



Town Council Agenda Report

SUBJECT: QUASI JUDICIAL - VARIANCE

TITLE OF AGENDA ITEM:

V 7-1-99 - Davie Builders, LLC, Petitioner / Ralph Gross, Deborah Gross, Virginia Ann Loecher, John Loecher, Jr., and Deborah Bell, Owners

REPORT IN BRIEF:

The petitioner requests a variance to reduce the required 2,500 foot distance separation between houses of worship to 660 feet in order to facilitate a land exchange with Alpha Baptist Church that would relocate the church property 750 feet to the south of its current location. The petitioner desires the exchange because the church property bifurcates the land which the petitioner intends to develop with 81 single-family homes. The church desires the exchange because the existing church property is less conducive to development than the proposed site because of its long narrow shape. The church property is already located closer than the required 2,500 linear feet to two (2) other houses of worship, one to the north and one to the south. Relocating the church's land to the south would reduce the separation of the church property from approximately 1,450 feet to within 660 feet of the Pentecostal church located south of the subject site, while increasing its distance separation from the Vietnamese Buddhist Church property to the north from approximately 300 feet to 1,500 feet.

DISCUSSION:

- Background: The subject site is currently vacant and is associated with a rezoning request also on this agenda, needed to facilitate the land exchange between petitioner and Alpha Baptist Church to develop 81 units on contiguous land.
- Purpose of Request: The existing site already lies within 2,500 feet of another church use. The Vietnamese Church to the north was previously awarded a variance for the separation. By relocating the property there will be an increase in separation and move the site further away from residential uses meeting the general intent of the separation requirement.
- Signification Impacts: The proposed variance will not have any negative impacts on the area.
- Conclusion: Approval of this request is consistent with the Town's Comprehensive Plan and will benefit the area as a whole.

CONCURRENCES:

The Planning and Zoning Division recommends approval of the requested variance to reduce the required separation between houses of worship from 2,500 to 660 feet, subject to the rezoning approval of case ZB 7-1-99, with a finding that the variance is in harmony with the general purpose and intent of the code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

At the August 11, 1999, Planning and Zoning Board meeting, the Planning and Zoning Board recommended approval (4-0, Mr.Kuvin absent).

FISCAL IMPACT: Not applicable.

RECOMMENDATION(S):

Motion to approve the requested variance to reduce the required separation between houses of worship from 2,500 to 660 feet, subject to the rezoning approval of case ZB 7-1-99, with a finding that the variance is in harmony with the general purpose and intent of the code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Attachment(s): Planning Report, Variance Application, Land Use Map, Subject Site Map, and Aerial.

September 1, 1999

TOWN OF DAVIE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
PLANNING REPORT

SUBJECT: Variance V 7-1-99

APPLICANT: Davie Builders, LLC., Petitioner / Ralph Gross, Deborah Gross, Virginia Ann Loecher, John Loecher, Jr., and Deborah Bell, Owners

ADDRESS/LOCATION: General Address: 5230 Pine Island Road / Generally located between SW 82nd Avenue to the east and Pine Island Road to the west, approximately 3/4 of a mile north of Stirling Road.

LAND USE PLAN/ZONING: Residential (3 du/ac) / A-1, Agricultural

REQUEST: **From:** Section 12-34 (DD) which requires a 2,500 foot separation between houses of worship

To: Reduce the required separation between houses of worship from 2,500 to 660 feet.

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

DESCRIPTION: The subject site area contains 3.7 acres and is associated with the overall 23.5 acres proposed for rezoning, also on this agenda (ZB 7-1-99). If the rezoning is approved, the subject property for the variance will be designated CF, Community Facilities. The subject site, as it exists now, is bound on the north, south and east by vacant land zoned A-1. To the west, across Pine Island Road, by land designated Residential (3 du/ac) within Cooper City. If the proposed rezoning is approved, the subject property will be bound on the north, south and east by land zoned R-5. To the west, across Pine Island Road, remains land designated (3 du/ac), within Cooper City.

The the current owners/petitioner is purchasing several adjacent parcels of land on Pine Island Road, totaling 23.5 acres. 4.7 acres of this 23.6 acres is currently zoned CF and 18.8 acres is currently zoned A-1. The petitioner is proposing to rezone all of the subject property to create 19.8 contiguous acres of R-5 zoning for the development of 81 detached single family homes. The 4.7 acres currently zoned CF, Community Facilities, is owned by Alpha Baptist Church, inc., and is in the center of the rezoning subject site. This land was purchased by the church to be developed as a house of worship with associated church facilities. However, the church states, " the narrow configuration of the 4.7 acre parcel (165 feet wide by 1,200 feet long), is not well suited for a church use. Furthermore, the location of the CF within the overall property inhibits the development of anything other than piecemeal residential development on the remainder of the property."

