

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

July 6, 1999

SUBJECT: Application ZB 4-2-99

APPLICANT/OWNER: William Laystrom, Esq., petitioner / 95 Warehouse, Inc.,
owner

ADDRESS: 7085 Nova Drive

LOCATION: Generally located at the northeast corner of SW 71 Terrace and
Nova Drive

FUTURE LAND USE

PLAN DESIGNATION: Regional Activity Center (RAC)

REQUEST: **From:** M-1 (Old Code), Light Industrial District, Section 20-200 et
al. and R-4A (Old Code), Planned Apartment District, Section 20-125
et al.

To: M-1, Light Industrial District, Section 12-32 et al.

EXHIBITS TO BE INCLUDED: Rezoning application, subject site map, planning
report, and aerial.

ANALYSIS: The subject site is 9.6 acres in area and currently vacant.
Approximately 3.8 acres, located on the north 275 feet of the site, is currently
zoned M-1 (Old Code) with the remaining 5.8 acres, located on the south 450 feet
of the site along Nova Drive, being zoned R-4A (Old Code). The site is bound on
the north by vacant land and warehouses zoned M-1, on the east by warehousing
and multi-family residential development zoned M-1 and R-4A, on the west by
multi-family residential development zoned R-4A, and on the south, across
Nova Drive, by multi-family residential development zoned RM-16.

Review of a rezoning request should include consideration of the criteria listed
in Section 12-307 of the Land Development Code which is attached hereto, and
made a part hereof.

The M-1 (Old Code) designation provides for the manufacture of small articles
and non objectionable products together with a diversity of light industrial uses.
The R-4A (Old Code), Planned Apartment District, provides for single family or
multi-family residential development. The land use designation prior to
adoption of the RAC was Industrial and Residential (10 du/ac). The proposed
M-1 zoning district designation provides for a diversity of permitted uses such as
animal kennels, business uses, adult education, light manufacturing, major
vehicle/boat/truck repair, vehicle towing/storage, vehicle/boat/truck sales,
warehousing, storage, and wholesale uses.

Section 12-307 of the Town Code requires that the Town review the rezoning application for consistency with the Comprehensive Plan. The proposed zoning designation is consistent with the Regional Activity Center (RAC) Future Land Use Plan designation of the site. The RAC designation permits the Town to rezone the parcel from M-1 and R-4A (Old Code) to the M-1 current code designation without requiring a Future Land Use Plan map amendment.

Future Land Use (FLU) Policy 17-3 requires that each development proposal be reviewed for compatibility with adjacent existing and planned uses. The proposed rezoning would be compatible with the adjacent M-1 District zoning and warehouse use to the north, but industrial development on the south portion of the site would create an encroachment that is not compatible with the adjacent residential uses and the various multi-family residential zoning districts of the Nova Drive corridor stretching from College Avenue to University Drive.

The subject site lies at the edge of the RAC district abutting a non RAC district. It is critical to ensure the transition from the uses permitted within the RAC land use are compatible with the abutting residential area, while still providing reasonable use of the land. The current zoning designation provides a reasonable use of the land with a degree of security that future development will be compatible to the adjacent residential and multi-family uses encouraging quality redevelopment of dwellings.

Future Land Use Policy 10-6 states that, "Development activities within the RAC should stimulate quality redevelopment of businesses and dwellings, particularly development requests for increased density or intensity above that permitted by the existing zoning designations of land." Approval of the requested rezoning may be a deterrent to the improvement or development of adjacent residential properties in accord with existing regulations, therefore, the requested change may constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

A reasonable use of the land is currently afforded by the existing zoning district designations which provide for industrial development to the north and residential development to the south along the Nova Drive corridor. The rezoning request is inconsistent with the Comprehensive Plan objectives, and is not in harmony with surrounding zoning and land uses.

RECOMMENDATION: The Planning and Zoning Division recommends **DENIAL** of the requested rezoning to the M-1, Light Industrial District, with a finding that the request is inconsistent with the Comprehensive Plan and the predominant land use pattern of the Nova Drive corridor.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend **DENIAL** (5-0), June 23, 1999.

**TOWN OF DAVIE
CODE OF ORDINANCES
(EXCERPT)**

Section 12-307. Review for rezonings.

- (a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;
- (c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (d) The proposed change will adversely affect living conditions in the neighborhood;
- (e) The proposed change will 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;
- (f) The proposed change will adversely affect other property values;
- (g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;
- (h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.
- (j) The proposed zoning 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 land use location.

