6.5
PUBLIC HEARING

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Deputy Planning and Zoning Manager

SUBJECT: Quasi Judicial Hearing, Variance Application: V 11-1-07/08-21/Stonebridge Estates/2651 Flamingo Road/Generally located on the southwest corner of Southwest 26th Street and Flamingo Road

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: V 11-1-07, Stonebridge Estates, 2651 Flamingo Road

REPORT IN BRIEF: The petitioner (Rhon Ernest-Jones Consulting Engineers, Inc.) is requesting variance from the Land Development Code §12-81(A), Conventional Single-family Development Standards and §12-287(A), Development Standards for the R-1, Estate Dwelling District that requires a minimum lot area of 35,000 square feet in order to develop the approximately eighteen (18) acre subject site with eighteen (18) single-family residential dwelling units.

Currently, the Town of Davie development standards for the R-1, Estate Dwelling District precludes the petitioner from achieving the maximum density permitted by the subject site's Future Land Use Plan Map classification by incorporating the design of the northern eight (8) acres as proposed an equestrian facility.

In order to preserve an existing on-site equestrian facility and maintain the petitioner's density, the required residential lot size would need to be reduced on the overall subject site. Therefore, the petitioner has requested that the lot size be reduced from a required minimum lot area of 35,000 square feet to a provided minimum lot area of 20,000 square feet.

The petitioner still has the opportunity to develop the subject site in accordance with approved master site plan application (MSP 11-2-05, Stonebridge Estates), which would allow the construction of seventeen (17) single-family on builders acres (a minimum of 35,000 square feet per lot), which meets both the Land Development Code and Future Land Use Plan Map. However, the petitioner has designed the overall subject site to

preserve/enhance an existing equestrian facility and provide for drainage/retention within the northern eight (8) acres.

PREVIOUS ACTIONS:
At the March 5, 2008 Town Council meeting, variance application (V 11-1-07, Stonebridge Estates) was tabled to the April 2, 2008 meeting. **(Motion carried 5-0)**

CONCURRENCES:
At the February 13, 2008 Planning and Zoning Board meeting, Variance Application (V 11-1-07, Stonebridge Estates was tabled to the March 12, 2008 meeting. **(Motion carried 3-1, Chair Bender opposed,** Mr. Pignato was absent)

At the March 12, 2008 Planning and Zoning Board meeting, Mr. Pignato made a motion, seconded by Vice-Chair Stevens, to deny the request to table. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Mr. Pignato made a motion, seconded by Mr. Busey, to deny the variance. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):
Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Planning Report

Exhibit "A"
Application: V 11-1-07/08-21/Stonebridge Estates
Original Report Date: 2/1/08 **Revision(s):** 2/14/08, 3/14/08

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:
Name: ECATS 2 LLC
Address: 12500 West Atlantic Boulevard
City: Coral Springs, Florida 33071
Phone: (954) 344-9855

Petitioner:
Name: Rhon Ernest-Jones Consulting Engineers, Inc.
Address: 12500 West Atlantic Boulevard
City: Coral Springs, Florida 33071
Phone: (954) 344-9855

Background Information

Date of Notification: February 6, 2008 **Number of Notifications:** 144

Petitioner's Request: A variance from the Land Development Code sections: §12-24, Statement of purpose and intent of zoning districts; §12-81(A), Conventional single-family development standards; and §12-287(A), Development standards; for the R-1, Estate Dwelling District **FROM:** a required minimum lot area of 35,000 square feet **TO:** a provided minimum lot area of 20,000 square feet.

Address: 2651 Flamingo Road

Location: Generally located on the southwest corner of Southwest 26th Street and Flamingo Road

Future Land Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): R-1, Estate Dwelling District

Existing Use(s): Vacant

Parcel Size: Approximately 18.81 acres (819,363 square feet)

Proposed Density: .95 dwelling units per acre

Proposed Use(s): Eighteen (18) single-family homes (Stonebridge Estates)

	Surrounding Use(s):	Surrounding Land Use Plan Map Designation(s):
North:	Vacant Land	Residential (1 DU/AC)
South:	Stonebrook Estates (Single-Family Homes)	Residential (1 DU/AC)
East:	Flamingo Road (Right-of Way)	Residential (1 DU/AC)
West:	Kapok & Peico Estates (Single-Family Homes)	Residential (1 DU/AC)

	Surrounding Zoning(s):
North:	AG, Agricultural District
South:	E, Estate District
East:	AG, Agricultural District
West:	AG, Agricultural District

Zoning History

Related Zoning History:
Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Request(s) on same property:
Rezoning Application (ZB 12-1-05), at the June 20, 2007 Town Council meeting, this application to rezone the 18.81 acre subject site from AG, Agricultural District to R-1, Estate Dwelling District.

Plat Application (P 3-2-06), at the June 6, 2007 Town Council meeting, this application to construct seventeen (17) single-family custom homes on builder acre lots was approved.

Master Site Plan (MSP 11-2-05), at the June 6, 2007 Town Council meeting, this application to construct seventeen (17) single-family custom homes on builder acre lots was approved.

Concurrent Request on same property: n/a

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-305), Rezonings, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way. The purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie

Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code, Article IX of the Land Development Code, Rural Lifestyle Regulations.

Land Development Code (Section 12-24), (I) (2) Estate Dwelling (R-1) District: The R-1 District is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

Land Development Code (Section 12-287) Conventional Single-Family Development Standards, (A) Minimum parcel requirements, Minimum lot area: 35,000 sq. ft., Minimum Lot Frontage/Width: 125 ft., Minimum Lot Depth: n/a, Minimum DU Floor Area: 2,400 sq. ft., Max building coverage: 25%; (B) Front building setbacks 30-40 ft., Side building setbacks 25 ft., Rear building setback 30 ft., and Maximum height 30 ft.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, 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 Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner (Rhon Ernest-Jones Consulting Engineers, Inc.) is requesting variance from the Land Development Code §12-81(A), Conventional Single-family Development Standards and §12-287(A), Development Standards for the R-1, Estate Dwelling District that requires a minimum lot area of 35,000 square feet.

This request would allow the approximately eighteen (18) acre subject site to be developed with eighteen (18) single-family residential dwelling units. Currently, the Town of Davie development standards for the R-1, Estate Dwelling District precludes the petitioner from achieving the maximum density permitted by the subject site's Future Land Use Plan Map classification based on the design of the northern eight (8) acres proposed as an equestrian facility.

