

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner III

SUBJECT: Quasi Judicial Hearing: Variance, V 2-3-06 / 03-191 / Tijuana Taxi / 4400, 4350-52 South University Drive / Generally located on the eastside of South University Drive approximately 315' north of Orange Drive.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: V 2-3-06 / 03-191 / Tijuana Taxi

REPORT IN BRIEF:

The petitioner is requesting a variance from Section 12-107 (D) (3) of the Land Development Code, which requires that an eight-foot masonry wall shall be installed along the property line, and Section 12-33 (O) of the Land Development Code, which states that no fence or wall shall be erected, placed or maintained along a property line of any non-residentially zoned property adjacent to residentially zoned property to a height exceeding eight (8) feet. Upon approval of the variance request, the petitioner is proposing to install a ten-foot masonry wall along the eastern property line of both parcels. Both properties which include Tijuana Taxi and the property to the immediate north are under the same ownership.

Currently, Tijuana Taxi and the adjacent residential neighborhood to the east are separated by a six-foot masonry wall that is in some state of disrepair. The petitioner seeks to construct a 10' masonry wall along the eastern boundary of the subject parcel to provide greater privacy, security and, sound buffering to the residents of the adjoining neighborhood.

Prior to the establishment of Tijuana Taxi on the southern parcel, a fast food restaurant existed. The arrival of Tijuana Taxi created a more intensive use of the property brought on by the creation of an outdoor seating area and the fact that Tijuana Taxi is a sit down restaurant that promotes a "relaxed atmosphere" to its patrons. As a fast food restaurant, patrons would typically spend a limited amount of time in the establishment, this is not the case regarding Tijuana Taxi.

The petitioner has submitted site plan modifications (noted in this report) in order to bring Tijuana Taxi up to code. The Special Magistrate of the Town of Davie has ordered that the petitioner construct a ten-foot masonry wall along the southern parcel's eastern boundary line as a means of limiting noise, light, and visual intrusions into the adjoining neighborhood. Subsequent to the Special Magistrate hearing, the owner of Tijuana Taxi acquired the parcel to the immediate north and has agreed to extend the masonry wall along the northern parcel's eastern boundary line. According to the petitioner, the residents whose homes abut Tijuana Taxi have requested that a masonry wall along the eastern boundary line be increased from eight-feet to ten-feet.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the July 26, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to approve subject to the staff's recommendations; that a building permit be obtained for the wall; that there be a site plan and landscape plan to go through the site plan process for the purpose of reviewing the type of landscaping that would be provided; and that an 'existing tree location survey' would be needed for the Site Plan Committee's review. **(Motion carried 4-0, one vacancy)**

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report, Justification, Survey, Future Land Use Plan Map, Zoning and Aerial Map

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

Applicant Information

Owner

Name: 4400 South, Inc.
Address: 4400 South University Drive
City: Davie, Florida 33328
Phone: (954) 729-1311

Petitioner:

C. William Laystrom, Jr./John D. Voigt
1177 S.E. 3rd Avenue
Fort Lauderdale, Florida 33316
(954) 762-3400

Background Information

Date of

Notification: July 19, 2006

Number of Notifications: 95

App. Request:

Variance **FROM:** Section 12-33 (O) of the Land Development Code, Fences, Walls, and Hedges, which notes that no fences or wall shall be erected, placed or maintained along a property line of any non-residentially zoned property adjacent to residentially zoned property to a height exceeding eight (8) feet. **TO:** No fences or wall shall be erected, placed or maintained along a property line of any non-residentially zoned property adjacent to residentially zoned property to a height exceeding ten (10) feet.

Variance **FROM:** Section 12-107 (D) (3) of the Land Development Code, Perimeter buffer areas for commercial and industrial districts adjacent to residential property. An eight-foot masonry wall shall be installed along the property line. **TO:** A ten-foot masonry wall shall be installed along the property line.

Address/Location: 4400, 4350-52 South University Drive

Location: Generally located on the eastside of South University Drive approximately 315' north of Orange Drive.