EXISTING ZONING: OLD CODE M-1 & R-4A
CODE SECTION:

PROPOSED ZONING: M-1
CODE SECTION:

LAND USE DESIGNATION: RAC

FOLIO NUMBER _____

TOWN OF DAVIE USE ONLY	
PETITION NO.	<u>7B4-2-99</u>
FEE	<u>\$1170.⁰⁰</u>
RECEIPT NO.	<u>7530</u>

**TOWN OF DAVIE
REZONING APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks payable to Town of Davie

DATE FILED: 4/21/99

PHONE: (954) 525-3441

PETITIONER: C. WILLIAM LAYSTROM, JR., ESQ.

MAILING ADDRESS: 1177 SE 3RD AVENUE, FORT LAUDERDALE, FL 33316

RELATIONSHIP TO PROPERTY: AGENT

OWNER: 95 WHSE, INC.

MAILING ADDRESS: 3121 W. HALLANDALE BCH. BLVD., #102, PEMBROKE PK., FL 33009

ADDRESS OF PROPERTY: 7085 NOVA DRIVE

LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement of amount of acreage involved **MUST** be submitted with application):

LEGAL DESCRIPTION SHOWN ON SEALED BOUNDARY SURVEY ATTACHED

ACREAGE: 9.62 ACRES

REQUEST: REZONE FROM OLD CODE M-1 AND R-4A TO M-1

REASON FOR REQUEST (attach additional sheet as necessary): PLEASE SEE ATTACHED.

PETITIONER MUST BE PRESENT IN ORDER FOR ACTION TO BE TAKEN

OFFICE USE ONLY	
APPROVED AS TO FORM: <u>Jat 4/20/99</u>	PUBLICATION DATE: <u>5/19/99</u>
MEETING DATE: PLANNING & ZONING BOARD: <u>5/26/99</u>	TOWN COUNCIL: <u>6/16/99</u>
NOTICES SENT: <u>276</u>	REPLIES: FOR: _____ AGAINST: _____
UNDELIVERABLE: <u>14</u>	

RECEIVED
APR 21 1999
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

SAM JAZAYRI / 95 WISE, INC.
OWNER'S NAME(S)

[Signature]
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3121 W. HALLANDALE BEACH BLVD. #102
ADDRESS

PEMBROKE PARK, FL 33009
CITY, STATE, ZIP

(954) 981-1154
PHONE

The foregoing instrument was acknowledged before me
This 10 day of April, 19 99, by
Sam Jazayri who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: L.G. English

My Commission Expires: _____



C. WILLIAM LAYSTROM, JR.
PETITIONER'S NAME

[Signature]
PETITIONER'S SIGNATURE

1188 SE 3RD AVENUE
ADDRESS

FORT LAUDERDALE, FL 33316
CITY, STATE, ZIP

(954) 525-3441
PHONE

The foregoing instrument was acknowledged before me
This _____ day of _____, 19 _____, by
C. WILLIAM LAYSTROM, JR. who is personally
known to me or who has produced _____

As identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____

Print: _____

My Commission Expires: _____

SEE ATTACHED PAGE

OFFICE USE ONLY
Planning and Zoning Board recommendation: 5/26/99 Tabled to 6/23/99 gm
T.C. tabled to 7/21/99 on 6/16/99 g

OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3121 W. HALLANDALE BEACH BLVD. #102
ADDRESS

PEMBROKE PARK, FL 33009
CITY, STATE, ZIP

(954) 981-1154
PHONE

The foregoing instrument was acknowledged before me
This 20th day of April, 1999, by
C. William Laystrom, Jr. who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____

Print: _____

My Commission Expires: _____

C. WILLIAM LAYSTROM, JR.
PETITIONER'S NAME

PETITIONER'S SIGNATURE

1188 SE 3RD AVENUE
ADDRESS

FORT LAUDERDALE, FL 33316
CITY, STATE, ZIP

(954) 525-3441
PHONE

The foregoing instrument was acknowledged before me
This 20th day of April, 1999, by
C. WILLIAM LAYSTROM, JR. who is personally
known to me or who has produced

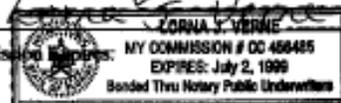
As identification and who did take an oath.

NOTARY PUBLIC:

Sign: Rona J. Verne

Print: _____

My Commission Expires: _____



.....

OFFICE USE ONLY

JUSTIFICATION FOR REZONING REQUEST

The subject site is approximately 9.62 acres in area and is vacant. The site is bound on the north by vacant land that is zoned Old Code M-1. To the east and west of the subject site are SW 70th Way and SW 71st Terrace, respectively, that separate the site from existing multi-family development. To the south of the subject site is Nova Drive.

