

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

June 24, 1999

**SUBJECT:** Rezoning ZB 4-3-99

**APPLICANT:** Town of Davie, petitioner/owner

**ADDRESS/LOCATION:** 1220 SW 133 Avenue / Generally located on the east side of SW 133 Avenue approximately 700 feet north of SW 14 Street

**LAND USE PLAN/ZONING:** Residential (1 du/ac) / A-1

**REQUEST:** From: A-1, Agricultural District, Section 12-32, et al  
To: CF, Community Facility District, Section 12-32, et al

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

**ANALYSIS:** The subject site is 4.5 acres in area and is currently utilized for ancillary recreational activities by the Broward County School Board. The site is bound by public elementary school and public high school use zoned CF to the north and west, and single family homes, on acreage, to the east and south zoned A-1. The site is currently subject to a lease agreement between the Town and Broward County School Board for recreational purposes and a sub-lease between the Town and Boys & Girls Clubs of Broward County.

The petitioner requests rezoning of the site to facilitate development of a Boys & Girls Club on the eastern portion of the site together with playground areas, football, soccer and baseball fields on the western portion of the site. The Boys & Girls Club of Broward County offers programs and services to children in the Community to foster leadership, responsibility, and respect in a safe and nurturing environment.

The review of a rezoning request should include consideration of the criteria noted in Section 12-307 of the Land Development Code which is attached hereto and made a part hereof.

Policy 17-1 and 17-3 provides that lands designated for non-residential uses shall be located in a manner which facilitates development but does not adversely impact existing and designated residential areas and that all development proposals shall be reviewed for compatibility with adjacent existing and planned uses.

The requested rezoning will allow for expansion of the community facilities in the western areas of the Town by providing for cultural, social, and recreational opportunities and activities. The proposed facility will result in great benefit to the citizens of the Town

and of the County and, therefore, is in the public interest. The requested rezoning is compatible with existing and planned adjacent uses and should not be a deterrent to the improvement or development of surrounding properties in accordance with existing regulations.

**RECOMMENDATION:** The Planning and Zoning Division recommends **APPROVAL** of the requested rezoning, with a finding that the request is consistent with Comprehensive Plan policies and is in harmony with the general intent and purpose of the Code.

**PLANNING AND ZONING BOARD RECOMMENDATION:** This item was tabled at the May 12, 1999, Planning and Zoning meeting to the meeting of May 26, 1999.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** (4-0), May 26, 1999.

**TOWN COUNCIL RECOMMENDATION:** **DUE TO IMPROPER SIGN LOCATION, THIS ITEM WAS READVERTISED ON JUNE 9, 1999, FOR RECONSIDERATION BY THE PLANNING AND ZONING BOARD AT THEIR MEETING OF JUNE 23, 1999 AND RECONSIDERATION BY THE TOWN COUNCIL AT THEIR MEETING OF JULY 7, 1999.**

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** (5-0), June 23, 1999.

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

Section 12-307. Review for rezonings.

- (a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;
- (c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (d) The proposed change will adversely affect living conditions in the neighborhood;
- (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;
- (f) The proposed change will adversely affect other property values;
- (g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;
- (h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.
- (j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

EXISTING ZONING: A1  
CODE SECTION:  
PROPOSED ZONING: CF  
CODE SECTION:  
LAND USE DESIGNATION: Residential (5 du/ac)  
FOLIO NUMBER 504011-01-032-1

TOWN OF DAVIE USE ONLY	
PETITION NO.	ZB 4-3-99
FEE.	N/A
RECEIPT NO.	N/A

TOWN OF DAVIE  
REZONING APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks payable to Town of Davie

DATE FILED: 4/21/99 PHONE:  
PETITIONER: Town of Davie  
MAILING ADDRESS: 6591 Orange Dr., Davie, FL 33314  
RELATIONSHIP TO PROPERTY:  
OWNER: Broward County School Board  
MAILING ADDRESS: 600 SE 3rd Avenue, Ft. Lauderdale, FL 33301  
ADDRESS OF PROPERTY: 1220 SW 133 Avenue

LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement of amount of acreage involved MUST be submitted with application):  
TR 38 West 593.85', Florida Fruitlands Co. Sub.  
ACREAGE: 4.50 AC

REQUEST:  
REASON FOR REQUEST (attach additional sheet as necessary):

\*\*\* PETITIONER MUST BE PRESENT IN ORDER FOR ACTION TO BE TAKEN \*\*\*

OFFICE USE ONLY

APPROVED AS TO FORM: \_\_\_\_\_ PUBLICATION DATE: 5/5/99  
MEETING DATE: PLANNING AND ZONING BOARD: 5/12/99 TOWN COUNCIL: 6/2/99  
NOTICES SENT: \_\_\_\_\_ REPLIES: FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_  
UNDELIVERABLE: \_\_\_\_\_



## THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

600 SOUTHEAST THIRD AVENUE, 14th FL. • FORT LAUDERDALE, FLORIDA 33301-3125 • TEL 954-765-6285 • FAX 954-765-6349

Property Management & Site Acquisition Department  
Lee A. Stepanchak, Director

### SCHOOL BOARD

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Vice Chairperson

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DIANA WASSERMAN  
DOROTHY J. ORR, Ed.D.  
*Interim Superintendent of Schools*

May 6, 1999

Mark Kutney, Director  
Development Services  
Town of Davie  
6951 Orange Drive  
Davie, Fl 33314

**SUBJECT: REZONING PETITION - ZB 4-3-99, FROM A-1 - TO- CF**

Dear Mr. Kutney:

The School Board of Broward County is the owner of the above referenced property. On February 2, 1999, The School Board approved a land lease to the Town of Davie ostensibly to allow for the construction of the Boys and Girls Community Facility. As such, the rezoning from the current A-1 Agricultural District to CF Community Facility is consistent with the intent of the parties and is recommended for approval by School Board Staff.

If you need further information, please call me at 765-7040.

Sincerely,

Charles F. Fink, Manager I  
Planning, Real Estate and Environmental Permitting

CFF:gs

cc: Lee A. Stepanchak, Director, Property Management & Site Acquisition Department  
Ms. Kathleen Morris, Principal, Flamingo Elementary School  
Mr. David Hughes, Boys and Girls Club  
Ms. Merrie Meyers-Kershaw, Director Of Partnerships  
Ms. Claudia Munroe, Facility Manager, Facilities Department

MARK A. KUTNEY  
OWNER'S NAME(S)  
Mark A Kutney  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)  
1/0 Town of Davie  
6591 Orange Drive  
ADDRESS  
Davie, FL, 33324  
CITY, STATE, ZIP  
954/797-1101  
PHONE

MARK A. KUTNEY  
PETITIONER'S NAME  
Mark A Kutney  
PETITIONER'S SIGNATURE  
1/0 TOWN OF DAVIE  
6591 ORANGE DRIVE  
ADDRESS  
DAVIE, FL 33324  
CITY, STATE, ZIP  
954/797-1101  
PHONE

The foregoing instrument was acknowledged before me  
this 30 day of April, 19 99, by  
Mark A. Kutney who is personally  
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:

Joan A. Tuliszewski  
OFFICIAL NOTARY SEAL  
JOAN A. TULISZEWSKI  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC991039  
MY COMMISSION EXP. OCT. 23, 2000

The foregoing instrument was acknowledged before me  
this 30 day of April, 19 99, by  
Mark A. Kutney who is personally  
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:

Joan A. Tuliszewski  
OFFICIAL NOTARY SEAL  
JOAN A. TULISZEWSKI  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC991039  
MY COMMISSION EXP. OCT. 23, 2000

OFFICE USE ONLY

**EXHIBIT "A"**

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**PROPERTY DESCRIPTION:** (Refer also to attached Boundary Survey)

The West 593.85 feet of Tract 38, of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO.1 OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 40 EAST, recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida.

Containing 196,003 square feet or 4.4996 acres.

