

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Quasi Judicial Hearing: Ordinance 1st Reading, ZB 10-1-05 Christian Fellowship Church Plat, Hollingsbrook & Mather, Inc./Celine M. Zoppelt, 1380 South Flamingo Road/Generally located at the northeast corner of South Flamingo Road and SW 14 Street.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 10-1-05 CHRISTIAN FELLOWSHIP CHURCH PLAT, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM: CF, COMMUNITY FACILITIES DISTRICT; TO: R-5, LOW MEDIUM DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The request is to rezone the 3.89 acres (169,448.4 square feet) subject site from CF, Community Facilities District to R-5, Low Medium Dwelling District. Fifteen (15) Single family dwellings are proposed. The site is located at the northeast corner of South Flamingo Road and SW 14 Street. An 80' access opening on the northern boundary of the site, from the Flamingo Road frontage road, was delineated at the time of platting.

According to the Land Development Code, the parcel meets the minimum technical requirements for the R-5, Low Medium Dwelling District zoning classification, as the minimum lot size required is 7,000 square feet, and the subject site is a net 3.89 acres (169,448.4 square feet); minimum frontage required is 75', and the subject site, at its smallest dimensions, has 582' of frontage and a depth of 198'.

Attached is a conceptual site plan, which is not required for an application for this zoning district on a parcel this size, reflecting the applicant's intent to submit a site plan and revise the plat note for a maximum of fifteen (15) detached single family dwellings. Single family dwellings are allowed by the Future Land Use Plan Map classification of Residential (5 DU/AC), and the use meets the intent of the R-5, Low Medium Dwelling District since it provides for low-medium density single-family dwellings.

The request is less dense than what the Future Land Use Plan Map classification and Land Development Code can permit. A request for RM-5, Multifamily Low Medium Dwelling District zoning for a maximum of twenty-eight (28) multi-family dwellings could have been made since the parcel is 5.74 gross acres.

Designating the parcel for the single family dwellings is a compatible use on this parcel. To the north is the Triple Cross Ranch; to the south is a canal, then Town of Davie Open Space; to the east is a single family home; and to the west is Flamingo Road.

PREVIOUS ACTIONS: None

CONCURRENCES: At the February 8, 2006, Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Vice-Chair McLaughlin, to approve. (Motion carried 5-0)

FISCAL IMPACT: N/A

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

Attachment(s): Ordinance, Planning Report

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 10-1-05 CHRISTIAN FELLOWSHIP CHURCH PLAT, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM: CF, COMMUNITY FACILITIES DISTRICT; TO: R-5, LOW MEDIUM 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 CF, Community Facilities District; to R-5, Low Medium Dwelling District;

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 CF, Community Facilities District; to R-5, Low Medium 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, R-5, Low Medium 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 _____, 2006.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2006.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

<u>Owner:</u>		<u>Petitioner:</u>	
Name:	Celine M. Zoppelt Christian Fellowship, Inc.	Name:	Wesley T. Curran Hollingsbrook & Mather, Inc.
Address:	1380 South Flamingo Road	Address:	10693 Wiles Road #208
City:	Davie, FL 33325	City:	Coral Springs, FL 33076
Phone:	(954) 423-9669	Phone:	(954) 323-8913

Background Information

Date of Notification: February 1, 2006 **Number of Notifications:** 94

Application History: No deferrals have been requested.

Application Request: Rezone the 3.89 acre subject site **FROM:** CF, Community Facilities District; **TO:** R-5, Low Medium Dwelling District.

Address/Location: 1380 South Flamingo Road/Generally located at the northeast corner of South Flamingo Road and SW 14 Street

**Future Land Use
Plan Map Designation:** Residential (5 DU/AC)

Existing Zoning: CF, Community Facilities District

Proposed Zoning: R-5, Low Medium Dwelling District

Existing Use: Two (2) single family dwellings and stables

Proposed Use: Fifteen (15) single family dwellings

Gross Parcel Size: 5.74 acres (249,835.2 square feet)

Net Parcel Size: 3.89 acres (169,448.4 square feet)

Surrounding Uses:

North: Triple Cross Ranch (townhomes proposed, ZB 7-2-05)
South: Canal, SW 14 Street, Town of Davie Open Space
East: Single family dwelling (townhomes proposed, ZB 7-2-05)
West: Flamingo Road, Single family dwellings

Surrounding Future Land Use Plan Map Designations:

North: Residential (5 DU/AC)
South: Residential (1 DU/AC)
East: Residential (5 DU/AC)
West: Residential (1 DU/AC)

Surrounding Zoning:

North: AG, Agricultural District
South: CF, Community Facilities District
East: AG, Agricultural District
West: R-1, Estate Dwelling District

Zoning History

Rezoning: The rezoning, ZB 12-1-92, changing the subject site from AG, Agricultural District, to R-5, Low Medium Dwelling District, was approved on February 17, 1993.