The petitioner proposes a rezoning of the property to the M-1 designation, consistent with the current Regional Activity Center land use designation and complimentary to the existing M-1 designations and the higher density residential uses in the area. A review of a zoning amendment request should include consideration of the criteria listed in Sec. 12-307 of the 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): The proposed change is contrary to the adopted comprehensive plan, as amended or any element or portion thereof.

The current land use designation on the subject site is Regional Activity Center (RAC). This designation contemplates a variety of development including residential uses, non-residential uses and mixed uses to promote sustainable development by providing places of employment and services proximate to residential areas. As a result, the proposed rezoning to M-1 is consistent with and promotes the purpose and intent of the RAC designation. The rezoning request is consistent with the adopted comprehensive plan.

Criterion (b): The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts.

Properties to the north and northeast of the subject site are already zoned M-1. The proposed change is consistent with these already existing zoning districts and, therefore, will not result in creation of an isolated zoning district.

Criterion (c): Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

A portion of the subject site is already zoned Old Code M-1. A rezoning of the entire property will provide a logically drawn zoning district boundary that will encompass the entire site.

Criterion (d): The proposed change will adversely affect living conditions in the neighborhood.

The proposed M-1 designation will have no adverse impact on living conditions in the neighborhood. Development will be at a scale and intensity that is compatible with and complimentary to surrounding uses. Additionally, the proposed rezoning will allow for development of the site that will improve the appearance of the property and serve as an asset to the surrounding uses.

Criterion (e): The proposed change will 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.

The underlying land use plan designation of Regional Activity Center contemplates a variety of development that includes non-residential uses. As a result, the proposed change is consistent with the comprehensive plan, and vehicular traffic will not be created or excessively increased above the level already anticipated under this existing land use designation. The requested change will have no negative impact on public safety.

Criterion (f): The proposed change will adversely affect other property values.

The requested rezoning will have a positive impact on surrounding property values by allowing for new development that will compliment the surrounding area.

Criterion (g): The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations.

Lands surrounding the subject site are already developed, or are proposed for development consistent with existing M-1 standards. The proposed change will not be a deterrent to the improvement or development of these surrounding properties.

Criterion (h): The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The requested rezoning does not sacrifice the welfare of the general public for the benefit of an individual owner. The proposed change is consistent with the adopted comprehensive plan and, therefore, does not constitute a grant of special privilege.

Criterion (i): There are substantial reasons why the property cannot be used in accord with existing zoning.

The existing zoning on the entire site is currently split. The larger portion of the property is already zoned M-1, while the subject site is zoned R-4A. A single zoning district is necessary for a reasonable use of the property.

Criterion (j): The proposed zoning 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 up plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The proposed M-1 designation, as demonstrated by the Town's economic development study, will contribute positively to the Town's tax base. At the same time, the proposed zoning is consistent with existing or proposed development patterns. The proximity of the site to the SR 85/I-595 corridor is also the appropriate location for the requested zoning district, consistent with comprehensive plan policies directing land use location. As a result, the request is consistent with sound planning practices and comprehensive plan policies regarding land uses with the Regional Activity Center.

As has been demonstrated, the requested rezoning to M-1 is consistent with the adopted comprehensive plan and meets all of the criteria contained in the Land Development Code. As a result, this rezoning request merits favorable consideration and approval.

The following letter(s) were received by the Town Clerk's Office in response to the notice of rezoning. Since the authors of the letter(s) are not subject to cross-examination with respect to the contents, the letters should be treated as hearsay evidence only. In accordance with the Town's procedures with respect to quasi-judicial hearings, hearsay evidence may be used for the purposes of supplementing or explaining other evidence. Hearsay evidence including the following attached letters are not sufficient to support a finding. If there is no evidence presented at the hearing which is supplemented or explained by the following letters, then the letters should be disregarded with respect to your consideration of the application. Your determination must be based upon substantial competent evidence.

ZB4-2-99

May 26, 1999

Town of Davie
Planning and Zoning board
Town council
6591 Orange Drive
Davie, Florida 33314

TOWN OF DAVIE
1999 MAY 26 P 3 56
ADM. SVC. DEPT.

Dear Sir:

This letter is in regards to the rezoning of the property in the northeast corner of Nova Drive and SW 71st Terrace or 7085 Nova Drive

I own a villa at 2376 SW 70 th Way. This property is next to the parking lot of my villa. There is about 12 feet of space from the parking lot to my villa.

Since I have lived in this property for 5 years, I have seen a lot of changes on Nova Drive. One of the most noticable one is the increase of traffic. The colleges have expanded and created more traffic. With no traffic light from University Drive to College Avenue, Nova Drive has become arace track.