Future Land Use

Plan Map: Commercial

Existing Zoning: B-1, Neighborhood Business District/ B-2, Community Business District

Existing Use: Restaurant and Paint Store

Parcel Size: 2.04 acres (89, 046 square feet)
Restaurant parcel: 1.02 acres (44,522 sq. ft.)
Paint store parcel: 1.02 acres (44,524 sq. ft.)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Retail Shopping Center	Commercial
South:	Gas Station	Commercial
East:	Residential homes	Residential 10 DU/AC
West:	Vacant land	Commercial

	<u>Surrounding Zoning:</u>
North:	B-2, Community Business District
South:	B-2, Community Business District
East:	R-5, Low Medium Density Dwelling District
West:	B-2, Community Business District

Zoning History

Related Plat History: A Plat Request, (Virginia Hawkins Plat) Resolution No. 83-111, approved by Town Council on October 19, 1983.

Previous Requests on same property:

Site Plan Modification Application: (SP 11-4-03) On March 30, 2004, Site Plan Committee approved SP 11-4-03, adding a new covered outdoor seating area totaling approximately 1,233 square feet, with forty-seven (47) parking stalls and twelve (12) off-site parking spaces.

Site Plan Modification Application: (SPM 8-15-04) On September 24, 2004, Administrative approval was given to SPM 8-15-04 to remove the ADA access route to restaurant.

Concurrent Requests on same property:

Site Plan Modification Application: (SPM 8-4-05) This request is for an outdoor bar and amendment to exterior elevations.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24 (J) (1)), Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, minimum lot area 52,500 sq. ft., minimum lot frontage 200', minimum setbacks - 25' abutting residential and 20' abutting public right-of-way, maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 30%.

Land Development Code (Section 12-107 (D)(3)), Perimeter buffer areas for commercial and industrial districts adjacent to residential property.

Land Development Code (Section 12-33 (O)), Fences, Walls, and Hedges, which notes that no fences or wall shall be erected, placed or maintained along a property line of any non-residentially zoned property adjacent to residentially zoned property to a height exceeding eight (8) feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan Element, Objective 17 - Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses, *Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setback or separation regulations landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The petitioner is requesting a variance from Section 12-107 (D) (3) of the Land Development Code, which requires that an eight-foot masonry wall shall be installed along the property line, and Section 12-33 (O) of the Land Development Code, which states that no fence or wall shall be erected, placed or maintained along a property line of any non-residentially zoned property adjacent to residentially zoned property to a height exceeding eight (8) feet. Upon approval of the variance request, the petitioner is proposing to install a ten-foot masonry wall along the eastern property line of both parcels. Both properties which include Tijuana Taxi and the property to the immediate north are under the same ownership.

Currently, Tijuana Taxi and the adjacent residential neighborhood to the east are separated by a six-foot masonry wall that is in some state of disrepair. The petitioner seeks to construct a 10' masonry wall along the eastern boundary of the subject parcel to provide greater privacy, security and, sound buffering to the residents of the adjoining neighborhood.

Findings of Fact

Variances:

Section 12-309(B) (1):

The following findings of facts apply to the variance request:

- (a) There are no special circumstances or conditions applying to the land or building for which the variance is sought;

The parcels can support the construction of the required 8-foot masonry wall that would not require a variance. However, the parcels abut a residential neighborhood and are in close proximity to some of the residents located there. According to the petitioner, the residents of the neighborhood have requested that the masonry wall be increased from eight-feet to ten-feet. In addition, the Development Review Committee recommended that a variance be sought in order to increase the masonry wall from eight-feet to ten-feet. As a means of complying with this request, the petitioner has submitted a variance application.

which circumstances or conditions are not peculiar to such land or building and do apply generally to land or buildings in the same district;

The installation of an eight-foot masonry wall along the eastern property line is required for all perimeter buffer areas for commercial and industrial districts adjacent to residential property. However, an increase in height of the masonry wall to ten-feet may limit the noise and light intrusion experienced by the adjoining neighborhood from the Tijuana Taxi establishment.

and that said circumstances or conditions are not such that the strict application of the provisions of this chapter would not deprive the application of the reasonable use of such land or building for which the variances are sought;

The parcels can be reasonably used without a variance to increase the masonry wall from eight-feet to ten-feet. However, due to the existing noise and light intrusion experienced by the adjoining neighborhood, the increase in wall height from eight-feet to ten-feet may limit such intrusions.

and that alleged hardship is self-created by any person having an interest in the property.

The need for a variance is created by the owner's desire to comply with resident and Development Review Committee's request to increase the masonry wall from eight-feet to ten-feet.

