

**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, Acting Deputy Planning and Zoning Manager

SUBJECT: SE 7-1-07/07-115/Davie Travel Center/4751 Southwest 30th Street/Generally located south of Interstate-595, between State Road 7 (441) and the Florida Turnpike

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SE 7-1-07/07-115/Davie Travel Center

REPORT IN BRIEF:

The petitioner (Miller Legg Inc.) is requesting approval of a Special Use Permit Application in order to allow the temporary storage of vehicles including trucks, trailers, truck tractors, R.V.s, buses, heavy equipment on trailers, automobiles (no wrecked/junked), boats on trailers, and one fenced area for storage of roofing and road building materials (pavers, tiles, bricks, sand, rock, and clean fill).

Additionally, the petitioner requests the approval of two (2) temporary modular offices associated with the storage business operations. Lastly, this request includes two (2) temporary signs, eighteen (18) feet in height and a total of 512 square feet (2 signs x 256 sq. ft.) located along the northern perimeter boundary line. Approval of this special use permit would approve the proposed signs as part of this application.

The intent of a Special Use Permit Application is for Town Council to review uses that are unique, and that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The purpose of this application is to seek a new approval for temporary uses associated with the business of outdoor storage of vehicles. These uses were originally approved by Town Council on September 6, 2006 for a period of one (1) year through Special Use Permit Applications SE 10-1-05 and SE 4-1-05.

Concurrently, the owner of the subject site has submitted a Conceptual Master Site Plan (CMSP 12-1-06, Grand Plaza of Davie) proposing a mixed-use development consistent with the proposed Transit Oriented Corridor (TOC) Master Plan. However, unseen circumstances have delayed the development processes of this project moving forward including, Broward County's tabling of the Land Use Plan Amendment Application filed by the Town, and insufficient water/sewer capacity available to the project.

Staff finds that the proposed Special Use Permit Application is temporally compatible with the adjacent industrial use(s).

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to the Ficus hedge being approximately a minimum of five-feet tall with no gaps along the northern borderline and being properly maintained; that the special permit be for 18 months with an automatic extension of another 18 months upon staff's approval; that all exotic species be removed; and that the supporting poles for the signage be fully concealed. **(Motion carried 3-1, Mr. Pignato was absent)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. The following condition shall be met prior to final special permit order effectiveness:

1. Based upon the Town Council meeting of July 26, 2007 staff recommends the ficus hedge to be a minimum of five (5) feet in height and 30" O.C. with no gaps along the northern boundary line of the subject site.
2. Staff recommends, as per Section 12-34 (P)(1)(b)3(c), both the temporary storage of vehicles and other items, and two (2) temporary modular offices be approved for up to eighteen (18) months with an extension of up to eighteen (18) months, totaling a possible thirty-six (36) month time period.
3. Staff recommends that the owner agree to remove all exotic (invasive) species of plants along the northern boundary line, internal to the subject site. Additionally, work with the Florida Department of Transportation (FDOT) to all exotic (invasive) species of plants along the northern boundary line, external to the subject site, and prior to receiving a building permit for proposed temporary sign.
4. Staff recommends that the proposed Ficus (Benjamina) to be maintained as a hedge (not allowing it to grow into a tree), and that a Town of Davie Landscape Unit inspect the hedge every six (6) months at the owner expense.
5. Staff recommends that the petitioner purpose to fully conceal the supporting poles for the proposed signage with planting or other durable materials.

Attachment(s): Staff Report, Site Plan

Existing Use(s): Temporary storage of vehicles and other items; and two (2) temporary modular offices (Approved use through Special Use Permit Applications)

Parcel Size: Approximately 32.8 Acres (1,428,768 Square Feet)

Proposed Use(s): Temporary storage of vehicles and other items; and two (2) temporary modular offices

<u>Designation:</u>	<u>Surrounding Uses:</u>	<u>Surrounding Land</u>	
		<u>Use</u>	<u>Plan</u>
North:	Interstate-595	Transportation	
South:	Twin Lakes Mobile Home Park	Industrial	
East:	State Road 7 and Interstate-595	Transportation	
West:	Florida Turnpike	Transportation	
<u>Surrounding Zoning:</u>			
North:	T, Transportation District		
South:	M-4 (Broward County)		
East:	M-3 (Hacienda Village)		
West:	M-3 or M-4 (Broward County)		

Zoning History

Related Zoning History:

The property was annexed into the Town of Davie on June 19, 1996.