Subsequently, the petitioner has coordinated with Alpha Baptist Church to accommodate both party's interests. Both agree to exchange the current 4.7 acres owned by Alpha Baptist with 3.7 acres of land owned by the petitioner at the south end of the 23.5 rezoning subject site. This will provide the church with a site more suitable for a church, and a more orderly development of the surrounding property with residential uses by providing contiguous residentially zoned parcels.

However, by relocating the church to the south end of the 23.5 rezoning subject site, the new church property will be within 660 linear feet of an existing church facility (United Pentecostal Church) to the south, should the rezoning be approved. Town Code requires a minimum of 2,500 linear feet.

ANALYSIS:

Where applicable, the review of a variance request should include consideration of the criteria noted in Section 12-309 of the Land Development Code which is attached hereto and made a part hereof.

Should the proposed rezoning be approved, there are two significant benefits.

1. Traffic: Currently, the existing 4.7 acre Alpha Baptist Church property has access to both Pine Island Road and SW 82nd Avenue. If the relocation of the church property is approved through the rezoning, and the variance is approved, access for the site is restricted to Pine Island Road only. This eliminates any negative traffic impacts to SW 82nd Avenue, which provides access to residential land to the north, while reserving additional capacity for future uses along this local road.

2. Intent: This request will help maintain the intent of the separation requirements between churches. The intent of the church separation is to protect the surrounding residential neighborhoods in terms of traffic and compatibility. This request will increase the separation from the existing Vietnamese Buddhist Church property to the north from approximately 750 feet to approximately 1,500 feet, and move the new CF property closer to the Pine Island Road/Stirling Road intersection, further away from the residential land to the north. Although, this will move the church closer to the existing Pentecostal Church to the south, the benefit of the additional distance between the residential land to the north benefits the area as a whole.

Because of the current ownership and existing zoning conditions, there are special circumstances which apply to the property. As referenced above, the CF property involved with the proposed rezoning (ZB 7-1-99) is currently owned by Alpha Baptist Church. Church organizations do not function as for-profit developers and do not have the ability to use the land in altering capacities. If owned by a church, the property will be developed as a church. The goal of a church is to provide a religious service to a particular geographical area. This limits a churches ability to sell there land and relocate. Subsequently, church interests are not as flexible as a for-profit developer. Therefore, strict application of the code would restrict the applicant of the reasonable use of such land, and is not a result of a self-created hardship.

RECOMMENDATION: The Planning and Zoning Division therefore recommends **APPROVAL** of the requested variance to reduce the required separation between houses of worship from 2,500 to 660 feet, subject to the rezoning approval of case ZB 7-1-99, with a finding that the variance is in harmony with the general purpose and intent of the code, and will not be iniurious to the neighborhood or otherwise detrimental to the public welfare

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to **APPROVE** (4-0, Kuvin absent), August 11, 1999 meeting.

Prepared by: _____

Reviewed by: _____

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

Section 12-309. Review for variances.

Whether or not:

- (a) 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;**
- (b) 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;**
- (c) That granting 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.**

EXISTING ZONING: A-1
CODE SECTION: 12-32, 12-53

PROPOSED ZONING: CF
CODE SECTION: 12-32, 12-53

LAND USE DESIGNATION: Res. (3)

FOLIO NUMBER: 504133010280; 504133010281; 504133010270; 504133010412;
504133010391; 504133010310; 504133010311; 504133010400; 504133010320

TOWN OF DAVIE USE ONLY	
PETITION NO.:	<u>17-1-99</u>
FEE:	<u>\$ 930.00</u>
RECEIPT NO.:	<u>7052</u>

APPROVED
July 8 1999

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TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT
VARIANCE APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)

Make Checks Payable to Town of Davie.

DATE FILED: July 7, 1999 PHONE: 474-2800

PETITIONER: Davie Builders L.L.C.

