

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by David M. Abramson, Planner III

**SUBJECT:** Resolution: Flex Application, FX 9-1-05 / 05-594 / Saddle Bridge /  
Generally located on the south side of Griffin Road between Southwest  
76<sup>th</sup> Avenue and Southwest 78<sup>th</sup> Avenue

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE ALLOCATION OF RESIDENTIAL RESERVE UNITS TO THE "SADDLE BRIDGE" PLAT; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The petitioner is proposing a new mixed-use development (Saddle Bridge) on the subject site within a designated redevelopment corridor. This mixed-use development consists of ninety-nine (99) town home units and a retail/office building along Griffin Road. The underlying land use of the subject site is "Commercial," while the zoning "Griffin Road Corridor" allows mixed-uses. To allow the allocation of residential uses within a "Commercial" land use designation, the petitioner is required to utilize the Flexibility Rule in accordance with Broward County Planning Council's Administrative Rules Document.

Reserve units (Residential Uses) of the Broward County Land Use Plan means additional permitted residential units equal to two percent (2%) of the total number of residential units permitted within a Flexibility Zone by Broward County Land Use. The Town of Davie annually recertifies the pooled number of flexible residential units in each Flexibility Zone with Broward County. The subject site is situated in Flexibility Zone 102. As of September 2006, there are 115 reserve units left in Zone 102. The petitioner is requesting to utilize ninety-nine (99) of these reserve units. Assignment of reserve units are subject to further rules and regulations in the Administrative Rules Document.

The petitioner's request for the utilization of the Flexibility Rule for reserve units is consistent with Saddle Bridge Master Site Plan Application (MSP 9-2-05), and Plat Application (P 9-1-05). The petitioner's request for ninety-nine (99) reserve units can be considered meeting the intent of both Town of Davie Griffin Road Corridor Zoning District and the Town of Davie Comprehensive Plan.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

At the September 27, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Ms. Turin, to deny.

*(Motion carried 5-0, the board's reasons for denial: Mr. Busey: how to fit the mixed use project in harmoniously / Mr. Mc Laughlin: Commercial here is lopsided, residential use down and 100,000 sq. ft. of commercial min. / Ms. Turin: Good commercial location, too drastic to residential / Mr. Stevens: Not mixed use / Mr. Bender: Opportunity to buffer commercial with residential, ½ the homes, more buildings of office use, 2 to 3 commercial buildings along Griffin Road, not three-story townhomes. The board also noted that there should be more commercial to achieve balance and should be less residential units. Additionally, it would be nice to have badly needed affordable housing somewhere in the project)*

**FISCAL IMPACT:** N/A

**RECOMMENDATION:**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachments:**

Resolution, Planning Report, Justification Letter, 1,000' Mail out Radius Map, Property, Owners within 1,000' of the Subject Site, Public Participation Notice, Public Participation Summaries, Public Participation Report, Conceptual Site Plan, Future Land Use Plan Map, Aerial, Zoning, and Subject Site Map

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE ALLOCATION OF RESIDENTIAL RESERVE UNITS TO THE "SADDLE BRIDGE" PLAT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Centerline Homes has applied to the Town of Davie to authorize the allocation of residential density onto the "Saddle Bridge" Plat; and

WHEREAS, the Broward County Land Use Plan grants residential reserve units to all the municipalities located within Broward County; and

WHEREAS, the Town of Davie desires to allocate ninety-nine (99) of its residential reserve units from Flex Zone 102 to the "Saddle Bridge" Plat; and

WHEREAS, the proposed allocation is in conformance with the Town of Davie Comprehensive Plan and the Broward County Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That the Town Council of the Town of Davie does hereby approve the allocation of ninety-nine (99) of the Town of Davie's residential reserve units, as granted by the Broward County Land Use Plan, to the "Saddle Bridge" Plat.

SECTION 2. 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 resolution.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

**EXHIBIT (A)**

**Application:** FX 9-1-05 / 05-594 / Saddle Bridge

**Original Report Date:** 9/18/06

**Revision(s):**

**TOWN OF DAVIE**

**Development Services Department**

**Planning & Zoning Division**

*Staff Report and Recommendation*

**Applicant Information**

**Owner/Petitioner:**

**Name:** Centerline Homes, LLC

**Address:** 825 Coral Ridge Drive

**City:** Coral Springs, Florida 33071

**Phone:** (954) 344-8040

**Background Information**

**Application Request:** The petitioner requests the approval of the Flexibility Rule allocating ninety-nine (99) residential reserve units within Flexibility Zone 102.