The rezoning, ZB 1-2-96 Christian Fellowship, changing the subject site from R-5, Low Medium Dwelling District, to CF, Community Facilities District, was approved on February 21, 1996.

The rezoning, ZB 7-2-03 Lemon/Bolender, changing the 3.07 acres site to the east from R-5, Low Medium Dwelling District, to AG, Agricultural District, was approved on November 3, 2003.

Plat: The plat, P 8-1-96 Christian Fellowship Plat, for 11,678 square feet of church use and related facilities, was approved on May 7, 1997, and subsequently recorded in Plat Book 165, Page 47.

Applicable Codes and Ordinances

§12-24 (I) (4) Low Medium Density Dwelling (R-4, R-5 and RM-5) Districts: The R-4, R-5 and RM-5 Districts are 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 a low-medium density single-family dwelling district.

§12-81 (A) Conventional Residential Development Standards, R-5, Low Medium Density Dwelling District requires the following minimums: lot area of 7,000 square feet, 75' frontage,

25' front, 10' side, 15' rear setbacks, 1,000 square foot dwelling unit floor area, and the following maximums: height 35' & 40% building coverage.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West Ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, 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, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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 applicant conducted two (2) meetings with the public on January 4, 2006 and January 6, 2006. Attached is the applicant's Citizen Participation Report.

Application Details

The request is to rezone the 3.89 acres (169,448.4 square feet) subject site from CF, Community Facilities District to R-5, Low Medium Dwelling District. Fifteen (15) Single family dwellings are proposed. The site is located at the northeast corner of South Flamingo Road and SW 14 Street. An 80' access opening on the northern boundary of the site, from the Flamingo Road frontage road, was delineated at the time of platting.

Staff Analysis

According to the Land Development Code, the parcel meets the minimum technical requirements for the R-5, Low Medium Dwelling District zoning classification, as the minimum lot size required is 7,000 square feet, and the subject site is a net 3.89 acres (169,448.4 square feet); minimum frontage required is 75', and the subject site, at its smallest dimensions, has 582' of frontage and a depth of 198'.

Attached is a conceptual site plan, which is not required for an application for this zoning district on a parcel this size, reflecting the applicant's intent to submit a site plan and revise the plat note for a maximum of fifteen (15) detached single family dwellings. Single family dwellings are allowed by the Future Land Use Plan Map classification of Residential (5 DU/AC), and the use meets the intent of the R-5, Low Medium Dwelling District since it provides for low-medium density single-family dwellings.

The request is less dense than what the Future Land Use Plan Map classification and Land Development Code can permit. A request for RM-5, Multifamily Low Medium Dwelling District zoning for a maximum of twenty-eight (28) multi-family dwellings could have been made since the parcel is 5.74 gross acres.

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Findings of Fact

Rezoning:

Section 12-307(A) (1):

The following findings of facts apply to the rezoning request:

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Comprehensive plan allows parcels with the Residential 5 DU/AC Future Land Use Plan Map designation to be rezoned to R-5, Low Medium Dwelling District.

- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

Designating the site R-5, Low Medium Dwelling District is related to the adjacent AG, Agricultural District designations and CF, Community Facilities District zoning designations since both districts are compatible with residential use and the development of the site will be

made compatible through the application of the Land Development Code's setback and buffering requirements.

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

The CF, Community Facilities District designation are logically drawn. However, the requested change to this parcel is logical since it meets the minimum requirements to gain the zoning designation and is consistent with the underlying Future Land Use Plan Map designation of Residential 5 DU/AC.

- (d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

Designating the site R-5, Low Medium Dwelling District in order to allow the parcel to be developed with fifteen (15) single family dwellings should not have a negative impact on the neighborhood. The Land Development Code requires that the site be designed to account for the adjacent uses by providing for minimum setbacks, limiting building height, and requiring landscape buffers.

- (e) The proposed change should not 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;

A request to have a maximum of twenty-eight (28) multi-family dwellings on the site was anticipated by assigning the Residential (5 DU/AC) Future Land Use Plan Map designation to the property. The traffic generated by fifteen (15) single family dwellings will be considerably less. At the time of plat amendment and site plan approval both regional and local road concurrency will be addressed.

- (f) The proposed change is not expected to adversely affect other property values;

Changing a site zoned and platted for a CF, Community Facilities use to develop it with single family dwellings should not have a negative impact on the value of the adjacent properties because when the property is subdivided and developed the value of the land should increase.