- (b) The granting of the variance is not necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The requested variance to add an additional two feet to the masonry wall is the minimum variance that will accomplish the request of the adjoining neighbors to have greater privacy and to prevent noise and light intrusion.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The purpose of the variance request is to improve the public welfare since the adjoining residents to Tijuana Taxi have requested this variance and the Development Review Committee of the Town of Davie has recommended it therefore the petitioner has agreed to pursue the variance.

Staff Analysis

Prior to the establishment of Tijuana Taxi on the southern parcel, a fast food restaurant existed. The arrival of Tijuana Taxi created a more intensive use of the property brought on by the creation of an outdoor seating area and the fact that Tijuana Taxi is a sit down restaurant that promotes a “relaxed atmosphere” to its patrons. As a fast food restaurant, patrons would typically spend a limited amount of time in the establishment, this is not the case regarding Tijuana Taxi.

The petitioner has submitted site plan modifications (noted in this report) in order to bring Tijuana Taxi up to code. The Special Magistrate of the Town of Davie has ordered that the petitioner construct a ten-foot masonry wall along the southern parcel’s eastern boundary line as a means of limiting noise, light, and visual intrusions into the adjoining neighborhood. Subsequent to the Special Magistrate hearing, the owner of Tijuana Taxi acquired the parcel to the immediate north and has agreed to extend the masonry wall along the northern parcel’s eastern boundary line. According to the petitioner, the residents whose homes abut Tijuana Taxi have requested that a masonry wall along the eastern boundary line be increased from eight-feet to ten-feet.

Staff Recommendation

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

1. Submission by petitioner of architectural plan for masonry wall design.
2. Landscape plantings on both eastside and westside of masonry wall.
3. Work with adjacent homeowners to determine landscape plantings.

Planning and Zoning Board Recommendation

At the July 26, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to approve subject to the staff's recommendations; that a building permit be obtained for the wall; that there be a site plan and landscape plan to go through the site plan process for the purpose of reviewing the type of landscaping that would be provided; and that an 'existing tree location survey' would be needed for the Site Plan Committee's review. **(Motion carried 4-0, one vacancy)**

Town Council Action

Exhibits

1. Justification letter
2. Survey(s)
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

File Location:

\\Ns_th_01\Town_Hall\Develop_Service\P&Z\David
Abramson\Applications\V_Variance\V_06\V 2-3-06 Tijuana Taxi

Exhibit 1 (*Justification Letter*)

JUSTIFICATION STATEMENT
FOR VARIANCE APPLICATION

RE: 4400 South, Inc.
4350-52, 4400 South University Drive
Davie, Florida

DATE: January 18, 2006

The subject site consists of two parcels each of just slightly more than one acre of land. The two parcels are adjacent on the east side of University Drive, slightly north of Orange Drive. The southern parcel is located at 4400 South University Drive, and is the location of the Tijuana Taxi restaurant. This parcel contains approximately 44,522 square feet and is slightly more than one acre in size. Immediately to the north is the plaza containing Sherwin Williams and Barry Patio located at 4350-52 South University Drive, Davie, Florida. This parcel consists of approximately 44,524 square feet and is again slightly larger than one acre. The two parcels have come under common ownership of 4400 South, Inc. resulting in approximately 2.04 acres of land.

The subject property is in a commercial area and is bounded on the west by University Drive, and to the east by the residential development known as Orangewood Estates. Immediately to the south of the property is a gas station with convenience store kiosk which is located at the northeast corner of University Drive and Orange Drive. Immediately to the north of the property is additional commercial development and strip centers fronting University Drive on the east side of the roadway.

Currently the commercial development and residential neighborhood are separated by a six foot masonry wall that is in some state of disrepair. The applicant seeks to construct a 10 foot masonry wall along the eastern boundary of the subject parcels to provide greater privacy, security and sound buffering to the residents of the adjoining neighborhood. Section 12-33(N) of the Town of Davie Land Development Code limits such walls to 8 feet in height. The applicant seeks a variance from this code section to allow for erection of a 10 foot masonry wall.

A review of the variance request should include a consideration of the criteria listed in Section 12-309 of the Town of Davie Land Development Code to determine if the request should be favorably

reviewed. These criteria with respect to the subject request are discussed below.

Criterion (a): Whether there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building, and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property.