Staff Analysis

The criterion for approval of a variance requires that the petitioner's request show no evidence of a self-created hardship. In the case of Variance Application (V 11-1-07, Stonebridge Estates), in order to preserve an existing on-site equestrian facility and maintain the petitioner's density, the required residential lot size needs to be reduced on the overall subject site. Therefore, the petitioner has requested that the lot size be reduced from a required minimum lot area of 35,000 square feet to a provided minimum lot area of 20,000 square feet.

The petitioner still has the opportunity to develop the subject site in accordance with approved master site plan application (MSP 11-2-05, Stonebridge Estates), which would allow the construction of seventeen (17) single-family on builders acres (a minimum of 35,000 square feet per lot), which meets both the Land Development Code and Future Land Use Plan Map. However, the petitioner has designed the overall subject site to preserve/enhance an existing equestrian facility and provide for drainage/retention within the northern eight (8) acres.

Additionally, the petitioner provided two (2) **conceptual** master site plan schemes. Both schemes consist of eighteen (18) single-family homes, but provide different vehicular access points (See attached Exhibit "A" and "B"). Exhibit "A" proposes an access point through an existing residential community to the south (Stonebrook Estates), while Exhibit "B" proposes access off Flamingo Road through a portion of Southwest 26th Street. These access options will be further reviewed when the petitioner is required to formally submit a master site plan application. Furthermore, a master site plan associated with this variance will be required to meet additional Town of Davie, Code of Ordinances relating to Residential Development Standards, Engineering Standards, and Landscaping Requirements (i.e. existing tree line along the southern property line) and further variance requests may be required.

The following information is staff's analysis *(italic font)* based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

(a) There are special circumstances or conditions applying to the land or building for which the variance is sought;

There are no special circumstances or conditions applying to the land or building for which the variance is sought. The subject site may be development in accordance with the Town of Davie Future Land Use Plan Map and Code of Ordinances.

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;

The circumstances or conditions are not peculiar to such land or building and do apply generally to land or buildings in the same district. The subject site can be developed in accordance with the R-1, Estate Dwelling District without the granting of a variance.

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought;

The circumstances or conditions are not such that the strict application of the provisions of this chapter would not deprive the application of reasonable use of the land or building. The subject site can be reasonably used without a variance. The variance is sought in attempts to maintain existing equestrian facilities and residential density in accordance with the Future Land Use Plan Map.

and that alleged hardship is self-created by any person having an interest in the property.

The alleged hardship is self-created by any person having an interest in the property. This variance request is created by the desire to build to a density allowed by the Future Land Use Plan Map while maintaining equestrian facility/open space.

(b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The granting of the variance is not necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose. This request has been made in order to achieve the maximum density permitted by the Future Land Use Plan Map, however is not necessary for reasonable use of the land. This request is the minimum necessary to construct the maximum number of dwellings permitted by the subject site's Future Land Use Plan Map designation.

(c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Granting of the requested variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. This request provides relief from the minimum lot size requirements to provide open space, as well as equestrian areas and facilities. The associated conceptual master site plan schemes, as illustrated with the attached exhibits, attempts to balance an existing equestrian facility and the petitioners desire to maximize the allowable density.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the February 13, 2008 Planning and Zoning Board meeting, Variance Application (V 11-1-07, Stonebridge Estates was tabled to the March 12, 2008 meeting. **(Motion carried 3-1, Chair Bender opposed, Mr. Pignato was absent)**

At the March 12, 2008 Planning and Zoning Board meeting, Mr. Pignato made a motion, seconded by Vice-Chair Stevens, to deny the request to table. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Mr. Pignato made a motion, seconded by Mr. Busey, to deny the variance. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Town Council Action

At the March 5, 2008 Town Council meeting, variance application (V 11-1-07, Stonebridge Estates) was tabled to the April 2, 2008 meeting. **(Motion carried 5-0)**

Exhibits

1. Justification Letter
2. Mail-out Map
3. Mail-out
4. Conceptual Site Plan
5. Future Land Use Plan Map
6. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_07\V 11-1-07 Stonebridge Estates

Exhibit 1 (*Justification Letter*)

RHON ERNEST-JONES
CONSULTING ENGINEERS, INC.

CIVIL ENGINEERS ▪ LAND PLANNERS
TRANSPORTATION PLANNERS ▪ LANDSCAPE ARCHITECTS

November 19, 2007

Town of Davie
Planning and Zoning Division
Development Services Department
6591 Orange Drive
Davie, Florida 33314-3399
Attn: Marcie Nolan, AICP

Re: Stonebridge Estates
Variance Application
Job No. 05-0507.01

Ms Nolan:

I am pleased to submit, for your consideration, this application for a Variance to the Town of Davie Land Development Code. The subject site is located on the west side of S. Flamingo Road, approximately 1.5 miles north of Griffin Road. (Property ID Number: 5040 23 01 0010)

This request seeks a variance to the Town of Davie Land Development Code, Section 12-24, reducing the minimum allowable lot size on the 18.8 acre Stonebridge Estates property from 35,000 square feet to a minimum of 20,000 square feet. Approval of this variance will allow the north portion of the property to be preserved as open space and maintain its existing equestrian use and character.

Specific code sections that we are requesting a variance from are listed below:

Sec. 12-24. Statement of purpose and intent of zoning districts.

(2) Estate Dwelling (R-1) District: The R-1 District is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

District	*Characteristics*
R-1	*35,000 sq. ft. lots*

This request is consistent and compatible with the existing neighborhood abutting the property to the south and part of the west. The property to the north is zoned AG and will be buffered from this project by the proposed open-space / equestrian area. The property is bordered by Flamingo Road on the east

The criteria used to evaluate variances as specified in the Town of Davie Land Development Code Section is addressed as follows.

Chapter 12 of the Town of Davie Land Development Code

Section 12-309. Review for variances.

A variance may only be considered for height, area, number of required parking spaces, or plant units, size of structure or size of yards and open spaces, and separation requirements.

This variance is a request to reduce the minimum lot size allowable in the R-1 zoning district and shall comply with all other aspects of the Land Development Code.

Planning and Zoning Board Review:

1. *The planning and zoning board shall hold its public hearing and shall made a recommendation upon the application for variance to the Town Council, based upon its consideration of, where applicable, whether or not:*

   (a) *There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property;*

The proposed lot size will allow the north portion of this site to remain as open space for public use, providing an opportunity for residents to enjoy open space and equestrian activities. This project will conform to all other requirement of lots within the R-1 zoning district.