- (g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

Designating the site R-5, Low Medium Dwelling District will not cause the adjoining property owners from continuing to utilize the property as it is now, or how it can be used.

- (h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Approval of this rezoning request will not give the owner a unique benefit that harms the welfare of the general public. The request is consistent with the Future Land Use Plan Map designation of Residential (5 DU/AC).

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

The existing CF, Community Facilities District zoning would allow the site to be developed with a house of worship and related facilities; the site could not be developed with residential use, which was anticipated by the Future Land Use Plan Map designation.

- (j) The proposed zoning designation may be 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.

Designating the site R-5, Low Medium Dwelling District will allow the development of single family homes, and by subdividing and constructing homes the taxable value of the land will increase which will benefit the Town's tax base. When the Future Land Use Plan Map was adopted in 1989 developments in conformance with the Residential (5 DU/AC) designation were anticipated south of State Road 84 and north of SW 14 Street throughout the Town.

Staff Recommendation

Staff finds the subject 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 8, 2006, Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Vice-Chair McLaughlin, to approve. (Motion carried 5-0)

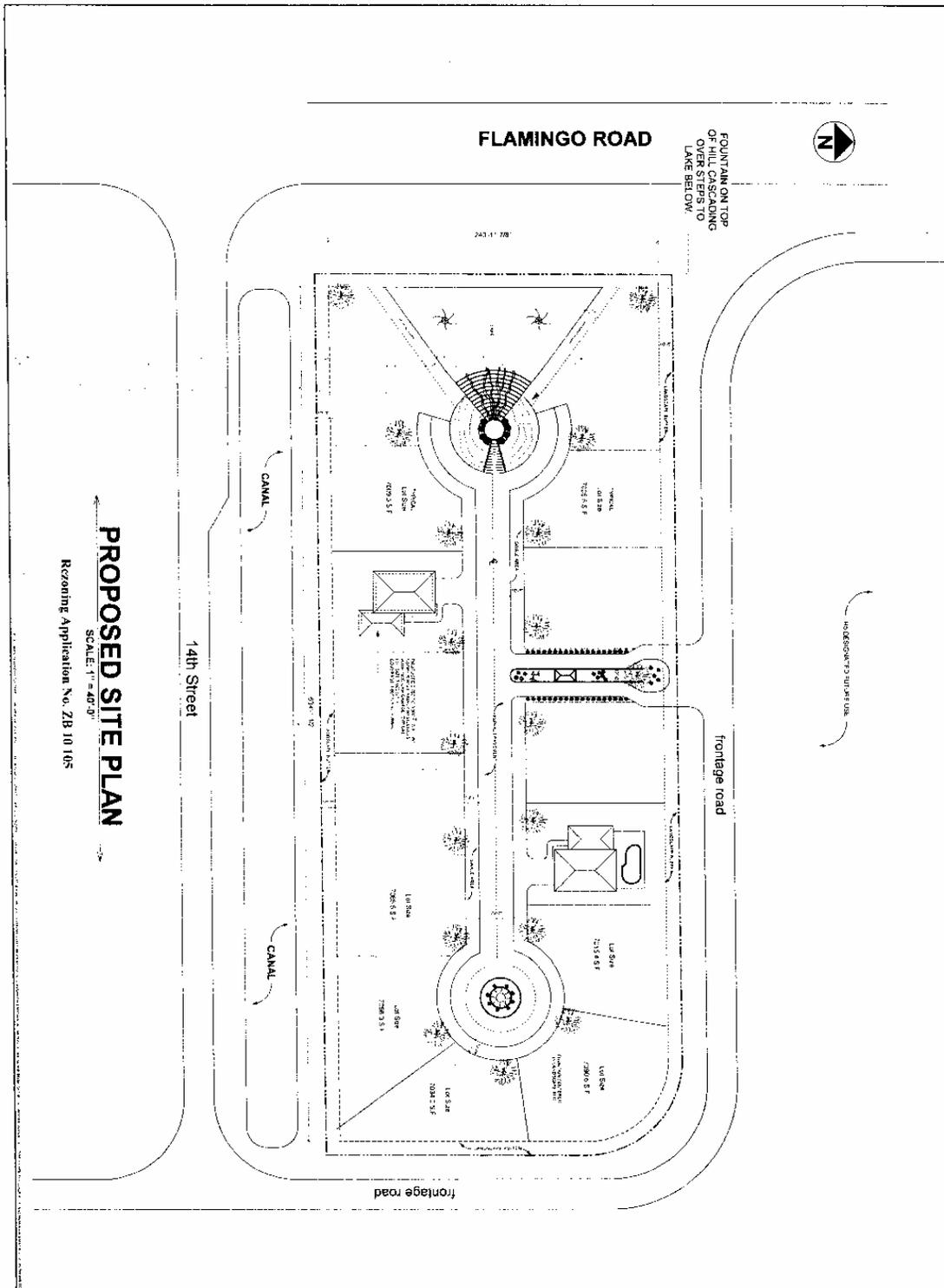
Town Council Action

Exhibits

1. Citizen Participation Report
2. Justification
3. Survey
4. Conceptual Site Plan
5. Future Land Use Plan Map
6. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"
 Rezoning Application No. ZB 10 105