**Location:** Generally located on the south side of Griffin Road between Southwest 76<sup>th</sup> Avenue and Southwest 78<sup>th</sup> Avenue.

**Future Land**

**Use Plan Map:** Commercial

**Zoning:** Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”)

**Existing Use(s):** Commercial Business, Two (2) Single Family Residences, Landscape Nursery, and Vacant Parcels

**Parcel Size:** 16.011 Acres (697,479 square feet)

**Existing Density:** 1 Dwelling Unit/8.006 Acres (2 dwelling units)

**Proposed Density:** 6.188 Dwelling Units/1 Acre (99 dwelling units)

**Surrounding Use(s):**

**North:** Griffin Road/C-II Canal (S.F.W.M.D.)

**South:** Single Family Residences

**East:** Landscape Nursery and Willow Grove Mixed Use Development

**West:** CVS, Vacant Parcel, Midas, and Baers

**Surrounding Land**

**Use Plan Map Designation(s):**

Recreation / Open Space

Residential (3 DU/AC),

Residential (10 DU/AC)

Residential (5 DU/AC),

Commercial

Commercial

**Surrounding Zoning(s):**

**North:** N/A  
**South:** Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”) and A-1, Agricultural District  
**East:** Griffin Road Corridor, Gateway West – Zone 1  
**West:** Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”)

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**Zoning History**

**Related Zoning History:**

Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Intersection Commercial Nodes (“University Drive Node”) on February 2, 2000.

**Concurrent Request on same property:**

*Master Site Plan* (MSP 9-2-05), the petitioner requests master site plan approval to construct 99 town homes with a retail/office building on the subject site.

*Plat Application* (P 9-1-05), the petitioner requests plat approval to allow 99 town home units and 20,000 square feet of commercial use on the subject site.

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**Comprehensive Plan Considerations**

**Planning Area:**

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*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, Objective 18: Mixed Use Development:* The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

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## Applicable Codes and Ordinances

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

*Section (12-32.303 (E)), Use zones, Intersection Commercial Nodes ("Nodes"),* within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map.

- 1) University Drive Node: Located between University Drive and Southwest 76<sup>th</sup> Avenue within the West Gateway Zone.

*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 12-32.304), Use Group/Use: Residential, Multi-Family 5 to 10 du/ac - R(12):* Permitted only as part of a mixed-use development wherein residential uses are located within the same structure as nonresidential uses, or within separate structures which are integrated into the planned mixed-use development.

*Land Development Code (Section 12-32.304), Use Group/Use: Mixed Res./Commercial Use - R(13):* Buildings designed to contain a mix of the following uses are permitted provided any residential use is located within an upper floor, and that residential and nonresidential uses do not share the same floor: residential; office; retail; studios; galleries; educational uses; services; restaurants; and, lodging. The use of the town's flexibility provisions may be required in order to permit a mixed-use structure or mixed-use development.

The Broward County Land Planning Council, Administrative Rules Document: Broward County Land Use Plan.

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## 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 on October 17, 2005 at the Old Davie School House and November 15, 2005 at the Town of Davie Community Room. Attached is the petitioner's Citizen Participation Report.

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## Application Details

The petitioner is proposing a new mixed-use development (Saddle Bridge) on the subject site within a designated redevelopment corridor. This mixed-use development consists of ninety-nine (99) town home units and a retail/office building along Griffin Road. The underlying land use of the subject site is "Commercial," while the zoning "Griffin Road Corridor" allows mixed-uses. To allow the allocation of residential uses within a "Commercial" land use designation, the petitioner is required to utilize the Flexibility Rule in accordance with Broward County Planning Council's Administrative Rules Document.