On December 1, 1999, the Town Council approved Ordinance 99-42 adopting the “Truck Stop District” into the Land Development Code.

Rezoning Application (ZB 5-1-99 Davie Truck Stop), rezoning was approved by Town Council on March 1, 2000 through Ordinance 2000-009 rezoning the property from M-4 (County) to TS, Truck Stop District. A subsequent corrective rezoning was approved by Town Council removing the Spur Road (SW 30th Street) from the previous rezoning request, as the land was not under ownership of the applicant.

Rezoning Application (ZB 12-5-02, Town of Davie), at the March 5, 2003 Town Council meeting, Rezoning Application, ZB 12-5-02 for Southwest 30th Street was approved from M-4 (County) to M-3, Planned Industrial Park (Town of Davie).

Previous Requests on the same Property:

Special Use Permit Application (SE 12-1-99), at the March 15, 2000 Town Council approved Special Use Permit Application, FX 12-1-99, assigning 11.78 acres of Commercial flex to the site, utilizing the 20% Industrial to Commercial acreage rule pursuant the Broward County Administrative Rules Document.

Master Site Plan Application (MSP 11-1-03 Jolmy Enterprises), at the March 17, 2004 Town Council meeting, Councilmember Hubert made a motion, seconded by Councilmember Crowley, to approve Master Site Plan Application for a ‘Travel Center,’ a 32.77 acre site consisting of two phases of development. Phase I consists of 297 truck parking spaces, a 42,484 square foot, two story building with first floor retail and second story offices with 20 gas fuel pumps and 24 diesel fuel pumps and 187 parking spaces for cars. Phase II is proposed for a hotel and other related accessory uses.

Special Use Permit Application, (SE 4-1-05 Davie Travel Center), at the September 6, 2006 Town Council meeting, Vice-Mayor Crowley made a motion, seconded by Mayor Truex, to approve Special Use Permit Application, SE 4-1-05 for two (2) temporary modular offices.

Special Use Permit Application, (SE 10-1-05 Davie Travel Center), at the September 6, 2006 Town Council meeting, Vice-Mayor Crowley made a motion, seconded by Mayor Truex, to approve Special Use Permit Application, SE 10-1-05 for temporary storage of trucks, cars, trailers, and other vehicles.

New Business Discussion, at the July 26, 2007 Town Council meeting, the petitioner discussed the previous conditions of approval and the Town Council agreed to allow the petitioner to plant Ficus instead of the approved Live Oaks.

Concurrent Requests on same property:

Conceptual Master Site Plan (CMSP 12-1-06, Grand Plaza of Davie), the owner has submitted a conceptual master site plan “Grand Plaza of Davie” a mixed-use development proposed to contain office space, retail, hotel rooms, and residential units in buildings ranging from 3 to 18 stories.

Applicable Codes and Ordinances

Land Development Code (Section 12-308), Review for special permits.

Land Development Code (Section 12-3), Special uses are those uses which have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. A request for such use shall take the form of an application for special permit, processed in accordance with the regulations contained in Article X.

Land Development Code, Section 12-34 (P)(1)(b)3.(c), A trailer may be used as a temporary office or shelter (for a period of up to eighteen (18) months) incidental to construction on or development of the premises on which the trailer is located. The applicant must maintain an active building permit for the site while the trailer is in use. If it is determined that the building permit for the site is no longer valid, the trailer shall be removed from the site within thirty (30) days. An application for special permit may be submitted pursuant to the requirements contained herein for extension of the eighteen-month time period.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 6. This Planning Area includes lands located south of S.R. 84, east of University Dr. and north of Nova Dr., together with lands located east of the FL Turnpike and west of S.R. 7, south of S.R. 84 and north of the south town limits. The majority of the planning area is industrially zoned and land use plan designated.

Broward County Land Use Plan: The property is in Flexibility Zone 58.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy Group 9: Industrial and Employment Center Use; Policy 9-1: The Industrial category shall provide for the development of diversified facilities necessary to promote strong economic and employment bases for the town.

Future Land Use Plan, Policy Group 9: Industrial and Employment Center Use; Policy 9-2: The town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

Future Land Use Plan, Policy Group 9: Industrial and Employment Center Use; Policy 9-4: Industrial land uses shall be located with access to primary transportation facilities, particularly interstates, highways, rail corridors, commercial airports, and navigable waterways. Consistent with policy 9-2, vacant land with such access shall be examined for potential industrial development.