SP1

PROPOSED SITE PLAN
 DESCRIPTION
 JANUARY 4, 2008
 SCALE: 1" = 40'-0"

Wesley T. Leman, CGC, PBD
 Licensed Professional Geographer
 3600 West Orange Blvd
 Coral Gables, FL 33134
 Phone: 305.442.5000 Fax: 305.442.5001
 Edward A. Landon, Jr., P.E.
 1800 West 10th St. #100
 Ft. Lauderdale, FL 33304
 Phone: 954.372.2900 Fax: 954.372.2900

NEW SINGLE FAMILY HOMES
 For Acreon International, Inc.
 Flamingo Road Project, Davie, Florida

H&M
 Hollingsbrook & Mather, Inc.
 Design/Build/Reconstruct
 340 NW 10th Street, Suite 200
 Coral Gables, FL 33134
 (305) 441-8444 Fax: (305) 441-2770
 Construction and Design Services



Hollingsbrook & Mather, Inc.

10693 Wiles Road #208
Coral Springs, FL 33076

voice (954) 323-8913
faxes (954) 323-8913

December 9, 2006

Mr. Chris Gratz
Town of Davie
Planning and Zoning Division
Development Services Department

RE: Zoning change for parcel 5040 1248 0010
Citizen Participation Meeting Results

Dear Mr. Gratz,

On January 4th and again on January 6th we held Citizen Participation meetings for the above referenced rezoning request. The meetings were held at the time and place as advertised and as referenced in our pre meeting approval from your office.

Results: There were no citizens in attendance at either meeting.

Logs for each of the meeting dates are attached. Names signed in on the first night represent the Realtor, the future developer of the site, and my son Robert Curran (who as a citizen of the Town of Davie vigorously supports the project but who also admits that he is biased!).

Please accept this letter as minutes of the meetings, and as evidence of our compliance with the requirement for Citizen Participation in the rezoning process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wesley Curran', with a long, sweeping horizontal line extending to the right.

Wesley Curran, PBD, CGC
As agent for Owner

Commercial, Residential, Design, Build-Outs, Remodeling

Sign in Log

Citizen Participation Meeting Attendance Log. Meeting date: 11-04-06 Rezoning Application No. ZB 10 105