   (b) *The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;*

The approval of this variance allows for residential development which is compatible with the surrounding adjacent communities, while also allowing for a large portion of the property to be preserved as open space, further enhancing the rural and equestrian lifestyle of the Town of Davie.

> (c) *That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

This variance allows the north portion of this property to remain open space with equestrian trails connecting to the surrounding communities. The proposed lot sizes are compatible with the lot size of the adjacent neighborhood to the south and west.

> 2. *The report and recommendation of the planning and zoning board required by this chapter may include proposals for the mitigation of external impacts of the variance if approved by the council.*

The impacts of this variance, if approved, will be negligible to the surrounding areas. The applicant / owner will comply with all reasonable provisions, conditions, and requirements identified by the Town of Davie Planning and Zoning Board, as well as the Town Council.

The following items are enclosed, pursuant to Town of Davie application requirements:

- Town of Davie Variance Application
- Check for $930.00 to address the Town's application fee;
- Copy of the warranty deed;
- Three (3) copies of conceptual exhibits A and B; and
- Two (2) full scale certified and sealed surveys

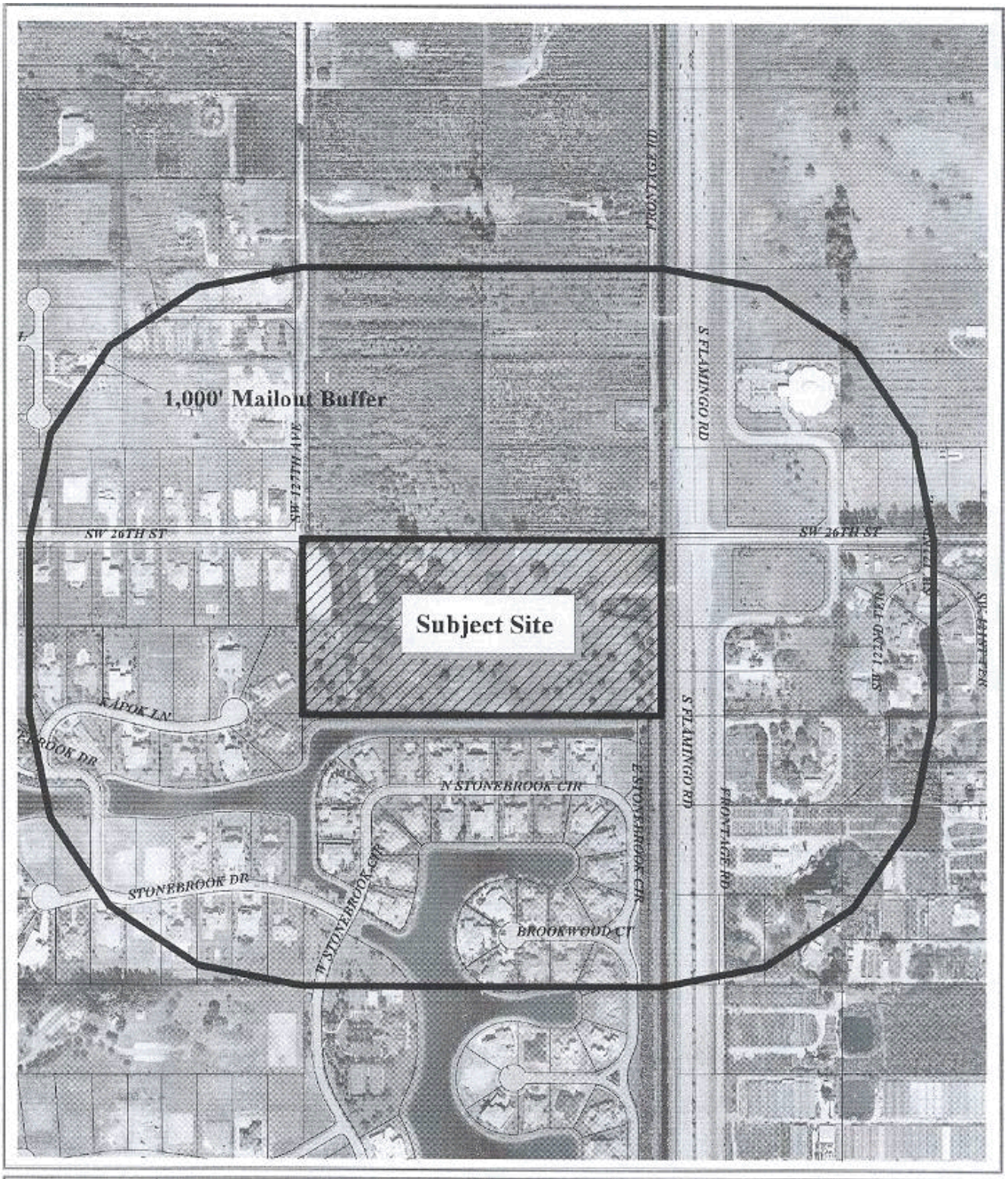
As you know, Craig Bencz and Rhon Ernest-Jones, from our office, met with you on August 20, 2007, to fulfill the pre-application meeting requirement. Please do not hesitate to contact me if you have any questions, or if I can provide additional information. I look forward to working with you on this project.

Very truly yours,

Bradley T. Stevenson, JD
Senior Planner

E:\REJCETemplates\Letter(2+Pages)99.doc

Exhibit 2 ***(Mail-out Map)***



The Town of Davie

Development Services Department

Planning & Zoning Division

Type of Map:

1,000' Mailout Buffer Map

N W E S

Scale:

300 0 300 600 Feet

Exhibit 3 *(Mail-out)*

FOLIO	NAME	MAIL_ADDR	MAIL_ADDR1
504023090380	ABRAHAM,HARVEY S & CHARLOTTE G	12542 BROOKWOOD CT	DAVIE FL 33330
504023091050	AGUILAR,VIANCA P	12854 STONEBROOK DR	DAVIE FL 33330
504023091130	AIKMAN,NOELLE	12825 STONEBROOK DR	DAVIE FL 33330
504014130070	ALVAREZ,STEWART & AMY JO	12791 SW 26 ST	DAVIE FL 33325
504024010311	ANIMALS RECREATION &	2670 S FLAMINGO ROAD	DAVIE FL 33330-1302
504024010310	ANIMALS RECREATION &	2670 S FLAMINGO ROAD	DAVIE FL 33330
504023090400	ARMSTRONG,BRUCE	12543 BROOKWOOD CT	DAVIE FL 33330
504024010280	BANGE,PAUL E & NANCI	2950 S FLAMINGO RD	DAVIE FL 33330-1308
504024010282	BANGE,PAUL E & NANCI	2950 S FLAMINGO RD	DAVIE FL 33330-1308
504023091150	BARRAU,CARMEL & JOSEE LAMOUR	12765 STONEBROOK DR	DAVIE FL 33330
504023090530	BECERRA,MARIA E	2850 W STONEBROOK CIR	DAVIE FL 33330
504014130040	BENSON,HAYWARD STEPHAN	2017 NW 46 AVE #205A	LAUDERHILL FL 33313
504024010190	BLACKANN,ALISON L &	2751 SW 121 AVE	DAVIE FL 33330-1311
504024010181	BOVIE,JOSEPHINE	2695 SW 121ST TER	DAVIE FL 33330-1319
504023090570	BROWN,GARY L & MINDY H	2753 W STONEBROOK CIR	DAVIE FL 33330
504023091200	BURK,RONALD L &	12750 KAPOK LANE	DAVIE FL 33330
504024010183	CARDONA,MARTHA L	2691 SW 122 TER	DAVIE FL 33330-1300
504023090490	CHANCE,VICTOR B & KIMBERLI A	12560 N STONEBROOK CIR	DAVIE FL 33330
504023090630	CHARLES,PAUL PATRICK & MARIE Y	12481 N STONEBROOK CIR	DAVIE FL 33331
504023090430	CHWOJKO,EDWARD & KATARZYNA	2901 E STONEBROOK CIR	DAVIE FL 33330
504023090360	COLE,JAMIE A & DEBRA L	12462 BROOKWOOD CT	DAVIE FL 33330
504014130090	COLEMAN,ANGIENETTA &	12731 SW 26 ST	DAVIE FL 33325
504023091260	COOTE,MICHAEL &	12861 KAPOK LANE	DAVIE FL 33330
504024010210	CUTINO,VICTOR	2995 SW 121 AVE	DAVIE FL 33330
504023090440	DAVID,MARTHA LAURIE &	2851 E STONEBROOK CIR	DAVIE FL 33330
504014010380	DIBIASE,DOROTHY FAM LTD	PO BOX 780	LYNNFIELD MA 01940
504014010430	DIBIASE,DOROTHY FAM LTD	PO BOX 780	LYNNFIELD MA 01940
504014010371	DIBIASE,DOROTHY FAM LTD	PO BOX 780	LYNNFIELD MA 01940
504014010441	DIBIASE,DOROTHY FAM LTD	PO BOX 780	LYNNFIELD MA 01940
504023091000	DISORBO,ALDO L	12704 STONEBROOK DR	DAVIE FL 33330
504023010010	ECATS 2 LLC	10885 NW 6 ST	CORAL SPRINGS FL 33071
504013010222	FLORIDA DEPT. OF TRANSPORTATION	3400 WEST COMMERCIAL BLVD.	FORT LAUDERDALE, FL 33309-3421
504013010247	FLORIDA DEPT. OF TRANSPORTATION	3400 WEST COMMERCIAL BLVD.	FORT LAUDERDALE, FL 33309-3421
504024010320	FLORIDA DEPT. OF TRANSPORTATION	3400 WEST COMMERCIAL BLVD.	FORT LAUDERDALE, FL 33309-3421
504024010292	FLORIDA DEPT. OF TRANSPORTATION	3400 WEST COMMERCIAL BLVD.	FORT LAUDERDALE, FL 33309-3421
504024010281	FLORIDA DEPT. OF TRANSPORTATION	3400 WEST COMMERCIAL BLVD.	FORT LAUDERDALE, FL 33309-3421
504014130030	FRIEDEWALD,DON E JR &	12911 SW 26 ST	DAVIE FL 33325
504024010180	FROHRING,C A & LINDA J	2690 SW 122ND TER	DAVIE FL 33330-1333
504023091160	GLOVER,JOHN D &	12735 STONEBROOK DR	DAVIE FL 33330
504023090550	GOLDMAN,WAYNE & MARYANNE	2853 W STONEBROOK CIR	DAVIE FL 33330
504024010174	GREY,CAROL LYNNE REV TR	2670 SW 122 TER	DAVIE FL 33330-1333
504024010177	GRINER,W B & CHERYL L LE	2675 SW 121ST TER	DAVIE FL 33330-1319
504023090470	GRODSKY,ALAN &	12480 N STONEBROOK CIR	DAVIE FL 33330
504023090350	HAKOPIAN,AMBAKUM & NINA	2951 E STONEBROOK CIR	DAVIE FL 33330
504023090560	HOCHSTEIN,ROBERT	2803 W STONEBROOK CIR	DAVIE FL 33330