Application Details

The petitioner (Miller Legg Inc.) is requesting approval of a special use permit application in order to allow the temporary storage of vehicles to including trucks, trailers, truck tractors, R.V.s, buses, heavy equipment on trailers, automobiles (no wrecked/junked), boats on trailers, and one fenced area for storage of roofing and road building materials (pavers, tiles, bricks, sand, rock, and clean fill). Additionally, the petitioner requests the approval of two (2) temporary modular offices associated with the storage business operations. Lastly, this request includes two (2) temporary signs, eighteen (18) feet in height and a total of 512 square feet (2 signs x 256 sq. ft.) located along the northern perimeter boundary line. Approval of this special use permit would approve the proposed signs as part of this application.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on July 20, 2007 and July 27, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The intent of a Special Use Permit Application is for Town Council to review uses that are unique, and that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The purpose of this application is to seek a new approval for temporary uses associated with the business of outdoor storage of vehicles. These uses were originally approved by Town Council on September 6, 2006 for a period of one (1) year through Special Use Permit Applications SE 10-1-05 and SE 4-1-05.

Concurrently, the owner of the subject site has submitted a Conceptual Master Site Plan (CMSP 12-1-06, Grand Plaza of Davie) proposing a mixed-use development consistent with the proposed Transit Oriented Corridor (TOC) Master Plan. However, unseen circumstances have delayed the development processes of this project moving forward including, Broward County's tabling of the Land Use Plan Amendment Application filed by the Town, and insufficient water/sewer capacity available to the project.

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-308(A)(1) for Special Use Permit Applications:

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The proposed temporary use (storage of vehicles and temporary modular offices) is appropriate and suitable under the Town of Davie Future Land Use Plan Map designation of Industrial.

(ii) The proposed change will not create an unrelated an incompatible use;

The proposed temporary use is isolated from the Town by major transportation corridors on the east, north, and west side of the subject site.

(iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;

The proposed temporary use will have minimal adverse impacts on living conditions in the neighborhood or in the Town as the surrounding occupancies are transportation corridors.

(iv) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Present zoning of TS, Truck Stop anticipates frequent use of the subject site for incoming/outgoing vehicular traffic. Additionally, it is adjacent to major corridors, so the volume of traffic into other parts of the Town from/to the site is minimized.

(v) The proposed change will not adversely affect surrounding property values;

The proposed temporary use will have no impact on surrounding property values as the properties surrounding the site are used for transportation. Additionally, the use is proposed to be temporary.

(vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

The proposed temporary use would not deter any of the surrounding property owners from developing or improving their properties, as the surrounding properties will not be negatively impacted either visually or by additional traffic issues. The surrounding properties are major transportation corridors with limited-access, or are Industrial.

(vii) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The proposed temporary use may be permitted if it is determined by the Town Council to be compatible with the surrounding uses.

Staff finds that the proposed Special Use Permit Application is temporally compatible with the adjacent industrial use(s).

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. The following condition shall be met prior to final special permit order effectiveness:

1. Based upon the Town Council meeting of July 26, 2007 staff recommends the ficus hedge to be a minimum of five (5) feet in height and 30" O.C. with no gaps along the northern boundary line of the subject site.
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 5. Staff recommends that the petitioner purpose to fully conceal the supporting poles for the proposed signage with planting or other durable materials.
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Planning and Zoning Board Recommendation

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to the Ficus hedge being approximately a minimum of five-feet tall with no gaps along the northern borderline and being properly maintained; that the special permit be for 18 months with an automatic extension of another 18 months upon staff's approval; that all exotic species be removed; and that the supporting poles for the signage be fully concealed. **(Motion carried 3-1, Mr. Pignato was absent)**

Town Council Motion

Exhibits

1. Justification Letter
 2. Mail Out Radius Map
 3. Mail Out
 4. Public Participation Notice
 5. Public Participation Sign-in Sheet
 6. Public Participation Report/Summaries
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SE_Special Permit\SE_07\SE 7-1-07 Davie Travel Center

Exhibit 1 (*Justification Letter*)



NEAL R. KALIS
M. SCOTT KLEIMAN
MICHAEL J. LISS

MAIN OFFICE
7320 GRIFFIN ROAD, SUITE 109
DAVIE, FLORIDA 33314
TELEPHONE (954) 791-0477
FAX (954) 791-0506
E-MAIL KALISKLEIMAN@KALISKLEIMAN.COM