	PRINTED NAME	ADDRESS	SIGNATURE
1	Paul R. Atkinson	11301 NW 27 ST. PLANTATION, FL 33323	
2	Alyceen Blain	2253 SW 132ND WAY, DAVIE, FL 33325	
3	Robert Curran	3380 SW 60th Terrace Davie, FL 33314	
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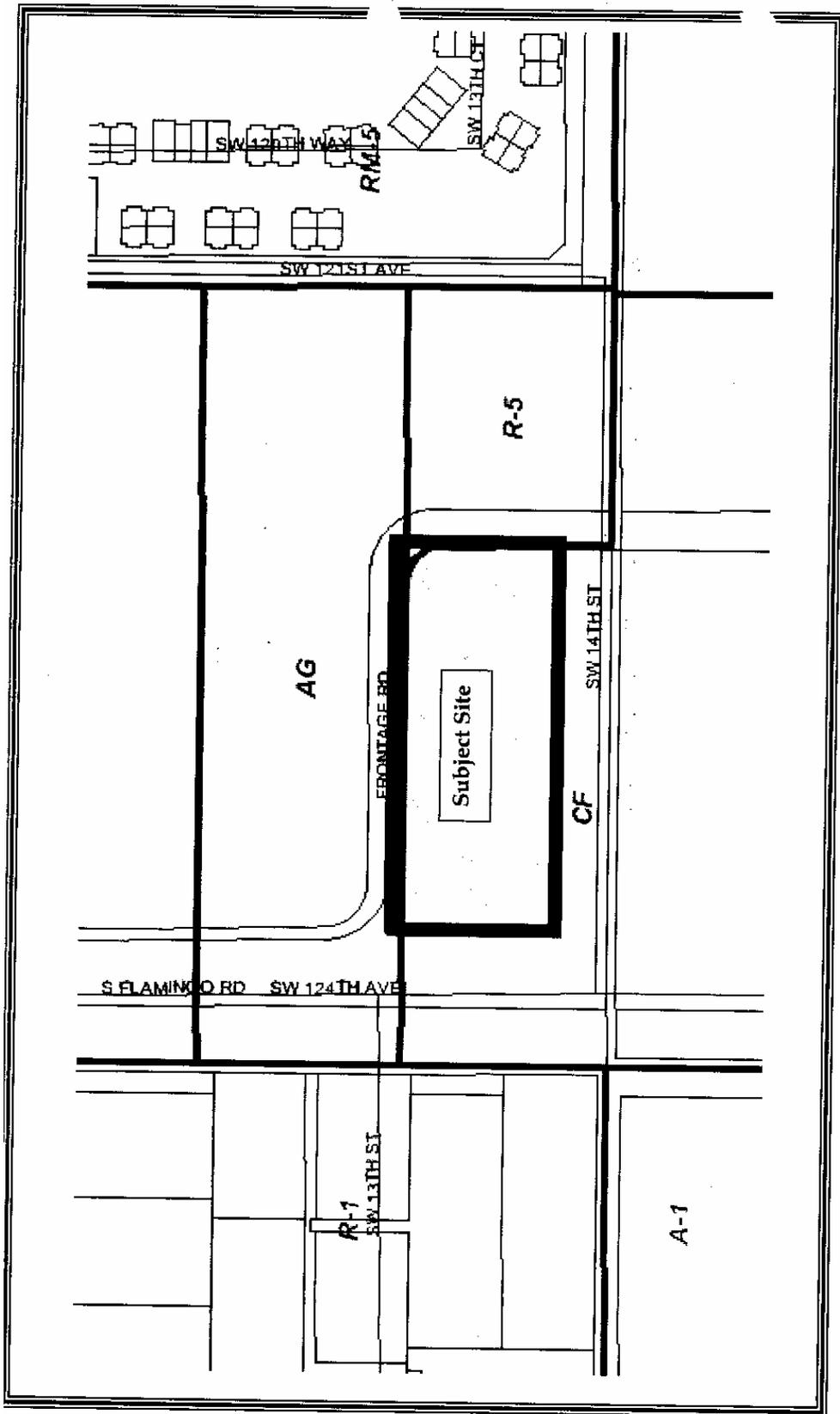
Sign in Log

Citizen Participation Meeting Attendance Log. Meeting date: 01-06-06 Rezoning Application No. ZB 10 105