MAILING ADDRESS: C/O Mark Stelnik, 2615 S. University Drive, Davie Florida
33328

RELATIONSHIP TO PROPERTY: Contract Purchaser

OWNERS: See Attachment 1

MAILING ADDRESS: See Attachment 1

ADDRESS OF PROPERTY: See Legal Description in Attachment 2

LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement of
amount of acreage involved **MUST** be submitted with application): See
Attachment 2

ACREAGE: See Attachment 2

REQUEST: See Attachment 3

REASON FOR REQUEST: See Attachment 3

PETITIONER MUST BE PRESENT IN ORDER FOR ACTION TO BE TAKEN

OFFICE USE ONLY

APPROVED AS TO FORM: Jat PUBLICATION DATE: 8/14/99
MEETING DATE: PLANNING AND ZONING BOARD: 8/11/99 TOWN COUNCIL 9/1/99
NOTICES SENT: _____ REPLIES: FOR: _____ AGAINST: _____
UNDELIVERABLE: _____

OWNER'S NAME(S)
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
ADDRESS
CITY, STATE, ZIP
PHONE

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ 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:

DAVIE BUILDERS, LLC

PETITIONER'S NAME
By: Mark Stelwik
PETITIONER'S SIGNATURE Mark Stelwik, Director
2615 S. University Drive
ADDRESS
Davie, FL 33328
CITY, STATE, ZIP
954 474-2800
PHONE

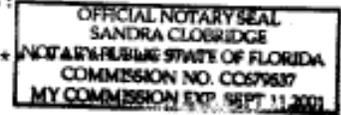
The foregoing instrument was acknowledged before me this 6th day of July, 1999, by Mark Stelwik who is personally known to me or who has produced

_____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Sandra Clobridge
Print: SANDRA CLOBRIDGE
My Commission Expires:

OFFICE USE ONLY



Ralph Gross
OWNER'S NAME(S)
Ralph L Gross
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
3236 Lake Josephine Drive
ADDRESS
Sebring, FL 33872
CITY, STATE, ZIP
(941) 382-3259
PHONE

PETITIONER'S NAME

PETITIONER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me this 6th day of July, 1999, by Ralph L Gross who is personally known to me or who has produced

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ who is personally known to me or who has produced

_____ as identification and who did take an oath.

_____ as identification and who did take an oath.

NOTARY PUBLIC:

NOTARY PUBLIC:

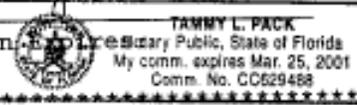
Sign: Tammy L Pack

Sign: _____

Print: _____

Print: _____

My Commission Expires:



My Commission Expires:

OFFICE USE ONLY

Deborah Gross
OWNER'S NAME(S)
Deborah Gross
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
3236 Lake Josephine Drive
ADDRESS
Sebring, FL 33872
CITY, STATE, ZIP
(941) 382-3259
PHONE

PETITIONER'S NAME
PETITIONER'S SIGNATURE
ADDRESS
CITY, STATE, ZIP
PHONE

The foregoing instrument was acknowledged before me this 10th day of July, 1999, by Deborah Gross who is personally known to me or who has produced FL D/L

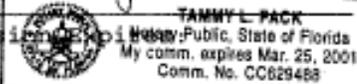
The foregoing instrument was acknowledged before me this ___ day of ___, 19___, by ___ who is personally known to me or who has produced

_____ as identification and who did take an oath.

_____ as identification and who did take an oath.

NOTARY PUBLIC:
Sign: Tammyl Pack

NOTARY PUBLIC:
Sign: _____

Print: _____
My Commission Expires: _____


Print: _____
My Commission Expires: _____

OFFICE USE ONLY

Virginia Ann Loecher
OWNER'S NAME(S)
Virginia Ann Loecher
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
2402 N. BERRY'S CHAPEL RD.
ADDRESS
FRANKLIN, TN. 37069
CITY, STATE, ZIP
(615) 595-7040
PHONE

PETITIONER'S NAME
PETITIONER'S SIGNATURE
ADDRESS
CITY, STATE, ZIP
PHONE

The foregoing instrument was acknowledged before me this 7 day of July, 1997, by Virginia Ann who is personally known to me or who has produced Tenn Drivers License

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: [Signature]

My Commission Expires: 12-11-2000

The foregoing instrument was acknowledged before me this ___ day of ___, 19___, by ___ 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: _____

OFFICE USE ONLY

John Wechey Jr.
OWNER'S NAME(S)
John Wechey Jr.
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
2402 N. BERRY'S CHAPEL RD.
ADDRESS
FRANKLIN, TN. 37069
CITY, STATE, ZIP
(615) 595-7061
PHONE

PETITIONER'S NAME

PETITIONER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me this 7 day of July, 1997, by John Wechey Jr. who is personally known to me or who has produced Two Deeds Books as identification and who did take an oath.

