5.2
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: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing: Rezoning Application, ZB 12-2-05/06-22/Brierwood Estates/ 1385 SW 131st Terrace

AFFECTED DISTRICT: District 3

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: REZONING - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO R-5, LOW MEDIUM DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB 12-2-05, Brierwood Estates, 1385 SW 131 Terrace) (tabled from May 7, 2008)

REPORT IN BRIEF: The subject site is located at the northwest corner of Southwest 14th Street and Southwest 130th Avenue. The site consists of two parcels. The parcel to the south known as Lorson Estates was rezoned to R-5, Low Medium Density Dwelling District in 2006. The petitioner is requesting approval to rezone the north parcel of the subject property from A-1, Agricultural District to R-5, Low Medium Density Dwelling District, making the zoning uniform through the site to allow a 38-units residential development on both parcels. The rezoning will also provide consistency with the existing Land Use designation of Residential 5 DU/AC.

PREVIOUS ACTIONS: At the April 16, 2008 Town Council meeting, this application was tabled to the May 7, 2008 meeting. **(Motion carried 5-0)**

At the May 7, 2008 Town Council meeting, this item was tabled to the May 21, 2008 Town Council meeting. **(Motion carried 5-0)**

CONCURRENCES: At the April 9, 2008 Planning & Zoning meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to the deed restriction that there would not be more density than 2.8 units per acre and that there would be additional buffering. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – no; Mr. Pignato – absent; Ms. Turin – yes. **(Motion carried 3-1)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

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

Attachment(s): Ordinance, Planning Report

ORDINANCE NO._____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO R-5, LOW MEDIUM DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** A-1, Agricultural District **TO:** R-5, Low Medium Density Dwelling District; and

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District to R-5, Low Medium Density Dwelling District;

a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as R-5, Low Medium Density Dwelling District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2008.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2008.

_____
MAYOR/COUNCILMEMBER

ATTEST:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit "A"
Application: ZB 12-2-05/Brierwood Estates
Original Report Date: 3/14/2008 **Revision(s):** 4/1/2008, 4/10/08, 4/9/08

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Deerwood Estates, Inc/ Carmen Lunnetta
Address: 1441 Interchange Circle South
City: Miramar, Florida 33025
Phone: (954) 889-0421

Background Information

Date of Notification: March 19, 2008 **Number of Notifications:** 231

Petitioner's Request: Rezone the subject site **FROM:** A-1, Agricultural District **TO:** R-5, Low Medium Density Dwelling District

Address: 1385 SW 131st Terrace

Location: Generally located on the northwest corner of SW 130th Avenue and Southwest 14th Street.

Future Land Use Plan Map: Residential 5 DU/Acre

Existing Zoning(s): A-1, Agricultural District and R-5, Low Medium Density Dwelling

Proposed Zoning(s): R-5, Low Medium Density Dwelling

Existing Use(s): Residential single-family

Parcel Size: 13.24 net acres (576,734 sq. ft.)

Proposed Use(s): 38 single-family homes

Proposed Density: 2.8 DU/acre

Surrounding Land

Surrounding Use(s):		**Use Plan Map Designation(s):**	
North:	Residential / Elementary School	Residential	5 DU/Acre
South:	Residential Development	Residential	1 DU/Acre
East:	Residential Development	Residential	3 DU/Acre
West:	Elementary School	Residential	5 DU/Acre

Surrounding Zoning(s):

North: CF, Community Facility/ A-1, Agricultural District
South: R-1, Low Density Dwelling District
East: PRD-5, Planned Residential Development
West: CF, Community Facility

Zoning History

Related zoning history:
Records indicate that the existing Future Land Use Plan Map designation classification was in place at the time of annexation.

Previous requests on same property:
On May 3, 2006 Town Council approved rezoning Application (ZB 8-2-04 Lorson Estates) to Rezone the approximately 4.37 acre subject site from A-1, Agricultural District to R-5, Low Medium Density Dwelling District for the south portion of the subject property.

On May 3, 2006 Town Council approved Plat Application (P 8-3-04 Lorson Estates), this plat application is for eleven (11) lot specific parcels for the south portion of the subject property.

On May 3, 2006 Town Council approved Site Plan application (SP 8-12-04 Lorson Estates), site plan approval for an eleven (11) single-family home development.

Concurrent Request(s) on same property:
Master Site Plan Application (MSP 12-8-05), this request is for site plan approval for a residential project consisting of 38 single family dwellings.

Plat Application (P 2-2-06), requesting approval of the plat known as "Brierwood Estates".

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 (Section 12-24 (I)(4)), the R-5, Low Medium Density Dwelling District is intended to implement the five (5) dwelling units per acre residential classification of the Town of Davie Future land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low-medium density single-family dwelling district.

Land Development Code (Section 12-81A), Conventional Single-Family Development Standards for R-5, Low Medium Density Dwelling District, minimum lot area 7,000 sq. ft., minimum lot frontage 75 feet, maximum height is 35 feet, maximum building ratio is 40%, minimum front setback 25 feet, side setback 10 feet, and rear setback 15 feet.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 3. This Planning Area is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

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.

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

In addition, the Interlocal Agreement between the School Board and the Municipalities requires, as part of the development review process, to provide a copy of rezoning applications that could increase residential density to the superintendent. As such, the Planning and Zoning Division has provided copy of this rezoning application. Any comments by the School Board will be provided at the time received.

Application Details

The subject site is located at the northwest corner of Southwest 14th Street and Southwest 130th Avenue. The site consists of two parcels. The parcel to the south known as Lorson Estates was rezoned to R-5, Low Medium Density Dwelling District in 2006. The petitioner is requesting approval to rezone the north parcel of the subject property from A-1, Agricultural District to R-5, Low Medium Density Dwelling District, making the zoning uniform through the site to allow a 38-units residential development on both parcels. The rezoning will also provide consistency with the existing Land Use designation of Residential 5 DU/AC.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at Flamingo Elementary School on March 3, 2006 and March 10, 2006. In addition, the petitioner conducted an additional meeting after the purchase of the south parcel known as "Lorson Estates" on December 17, 2007 at Flamingo Elementary School. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning applications:

(a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Comprehensive Plan allows parcels within the Future Land Use Plan Map designation of Residential 5 DU/Acre to be rezoned to the R-5, Low Medium Density Dwelling District.

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

Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium Density Dwelling District will be consistent with abutting residential zoning. This proposed rezoning would also be compatible with CF, Community Facility, to the north and west.