The property abuts a residential neighborhood and is in close proximity to some of the homes located there. At least one resident has complained of noise and light intrusion to his backyard, while a second resident has indicated a concern for patrons parking in the back of the lot and looking over the six foot wall into his backyard and the rear of his home. Separately, the applicant has filed an application to amend the existing site plan to raise the wall from six feet to eight feet in accordance with the Town of Davie code. The residents have requested and the Development Review Committee recommended that a variance be sought to increase this wall from eight feet to 10 feet. The applicant is in agreement and files this application in support thereof. This request is unique to these subject properties and the failure to grant the variance could deprive the applicant of the reasonable use of the property since the property has been subject to code violations for noise and light intrusion into the adjoining neighborhood.

As a result, the variance request satisfies this criterion.

Criterion (b): Whether the granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The requested variance to add an additional two feet to the wall is the minimum variance that will accomplish the request of the adjoining neighbors to have greater privacy and to prevent noise and light intrusion. The granting of the variance is necessary for the applicant's reasonable use of the property as a restaurant since it is a permitted use at the site and there is no use beyond

what is approved under the existing zoning category, yet complaints have been received from at least one neighbor.

As a result the variance request satisfies this criterion.

Criterion (c): Whether the granting of the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The purpose of the variance request is to improve the public welfare and avoid a potential situation that could be detrimental to the public welfare since the residents have requested this variance and the DRC has recommended it, the applicant has agreed to pursue it.

As a result, this variance application satisfies this criterion.

As has been demonstrated, the requested variance to Section 12-33(N) is consistent with the criterion required for the granting of a variance application. As a result, the variance request merits favorable consideration.

Exhibit 2 (Survey(s))



PINNELL SURVEY, INC.

2151 WEST HILLSBORO BLVD., SUITE 206
 DEERFIELD BEACH, FLORIDA 33442
 (954)418-4940 FAX(954)418-4941
 CERTIFICATE NO.: LB6857

1215 WEST 19TH STREET
 HOUSTON, TEXAS 77008
 (713)880-0808 FAX(713)802-1221

SURVEY ADDRESS:

4350-52 SOUTH UNIVERSITY DRIVE
 DAVIE, FLORIDA

CERTIFY TO:

1. TYLER A. GOLD, P.A.
2. JEFF WERTH AND/OR ASSIGNS
3. STEWART TITLE GUARANTY COMPANY
4. GADDIS CAPITAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AH
 BASE FLOOD ELEVATION: 5'
 CONTROL PANEL NO.: 120035-0305-F
 DATE OF FIRM INDEX: 10/02/97

LOWEST FLOOR ELEVATION: 9.61'
 GARAGE FLOOR ELEVATION: N/A

REFERENCE BENCHMARK: "X" MARK ON N.W.
 CORNER OF BRIDGE @ PINE ISLAND ROAD &
 ORANGE ROAD, ELEV. = 11.02'

POTENTIAL ENCROACHMENTS:

1. ASPHALT DRIVEWAY ENCROACHING INTO 12 FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE WESTERLY PORTION OF THE SUBJECT PROPERTY.
2. CONCRETE DRIVEWAY AND ASPHALT DRIVEWAY ENCROACHING INTO 5 FOOT UTILITY EASEMENT ALONG THE NORTHERLY PORTION OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

PARCEL "A", OF SECURITY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, AT PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