Reserve units (Residential Uses) of the Broward County Land Use Plan means additional permitted residential units equal to two percent (2%) of the total number of residential units permitted within a Flexibility Zone by Broward County Land Use. The Town of Davie annually recertifies the pooled number of flexible residential units in each Flexibility Zone with Broward County. The subject site is situated in Flexibility Zone 102. As of September 2006, there are 115 reserve units left in Zone 102. The petitioner is requesting to utilize ninety-nine (99) of these reserve units. Assignment of reserve units are subject to further rules and regulations in the Administrative Rules Document.

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## Staff Analysis

The petitioner's request for the utilization of the Flexibility Rule for reserve units is consistent with Saddle Bridge Master Site Plan Application (MSP 9-2-05), and Plat Application (P 9-1-05). The petitioner's request for ninety-nine (99) reserve units can be considered meeting the intent of both Town of Davie Griffin Road Corridor Zoning District and the Town of Davie Comprehensive Plan.

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## Findings of Fact

### Flex:

#### **Section 12-307(A) (1):**

#### **The following findings of facts apply to the flex application:**

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

*The Town of Davie adopted Comprehensive Plan encourages mixed-use developments including residential/commercial. Additionally, the Comprehensive Plan states the Town of Davie should utilize the Flexibility Rule of the Broward County Land Use Plan.*

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

*The existing zoning districts to the east and west are "Griffin Road Corridor," Intersection Commercial Nodes ("Nodes") shall remain.*

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

*The existing mixed-use zoning district boundaries of the "Griffin Road Corridor," Intersection Commercial Nodes ("Nodes") are logically drawn. However, the underline Land Use Plan is "Commercial," and to allow residential uses the Flexibility Rule must be applied.*

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

*Utilization of the Flexibility Rule with the allocation of reserve units on the subject site is consistent with the permitted uses of the Town of Davie's "Griffin Road Corridor" and should not have a negative impact on the neighborhood being that there are presently mixed-use developments to the east and a mix of residential densities to the south.*

(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;

*The traffic generated by a mixed-use development is what the zoning district anticipated. When compared to the intensity of a typical commercial development, residential traffic impacts would be further reduced. Prior to final approval of plats by Broward County, traffic impacts are assessed and concurrency must be met.*

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

*Surrounding property values may not be adversely impacted by the proposed mixed-use development on the subject site for this use is anticipated and exists to the east.*

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

*Utilization of the Flexibility Rule with the allocation of reserve units may not cause the adjoining property owners from continuing to utilize their property(s).*

(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;

*Utilization of the Flexibility Rule with the allocation of reserve units will not give the owner a unique benefit that harms the welfare of the general public. The request is consistent with the Town of Davie, "Griffin Road Corridor," Intersection Commercial Nodes ("Nodes").*

(i) There are substantial reasons why the property cannot be used without the utilization of Flexibility Rule.

*The Future Land Use Plan designates the subject site as "Commercial." In order for the petitioner to proposed a mixed-use development consisting of commercial and residential uses on the subject site, Broward County Planning Council requires the Town of Davie use the Flexibility Rule to allocate reserve units consistent with the Administrative Rules Document: Broward County Land Use Plan.*

(j) The proposed utilization of Flexibility Rule may not 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.

*The subject site's Future Land Use Map designation is Commercial. Commercial uses are at a higher tax return with less service needs. However, residential uses mixed or surrounded by commercial uses may result in economically successful development project.*

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Contingent upon approval of the following development applications:
  - a. *Master Site Plan* (MSP 9-2-05), Saddle Bridge
  - b. *Plat Application* (P 9-1-05), Saddle Bridge

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### **Planning and Zoning Board Recommendation**

At the September 27, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Ms. Turin, to deny.

*(Motion carried 5-0, the board's reasons for denial: Mr. Busey: how to fit the mixed use project in harmoniously / Mr. Mc Laughlin: Commercial here is lopsided, residential use down and 100,000 sq. ft. of commercial min. / Ms. Turin: Good commercial location, too drastic to residential / Mr. Stevens: Not mixed use / Mr. Bender: Opportunity to buffer commercial with residential, ½ the homes, more buildings of office use, 2 to 3 commercial buildings along Griffin Road, not three-story townhomes. The board also noted that there should be more commercial to achieve balance and should be less residential units. Additionally, it would be nice to have badly needed affordable housing somewhere in the project)*