The foregoing instrument was acknowledged before me this ___ day of _____, 19___, by _____ who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
Tammy D. Wood
Sign: _____
Print: Tammy D. Wood
My Commission Expires: 12 11 2000

NOTARY PUBLIC:
Sign: _____
Print: _____
My Commission Expires: _____

OFFICE USE ONLY



Davie Builders, LLC

P.O. Box 15728, Plantation, FL 33318-5728 • (954) 474-2800 • Fax (954) 476-7300

July 6, 1999

Ms. Barbara Hall
Greenberg Traurig
515 East Las Olas Boulevard
Fort Lauderdale, FL 33301

Subject: Pine Island Road Property

Dear Barbara:

We hereby authorize Greenberg Traurig to act as our agent to process the attached rezoning and variance applications.

Sincerely,
Davie Builders, LLC

by: Mark E. Stelnik

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Mark E. Stelnik, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of July, 1999.

Notary Public
Printed Name: Sandra Clobridge
My Commission Expires:
My Commission No:



ATTACHMENT 1

Name and Addresses of Property Owners

John Loecher, Jr.
Virginia Ann Loecher
2402 N. Berrys Chapel Road
Franklin, Tennessee 37069-6603

Ralph Gross
Deborah Gross
3236 Lake Josephine Drive
Sebring, FL 33872

Deborah J. Bell
5253 SW 82nd Avenue
Davie, Fl 33328

ATTACHMENT 2

FUTURE CHURCH PROPERTY

LEGAL DESCRIPTION:

A PORTION OF TRACTS 26 AND 31 OF "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" OF SECTION 33, TOWNSHIP 50 SOUTH RANGE 41 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 33; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 904.04 FEET; THENCE RUN SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01 DEGREES 54 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 247.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 31; THENCE RUN SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 453.00 FEET; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST ALONG A LINE 67.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 31 AND 26 FOR A DISTANCE OF 360.60 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 453.00 FEET; THENCE RUN SOUTH 01 DEGREES 54 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 113.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 163,351 SQUARE FEET.

ATTACHMENT 3

Description of Request

Variance from the Separation Requirements for Houses of Worship

The Petitioner is purchasing several adjacent parcels of land on Pine Island Road, totaling approximately 23.5 acres (the "Property"), with a plan to develop almost 20 acres of the Property with 81 single family homes. The Property is comprised of 18.8 acres of land that are zoned A-1 and 4.7 acres of land zoned CF. Attached as Exhibit A is a graphic which depicts the various parcels.

The land that is currently zoned CF (the "Current Church Property") is owned by Alpha Baptist Church, Inc., and was proposed to be developed with a house of worship. However, due to the narrow configuration of the Current Church Property (165 feet wide by 1,200 feet long), the owner has determined that the site is really not suitable for such a use. To provide the church with a site that is suitable for development as a house of worship and to facilitate the more orderly development of the surrounding property with residential uses by providing contiguous residentially zoned parcels, the Petitioner is proposing to relocate the church use from the Current Church Property to a 3.7 acre portion of the Property at the south end of the Property ("Future Church Property"). Petitioner is processing concurrently with this variance application a request to rezone the Future Church Property from A-1 to CF to accommodate the relocation of the church. The Petitioner and Alpha Baptist Church, Inc. have agreed to exchange the Future Church Property for the Current Church Property upon completion of the rezoning.

Because there is an existing house of worship within 2500 feet of the Future Church Property, the Petitioner is requesting this variance from Section 12-34 (DD) of the Town Land Development Code which prohibits a freestanding house of worship from being located within 2,500 feet of another freestanding house of worship to allow the development of a church on the Future Church Property.

VARIANCE JUSTIFICATION

Criterion (a): Whether there are special circumstances applying to the land or building and whether strict application of the Code would create a hardship that is not self-created.

As discussed above, the land that is currently zoned CF (the "Current Church Property") and owned by Alpha Baptist Church, Inc., was proposed to be developed with a house of worship. However, due to the long narrow configuration of the Current Church Property (165 feet wide by 1,200 feet long), the site is really not suitable for such a use. In order to provide the church with property that is suitable for development with a house of worship, the petitioner is proposing to exchange the Current Church Property for a more adequately configured site on Pine Island Road just to the south of the Current Church Property. The petitioner would then incorporate the Current Church Property into its proposed residential development. However, because there is an existing house of worship located approximately 600 feet away from the Future Church Property, a variance is required. The Town regulations do not permit a house of worship to be located closer than 2,500 feet from an existing house of worship. Strict application of the separation requirements would prevent the church from being able to construct a house of worship since the Current Church Property is also less than 2,500 feet from an existing house of worship and could not be developed with a house of worship unless a variance were granted for that property, despite the fact that the Current Church Property has been owned by the Church since 1985 and is zoned CF. At the time that the Church acquired the Current Church Property, the zoning regulations did not include the separation requirement. Therefore, the hardship was created by the application of a new zoning requirement which would require the Church to obtain a variance regardless of whether it develops the church on the Current Church Property or the Future Church Property. The approval of this variance would not have the effect of allowing more churches within the allowable distance since a church was expected to be developed on the Current Church Property and Alpha Baptist Church may in fact have a vested right to develop a church on the Current Church Property. This variance would simply allow the church to be developed on a more appropriately designed parcel with frontage only on Pine Island Road rather than a long narrow parcel that runs the depth of the land area between Pine Island Road and SW 82nd Avenue with frontage on both Pine Island Road and SW 82nd Avenue.