CENTRAL FLORIDA OFFICE
3235 EAST SILVER SPRINGS BLVD.
OCALA, FLORIDA 34470
TELEPHONE (352) 620-0924
FAX (352) 622-6819
E-MAIL KALISKLEIMAN@KALISKLEIMAN.COM

July 13, 2007

Ms. Marcie Nolan
Town Of Davie
6591 Orange Drive
Davie FL 33314-3399

Re: Justification Letter
SE 10-1-05 - Temporary Use for Storage Parking
SE 4-1-05 - Temporary Use for Office Trailers
ML Project No: 06-00096

Dear Ms. Nolan

As you know the undersigned represents the Davie Travel Center ("DTC"). My client obtained the above referenced Special Use Permits on September 6, 2006. The Special Use Permits were granted for one year. At the time that the Special Use Permits were granted it was believed that the Town had sufficient water/sewer capacity available for my client to be able to construct the Grand Plaza at Davie, a mixed use development project, under the proposed Transit Orientated Corridor ("TOC"). Based on the foregoing my client anticipated that it would be able to start construction in approximately 12 to 18 months.

In December of 2006 DTC submitted a conceptual plan for the Grand Plaza at Davie project. In January 2007 DTC learned that sufficient water/sewer capacity will not be available to service the Grand Plaza at Davie project for at least 3 to 5 years. Additionally, the approval of the TOC by Broward County has been delayed until September 11, 2007. As a result of these delays, the projected return to the DTC investors and their expectations of cash flows within a 12 to 18 month time frame have diminished. The Special Use Permits granted in September of 2006 were intended to assist DTC to offset the substantial economic impact associated with carrying the project. The ability to store equipment and vehicles have helped to reduce the loss to approximately 2 million dollars per year.

The Special Use Permits were conditioned upon DTC's agreement to install perimeter landscaping which would provide screening of the temporary uses from adjacent interstate roadways. The perimeter plantings were intended to be permanent and to coincide with an approved landscape plan for the Grand Plaza at Davie project. Based on the projected 12 to 18 months commencement of construction, DTC anticipated that lenders and investors would be

eager and willing to provide the funds necessary for the permanent perimeter landscaping. Due to the unavailability of water/ sewer capacity for 3 to 5 years, the delay in the passage of the TOC and a lien claimed by the Town in connection with spur road commitments by the Town and the previous owners of the property, the lenders and investors are unwilling to advance the substantial funds (estimated at \$450,000) to install the permanent perimeter landscaping at this time.

DTC is requesting:

- 1) An extension of the Temporary Special Use Permits for a period of time which would coincide with the Town's ability to provide sufficient water/sewer capacity to service the proposed Grand Plaza at Davie project; and
- 2) A modification of the perimeter landscaping plan eliminating the berm and utilizing less expensive plants which will provide equivalent screening to that which was originally approved; and
- 3) Allow temporary signage.

We would ask that this matter be expedited so as to insure that the current permits do not expire. Thank you for your consideration of our clients request and we look forward to working with you on this important project.

Very truly yours,


Neal R. Kalis
NRK/ gg

Exhibit 2 (*Mail Out Radius Map*)

