

TABLE 10.1.B
 EXISTING AND PROPOSED LAND USES
 (Expand as necessary to accommodate additional land uses)

PHASE	NON-RESIDENTIAL (Specify by CH.28-24 F.A.C. Land Use Type)		RESIDENTIAL				OTHER (Separate column for ROW, Open Space, Drainage, etc.)	TOTAL	
	ACRES	GSF/UNITS	ACRES	D.U.	NET (1) DENSITY	GROSS (1) DENSITY	ACRES	ACRES	D.U./GSF
Existing									
Mixed Rangeland	137	124.1	N/A	N/A	N/A	N/A	N/A	137	N/A
Depression Marsh	15	13.1	N/A	N/A	N/A	N/A	N/A	15	N/A
Electrical Power Transmission	11.5								
Other Surface Water	3.0								
Proposed									
Office	N/A	885,000 GSF	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Retail	N/A	1,100,000 GSF	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hotel	N/A	300 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL									

(1) Definitions of net and gross densities to be provided at the pre-application conference

**TABLE 10.3.1
PROJECT DEMOGRAPHICS
THE COMMONS DRI**

Phase	Total Dwelling Units	Persons per Household	Total Population	Children per Household	Total School Age Children	Elderly per Household	Total Elderly
Existing	0	0	0	0	0	0	0
Proposed	0	0	0	0	0	0	0

**TABLE 10.3.2
ESTIMATED PROJECT EMPLOYMENT BY INCOME*
THE COMMONS DRI**

Phase	Under \$12,500	\$12,500 – 14,999	\$15,000- 19,999	\$20,000- 24,999	\$25,000- 34,999	\$35,000- 46,160	\$46,161- 69,240	\$69,241 and over	Total
<u>Constr.</u>	20	20	40	40	140	325	1,200	100	1,885
<u>Non- Constr.</u>	822	695	820	399	974	796	1,780	248	6,534

* Income ranges are consistent with those used in East Central Florida Regional Planning Council's affordable housing analysis methodology (Question 24). Employment by NAIC Codes as follows:

<u>NAIC Code</u>	<u>Workers</u>	<u>NAIC Code</u>	<u>Workers</u>	<u>NAIC Code</u>	<u>Workers</u>	<u>NAIC Code</u>	<u>Workers</u>
442	104	522	222	312	111	335	110
443	104	523	222	315	111	336	110
448	625	524	221	325	111	721	240
452	1,515	531	221	326	111	541	332
453	210	516	222	333	111	561	333
722	192	517	664	334	111	621	221

Part 2 Consistency with Comprehensive Plans

- A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.**

The proposed project requires a comprehensive plan amendment to the Town of Davie and Broward County Comprehensive Plans. That comprehensive plan amendment has been filed with the Town of Davie for its review. With the comprehensive plan amendment, the proposed project will be consistent with the Town of Davie and Broward County Comprehensive Plans. The following identifies objectives and policies of the Town of Davie's Plan that the proposed project furthers. In addition, Part B identifies policies of the South Florida Regional Planning Council Policy Plan that the proposed project furthers and Part C identifies components of the State Comprehensive Plan which the proposed project furthers.

Town of Davie:

Objective 1.0 Land Development Regulations:

The Town shall continue to maintain and implement land development regulations, including subdivision regulations, that will insure that development may be permitted only after it has been demonstrated that soils, topography, natural resources, historic resources, and the availability of essential facilities and services have been accommodated.

The Commons will comply with the land development regulations enacted by the Town of Davie as it would apply to this property. Soils, topography, natural resources, and the availability of essential facilities and services have all been studied through the application process of this DRI and the corresponding LUPA and either have or can be accommodated.

Policy 1-1 Land development regulations shall contain minimum criteria that address soil, topography, drainage and storm water management, finished floor elevations, parks and open space, on-site parking, signage, internal traffic flow and traffic circulation, with said criteria applied at time of development permit approval.

Response: The Commons will comply with all of the land development regulations of the Town of Davie. Each of the above issues has been studied as a part of either the DRI or LUPA application process and is addressed specifically either in this document or in the

LUPA as per the Town and SFRPC guidelines. Additionally, a specific zoning ordinance is being developed that will be provided to the Town in the near future to provide specific development standards for The Commons project.

Policy 1-2 The Town shall maintain and enforce a level of service standard for each public facility located within the boundary for which the Town has authority to issue development orders or development permits pursuant to Rule 9J-5.005(3), Florida Administrative Code.