Criterion (b): Whether the granting of the variance is necessary for a reasonable use of the land or building and is the minimum necessary.

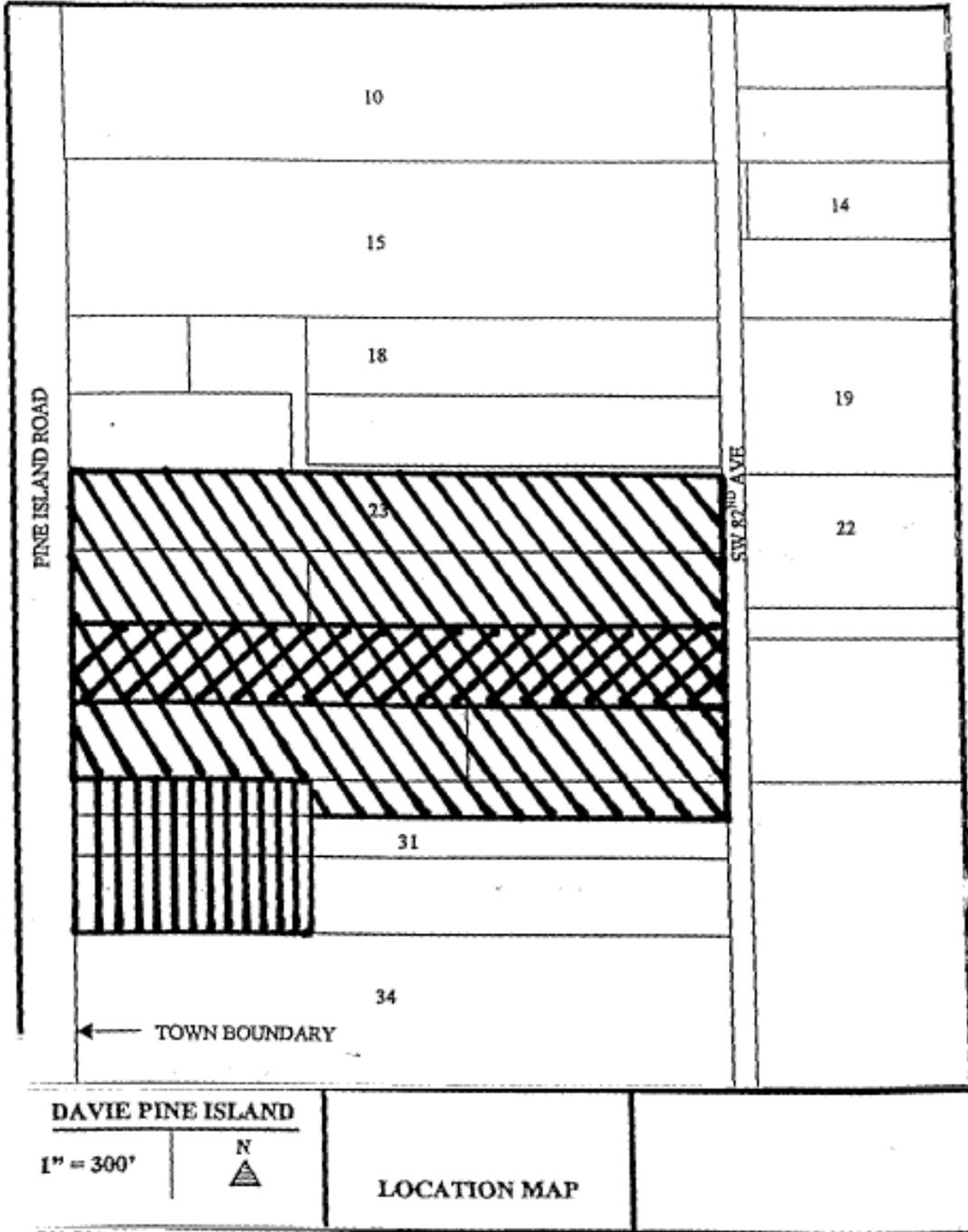
This variance should be considered in terms of the 23+ acre overall property that is undergoing development review. The reasonable development of both the residential and church uses require the Church property to be moved to one end of the development or the other to create a contiguous residential parcel of 20 acres. The more appropriate location is closer to Stirling Road and the more appropriate parcel is the property at the

south end of the overall property. A reduction in the separation requirement between churches to approximately 600 feet is the minimum variance that will allow a new church to be constructed in the Future Church Property.