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The following letter(s) were received by the Town Clerk's Office in response to the notice of rezoning. Since the authors of the letter(s) are not subject to cross-examination with respect to the contents, the letter(s) should be treated as hearsay evidence only. In accordance with the Town's procedures with respect to quasi-judicial hearings, hearsay evidence may be used for the purposes of supplementing or explaining other evidence. Hearsay evidence including the following attached letter(s) are not sufficient to support a finding. If there is no evidence presented at the hearing which is supplemented or explained by the following letter(s), then the letter(s) should be disregarded with respect to your consideration of the application. Your determination must be based upon substantial competent evidence.

**Kalis & Kleiman, P.A.**

7320 Griffin Road, Suite 109  
Davie, Florida 33314

rep. for ms Foster  
ZB 4-3-99  
6/2/99 gr

Neal R. Kalis  
M. Scott Kleiman

Telephone (954) 791-0477  
Fax (954) 791-0506

June 2, 1999

Mr. Robert Rawls  
Interim Town Administrator  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

VIA FAX (797-2061)

RE: Foster, James V. & Betty T. - 1220 SW 133<sup>rd</sup> Avenue/generally located on the west side of SW 133<sup>rd</sup> Avenue approximately 700 feet north of SW 14<sup>th</sup> Street  
Request for Rezoning  
Our File No.: 99-2636NK

Dear Mr. Rawls:

On behalf of my clients and myself we would like to thank you for providing us with the opportunity to meet with you and Mr. Kutney on Wednesday, May 26, 1999 to discuss the above-referenced rezoning request. My clients were disappointed that the Town was unable to make a more definitive commitment to resolve the existing drainage problem but nevertheless they appreciate your efforts in setting up a meeting with Broward County School Board representatives.

During our meeting we inquired if you knew what the Boys and Girls Clubs planned to build. You indicated that you did not know the size of the facility or the intensity of the usage. Just prior to the Planning and Zoning Board meeting later that same day, Mrs. Foster and I met with Mr. David Hughes who showed us an elevation and floor plan for an approximate 20,000 square foot building which would be utilized by approximately three hundred (300) children plus staff. Mr. and Mrs. Foster had not anticipated either the intensity of the use or that their were plans for such a massive structure to be erected so close to their home and those of their neighbors.

The subject property, which is zoned A-1 currently provides a buffer between my clients property and Flamingo Elementary. Its development and utilization as a ballfield does not appear to be authorized under the A-1 zoning provisions of the Town Code and in our opinion constitutes a non-conforming and illegal use. The A-1 provisions of the Code restrict the property to being developed primarily for residential uses. The proposed rezoning to CF will allow much more intense development. Frankly, the conceptual plan showed to Mrs. Foster by David Hughes yesterday depicted a very large commercial looking building which must be quite tall as it contains a gymnasium. The Foster's strongly believe that by rezoning the property to CF and thereby allowing the massive commercial looking structure to be built adjacent to them it will negatively impact their property value and those of the neighboring estate homes.

10/2 gr

Mr. Robert Rawls  
May 27, 1999  
Page Two

My clients feel that since the Town is the petitioner in this instance its objectivity has been compromised. As currently proposed, my clients feel they must object to the rezoning to protect their investment and the rural residential character of the neighborhood. They would, however, be most amenable to working with the Town and the Boys and Girls Clubs to achieve an amenable resolution.

Your anticipated cooperation is greatly appreciated.

Very truly yours,



Neal R. Kafis

NRK/bac

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cc: Town Council Members (Mayor Harry Venis, Vice-Mayor Jim Bush, Councilmember Kathy Cox, Councilmember Judy Paul, Councilmember Richard Weiner) (Via Fax)  
Mr. Mark Kutney (Via Fax)  
Mr. David Hughes (Via Fax)

2/2  
8

FROM :

FAX NO. :

Mar. 16 1999 12:13PM P1

Post-It <sup>®</sup> Fix Note	7671	Date	6/1/99	# of Pages	5
To	NEAL KALIS	From	FYI-TV FOSTER		
Co/Dept		Co			
Phone #		Phone #	476 1251		
Fax #	791 0506	Fax #	476 6970		

Neighbor Exhibit  
 ZB 4-3-99  
 6/2/99  
 (954) 791-0939-Fax

FYI

MARTY KNEPP 1275 SW 130<sup>TH</sup> AVENUE, DAVIE FLORIDA PHONE 382-4449

May 28, 1999

TO WHOM IT MAY CONCERN,

ON MARCH 19, 1999, I PURCHASED THE HOME LOCATED AT 1275 SW 130<sup>TH</sup> AVENUE , DAVIE FLORIDA 33325. MY HOME IS LOCATED SOUTH AND EAST OF WESTERN HIGH SCHOOL.