Response: The Commons project maintains the level of service standards for each of the public facilities outlined within the Town's Comprehensive Plan. Each of the above issues has been studied as a part of either the DRI or LUPA application process and is addressed specifically either in this document or in the LUPA as per the Town and SFRPC guidelines. As noted in the ADA, there are limited impacts to the local transportation system. In addition, adequate supply of water and sewer are available to support the project.

Policy 1-3 Land development regulations shall incorporate a review process to insure that essential facilities and services shall be provided pursuant to the adopted level of service standards contained in the Comprehensive Plan, and shall include a mechanism to insure that the cumulative impacts of proposed developments are identified. Essential facilities and services shall be available, constructed and maintained, concurrent with the impacts of development, pursuant to the adopted level of service standards and criteria for determination of concurrency contained in this Comprehensive Plan.

Response: The Town's Land Development Regulations do provide for a review procedure to ensure that essential services are available for the proposed project. The Town has an extensive review process with its Development Review Committee, Planning & Zoning Board, and Town Council. The Commons is bound to follow this review procedure.

Policy 1-4 For those portions of the regional road network within the Town's planning jurisdiction, levels of service and concurrency management systems consistent with Broward County shall be adopted. The highway capacity methodology approved by the Broward County Board of County Commissioners shall be used to

determine the capacities and levels of service on the regional roadway network.

Response: For those portions of the regional road network within the Town's planning jurisdiction, The Town's Comprehensive Plan has adopted standards consistent with Broward County, and The Commons will meet those standards.

Policy 1-5 The grant of development permits shall be consistent with the Plan Implementation Section of this Plan.

Response: A companion comprehensive plan amendment is being proposed with the ADA. The land use change to the commercial land use designation would be consistent with this section of the Town's plan.

Policy 1-6 Platting shall be required, pursuant to the Plan Implementation Section of this Plan.

Response: A plat of the property will be required and will be submitted at the appropriate time during the review process.

Policy 1-8 SFWMD design criteria shall be used for minimum road crown elevation and public road and parking lot design.

Response: The project will fully comply with SFWMD design criteria, as well as the CBWCD design criteria for road elevation and parking lot design.

Policy 1.9 Industrial and commercial development shall be serviced by a centralized wastewater treatment system, where financially feasible.

The entire site will be serviced by central wastewater treatment system.

Policy 1.10 Pursuant to the Solid Waste Act of 1988, the Town shall encourage source separation and recycling of waste.

The project will encourage source separation and recycling of waste. The Commons will have an extensive source separation recycling program. The developer of this project has extensive knowledge and experience with facilities of this type and of this scale. A full and complete source separation and recycling of waste plan will be provided during the plan review portion of the project.

Policy 1.12 New development shall provide water storage capacity pursuant to the water management regulations and plans of the South Florida Water Management District and other applicable water management agency(s).

The project will comply with the South Florida Water Management District and the Central Broward Water Control District criteria.

Policy 1.13 New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management Practices of the South Florida Water Management District.

The project will comply with best management practices including pretreatment of storm water runoff.

Objective 2 The Town shall continue to maintain land development regulations that shall require the identification and protection of natural and historic resources, including historically significant structures, unique natural areas, and wetlands.

The project will comply with any and all Town land development regulations that relate to protection of natural resources and wetlands. All designs of the lake are subject to regulatory agency approval. An effort will be made during the design of the on-site lakes to include littoral shelves utilizing vegetation acceptable to regulatory agencies.

Policy 2.2 Consideration shall be given to the impacts of land use plan amendments on historic resources.

The project has obtained a clearance letter from the State of Florida regarding historic resources at the site. In a letter dated 6 July 2005, the Florida Department of State Division of Historic Resources (DHR) issued a finding for the proposed project of "no effect on historic properties" (DHR Project File Number: 2005-6675) per Section 380.06, Florida Statutes. DHR issued a previous "no effect on historic properties" finding for this property in 2002 (DHR Project File Number: 2002-3730). Please see Question 30 of the ADA - Historic and Archaeological Sites for a copy of the DHR 6 July

2005 response letter.

Policy 2-3 Archaeologically significant sites shall be identified and preserved/protected under the provisions of adopted land development regulations from unauthorized access, excavation or disruption.