(c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The existing A-1, Agricultural District zoning designation is inconsistent with the Future Land Use designation of Residential 5 DU/acre. The change to R-5, Low Medium Density Dwelling District would be logical and consistent with the Comprehensive Plan..

(d) The proposed change will adversely affect living conditions in the neighborhood;

Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium Density Dwelling District is not expected to adversely affect living conditions in the neighborhood; to the contrary, it will maintain the stability of the surrounding residential developments.

(e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium Density Dwelling District will not generate more traffic than anticipated by the Future Land Use designation.

(f) The proposed change will adversely affect other property values;

The proposed single-family residential development is consistent with adjacent residential uses, and is not expected to have a negative impact on the value of the adjacent properties.

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

Rezoning the subject site will not deter improvements to the surrounding developed properties since all properties are required to meet existing Land Development Code.

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

Rezoning the subject site does not give the owner a unique benefit that harms the welfare of the general public.

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

The subject parcel must be rezoned to be consistent with the current Future Land Use designation of Residential 5 DU/acre.

(j) The proposed rezoning is the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The subject site's Future Land Use Plan Map designation is Residential 5 DU/Acre. The proposed residential development is consistent with the underlying Land Use classification. The proposed development will enhance the Town's tax base.

Staff finds that the rezoning request complies with the general purpose of the proposed R-5, Low Medium Density Dwelling District. The rezoning request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding zoning districts. Furthermore, the rezoning request can be considered compatible with surrounding uses.

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 April 9, 2008 Planning & Zoning meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to the deed restriction that there would not be more density than 2.8 units per acre and that there would be additional buffering. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – no; Mr. Pignato – absent; Ms. Turin – yes. **(Motion carried 3-1)**

Town Council Action

At the April 16, 2008 Town Council meeting, this application was tabled to the May 7, 2008 meeting. **(Motion carried 5-0)**

At the May 7, 2008 Town Council meeting, this item was tabled to the May 21, 2008 Town Council meeting. **(Motion carried 5-0)**

Exhibits

1. Justification Letter
1. Mail-out Map
2. Mail-out
3. Public Participation Notice
4. Public Participation Sign-in Sheet
5. Public Participation Summaries
6. Future Land Use Plan Map
7. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\ZB_Rezoning\ZB_05\ZB 12-1-05 Royal Davie

Exhibit 1 (*Justification Letter*)

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
14000 Military Trail, Suite 103
Delray Beach, Florida 33484
(561) 637-0955 Phone • (561) 637-4731 Fax

December 21, 2005

Mr. David Abramson
TOWN OF DAVIE
Planning & Zoning Division
6591 Orange Drive
Davie, Florida 33314-3399

Re: **BRIERWOOD ESTATES**
HSQ Project Number: **0511-73**
(Rezoning Justification Letter)

Dear Mr. Abramson:

Pursuant to the Town of Davie review criteria of Section 12-307 of the land development code, the following is the justification for the rezoning of this property:

1. The property is currently zoned A-1. The owner is proposing to rezone the property to R-5.
2. The proposed change in zoning is not contrary to the adopted comprehensive plan.
3. The proposed change in zoning will not create an isolated zoning district, unrelated and incompatible with adjacent and nearby districts.
4. The proposed change in zoning will not adversely affect living conditions within the adjacent neighborhood.
5. The proposed change in zoning will not adversely affect other property valves within the adjacent neighborhood.
6. The proposed change in zoning will not be a deterrent to the improvement or development of the other adjacent properties.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.

Antonio Quevedo, P.E.

RECEIVED
DEC 21 2005
Town of Davie
Planning & Zoning

cc: Carmen Lunnetta, Deerwood Estates, Inc.

Z:\Projects\2005\0511-73 Brierwood Estates\Correspondence\Submittals\051173-Justification Letter.doc