There is a major shopping center at University Drive and Nova Drive. This has also increased the traffic.

An apartment complex was built in the area. This has contributed to the traffic.

There are already warehouses in the back of the complex and also on 70th Avenue. This has created a hugh increase in commerical traffic.

If you look at the area in question you will see that Nova Villas (the complex where I live) is currently surrounded by warehouses on three side. This property at 7085 Nova Drive is the only non warehouse side in this area.

By putting warehouses in the middle of residence areas you create a potential crime area.

Since Davie is very conscious of its reputation and appearance, why put warehouses in this area? Most people coming from other areas to the colleges, travel 595 to University to Nova. Since you have nice homes and villas this is very pleasing to see. If you put

warehouses in the middle of these nice clean homes, it will detract from the college atmosphere that Davie wants to present to people coming into our community.

Also the value of all property in the area will decrease. If people move out of the area and other responsible people do not take their place, revenue from property taxes will be lost.

Before rezoning this area and allowing warehouses to be built there, please consider all circumstances created by this decision.

This should include traffic, appearances, revenue, and all other factors.

Thank you for your patience and understanding. I feel very strongly that I voted for the best people for the Town Council and they will may the correct ruling in my favor.

Yours truly,

Richard L Dick

A handwritten signature in cursive script, appearing to read "Richard L. Dick".

Nova Village Homeowners' Association, Inc.

P.O. Box 291135
Davie, FL 33329

Date: May 26, 1999
To: Town of Davie Planning and Zoning Commission
From: Nova Village Homeowners' Association
Re: ZB-4-2-99
Rezoning of land on 24th Street

RECEIVED
MAY 26 1999
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

Dear Commissioners:

This letter is being written on behalf of the 164 homeowners and over 500 residents of Nova Village in objection to the rezoning of the parcel of land located on the north side of 24th Street between Arista Park and Nova Villas. We do not think it is in the best interest of our neighborhood to change the zoning of that area from residential to light industrial. The additional vehicular traffic and possible industrial pollutants that may result from such a change will have a negative impact in this area on both human health and well-being and the value of our properties. As homeowners and residents of this area of Davie, we do not want to see this happen.

Respectively,

Board of Directors
Nova Village Homeowners' Association

Neil Stewart
Cheryl J. Hill
Barbara M. Miller
Gene Schubert
Lisa Winer

Edward F. Foffo
Brian Loh
Chun Yi
Melody Mitchell

ADM. SVC. DEPT.
MAY 26 3 56 PM 1999

TOWN OF DAVIE

May 21, 1999

RECEIVED
MAY 28 1999

PLANNING AND ZONING BOARD
TOWN OF DAVIE

Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

Re: ZB 4-2-99

As a property owner at 7175 Nova Drive, I am **opposed** to the proposed rezoning of the property located at 7085 Nova Drive. All the property along Nova Drive, on either side and across the street from this property, is developed for housing. To allow any kind of "Light Industrial" use for this property will not only destroy the look of our neighborhood, it will seriously lower the value of our property.

Sincerely,

Mrs. Debra Van Allen

Address: 7175 Nova Dr. Davie 33317

NOVA VILLAS CONDO, INC.

2391 S.W. 70th Avenue
Davie, FL 33317

May 25, 1999

TOWN OF DAVIE
Planning and Zoning Board
6591 Orange Drive
Davie, FL 33314

Re: Re-zoning of acreage located generally in the northeast corner of Nova Drive and SW 71st Terrace: Matter # ZB 4-2-99

We, the BOARD of DIRECTORS of NOVA VILLAS CONDO, INC., representing all forty-six (46) unit owners, **VEHEMENTLY OPPOSE** the re-zoning of the above property from M-1, Light Industrial District, Section 20-200 (Old Code) et al and R-4A, Planned Apartment District, Section 20-125 (Old Code) et al; to M-1, Light Industrial District, Section 12-32 et al.

This area of Nova Drive is, and has been for quite some time, a popular residential area and a positive draw for Davie. The proposed change in zoning would harm the integrity of the area and would have a **NEGATIVE FINANCIAL IMPACT** on **ALL HOMEOWNERS**.

We ask, therefore, that the proposal for #ZB 4-2-99, be **DENIED** so that this area can be protected.

Thank you very much.

Sincerely,

Benny Esch Pres.

Alma M. Dizon V.P.

Annabelle C. Gandel Secy

THE BOARD
NOVA VILLAS CONDO, INC.

Juan Weigand

Lybil Berne, Treas.