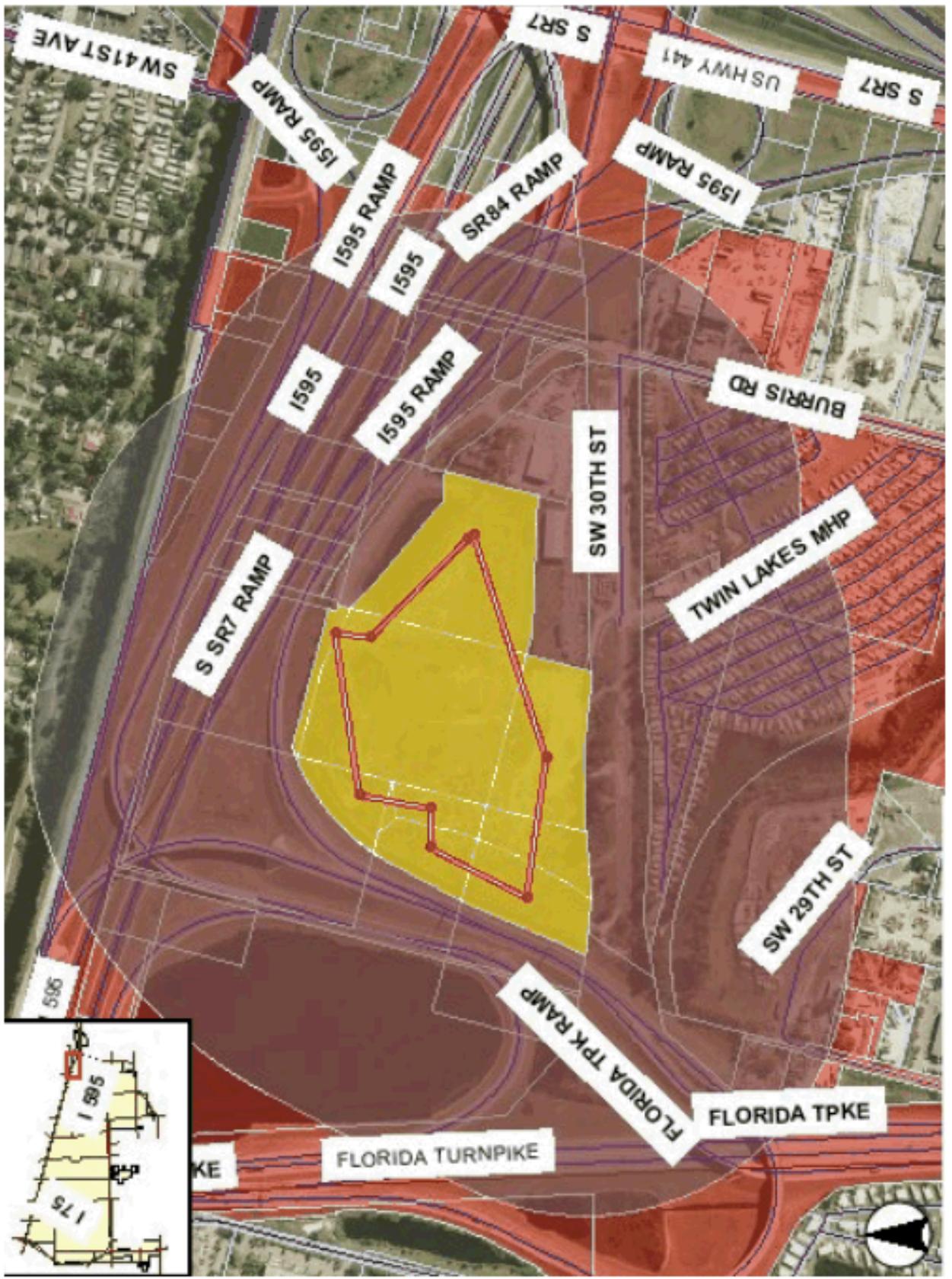


Exhibit 3 (*Mail Out*)