Response: In a letter dated 6 July 2005, the Florida Department of State Division of Historic Resources (DHR) issued a finding for the proposed project of "no effect on historic properties" (DHR Project File Number: 2005-6675) per Section 380.06, Florida Statutes. DHR issued a previous "no effect on historic properties" finding for this property in 2002 (DHR Project File Number: 2002-3730). Please see Question 30 of the ADA – Historic and Archaeological Sites for a copy of the DHR 6 July 2005 response letter.

Policy 2-5 Adopted land development regulations shall contain guidelines and standards designed to promote the use of native vegetation and the maintenance of such material in a manner generally accepted in the industry.

Response: The Commons project will include a variety of native vegetation to be incorporated into the project. The buffers that are proposed for the site will have extensive native vegetation and will be in compliance with the Town's Land Development Code requirements.

Policy 2-6 Development shall be permitted in accordance with the SFWMD regulations governing the creation, protections, and maintenance of surface waters, to minimize direct discharge of storm water runoff into such bodies.

Response: As noted previously and within the ADA, the project will fully comply with SFWMD rules and regulations.

Policy 2-7 Lake construction shall be in accordance with the SFWMD regulations and regulations of other applicable water management agency(s) that provide for shallow water vegetative habitat designed to protect natural lake functions and the health, safety, welfare and recreation of Town residents.

Response: As noted previously and within the ADA, the project will fully comply with SFWMD rules and regulations.

Policy 2-9 The mitigation of wetlands shall be required, when determined to be appropriate by the applicable regulatory agencies.

Response: As indicated in the ADA, appropriate wetland mitigation is being proposed as part of the development program for The Commons.

Objective 3 The quality and quantity of the potable water supply shall be protected through the regulation of development utilizing detrimental substances.

The project will be fully regulated by Town and County requirements. Detrimental substances will not be used with this project. If such substances are necessary to the normal and customary business operation, then they shall be used in accordance with applicable federal, state, and local regulations. There are specific laws governing the use of toxic or detrimental substances. The Commons is subject to these laws and, without question, plans to follow them specifically.

Policy 3-1 The Broward County Potable Water Supply Wellfield Protection Ordinance and existing and planned wellfields zone of influence, as depicted on the Future Land Use Plan Map Series, shall regulate the use of potentially detrimental substance.

Response: The project is not located within a Broward County Potable Water Supply Wellfield Protection Area.

Policy 3.4 The Town shall require land uses currently on septic systems to be connected to central wastewater treatment facilities, when deemed to be practical and financially feasible, with priority given to those land uses in proximity to surface waters.

The project will be connected to a centralized water treatment system and no septic tanks will be on the property.

Objective 4 Location and distribution of Land Uses:
Pursuant to the adopted Davie Future Land Use Plan map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

The location of this site at the interchange of I-75 provides for intensities and densities consistent with a major freeway interchange. The site promotes an

economically sound community and discourages urban sprawl by providing much needed services closer to the consumers. Currently, these patrons are seeking these services out of the area and often times out of the County. The proposed project will significantly enhance the Town tax base as well by adding \$3.5 million in net benefit which will greatly increase each year at a compounded rate.

- Policy 4.1 A request for amendment to the Davie Future Land Use Plan map resulting in a change in density or intensity shall be evaluated based on the availability of existing essential facilities and services. Priority shall be given to requests requiring no increase in capital expenditures, and for proposals not requiring unprogrammed expansion of facilities or services.

This proposed land use plan amendment does not require any additional Town capital expenditures that will not be provided by the project. It does not trigger any unprogrammed expansion of facilities or services.

- Policy 4.2 The extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.

Essential services have been prioritized with the Town consistent with what is planned by The Commons project. The Commons project will also include a work station for police and has offered to provide land for a fire/emergency facility if deemed appropriate by the Town of Davie. Essential services, such as water and sewer, are already available to the site. They are supplied by the City of Sunrise, which is the service provider to this portion of the Town of Davie. Any improvements or connection requirements needed or necessary will be paid for and provided by The Commons. As previously noted, a transportation improvement to the site, which will be the completion of the I-75 interchange, will be fully funded by The Commons.

- Policy 4.3 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 Commons site is reflective of a site that will have essential infrastructure improvements to support the project, such as potable water and sanitary sewer facilities. It is also appropriately located at an interchange providing direct access to the interstate highway system.