Elizabeth Zador

Roberta Sares

MAILING ADDRESS
P.O. BOX 2001
HOLLYWOOD, FL 33022
TEL: (954) 920-6180
FAX: (954) 920-0827



The Gardens At Nova

A Deluxe Rental Community

RENTAL OFFICE
6857 COLLEGE COURT
DAVIE, FL 33317
TEL: (954) 236-3522
FAX: (954) 236-3523

May 20, 1999

Planning & Zoning Board
Town of Davie
6591 SW 45 St.
Davie, Fl. 33314

Gentlemen:

We learned by the homeowners Association next door; petition # **ZB** 4299 plans to rezone certain lands from R-4A residential to light industrial.

Since we are in close proximity to this property we are very concerned that this petition might be approved.

The Nova Drive corridor is very congested as it is, and additional industrial traffic will make it unbearable.

The buffer that exists from the industrial zoning, in the rear should be maintained, since all the surrounding neighborhood is residential in character.

Therefore we request that this Petition to rezone from R4A to industrial be denied.

Respectfully
The Gardens At Nova
A Deluxe Rental Community

By


Jaime Shapiro
Sec - Trea

JS/fg

RECEIVED
MAY 25 1999

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

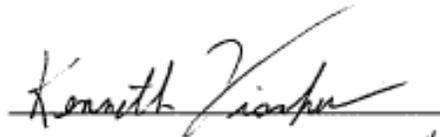
May 21, 1999

Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

Re: ZB 4-2-99

As a property owner at 7175 Nova Drive, I am **opposed** to the proposed rezoning of the property located at 7085 Nova Drive. All the property along Nova Drive, on either side and across the street from this property, is developed for housing. To allow any kind of "Light Industrial" use for this property will not only destroy the look of our neighborhood, it will seriously lower the value of our property.

Sincerely,



Address: 7175 NOVA DR. #302
DAVIE, FL. 33317

TOWN OF DAVIE
1999 MAY 26 P 12:21
ADM. SVC. DEPT.

RECEIVED
MAY 25 1999

TOWN OF DAVIE
PLANNING AND ZONING DEPARTMENT

May 21, 1999

Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

Re: ZB 4-2-99

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Sincerely,



Address: 7175 Nova Dr #301
Davie, Fl 33317
(954) 424-0870

TOWN OF DAVIE
1999 MAY 26 P 12:21
ADM. SVC. DEPT.

May 21, 1999

Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

Re: ZB 4-2-99

As a property owner at 7175 Nova Drive, I am **opposed** to the proposed rezoning of the property located at 7085 Nova Drive. All the property along Nova Drive, on either side and across the street from this property, is developed for housing. To allow any kind of "Light Industrial" use for this property will not only destroy the look of our neighborhood, it will seriously lower the value of our property.

Sincerely,

A handwritten signature in black ink, appearing to be "Ray B.", written over a horizontal line.

Address: 7175 Nova Dr #101

TOWN OF DAVIE
1999 MAY 26 P 12:21
ADM. SVC. DEPT.

Nova Gardens Condominium Association Inc.



7060 Nova Drive

Davie, Florida 33317



Planning and Zoning Board
Town of Davie
6591 Orange Dr.
Davie, FL 33314

RE: ZB 4-2-99

Dear Sirs,

As Davie community members, we (a 120-unit condominium) do protest the planned change of rezoning to Warehousing and Commercial. We have seen the impact of so-called "growth" on a two-lane country road for the past 19 years. We have seen the increased traffic that has literally made it difficult for us to get off our property. And now, you want to put warehouses on the same stretch. For shame!

We vigorously protest this action!

Sincerely,

Elliott J. Scherger
Vice President

Board of Condominium Directors

Gary R. Smith
Secretary

Dennis

Mildred A. Kearns
Director

Shorena Sheroff
Treasurer

TOWN OF DAVIE
1999 MAY 26 P 12: 36
ADM. SVC. DEPT.

NOVA NORTH CONDOMINIUMS INC.

2575 S.W. 74th Terrace
Davie, FL 33317

RECEIVED
MAY 20 1999
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

May 20, 1999

To Whom It May Concern:

Reference Proposal ZB-4-2-99, Rezoning from Residential to Commercial, we, the unit owners of Nova North Condominium, 2575 SW 74th Terrace, Davie, FL 33314, are vehemently and unconditionally opposed to rezoning our neighborhood from residential to commercial.

Thank you.

[Handwritten Signature] Pres. NOVA NORTH COND.

Unit Owners and Board Members
of Nova North Condominium

To the Davie Planning and Zoning Board and The Nova Drive residential community.

Traffic is not the only issue.

