



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

PLANNING REPORT

Project Name
Osprey Preserve

Application	
Request/Number:	Land Use Plan Amendment/14-203
Owner	Bishop Kardas Memorial Home, Inc.
Petitioner	Kennedy Homes, LLC
Project Planner	David Abramson
Date of Report	01/05/2015
Date of Public Participation	09/23/2014; and 09/23/2014
Date of Public Notification	12/31/2014
Date of Board Review	01/14/2015
Date of Town Council Review	02/04/2015

Location/Site	
Folio/Identification Number	50-41-34-05-0010 (Northern Tract)
Address	5401 Davie Road
Nearest North/South Road	Davie Road
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	9.86
Existing Use	Vacant
Future Land Use	Special Residential 2 DU/Acre and Residential Office
Zoning	Community Facility (CF) District
Council District	1
Redevelopment Area	N/A
Overlay District	Scenic Corridor
Design Regulation	N/A
Flexibility Zone	102
Planning Area	9
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Lange Park
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

Key Points
<ul style="list-style-type: none">• The request is to amend the land use designations of the subject site from "Special Residential 2 DU/Acre and Residential Office" to "Special Classification 6 DU/Acre" on both the Town and County Comprehensive Plans.• The site is generally located on the west side of Davie Road, between Griffin Road and Stirling Road.



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- The site is the northern undeveloped portion of a place of public assembly parcel that consists of approximately 9.86 net/10 gross acres.
- The existing land use designation would allow up to thirty (30) dwelling units.
- The petitioner proposes to develop a single-family attached residential community that would consist of sixty (60) townhomes.
- A portion of the site is currently designated Residential Office that allows for up to Residential 5/DU Acre.
- The increase of residential density may assist in supporting the redevelopment of Downtown Davie to the north.
- Staff has determined that mandatory public facilities and services will be available to serve the proposed level of development.
- The petitioner has fulfilled the citizen participation requirement (see attached).
- The petitioner has provided a conceptual site plan in support of the plan amendment.
- The conceptual plan is sufficient for the present purpose but the design is still under review for technical compliance with the Land Development Code.

History

1. Related Zoning Information: N/A
2. Previous Request(s): N/A
3. Concurrent Request(s):
 - Site Plan (SP) 14-199 Osprey Preserve: A site plan designed to develop the subject property with a new residential community consisting of single-family attached (townhomes) dwelling units.
 - Plat (P) 14-200: A boundary plat restricting the subject property to single-family attached (townhomes) dwelling units.
 - Rezoning (ZB) 14-202 Osprey Preserve: A rezone of the subject property from Community Facility (CF) District to Medium Density Dwelling (RM-8) District.

Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-304(A) for a land use plan amendment application. The Planning and Zoning Board shall make a recommendation upon the application to the Town Council, based upon its consideration of, where applicable, whether or not:

- (1) The proposed change is contrary to the adopted comprehensive plan as amended, or any element or portion thereof;
The general land use pattern supported by the Town's Comprehensive Plan includes the location of residential development of moderate to high density in close proximity to arterial roadways, available planned mass transit and other community amenities. This type of density should be generally located east of Pine Island Road unless located adjacent to the S.R. 84/I-595 corridor, or I-75 interchanges. Policy 6-4 of the Future Land Use Element, provides that requests for increasing density and intensity outside of the Regional Activity Center, Transit Oriented Corridor, and major roadway corridors of the Town shall be discouraged.



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The proposed amendment is not inconsistent with this Policy in that it is located on a major roadway corridor (Davie Road).

- (2) The proposed change would create an isolated district unrelated and incompatible with adjacent and nearby districts;
The proposed change will not be considered incompatible with the adjacent uses. The change is situated between a Florida Power & Light (FPL) parcel with overhead wires to the north and an existing church to south, while Davie Road and the S-10 canal are the east and west, respectively. The change is also compatible with the existing land use designations of Residential 5 DU/Acre and Residential Office adjacent to the north, east and south of the site.
- (3) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
The property boundaries are not illogically drawn and are generally consistent with existing conditions.
- (4) The proposed change will adversely affect living conditions in the neighborhood or the Town of Davie;
The proposed change is not anticipated to adversely affect living conditions in the neighborhood since similar communities exist along Davie Road. Additionally, the Town's Code of Ordinances minimizes effects on surrounding properties by providing appropriate separation, buffering, building design and orientation.
- (5) The proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
The proposed change is not expected to excessively increase vehicular traffic. The traffic circulation analysis provided by the petitioner indicates that the residential community would access of Davie Road between Griffin Road and Stirling Road. The level of service (LOS) of such roads would not be degraded as a result of this amendment.
- (6) The proposed change will adversely affect other property values;
The proposed change is not anticipated to have adverse affects to other property values. The site is located close to residential uses with similar and higher densities.
- (7) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;
The proposed change will not deter development or redevelopment of surrounding properties in accordance with existing Town regulations.
- (8) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
This change is not considered a special privilege provided that the community is designed to be compatible with surrounding uses.



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- (9) There are substantial reasons the property cannot be used in accord with existing regulations;
There is no reason preventing the property to be used in accordance with existing land use designation and regulations.
- (10) The proposed land use designation is the most appropriate designation to enhance the town's tax base, given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing the location and distribution of land uses.
The proposed change may enhance the Town's tax base and economic vitality of the existing surrounding commercial uses. Staff has completed a property tax comparison spreadsheet (see Attachment 2). The spreadsheet indicates that the proposed Special Classification 6 DU/Acre has the potential to bring more property tax to the Town than the current land use designation.

Recommendations

Staff finds that the application is complete and suitable for review.

Attachments

1. Amendment Application
2. Property Tax Comparison
3. Land Use Map
4. Zoning Map
5. Citizen Participation
6. Noticing Information
7. Public Documentation

APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

OSPREY PRESERVE

5401 SW 64th Ave. Davie, FL 33314

August 2014

I. LAND USE PLAN DESIGNATIONS

	<u>Existing</u>	<u>Requested</u>
Town of Davie:	Residential/Office (5 du/ac) & Special Class. Res. (2 du/ac)	Special Class Residential (6 du/ac)
Broward County Plan:	Low (5) Residential & Low (2) Residential	Special Class Residential (6 du/ac)

II. APPLICANT

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Pillar Consultants, Inc.
Jay C. Evans, P.E., President
5230 S. University Drive, Suite 104
Davie, Florida 33328
PH: 954-680-6533
Email: jay@pillarconsultants.com

B. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Bishop Kardas Memorial Home, Inc.
5401 SW 64 Ave.
Davie, FL 33314
Ph: 954-581-5293
Contact: Edmund Rumowicz, Director

Does the applicant and/or representative own any of the property that is the subject of this application? NO

- a) Gross acreage: 10.00 acres
Net acreage: 9.86 acres
- b) Delineated on survey and attached to application

BROWARD COUNTY TAX FOLIO NUMBER(S): 5041 34 05 0010

LEGAL DESCRIPTION

Attachment #1 (sealed survey)

PROPERTY LOCATION

5401 SW 64 Ave, Davie, FL 33314

IV. APPLICANT'S REASON(S) FOR AMENDMENT REQUEST

The Applicant proposes to change the land use plan designation on the subject site from Residential/Office (5 du/ac): (east parcel – 3.6 acres) and Special Classification Residential (2 du/ac): (west parcel – 6.4 acres) to a Special Class Residential - 6 du/ac land use to accommodate a 60 town home development.

The amendment site is currently vacant. The area to the west is a farm/ranch with a land use designation of Residential (1 du/ac). The area to the east is an existing Nursery with a land use designation of Residential Office (5 du/ac). The area to the south is a church property with land use designations of Residential Office (5 du/ac) and Special Classification Residential (2 du/ac). The area to the North is a FPL easement which contains an existing nursery with land use designations of Residential (5 du/ac) and Residential (1 du/ac).

The population of the Town of Davie is anticipated to increase. Additionally the economic downturn of the last six years has produced an avalanche of home foreclosures spiking a demand for alternative residences. The proximity of the existing site to SW 64th Road will allow future tenants the ability to utilize and access mass transit options easily.

The project construction phase should employ approximately 200 workers; which in today's economy is greatly needed. The ~\$8 million project will increase the tax base of both the Town of Davie and Broward County.

V. APPLICATION CHECKLIST FOR LOCAL LAND USE PLAN AMENDMENT

1. EXISTING AND PROPOSED USES

A. Current and proposed Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The current land use plan designation on the Town of Davie Land Use Plan is Residential/Office (5 du/ac): (east 3.6 acre portion) and residential (2 du/acre): (west 6.4 acre portion). The current land use plan designation on the Broward County land use plan is Low (5 du/ac) residential (east 5 acre parcel) and Low (2 du/ac) residential (west 5 acre parcel). The proposed designation on the Town and County Plans is Special Class Residential - 6 units per acre (Medium) for the design of 60 townhomes.

B. Current land use designations for the adjacent properties.

Current land use designations adjacent to the subject property are as follows:

North: Residential (5 du/ac) & Residential (1 du/ac)

South: Residential/Office (5 du/ac) & Special Classification Residential (2 du/ac)

East: Residential/Office (5 du/ac)

West: Residential (1 du/ac)

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Flexibility has not been used to rezone property adjacent to the amendment site.

D. Existing use of amendment site and adjacent areas.

Subject Property: None

Adjacent Properties:

North: Nursery

South: Church & Residential facility

East: Nursery

West: Single Family Residence with equestrian facilities

E. Proposed use of the amendment site including square footage and/or dwelling unit count proposed for each parcel.

The applicant is proposing to develop the amendment site by demolishing the existing trees/vegetation and providing a new designation of Special Class Residential - 6 units per acre which could be designed to accommodate up to 60 new townhomes on the 10 acre site

The maximum allowable development on the amendment site today is based on the existing land use plan designation of 5 du/acre (east 3.6 acres) and 2 du/acre (west 6.4 acres). A maximum of 30 residential units are allowed per both Broward County and Town of Davie gross acreage calculations.

2. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis. *square footage numbers are for analytical purposes only

A. Sanitary Sewer Analysis

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

The level of service adopted in the Town of Davie comprehensive plan is 110 gallons per capita per day. The current level of service meets the adopted level. The site will not be serviced via septic tanks and fields. Effluent will be handled by an offsite treatment facility.

2. **Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.**

Service provider: Town of Davie WWTP, 3591 N.W. 76th Avenue, Davie
Rated Capacity: 4.85 MGD annual average daily flow
Current Max. Demand: 3.83 MGD, AVG.=3.30, prev. 12-month
Current Commitments: This town has approximately 1 Million Gallons per day in reserve plant capacity.

3. **Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

Existing Demand

The demand for the current land use is as follows:

$$\begin{aligned}
 3.6 \text{ ac (East)} \times 5 \text{ du/ac} \times 3.5 \text{ person/unit} \times 110 \text{ gpd/person} &= \underline{6,930 \text{ gpd}} \\
 6.4 \text{ ac (West)} \times 2 \text{ du/ac} \times 3.5 \text{ person/unit} \times 110 \text{ gpd/person} &= \underline{4,928 \text{ gpd}} \\
 \text{Total} &= 11,858 \text{ gpd}
 \end{aligned}$$

Additional Demand resulting from this amendment

This amendment will allow for the construction of 60 townhomes on the site. The projected additional demand is as follows:

$$60 \text{ townhomes} \times 2.5 \text{ person/unit} \times 110 \text{ gpd/person} = 16,500 \text{ gpd}$$

- 4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.**

Projected demand for long range (2024) planning period is less than the proposed plant capacity. Construction is currently complete on a 3.5 MGD membrane bio-reactor wastewater treatment plant.

- 5. Provide information regarding existing and proposed truck lines and lateral hookups to the amendment site.**

The existing site is not serviced. The proposed improved site can be serviced by an existing 24" force main within SW 61st Street right-of-way through an existing utility easement on the east side of the property. A Broward County Environmental Waste Water License has already been obtained for this connection.

- 6. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Attachment #2 (Water/Wastewater Letter)

B. Potable Water Analysis

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

The adopted and current level of service standard is 145 gallons per capita per day.

- 2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

Provider: Town of Davie

Rated Capacity 3.4 MGD & 4.0 MGD

Current Demand: Avg. Combined 4.142 MGD, Max. Combined 5.909 MGD, prev. 12-month

Committed Demand: The Town has a reserve plant capacity of approximately 1.49 Million Gallons

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

Well Fields: 9-16" Wells

Withdrawal: from the Floridian Aquifer

Permit No. 06-00134-W

Location: Broward County - TWP. 50, 51S RGE. 41, 42E

Permitted Capacity: 202.9 MG (current)

164.8 MG (beginning Dec. 31, 2013)

Max. day withdrawal: 5.909 MGD

Remaining Permitted Capacity: 0.765 MGD

Annual Allocation: 2254.2 million gallons/year (current)

1830.8 million gallons/year (after Dec. 31, 2013)

Permit Expiration Dates: 2030

4. **Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

Existing Demand

The demand for the current land use is as follows:

$$\begin{aligned} 3.6 \text{ ac (East)} \times 5 \text{ du/ac} \times 3.5 \text{ persons per unit} \times 145 \text{ gpd/person} &= 9,135 \text{ gpd} \\ 6.4 \text{ ac (West)} \times 2 \text{ du/ac} \times 3.5 \text{ persons per unit} \times 145 \text{ gpd/person} &= \underline{6,496 \text{ gpd}} \\ \text{Total} &= 15,631 \text{ gpd} \end{aligned}$$

Additional Demand resulting from this amendment

This amendment will allow for the construction of 60 townhomes on the site. The projected additional demand is as follows:

$$60 \text{ townhomes} \times 2.5 \text{ persons per unit} \times 145 \text{ gpd/person} = 21,750 \text{ gpd.}$$

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

Water treatment plant capacity expansions are planned for the long range (2024) planning period (timeframe based upon the LUPA application). Projected demand for the long range (2024) planning period is less than the proposed total plant capacity. Construction is complete on a 6.0 MGD reverse osmosis water treatment plant utilizing new wells that pump from the Floridian Aquifer.

6. Provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.

The existing site is not currently serviced.

The proposed improved site can be serviced via an existing 10" water main within SW 64th Ave. right-of-way.

7. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-6 above. Correspondence must contain name, position and contact information of party providing verification.

Attachment #2 (Water/Wastewater Letter)

C. Drainage Analysis

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

The adopted and current level of service for storm water drainage is as follows:

Discharge: 25 year, 3 day storm

Public Road Elevation: Higher of a) 10 year, 1 day storm b) Broward County 10 year flood map

Floor Elevation: Higher of:

- 100 year, 3 day storm (zero discharge)
- FEMA flood criteria
- 18" above adjacent road crown
- Broward County 100 year flood criteria

Private parking areas: Higher of

- 10 year, 1 day storm
- Broward County 10 year flood map

- 2. Identify the drainage district and drainage systems serving the amendment area.**

The site is subject to the storm water regulations of the South Florida Water Management District, the Central Broward Water Control District and the Town of Davie. The existing site is vacant and does not contain any flood storage and conveyance facilities.

- 3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

The Town and Water Control District currently have no planned drainage improvements for the area. When the property is redeveloped to include the additional density provided for in this amendment, the Central Broward Water Control District and South Florida Water Management District will require engineering plans and calculations for the storm water drainage system which are consistent with the adopted levels of service and the goals and objectives of the Town's comprehensive plan. The developer of the property will be responsible for installation of these improvements.

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

The amendment site is located in zone 4 of the Central Broward Water Control District. The existing site is vacant and did not require CBWCD and SFWMD storm water permitting.