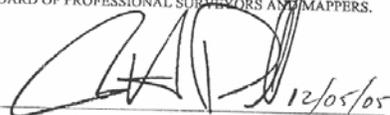
A	= ARC	ESMT.	= EASEMENT	P.B.	= PLAT BOOK
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.C.	= POINT OF CURVATURE
A.E.	= ANCHOR EASEMENT	E.M.	= ELECTRIC METER	P.I.	= POINT OF INTERSECTION
ASPH.	= ASPHALT	FND.	= FOUND	P.R.C.	= POINT OF REVERSE CURVE
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.T.	= POINT OF TANGENCY
B.C.R.	= BROWARD COUNTY RECORDS	LP.	= IRON PIPE	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	LR.	= IRON ROD	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	L.B.	= LICENSED BUSINESS	P.P.	= POWER POLE
CONC.	= CONCRETE	L.P.	= LIGHT POLE	R	= RADIUS
C.L.F.	= CHAIN LINK FENCE	M.H.	= MANHOLE	RES.	= RESIDENCE
C.L.P.	= CONCRETE LIGHT POLE	(M)	= MEASURED	R/W	= RIGHT-OF-WAY
(C)	= CALCULATED	MAINT.	= MAINTENANCE	T	= TANGENT
C.B.	= CHORD BEARING	NO.	= NUMBER	(TYP.)	= TYPICAL
C.R.	= CABLE RISER	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	U.E.	= UTILITY EASEMENT
(D)	= DEED	O.H.	= OVERHANG	W.F.	= WOOD FENCE
D.B.	= DEED BOOK	O.R.B.	= OFFICIAL RECORDS BOOK	W.M.	= WATER METER
D.C.R.	= DADE COUNTY RECORDS	O/S	= OFFSET	Δ	= DELTA OR CENTRAL ANGLE
D.E.	= DRAINAGE EASEMENT	(P)	= PLAT	⊕	= CENTERLINE
ENCH.	= ENCROACHING	P.B.C.R.	= PALM BEACH COUNTY RECORDS	⊕	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. BEARINGS SHOWN HEREON (IF ANY), ARE REFERENCED TO THE BEARING SYSTEM USED ON THE SUBDIVISION AS REFERENCED IN THE ABOVE LEGAL DESCRIPTION.
8. FENCE OWNERSHIP IS NOT DETERMINED.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.


 12/05/05

JASON H. PINNELL
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 05-5060
 DATE OF SURVEY: 12/01/05
 CHECKED BY: S.V.
 FIELD BOOK/PAGE: 202/56
 SIDE 1 OF 2

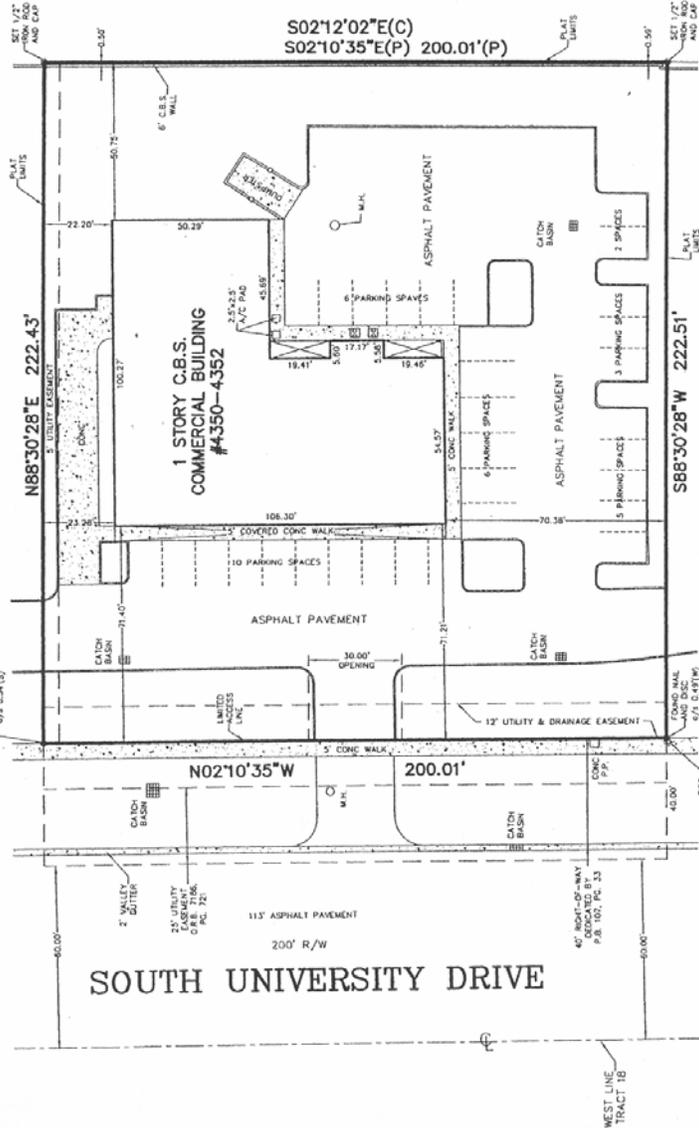


SCALE: 1" = 40'
 DRAWN BY: Q.D.I.
 SKETCH NO.: 05-5060
 SIDE 2 OF 2

PORTION OF
 TRACT 18 NEWMAN'S SURVEY
 (P.B. 2 PG. 26, D.C.R.)