THIS MORNING I OBTAINED A COPY OF LETTERS OF MAY 6<sup>TH</sup> AND MAY 10<sup>TH</sup> WHICH PROPOSE A ZONING CHANGE WHICH APPEARS TO DIRECTLY AFFECT THE PURCHASE OF MY NEW HOME.

I AM INTERESTED TO KNOW WHY I WAS NEVER INFORMED OF THESE PROPOSALS? AND WONDER HOW MANY OTHER INTERESTED PARTIES WERE NOT ADEQUATELY INFORMED OF THIS PROPOSED CHANGE?

SOMEONE APPARENTLY MADE AN ERROR IN THE CORRECT CURRENT ZONING OF THE PROPERTIES ADJACENT TO THE PROPOSED CHANGE AND ALSO THE CURRENT DIRECTION OF THE ADJACENT PROPERTIES.

MY PROPERTY WAS OBLITERATED FROM THE ZONING MAP BY THE SQUARE USED TO IDENTIFY THE PETITION NUMBER.

THIS MAP AND THE LETTERS TO THE IMPACTED PROPERTY OWNERS NEEDS TO BE REDONE TO AVOID THE APPEARANCE OF IMPROPRIETY.

.....

*(Handwritten initials)*  
 10/5  
 pr

I DO NOT KNOW IF THERE ARE ANY IMPROPRIETIES IN THIS SUDDEN LAND USE CHANGE , BUT A DISINTERESTED THIRD PARTY MIGHT DRAW SOME AWKWARD OPINIONS OF HOW THIS REZONING WAS PUSHED THROUGH THE ZONING BOARD.

PLEASE EXPLAIN TO ME EXACTLY WHO IS GOING TO BE USING A BOYS AND GIRLS CLUB STUCK BEHIND A HIGH SCHOOL?

I SINCERELY DOUBT THAT THE HIGH SCHOOL STUDENTS ARE GOING TO STAY LATE TO GO TO A BOYS AND GIRLS CLUB. THEY USUALLY ARE IN A GREAT RUSH TO LEAVE THE PREMISES.

MY IMPRESSION IS THAT A BOYS AND GIRLS CLUB SHOULD BE LOCATED NEAR A LOWER INCOME LEVEL AREA TO GIVE THE UNDERPRIVILEGED AN OPPORTUNITY TO DEVELOP LEADERSHIP ETC... IN A SAFE AND NURTURING ENVIRONMENT.

ARE YOU GOING TO BUS THE UNDERPRIVILEGED TO THIS FACILITY?

ONCE AGAIN; WHO WILL BE USING THIS FACILITY AND WHERE DO THEY LIVE.

DO YOU EXPECT THE CHILDREN FROM THE TRAILER PARK TO JOIN THE BOYS AND GIRLS CLUB?

THE TRAILER PARK HAS IT'S OWN FACILITIES; BESIDES, THEY ARE LAND LOCKED AND WOULD NEED TO DRIVE A GREAT DISTANCE TO GET THERE, UNLESS THEY JUST TRESPASSED ACROSS THE ELEMENTARY SCHOOL TO GET THERE.

HAS THERE BEEN A STUDY TO DETERMINE IF THE LOCAL CHILDREN NEED A BOYS AND GIRLS CLUB?

205  
r

MY BACKGROUND IS IN ACCOUNTING, TAX RETURN PREPARATION AND AUDITING. I WORKED FOR THE INTERNAL REVENUE SERVICE FOR 17 YEARS. I RECEIVED FOUR SUSTAINED SUPERIOR PERFORMANCE AWARDS IN MY 14 YEARS AS THE SUPERVISOR OF THE FORT LAUDERDALE INTERNAL REVENUE SERVICE. I HAVE WORKED IN PRIVATE PRACTICE FOR 12 YEARS.