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

The area in which this amendment is located meets the adopted levels of service of the comprehensive plan.

As the subject site is redeveloped, drainage improvements will be constructed to meet the established level of service criteria of the adopted comprehensive plan and the criteria of the South Florida Water Management District and Central Broward Water Control District.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Attachment #3 (Drainage Letter)

D. Solid Waste Analysis

- 1. Provide the adopted level of service standard for the municipality in which the amendment is located.**

The solid waste adopted level of service standard for the Town of Davie is 8.9 lbs/unit per day.

- 2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The Town of Davie has entered into an inter-local agreement with Sun Bergeron for solid waste disposal service.

The facility serving the Town of Davie is the Sun Bergeron Sun 12 solid waste facility. This facility has a capacity of 2,000 tons per day (TPD). The current demand placed on the facility is 1,000 TPD, with 1,000 TPD available.

- 3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

Net Impact of Solid Waste Demand			
CURRENT:	vacant		= 0 lbs/day
PROPOSED:	60 Townhomes ¹	60 X 8.9 lbs/du/day	= 534 lbs/day
		NET CHANGE:	+ 534 lbs/day

- 4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Name: Phil Medico
Agency: Sun Bergeron
Position: Senior Vice President
Ph: 888-800-7732
Address: 2380 College Avenue, Davie 33317

Attachment #4 (letter to Sun Bergeron)

E. Recreation and Open Space Analysis

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

The adopted level of service for the Town’s Parks and Open Space standard is 3 acres per thousand. The Town currently contains 1,808.4 acres of parks. Based upon the 2014 population estimate of 93,455, the Town’s existing LOS is 51.68 acres per thousand residents.

- 2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

Attachment # 5 (Town of Davie Parks and Open Space)

- 3. Identify the net impact on demand for park acreage, as defined by the Town Comprehensive Plan, resulting from this amendment.**

Net Impact on the Demand for Park Acreage		
CURRENT: Non-Residential	N/A – Vacant	0 acres
PROPOSED: Residential	60 units ¹ X 2.64 = 158.4 X 3 ac/1000 = 0.475 acres	0.475 acres
	Net Change	+ 0.475 acres
Source:	Town of Davie Comprehensive Plan	

- 4. Identify the projected park needs for the short (5 year) and long range planning horizons (10 year) as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information. *square footage numbers are for analytical purposes only**

Based upon the 2019 population projections from the 2014 Broward County Traffic Analysis Zone and Municipal Forecasts Update projecting a future population of 98,460 residents, the Town of Davie requires 295.38 acres of park land. For the 2024 planning horizon, the projected 101,298 residents require 303.89 acres of park.

The Town of Davie park inventory provides sufficient facilities to meet the adopted level of service for the current and proposed population.

F. TRAFFIC CIRCULATION ANALYSIS

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The project site is located on the west side of Davie Road, north of Stirling Road, in the Town of Davie, Florida. The current land-uses for the parcel are Residential, at two dwelling units per acre and Residential Office, at five dwelling units per acre. The project site is approximately 10 acres in size. The Residential land use applies to approximately 6.4 acres and the Residential Office land use applies to the remaining, approximately 3.6 acres. The proposed land-use designation is Residential Multi-family with six (6) dwelling units per acre and, for the purposes of this analysis; it was assumed that a maximum of 60 dwelling units could be located on the property.

Town of Davie and Broward County Planning Council Land Use Plan Amendments (LUPA) must examine all roadway segments where the project trips are equal to, or exceed, three percent of the capacity of the roadway. Therefore, a trip generation analysis was performed, for daily and PM peak-hour traffic conditions, which compared the existing, approved land uses to the proposed land uses. The results of this analysis are summarized in **Table 1** and **Table 2**, respectively. Appropriate rates and/or equations were utilized from the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 9th Edition. Results from the trip generation analyses indicate that the proposed change in land use is expected to generate 393 fewer Daily trips and 99 fewer PM peak-hour trips.

Trip distribution for the project site was based on knowledge of the local roadway network serving the project site. A slight bias was given to traffic going to/from the north with 55 percent of the project traffic oriented to the north along Davie Road and 45 percent oriented to the south. Project trip assignment was calculated based on the distribution and the trip generation for the site. The project trip distribution and assignment are shown in **Figure 1**.

Although the proposed land use plan amendment results in a reduction in trips generated by the project, a trip assignment analysis was performed for Daily and PM peak-hour conditions, summarized in **Table 3** and **Table 4**, respectively, to determine the amount of trip reduction on adjacent roadway segments. As shown in Tables 3 and 4, each of the adjacent roadway segments will see a reduction in traffic as a result of the proposed amendment.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per the Transportation Element of the Town of Davie Comprehensive Plan.

Link capacity analyses were performed for the short term (2019) and the long term (2035) planning horizons for the major links within the study area. **Table 5** summarizes the number of lanes, adopted LOS "D" service volume, daily traffic and the LOS for 2019 and 2035 without the project traffic. **Table 6** summarizes the number of lanes, adopted LOS "D" service volume, peak-hour traffic and the LOS for 2019 and 2035 without the project traffic. Year 2019 traffic volumes were calculated using a linear interpolation between Year 2013 traffic volumes and Year 2035 traffic volumes obtained from the

Broward County MPO's *Broward County Capacity Report 2013-2035*, which may be found on the MPO's website.

Results of the Daily and PM peak-hour link analyses indicate that all but one studied roadway segments are expected to operate at, or above, an acceptable Level of Service D without the inclusion of the project in the interim year 2019. The portion of Davie Road north of Griffin Road is already at Level of Service E without the project. Davie Road from Griffin Road north and Davie Road between University Drive and Stirling Road are both expected to operate at Level of Service F in 2035 without consideration of project trips.

3. Analyze traffic impacts resulting from the amendment. Provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the short and long range planning horizons.

As previously mentioned, trip generation analyses were performed for Daily and PM peak-hour traffic conditions for the existing and proposed uses on the project site and are summarized in Tables 1 and 2, respectively. Appropriate rates and/or equations were utilized from the ITE *Trip Generation* manual, 9th Edition.

Results from the trip generation analyses indicate that the proposed development is expected to generate 393 fewer net new total Daily trips and 99 fewer net new total PM peak-hour trips than the Daily and PM peak-hour trips generated by the currently approved land use on the site. All project trips will enter and exit the property at a full-access driveway connection to Davie Road approximately 3,100 feet north of Stirling Road.

As previously mentioned, trip distribution for the project site was based on knowledge of the local roadway network. Project trip assignment was then calculated based on the distribution and the trip generation for the site. Daily and peak-hour link capacity analyses were performed for the short term (2019) and the long term (2035) planning horizons with the addition of project traffic and are summarized in **Table 7** and **Table 8**, respectively.

Results of the Daily and PM peak-hour link analyses indicate that, with the reduction in project trips resulting from the proposed amendment, all of the studied roadway segments' levels of service are unchanged by the change in project traffic.

4. Provide any transportation studies relating to this amendment, as desired.

The information provided in response to the preceding three items constitutes the entirety of the traffic analysis for this LUPA.

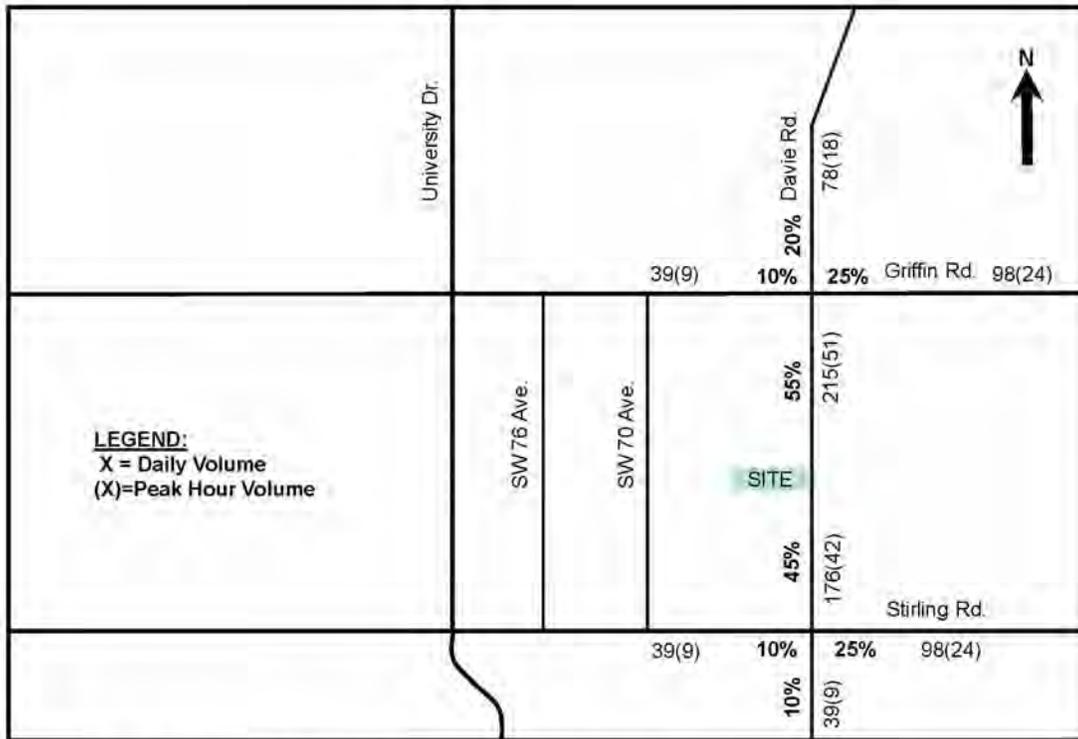


Figure 1 – Project Trip Distribution and Assignment
 Osprey Preserve LUPA
 Town of Davie, Florida

Table 1
Daily Trip Generation
Osprey Preserve LUPA

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips		New Trips			
				In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total			
Existing Use																			
Single Family Home	210	13	D.U.	$\ln(T)=0.92\ln(X)+2.72$ (50/50)	80	81	161	0	0	0	0.0%	80	81	161	0	0.0%	80	81	161
General Office	710	39,204	S.F. ⁽²⁾	$\ln(T)=0.76\ln(X)+3.68$ (50/50)	322	322	644	0	0	0	0.0%	322	322	644	0	0.0%	322	322	644
Subtotal					402	403	805	0	0	0	0	402	403	805	0	0	402	403	805
Proposed Use																			
Residential Condo/Townhouse	230	60	D.U.	$\ln(T)=0.87\ln(X)+2.46$ (50/50)	206	206	412	0	0	0	0.0%	206	206	412	0	0.0%	206	206	412
Subtotal					206	206	412	0	0	0	0.0%	206	206	412	0		206	206	412
Net Difference					196	197	393	0	0	0	0	196	197	393	0	0	196	197	393

⁽¹⁾ Trip generation rate obtained from ITE *Trip Generation* manual, 9th Edition.

⁽²⁾ Square footage estimated as 25% of the total land area (four acres).

Table 2
Peak Hour Trip Generation
Osprey Preserve LUPA

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips		New Trips			
				In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total			
Existing Use																			
Single Family Home	210	13	D.U.	$\ln(T)=0.90\ln(X)+0.51$ (63/37)	11	6	17	0	0	0	0.0%	11	6	17	0	0.0%	11	6	17
General Office	710	39,204	S.F. ⁽²⁾	$T=1.12(X)+78.45$ (17/83)	21	101	122	0	0	0	0.0%	21	101	122	0	0.0%	21	101	122
Subtotal					32	107	139	0	0	0	0	32	107	139	0	0	32	107	139
Proposed Use																			
Residential Condo/Townhouse	230	60	D.U.	$\ln(T)=0.82\ln(X)+0.32$ (67/33)	26	14	40	0	0	0	0.0%	26	14	40	0	0.0%	26	14	40
Subtotal					26	14	40	0	0	0	0.0%	26	14	40	0		26	14	40
Net Difference					6	93	99	0	0	0	0	6	93	99	0	0	6	93	99

⁽¹⁾ Trip generation rate obtained from ITE *Trip Generation* manual, 9th Edition.

⁽²⁾ Square footage estimated as 25% of the total land area (four acres).

**Table 3
Daily Project Assignment
Osprey Preserve LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity	Project Dist.	-196 In 197 Out	- Project Traffic to Capacity	Project Traffic >3%
North/South							
Davie Road	S. of Stirling Road	2LD/Class 1	16,815	10.00%	-39	-0.23%	No
	N. of Stirling Road	4LD/Class 1	37,810	45.00%	-177	-0.47%	No
	S. of Griffin Road	4LD/Class 1	37,810	55.00%	-216	-0.57%	No
	N. of Griffin Road	4LD/Class 2	32,400	20.00%	-79	-0.24%	No
East/West							
Griffin Road	E. of 76th Avenue	6LD/Class 1	59,900	10.00%	-39	-0.07%	No
	E. of Davie Road	6LD/Class 1	59,900	25.00%	-98	-0.16%	No
Stirling Road	E. of University Drive	6LD/Class 1	59,900	10.00%	-39	-0.07%	No
	E. of Davie Road	6LD/Class 1	59,900	25.00%	-98	-0.16%	No

**Table 4
PM Peak Hour Project Assignment
Osprey Preserve LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity	Project Dist.	-6 In 93 Out	- Project Traffic to Capacity	Project Traffic >3%
North/South							
Davie Road	S. of Stirling Road	2LD/Class 1	1,520	10.00%	-10	-0.65%	No
	N. of Stirling Road	4LD/Class 1	3,401	45.00%	-45	-1.31%	No
	S. of Griffin Road	4LD/Class 1	3,401	55.00%	-54	-1.60%	No
	N. of Griffin Road	4LD/Class 2	2,920	20.00%	-20	-0.68%	No
East/West							
Griffin Road	E. of 76th Avenue	6LD/Class 1	5,390	10.00%	-10	-0.18%	No
	E. of Davie Road	6LD/Class 1	5,390	25.00%	-25	-0.46%	No
Stirling Road	E. of University Drive	6LD/Class 1	5,390	10.00%	-10	-0.18%	No
	E. of Davie Road	6LD/Class 1	5,390	25.00%	-25	-0.46%	No

Table 5
Short Term (2019) and Long Term Daily Capacity Analysis Without Project Traffic
Osprey Preserve LUPA

Roadway	Link	Num. Lanes	LOS "D" Capacity ¹	2019 Traffic	2019 LOS	Num. Lanes	LOS "D" Capacity	2035 Traffic	2035 LOS
North/South									
Davie Road	S. of Stirling Road	2LD/Class 1	16,815	14,270	C	3LD/Class 1	17,656	28,502	F
	N. of Stirling Road	4LD/Class 1	37,810	22,254	C	4LD/Class 1	37,810	34,769	C
	S. of Griffin Road	4LD/Class 1	37,810	22,254	C	4LD/Class 1	37,810	34,769	C
	N. of Griffin Road	4LD/Class 2	32,400	32,696	E	4LD/Class 2	32,400	40,014	F
East/West									
Griffin Road	E. of 76th Avenue	6LD/Class 1	59,900	28,232	C	6LD/Class 1	59,900	32,788	C
	E. of Davie Road	6LD/Class 1	59,900	35,654	C	6LD/Class 1	59,900	37,835	C
Stirling Road	E. of University Drive	6LD/Class 1	59,900	32,397	C	6LD/Class 1	59,900	32,052	C
	E. of Davie Road	6LD/Class 1	59,900	39,026	C	6LD/Class 1	59,900	47,448	C

Table 6
Short Term (2019) and Long Term PM Peak Hour Capacity Analysis Without Project Traffic
Osprey Preserve LUPA