Objective 5 All land within the Town of Davie shall contain one or more of the uses specified for the applicable Future Land Use Designation in the Permitted Uses portion of the Implementation Section.

The proposed project will be consistent with the Commercial land use category of the Town of Davie plan subsequent to the adoption of the proposed comprehensive plan amendment.

Policy 5.1 The location and distribution of land in each Future Land Use Designation as shown on the Davie Future Land Use Map shall be in accordance with the adopted level of service standards as set forth in the Comprehensive Plan.

The location of the distribution of the land use for The Commons site is in accordance with the level of service standards as set forth in the Comprehensive Plan. The proposed land use maintains the Town's adopted level of service including potable water, sanitary sewer, solid waste, recreation and open space, and transportation.

Policy 5.2 The (re)zoning and (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

The development of The Commons site through the rezoning, platting and site planning process will be in compliance with the Town of Davie Future Land Use Map and the Commercial land use category.

Policy 7.1 The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

The Commons will provide a significant economic base expansion for the Town of Davie. It will greatly enhance the commercial sector of the Town's economy and provide a positive ad valorem tax impact to the Town's budget for many years to come.

Policy 7.2 Zoning regulations for commercial development shall reflect consideration of the parcel size, capacity of the land to accommodate development, and market range, pursuant to the description on Types of Shopping Center Developments as contained under the Commercial category in the Permitted Uses portion of the Implementation Section.

The proposed zoning regulations for The Commons project are consistent with the parcel size. They will also be consistent with the market impact for the type of retail opportunities and office opportunities that are provided as part of the Commercial category of the Town's comprehensive plan.

The proposed shopping and dining component provides a market merchandising mix, which the consumer can only find as far away as Aventura and Galleria in Fort Lauderdale. The mix is designed to provide nearby residents with shopping, dining, and leisure activities, as well as Class A office space, which is currently not available to this area. In depth market studies have established the void in western Broward for these shopping, dining, leisure, and employment activities.

Policy 7.3 Zoning regulations shall provide for varying intensities of commercial development, and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Because of the commitment to buffer all impacts, the commercial uses of The Commons are compatible with other surrounding uses, especially when it is noted that landscape buffers and landscape encapsulated sound walls reduce all impacts to levels at or below the background levels of noise, light and pollution produced by I-75 surrounding the site. The quality of life as measured by noise, light and sight pollution for the surrounding properties will be equal to, or increased, with the addition of The Commons.

The zoning regulations of the Town of Davie provide for varying intensities of commercial development. The Commons project will utilize the City's zoning categories, as amended, to support the proposed development of the project. The proposed land development regulations will be consistent and

compatible with the adjacent and surrounding residential uses.

Policy 7.4 Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

The Commons project will have direct access to the primary transportation system I-75 and will be directly linked to the highway system for the surrounding communities. This is also consistent with policy 7.1, as outlined previously.

Objective 15 Ensure that adequate rights-of-way are secured to accommodate the existing and future needs of the Town of Davie.

Any and all rights-of-ways that are required to develop the project will be dedicated to the appropriate government agency. However, The Commons will not have vehicular access to Shotgun Road except for emergency service vehicles only, if such emergency service is requested by the Town.

Response: The Interchange Modification Report (IMR) approved by the FDOT and FHWA will set forth the required rights-of-way to be dedicated within the interchange area. All dedications, if any, can be made from the Applicant's property. Additionally, an Access Management Agreement among the Town of Davie, the Applicant and FDOT will set forth the access regulatory area subject to FDOT approval. This FDOT access regulatory area is usually 1,320 feet from the ramp tapers. The right-of-way width and design will be set by the Town of Davie for the balance of the internal ring road and roundabout. The Applicant will be responsible for maintenance obligations on private internal roadways. Right-of-way for public roadways will be dedicated to the appropriate agency.

Policy 15.2 Adopted land development regulations shall incorporate provisions that address access to roadway facilities, on-site traffic circulation, and off-street parking for commercial development. Such

regulations shall generally discourage commercial access to local roadways that directly serve low and medium-density residences.

The Town's land development regulations incorporate provisions that address access to roadway on-site traffic circulation and parking requirements. Appropriate amendments to the zoning code will be proposed to accommodate and be compatible with The Commons project as well as the adjacent surrounding community. However, The Commons will not have vehicular access to Shotgun Road except for emergency service vehicles only, if such emergency service is requested by the Town.