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## Town Council Action

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### Exhibits

1. Justification Letter
2. 1,000' Mail out Radius Map
3. Property Owners within 1,000' of the Subject Site
4. Public Participation Notice
5. Public Participation Sign-In Sheets
6. Public Participation Summaries
7. Public Participation Report
8. Conceptual Site Plan
9. Future Land Use Plan Map
10. Aerial, Zoning, and Subject Site Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

***File Location:***

\\ns\_th\_01\Town\_Hall\Develop\_Service\P&Z\David Abramson\Applications\FX\_Flex-Reserve\FX\_05\FX 9-1-05 Saddle Bridge



Julian Bryan & Associates, Inc.  
Land Development Consultants

### **Saddle Bridge A Mixed-Use Development**

Rezoning Justification (Griffin Corridor District – West Gateway Zone)

As set forth in Chapter 12, Sec. 12-307, of the Davie Land Development Code, the following is justification for the rezoning request. This request will seek to obtain 99 residential flex/reserve units.

1. The proposed change is consistent with the Comprehensive Plan and more particularly with the Griffin Road Corridor Plan wherein mixed uses are required. This proposal includes both retain and residential components.
2. The change will be consistent with adjacent and nearby zoning districts and land uses.
3. The subject property is largely vacant except for a small business located in the Northeast corner. The proposal therefore will not be influenced by existing site conditions nor development.
4. An existing canal and proposed landscape buffers will create an orderly transition to the existing residential areas to the South. The tract fronts on Griffin Road, as well as, SW 76<sup>th</sup> Avenue and SW 78<sup>th</sup> Avenue to the East and West respectively.
5. The Griffin Road Corridor plan anticipates increased traffic, but placed it on the East-West corridor where the road improvements allow for it. This mixed use plan will provide for interior connectivity for vehicular and pedestrian travel.
6. If anything, property values in the area will be increased with new construction. Architectural designs and extensive landscaping will further the implementation of the corridor as envisioned by the Town of Davie.
7. Existing regulation (Griffin Corridor District) will ensure a consistency of design and uses in the area. This change will further “legitimize” the vision and forethought given by the Town of Davie in the creation of this corridor district.
8. No special privilege will be granted as a result of this request. It is completely consistent with the West Gateway Zone of the Griffin Corridor District.
9. The existing zoning would be an underutilization of the property and inconsistent with the Corridor District Plan.
10. The proposal follow accepted long range planning practices, comprehensive plan guidelines and proper land use planning. Each of these where considerations of the Town’s vision for the Corridor.

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P.O. Box 810144 • Boca Raton, Florida 33481 • 561.391.7871 • Fax.561.391.3805

Exhibit 2 (1,000' Mail out Radius Map)