Roadway	Link	Num. Lanes	LOS "D" Capacity ¹	2019 Traffic	2019 LOS	Num. Lanes	LOS "D" Capacity	2035 Traffic	2035 LOS
North/South									
Davie Road	S. of Stirling Road	2LD/Class 1	1,520	1,356	C	3LD/Class 1	1,596	2,708	F
	N. of Stirling Road	4LD/Class 1	3,401	2,115	C	4LD/Class 1	3,401	3,303	D
	S. of Griffin Road	4LD/Class 1	3,401	2,115	C	4LD/Class 1	3,401	3,303	D
	N. of Griffin Road	4LD/Class 2	2,920	3,106	F	4LD/Class 2	2,920	3,801	F
East/West									
Griffin Road	E. of 76th Avenue	6LD/Class 1	5,390	2,652	C	6LD/Class 1	5,390	2,987	C
	E. of Davie Road	6LD/Class 1	5,390	3,277	C	6LD/Class 1	5,390	3,115	C
Stirling Road	E. of University Drive	6LD/Class 1	5,390	3,078	C	6LD/Class 1	5,390	3,045	C
	E. of Davie Road	6LD/Class 1	5,390	3,708	C	6LD/Class 1	5,390	4,508	C

**Table 7
Short Term (2019) and Long Term Daily Capacity Analysis With Project Traffic
Osprey Preserve LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity ¹	2019 Traffic	2019 LOS	Num. Lanes	LOS "D" Capacity	2035 Traffic	2035 LOS
North/South									
Davie Road	S. of Stirling Road	2LD/Class 1	16,815	14,230	C	3LD/Class 1	17,656	28,463	F
	N. of Stirling Road	4LD/Class 1	37,810	22,078	C	4LD/Class 1	37,810	34,592	C
	S. of Griffin Road	4LD/Class 1	37,810	22,038	C	4LD/Class 1	37,810	34,553	C
	N. of Griffin Road	4LD/Class 2	32,400	32,617	E	4LD/Class 2	32,400	39,935	F
East/West									
Griffin Road	E. of 76th Avenue	6LD/Class 1	59,900	28,193	C	6LD/Class 1	59,900	32,749	C
	E. of Davie Road	6LD/Class 1	59,900	35,556	C	6LD/Class 1	59,900	37,737	C
Stirling Road	E. of University Drive	6LD/Class 1	59,900	32,357	C	6LD/Class 1	59,900	32,013	C
	E. of Davie Road	6LD/Class 1	59,900	38,928	C	6LD/Class 1	59,900	47,350	C

**Table 8
Short Term (2019) and Long Term PM Peak Hour Capacity Analysis With Project Traffic
Osprey Preserve LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity ¹	2019 Traffic	2019 LOS	Num. Lanes	LOS "D" Capacity	2035 Traffic	2035 LOS
North/South									
Davie Road	S. of Stirling Road	2LD/Class 1	1,520	1,346	C	3LD/Class 1	1,596	2,698	F
	N. of Stirling Road	4LD/Class 1	3,401	2,070	C	4LD/Class 1	3,401	3,258	D
	S. of Griffin Road	4LD/Class 1	3,401	2,060	C	4LD/Class 1	3,401	3,249	D
	N. of Griffin Road	4LD/Class 2	2,920	3,087	F	4LD/Class 2	2,920	3,781	F
East/West									
Griffin Road	E. of 76th Avenue	6LD/Class 1	5,390	2,642	C	6LD/Class 1	5,390	2,977	C
	E. of Davie Road	6LD/Class 1	5,390	3,252	C	6LD/Class 1	5,390	3,090	C
Stirling Road	E. of University Drive	6LD/Class 1	5,390	3,068	C	6LD/Class 1	5,390	3,035	C
	E. of Davie Road	6LD/Class 1	5,390	3,683	C	6LD/Class 1	5,390	4,483	C

G. MASS TRANSIT

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Broward County Transit has two fixed routes (Routes 9 and 12) that currently serve this site. There are existing Broward County bus stops on Davie Road approximately 300 feet south of the project for both southbound and northbound buses.

Broward County Transit:

Route 9 – This route runs from Young Circle in the City of Hollywood to the Central Terminal in Fort Lauderdale. Along the way, this route uses Davie Road between N. 72nd Avenue and I-595. The route operates seven days a week with 45-minute headways on weekdays. The route operates with 60-minute headways on Saturdays and Sundays. The service runs from 5:25 AM to 10:15 PM on weekdays, 5:50 AM to 10:20 PM on Saturdays and 8:30 AM to 8:10 PM on Sundays.

Route 12 – This route runs between the West Regional Terminal in the City of Plantation to North Beach Park in the City of Dania Beach. This route uses Davie Road between Griffin Rd. and Stirling Rd. The route operates seven days a week with approximately 45-50 minute headways on weekdays. The route operates with headways that vary between 37 minutes and one hour on Saturdays and Sundays. The service runs from 5:20 AM to 9:11 PM on weekdays, 6:00 AM to 8:16 PM on Saturdays and 9:50 AM to 7:41 PM on Sundays.

Town of Davie Green Route – This is a community bus route that serves the east side of the Town of Davie and runs along Davie Road between University Drive and Nova Drive. Weekday and Saturday headways are approximately one-and-one-half hours. The service runs from 7:00 AM to 7:45 PM on weekdays and 8:00 AM to 4:45 PM on Saturdays.

Broward County Transit Development Plan FY 2014-2023 and Broward County 2035 Long Range Transportation Plan

There are future fixed-route bus service improvements, such as increases in service span and route expansion, specified for both Route 9 and 12 in the Broward County Transit Development Plan (TDP) and 2035 Long Range Transportation Plan.

2. Quantify the change in demand resulting from this amendment.

Table 9 summarizes the change in Mass-Transit demand for daily conditions.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondent Information per attached letter:

Name: John A. Ramos

Agency: Broward County Mass Transit

Position: Service and Capital Planning

Ph: 954-357-8450

Fax: 954-357-8482

Address: One University Drive, Room 2401B1, Plantation, FL, 33324

4. Describe how the proposed amendment furthers or supports mass transit use.

Although the proposed land use, residential multi-family, will reduce vehicular traffic to/from the site, it is likely to increase the actual use of transit. With local and regional transit available on Davie Road, residents may rely more on mass transit.

**Table 9
Mass Transit Demand
Osprey Preserve LUPA**

Change in Mass Transit Demand			
Permitted Use:	805	X 1.23%	= 10 Trips
Proposed Use:	412	X 1.23%	= 5 Trips
Change in Demand			= -5 Trips

3. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

A review of the Broward County Comprehensive Plan and Town of Davie Comprehensive Plans, the National Register of Historic Places and locally designated sites indicates that there are no historic sites in the amendment site.

B. Archaeological sites listed on the Florida Master Site File.

A review of the Florida Master Site File, as well as the Comprehensive Plans and Broward County and the Town of Davie indicate there are no archeological sites on the amendment area.

C. Wetlands.

The preliminary assessment report indicates that the majority of the site likely contains jurisdictional. On and off-site mitigation will be utilized for the proposed development. See attachment 7 for an environmental site assessment.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

According to the Broward County LAPC's, ESL's, NRA's and Tree Resources Exhibit, there are no Local Areas of Particular Concern identified within the site.

E. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

There are no such species known to exist on the site. Applicant understands that a wildlife study is required before any clearing and grubbing. See attachment 7 for an environmental site assessment.

F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

There are no such species known to exist on the site.

G. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The project site is located within Zone 3 of the Broward County South Regional Wellfield and the project will need to comply with the requirements set forth in Chapter 27, Article XIII, sections 379-384 of the Broward County Code, as applicable.

H. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction.

Attachment #7 (Environmental Assessment Report)

4. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The proposed Osprey Preserve site is located approximately 3100 feet north of the intersection of Stirling Road and Davie Road (on the west side of Davie Road) in the Town of Davie. The amendment site is currently vacant. The area to the west is a farm/ranch with a land use designation of Residential 1 DU/AC. The area to the east is an existing nursery with a land use designation of Residential/Office (5 du/ac). The area to the south is a church property with land use designations of Residential/Office (5 du/ac) and Special Classification Residential (2 du/ac). The area to the north is a FPL easement which contains an existing nursery with land use designations of Residential 5 DU/AC and Residential 1 DU/AC. This area is characterized by a mix of commercial, single-family and multi-family uses. The property is directly adjacent to a 6 lane divided County highway on its eastern border. Access, except for emergency vehicles, to and from the site will be restricted to this County road.

The site is located to nearby uses including commercial and residential. Given the mix and convergence of so many land uses in this area, it is evident that the proposed land use category maybe compatible with the surrounding land use categories. The proposed increased density will complement the existing residential uses in the area. The proposed land use provides less of a traffic impact when compared to the currently approved land use. By providing the required setbacks and landscape buffers the subject site is compatible with the adjacent lower density residential community.

Land use compatibility requires that uses harmonize and compliment existing and planned uses and that negative impacts are minimized. This request compliments the area by designing a site within a mix of land uses with a focus on pedestrian connectivity and restrictive vehicular movements. The development will also comply with all the Land Development Regulations of the Town of Davie to ensure proposed buffering and compatibility both internally and externally to the property.

5. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE TOWN OF DAVIE COUNTY LAND USE PLAN

- Policy 1-1:** Continue to provide a wide range of housing opportunities for town residents of all income levels. *The surrounding area currently has single family and apartment complexes. Providing townhomes will diversify the housing opportunities for the town residents.*
- Policy 1-2:** Create more walkable neighborhoods by requiring developers to incorporate sidewalks, compact site design, interconnected pathways, and other pedestrian friendly techniques within the design and development and redevelopment projects within the Town. *Per the Town of Davie development code, the design will be required to provide pedestrian connectivity.*
- Policy 5-3:** Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure. *The site is an infill property with potable water and sanitary sewer services nearby.*
- Policy 8-1:** Residential development of moderate to high density should be located in close proximity to arterial roadways, available or planned mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless adjacent to the SR 84/I-595 corridor, or I-75 interchanges. *This proposed development is adjacent to Davie Road; which is an arterial roadway.*

6. POPULATION PROJECTIONS

A. Population projections for the 20 year planning horizon (2034).

The most recent population projections for the Town of Davie as indicated in 2014 Broward County Traffic Analysis Zones and Municipal Forecasts Update from the Broward County Demographics & Economics Population Forecasts reflects a 2034 population of 104,347.

B. Population projections resulting from proposed land use (if applicable).

The Town of Davie's Comprehensive Plan utilizes an average of 2.64 persons per dwelling unit to determine population projections. Based upon a net increase of a maximum of 59, the amendment would increase the population projections by 156 persons.

C. Using population projections for the 2034 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

The amendment proposed to increase the density on an existing residential parcel of land. Therefore, this amendment will have no effect on land needed to accommodate the projected population.

7. FIRE PROTECTION

Address the availability of essential services for the 2024 planning horizon.

Attachment #8 (Letter to Fire Department)

8. POLICE PROTECTION

Address the availability of essential services for the 2024 planning horizon.

Attachment #9 (Letter to Police Protection)

9. SCHOOL SITE AND PUPIL GENERATION

Address the availability of essential services for the 2024 planning horizon.

A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

Elementary: Silver Ridge
 Middle: Driftwood Middle
 High: Hollywood Hills High

B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

School	Benchmark Enrollment	Design Capacity (FISH)	Percent of Capacity
Silver Ridge	1,034	1,056	97.9%
Driftwood	1,488	1,809	82.3%
Hollywood Hills	2,098	2,715	77.3%

C. Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

Table 9.1 Student Generated based upon Land Use Category Assumption

<i>Osprey Preserve LUPA School Pupil Generation</i>		Generation Rate (Maximum Number of Bedrooms Ratio)			Student Generation			Total Students Generated
Residential Type	Number of Units	Elem	Middle	High	Elem	Middle	High	
Existing: 2&5 du/acre	30	0.233	0.133	0.133	7	4	4	15
Proposed: 6 du/acre	60	0.133	0.067	0.083	8	4	5	17
Net Change	+30				+1	0	+1	+2

This table utilizes existing land use category maximum density and proposed land use category maximum density.

Table 9.2 Student Generated based upon Existing and Proposed Development

<i>Osprey Preserve LUPA School Pupil Generation</i>		Generation Rate (Maximum Number of Bedrooms Ratio)			Student Generation			Total Students Generated
Residential Type	Number of Units	Elem	Middle	High	Elem	Middle	High	
Existing: 0	0	0.233	0.133	0.133	0	0	0	0
Proposed: 16 du/acre built as mid-rise apartments	60	0.133	0.067	0.083	8	4	5	17
Net Change	+60				+8	+4	+5	+17

This table utilizes the existing single family homes and the proposed additional units as townhomes.

School	Capacity Improvement
Silver Ridge	N/A
Driftwood	N/A
Hollywood Hills	N/A

E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Applicant will pay impact fees and/or meet school concurrency as needed.

10. AFFORDABLE HOUSING

The Town of Davie has established an affordable housing incentive program. This program is codified as article XVII. This amendment will comply with this article and more specifically sec. 12-573 A(2) of the article.

11. REDEVELOPMENT ANALYSIS

The proposed amendment area is not located within an identified redevelopment area.

12. ADDITIONAL SUPPORT DOCUMENTS

N/A

13. PLAN AMENDMENT COPIES

Two (2) hard copies and one (1) CD of pdf's

ATTACHMENTS

- 1. Signed and sealed survey**
- 2. Water and wastewater concurrency letter**
- 3. Drainage concurrency letter**
- 4. Solid waste concurrency letter**
- 5. Parks and recreation concurrency information**
- 6. Mass transit concurrency letter**
- 7. Environmental assessment report**
- 8. Letter from Fire Department**
- 9. Letter from Police Department**
- 10. Broward County School Board Capacity analysis**

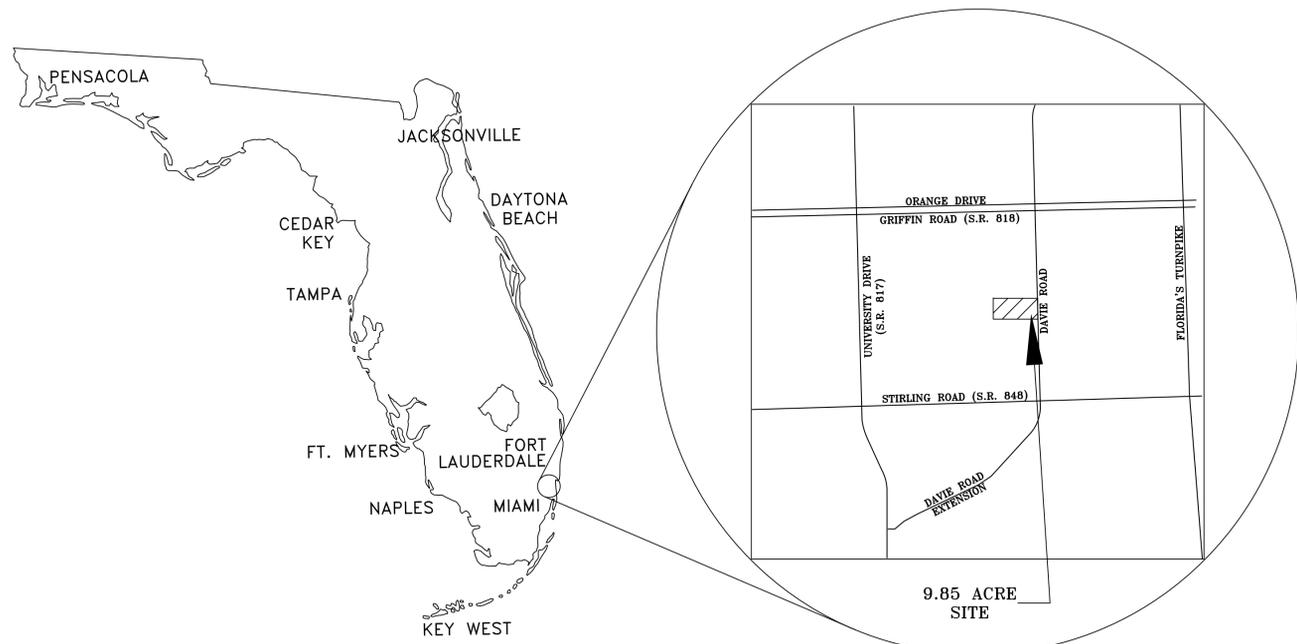
ATTACHMENT #1
SIGNED AND SEALED SURVEY

LEGAL DESCRIPTION:

TRACT 8, IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST 1/2 OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 429,475.80 SQUARE FEET (9.86 ACRES), MORE OR LESS.