504023090390	HOOD,SCOTT D &	12583 BROOKWOOD CT	DAVIE FL 33325
504023091190	HUBSCHMAN,DEBORAH ANN	12800 KAPOK LANE	DAVIE FL 33330
504023091180	ITEN,LOUIS J &	12850 KAPOK LANE	DAVIE FL 33330
504023090480	JAROLEM,KENNETH & ALISA	12520 N STONEBROOK CIR	DAVIE FL 33331
504014130100	JOBSON-POUX,EMMANUEL B &	12701 SW 26 ST	DAVIE FL 33325
504023090510	KENNEDY,K SCOTT & GAIL	12640 N STONEBROOK CIR	DAVIE FL 33330
504023090420	KNIGHT,SAMMY D & FREDA L	12463 BROOKWOOD CT	DAVIE FL 33331
504023090540	LAWRENCE,KRISHNA WILLIAM	2900 W STONEBROOK CIR	DAVIE FL 33330
504023090580	LEONE,EVELYNE &	12681 N STONEBROOK CIR	DAVIE FL 33330-1297
504014140050	LETO,JOHN A SR & JOAN A	3100 STIRLING RD	HOLLYWOOD FL 33021
504014140040	LETO,JOHN A SR TR	3100 STIRLING ROAD	HOLLYWOOD FL 33021
504014140070	LETO,JOHN A SR TR	3100 STIRLING ROAD	HOLLYWOOD FL 33021
504023090610	LEWIN,HARLEY	12561 N STONEBROOK CIR	DAVIE FL 33330
504023090640	LEWIN,ROBERT & LISA	12441 N STONEBROOK CIR	DAVIE FL 33331
504023090410	LEWIS,JACK A &	12503 BROOKWOOD CT	DAVIE FL 33330
504014010541	MIELE,VERONICA	2421 SW 127TH AVE	DAVIE FL 33325-5600
504014010541	MIELE,VERONICA	2421 SW 127TH AVE	DAVIE FL 33325-5600
504023091230	MIXON,KENNETH J & DARCEE J	12741 KOPAK LANE	DAVIE FL 33330
504013110020	MOSES FAMILY LTD PRTNR	2799 NW 55 AVE	LAUDERHILL FL 33313
504013110010	MOSES FAMILY LTD PRTNR	2799 NW 55 AVE	LAUDERHILL FL 33313
504023090620	MUNN,HENSLEY R & CYNTHIA E	235-15 129 AVE	LAURELTON QUEENS NY 11422
504023090500	OGDEN,WILLIAM F III	12600 N STONEBROOK CIR	DAVIE FL 33330
504014010420	PACC DEVELOPMENT LLC	7116 SW 47 ST	MIAMI FL 33155
504014010410	PACC DEVELOPMENT LLC	7116 SW 47 ST	MIAMI FL 33155
504023091220	PATITUCCI,JOHN & FLORENCE &	12701 KAPOK LANE	DAVIE FL 33330
504014010391	PEGG,WILLIAM S & NANCY P &	RR2 BOX 3408	NASHVILLE GA 31639
504023070020	PENSABENE,JOSEPH T &	12732 SW 26 ST	DAVIE FL 33325
504023091020	PHILLIPS,RICHARD & CAROL	12764 STONEBROOK DR	DAVIE FL 33331
504024010171	PLASENCIA,OSCAR	2603 SW 122 AVE	DAVIE FL 33330-1329
504024010300	PRIOR,PETER W & GAIL A	2780 S FLAMINGO RD	DAVIE FL 33330-1304
504014010540	REJA ENTERPRISES INC	2203C S FEDERAL HWY	FT LAUDERDALE FL 33316
504014010545	REJA ENTERPRISES INC	2203C S FEDERAL HWY	FT LAUDERDALE FL 33316
504014010544	REJA ENTERPRISES INC	2203C S FEDERAL HWY	FT LAUDERDALE FL 33316
504014130060	RENNER,MARK &	12821 SW 26 ST	DAVIE FL 33325
504023070080	RODRIGUEZ,LUIS D	12912 SW 26 ST	DAVIE FL 33325
504023090600	RUZICKA,THOMAS F &	12601 N STONEBROOK CIR	DAVIE FL 33330
504023090340	SANCHEZ,ALFONSO &	3001 E STONEBROOK CIR	DAVIE FL 33330
504023091280	SAUNDERS,ANGEL F &	12941 KAPOK LANE	DAVIE FL 33330
504023090370	SCHUBERT,ROBERT	12502 BROOKWOOD CT	DAVIE FL 33330
504023091010	SCHUMACKER,JOSEPH P & JANELDA R	12734 STONEBROOK DR	DAVIE FL 33330
504023070070	SIEROCUK,THOMAS & DARLENE	12882 SW 26 ST	DAVIE FL 33325
504023070070	SIEROCUK,THOMAS & DARLENE	12882 SW 26 ST	DAVIE FL 33325
504023070060	SILVERMAN,ANDREW L	12852 SW 26 ST	DAVIE FL 33330
504024010185	SKIDMORE,ALAN G	2602 SW 122ND AVE	DAVIE FL 33330-1330
504023091210	SLEIPNES,SVEIN &	12700 KAPOK LANE	DAVIE FL 33330
504024010184	SOHMER,PAUL & DONNA	2651 SW 122ND TER	DAVIE FL 33330-1300
504023090520	SORENSEN,DAVID R & SHIRLEY A	2800 W STONEBROOK CIR	DAVIE FL 38330
504023091270	SPRADLIN,ALAN L &	12901 KAPOK LANE	DAVIE FL 33330-1294