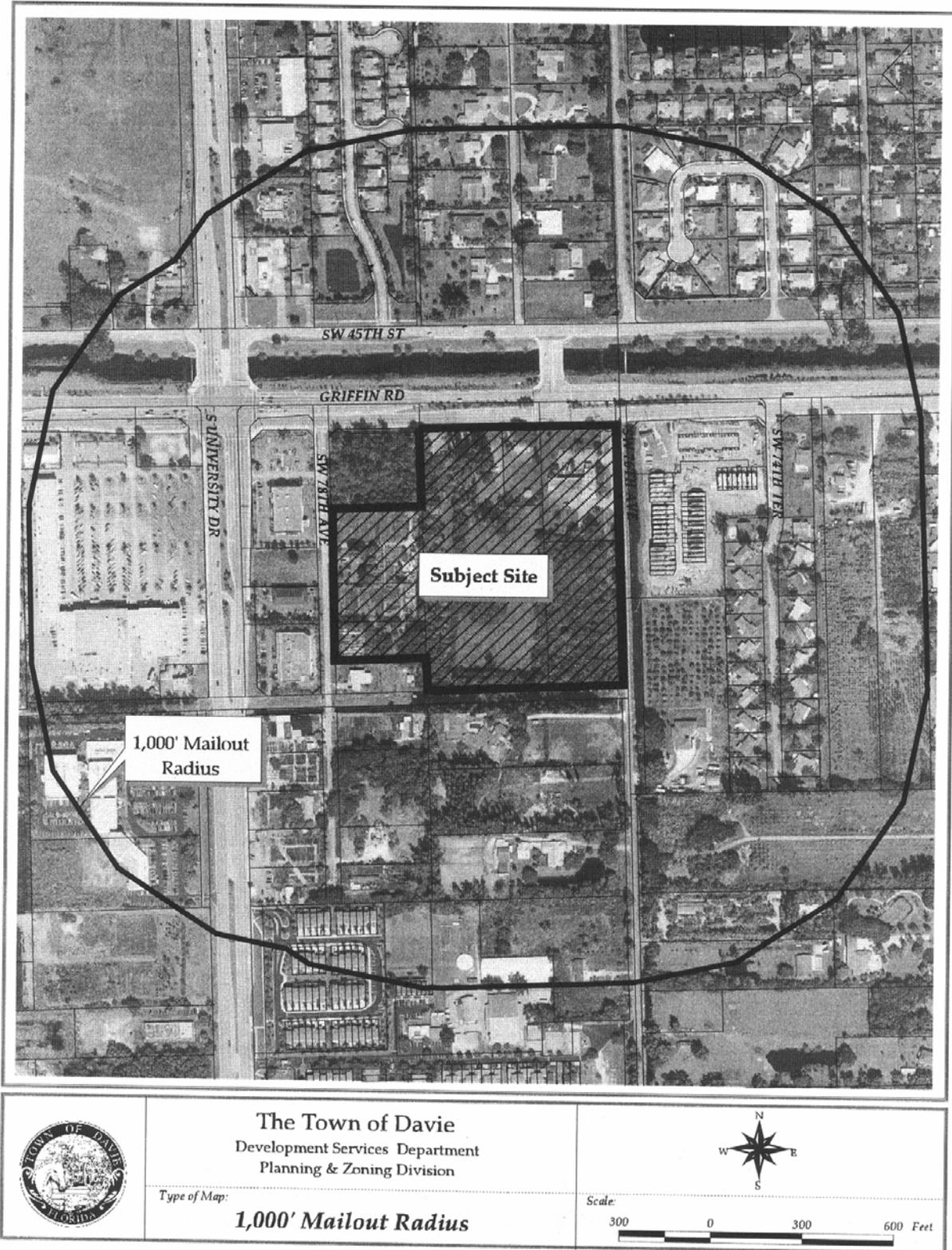


Exhibit 3 (Property Owners within 1,000' of Subject Site)