ALTA / ACSM LAND TITLE SURVEY



LOCATION SKETCH
NOT TO SCALE

- LEGEND:
- P.B. - PLAT BOOK
 - PG. - PAGE
 - D.R.B. - OFFICIAL RECORDS BOOK
 - D.C.R. - DADE COUNTY RECORDS
 - B.C.R. - BREVARD COUNTY RECORDS
 - U.E. - UTILITY EASEMENT
 - C&G - CURB & GUTTER
 - BOW - BACK OF WALK
 - ELEV. - ELEVATION
 - U.E. - UTILITY EASEMENT
 - TOB - TOP OF BANK
 - EDW - EDGE OF WATER
 - RCP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYLCHLORIDE
 - C.U.P. - CONCRETE UTILITY POLE
 - W.U.P. - WOOD UTILITY POLE
 - C&G - CURB AND GUTTER
 - CM? - AS MEASURED IN FIELD
 - CI - CURB INLET
 - MH - MANHOLE
 - M.M.B. - MISCELLANEOUS MAP BOOK
 - DHE - OVERHEAD ELECTRIC
 - F-IP - FOUND IRON PIPE
 - F-ND - FOUND NAIL AND DISK
 - - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - ⊕ - DRAINAGE MANHOLE
 - - EXISTING ELEVATION
 - - NON-VEHICULAR ACCESS LINE

SURVEY NOTES:

1. THE SURVEY, AS SHOWN HEREON, HAS BEEN PREPARED FOR KENNEDY HOMES, LLC., HEREINAFTER KNOW AS THE CLIENT.
2. THE LEGAL DESCRIPTION, AS SHOWN HEREON, IS THAT WHICH IS SHOWN ON SCHEDULE 'A' OF THE COMMITMENT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY. THE COMMITMENT HAS A FUND FILE NUMBER OF 10-2014-004549, AN AGENT'S FILE REFERENCE OF 13-7440NK AND EFFECTIVE DATE OF APRIL 7, 2014.
3. BEARING REFERENCE:
THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE OCCUPIED EAST LINE OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST.
SAID LINE BEARS NORTH 01°55'55" WEST.
4. BENCHMARK REFERENCE:
BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 1070. BOAT SPIKE AND TAB IN NORTH EDGE OF PAVEMENT SOUTHWEST 56 STREET, 200 FEET (+/-) WEST OF THE CENTERLINE OF DAVIE ROAD.
BENCHMARK ELEVATION= 6.139(NGVD), 4.599(NAVD)
5. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOUNDATIONS WERE LOCATED. ONLY THOSE ITEMS ABOVE GROUND, VISIBLE AND OBSERVABLE WERE LOCATED.
7. FLOOD INFORMATION:
COMMUNITY NAME/NUMBER - TOWN OF DAVIE/ 120035
COUNTY/STATE - BROWARD/ FLORIDA
PANEL NUMBER/SUFFIX - 12011C0304/ F
FIRM INDEX DATE - OCTOBER 2, 1997
FLOOD ZONE/ BASE FLOOD ELEVATION - AH/ 5
8. ACREAGE:
THE ACREAGES OF THE LANDS, AS SHOWN HEREON, ARE AS FOLLOWS:
GROSS: 435,902.96 SQUARE FEET (10.0 ACRES).
MEASURED TO THE EASTERLY LIMITS OF TRACT 8, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE EVERGLADES LAND CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
NET: 429,299.16 SQUARE FEET (9.86 ACRES).
MEASURED TO THE EXISTING PARCEL BOUNDARIES AS SHOWN HEREON.
9. DATE OF LAST FIELD WORK: JUNE 30, 2014.
10. PILLAR CONSULTANTS, INCORPORATED HAS REVIEWED SCHEDULE 'A' OF COMMITMENT, FUND FILE NUMBER 10-2014-0044549, WHICH HAS AN AGENT'S FILE REFERENCE OF 13-7440NK, WHICH HAS AN EFFECTIVE DATE OF APRIL 7, 2014, AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND PROVIDED TO US BY THE CLIENT. AND RELATING TO SCHEDULE 'B', PART 2, THE FOLLOWING EXCEPTIONS HAVE BEEN NOTED HEREON:

- 1) APPLICABLE - NOT DEPICTABLE
- 2) APPLICABLE - NOT DEPICTABLE
- 3) APPLICABLE - NOT DEPICTABLE
- 4) APPLICABLE - NOT DEPICTABLE
- 5) APPLICABLE - DEPICTABLE WHERE POSSIBLE (P.B. 2, PG. 34, D.C.R.)
- 6) APPLICABLE - NOT DEPICTABLE (D.B. 77, PG. 93, B.C.R.)
APPLICABLE - DEPICTED HEREON (D.R.B. 2562, PG. 948, B.C.R.)
APPLICABLE - DEPICTED HEREON (D.R.B. 10317, PG. 620, B.C.R.)
APPLICABLE - DEPICTED HEREON (D.R.B. 10331, PG. 782, B.C.R.)
APPLICABLE - DEPICTED HEREON (D.R.B. 14342, PG. 114, B.C.R.)
- 7) APPLICABLE - NOT DEPICTABLE (D.R.B. 3438, PG. 60, B.C.R.)
APPLICABLE - NOT DEPICTABLE (D.R.B. 14342, PG. 108, B.C.R.)
APPLICABLE - NOT DEPICTABLE (D.R.B. 14342, PG. 112, B.C.R.)

CERTIFICATION:

To KENNEDY HOMES, LLC., OLD REPUBLIC TITLE INSURANCE COMPANY, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 7(a), 8, and 11(a) of Table A thereof.

The Field work was completed on June 30, 2014.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: TROY N. TOWNSEND _____ DATE _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6425
TROY@PILLARCONSULTANTS.COM

SHEET TITLE
ALTA/ACSM SURVEY

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461

**OSPREY PRESERVE
DAVIE ROAD**
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

SCALE: 1"=50'
DATE: 07/31/14
DRAWN BY: TNT
SHEET No.
SU-1 OF 2
14008

ALTA / ACSM LAND TITLE SURVEY

- LEGEND**
- P.B. - PLAT BOOK
 - PG. - PAGE
 - D.R.B. - OFFICIAL RECORDS BOOK
 - D.C.R. - DADE COUNTY RECORDS
 - B.C.R. - BROWARD COUNTY RECORDS
 - U.E. - UTILITY EASEMENT
 - C&G - CURB & GUTTER
 - BDW - BACK OF WALK
 - ELEV. - ELEVATION
 - U.E. - UTILITY EASEMENT
 - TDB - TOP OF BANK
 - EDW - EDGE OF WATER
 - RCP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYLCHLORIDE
 - C.U.P. - CONCRETE UTILITY POLE
 - W.U.P. - WOOD UTILITY POLE
 - C&G - CURB AND GUTTER
 - OM - AS MEASURED IN FIELD
 - CI - CURB INLET
 - MH - MANHOLE
 - M.M.B. - MISCELLANEOUS MAP BOOK
 - DHE - OVERHEAD ELECTRIC
 - F-IP - FOUND IRON PIPE
 - F-ND - FOUND NAIL AND DISK
 - F-H - FIRE HYDRANT
 - W.V. - WATER VALVE
 - D.M. - DRAINAGE MANHOLE
 - E.E. - EXISTING ELEVATION
 - N.V.A. - NON-VEHICULAR ACCESS LINE

TRACT 28, SECTION 34

EVERGLADE LAND SALES CO. SUBDIVISION
OF SECTIONS 27 AND 34 AND THE WEST 1/2
OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH,
RANGE 41 EAST, P.B. 2, PG. 34, M.D.C.R.

TRACT 27, SECTION 34

EVERGLADE LAND SALES CO. SUBDIVISION
OF SECTIONS 27 AND 34 AND THE WEST 1/2
OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH,
RANGE 41 EAST, P.B. 2, PG. 34, M.D.C.R.

TRACT 26, SECTION 34

EVERGLADE LAND SALES CO. SUBDIVISION
OF SECTIONS 27 AND 34 AND THE WEST 1/2
OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH,
RANGE 41 EAST, P.B. 2, PG. 34, M.D.C.R.

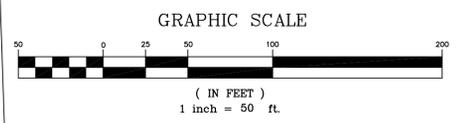
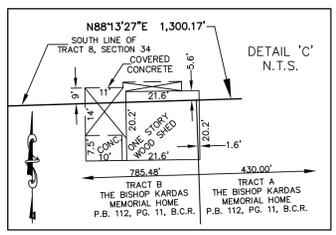
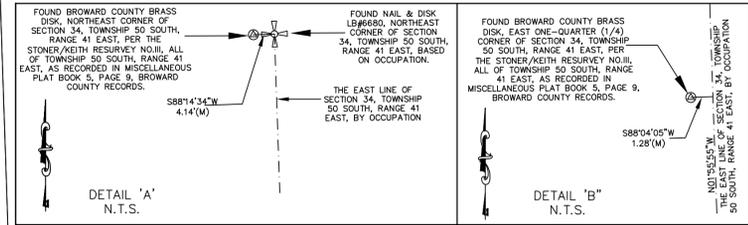
TRACT 7

EVERGLADE LAND SALES CO. SUBDIVISION
OF SECTIONS 27 AND 34 AND THE WEST 1/2
OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH,
RANGE 41 EAST, P.B. 2, PG. 34, M.D.C.R.

TRACT 8, SECTION 34,
EVERGLADE LAND SALES CO. SUBDIVISION
OF SECTIONS 27 AND 34 AND THE WEST 1/2
OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH,
RANGE 41 EAST, P.B. 2, PG. 34, M.D.C.R.
429,299.16 SQUARE FEET
9.86 ACRES

TRACT B
THE BISHOP KARDAS MEMORIAL HOME
P.B. 112, PG. 11, B.C.R.

TRACT A
THE BISHOP KARDAS MEMORIAL HOME
P.B. 112, PG. 11, B.C.R.



FOUND BROWARD COUNTY BRASS DISK, NORTHEAST CORNER OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, PER THE STONER/KEITH RESURVEY NO. 11, ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS.
S88°14'34"W 4.14'(M)

FOUND BROWARD COUNTY BRASS DISK, SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 41 EAST, PER THE STONER/KEITH RESURVEY NO. 11, ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS.
S88°04'05"W 1.28'(M)

SHEET TITLE
ALTA/ACSM SURVEY

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461

OSPREY PRESERVE
DAVIE ROAD
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

SCALE: 1"=50'
DATE: 07/31/14
DRAWN BY: TNT
SHEET No.
SU-2 OF 2
14008

ATTACHMENT #2
WATER AND WASTEWATER

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533 Fax (954) 680-0323

Don Baylor

Director of Utilities

Town of Davie

7351 SW 30 Street

Davie, FL 33314

Subject: Town of Davie Land Use Plan Amendment

Dear Mr. Baylor,

We are preparing a Land Use Plan Amendment Application for submittal to the Town of Davie for Folio # 5041 3405 0010 more generally located at the west side of southwest 64th St. The site is currently vacant. Approval of this amendment will result in 60 townhomes on the site.

Re: Water and Sewer Concurrency

The application requires that we “**address the availability of essential services for the 2024 planning horizon**” This information will be generally for the Town of Davie and specifically for the project area. Your assistance is requested in providing this information.

Please contact me directly if you require any further information in order to proceed with this request. Your earliest attention to this matter is greatly appreciated.

Thank you for your assistance,

Pillar Consultants, Inc.

Jason Wilson

Director of Engineering

ATTACHMENT #3
DRAINAGE

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533 Fax (954) 680-0323

July 21, 2014

Mr. Mike Crowley, District Manager
Central Broward Water Control District
8020 Stirling Road
Hollywood, Fl 33024

**Re: Osprey Preserve
~10 Ac Parcel**

Dear Mr. Crowley:

Pillar Consultants, Inc. is assisting in the preparation of a Land Use Plan Amendment application for Folio # 5041 3405 0010 more generally located at the west side of southwest 64th St. This application includes an Analysis of Drainage Facilities. The proposed land use plan amendment will result in the potential for 60 townhomes on the site.

Enclosed for your review is a copy of this section of the application which includes information that we have obtained from your office and other agencies. The application requires a written response from your office that you have reviewed the attached and agree with the data.

If you have any questions on the enclosed or require any revisions to the data, please do not hesitate to contact Jay Evans or myself at (954) 680-6533.

Thanks you for your assistance in this matter.

Sincerely

PILLAR CONSULTANTS, INC.

Ed Mahony

Project Engineer

ATTACHMENT #4
SOLID WASTE

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533 Fax (954) 680-0323

Phil Medico

Senior Vice President

Sun Bergeron

2380 College Avenue

Davie, FL 33317

Subject: Town of Davie Land Use Plan Amendment

Dear Mr. Medico,

We are preparing a Land Use Plan Amendment Application for submittal to the Town of Davie for Folio # 5041 3405 0010 more generally located at the west side of southwest 64th St The site is currently vacant. Approval of this amendment will result in 60 townhomes on the site

Re: Solid Waste Concurrency

The application requires that we “**address the availability of essential services for the 2024 planning horizon**” This information will be generally for the Town of Davie and specifically for the project area. Your assistance is requested in providing this information.

Please contact me directly if you require any further information in order to proceed with this request.

Your earliest attention to this matter is greatly appreciated.

Thank you for your assistance,

Pillar Consultants, Inc.