504023091300	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091330	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091420	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091400	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091320	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091390	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091380	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
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504023091360	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091340	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091430	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023091350	STONEBROOK ESTATES COMM ASSO INC	7227 CLINT MOORE ROAD	BOCA RATON FL 33496-1402
504023090650	STONYBROOK ESTATES LTD	7227 CLINT MOORE RD	BOCA RATON FL 33496-1402
504023091240	STONYBROOK ESTATES LTD	7227 CLINT MOORE RD	BOCA RATON FL 33496-1402
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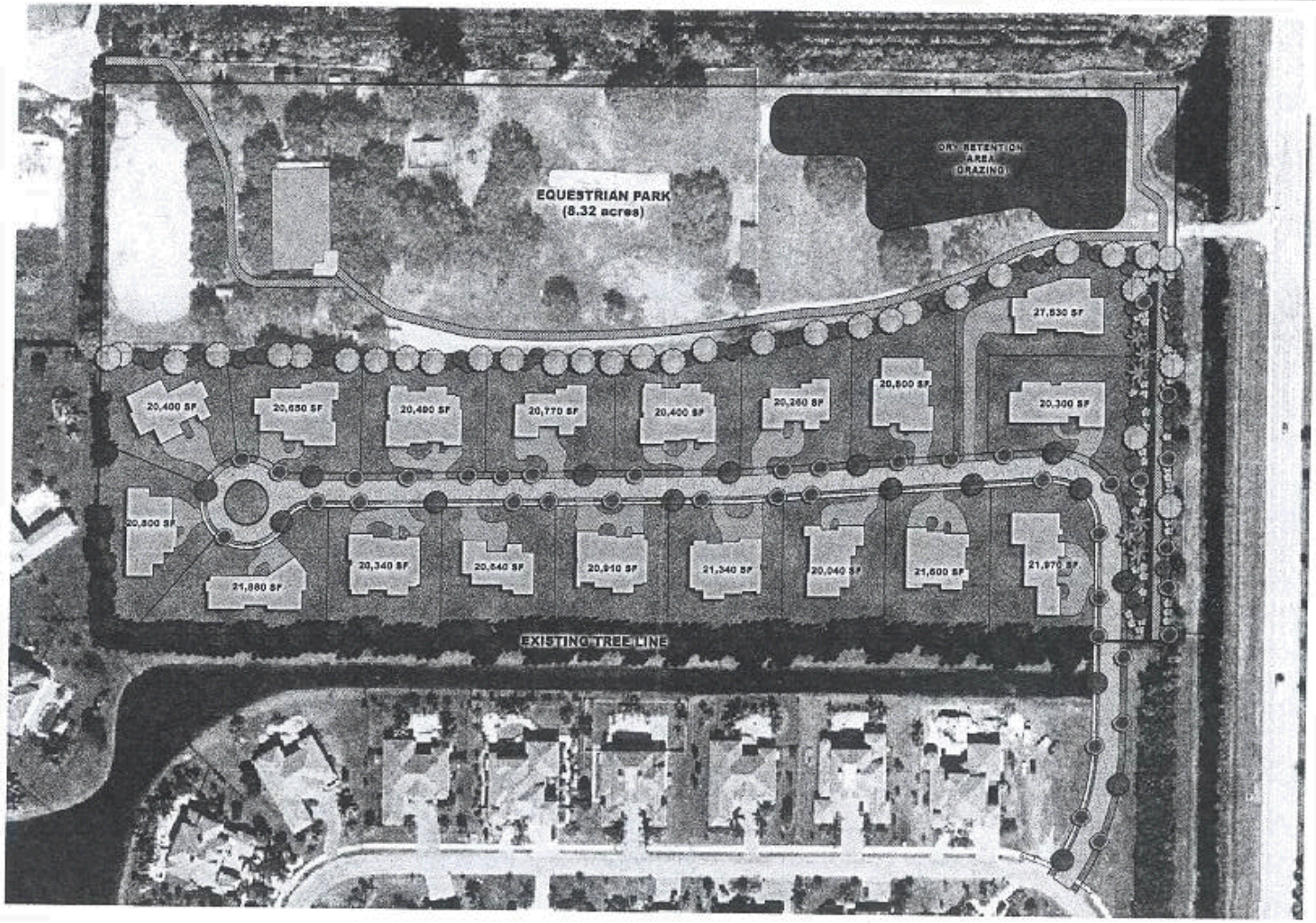
504023091120	STONYBROOK ESTATES LTD	7227 CLINT MOORE RD	BOCA RATON FL 33496-1402
504023091110	STONYBROOK ESTATES LTD	7227 CLINT MOORE RD	BOCA RATON FL 33496-1402
504023091100	STONYBROOK ESTATES LTD	7227 CLINT MOORE RD	BOCA RATON FL 33496-1402
504023091030	SUITE,NICHOLAS & NANCY	12794 STONEBROOK DR	DAVIE FL 33330
504023090460	THOMPSON,ADAM M	12440 N STONEBROOK CIR	DAVIE FL 33330
504014010550	TODINCA,GEORGE & VALERIA ETAL	2525 SW 127 AVE	DAVIE FL 33325
504023070050	TORAL,ALEJANDRO & ILLANA M	12822 SW 26 ST	DAVIE FL 33330
504024010321	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314-3348
504013010246	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314-3348
504024010170	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314-3348
504023020010	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314-3348
504014010390	TROMBINO,KATHLEEN M REV TR	2920 N ATLANTIC BLVD	FT LAUDERDALE FL 33308-7512
504014010531	VIETNAMESE BUDDHIST CULTURAL	2321 SW 127 AVE	DAVIE FL 33325
504014130080	WARREN,DAVID & CHARLENE	12761 SW 26 ST	DAVIE FL 33325
504023091140	WATSON,ANTHONY & DESIREE	75 GLEN AVE	WEST ORANGE NJ 07052
504023091170	WATSON,PAMELLA B &	12900 KAPOK LANE	DAVIE FL 33330
504013010249	WEEKLEY BROS LEASING LTD	20701 STIRLING ROAD	PEMBROKE PINES FL 33332
504013090030	WEEKLEY BROS LEASING LTD	20701 STIRLING ROAD	PEMBROKE PINES FL 33322
504013090020	WEEKLEY BROS LEASING LTD	20701 STIRLING ROAD	PEMBROKE PINES FL 33322
504013090010	WEEKLEY BROS LEASING LTD	20701 STIRLING ROAD	PEMBROKE PINES FL 33322
504013010242	WEEKLEY,DANIEL D &	20701 STIRLING RD	PEMBROKE PINES FL 33332
504013010251	WEEKLEY,DANIEL D &	20701 STIRLING RD	PEMBROKE PINES FL 33332
504023070030	WESTCOTT,PAUL L & DONNA R	12762 SW 26 ST	DAVIE FL 33325
504023070010	WILSON HEIGHTS DEV INC	3842 W 16 AVE	HIALEAH FL 33012
504014130050	WILSON HEIGHTS DEV INC	3842 W 16 AVE	HIALEAH FL 33012
504014010400	WOOD,ROBERT L	2075 S FLAMINGO RD	DAVIE FL 33325

504023090450	YOUNG,KEVIN D & HEATHER L	2801 E STONEBROOK CIR	DAVIE FL 33330
504024010193	ZAFRANI,ABRAHAM	2800 S FLAMINGO ROAD	DAVIE FL 33330
504024010192	ZAFRANI,ABRAHAM	2800 S FLAMINGO ROAD	DAVIE FL 33330
504024010200	ZAFRANI,ABRAHAM	2800 S FLAMINGO ROAD	DAVIE FL 33330
504024010201	ZAFRANI,ABRAHAM	2800 S FLAMINGO ROAD	DAVIE FL 33330
504024010290	ZAFRANI,ABRAHAM	2800 S FLAMINGO ROAD	DAVIE FL 33330
504023070040	ZAMORA,WILFREDO E & MARIA A	12792 SW 26 ST	DAVIE FL 33325
504023090590	ZVEIBIL,ROBERT &	12641 N STONEBROOK CIR	DAVIE FL 33330

Exhibit 4 (*Conceptual Site Plans*)