SE 7-1-07
2238 NW 86TH STREET INC
% MEE, GLENN
517 SW 1 ST
FT LAUDERDALE FL 33301

SE 7-1-07
BURNUP & SIMS ENTERPRISES INC
MERITAX LLC % CHARLES HONED
15455 N DALLAS PKWY STE 925
ADDISON TX 75001

SE 7-1-07
COOPER, ROBERT H & SHERRY J
3505 SW 50TH AVE
DAVIE FL 33314-2107

SE 7-1-07
CREX-LAING LLC
4700 SW 30 ST
DAVIE FL 33314

SE 7-1-07
DA FAMILY HOLDINGS LLC
PO BOX 552350
FORT LAUDERDALE FL 33355

SE 7-1-07
DAVIE TRAVEL CENTER INC
820 ANDREWS AVE
POMPANO BEACH FL 33069

SE 7-1-07
DESIGNED TRAFFIC INSTALLATION
15455 N DALLAS PKWY STE 925
ADDISON TX 75001

SE 7-1-07
DMG ROAD WORKS LLC
12209 S DIXIE HWY
MIAMI FL 33156-5236

SE 7-1-07
FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

SE 7-1-07
FORMAN, CHARLES R &
BOUNDS, BEVERLY L F ETAL
1323 SE 3 AVE
FT LAUDERDALE FL 33316

SE 7-1-07
FORMAN, H C &
FORMAN, C R
PO BOX 292037
DAVIE FL 33329-2037

SE 7-1-07
FORMAN, MILES A & CHARLES R TRSTE
PO BOX 292037
DAVIE FL 33329-2037

SE 7-1-07
GRUNDMAN, RICHARD
3030 BURRIS RD
DAVIE FL 33314

SE 7-1-07
LTV PROPERTIES INC
6494 SCENIC HWY
PENSACOLA FL 32504

SE 7-1-07
MCM & ASSOCIATES LLC
3100 BURRIS ROAD
DAVIE FL 33314

SE 7-1-07
MEARS, JOHN W
3411 SW 50TH AVE
DAVIE FL 33314-2100

SE 7-1-07
TWIN LAKES LAND RECLAMATION INC
PO BOX 292037
DAVIE FL 33329-2037

SE 7-1-07
VAC ENTERPRISES INC OF SO FLA
4450 N 29 AVE
HOLLYWOOD FL 33020-1036

Exhibit 4 (*Public Participation Notice*)



July 15, 2007

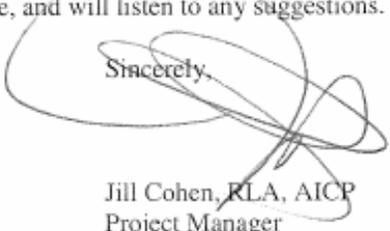
NOTICE OF PUBLIC HEARING

RE: Davie Travel Center
Special Use Permit Project
Located East of the Florida Turnpike, South of I-595 and Along
State Road 84 Spur Road
Application No.: SE 71 07/07-115 Temporary Storage for Parking and
Temporary Office Trailers

Dear Property Owner:

Please be advised that on July 20, 2007 and July 27, 2007 at 6:00 p.m., we will be at the Town of Davie, Town Hall, Community Room, located at 6591 Orange Drive, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed Special Use Permit for the intended temporary uses. We will be ready to answer any questions you may have, and will listen to any suggestions.

Sincerely,



Jill Cohen, RLA, AICP
Project Manager

cc: Town of Davie Council Members
Town of Davie Planning Division
Enclosure

V:\Projects\2006\06-00096 Davie Travel Center\Town Public Participation Notices\7PNPublic Notification\071707.doc

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South Florida Office: 1800 N Douglas Road • Suite 200 • Pembroke Pines, Florida • 33024-3200
(954) 436-7000 • Fax: (954) 436-8664
www.millerlegg.com

Exhibit 5 (*Public Participation Sign-in Sheet*)

**SIGN IN SHEET
TOWN OF DAVIE
PUBLIC PARTICIPATION MEETING FOR
SPECIAL USE PERMIT FOR PARKING
1st MEETING JULY 20TH 2007
6:00 PM TO 7: PM**

NAME	ADDRESS	PHONE #
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COMMENTS

NO ONE SHOWED FROM PUBLIC
X STEVE A. FIELDEN

**SIGN IN SHEET
TOWN OF DAVIE
PUBLIC PARTICIPATION MEETING FOR
SPECIAL USE PERMIT FOR PARKING
2ND MEETING JULY 27TH 2007
6:00 PM TO 7: PM**

NAME	ADDRESS	PHONE #
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COMMENTS

NO ONE SHOWED FROM PUBLIC
X STEVE A. FIELDEN

Exhibit 6 (*Public Participation Report/Summaries*)



July 30, 2007

Mr. David Abramson
Town of Davie
Planning & Zoning Division
6591 S.W. 45 Street
Davie, Florida 33328

RE: Davie Travel Center- Special Use Permit Project
Located East of the Florida Turnpike, South of I-595 and along
State Road 84 Spur Road
Town Petition Number:
SE 71 07/07-115 – Temporary Use for Storage Parking
and Temporary Use for Office Trailers
ML Project No: 06-00096

Dear David:

In accordance with Section 12-319.8 of the Davie Land Development code we have completed the two required public meetings per Ordinance Number 2004-31 and prepared the following Citizen Participation Report.

All affected parties have been notified and invited via U.S. Postal Service on July 17, 2007 to attend two (2) citizen participation meetings that took place at 6:00 p.m. at the Town of Davie Town Hall Community Room on July 20th and July 27th of 2007. The meetings were intended to inform the neighboring public on the proposed temporary uses and associated plans for the Davie Travel Center and to provide us with their comments regarding the project.

No one from the public attended either the July 20th or the July 27th 2007 public meetings. The only individuals in attendance at both meetings were persons related to the project, (See Attached sign-in sheets for the two meetings held).

Pursuant to this letter, all requirements of the Ordinance 2004-31 have been met and demonstrated with regard to Public Participation policies per the Davie Land Development Code. Should you have questions, please feel free to contact me at (954) 436-7000 x201.