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

The variance would be in harmony with the general purpose and intent of land development regulations because it would permit a church in a general area that has already been determined as suitable for a church, would not increase the number of churches in the area, and would allow for the development of a better designed 20+ acre residential development.

EXHIBIT "A"



GREENBERG
ATTORNEYS AT LAW
TRAURIG

Paul D. D'Arelli
954-768-8294
darellip@gtlaw.com

July 14, 1999

Mr. Jeff Katims
Town of Davie
6591 Orange Drive
Davie, Florida 33314

Re: Pine Island Road Property

Dear Jeff:

In regard to the application that we submitted last week requesting a variance to the separation requirement between churches, please find enclosed a sketch from our surveyor which certifies that the distance between the Future Church Property and the United Pentecostal Church to the South is 660 feet.

Please call me at 768-8294 if you need anything further.

Sincerely,

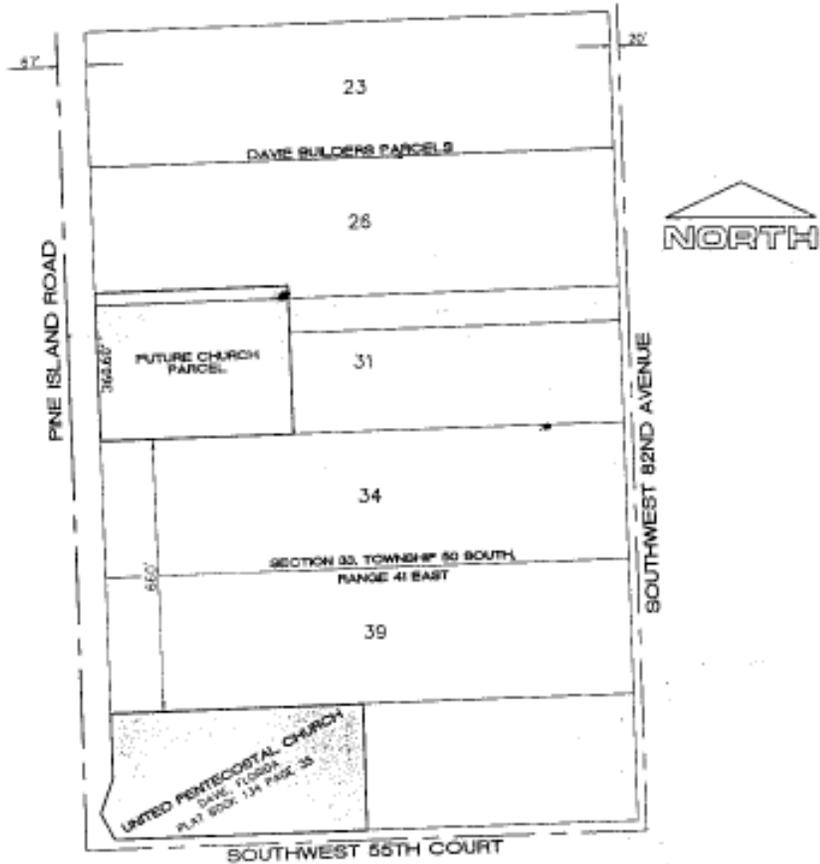

Paul D'Arelli

cc: Mr. Mark Stelnik



SPECIFIC PURPOSE SURVEY
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB2870



NOTES:

- 1) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE DISTANCE BETWEEN THE NORTH LINE OF THE UNITED PENTECOSTAL CHURCH OF DAVIE (PLAT BOOK 135 PAGE 34) AND THE SOUTH LINE OF TRACT 31 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 41 EAST (PROPOSED FUTURE CHURCH SITE).

FILE: DAVIE BUILDERS, LLC

SCALE: 1"=300'

ORDER NO: 37843

DATE: JULY 9, 1999

PINE ISLAND ROAD, DAVIE, FL

SECTION 33-50-41

FOR: DAVIE BUILDERS, LLC

John F. Pulice, Reg. Land Surveyor #2691, State of Florida
Michael Charles Flynn, Reg. Land Surveyor #3280, State of Florida
Jay Keri, Reg. Land Surveyor #5721, State of Florida

Pine Island Rd.