Jason Wilson

Director of Engineering

ATTACHMENT #5
TOWN OF DAVIE PARKS AND OPEN SPACES

Table 1: Parks, Recreation and Open Space Sites

Park/Recreation Site	Acreage	Ownership	Type	Service Level	BCLUP acreage**
Bergeron Park	4.79	Davie	Activity	Neighborhood	4.79
Bergeron Rodeo Arena & Grounds	18.61	Davie	Activity	Community	18.61
Berman Park	2.88	Davie	Activity	Neighborhood	2.88
Betty Booth Roberts Park	4.97	Davie	Activity	Neighborhood	4.97
Liberty Park	2.41	Davie	Activity	Neighborhood	2.41
Davie Pine Island Park	108.76	Davie	Activity	Community	108.76
Davie Town Hall	2.95	Davie	Activity	Community	2.95
Driftwood Estate Park	5.00	Davie	Activity	Neighborhood	5.00
Joy Yoder Equestrian Center	4.44	Davie	Activity	Community	4.44
Lange Park	3.17	Davie	Resource	Neighborhood	3.17
Oakhill Equestrian Park	9.63	Davie	Activity	Community	9.63
Old Davie School & Addition	6.45	Davie	Activity	Community	6.45
Palomino Park	2.46	Davie	Activity	Neighborhood	2.46
Orange Park	0.42	Davie	Activity	Neighborhood	0.42
Potter Park and P.A.L.	4.19	Davie	Activity	Neighborhood	4.19
Reflections Park	4.26	Davie	Activity	Neighborhood	4.26
Shenandoah Park	15.00	Davie	Activity	Neighborhood	15.00
Wes Griffin Park	3.88	Davie	Activity	Neighborhood	3.88
SW 36th Court Park	0.13	Davie	Activity	Neighborhood	0.13
East Davie Nature Park	2.78	Davie	Activity	Neighborhood	2.78
Veterans Park	1.83	Davie	Resource	Community	1.83
Waterford Park	5.03	Davie	Activity	Neighborhood	5.03
The Park at Waverly	10.10	Davie	Activity	Neighborhood	10.10
Governor Leroy Collins Park & Addition	85.71	Davie	Resource	Community	85.71
Berman Preserve	36.10	Davie	Resource	Community	36.10
Falcon's Lea Park	3.80	Davie	Resource	Community	3.80
Faulk	4.95	Davie	Resource	Community	4.95
Ivanhoe FPL Easement	30.96	Davie	Resource	Community	30.96
Math Iglar	1.55	Davie	Resource	Community	1.55
Robbins Lodge/Park	157.62	Davie	Resource	Community	157.62
S.W. 7 th Place Open Space	.41	Davie	Resource	Neighborhood	.41
Sunny Lakes Bird Sanctuary & Expansion	19.03	Davie	Resource	Neighborhood	19.03
Davie Wetland Preserve	115.00	Davie	Resource	Community	115.00
Westridge	39.89	Davie	Resource	Community	39.89
Wolf Lake	48.45	Davie	Resource	Community	48.45
Silver Oaks	7.0	Davie	Activity	Community	7.0
Batten's Farm	10.0	Davie	Resource	Community	10.0
Devine Property	8.06	Davie	Resource	Community	8.06
Owl Lookout Park	4.12	Davie	Resource	Community	4.12
Flamingo Road Open Space - SW 14 St.	3.62	Davie	Resource	Community	3.62
Flamingo Elementary Ballfields	4.50	Davie Lease	Activity	Community	4.50
Silver Lakes Rotary Nature Park	39.49	Davie Lease	Resource	Community	39.49
Tree Tops Park	243.31	Florida/BCC/SFWMD*	Resource	Regional	10.00
Linear Park	36.00	Florida/BCC/SFWMD*	Resource	Community	36.00
Long Key Natural Area	153.61	Florida/BCC/SFWMD*	Resource	Regional	10.00
Vista View Park & Addition	269.27	Florida/BCC/SFWMD*	Resource	Regional	10.00
Pine Island Ridge	131.58	Florida/BCC/SFWMD*	Resource	Regional	10.00
Pond Apple Slough	130.26	Florida/BCC/SFWMD*	Resource	Regional	10.00
TOTAL ACREAGE	1,808.43				930.4

- Florida means, the State of Florida; BCC means the Broward County Commission; SFWMD means the South Florida Water Management District.
-

** Note 1. Based on the Comprehensive Plan's population estimate for 2010 of 96,305, the County requires 288.9 acres of parks and open space to meet its LOS standard. As noted above, total park acreage consistent with the BCLUP is 932.4 acres. As a result of the Sunforest Apts, LA 9-1-09, (3.91 acres) and RAC density, LA(TXT)10-1-08, (25.13 acres) land use plan amendments approved in 2010, an additional 29 acres of parks and open space was generated. As noted above, sufficient park acreage exists to accommodate the additional dwelling units permitted by these amendments.

Note 2. Based on the Comprehensive Plan's population estimate for 2012 of 98,720, the County requires 296.2 acres of parks and open space to meet its LOS standard. As a result of the Palm Ranch Apts, LA 11-156, approval, an additional 1.0 acres of parks was generated. Sufficient park acreage exists to accommodate the additional DU permitted by this amendment.

Note 3. Shalimar amendment (BC 13-11) increases the number of dwelling units by 190 new units for 502 additional residents (1.5 acres).

Note 4. Lakeview amendment (BC 13-6) increases the number of dwelling units by 240 new units for 634 additional residents (1.9 acres).

Note 5. Fire Station 86 (LA 12-250) decreases the size of Shenandoah Park from 17 to 15 acres.

Level of Service Standard

The parks and recreation level of service (LOS) standard established in the Broward County Comprehensive Plan is 3 acres per 1,000 population. Based on the 2040 population estimates of 106,712, Town would need to provide 320.136 acres of parks to meet its LOS standard. As the Town already contains **1,808.43** acres of parks, the LOS standard has been met and exceeded.

Analysis of Future Needs

The Town will continue to meet and exceed its LOS standard of 3 acres per 1,000 population throughout the planning period (2017), even without any additional parks and open space.

Future Park Planning/Capital Improvements

Given the current adopted LOS for parks and open space, the current park acreage is adequate through the planning period of 2018.

ATTACHMENT #6
MASS TRANSIT



Transportation Department

Transit Division – Service and Capital Planning

One N. University Drive, Suite 3100A, Plantation, FL 33324 ♦ Phone: 954-357-8340 ♦ Fax: 954-357-8482

August 15, 2014

Thomas A. Hall, President
Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019

RE: Osprey Preserve Land Use Plan Text Amendment

Dear Mr. Hall:

Broward County Transit (BCT) has reviewed your correspondence dated August 14, 2014 regarding the Osprey Preserve Land Use Plan Amendment for a property in the Town of Davie, for current and planned bus service. There are currently two BCT fixed-routes, 9 and Route 12 that service the amendment site. Please see the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M.	SERVICE FREQUENCY
9	Monday-Friday Saturday Sunday	5:30a - 10:15p 5:50a - 10:20p 8:30a - 8:10p	45 Minutes 60 Minutes 60 Minutes
12	Monday-Friday Saturday Sunday	5:20a – 9:11p 6:00a – 8:16p 9:50a – 7:41p	40/50 Min 60/50 Min 60/50 Min

Additionally, this site is serviced by the Town of Davie Community Bus. Future fixed-route bus services include weekday and weekend span of service improvements are specified in the Broward County Transit Development Plan (TDP) and Broward MPO 2035 Long Range Transportation Plan (LRTP). Sidewalk and bicycle connectivity improvements are recommended for this Amendment Site. Please call or email me at 954-357-8450 / jramos@broward.org if you require any additional information.

Sincerely,

John A. Ramos, Senior Planner
Service and Capital Planning

ATTACHMENT #7
ENVIRONMENTAL ASSESSMENT REPORT



**PRELIMINARY ENVIRONMENTAL ASSESSMENT
SUMMARY REPORT**

**OSPREY PRESERVE
TCG PROJECT NO. 14-0061**

JULY 2014

PREPARED FOR:

**KENNEDY HOMES, LLC
6400 CONGRESS AVENUE
SUITE 2175
BOCA RATON, FL 33487**

1.0 INTRODUCTION

The subject site is an existing ±10.4 acre vacant property located at 5401 SW 64th Avenue in Section 34, Township 50 Range 41, in the Town of Davie, Broward County, Florida. (Appendix A).

The purpose of this report is to provide information on the location of any jurisdictional wetlands and other surface waters on or adjacent to the property. The report includes additional vegetation descriptions and soil analysis, as well as the identification of any listed endangered or threatened species and/or potential listed species habitat observed on-site.

2.0 DISCUSSION

Qualified biologists from The Chappell Group, Inc. (TCG) conducted an onsite visual inspection of the site on July 21, 2014 for the presence of potential jurisdictional wetlands and wildlife resources that may exist on the property. The onsite visual inspection consisted of traversing the perimeter and interior site utilizing meandering transects to provide an overlapping field of review.

Prior to the site investigation, soil maps, historical aeriels, and regulatory permit records were reviewed to become familiar with the location, vegetation and, past use(s) of the subject site. A review of historical aeriels and available documents reveal that the site has been vacant as far back as 1973, with no evidence of previous development. An aerial exhibit is included as Appendix B, which depicts the location of any wetlands, surface waters or listed species found at the site during the inspection. Based on a review of available Broward County and South Florida Water Management District (SFWMD) records, the subject site has not been previously permitted for development.

The site is bordered on the north by an active nursery, on the south by St. Joseph Catholic Church, on the east by Davie Road and on the west by the Central Broward Water Control District (CBWCD) S-10 Canal. While no topographic survey data was available, elevations on-site averaged 2-3' below the surrounding developments.

Observed vegetation on-site consisted mainly of native and nonnative canopy species, with scattered groundcovers common to disturbed wetlands and transitional habitats. The dominant non-native canopy species present onsite included bishopwood (*Bischofia javanica*), melaleuca (*Melaleuca quinquenervia*), and Australian pine (*Casuarina equisetifolia*). Native canopy species observed were limited to scattered royal palm (*Roystonea elata*) and cabbage palm (*Sabal palmetto*). Additional species observed onsite consisted mainly of sparse coverage by shrubs and groundcovers such as wild taro (*Colocasia esculenta*), chain fern (*Woodwardia areolata*), swamp fern (*Blechnum* sp.), shoe-button



ardisia (*Ardisia elliptica*), oyster plant (*Tradescantia spathacea*) and dayflower (*Commelina communis*).

In addition to the site assessment, the Broward County Soil Survey was reviewed to determine the soil characteristics of the subject parcels. The Survey revealed the subject parcel historically consisted of Sanibel Muck (Sa), (Appendix C), which is classified as a hydric soil by the U.S.D.A. Natural Resource Conservation Source (NRCS). Sanibel Muck is a nearly level, deep, poorly drained soil with a muck surface layer on top of sandy material. These soils are found in ponds, drainageways and low, broad flats. Soil pits were dug at various locations within the subject site to verify the composition of the observed soils. Soils observed were consistent with mapped unit of Sanibel Muck, and included an organic layer of dark, saturated muck material extending 10-12" below the surface. See Appendices C and D of this report for locations and photographs of soil pits.

Along with the observations of soils, vegetation and surface waters on or adjacent to the site, the subject property was reviewed for the potential presence of listed species and/or listed species habitat. No listed species were observed onsite. Due to the long-term use of the property and existing vegetative conditions, the subject area does not provide for roosting or forage habitat by listed species, and any use by such species would likely be only transient in nature. Animal species observed onsite were limited to passerine birds such as mockingbird (*Mimus polyglottos*) and boat-tailed grackle (*Quiscalus major*).

Overall, the majority of the property consists mainly of depressional wetlands, with a narrow fringe of disturbed uplands adjacent to the surrounding properties and an area of previous fill adjacent to the existing S-10 Canal. These wetland areas contain scattered wetland vegetation and hydric soils, serving as evidence of potential wetland hydrology. In addition, existing canopy species onsite displayed staining and watermarks consistent with extended periods of standing water of 2-4" onsite.

3.0 CONCLUSION

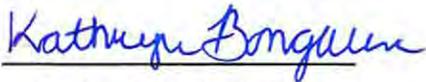
Given the presence of hydric soils, vegetation, and evidence of hydrology, jurisdictional wetlands, as defined by Chapter 62-340 F.A.C., may exist on the subject property. Proposed development of the site would likely include review and jurisdiction by the Broward County Environmental Protection and Growth Management Department (BCEPGMD), the South Florida Water Management District (SFWMD), and the U.S. Army Corps of Engineers (USACOE).



This report and the information contained herein is based on the existing site conditions observed at the time of the survey inspection. The findings are based on reasonable scientific judgment. The formal determination of wetland jurisdiction and associated jurisdictional wetland boundaries and/or surface waters is subject to review and approval by the applicable local, State and Federal regulatory agencies. Should you have any questions or comments regarding the report or the information contained herein, please do not hesitate to contact the undersigned at your convenience.

Sincerely,

THE CHAPPELL GROUP INC.



Kathryn Bongarzone
Project Biologist

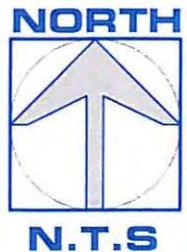


Sarah Chappell
President



APPENDIX A
LOCATION MAP





SUBJECT SITE

Davie Rd

THE Chappell GROUP INC.
 714 East McNab Road
 Pompano Beach, Florida 33060
 tel 954 782 1908
 fax 954 782 1108 www.thechappellgroup.com

- Environmental Consultants
- Marine & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

OSPREY PRESERVE

PREPARED FOR:
 KENNEDY HOMES

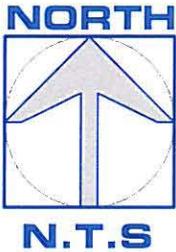
LOCATION MAP

Date: 7/21/2014	Sheet: 1	of: 1
Proj No.: 14-0061		

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC © THE CHAPPELL GROUP, INC 2012

APPENDIX B
WETLAND AERIAL EXHIBIT





LEGEND

- SUBJECT SITE ($\pm 10.4ac$)
- SOIL PIT
- DEPRESSIONAL WETLAND AREA ($\pm 9.4ac$)

THE Chappell GROUP INC.
 714 East McNab Road
 Pompano Beach, Florida 33060
 tel. 954 782 1908
 fax. 954 782 1108 www.thechappellgroup.com

- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

OSPREY PRESERVE
 PREPARED FOR:
 KENNEDY HOMES, LLC

WETLAND AERIAL EXHIBIT

Date: 7/21/2014	Sheet: 1	of: 1
Proj No.: 14-0061		

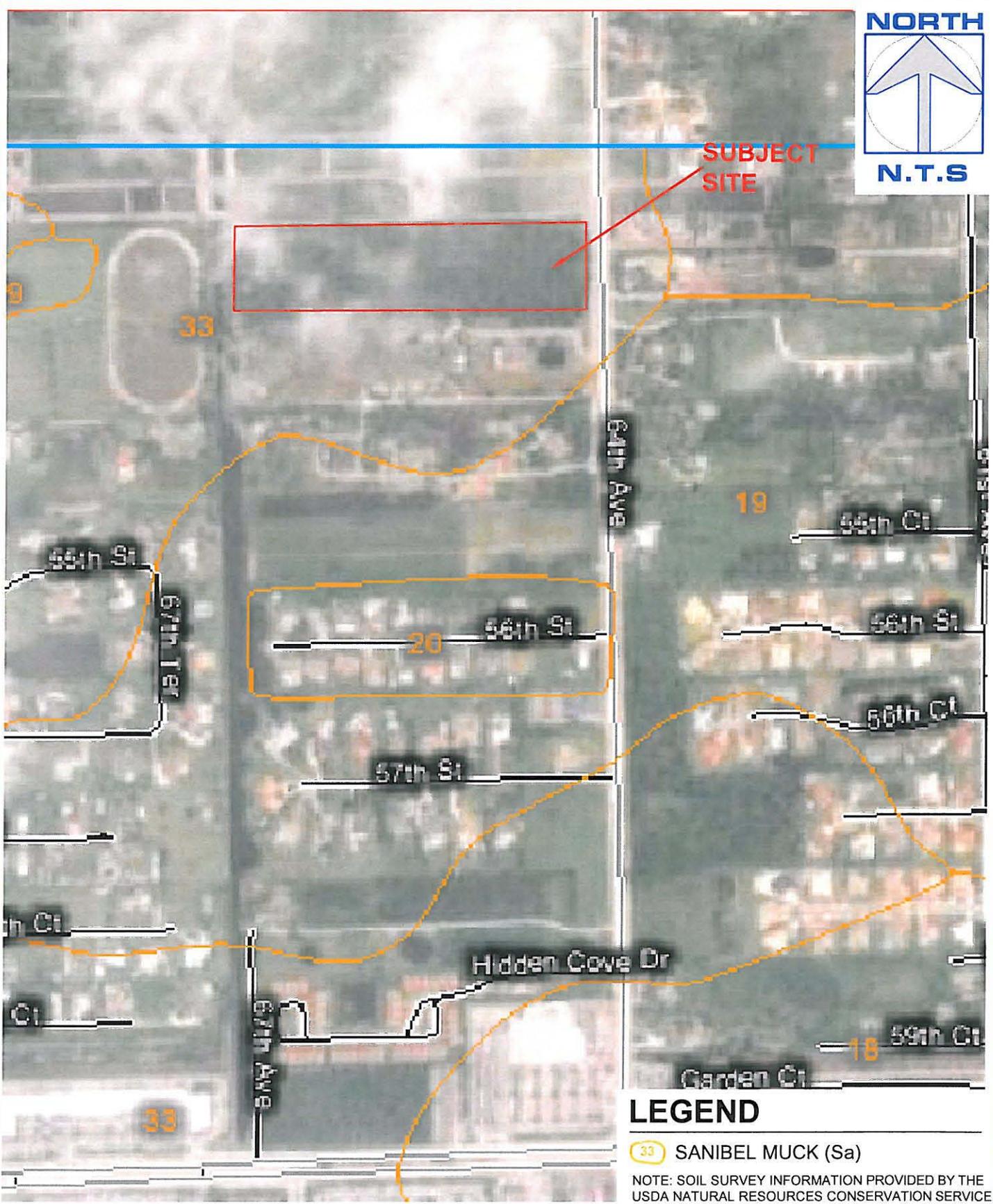
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APPENDIX C
SOILS MAP





SUBJECT SITE



LEGEND

33 SANIBEL MUCK (Sa)

NOTE: SOIL SURVEY INFORMATION PROVIDED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE.