Sincerely,

A handwritten signature in black ink, appearing to read "Toni Fandrey".

Toni Fandrey
Planning

TF/tf/gj

Enclosure

cc: Steve Fielden, Brauser, Group

V:\Projects\2006\06-00096 Davie Travel Center\Documents\Coores\Letters\Homeowners_Process report 7-24-07.doc

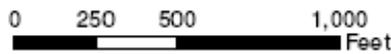
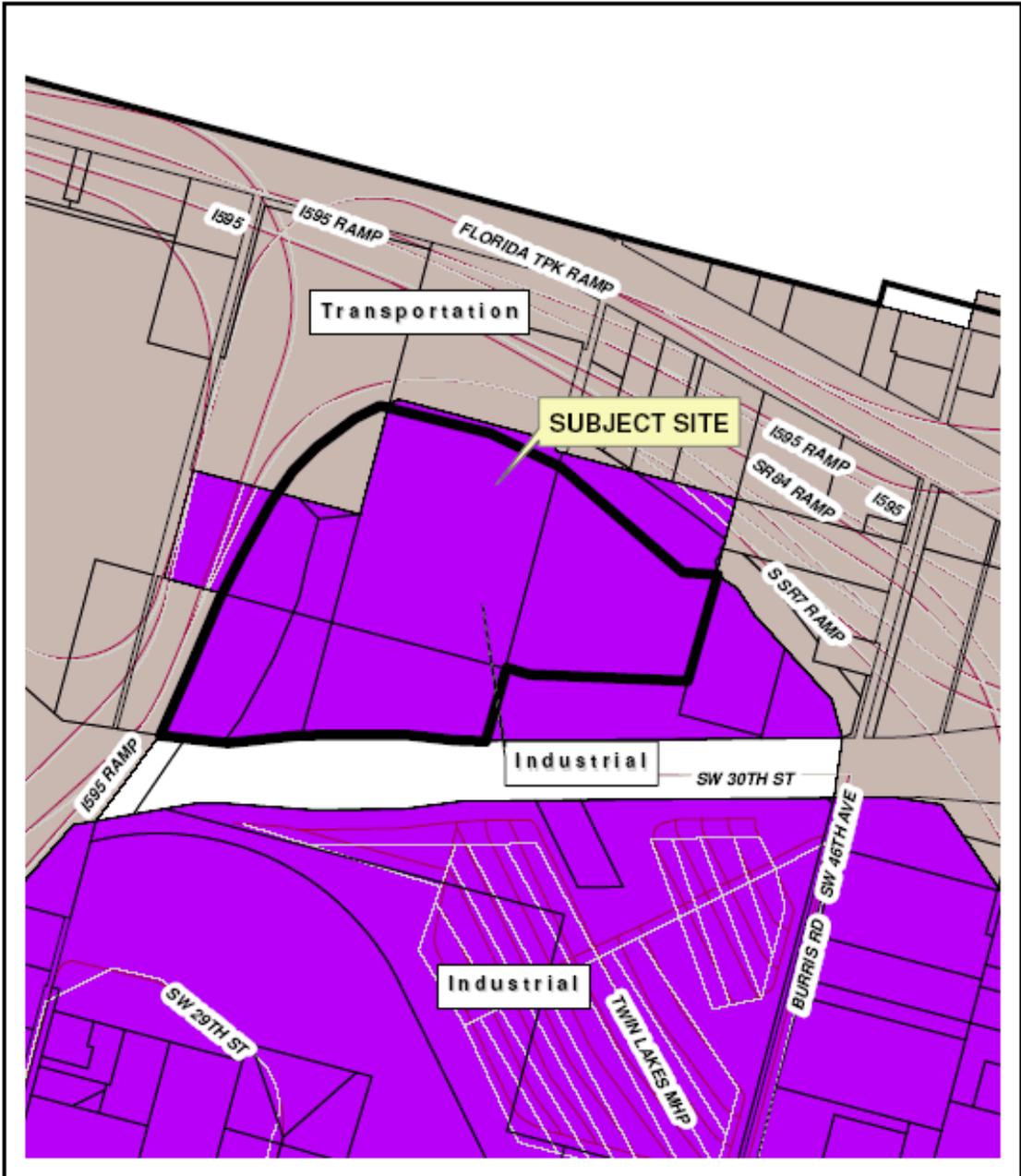
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(954) 436-7000 • Fax: (954) 436-8664

www.millerlegg.com

Exhibit 7 (*Future Land Use Plan Map*)