Policy 15-3 Land development regulations shall address and control access to the regional roadway network as depicted on the Broward County Trafficways Plan.

Response: The Broward County Land Development Regulations and Town of Davie Land Development Regulations, which will be complied with during the platting process, regulate access to regional roadways networks, as depicted on the Broward County Trafficways Plan. The Trafficways Plan indicates I-75 as an expressways facility and the completion of the interchange to The Commons property is consistent with that plan. Shotgun Road and 20th Street are not part of the Broward County Trafficways Plan and therefore, there is no connection to these roads.

Policy 15.4 Land development regulations shall provide for adequate, convenient and safe on-site circulation and off-street parking facilities.

The Commons project will not permit any access to local roadways within the community. The Town's development regulations provide for on-site circulation and off-site parking facilities. The Commons project will comply with those land development regulations, as amended. However, The Commons will not have vehicular access to Shotgun Road except for emergency service vehicles only, if such emergency service is requested by the Town.

Objective 17 Comprehensive Plan policies and land development regulations shall continue to encourage preservation, enhancement and

maintenance of the Town's semi-rural character, rural/equestrian lifestyle and western themed downtown business district. The Town shall encourage elimination of land uses found to be inconsistent with the character of the community and prevention of future incompatible uses.

The project is consistent with the preservation, enhancement and maintenance of the Town's semi-rural character. The site is appropriately located and adjacent to I-75 and only has access to the interstate facility. The planned buffering and water bodies interfacing between the project and the adjacent residential areas will be compatible with the character of the community and provide a park-like environment. The Commons has been designed as a village center of parks, fountains, and works of art themed in the traditional, semi-rural equestrian Town architecture. Upon entering The Commons, the residents of Davie will experience the "Town and Country" atmosphere conducive to strolling the Town Square, Main Street, and waterside shopping and dining.

Policy 17.1 Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Response: The Commons perimeter has been designed to eliminate the potential for any increased light, sound and traffic impacts to the surrounding areas than already exist today and to provide beautiful scenery consistent with the current semi-rural experience of the Town.

The Commons project would only have access to I-75. The site will be buffered from adjacent residential areas by a 75-foot buffer/berm along the north and east. There will be a 30' buffer wall along the south, which will reduce visual, lighting and noise impacts from I-75 currently affecting adjacent properties.

Policy 17.2 No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

The Commons site will be rezoned to a zoning district subsequent to the comprehensive plan amendment that is consistent with the Town of Davie Future Land Use Plan.

Policy 17.3 Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

The Commons development proposal is being reviewed for compatibility with the adjacent existing and planned uses. Proper buffering has been ensured, as well as other project amenities to provide compatibility with the adjacent existing and planned uses.

Policy 17-6 Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

Response: The Commons perimeter has been designed to eliminate the potential for any increased light, sound and traffic impacts to the surrounding areas than already exist today and to provide beautiful scenery consistent with the current semi-rural experience of the Town.

The Commons project will only have access to I-75. The site will be buffered from adjacent residential areas by a 100-foot wide buffer/berm along the north and east. There will be a 30' buffer wall along the south, which has been designed to avoid any increased visual, acoustical and lighting impacts from I-75 beyond those impacts currently affecting adjacent properties.

Policy 17-7 Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscape requirements, and minimum open space criteria to enhance living and working environments.

Response: The Town has adopted Land Development Regulations that provide for setbacks and separation landscaping and open space requirements. The Commons project will comply fully with these requirements and in addition a zoning district is being proposed for The Commons property which will have specific development standards for the property.

Policy 17-9 The Town shall maintain or enhance its western theme district and accompanying regulations and design standards.

Response: The Commons property is not within the Western Themed District established in the Town's Land Development Code.

Policy 17.10 The Town shall preserve the environment and character of rural areas using creative land use and planning techniques.

The Commons project will incorporate elements that preserve the environment and character of the rural areas utilizing creative land use and planning techniques such as berming, landscape buffers, sound walls and water bodies to provide compatibility with the adjacent land uses. The Commons will also creates buffers for the existing residential from the impacts of the interstate highway system.

Objective 20 The Town shall promote intergovernmental coordination and public participation in planning efforts.

The Commons project promotes intergovernmental coordination and public participation. Various community meetings have been held with the area residents, as well as meetings with the Regional Planning Council and future meetings planned with the Town and Regional Planning Council.