It is true that traffic is a concern because of safety hazards. We do not want more trucks than absolutely necessary while children and bicycles are using the residential streets.

We are opposed to both rezoning requests.

- 1 - from M-1 (old code) to M-1 (industrial)
- 2 - R-4A (old code) residential to M-1 (industrial)

The new M-1 (industrial) zoning allows for a much wider range of businesses, such as dog kennels, major vehicle/ boat/truck repairs & sales, vehicle towing & storage, warehouses and wholesale uses, etc.

The name "office plex" is very misleading. An industrial zone is just an industrial zone and a warehouse is just a warehouse, no matter what you name it. Nor will walls or trees change that.

Any change in the zoning should benefit the community.

We, at nova drive, are a small residential area it will be detrimental to allow for an industrial parcel in the midst of this community.

Rezoning will adversely affect living conditions and property values and it will destroy the character of the residential corridor of Nova Drive.

The requested change will be intolerable because it will have inappropriate hours of operation and create noise, glare from lights, dust, etc.

The proposal is totally incompatible with the adjacent residential areas.

The planning and zoning power is a function of the police power with the obligation to protect the public health, safety and the general welfare of the community.

You cannot single out a parcel to the benefit of one person and to the detriment of the community as a whole.

If there is a zoning change, it should benefit the community.

This proposal is not to the benefit of the community.

David Vreeland, Treasurer of Nova North Condominium Association

RECEIVED
MAY 25 1999

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

May 21, 1999

Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

Re: ZB 4-2-99

As a property owner at 7175 Nova Drive, I am **opposed** to the proposed rezoning of the property located at 7085 Nova Drive. All the property along Nova Drive, on either side and across the street from this property, is developed for housing. To allow any kind of "Light Industrial" use for this property will not only destroy the look of our neighborhood, it will seriously lower the value of our property.

Sincerely,

Shirley C. Swanson

Address: *7175 Nova Dr Apt 205*
Davie, Fl 33317

TOWN OF DAVIE
MAY 26 P 12:21
ADM. SVC. DEPT.

RECEIVED
MAY 25 1999

TOWN OF DAVIE
PLANNING AND ZONING BOARD

May 21, 1999

Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

Re: ZB 4-2-99

As a property owner at 7175 Nova Drive, I am **opposed** to the proposed rezoning of the property located at 7085 Nova Drive. All the property along Nova Drive, on either side and across the street from this property, is developed for housing. To allow any kind of "Light Industrial" use for this property will not only destroy the look of our neighborhood, it will seriously lower the value of our property.

Sincerely,



Limberg Iglesias

Address: 7175 Nova Drive

Arista Park

TOWN OF DAVIE
1999 MAY 26 P 12:21
ADM. SVC. DEPT.

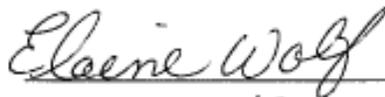
May 21, 1999

Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

Re: ZB 4-2-99

As a property owner at 7175 Nova Drive, I am **opposed** to the proposed rezoning of the property located at 7085 Nova Drive. All the property along Nova Drive, on either side and across the street from this property, is developed for housing. To allow any kind of "Light Industrial" use for this property will not only destroy the look of our neighborhood, it will seriously lower the value of our property.

Sincerely,



Address: 7175 Nova Dr #104

TOWN OF DAVIE

1999 MAY 26 P 12:21

ADM. SVC. DEPT.

Nova Hills North Condominium Association, Inc.



7560 Nova Drive ♦ Davie ♦ Florida 33317 ♦ USA

May 26, 1999

Town of Davie
Att: Planning and Zoning Board / Town Council
6591 Orange Drive
Davie, Florida 33314

Re: Petition for Rezoning ZB 4-2-99

Dear Sir(s):

Please be advised that *Nova Hills North Condominium Association* at 7560 Nova Drive in Davie is absolutely opposed to the rezoning of the R-4A Planned Apartment District to M-1 Light Industrial District—as proposed for the area generally located in the northeast corner of Nova Drive and SW 71 Terrace—with street address: 7085 Nova Drive. Our condominium is less than a quarter of a mile (1000 ft) west—and at a visual distance—from the mentioned location.

In our opinion, the proposed rezoning—which will allow the construction and operation of warehouse facilities—is incompatible with the residential character already existing along each side of Nova Drive from College Avenue—at the east—to SW 75th Avenue and beyond—to the west.

The presence of a warehouse at the proposed location would be extremely detrimental to the quality of life and thus—property loss—of all the residents along Nova Drive but particularly for those next to the intended project. In addition, the problem that now exist to enforce the presence of no trucks along Nova Drive between College Avenue and SW 75th Avenue will significantly worsen with the proposed rezoning.