	PRINTED NAME	ADDRESS	SIGNATURE
1			
2	<i>NO ATTENDANCE</i>		
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504011010570	ALLEN KENNETH R & ALLEN SANDRA L	12511 SW 13 ST	DAVIE FL 33325-4422
504012382030	ALTIERI DOMINICK J & MERCEDES	11923 SW 13TH CT	DAVIE FL 33325-6601
504012381970	ANDERSON LA CHRISTINE	1310 SW 120TH WAY	DAVIE FL 33325-3834
504012381020	ARCHIPRETE WINIFRED	1175 SW 120 WAY	DAVIE FL 33325-3861
504011010506	ARNOLD PAUL P & ANN M	1249 S FLAMINGO RD	DAVIE FL 33325-4409
504012382080	BAKER DAVID D & KAREN K	11911 SW 13TH CT	DAVIE FL 33325-6601
504011181910	BOLLMAN KURT D & BOLLMAN LISA R	12440 SW 11TH CT	DAVIE FL 33325-5527
504012382000	BRACERO MARY D	1316 SW 120 WAY	DAVIE FL 33325-3834
504012382020	BRAUNSTEIN BENJAMIN E 1/2 INT	11925 SW 13 CT	DAVIE FL 33325-6601
504012480010	CHRISTIAN FELLOWSHIP INC	1380 S FLAMINGO ROAD	DAVIE FL 33325-4412
504012381800	CLINTON CHERYL M	1221 SW 120 WAY	DAVIE FL 33325-3896
504012381870	COLACCHIO DOUGLAS & CATHERINE	1214 SW 120 WAY	DAVIE FL 33325
504012382450	COLACCHIO ELAINE	11900 SW 13TH CT	DAVIE FL 33325-3819
504012382090	CONNELL JUDITH	11907 SW 13TH CT	DAVIE FL 33325-3833
504012381030	DE ISAZA GLORIA PABON	1173 SW 120 WAY	DAVIE FL 33325-3861
504012382510	DEL PILAR FLORENCE 1/2 INT EA	11914 SW 13TH CT	DAVIE FL 33325-6600
504011010499	DEL VALLE AURELIO & MARIA D	14437 SW 44TH ST	MIAMI FL 33175-6842
504012382040	DORMINEY DAVID E & DOLLY H	11921 SW 13TH CT	DAVIE FL 33325-6601
504012381920	EDWARDS ARLENE B TR	1300 S FLAMINGO RD	DAVIE FL 33325-4412
504012382460	FALLO RALPH J & PATRICIA J	1226 SW 120 WAY	DAVIE FL 33325-3870
504012382480	FAMILIA LINDA L	11902 SW 13 CT	DAVIE FL 33325-3819
504012382480	FERNANDEZ ANA	11906 SW 13TH CT	DAVIE FL 33325-3819
504013010160	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504014010010	FLAMINGO ROAD ESTATES LLC	1920 E HALLANDALE BCH BLVD #708	HALLANDALE BCH FL 33009
504011020120	FRAZEL WILLIAM E & MAUREEN S	12500 SW 12TH ST	DAVIE FL 33325-4420
504012381830	GALLO LUIS F	1200 DANBURY AVE	DAVIE FL 33325-1243
504012381070	GARBER DANIEL P	1207 SW 120TH WAY	DAVIE FL 33325-3871
504012381010	GARCIA MARTHA	1177 SW 120 WAY	DAVIE FL 33325-3861
504011181940	GIANISIS IRENE LE	1070 SW 124TH WAY	DAVIE FL 33325-5549
504013030160	GIRAUD PIERRE P	11965 SW 15 CT	DAVIE FL 33325
504012382540	GOLEN MICHAEL B	11922 SW 13 CT	DAVIE FL 33325-6600
504012382470	GONZALEZ GUSTAVO A	11904 SW 13 CT	DAVIE FL 33325
504012382520	GOOD JAMES LIV TR	638 VINTAGE RESERVE CIR	NAPLES FL 34118
504012381740	HALE BONNIE H	1305 SW 120TH WAY	DAVIE FL 33325-3844
504012382500	HARRELD ERIN A 1/2 INT	11912 SW 13 CT	DAVIE FL 33325
504012380980	HARWICK PHILLIP & HARWICK TAMARA	1205 SW 120 WAY	DAVIE FL 33325-3871
504011020110	HENNING RALPH J & PATRICIA E	12520 SW 12TH ST	DAVIE FL 33325-4420
504012381910	HEZARD GILLES G & KALEN SUE	1224 SW 120 WAY	DAVIE FL 33325-3870
504012382010	HOFFMAN ERIC D	11927 SW 13 CT	FT LAUDERDALE FL 33325
504012000208	HSU CHENG LIN & HSU CHENG LIN	18501 NW 11TH ST	PEMBROKE PINES FL 33029-3613
504012381730	JIMENEZ ANGEL R & JIMENEZ MIGUELINA	1307 SW 120TH WAY	DAVIE FL 33325-3844
504013030140	JOHNSON DOUGLAS P	1521 SW 120 TER	DAVIE FL 33325-4603
504011020020	JOHNSON R E & MARIE	12411 SW 12TH ST	DAVIE FL 33325-4418
504012000203	KADE INVESTMENT LLC	7027 W BROWARD BLVD PMB #205	PLANTATION FL 33317
504012381820	KEARNEY KIMBERLY A	1215 SW 120 WAY	DAVIE FL 33325-3871
504012382050	KINLOCH SANDRA & KINLOCH NANCY C	11917 SW 13 CT	DAVIE FL 33325-6601
504012381860	LARKIN NANCY C	1212 SW 120TH WAY	DAVIE FL 33325-3870
504012381850	LEBLANC STEPHANIE	1210 SW 120 WAY	FT LAUDERDALE FL 33334
504012000200	LEMON TRACY L 1/2 INT EA	601 NE 42 ST	DAVIE FL 33325-3844
504012381760	LENA MICHAEL 1/2 INT	1301 SW 120 WAY	DAVIE FL 33325-3844
504012381930	LEYLAND EDWARD A MANSON & LEYLAND BHAVNA	1300 SW 120 WAY	DAVIE FL 33063