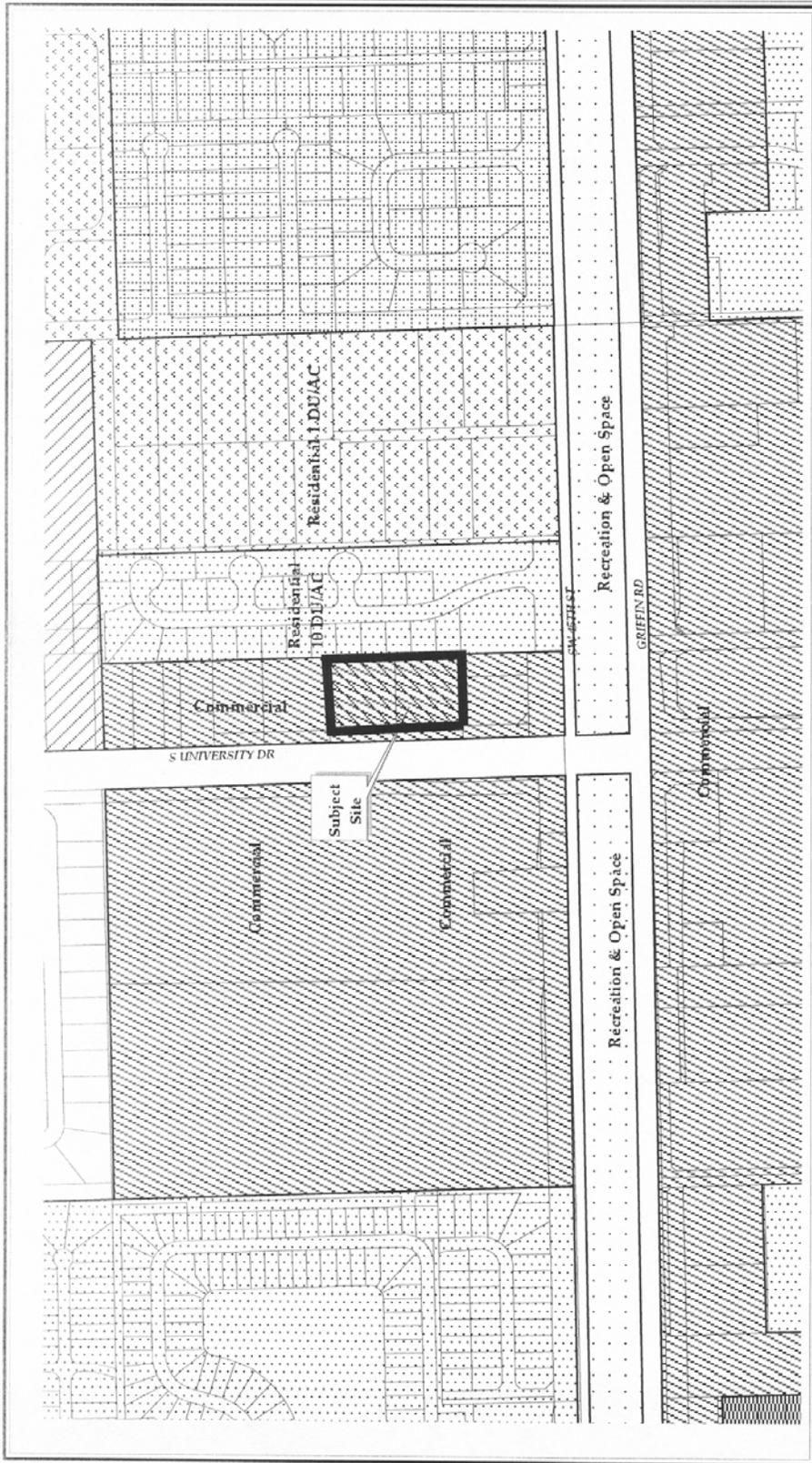
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PORTION OF
 TRACT 18 NEWMAN'S SURVEY (P.B. 2 PG. 26, D.C.R.)



