE	OF
10/09/03	SEE BELOW	5

EXHIBIT D
PROPOSED LAND USE DESIGNATION MAP

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization 6791

EXHIBIT D
PROPOSED LAND USE DESIGNATION
LAKESIDE SHOPS LUPA

SCALE	PROJECT No	SHEET
1"=300'	03-4081	3
DATE	CAD FILE	OF 5
10/09/03	SEE BELOW	

EXHIBIT E
EXISTING ZONING DESIGNATION MAP

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization 6791

EXHIBIT E
EXISTING ZONING DESIGNATION
LAKESIDE SHOPS LUPA

SCALE	PROJECT No	SHEET
1"=300'	03-4081	4
DATE	CAD FILE	OF 5
10/09/03	SEE BELOW	

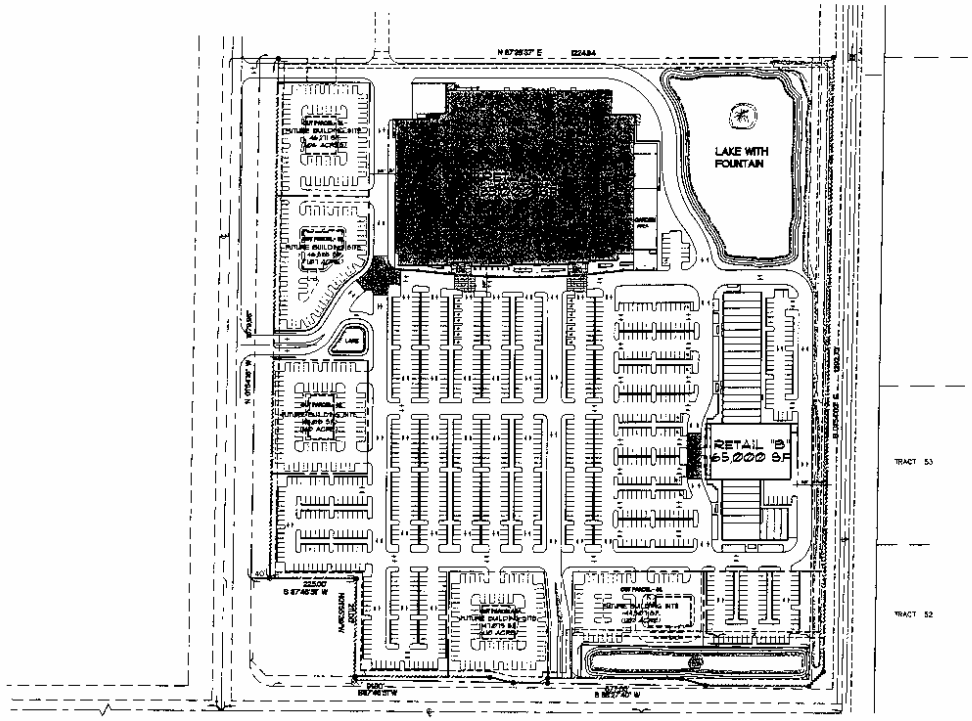
EXHIBIT F
PROPOSED ZONING DESIGNATION MAP

Calvin, 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 6791

EXHIBIT F
PROPOSED ZONING DESIGNATION
LAKESIDE SHOPS LUPA

SCALE	PROJECT No	SHEET
1"=300'	03-4081	5
DATE	CAD FILE	OF 5
10/09/03	SEE BELOW	

EXHIBIT G
CONCEPTUAL SITE PLAN



BUILDING TABULATION

RETAIL "A"	185,000 SF
RETAIL "B"	65,000 SF
OUTPARCELS	25,000 SF

TOTAL
SQUARE FEET = 275,000 SF

OCTOBER 19th. 2003

LAKESIDE TOWN SHOPS

UNIVERSITY DRIVE AND STERLING ROAD
TOWN OF DAVIE, FLORIDA.

Architecture 6400 inc.

STILES CORPORATION

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

November 6, 2003

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

RE: Wolf Family Plat

Dear Mr. Holden:

Please be advised that the above referenced 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.

Water and/or sewer capacity can be reserved by executing a water and/or 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 UTILITIES

Heidi K. Cavicchia
Assistant to Utilities Director

THRU:

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 Fardelmann, Vice-Chair
Kevin Biederman
David Donzella
Tom Green
Sandra Switzer

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

October 14, 2003

Ms. Jennifer Sorenson
Calvin, Giordano & Associates, Inc.
1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316

Re: Land Use Plan Amendment for Wolf Family Plat

Dear Ms. Sorenson:

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

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

Sincerely,

Michael Crowley
District Manager

MC/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: Wolf Family Plat

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 Wolf Family Plat. 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.

Robert Bergey
Territory Manager

EXHIBIT K
MASS TRANSIT VERIFICATION LETTER

BROWARD COUNTY
FLORIDA

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

Administration 954-357-8300 • FAX 954-357-8305 - Maintenance 954-357-8423 • FAX 954-357-8350
Marketing and Communications 954-357-8355 • FAX 954-357-8371 - Operations 954-357-8383 • FAX 954-357-8378
Paratransit 954-357-8329 • FAX 954-357-8345 - Service Development 954-357-8375 • FAX 954-357-8342
Transit Information Systems 954-357-6792 • FAX 954-357-8305

October 10, 2003

Jennifer Sorenson
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

RE: Land Use Plan Amendment – Wolf Family Plat - NE Corner of University Drive and Stirling Road

Dear Ms. Sorenson:

Your correspondence dated October 8, 2003, regarding the proposed site for the **Wolf Family Plat - 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 on University Drive (SR 820) is provided 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 for the amendment area have been identified in the five-year (2002-2003) update to the TDP (Transit Development Plan). However, these are unfunded. When and if, 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,

David Daniels
Associate Planner

c: Spencer Stoleson

Broward County Board of County Commissioners
Josephus Eggelletion, Jr. • Ben Graber • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • Lori Nance Parrish • John E. Rodstrom, Jr. • James A. Scott • Diana Wasserman-Rubin
www.broward.org/bct

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