504012381990	MC DARRY,SUSAN D	1314 SW 120 WAY	DAVIE FL 33325-3834
504012381940	MCCORD,LUKE A	1902 SW 120 WAY	DAVIE FL 33325
504012382550	MCLEAN,GODFREY	11924 SW 13 CT	DAVIE FL 33325-6600
504012382100	NEER,ROBERT B	11905 SW 13 CT	DAVIE FL 33325-3833
504012380950	NERZIG,SANDRA	1203 SW 120 WAY	DAVIE FL 33325-3871
504012381000	ONEILL,DANIEL J & PATRICIA	1201 SW 120TH WAY	DAVIE FL 33325-3871
504012380960	PALERMO,NICHOLAS D & THERESA	11936 SW 12TH CT	DAVIE FL 33325-3801
504012382530	PERRY,JODY A 1/2 INT EA	1200 S FLAMINGO RD	DAVIE FL 33325-4410
5040130030	PIERSON,GEORGE & BARBARA	11920 SW 13TH CT	DAVIE FL 33325-6600
5040110200	RATTE,MICHEL & MALETYNE	11979 SW 15TH CT	DAVIE FL 33325-4633
504011010503	RENDREY,SANDRA L	12401 SW 12 ST	DAVIE FL 33325-4418
504011010507	RENDREY,SANDRA L 1/2 INT EA	12511 SW 13TH ST	DAVIE FL 33325-4422
504011181930	RODRIGUEZ,SAMUEL & ISABEL	12511 SW 13TH ST	FORT LAUDERDALE FL 33325-4422
504012381770	RODRIGUEZ,SUSIE	12420 SW 11 CT	DAVIE FL 33325-5527
504011010515	SARNA,TYLER & SUSAN M	1227 SW 120TH WAY	DAVIE FL 33325-3896
504011010514	SAVOY,MARC 1/2 INT	12565 SW 14 ST	DAVIE FL 33325-4411
504012381680	SCHACK,ARLENE	1220 SW 120 WAY	DAVIE FL 33325-4411
504011181950	SCURRY,WILLIAM P & CYNTHIA A	1060 SW 124TH WAY	DAVIE FL 33325-6549
504013010243	SHERIDAN,HOUSE INC	4200 SW 54 CT	FT LAUDERDALE FL 33314
504012381980	SHINE,SHARI UNGER	1312 SW 120TH WAY	DAVIE FL 33325-3834
504011020140	SMITH,G E & MYRNA G	12400 SW 12TH ST	DAVIE FL 33325-4419
504012381790	SPARKS,KATHRYN J	1223 SW 120TH WAY	DAVIE FL 33325-3896
504012000207	STATE OF FLORIDA DOT	3400 W COMMERCIAL BLVD	FORT LAUDERDALE FL 33309-3421
504012382490	STEVENSON,MICHAEL & CATHERINE M	DAVIE FL 33325	DAVIE FL 33325
504011010505	SWANSON,JAN & KATHY	12500 SW 13 ST	DAVIE FL 33325-4421
504012380950	SWINK,JANE ANN	11934 SW 12 CT	DAVIE FL 33325-3801
504012382070	SZLOSEK,DONNA J	11913 SW 13 CT	DAVIE FL 33325-6601
504012381950	THEMMEN,ERIK R &	1304 SW 120 WAY	DAVIE FL 33325-3834
504012381880	THYAGARAJAN,SUNDAR 1/2 INT EA	1216 SW 120TH WAY	DAVIE FL 33325-3870
504012000204	TSINTIGIRAS,JAMES V TRSTEE	1711 NESBITT ST	DELTONA FL 32725
504012381750	VELASQUEZ,JULIO 1/2 INT EA	1303 SW 120TH WAY	DAVIE FL 33325-3044
504012381960	VERGARA,ALONSO & LIBIDA	1308 SW 120 WAY	DAVIE FL 33325-3834
504012382610	VILLAGE AT LAKE PINE II HMOVNRS	2901 SIMMS ST	DAVIE FL 33325
504012381900	WALDRON,JANET	2901 SIMMS ST	HOLLYWOOD FL 33020-1510
504012382560	WATSON,DARREN J & JENNIFER K	1222 SW 120 WAY	DAVIE FL 33325-3870
504012381840	WEISZ,SYLVIA	11926 SW 13 CT	DAVIE FL 33325-6600
504011181920	WETZLER,GEORGE R JR	1211 SW 120TH WAY	DAVIE FL 33325-3871
504011010516	WHEELER,T &	12430 SW 11 CT	DAVIE FL 33325-5527
504012380940	WOMACKS,ELDEN G & INA I	255 LOMBARDY AVE	FORT LAUDERDALE FL 33308-3505
504012382060	WOOTEN,VINCE A	11932 SW 12TH CT	DAVIE FL 33325-3801
504011020030	WRICH,TIMOTHY	11915 SW 13 CT	DAVIE FL 33325-6601
504012381780	ZAGAMI,KATHLEEN GALLO	5555 DAVIE RD	DAVIE FL 33314
	Christopher Kovanes, Town Administrator	331 BIRCHWOOD RD	MEDFORD NY 11763
	Mayor Tom Truex		
	Vice Mayor Lisa Hubert		District 1
	Councilmember Mike Crowley		District 2
	Councilmember Susan Starkey		District 3
	Councilmember Judy Paul		District 4