STONEBRIDGE ESTATES

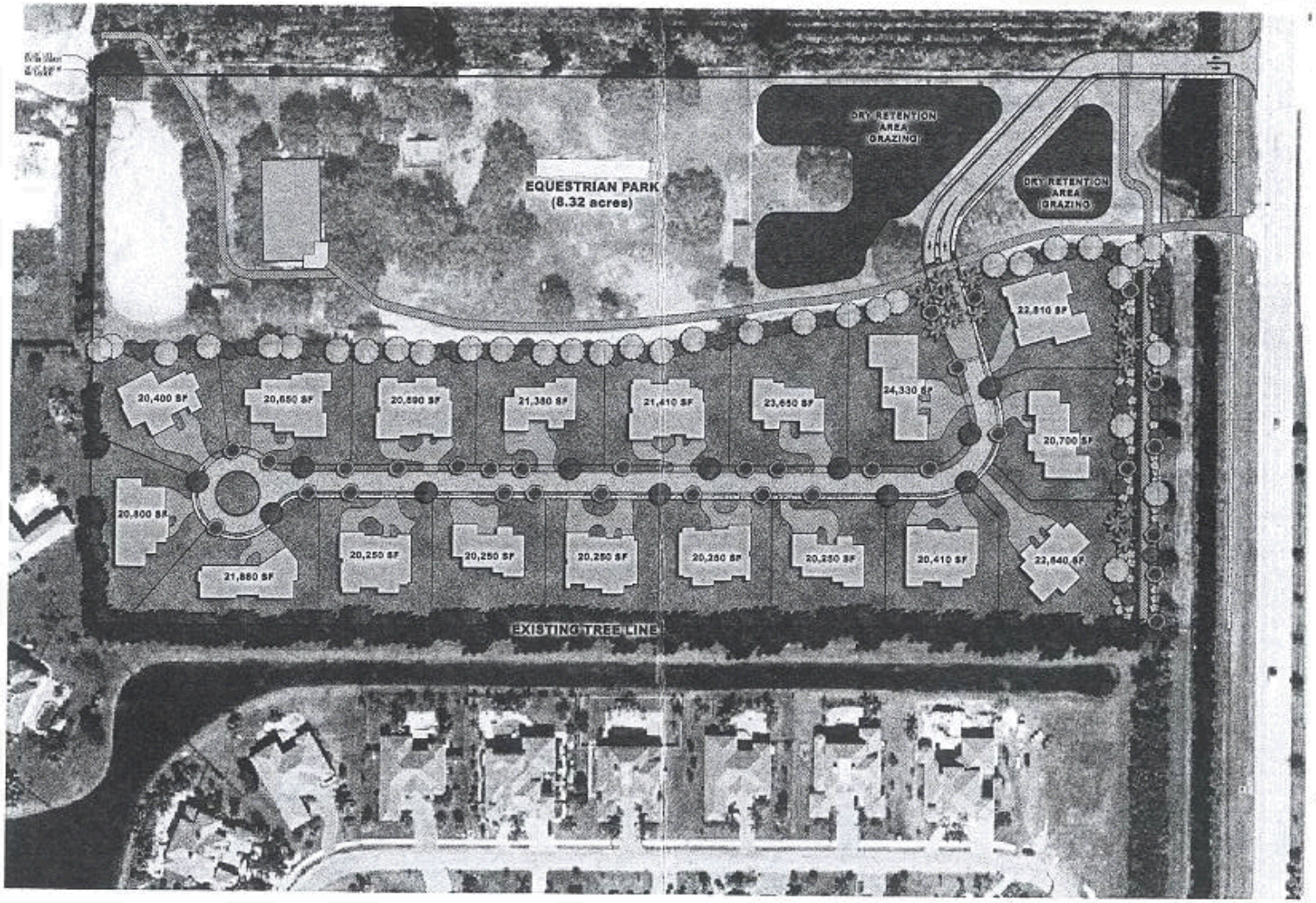
EXHIBIT A

TOWN OF DAVIE, FLORIDA

JOB #: 05-0507

NOVEMBER 20, 2007

RHON ERNEST-JONES
CONSULTING ENGINEERS, INC
CIVIL ENGINEERS ■ LAND PLANNERS
TRANSPORTATION PLANNERS ■ LANDSCAPE ARCHITECTS
12800 WEST ATLANTIC BOULEVARD
CORAL SPRINGS, FL 33071
(954) 344 8663
EBB 6451 LCB 3367