Exhibit 2 (*Mail-out Map)*

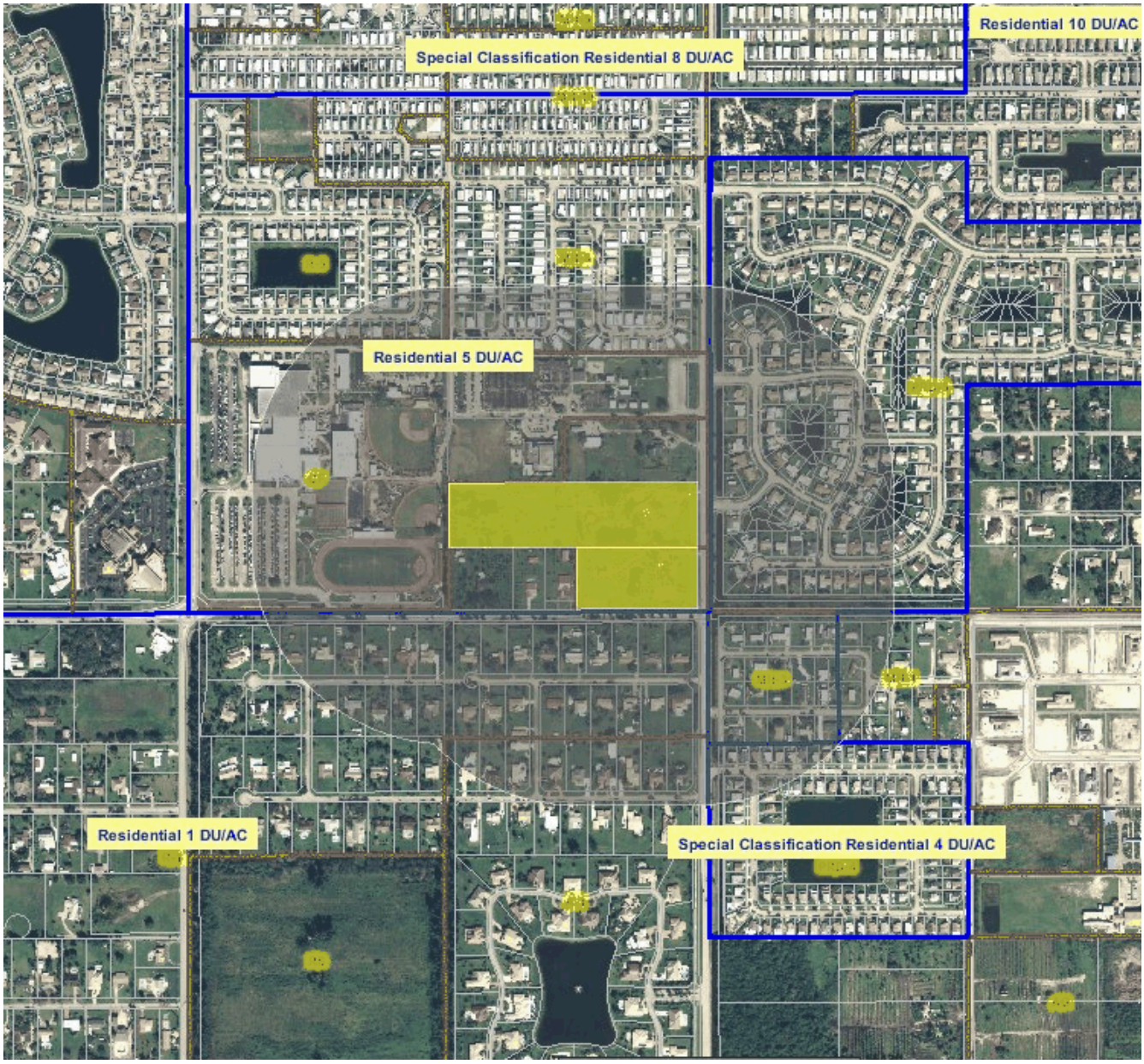


Exhibit 3 (*Mail-out)*

ZB 12-2-05
PALESTRANT,ROBERT E & C B
13151 SW 16 CT
DAVIE FL 33325

ZB 12-2-05
PALMER,JAMES W & LINDA S
12911 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
PALMER,JAMES W & LINDA S
12911 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
PAULSEN,NEIL EUGENE
12920 SW 15 ST
DAVIE FL 33325-5815

ZB 12-2-05
PEIFFER,CHARLES ALBERT & DONNA
12741 SW 12TH CT
DAVIE FL 33325-5536

ZB 12-2-05
PENTA,PATRICIA
13400 SW 10 PL
DAVIE FL 33325-1603

ZB 12-2-05
PERRY,CLIFTON H SR
1111 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
PERRY,CLIFTON H SR
1111 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
PETER,GEORGE & YVES-ROSE
13210 SW 14 PL
DAVIE FL 33325

ZB 12-2-05
POLITO,PAUL J
1275 SW 130 AVE
DAVIE FL 33325

ZB 12-2-05
POWELL,PAMELA J 1/2 INT EA
12831 SW 13 MNR
DAVIE FL 33325-5546

ZB 12-2-05
POWELL,PAMELA J 1/2 INT EA
12831 SW 13 MNR
DAVIE FL 33325-5546

ZB 12-2-05
PROCTOR,JOHN M & BARBARA
12821 SW 13TH MNR
DAVIE FL 33325-5546

ZB 12-2-05
RANCH DEVELOPERS LLC
1251 SW 130 AVE
DAVIE FL 33325-4301

ZB 12-2-05
REARDON,SEAN P & CHRISTINE S
1020 SW 133RD TER
DAVIE FL 33325-1615

ZB 12-2-05
RICHARD,JOSEPH R
12820 SW 10TH MNR
DAVIE FL 33325-5511

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
MAHAR,JUDY E 1/2 INT
12870 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05
MAHAR,JUDY E 1/2 INT
12870 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05
MANGANO,MICHAEL F & JOANNE
1400 SW 130TH AVE
DAVIE FL 33325-5801

ZB 12-2-05
MANGIERI,JEFFREY & LOUANN
1120 SW 128 DR
DAVIE FL 33325-5569

ZB 12-2-05
MANKOWSKI,ANN M
13300 SW 10TH PL
DAVIE FL 33325-1602

ZB 12-2-05
MARTIN,JAY & KATHLEEN
13291 SW 16 CT
DAVIE FL 33325-5740

ZB 12-2-05
MC DONALD,JOHN J JR
12721 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05
MC DONALD,JOHN J JR
12721 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05
MC GOWAN,EILEEN LE
12900 SW 14 CT
DAVIE FL 33325

ZB 12-2-05
MC LAUGHLIN,JOSEPH S & SHERI M
1310 SW 129TH WAY
DAVIE FL 33325-5583

ZB 12-2-05
MC LAUGHLIN,JOSEPH S & SHERI M
1310 SW 129TH WAY
DAVIE FL 33325-5583

ZB 12-2-05
MCCUSKER-REUSS,KIMBERLY
12901 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
MCCUSKER-REUSS,KIMBERLY
12901 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
MCGOWAN,EILEEN LE
12900 SW 14 CT
DAVIE FL 33325

ZB 12-2-05
MEADOR,WILLIAM G & DIANA C
12740 SW 13TH MNR
DAVIE FL 33325-5543

ZB 12-2-05
MORGAN,DENNIS 1/2 INT EA
1110 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05
MORGAN,DENNIS 1/2 INT EA
1110 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05
MOSER,ANTHONY J & JOYCE J
1081 SW 129TH WAY
DAVIE FL 33325-5578

ZB 12-2-05
MUCCIO,ROBERT S 1/2 INT
13501 SW 14 PL
DAVIE FL 33325-5728

ZB 12-2-05
MULLER,CHARLES & CAROL
12810 SW 13TH MNR
DAVIE FL 33325-5545

ZB 12-2-05
NAVARRETE,RAUL & KAREN
13430 SW 10 PL
DAVIE FL 33325

ZB 12-2-05
NELSON,TIMOTHY J & BARBARA E
12810 SW 10TH MNR
DAVIE FL 33325-5511

ZB 12-2-05
NELSON,TIMOTHY J & BARBARA E
12810 SW 10TH MNR
DAVIE FL 33325-5511

ZB 12-2-05
NICHOLS,OKEY & MARJORIE
1320 SW 128 DR
DAVIE FL 33325-5573

ZB 12-2-05
NICHOLS,OKEY & MARJORIE
1320 SW 128 DR
DAVIE FL 33325-5573

ZB 12-2-05
O'NEILL,ALYCE A
12851 SW 11 PL
DAVIE FL 33325-5532

ZB 12-2-05
O'NEILL,ALYCE A
12851 SW 11 PL
DAVIE FL 33325-5532

ZB 12-2-05
OLAFSON,DAVID & ELIZABETH
13301 SW 16 CT
DAVIE FL 33325-5712

ZB 12-2-05
OSBORN,HAROLD E III & KATHY A
1301 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05
OSBORN,HAROLD E III & KATHY A
1301 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05
JIMRUSTI,PHILLIP R
12730 SW 12TH CT
DAVIE FL 33325-5535