SOUTH UNIVERSITY DRIVE

Exhibit 3 (Future Land Use Plan Map)



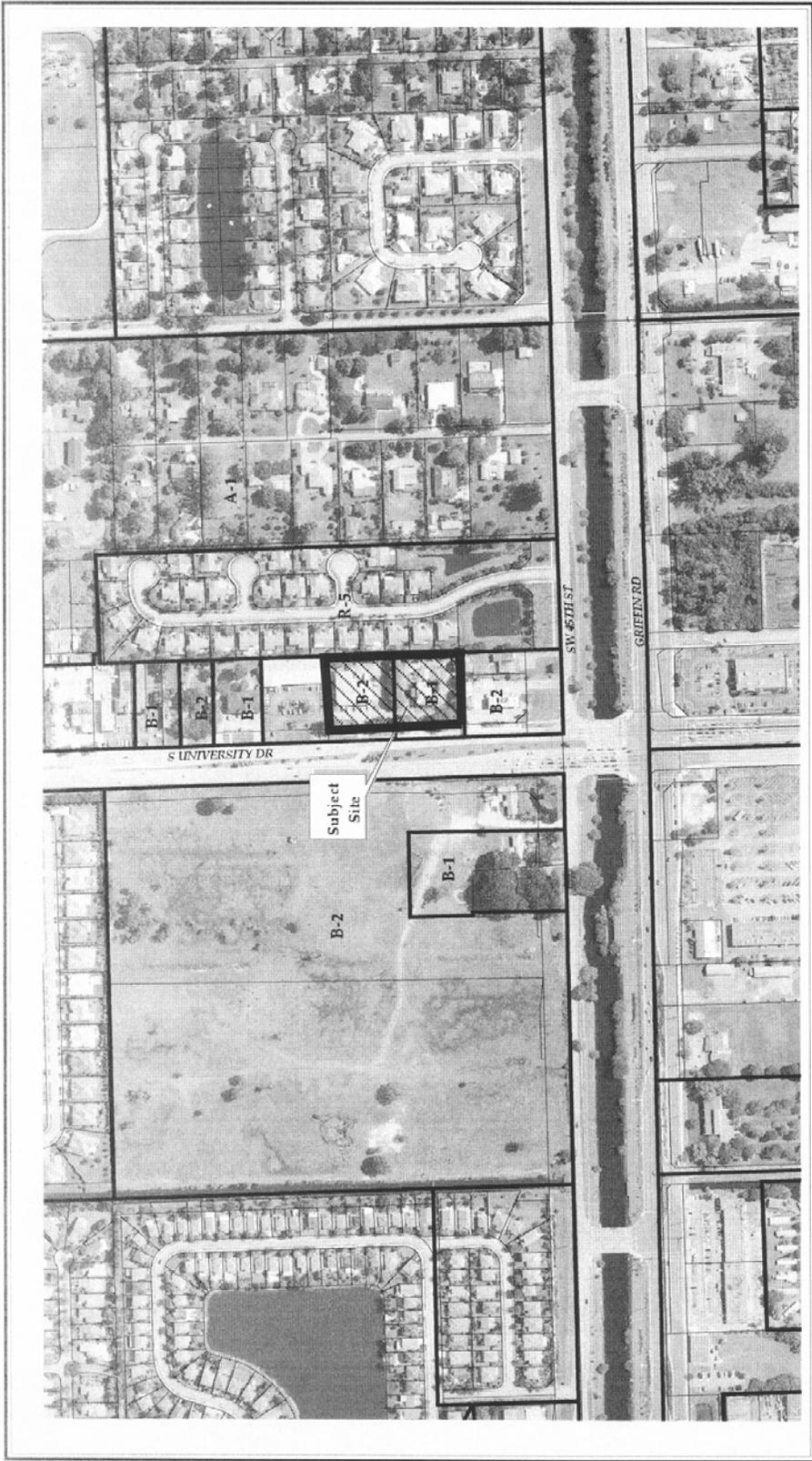
The Town of Davie
 Development Service Department
 Planning & Zoning Division



Variance Application
 V 2-3-06 / Tijuana Taxi
 Future Land Use Plan Map

Prepared By: D.M.A.
 Date Prepared: 7/12/06

Exhibit 4 (Aerial, Zoning, and Subject Site Map)



Variance Application
V 2-3-06 / Tijuana Taxi
Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
Date Prepared: 7/12/06



The Town of Davie
Development Service Department
Planning & Zoning Division



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