Policy 20.1 The Town shall consider adjacent land uses in neighboring communities in evaluating changes in land use.

The land uses in the adjacent neighboring community are consistent with The Commons project. The uses within the neighboring community of the City of Weston encourage a mix of industrial and commercial type uses. There are no residential communities in Weston within one half mile of the subject site.

Policy 20.2 The Town shall comply with the procedural requirements of Chapter 163, Florida Statutes, as amended from time to time, in processing amendments to the Comprehensive Plan.

The Commons project will comply with all elements of Chapter 163 as it relates to comprehensive plan amendments.

Policy 20.4 Public participation mechanisms shall maximize the opportunity for input during the planning process.

The Commons project is maximizing community input through a series of community meetings and outreach to various elements of the community both within the

Town of Davie and the surrounding communities, including but not limited to two citizen participation meetings.

B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.

South Florida Regional Planning Council:

Goal 1 Invest in the youth and workforce of the region by providing quality education, workforce training, and targeted job creation.

Response: The proposed project will provide a significant work force opportunity for the Town of Davie, as well as the sub region of southwestern Broward County. Many of the entities that will operate from the facility will provide work force training and job creation for all ages for the area as outlined in the ADA.

Goal 2 Increase employment opportunities and support the creation of jobs with better pay and benefits for the region's workforce.

Response: As noted above and in the ADA, there are significant increased employment opportunities that will support the creation of jobs with better pay and benefits for the region's work force. There will be special care taken to target east Davie residents to provide opportunities for them to be employed at The Commons.

Goal 3 Promote the health, safety, and welfare of South Florida's residents.

Response: The proposed plan of The Commons promotes the health, safety and welfare of South Florida residents. It includes the development of an interchange access solely to this property that will not have a negative effect on the surrounding community. All traffic to and from the site will travel through the proposed interchange at I-75. Further, all required fire rescue safety issues will be identified with the Town of Davie. The developer has also offered a fire station site on the eastern edge of the property if the Town of Davie deems it appropriate to help serve the area. Also, a work station for police is planned for The Commons site.

Goal 4 Enhance the economic and environmental sustainability of the region by ensuring the adequacy of its public facilities and services.

Response: The Commons will provide adequate public facilities and services, which is required by the Town of Davie and Broward County Comprehensive Plans. All required waster and sewer facilities, as well as traffic facilities will be provided to support the proposed project.

Goal 5 Overcome school overcrowding on the region.

There is no residential proposed for this site. There will be reduced impacts on school overcrowding as the property presently permits up to 152 dwelling units.

Goal 6 Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the region.

Response: The Commons project does not include any residential development. However, as noted above, The Commons will make a significant effort to provide employment opportunities for east Davie residents, which would help support housing for the residents.

Goal 7 Protect, conserve, and enhance the Region's water resources.

Response: The region's water resources will be protected by The Commons planned development. The plan incorporates the water retention requirements of the Central Broward Water Control District, as well as the South Florida Water Management District.

Goal 8 Enhance the region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

Response: Significant improvements will be made to the road system, primarily, the completion of the interchange with I-75 that will serve The Commons development. This will enhance the region's mobility, efficiency, safety, and quality of life. It will also promote economic health to the area by providing the increased job opportunities and tax revenues for the Town of Davie and Broward County.

Goal 9 Develop clean, sustainable, and energy-efficient power generation and transportation systems.

Response: The Commons does plan on incorporating, to the

greatest extent possible, energy efficient systems within the development that will help promote a sustainable, clean and energy efficient power generation and transportation system. There are also plans to provide a transit station with Broward County Mass Transit, as well as a Community Bus Shuttle interface with the Town of Davie.

Goal 10 Increase awareness of the region's green infrastructure, its significance to the region's economy, and the public's role in access and use that is compatible with long-term sustainability.

Response: The Commons provides significant buffers and green space along its northern, eastern and southern boundaries, which will promote open space and green infrastructure.

Goal 11 Encourage and support the implementation of development proposals that conserve the region's natural resources, rural and agricultural lands, green infrastructure, and:

- Utilizes existing and planned infrastructure where most appropriate in urban areas;
- Enhances the utilization of regional transportation systems;
- Incorporates mixed-land use developments;
- Recycles-existing developed sites; and
- Provides for the preservation of historic sites.