ZB 12-2-05
JONES,CHRISTOPHER &
1111 SW 129 WAY
DAVIE FL 33325-5580

ZB 12-2-05
KHAN,NASEEB &
1101 SW 129 WAY
DAVIE FL 33324

ZB 12-2-05
KRIMINGER,R M & JENNIFER R
1131 SW 128 DR
DAVIE FL 33325-5570

ZB 12-2-05
LACEY,BARBARA L
12990 SW 13TH ST
DAVIE FL 33325-5541

ZB 12-2-05
LEE,FRANK 1/2 INT
1031 SW 133 TER
DAVIE FL 33325-1616

ZB 12-2-05
LETENDRE,DONALD K &
ELIZABETH R
1310 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05
LUCKETT,DALE
1450 SW 130 AVE
DAVIE FL 33325-5801

ZB 12-2-05
LUDWIG,RICHARD J & LISA J
1091 SW 129TH WAY
DAVIE FL 33325-5578

ZB 12-2-05
LYNN,KENNETH W & ROBIN M
1331 SW 127TH TER
DAVIE FL 33325-5564

ZB 12-2-05
JIMRUSTI,PHILLIP R
12730 SW 12TH CT
DAVIE FL 33325-5535

ZB 12-2-05
JUSTICE,RONALD R & CONNIE S
17560 66 CT N
LOXAHATCHEE FL 33470-3235

ZB 12-2-05
KLINGER,DENNIS M TR &
12960 SW 14TH CT
DAVIE FL 33325-5811

ZB 12-2-05
KRIMINGER,R M & JENNIFER R
1131 SW 128 DR
DAVIE FL 33325-5570

ZB 12-2-05
LACEY,BARBARA L
12990 SW 13TH ST
DAVIE FL 33325-5541

ZB 12-2-05
LEE,JOHN L & SHERRYL R
12881 SW 11TH PL
DAVIE FL 33325-5532

ZB 12-2-05
LLOYD,PETER &
13091 SW 16 CT
DAVIE FL 33325

ZB 12-2-05
LUCKETT,JAMES G & VICTORIA
1080 SW 129TH WAY
DAVIE FL 33325-5577

ZB 12-2-05
LUIS,MARLON & CHERYL
13251 SW 16 CT
DAVIE FL 33325-5740

ZB 12-2-05
MADDOX,PAUL T
1460 SW 130 AVE
DAVIE FL 33325-5801

ZB 12-2-05
JOHNSON,ROBERT J &
13310 SW 14 PL
DAVIE FL 33325-5723

ZB 12-2-05
KHAN,MOHAMED & SAHIDAN
12741 SW 13TH MNR
DAVIE FL 33325-5544

ZB 12-2-05
KOSS,GARY T
12710 SW 13 MNR
DAVIE FL 33325-5543

ZB 12-2-05
LABRADOR,JOSE R
12740 SW 12 CT
DAVIE FL 33325-5535

ZB 12-2-05
LAUDON,LEWIS L & ROBYN
13300 SW 14TH PL
DAVIE FL 33325-5723

ZB 12-2-05
LETENDRE,DONALD K &
ELIZABETH R
1310 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05
LOWE,DONALD J
1500 SW 130 AVE
DAVIE FL 33325-5803

ZB 12-2-05
LUCKETT,JAMES G & VICTORIA
1080 SW 129TH WAY
DAVIE FL 33325-5577

ZB 12-2-05
LURZ,MARY AGNES
1320 SW 129 WAY
DAVIE FL 33325-5583

ZB 12-2-05
MADRID,GERMAN 1/2 INT
13420 SW 10 PL
DAVIE FL 33325-1603

ZB 12-2-05
FLORIAN,MARIA A
13211 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05 /
FOSTER,JAMES & KATHLEEN
1300 SW 129 WAY
DAVIE FL 33325

ZB 12-2-05 /
FOSTER,JAMES & KATHLEEN
1300 SW 129 WAY
DAVIE FL 33325

ZB 12-2-05 /
FRAM,GLEN & SANDRA
1300 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05 /
FRAM,GLEN & SANDRA
1300 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05 /
FREEBECK,MARGARET E
1321 SW 127TH TER
DAVIE FL 33325-5564

ZB 12-2-05
GALL,GEORGE W
12951 SW 13 ST
DAVIE FL 33325

ZB 12-2-05
GEARHART,ALBERT M &
12731 SW 13TH MNR
DAVIE FL 33325-5544

ZB 12-2-05 /
GEARHART,ALBERT M &
12731 SW 13TH MNR
DAVIE FL 33325-5544

ZB 12-2-05
GILLAN,JOHN J & T J FAM LIV TR
13101 SW 14 PL
FT LAUDERDALE FL 33325-5720

ZB 12-2-05
GREEN,CLARA J 1/2 INT
12920 SW 14 CT
DAVIE FL 33325-5811

ZB 12-2-05 /
GRONBERG,ERIK 1/2 INT EA
13000 SW 14 PL
DAVIE FL 33325-5717

ZB 12-2-05
GROW,STEWART A JR
13320 SW 10 PL
DAVIE FL 33325-1602

ZB 12-2-05 /
GUEVARA,MANUEL & KERRY L
12880 SW 11TH PL
DAVIE FL 33325-5531

ZB 12-2-05 /
GULLA,MATTHEW & LARA
13201 SW 16 CT
DAVIE FL 33325-5740

ZB 12-2-05
HANSEN,PAUL &
13200 SW 14 PL
DAVIE FL 33325-5721

ZB 12-2-05
HART,HAROLD RAYMOND &
JACQUELINE
12940 SW 15TH ST
DAVIE FL 33325-5815

ZB 12-2-05 /
HAUSMAN,NANCY P
13251 SW 14TH ST
DAVIE FL 33325-5710

ZB 12-2-05 /
HECHLER,SALLY E
13220 SW 14TH PL
DAVIE FL 33325-5721

ZB 12-2-05
HERNANDEZ,RUBEN
1331 SW 129 WAY
DAVIE FL 33325-5584

ZB 12-2-05 /
HISE,MYRA J
12940 SW 14TH CT
DAVIE FL 33325-5811

ZB 12-2-05
HOFFMANN,HARRY WAYNE &
LORRAINE
1210 SW 129TH WAY
DAVIE FL 33325-5581

ZB 12-2-05 /
HOFFMANN,HARRY WAYNE &
LORRAINE
1210 SW 129TH WAY
DAVIE FL 33325-5581

ZB 12-2-05 /
HOLCOMBE,ERNIE
13020 SW 14 PL
DAVIE FL 33325-5717

ZB 12-2-05
HORWATICH,ROBERT J & DEBRA J
12901 SW 15TH ST
FORT LAUDERDALE FL 33325-5816

ZB 12-2-05
HORWATICH,ROBERT J & DEBRA J
12901 SW 15TH ST
FORT LAUDERDALE FL 33325-5816

ZB 12-2-05 /
HOWIE,WARREN &
13111 SW 14TH PL
DAVIE FL 33325-5720

ZB 12-2-05 /
JEAN,NANETTE
12711 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05 /
JEAN,NANETTE
12711 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05 /
JERGUSON,ANDREW P III & SUSAN D
12901 SW 14TH CT
FORT LAUDERDALE FL 33325-5812