THE Chappell GROUP, INC.

714 East McNab Road
Pompano Beach, Florida 33060
tel 954 782 1908
fax 954 782 1108 www.thechappellgroup.com

- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

OSPREY PRESERVE

PREPARED FOR:
KENNEDY HOMES, LLC

SOILS MAP

Date: 7/21/2014	Sheet: 1	of: 1
Proj No.: 14-0061		

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC. © THE CHAPPELL GROUP, INC. 2012

APPENDIX D
SITE PHOTOGRAPHS





1. Southeast corner of the property, facing north along Davie Road.



2. Southeast corner of the property, facing west along property line.



3. Soil pit #1. Note dark, muck soils.



4. Central portion of the subject site, facing west.



5. Central portion of the subject site, facing north.



6. Central portion of the subject site, facing east.



7. Central portion of the survey area, facing south.



8. Soil pit #2. Note saturated muck and lack of groundcover.



9. Northwestern portion of the subject site. Note fallen tree.



10. Northern edge of the property, facing west.



11. Northern edge of the property, facing east.



12. Western edge of the property, facing west across CBWCD S-10 canal.



13. Southern edge of the property, facing east along fill road. Note Australian Pines (*Casuarina equisetifolia*).



14. Southern edge of the property, facing north.

ATTACHMENT #8
FIRE DEPARTMENT

Mon 7/21/2014 4:56 PM

Mr. Ed Mahoney,

After talking to you by phone, I would like to follow up and address what will be required. The topic site, located at 5401 SW 64th Avenue; first your company shall be required to request a fire hydrant flow test of the existing hydrants that will be on the same grid as the fire hydrants that will be located within the townhouse site. Next, a site plan shall be submitted to Planning and Zoning indicating all turning radii , as well as locations of all proposed fire hydrants within the site.

If you have any questions, you may contact me by Email or 954-797-1217.

Tony Precanico,

Tony_Precanico@davie-fl.gov

ATTACHMENT #9
POLICE DEPARTMENT

From: Patrick Lynn [mailto:Patrick_Lynn@davie-fl.gov]
Sent: Tuesday, July 29, 2014 4:37 PM
To: Ed Mahony
Subject: RE: Info for LUPA Application

Mr. Mahony,

The resources of the Davie Police Department are adequate to address this project. If you require additional information please feel free to contact me.

Sincerely,

Chief Patrick Lynn
Davie Police Department
1230 South Nob Hill Road
Davie, Florida 33324
(954)693-8320 plynn@davie-fl.gov

ATTACHMENT #10
SCHOOL BOARD CONSISTENCY REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-1696-2014
County No: TBD
Osprey Preserve

December 12, 2014



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: December 12, 2014	Units Permitted: 30 Units Proposed: 60	Existing Land Use: 5 DU/AC & SP.Cl.Res 2
Name: Osprey Preserve	NET CHANGE (UNITS): 30	Proposed Land Use: 6 DU/AC
SBBC Project Number: SBBC-1696-2014	Students Permitted Proposed NET CHANGE	Current Zoning: CF
County Project Number: TBD	Elem 7 8 1	Proposed Zoning: RM-10
Municipality Project Number: 2014-00050203	Mid 4 4 0	Section: 34
Owner/Developer: Bishop Kardas Memorial Home, Inc.	High 4 5 1	Township: 50
Jurisdiction: Davie	Total 15 17 2	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Silver Ridge Elementary	1,056	1,056	1,034	-22	-1	97.9%
Driftwood Middle	1,809	1,809	1,488	-321	-14	82.3%
Hollywood Hills High	2,715	2,715	2,098	-617	-24	77.3%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				15/16	16/17	17/18	18/19	19/20
Silver Ridge Elementary	1,034	-22	97.9%	1,040	1,051	1,058	1,060	1,053
Driftwood Middle	1,488	-321	82.3%	1,426	1,388	1,399	1,431	1,371
Hollywood Hills High	2,098	-617	77.3%	2,116	2,085	2,068	2,055	2,048

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	18/19	19/20	20/21	21/22	22/23
Area G - Elementary	17,777	14,634	-3,143	15,194	15,349	15,505	15,660	15,816
Area G - Middle	7,793	5,580	-2,213	5,544	5,544	5,543	5,543	5,542
Area G - High	9,160	7,762	-1,398	8,052	8,092	8,133	8,173	8,214

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2014-15 Contract Permanent Capacity	2014-15 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				15/16	16/17	17/18
Charter School Of Excellence Davie Es	350	262	-88	262	262	262
Charter School Of Excellence_2	500	24	-476	24	24	24
International School Of Broward	675	263	-412	263	263	263
Somerset Academy Davie K_5	800	151	-649	151	151	151

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day

**PLANNED AND FUNDED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Improvements
Silver Ridge Elementary	None
Driftwood Middle	None
Hollywood Hills High	None

**PLANNED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Improvements for Planning Area G	
School Level	Comments
Elementary	None
Middle	None
High	None

Comments

Information contained in the application indicates that the approximately 9.86-acre site is generally located west of Davie Road between Griffin and Stirling Roads in the Town of Davie. The current land use designations for the site are Residential (2 du/acre) and Residential (5 du/acre), which allows 30 single family (all four or more bedroom) residential units on the site. The applicant proposes to change the land use designation to Residential (6 du/acre) to allow a total of 60 townhouse (all three or more bedroom) residential units on the site, which are anticipated to generate a total of 2 additional students (1 elementary and 1 high school) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2014-15 school year are Silver Ridge Elementary, Driftwood Middle, and Hollywood Hills High. Based on the District's Public School Concurrency Planning Document, all schools are operating below the adopted LOS of 100% of gross capacities in the 2014-15 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2014-15 – 2016-17), all the impacted schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2016-17 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2014-15 – 2018-19. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2014-15 school year are depicted herein.

Capital Improvements scheduled in the long range section (2019-20 to 2023-24) of the currently Adopted DEFP, FY 2014-15 – 2018-19 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G" and the elementary, middle, and high schools currently serving Planning Area "G" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "G" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-1696-2014

Dec. 12, 2014

Date

Reviewed By:



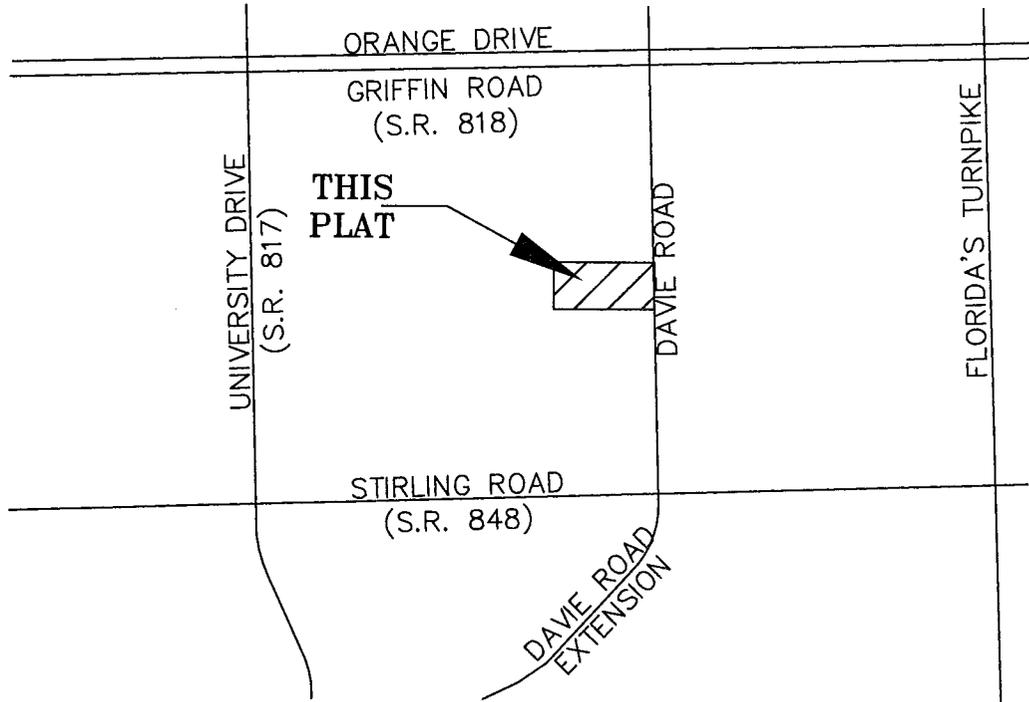
Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title



LOCATION MAP
NOT TO SCALE

PLANNING COUNCIL:

BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE
FOR TRAFFIC WAYS THIS ____ DAY OF _____, 20__.

DATE

APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS
RECORDED THIS ____ DAY OF _____, 20__

DIRECTOR OR DESIGNEE DATE

ROADWAY CONSTRUCTION AND ENGINEERING

FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED

PROPERTY TAX COMPARISON ¹

Application Number: LA 14-203 Osprey Preserve

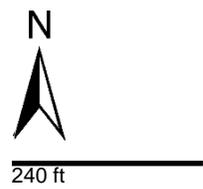
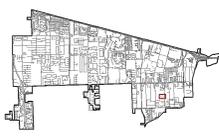
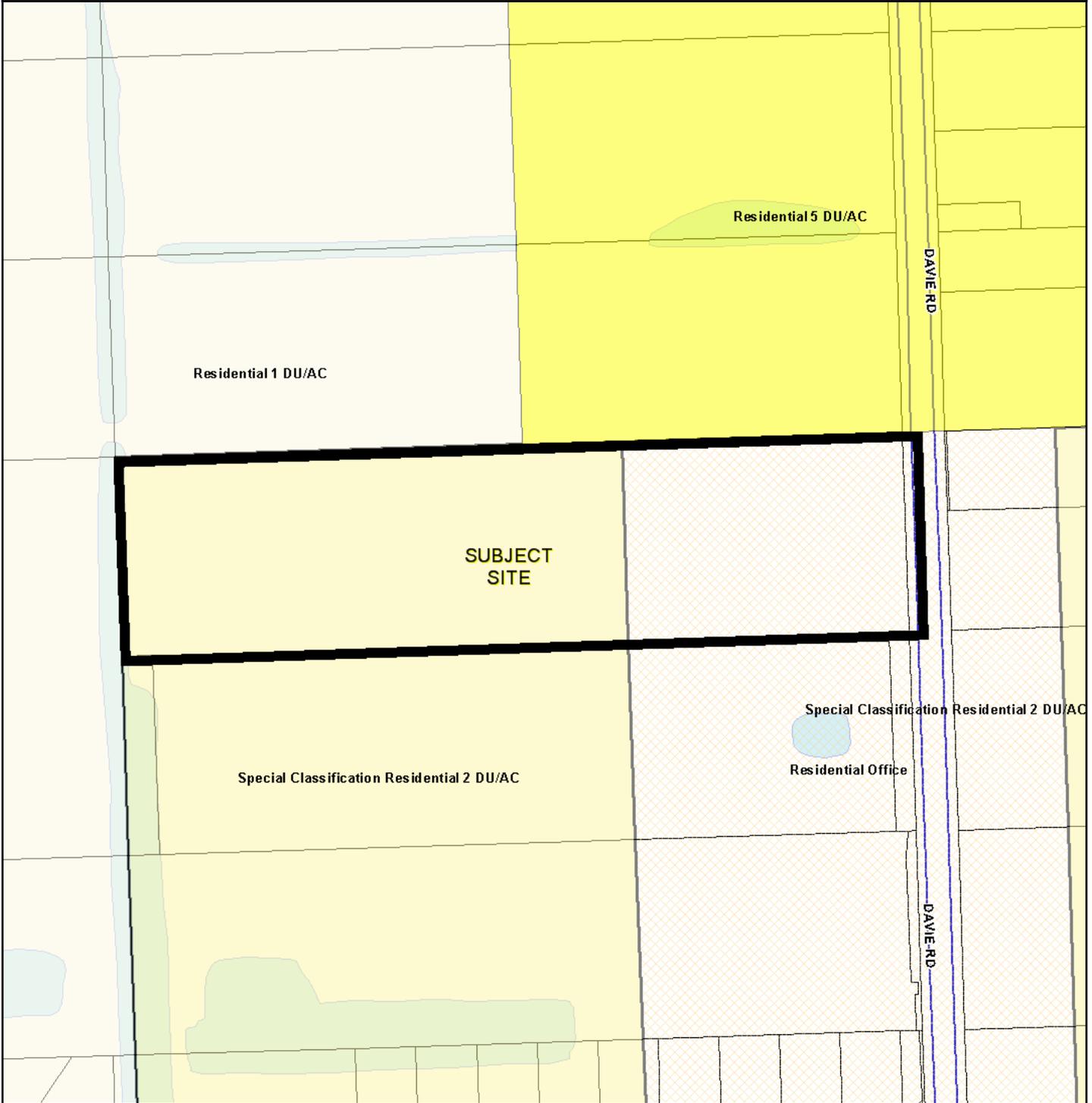
	Size/Square Foot	Use/\$ Per Square Foot	Tax Values	Taxes
Land (Folio: 50-41-34-05-0010) Northern Tract			\$0	
Total Taxable Value			\$0	
Current Town Property Taxes ²				\$0
Land Use Designation: Residential 2 DU/Acre and Residential 5 DU/Acre (Residential Office)				
Land	278,784	\$5	\$1,393,920	
Building (assumes 12 dwellings @ 2,200 sq. ft.)	24,000	\$75	\$1,800,000	
Land	150,282	\$8	\$1,202,256	
Building (assumes 17 dwellings @ 1,750 sq. ft.)	29,750	\$75	\$2,231,250	
Total Taxable Value			\$6,627,426	
Town Property Taxes ³				\$33,687
Land Use Designation: Special Classification Residential 6 DU/Acre				
Land	429,066	\$10	\$4,290,660	
Building (assumes 59 dwellings @ 1,750 sq. ft.)	103,250	\$75	\$7,743,750	
Total Taxable Value			\$12,034,410	
Town Property Taxes ³				\$61,170

¹ Based on best available data. Comparison does not include Town impact fees.