MY PERSONAL OBSERVATIONS IN THE AREA OF LARGE CLUBS, BOYS AND GIRLS CLUBS, CHARITIES AND FOUNDATIONS IS THAT SOMEBODY IS GETTING UNDULY REWARDED AND SOME GOVERNMENT AGENCY, DEPT. ETC... IS GETTING UNNECESSARILY IMPOVERISHED.

WHO IS GOING TO GET ENRICHED?

AND WHO WILL BE "TAKEN", BY PUTTING THIS BOYS AND GIRLS CLUB IN THE MIDDLE OF NOWHERE, FAR FROM ANY BOYS AND GIRLS THAT MIGHT BENEFIT FROM A BOYS AND GIRLS CLUB?

HAS ANYONE DONE A MARKET SURVEY?

WHERE ARE THE FACTS AND FIGURES ABOUT NEIGHBORHOOD CRIME AND JUVENILE DELINQUENCIES?

WHERE ARE THE TRUE AND COMPLETE FACTS ABOUT BOYS AND GIRLS CLUBS IN THE COUNTY?

WHAT ARE THE DOLLARS AND CENTS NEEDED TO BUILD THIS FACILITY, MAINTAIN AND RUN IT?

AND WHERE IS THE MONEY COMING FROM?

AND WHO WILL FINANCE IT?

305  
J

WHY WASN'T THIS MATTER HIGHLY PUBLICIZED ?

WHAT DO THE OTHER BOYS AND GIRLS CLUB MANAGERS SAY ABOUT THE MONEY TO BE SPENT ON THIS PROJECT?

MY CURSORY INFORMATION LEADS ME TO BELIEVE THAT THE CURRENT BOYS AND GIRLS CLUBS IN THE IMPOVERISHED AREAS DESPERATELY NEED THESE FUNDS FOR CURRENT FACILITIES AND TO GIVE THE UNDERPRIVILEGED MORE AND BETTER PROGRAMS AND EQUIPMENT.

MY DAUGHTER IS NOW 16 AND HAS BEEN A PROBLEM SINCE HER MOTHER WAS DIAGNOSED WITH CANCER (SHE PASSED AWAY LAST YEAR). MY DAUGHTER NEVER WENT TO OR MENTIONED GOING TO A BOYS AND GIRLS CLUB, AND I NEVER EVEN THOUGHT OF RECOMMENDING SHE GO TO ONE, EVEN THOUGH ONE IS WITHIN WALKING DISTANCE OF OUR FORMER RESIDENCE IN FORT LAUDERDALE.

I SEE NO BOYS AND GIRLS CLUB SIGN AS I DRIVE THROUGH THE COUNTY, NOR DO I EVER SEE ANY ADVERTISEMENTS AIMED AT THE CHILDREN THAT ENCOURAGE THEM TO SEEK OUT THEIR LOCAL BOYS AND GIRLS CLUBS FOR ASSISTANCE, COUNSELING, ENTERTAINMENT, TRIPS, OR HELP FOR THEIR PROBLEMS.

I GUESS I HAVE BEEN PART OF THAT SILENT MAJORITY THAT JUST ASSUMES THAT GOVERNMENT IS WORKING IN OUR BEST INTEREST AND THAT IF WE GET TAKEN IN BY CONS, CROOKS, SCAMS, AND SHAMS THAT WE JUST GET WHAT WE ASK FOR MY NOT TAKING THE TIME TO ADEQUATELY DO OUR HOMEWORK.

THIS IS A BEAUTIFUL, PEACEFUL AND SCENIC RESIDENTIAL AREA.

405  
gr

ADDING MORE CHILDREN AND AUTO TRAFFIC WILL BE DETRIMENTAL TO THE HEALTH AND SAFETY OF THE CHILDREN AND THE HEALTH AND SAFETY OF THE HORSES, CONSTANT HORSE BACK RIDERS, AND NUMEROUS DOGS THAT ARE KEPT ON THE ADJACENT PROPERTIES.