ZB 12-2-05
CAVO,EMILIE M
1070 SW 129 WAY
DAVIE FL 33325-5577

ZB 12-2-05 /
CHAVEZ,ANA M &
12921 SW 13 MNR
DAVIE FL 33325-5548

ZB 12-2-05
COA,EIBAR
1201 SW 130 AVE
DAVIE FL 33325

ZB 12-2-05
COBB,MARTHA S
12950 SW 10 CT
DAVIE FL 33325-5505

ZB 12-2-05 /
COHEN,STEVEN M & TERESA C
13410 SW 10TH PL
DAVIE FL 33325-1603

ZB 12-2-05 /
COLLAZO,MARIA &
13301 SW 14 PL
DAVIE FL 33325-5724

ZB 12-2-05 /
CONLEY,RUBLE & RUTH 1/2 INT
12941 SW 14TH CT
DAVIE FL 33325-5812

ZB 12-2-05 /
CONNAUGHTON,JOHN J &
LUCRETIA R
12920 SW 13 MNR
DAVIE FL 33325-5547

ZB 12-2-05 /
CONRAD,ROBERTA A
1321 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05 /
CONRAD,ROBERTA A
1321 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05 /
CORREA,THERESA &
12730 SW 13 MNR
DAVIE FL 33325-5543

ZB 12-2-05 /
CRENSHAW,WINFRED W & JANET A
13010 SW 14TH PL
DAVIE FL 33325-5717

ZB 12-2-05 /
CRICHTON,DANE
13321 SW 14 PL
DAVIE FL 33325-5724

ZB 12-2-05 /
DELLA PENTA,DAVID A & LAURA
12900 SW 13TH MNR
DAVIE FL 33325-5547

ZB 12-2-05 /
DEPOMPA,RON & SANDRA J
13411 SW 14TH PL
DAVIE FL 33325-5726

ZB 12-2-05
DESMOND,CHRIS J
13320 SW 14 PL
DAVIE FL 33325-5723

ZB 12-2-05 /
DOBEK,DAVID A & ROXANNE
1201 SW 129TH WAY
DAVIE FL 33325-5582

ZB 12-2-05 /
DOVI,JEAN M
1311 SW 127 TER
DAVIE FL 33325-5564

ZB 12-2-05
DRESSEL,CHARLES J & EMILY S
13311 SW 14TH PL
DAVIE FL 33325-5724

ZB 12-2-05
DUFFY,MICHAEL B & CINDY
12961 SW 14TH CT
DAVIE FL 33325-5812

ZB 12-2-05 /
DUNN,DONNA J
12941 SW 15 ST
DAVIE FL 33325-5816

ZB 12-2-05 /
DUNN,KEITH FRANCIS & ERIN P
1301 SW 128TH DR
DAVIE FL 33325-5574

ZB 12-2-05
DUNN,KEITH FRANCIS & ERIN P
1301 SW 128TH DR
DAVIE FL 33325-5574

ZB 12-2-05 /
DUSKIN,MARK &
13401 SW 14TH PL
DAVIE FL 33325-5726

ZB 12-2-05 /
EAHEART,DANIEL F & LINDA E
13021 SW 14TH PL
DAVIE FL 33325-5718

ZB 12-2-05
EAST,KEVIN J &
12800 SW 13TH MNR
DAVIE FL 33325-5545

ZB 12-2-05 /
EBANKS,MARK L & SHERI A
13101 SW 16 CT
DAVIE FL 33325

ZB 12-2-05 /
EGAN,TRACEY L
12860 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05 /
EGAN,TRACEY L
12860 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05 /
ELLIOTT,STEVEN & COLLEEN F
12731 SW 12 CT
DAVIE FL 33325-5536

ZB 12-2-05
ALI,KAREN
13440 SW 10 PL
DAVIE FL 33325

ZB 12-2-05
ARATA,JAMES D & ELIZABETH
1200 SW 129 WAY
DAVIE FL 33325-5581

ZB 12-2-05
BACCALA,GIOGIO
13001 SW 16 CT
DAVIE FL 33325

ZB 12-2-05
BERMEO,EDGAR & VIVIANA
1071 SW 129 WAY
DAVIE FL 33325-5578

ZB 12-2-05
BLACK,WILLIAM G &
12840 SW 13TH MNR
FT LAUDERDALE FL 33325

ZB 12-2-05
BONITO,MICHAEL G & ADELINE
13100 SW 14TH PL
DAVIE FL 33325-5719

ZB 12-2-05
BUDOSKI,PAUL 1/2 INT EA
12720 SW 12 CT
DAVIE FL 33325-5535

ZB 12-2-05
BUKO,JOHN III & ROSEMARY
1330 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05
BURNS,ROY A & CRYSTAL KAY
12850 SW 11TH PL
DAVIE FL 33325-5531

ZB 12-2-05
CARBONELL,JOSE E & IRAIDA
1221 SW 127TH TER
DAVIE FL 33325-5562

ZB 12-2-05
ANDREWS,JAMES C & PEGGY A
1211 SW 129TH WAY
DAVIE FL 33325-5582

ZB 12-2-05
ARNOLD,WAYNE E
13001 SW 14 PL
DAVIE FL 33325-5718

ZB 12-2-05
BEAVERS LIV TR
1297 SW ELETCHER LANE
PORT ST LUCIE FL 34953

ZB 12-2-05
BETTELLI,ROBERT J & JEAN
13421 SW 14TH PL
DAVIE FL 33325-5726

ZB 12-2-05
BOHANNON,ROGER E & ANGELA
1061 SW 129 WAY
DAVIE FL 33325-5578

ZB 12-2-05
BRIOSI,MICHAEL V & ARACELIA R
1121 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
BUDOSKI,PAUL 1/2 INT EA
12720 SW 12 CT
DAVIE FL 33325-5535