Thank you for giving a serious consideration to our opinion in this matter.

Sincerely yours,

Board of Directors
Nova Hills North Condominium Association

TOWN OF DAVIE

1999 MAY 26 P 3: 56

ADM. SVC. DEPT.

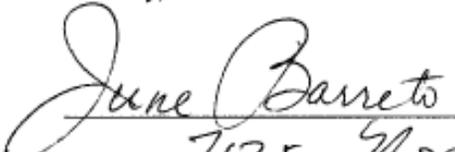
May 21, 1999

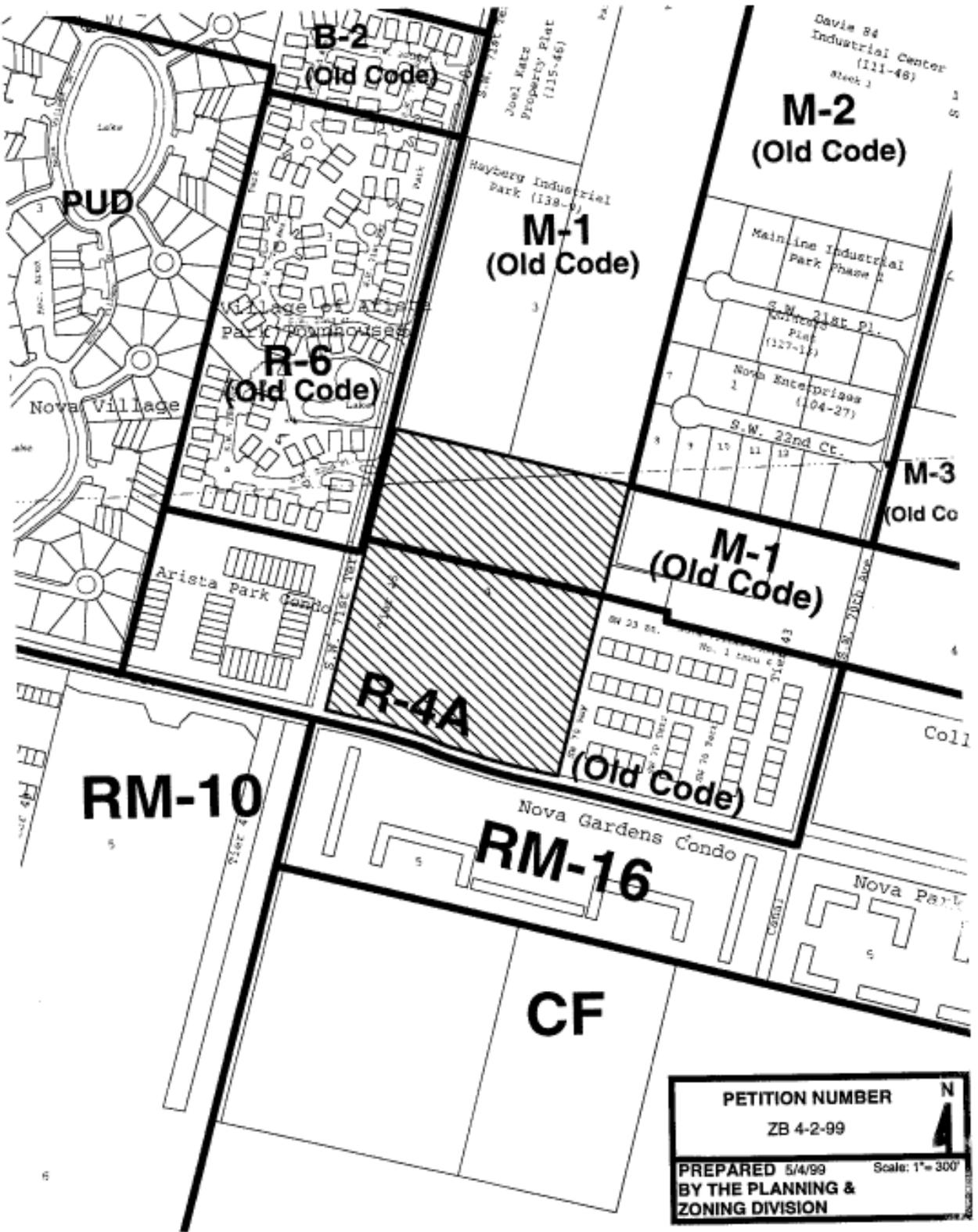
Planning and Zoning Board
Town of Davie
6591 Orange Drive
Davie, Florida