S.W. 82nd Ave.

RESIDENTIAL
3 DU/AC

RESIDENTIAL
5 DU/AC

SUBJECT SITE

COMMUNITY FACILITY

RESIDENTIAL
3 DU/AC

COMMERCIAL

COMMUNITY
FACILITY

S.W. 55th Ct

PETITION NUMBER
V 7-1-99

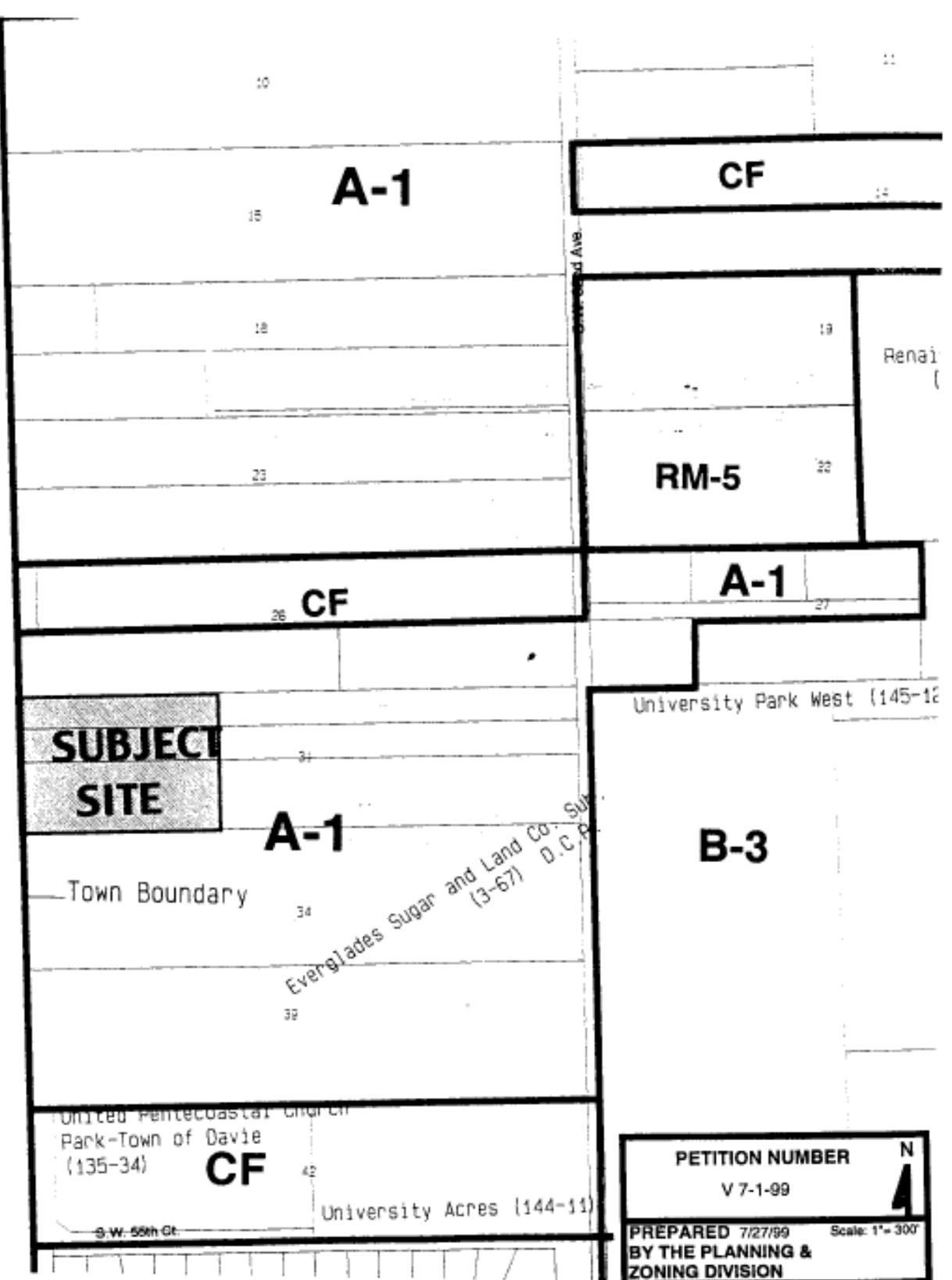
Source: Town of Davie Future Land Use Map

PREPARED 7/23/99 Scale: 1"=300'
BY THE PLANNING &
ZONING DIVISION



Pine Island Rd.