ZB 12-2-05
BURKE,THOMAS M & MARY T
1110 SW 128TH DR
DAVIE FL 33325-5569

ZB 12-2-05
CACCIOPPO,PHYLLIS H
13201 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05
CARBONELL,KARYN HILL
1121 SW 129 WAY
DAVIE FL 33325-5580

ZB 12-2-05
ARATA,JAMES D & ELIZABETH
1200 SW 129 WAY
DAVIE FL 33325-5581

ZB 12-2-05
AVON,RICHARD P JR
12960 SW 10 CT
DAVIE FL 33325

ZB 12-2-05
BERGIN,ROBERT E & DEBORAH A
13191 SW 16 CT
DAVIE FL 33325

ZB 12-2-05
BINGER,WILLIAM J JR & DEBBIE A
12921 SW 15 ST
DAVIE FL 33326

ZB 12-2-05
BOHANNON,ROGER E & ANGELA
1061 SW 129 WAY
DAVIE FL 33325-5578

ZB 12-2-05
BRIOSI,MICHAEL V & ARACELIA R
1121 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
BUKO,JOHN III & ROSEMARY
1330 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05
BURNS,ROY A & CRYSTAL KAY
12850 SW 11TH PL
DAVIE FL 33325-5531

ZB 12-2-05
CAIRA,CRAIG M & JULIA O
13110 SW 14TH PL
FORT LAUDERDALE FL 33325-5719

ZB 12-2-05
CAVO,EMILIE M
1070 SW 129 WAY
DAVIE FL 33325-5577

B 12-2-05 /
OWARS,CHARLES M TR
O BOX 2195
HICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

B 12-2-05
OWARS,CHARLES M TR
O BOX 2195
HICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

B 12-2-05 /
OWARS,CHARLES M TR
O BOX 2195
HICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 .
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 .
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 .
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 .
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
RYBARCZYK,MICHEL & MIREILLE
13221 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05 /
SAN GIOVANNI,JOSEPH G &
ROSALIE
13120 SW 14TH PL
DAVIE FL 33325-5719

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
RYBARCZYK,MICHEL & MIREILLE
13221 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05
SAN GIOVANNI,JOSEPH G &
ROSALIE
13120 SW 14TH PL
DAVIE FL 33325-5719

ZB 12-2-05
TATE,REGAN
12961 SW 15 ST
DAVIE FL 33325-5816

ZB 12-2-05
TAYLOR,JAMES R &
13121 SW 14 PL
DAVIE FL 33325-5720

ZB 12-2-05
TELLEZ,JUAN R & ROSE ANN M
1030 SW 133RD TER
DAVIE FL 33325-1615

ZB 12-2-05
THE SCHOOL BOARD OF BROWARD
CO
600 SE 3RD AVE
FT LAUDERDALE FL 33301-3125

ZB 12-2-05
THE SCHOOL BOARD OF BROWARD
CO
600 SE 3RD AVE
FT LAUDERDALE FL 33301-3125

ZB 12-2-05
THE SCHOOL BOARD OF BROWARD
CO
600 SE 3 AVE
FT LAUDERDALE FL 33301-3125

ZB 12-2-05
TOPAL,MITCHELL M & NORMA S
12720 SW 13TH MNR
DAVIE FL 33325-5543

ZB 12-2-05
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL 33314

ZB 12-2-05
UBILLA,DINA C
12901 SW 13 ST
DAVIE FL 33325-5542

ZB 12-2-05
VARGAS,JOHN R & VALENTINA
13051 SW 16 CT
DAVIE FL 33325-5738

ZB 12-2-05
VOSCHIN,MATTHEW J & JOYCE I
13311 SW 16TH CT
DAVIE FL 33325-5712

ZB 12-2-05
WALLIN,DAVID W & ELIZABETH G
931 SW 129TH WAY
DAVIE FL 33325-5576

ZB 12-2-05
WHITE,BARBARA A FAM TR 1/2 INT
1211 SW 128 DR
DAVIE FL 33325-5572

ZB 12-2-05
WHITE,BARBARA A FAM TR 1/2 INT
1211 SW 128 DR
DAVIE FL 33325-5572

ZB 12-2-05
WHITE,BILLY E
4225 HADAMAS RD
SPOTSYLVANIA VA 22553

ZB 12-2-05
WHITSETT,SCOTT &
1071 SW 128TH DR
DAVIE FL 33325-5568

ZB 12-2-05
WILLIAMS,ELLEN 1/2 INT EA
1120 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05
WILLIAMS,ELLEN 1/2 INT EA
1120 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05
WILTON,T W & VIRGINIA D
12851 SW 14TH PL
DAVIE FL 33325-5808

ZB 12-2-05
YOUNG,JONATHAN S & IVONNE C
13330 SW 10 PL
DAVIE FL 33325-1602

ZB 12-2-05
ZAGACKI,JOSEPH S & CHERYL A
13410 SW 14TH PL
DAVIE FL 33325-5725

Exhibit 4 ***(Public Participation Notice)***

Brierwood Estates, LLC.

February 28, 2006

RE: Brierwood Estates residential community at 1251 S.W. 130th Avenue, Davie, Florida

Dear Property Owner:

Please be advised that on **March 3rd, 2006** at **6:30-8:30 P.M.**, we will be at **Flamingo Elementary School**, located at **1130 S.W. 133rd Avenue, Davie, FL 33325**, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development which will consist of 2,315-3,525 s.f. of single family homes, and be ready to answer any questions you may have, and will listen to any suggestions. A follow-up meeting will then be held at the same time and location on **March 10th, 2006**.

Sincerely,

BRIERWOOD ESTATES, LLC.

Cc: Town of Davie Planning Division

11441 Interchange Circle South Miramar, FL 33025
(954) 889-0421 Office (954) 889-0422 Fax

Brierwood Estates, LLC.

December 7, 2007

RE: Brierwood Estates residential community at 1251 S.W. 130th Avenue, Davie, FL

Dear Sir or Madam,

Please be advised that on **December 17th, 2007**, at **7:00-8:30 P.M.**., we will be at **Flamingo Elementary School**, located at **1130 S.W. 133rd Avenue, Davie, FL 33325**, to discuss proposed improvements to the parcel of land listed above. We will have plans of the proposed residential development which will consist of single family residences that are 2,315-3,525 s.f. in size. We will also be able to answer any questions you may have, and are interested in hearing any suggestions that you may have.