² Assumes no exemptions.

³ A taxable value multiplied by millage rate of 5.0829 (operating only).

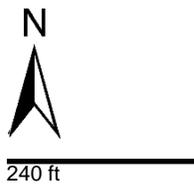
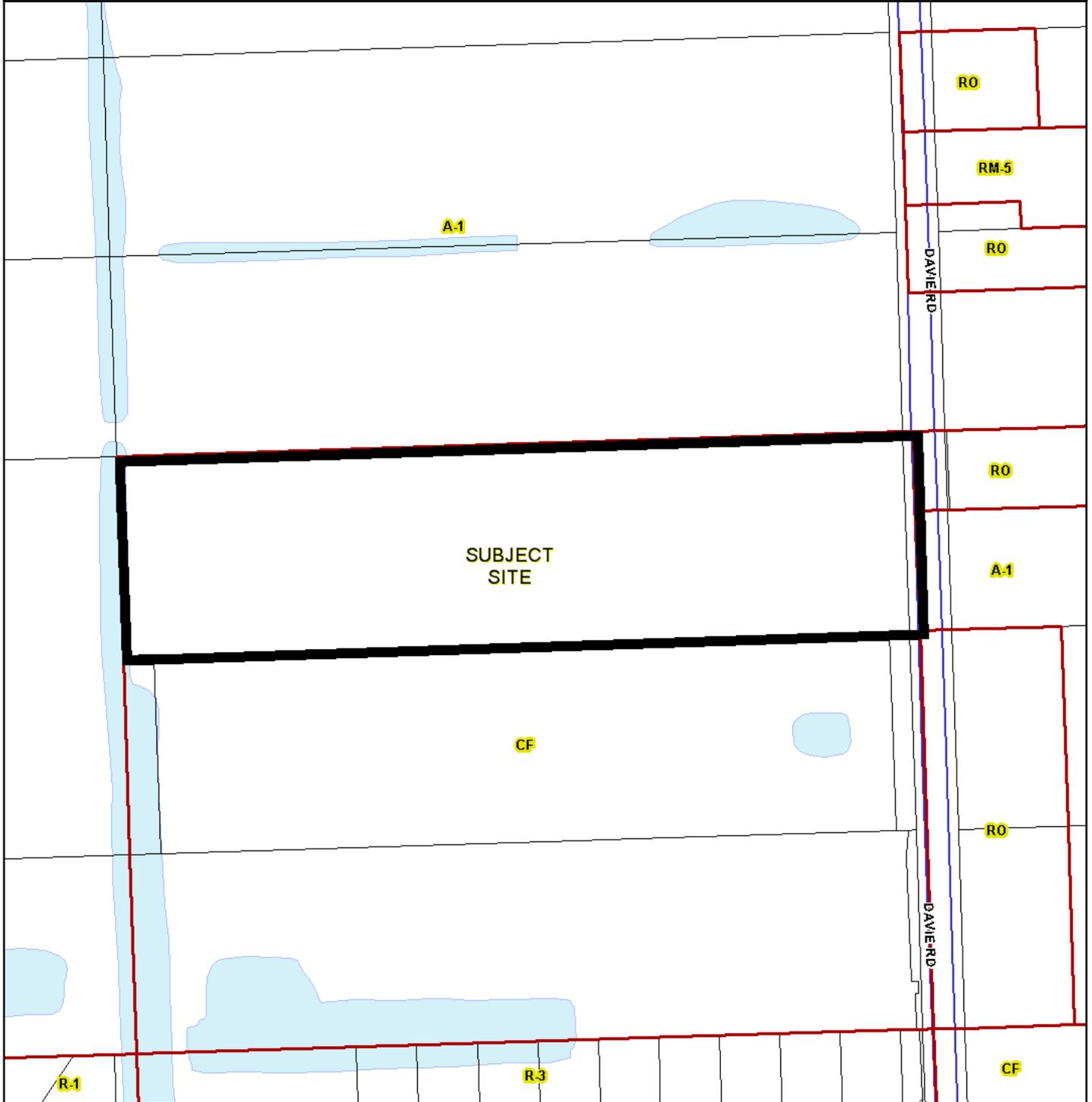
Land Use Map



GIS MAP DISCLAIMER

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Zoning Map



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PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 South University Drive – Suite 104
Davie, Florida 33328
Phone (954) 680-6533 Fax (954) 680-0323

September 8, 2014

Town of Davie Planning & Zoning Division
6591 S.W. 45th Street
Davie, Florida 33314

Attn: David Abramson

Re: Osprey Preserve
Citizen Participation Plan
14008

Dear Ms. Bazinet:

As required by Davie Ordinance No. 2004-31, we are enclosing a copy of the proposed citizen participation plan related to the referenced project. We have also enclosed the following materials:

- A list of affected parties as provided by your office
- A copy of a notification letter which contains a description of the proposed project, time and place for the two public hearings, and that the residents are invited to examine the plans for the proposed improvements and provide us with comments about the project.

We will provide a certification letter stating that all affected parties have been notified accordingly. Also, upon completion of the public hearings we will prepare a citizen participation report in accordance with Section 12-319.8 of the Davie code.

We hope that the above satisfies the requirement of public participation in the Site Plan review process.

Sincerely,



Jason Wilson
Pillar Consultants, Inc.

Encl.: 2

EM/mds

Osprey Preserve
CITIZEN PARTICIPATION PLAN

SCHEDULE PUBLIC HEARINGS FOR TUESDAY, SEPTEMBER 23rd AT 6:00 P.M., LOCATED AT PILLAR CONSULTANTS CONFERENCE ROOM, 5230 S. UNIVERSITY DR, SUITE 104 AND MONDAY, SEPTEMBER 29th AT 6:00 P.M. LOCATED AT THE PILLAR CONSULTANTS CONFERENCE ROOM, 5230 S. UNIVERSITY DR, SUITE 104 TO DISCUSS THE PROPOSED SITE PLAN AND LISTEN TO RECOMMENDATIONS.

|

NOTIFY PROPERTY OWNERS AND INTERESTED PARTIES ABOUT MEETING AS PER LIST SUPPLIED BY TOWN OF DAVIE.

|

PRESENT PROJECT AT PUBLIC MEETING AND LISTEN TO COMMENTS AND SUGGESTIONS MADE BY PARTICIPANTS.

|

WORK OUT POSSIBLE SOLUTION TO ADDRESS CONCERNS RAISED BY THE PUBLIC.

|

ATTEND SECOND PUBLIC HEARING TO PRESENT POSSIBLE SOLUTIONS TO CONCERNS RAISED BY THE PUBLIC.

|

WRITE A WRITTEN RESPONSE SETTING FORTH THE RESULTS OF THE CITIZEN PARTICIPATION PLAN PRIOR TO TOWN COUNCIL MEETING.

MEETING NOTICE

09-08-14

Re: Citizen Participation Plan Meeting for: Proposed Site Plan
Project Number: SP 14-199

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to the proposed Site Plan (please see attached plan with location map). At the meeting the applicant will propose the Site Plan for the property.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First citizen Participation Meeting:

Date: **Tuesday, September 23rd, 2014**

Time: **6:00 pm**

Location: **Pillar Consultants Conference Room**
5230 S. University Drive, Suite 104
Davie, FL 33328

Second Citizen Participation Meeting:

Date: **Monday, September 29th, 2014**

Time: **6:00 pm**

Location: **Same as above**

If you wish to submit written comments, please send them to:

Jason Wilson
5230 S. University Dr., Davie, FL 33328
954-680-6533

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

Jason Wilson

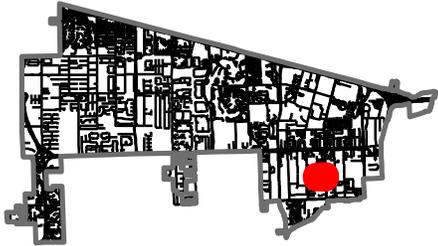
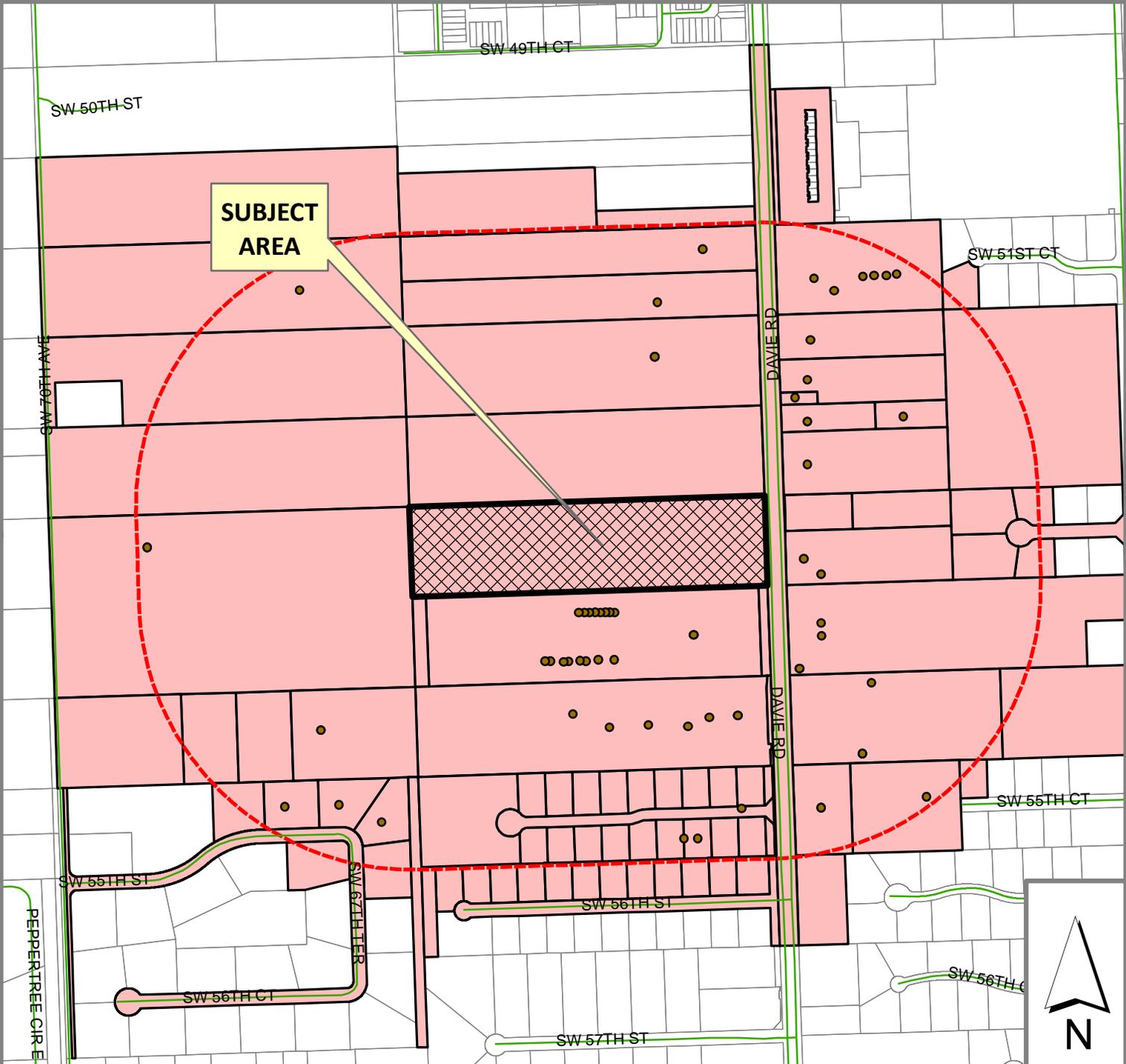


Pillar Consultants, Inc.

Attachments: Location Map

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

Portion of Folio 504134050010



1000' NOTIFICATION BUFFER



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PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533 Fax (954) 680-0323

October 10, 2014

Mr. David Abramson
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: Osprey Preserve – Site Plan, LUPA, Rezoning, FLEX
Citizen Participation Plan Report and Mailing Certification

Dear Mr. Abramson:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

The first meeting was held on Tuesday, September 23, 2014, 6:00 p.m., at Pillar Consultant's Conference room, located at 5230 S. University Drive, Suite 104. The sign-in sheet shows 3 attendees of the public. Please see the attached synopsis of the meetings.

The second meeting was held on Monday, September 29, 2014, 6:00 p.m. also at Pillar Consultant's Conference room. The sign-in sheet shows 1 attendee of the public. Please see the attached synopsis of the meetings.

In conclusion, we trust the above satisfies the requirement of citizen participation required for the Site Plan and Rezoning processes. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,
PILLAR CONSULTANTS, INC.

A handwritten signature in black ink that reads "Jason Wilson". The signature is written in a cursive, slightly slanted style.

Jason Wilson
Director of Engineering

OSPREY PRESERVE (SP,RZ,LUPA,FX)
JOB # 14008
SYNOPSIS OF CITIZEN PARTICIPATION MEETINGS
9/23/14 and 9/29/14 – 6:00 p.m.

Public Concerns, Comments & Responses (on 9/23/14):

Comment: “Davie Road already has too much traffic”.

Comment: “The Land Use Plan was established by the Town. Don’t change the Land Use”.