Greenwood Ave



SUBJECT SITE

A-1

CF

RM-5

CF

A-1

A-1

B-3

Town Boundary

University Park West (145-12)

Everglades Sugar and Land Co. Sub (3-67) D.C.P.

United Pentecostal Church
Park-Town of Davie
(135-34)

CF

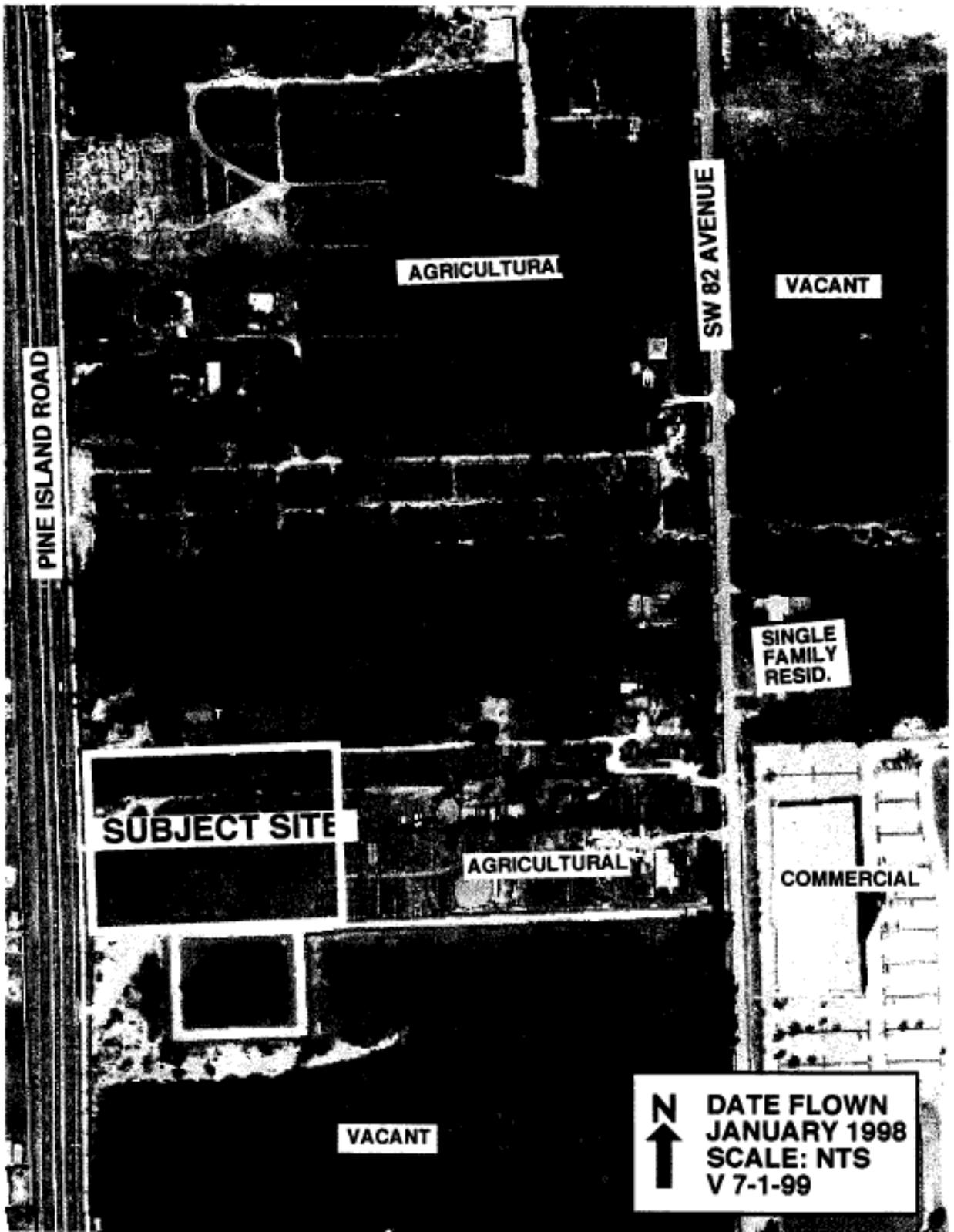
University Acres (144-11)

S.W. 59th Ct.

PETITION NUMBER
V 7-1-99



PREPARED 7/27/99 Scale: 1" = 300'
BY THE PLANNING & ZONING DIVISION



PINE ISLAND ROAD

AGRICULTURAL

SW 82 AVENUE

VACANT

SUBJECT SITE

AGRICULTURAL

SINGLE FAMILY RESID.

COMMERCIAL

VACANT

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
V 7-1-99