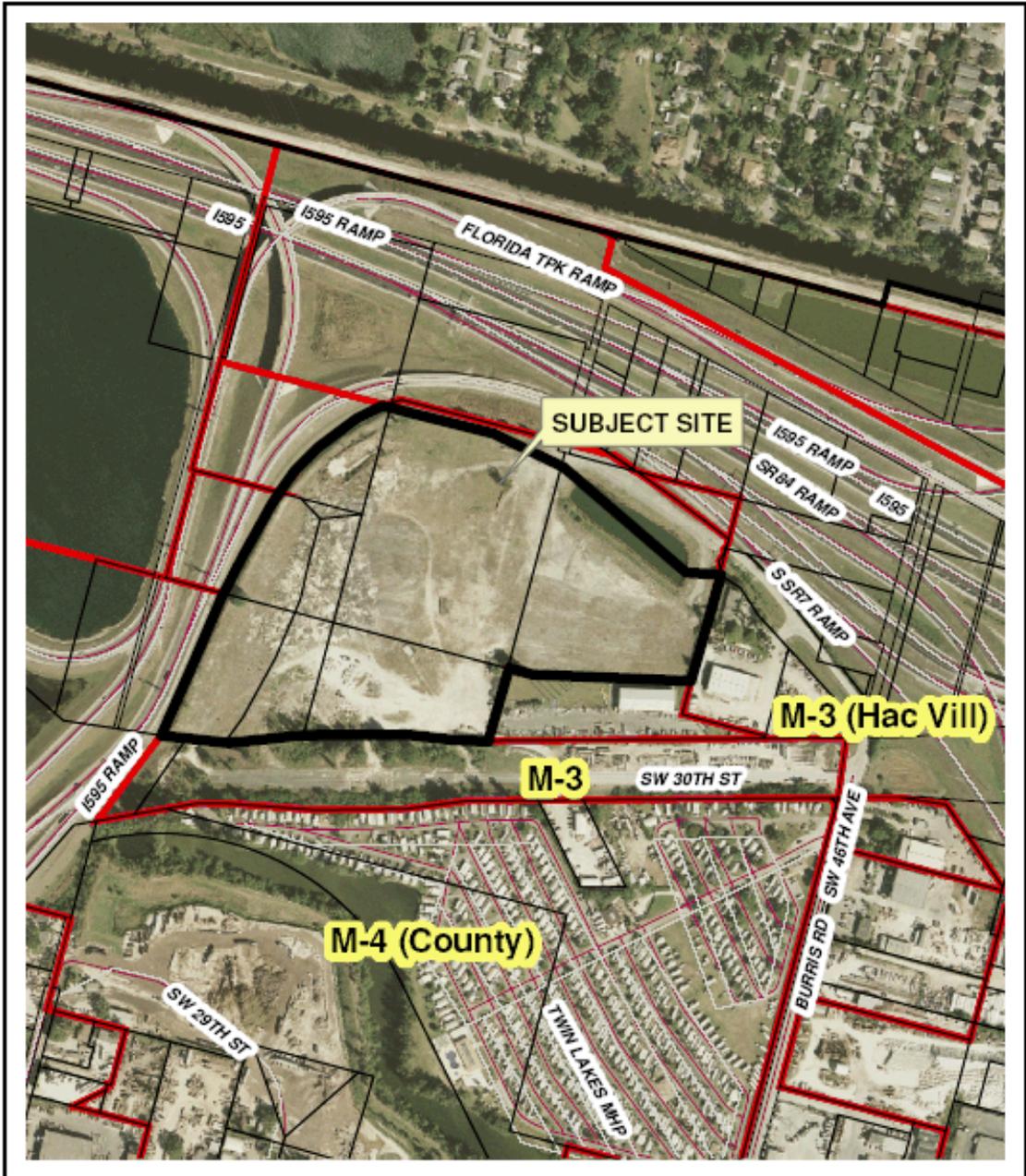


Prepared by the Town of Davie GIS Division

**Special Permit
SE 71 07/07-115
Future Land Use Map**

Prepared by: ID
Date Prepared: 7/17/07

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2004



0 250 500 1,000
Feet

Prepared by the Town of Davie GIS Division

Special Permit
SE 71 07/07-115
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/17/07