HAS ANYONE ADDRESSED THE FLOODING THAT WILL OCCUR AFTER THIS SITE IS DEVELOPED?

IT APPEARS THAT NO CONCERN OR STUDY WAS DONE TO RECTIFY THE OUTRAGEOUS DRAINAGE PROBLEM WHICH WAS APPARENTLY CREATED WHEN SOME ONE CAPRICIOUSLY FILLED AND OR REDISTRIBUTED THE LAND ADJACENT TO MY NEIGHBORS' AND MY PROPERTY WITHOUT REGARD FOR THE DETRIMENTAL RUNOFF AND FLOODING PROBLEMS TO OUR LAND.

CAN WE GET ALL THE FACTS AND FIGURES SO THAT EVERYONE INVOLVED CAN MAKE A FAIR AND IMPARTIAL DECISION ON THE BENEFIT OF HAVING A BOYS AND GIRLS CLUB FACILITY ON THE LAND WHERE IT IS CURRENTLY PROPOSED TO BE SITUATED.

SINCERELY,

MARTY KNOPP

[REDACTED]

505  
JK

May. 26 1999 11:46AM P2

*Sent to me by GE  
5/26/99 7:30pm jd*

**HARRY M. HAUSMAN**  
Attorney at Law

235 N. University Drive  
Pembroke Pines, Florida 33024

Phone #: (954) 961-9905  
N. Brow #: (954) 474-3702  
Fax #: (954) 961-9907

May 26, 1999

Town of Davie  
Planning & Zoning Division  
ATT: NEAL KALIS  
6591 Orange Drive  
Davie, Florida 33314

Re: Re-Zoning #ZB4399

Dear Mr. Kalis:

Please be advised that my wife Nancy and I own and reside at the property located at 13251 S.W. 14th Street, in Davie. Our property is 2.39 acres and is directly south of the property owned by James and Betty Foster. Adjacent to the Foster property, to the North, there is a proposed zoning change request being considered to accommodate a facility for a Boys & Girls Club. While I certainly support civic organizations of this type, I am very much concerned by further construction in this area. Since 1993 when construction was begun to build a ball field, there has been a noticeable change in the amount of water shed that comes from the ball field, on to the Foster property, and then on to my property. This means that even in a regular thunderstorm, both the Foster property and my property flood. This limits the use of our property and damages the numerous trees that I have planted on my property.

I feel that there should be further study of water flow in this area before any zoning decisions are made in this matter.

I regret that I have been unable to attend meetings on this subject. However, responsibilities at home with a new baby have prevented me from attending meetings which I would have otherwise been in attendance.

If you have any questions, please do not hesitate to contact me.

Very truly yours,  
  
HARRY M. HAUSMAN

HMH:tlk

SENT VIA FAX

FROM: BETTY FOSTER

2921 DAVIE BLVD.  
FT. LAUDERDALE, FL 33312  
(954) 791-9591-Phone  
(954) 791-0939-Fax

**MARTY KNOPP, E. A.**

May 12, 1999

To whom it may concern,

On march 19, 1999, I purchased the home located at 1275 SW 130<sup>th</sup> Avenue , Davie Florida 33325. My home is located east of western high school, next to 1251 SW 130<sup>th</sup> avenue.

One reason I purchased my home was because the area was already built up and it appeared that nothing else would be built in this area.

I would be diametrically opposed to any new building in this area, since this is a residential area and additional traffic may be detrimental to my panoramic view and, more importantly, to the health, safety and temperament of my registered horses, stallions and Australian Shepherds.

If a building that would have children is contemplated, I would be afraid of the property damage and the safety of children with the temptation of horses and dogs at their immediate access.

I am extremely concerned about the drainage problem which was apparently created when some one capriciously filled and or redistributed the land adjacent to my neighbors' and my property without regard for the detrimental runoff and flooding problems to our adjacent land.

Sincerely,  
  
Marty Knopp  
Enrolled Agent

17 years with the Internal Revenue Service  
Former Internal Revenue Service Auditor and Audit Supervisor