This meeting is not a mandatory meeting of the Town of Davie, but we feel that it is important to share our plans and to open lines of communication with those living in the area adjacent to our proposed project.

We look forward to meeting with you!

Sincerely,

BRIERWOOD ESTATES, LLC.

11441 Interchange Circle South Miramar, FL 33025
(954) 889-0421 Office (954) 889-0422 Fax

Exhibit 5 ***(Public Participation Sign-in Sheets)***

FIRST MEETING
BRIERWOOD ESTATES

	NAME	ADDRESS
(3)	DIANNE PAYNE	13000 SW 14 PLACE DAVIE
	Erik Gronbers	13000 SW 14 Place Davie
	RATDEV SINGH	13175 SW 14 ST. DAVIE
	RADHA SHARDA PERSAD	13201 SW 14 ST DAVIE
	THERESA GILLAN	13101 SW 14 PL DAVIE
	DON PRICHARD	1651 SW 116 AV DAVIE
(2)*	CHRIS GALBRAITH	13501 SW 14th Pl Davie
	BOB MUCCIO	13501 SW 14 Pl DAVIE
	Robert Gaines	13510 SW 14th Place, Davie 33325
	Elizabeth Olafson	13301 SW 16 Ct Davie 33325
	~~George Gall 13251 SW 13 St Davie~~	33325
	~~Dennis Morgan 1110 SW 129th way~~	Davie 33325
	Michael Mireille Rybarczyk	13221 S.W. 14 Pl Davie 33325

SECOND MEETING
SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date)

NAME	ADDRESS	PHONE
HARRY HAUSMAN	13251 SW 14 ST DAVIE, FL 33325	954 474-4755
ROBERT S. MUCCIO	13501 SW 14 PL. DAVIE, FL. 33325	954-472-3689
CAROL PALESTRANT	3151 SW 6th CT Davie, FL 33325	
BASDEO SINGH	13175 SW 14 ST DAVIE FL 33325	
(please mail information) Cindy Zeffy	12961 SW 14th Ct. Davie	370-2919
Charlene Mazyk	13321 S.W. 16 CT. Davie, Fl 33325	
GINGER YOUNG	13300 SW. 16 CT Davie Fl. 33325	

Brierwood Estates *Public Participation Meeting Sign in Sheet* 12/17/2007

Signature	Print Name	Address
	Robt. Muccio	13501 SW 14 Place Davie
	Harry Hausman	13251 SW 14 Street Davie
	Dennis Morgan	1110 S.W. 129th way Davie
	Georgie Gall	12951 SW 13 ST DAVIE
	Charles Muller	12810 SW 13TH MANOR
	Jim Andreas	1211 SW 129 way
	Chris Galbraith	13501 SW 14th Place Davie

Exhibit 6 (Public Participation Report)

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
14000 Military Trail, Suite 103
Delray Beach, Florida 33484
www.hsqgroupinc.com
(561) 637-0955 Phone • (561) 637-4731 Fax

BRIERWOOD ESTATES

PUBLIC PARTICIPATION MEETING #1 – NOTES

Meeting was held at Flamingo Elementary School (1130 Southwest 133rd Avenue, Davie, Florida 33325) on March 3, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 11 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by Antonio Quevedo (HSQ Group, Inc.)
An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Residents requested to see building elevations for both the rear and side of all the models.
- Residents were concerned about the total number of units for the project.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
14000 Military Trail, Suite 103
Delray Beach, Florida 33484
www.hsqgroupinc.com
(561) 637-0955 Phone • (561) 637-4731 Fax

BRIERWOOD ESTATES

PUBLIC PARTICIPATION MEETING #2 – NOTES

Meeting was held at Flamingo Elementary School (1130 Southwest 133rd Avenue, Davie, Florida 33325) on March 10, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by David Blanco (Brierwood Estates) and Antonio Quevedo (HSQ Group, Inc.).

An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Some residents stated that this project was not compatible with the surrounding neighborhoods.
- Residents were concerned about the total number of units for the project.
- Residents asked about the project access through the Lorson Homes site.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.

Brierwood Public Participation Meeting #3—Notes

Meeting was held at Flamingo Elelmentary School on Monday,12/17/07.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 7:05 PM. There was a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

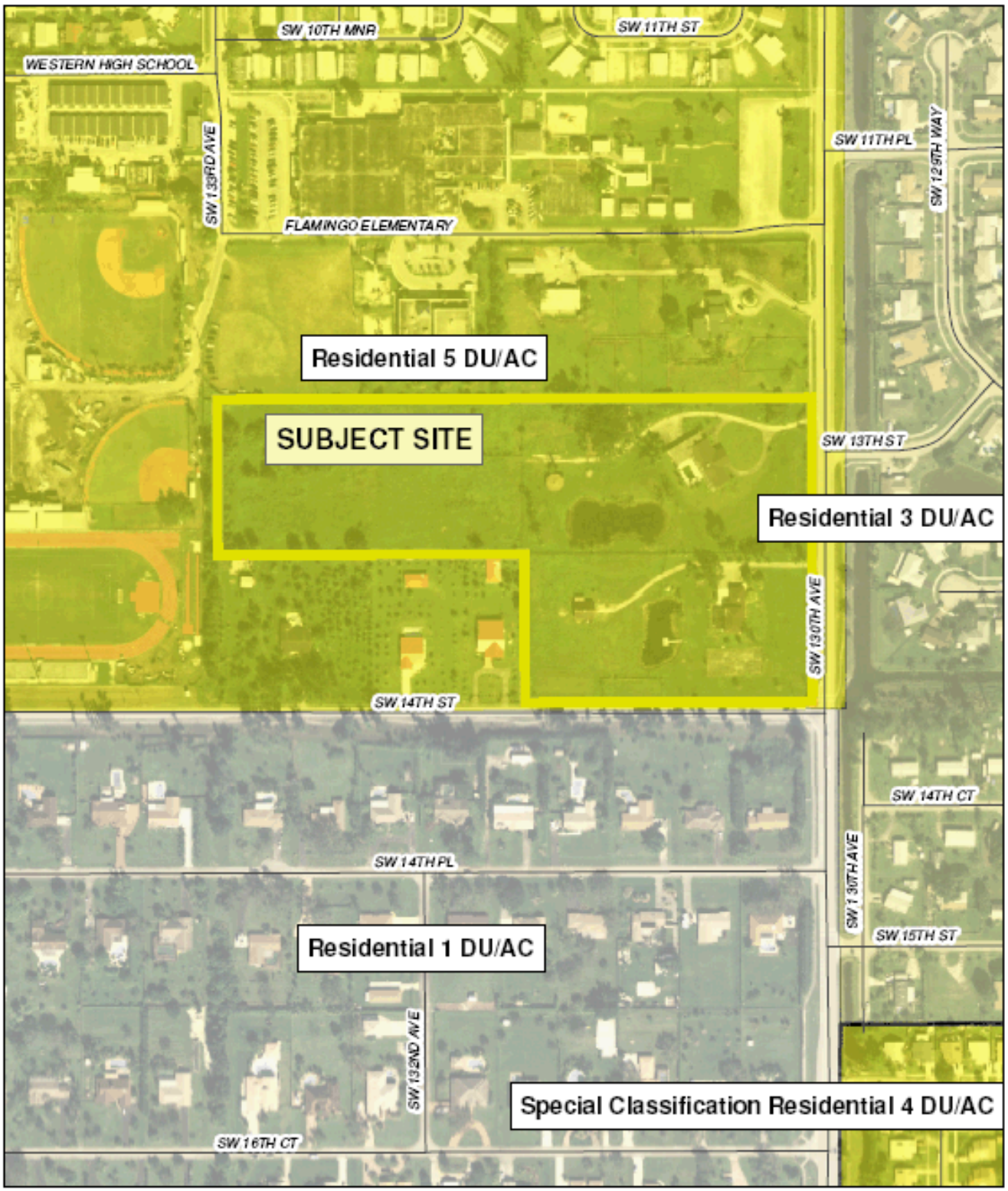
Presentation of the project was made by Troy Samuels. The old site plan and the revised site plan were presented side-by-side and presentation was made explaining the differences in the revised site plan. Floor plans and elevations of the models were also displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the 7 residents present:

- Will there be a turn-lane installed to accommodate Western High School traffic? (One resident thought that this was a stipulation of the Lorson Homes site plan approval)
  Will there be a back-up generator on the lift station?
- How much water will flow into the canal along 130th Avenue when it rains?
- Request for tree planting along south side of SW 14th Street
- Increase of traffic from schools is currently unbearable during the periods of time when school starts and ends.

The meeting began to close after those present felt that they had asked all of their questions. The last residents left at 8:15 PM and the meeting was then adjourned.

E**xhibit 7 (*Future Land Use Map*)**



Date Rown:
12/2006

N

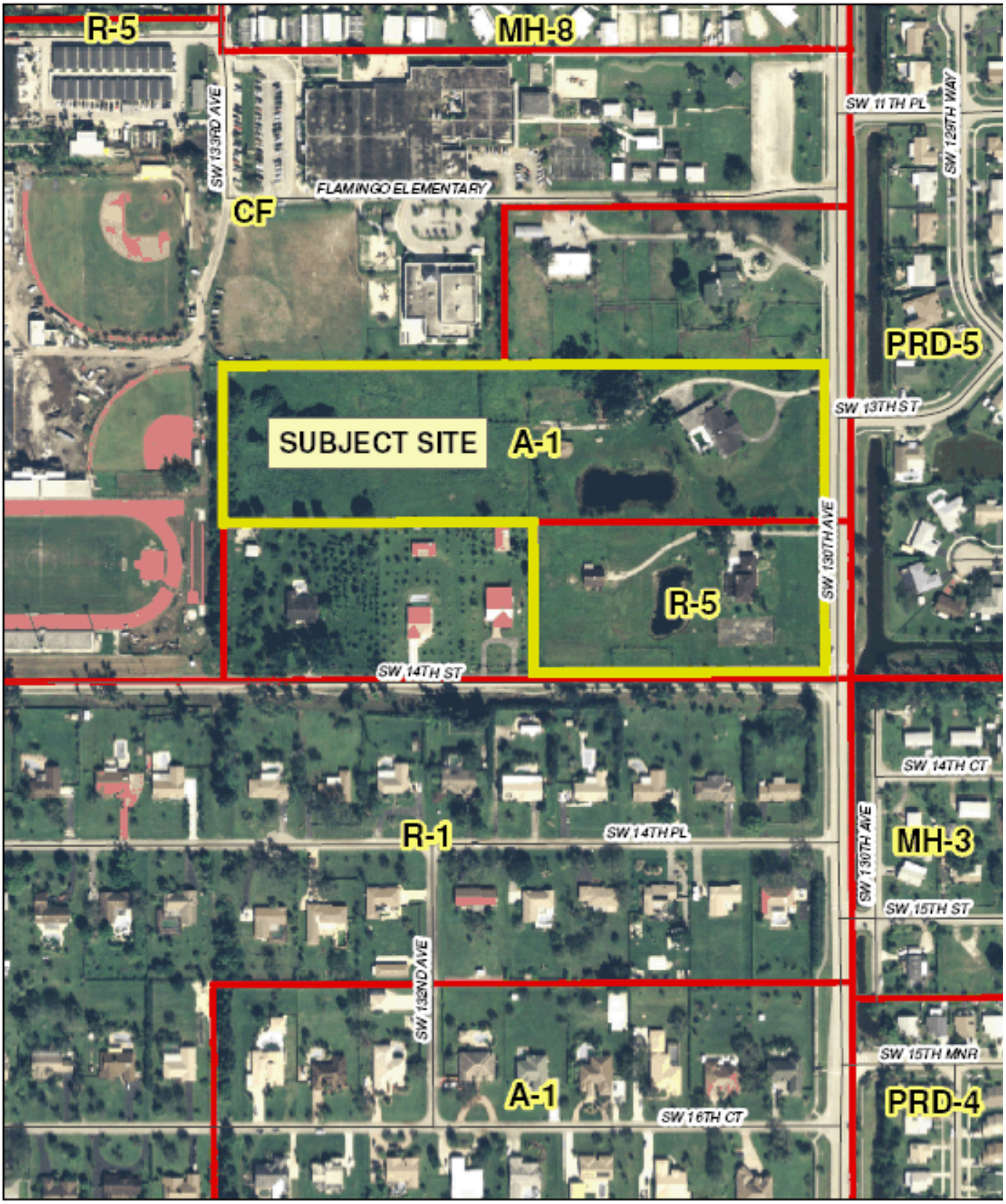
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Rezoning
ZB 12-2-05
Future Land Use Map

Prepared by: ID
Date Prepared:3/17/08

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2006

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Rezoning
ZB 12-2-05
Zoning and Aerial Map

Prepared by: ID
Date Prepared:3/17/08