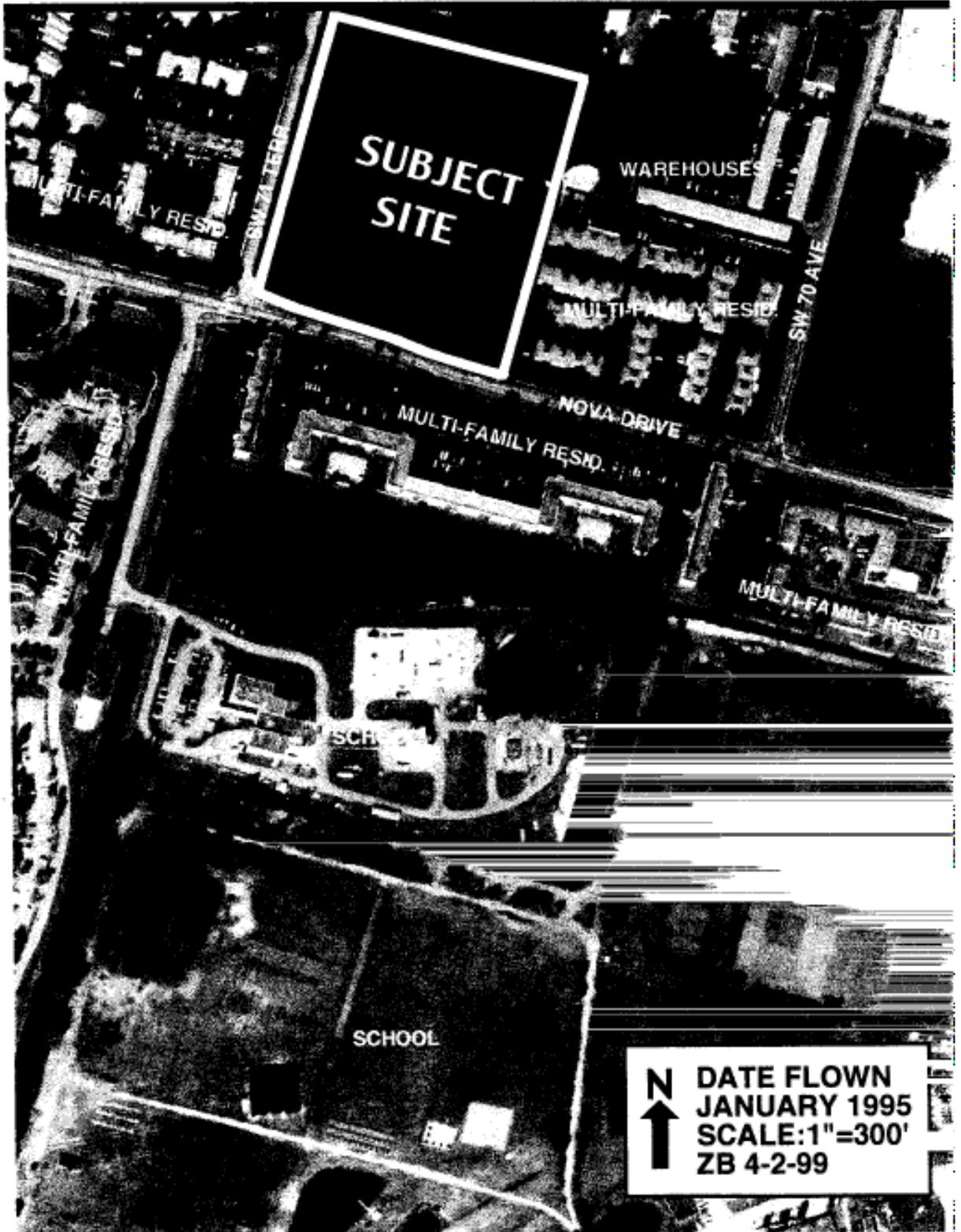
Re: ZB 4-2-99

As a property owner at 7175 Nova Drive, I am **opposed** to the proposed rezoning of the property located at 7085 Nova Drive. All the property along Nova Drive, on either side and across the street from this property, is developed for housing. To allow any kind of "Light Industrial" use for this property will not only destroy the look of our neighborhood, it will seriously lower the value of our property.

Sincerely,


Address: 7175 Nova Dr. #307
Marie 33317





**SUBJECT
SITE**

WAREHOUSES

MULTI-FAMILY RESID.

MULTI-FAMILY RESID.

SW 70 AVE

NOVA DRIVE

MULTI-FAMILY RESID.

MULTI-FAMILY RESID.

SCH.

SCHOOL

N
↑
DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
ZB 4-2-99