STONEBRIDGE ESTATES

EXHIBIT B

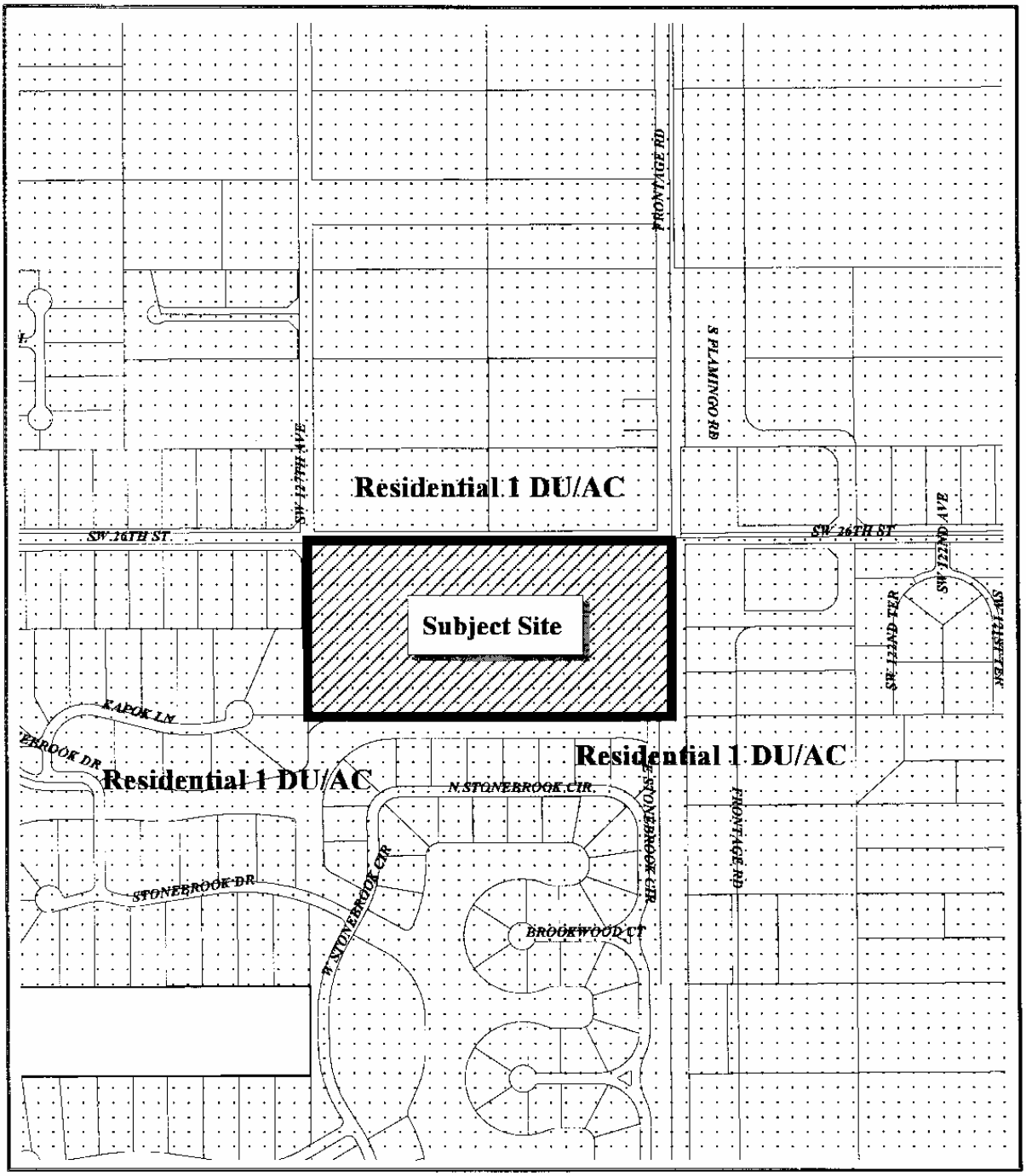
TOWN OF DAVIE, FLORIDA

JOB #: 05-0507

NOVEMBER 20, 2007

RHON ERNEST-JONES
CONSULTING ENGINEERS, INC.
CIVIL ENGINEERS • LAND PLANNERS
TRANSPORTATION PLANNERS • LANDSCAPE ARCHITECTS
12800 WEST ATLANTIC BOULEVARD
CORAL SPRINGS, FL 33071
EB# 0451 (954) 344-8855 LC# 0367

Exhibit 5 (*Future Land Use Map*)



The Town of Davie

Development Services Department

Planning & Zoning Division

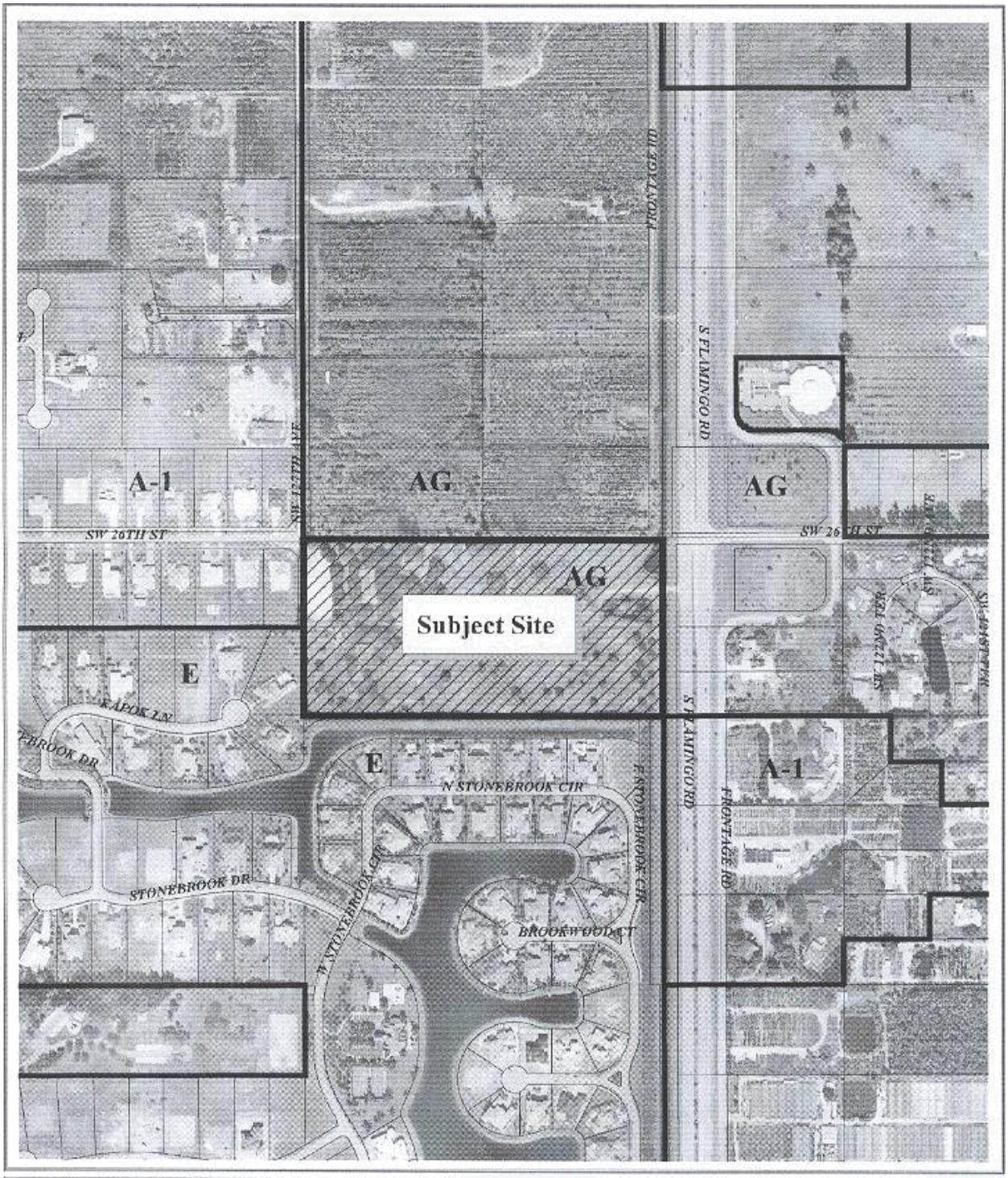
Type of Map:

Aerial, Zoning, & Subject Site Map

Scale:

300 0 300 600 Feet

Exhibit 6 (*Aerial, Zoning, and Subject Site Map*)



The Town of Davie

Development Services Department

Planning & Zoning Division

Type of Map:

Aerial, Zoning, & Subject Site Map

N W E S

Scale:

300 0 300 600 *Feet*