Response: The Commons provides many elements to support the goals and objectives of conserving the region's natural resources. The Commons will utilize existing and planned infrastructure. It will also enhance utilization of the regional transportation system by connecting to the interchange from I-75. The Commons is a mixed-use development. Also, there are no historic sites identified on this property so preservation is not warranted or needed. A letter from the state historic office is attached within the ADA.

Goal 12 Encourage the retention of the Region's rural lands and agricultural economy.

Response: The Town of Davie is known for the most significant amount of rural lands within Broward County. This is an isolated site which would have direct access to I-75 and would not have a negative effect on the supply of rural lands within the Town of Davie. It is not an

agricultural use at the present time, except for pasture grazing.

Goal 13 Preserve, restore and rehabilitate South Florida's historic structures, landmarks, districts, neighborhoods, and archaeological sites.

Response: As noted on the state letter from the Department of State, Division of Historic Resources, there are no historic structures or archaeological sites that affect the subject site.

Goal 14 Preserve, protect and restore Natural Resources of Regional Significance.

Response: As noted on the Department of State, Division of Historic Resources, there are no historic structures or archaeological sites that affect the subject site.

Goal 15 Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.

Response: The water management plan for The Commons project will provide many ecological values that are not presently occurring on the site. There will be increased habitat for plant and animal species, there will be an increase of regional water storage, and water quality will be maintained within the standards of the Central Broward Water Control District and the South Florida Water Management District.

Goal 16 Enhance and reserve natural system values of South Florida's shorelines, estuaries, ethnic communities, fisheries, and associated habitats, including but not limited to, Florida Bay, Biscayne Bay, tropical hardwood hammocks, and the coral reef tract.

Response: None of these habitats specifically apply to the subject site.

Goal 17 Maintain a competitive, diversified, and sustainable regional economy

Response: The Commons will go far to support a competitive, diversified and sustainable regional economy. It provides significant employment, as identified in the ADA and there will be a focus on encouraging employment

for residents of east Davie neighborhoods. The proposed Commons plan is a diversified plan with a mix of uses of retail, office and hotel and will further the ability of this part of Davie and Southwest Broward County to maintain a sustainable regional economy.

Goal 18 Ensure regional coordination, preparation, and response to emergencies.

Response: The Commons project has met with the police and fire officials, as well as providing documents on how it addresses homeland security matters and emergency matters as it relates to potential natural disasters. The developer has a significant track record in ensuring that regional coordination and preparation in response to emergencies is more than adequately addressed.

Goal 19 Direct future development away from areas most vulnerable to storm surges.

Response: The Commons site is not near a storm surge area.

Goal 20 Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

Response: Development of The Commons project will further achieve sustainable development patterns that will provide needed transportation facilities and employment opportunities. The project includes the completion of the interchange, and there are a significant amount of employment opportunities occurring within The Commons project.

Goal 21 Enhance regional cooperation, multi-jurisdictional cooperation, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.

Response: Through public participation meetings, The Commons has and will continue to cooperate with regional and multi-jurisdictional entities as needed to ensure the balancing of competing needs and a long term sustainability of the natural development of human resources. The project ensures protection and enhancement

of the natural environment. The development component of the project will have the highest architectural standards. Human resources will be adequately addressed through the employment opportunities within the project, as well as the outreach to the community.

Goal 22 Create a regional environment that is aware of and sensitive to cultural diversity, and that provides opportunities for all to become successful regional citizens.

Response: The Commons is and will be sensitive to cultural diversity. It plans an outreach program to encourage east Davie residents for job opportunities within The Commons project. There are a variety of job opportunities that will be offered within the project. The Commons is also working with the Mass Transit divisions of both Broward County and the Town of Davie to ensure that adequate mass transit is coordinated for the site.

Policy 11.1 Encourage local governments to implement urban design guidelines to create attractive, well-planned, compact, mixed-use communities that utilize and conserve the Region's existing and planned infrastructure including urban parkland and green space.

The Commons planned development is a creative compact mixed-use community utilizing the existing and planned infrastructure

Policy 11.2 Encourage mixed land uses and activities within communities to foster more balanced and energy efficient development patterns, which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access.

The Commons provides a mix of land uses of retail, office and hotel, with employment opportunities and public transportation accommodations.

Policy 20.4 Concentrate dense land uses, including residential, commercial, and mixed-use, along major public transportation corridors and at intermodal centers in concert with locally adopted long-range transportation plans.

The Commons is located at the interchange of Interstate 75, which is a major public transportation corridor.