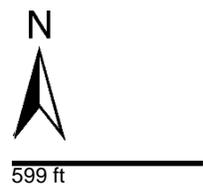
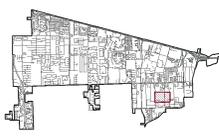
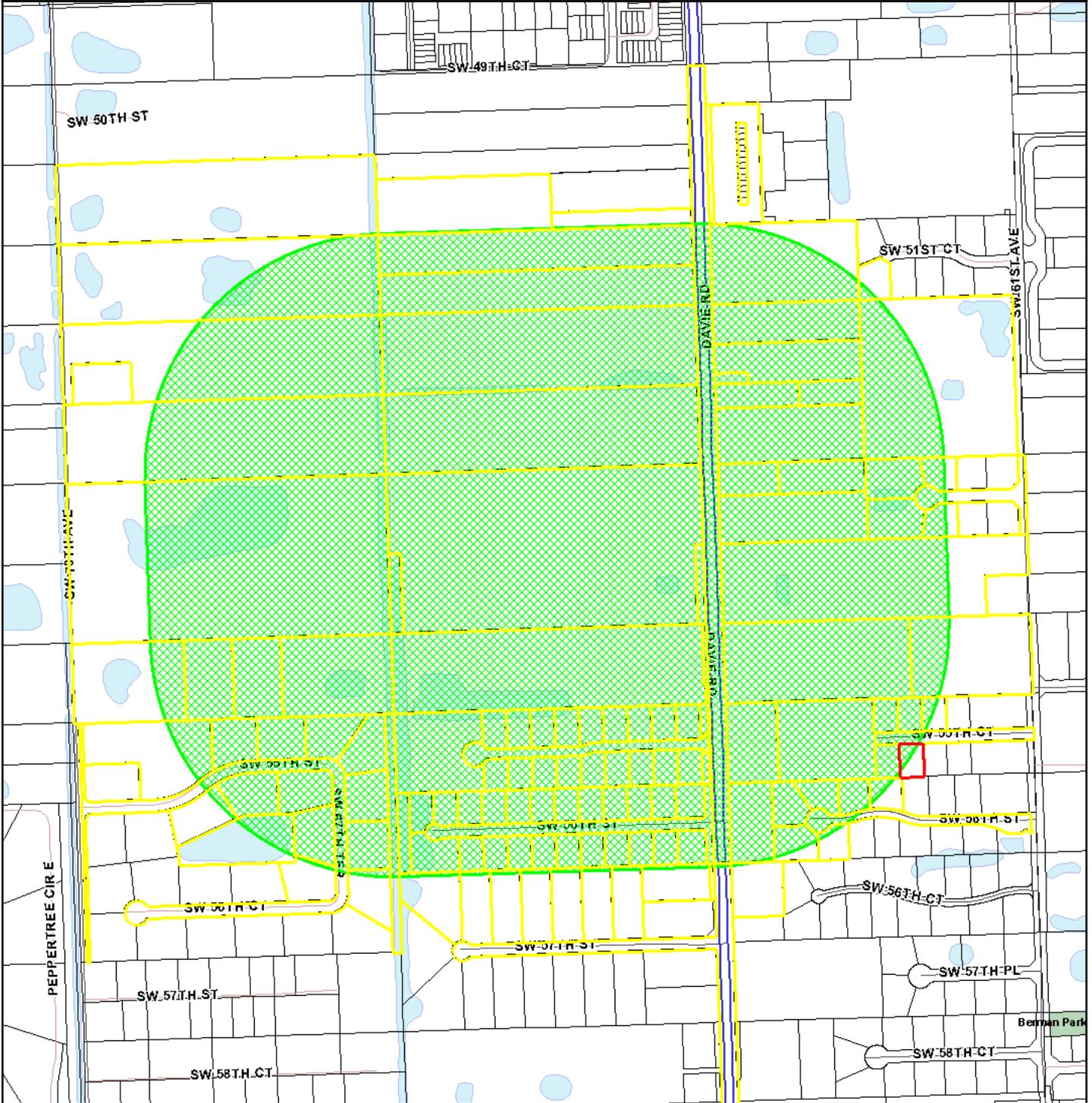
Comment: “Doubling [the density] would be too much but the owner has the right to put what’s allowed. [I’m] Not opposed to building”.

Response: The existing Land Use Plan was adopted a while ago. The reason for the Land Use Plan Amendment mechanism is for changes such as this where the town was not able to forecast all future demands. Davie Road Extension is a major roadway and it makes sense to have higher density directly adjacent to it.

Public Concerns, Comments & Responses (on 9/29/14):

There were no objections or comments.

Mailout Map



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LA_14-203_Parcels

ALBELO,GABRIEL & PATRICIA	6201 SW 55 CT	DAVIE	FL33314
ALLEN,MICHAEL JOSEPH	1120 N DOUGLAS RD	DAVIE	FL33024
AMATULLI-BOONE,DANIELLE &	6591 SW 56 ST	DAVIE	FL33314
AST,ALAN & JOAN T	6180 SW 51 CT	DAVIE	FL33314
BABYAK,CARRIE &	5510 SW 70 AVE	DAVIE	FL33314
BABYAK,JOSHUA & CARRIE	5510 SW 70 AVE	DAVIE	FL33314
BALMA,JACQUELINE	6590 SW 56 ST	DAVIE	FL33314
BAPTIST CHURCH OF THE GOOD	PO BOX 292470	FORT LAUDERDALE	FL33329
BARTLETT,GEORGE & PATRICIA M	6611 SW 57 ST	DAVIE	FL33314
BERNY LANE TR	19700 SW 14 ST	PEMBROKE PINES	FL33029
BISHOP KARDAS MEMORIAL HOME INC	5401 SW 64 AVE	DAVIE	FL33314
BREEN,ROBERT J & SALLY M	6740 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6741 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6741 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6920 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6920 SW 55 ST	DAVIE	FL33314
CAMPBELL,JOANNE &	6471 SW 56 ST	DAVIE	FL33314
CAMPUZANO PROCEL INVESTMENT	1820 N CORPORATE LAKES BLVD #201	WESTON	FL33326
CARRIER,LEO D & VALENTINE P	6450 SW 56 ST	DAVIE	FL33314
CASPANELLO,RICHARD & ELIZABETH M	5650 SW 67 TER	DAVIE	FL33314
CENTRAL BROWARD WATER CONTROL	8020 STIRLING ROAD	HOLLYWOOD	FL33024
CENTRAL BROWARD WATER CONTROL	8020 STIRLING ROAD	HOLLYWOOD	FL33024
DAVIE RECOVERY CENTER LLC	2149 OAKDALE AVE	GLENSIDE	PA19038
DLJS HOLDINGS INC	3510 NW 89 TER	COOPER CITY	FL33024
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD	JUNO BEACH	FL33408
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD	JUNO BEACH	FL33408
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD	JUNO BEACH	FL33408
FLORIDIAN COMMUNITY BANK	701 BRICKELL AVE SUITE 1550	MIAMI	FL33131
GARTHWAIT,MERRILL	15875 SW 3 CT APT 102	PEMBROKE PINES	FL33027
GILL,HULLY R H/E	6641 SW 57 ST E	DAVIE	FL33314
GOLDEN,GARY L & LEILA O	6521 SW 57 ST	DAVIE	FL33314
GONZALEZ,NECTALIER & BETTY	5550 SW 67 TER	DAVIE	FL33314
GRZESIAK,MICHELE	6741 SW 55 ST	DAVIE	FL33314
HOLMES,RANDALL L H/E	6511 SW 57 ST	DAVIE	FL33314
JACOB,THOMAS & VERONICA	5500 SW 70 AVE	DAVIE	FL33314
JEDCO INC	5451 DAVIE RD	DAVIE	FL33314
JOSEPH DEBALLAS REV TR	6051 N OCEAN DRIVE #1004	HOLLYWOOD	FL33019

LA_14-203_Parcels

MINEO,PETER JR & DIANE	6820 SW 55 ST	DAVIE	FL33314
NAGIB,MUYASSAR	6421 SW 57 ST	DAVIE	FL33314
NAGIB,THAYER D	6421 SW 57 ST	DAVIE	FL33314
NEWELL,DONNA C	45 OCEAN PALM VILLA N	FLAGLER BEACH	FL32136
NG,HO-KIN	6531 SW 56 ST	DAVIE	FL33314
NORTH,PATRICIA REED	5575 SW 64 AVE	DAVIE	FL33314
PARISI,JOSEPH	6155 SW 55 CT	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PEREZ,EDWIN	6202 SW 55 CT	DAVIE	FL33314
PIRTLE,JAMES & LAURA	5050 SW 70 AVE	DAVIE	FL33314
POLLIO,MICHELE E	6741 SW 55 ST	DAVIE	FL33314
POULOS,EVANGELOS & MELINDA	5100 SW 70 AVE	DAVIE	FL33314
POULOS,EVANGELOS & MELINDA	5400 SW 70 AVE	DAVIE	FL33314
PRESTIGE GROWERS INC	3300 BURRIS RD	DAVIE	FL33314
PRESTIGE GROWERS INC	3300 BURRIS RD	DAVIE	FL33314
PRESTIGE GROWERS INC	3300 BURRIS RD	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
RABEN,PETER & TONYA	6751 SW 56 CT	DAVIE	FL33314
RADUCHA,HENRY & CHRISTINE	456 MORRO HILLS RD	FALLBROOK	CA92028
RAMOS,JADE J	6470 SW 56 ST	DAVIE	FL33314
RANDOLPH,DANNY K	6411 SW 57 ST	DAVIE	FL33314
REIN,SEAN P & CHRISTINE L	6451 SW 56 ST	DAVIE	FL33314
RIDGE,MARY LOU	6840 SW 55 ST	DAVIE	FL33314
RITVO,TIMOTHY & KATHERINE	5600 SW 67 TER	DAVIE	FL33314
RODRIGUEZ,CHRISTINA G	2109 NOVA VILLAGE DR	DAVIE	FL33317
ROYAL LEGACY LAND TRUST	5220 DAVIE RD	DAVIE	FL33314
RUS,IOAN & MARY	6280 SW 56 ST	DAVIE	FL33314
SANCHEZ,JOSE	6204 SW 55 CT	DAVIE	FL33314

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SELBY,DAVID & KATHERINE	6721 SW 55 ST	DAVIE	FL33314
SHEEHAN,DANIEL & KATHLEEN	6621 SW 56 ST	DAVIE	FL33314
SHEEHAN,DANIEL & KATHLEEN	6621 SW 56 ST	DAVIE	FL33314
SHORT,JOHN LAWRENCE & LEELA S	6550 SW 56 ST	DAVIE	FL33314
SLAUGHTER,STEPHANIE S	6500 SW 56 ST	DAVIE	FL33314
SUNDAR,LEWIS A & ANGELA L	6571 SW 56 ST	DAVIE	FL33314
TAYLOR AUSTIN LLC	6420 SW 57 ST	DAVIE	FL33314
THOMAS,MARIAMMA & THOMAS C	6530 SW 56 ST	DAVIE	FL33314
THREE LEFT FEET	5150 SW 70 AVE	DAVIE	FL33314
TINDALL,MATTHEW D & STEPHANIE	5483 SW 60 AVE	DAVIE	FL33314
TINDALL,MATTHEW D & STEPHANIE	5483 SW 60 AVE	DAVIE	FL33314
TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL33314
TRAVERT,CHRISTIAN & NICOLE	6245 SW 56 ST	DAVIE	FL33314
VON MINDEN,RICHARD S & M ANN	6821 SW 55 ST	DAVIE	FL33314
WOJTASIK,GEORGIA D	6305 SW 56 ST	DAVIE	FL33314
WU,TAO LING & YEN LING	5555 SW 61 AVE	DAVIE	FL33314
YADEL HOLDING CO INC	5151 SW 61 AVE	DAVIE	FL33312
YATAK,BASHAR M	740 NE 28 AVE	POMPANO BEACH	FL33062
ZARBAFI,MOHAMMAD H/E	6310 SW 56 ST	DAVIE	FL33314

LA_14-203_Addresses_

Current Occupant	5140 DAVIE RD	UNIT 2	DAVIE FL 33314
Current Occupant	5140 DAVIE RD	UNIT 3	DAVIE FL 33314
Current Occupant	5140 DAVIE RD	UNIT 5	DAVIE FL 33314
Current Occupant	5140 DAVIE RD	UNIT 6	DAVIE FL 33314
Current Occupant	5140 DAVIE RD	UNIT 7	DAVIE FL 33314
Current Occupant	5151 DAVIE RD		DAVIE FL 33314
Current Occupant	5400 DAVIE RD		DAVIE FL 33314
Current Occupant	5451 DAVIE RD		DAVIE FL 33314
Current Occupant	5500 DAVIE RD		DAVIE FL 33314
Current Occupant	6201 SW 55 CT		DAVIE FL 33314
Current Occupant	6203 SW 55 CT		DAVIE FL 33314
Current Occupant	6204 SW 55 CT		DAVIE FL 33314
Current Occupant	6721 SW 55 ST		DAVIE FL 33314
Current Occupant	6740 SW 55 ST		DAVIE FL 33314
Current Occupant	6741 SW 55 ST		DAVIE FL 33314
Current Occupant	6820 SW 55 ST		DAVIE FL 33314
Current Occupant	6821 SW 55 ST		DAVIE FL 33314
Current Occupant	6450 SW 56 ST		DAVIE FL 33314
Current Occupant	6451 SW 56 ST		DAVIE FL 33314
Current Occupant	6470 SW 56 ST		DAVIE FL 33314
Current Occupant	6471 SW 56 ST		DAVIE FL 33314
Current Occupant	6500 SW 56 ST		DAVIE FL 33314
Current Occupant	6501 SW 56 ST		DAVIE FL 33314
Current Occupant	6530 SW 56 ST		DAVIE FL 33314
Current Occupant	6531 SW 56 ST		DAVIE FL 33314
Current Occupant	6550 SW 56 ST		DAVIE FL 33314
Current Occupant	6551 SW 56 ST		DAVIE FL 33314
Current Occupant	6570 SW 56 ST		DAVIE FL 33314
Current Occupant	6571 SW 56 ST		DAVIE FL 33314
Current Occupant	6590 SW 56 ST		DAVIE FL 33314
Current Occupant	6591 SW 56 ST		DAVIE FL 33314
Current Occupant	6600 SW 56 ST		DAVIE FL 33314
Current Occupant	6601 SW 56 ST		DAVIE FL 33314
Current Occupant	6620 SW 56 ST		DAVIE FL 33314
Current Occupant	6621 SW 56 CT		DAVIE FL 33314
Current Occupant	5555 SW 61 AVE		DAVIE FL 33314
Current Occupant	5115 SW 64 AVE		DAVIE FL 33314

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Current Occupant	5130 SW 64 AVE		DAVIE FL 33314
Current Occupant	5190 SW 64 AVE		DAVIE FL 33314
Current Occupant	5220 SW 64 AVE		DAVIE FL 33314
Current Occupant	5340 SW 64 AVE		DAVIE FL 33314
Current Occupant	5400 SW 64 AVE		DAVIE FL 33314
Current Occupant	5401 SW 64 AVE		DAVIE FL 33314
Current Occupant	5401 SW 64 AVE		DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 1	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 16	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 2	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 21	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 22	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 23	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 24	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 25	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 26	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 27	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 3	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 4	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 5	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 6	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 7	DAVIE FL 33314
Current Occupant	5401 SW 64 AVE	UNIT 8	DAVIE FL 33314
Current Occupant	5451 SW 64 AVE		DAVIE FL 33314
Current Occupant	5453 SW 64 AVE		DAVIE FL 33314
Current Occupant	5455 SW 64 AVE		DAVIE FL 33314
Current Occupant	5475 SW 64 AVE		DAVIE FL 33314
Current Occupant	5485 SW 64 AVE		DAVIE FL 33314
Current Occupant	5500 SW 64 AVE		DAVIE FL 33314
Current Occupant	5540 SW 64 AVE		DAVIE FL 33314
Current Occupant	5500 SW 67 TER		DAVIE FL 33314
Current Occupant	5600 SW 67 TER		DAVIE FL 33314
Current Occupant	5601 SW 67 TER		DAVIE FL 33314
Current Occupant	5400 SW 70 AVE		DAVIE FL 33314
Current Occupant	5400 SW 70 AVE		DAVIE FL 33314
Current Occupant	5500 SW 70 AVE		DAVIE FL 33314
Current Occupant	5500 SW 70 AVE		DAVIE FL 33314

LA_14-203_Addresses_

Current Occupant	5540 DAVIE RD		DAVIE FL 33314
Current Occupant	6740 SW 55 ST		DAVIE FL 33314
Current Occupant	5151 SW 64 AVE		DAVIE FL 33314
Current Occupant	5100 SW 70 AVE		DAVIE FL 33314
Current Occupant	6245 SW 56 ST		DAVIE FL 33314
Current Occupant	6310 SW 56 ST		DAVIE FL 33314
Current Occupant	6305 SW 56 ST		DAVIE FL 33314
Current Occupant	5220 DAVIE RD		DAVIE FL 33314
Current Occupant	6275 SW 56 ST		DAVIE FL 33314
Current Occupant	5550 SW 67 TER		DAVIE FL 33314
Current Occupant	5340 DAVIE RD		DAVIE FL 33314
Current Occupant	6400 SW 56 ST		DAVIE FL 33314
Current Occupant	5410 DAVIE RD		DAVIE FL 33314
Current Occupant	5390 DAVIE RD		DAVIE FL 33314
Current Occupant	5140 DAVIE RD		DAVIE FL 33328