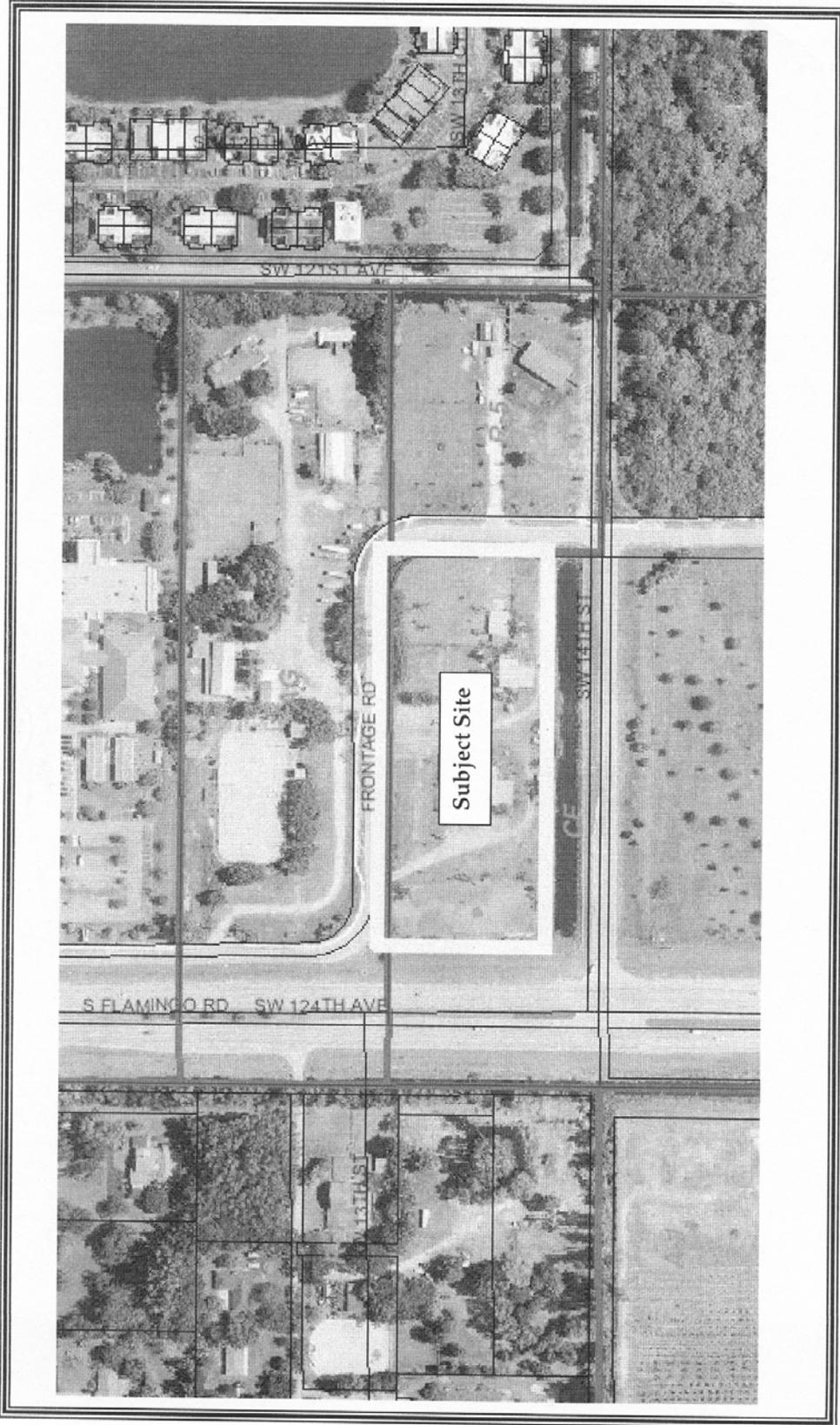
The Town of Davie
 Development Services Department
 Planning and Zoning Division

Scale: N.T.S.



Rezoning Application
 ZB 10-1-05, Christian Fellowship Plat
 Future Land Use Plan Map

Prepared By: C.M.G.
 Date Prepared: 1/25/06



Scale: N.T.S.

The Town of Davie
 Development Services Department
 Planning and Zoning Division



Rezoning Application
ZB 10-1-05, Christian Fellowship Plat
Aerial, Zoning, Subject Site Map

Prepared By: C.M.C.
 Date Prepared: 1/25/06