MSP 9-2-05 FX 9-1-05

FOLIO	NAME LINE	ADDRESS_L1	ADDRESS_1
504128070010	4400 SOUTH INC	4400 S UNIVERSITY DR	DAVIE FL 33328
504128150010	4400 SOUTH INC	4000 S UNIVERSITY DR	DAVIE FL 33328
504128010370	ALAMO PETROLEUM CONTRACTORS INC	4620 SW 76TH AVE	DAVIE FL 33328-3802
5041272990310	ALFONSO CARRIE ROSE	3040 SW 19 ST	MIAMI FL 33145
5041272990140	ALL BRIGHT ANITA L	4625 SW 75 WAY	WARRENVILLE IL 60555
504128210010	AMOCO OIL CO	PO BOX 1548	WARRENVILLE IL 60555
5041272990280	ANTEAU KATHY J &	4622 SW 75 WAY	DAVIE FL 33314
504133110010	ATRIUM CENTRE LLC	5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487
504133110020	ATRIUM CENTRE LLC	5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487
5041272990170	AYALA SANDRA	4669 SW 75 WAY #103	DAVIE FL 33314
504128340010	B & R DEVELOPMENT LLC	3649 SPANISH OAK POINT	DAVIE FL 33328
504128180010	BAERS FURNITURE CO INC	1589 NW 12TH AVE	POMPANO BEACH FL 33069-1730
504133290190	BALG FAHEEM &	7722 N SOUTHWOOD CIR	DAVIE FL 33328
504133290080	BAILEY VICTORIA ELIZABETH &	3104 WEBSTER ST	MOUNT RAINIER MD 20712
504127140070	BAMFORD VALERIE R	4701 SW 74 TER	DAVIE FL 33314-4129
504128240030	BATEMAN GORDON K & BARBARA A	4341 SW 78 DR	DAVIE FL 33328
504133290140	BATISTA HAROLD J	7892 N SOUTHWOOD CIR	DAVIE FL 33328
504133290170	BECKAFT BRENT E	7782 N SOUTHWOOD CIR	DAVIE FL 33328
504133290220	BERRIGAN NANCY	7951 S SOUTHWOOD CIR	DAVIE FL 33328
504128010215	BP PRODUCTS NORTH AMERICA INC	PO BOX 1548	WARRENVILLE IL 60555
504133080980	BRITO JIMMY	4938 S UNIVERSITY DR	DAVIE FL 33328-3824
504128010214	BROWARD COUNTY	115 S ANDREWS AVE	FT LAUDERDALE FL 33301-1801
504127320100	BUCCI PATRICK J	4345 SW 74 TERR	DAVIE FL 33314
504127320180	BUCCI PATRICK J	4345 SW 74 TER	DAVIE FL 33314-3016
504128240050	CAMPBELL JAY R	7775 SW 43 CT	DAVIE FL 33328-3121
504133290290	CARMONA JENNIFER L	7751 SOUTHWOOD CIR	DAVIE FL 33328
504127320130	CASSIDY SHAWN M & CHERYL L	4420 SW 74 WAY	DAVIE FL 33314-3020
504128010390	CENTERLINE HOMES ENTERPRISES	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504128010371	CENTERLINE HOMES ENTERPRISES	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504128010380	CENTERLINE HOMES ENTERPRISES	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504127370020	CENTERLINE OFFICE AT DAVIE LLC	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504128240320	CENTRAL BRO WATER CONTROL DIST	8020 STIRLING RD	DAVIE FL 33024-8202
504128240310	CENTRAL BRO WATER CONTROL DIST	8020 STIRLING RD	DAVIE FL 33024-8202
504127320110	CHANCELLOR SHOPPING CTR INC	11601 BISCAYNE BLVD #201	MIAMI FL 33181
504127390080	CHANG WINNIE KOK-WEAY &	2828 PONCIANA CIR	COOPER CITY FL 33026
504127320190	CLOUGH DIANE	4401 SW 74 TER	DAVIE FL 33314
504133080950	COHEN ADAM &	4932 S UNIVERSITY DR	DAVIE FL 33328
504127140220	COHEN BARRY	401 MEADOW RD	DURANGO CO 81301
504127320020	COHEN JARREDS	4400 SW 74 TER	DAVIE FL 33314-3046
504133290270	COHN ADAM D	7831 S SOUTHWOOD CIR	DAVIE FL 33328
504127140100	COLLINS JUDITH MADISON 1/2 INT	4761 SW 74TH TER	DAVIE FL 33314-4129

504128010372	COLONNADE AT UNIVERSITY LLC	5400 S UNIVERSITY DR #101	FORT LAUDERDALE FL 33328
504128010174	CONSERV C & LINDA D	4451 SW 77TH AVE	DAVIE FL 33328-3108
504133290250	COTTOMMICHAEL V & YOMARIE	7891 S SOUTHWOOD CIR	DAVIE FL 33328
504127320140	D'ANDREA CHARLES N JR	4400 SW 74 WAY	DAVIE FL 33314-3020
504127390190	DANIELLE CATHY DAVIS &	4241 HENDRICKS ISLE #11	FT LAUDERDALE FL 33301
504127390180	DANIEL S TRAVIS	4665 SW 75 WAY #104 BLDG 3	DAVIE FL 33314
504128240030	DANIELSON LEE K I/2 INT	4312 SW 78 DR	DAVIE FL 33328-3112
504127020260	DANIEL ROSA MARIA	4490 SW 74 AVE	DAVIE FL 33314-3027
504127390230	DAVIS TREVOR &	1590 SW 190 AVE	HOLLYWOOD FL 33029
504127320060	DEBRASO LUCILLE M I/2 INT	7440 SW 43 CT	DAVIE FL 33314
504133080970	DEBACONCO ALBERT	4936 S UNIVERSITY DR	DAVIE FL 33328-3824
504134010920	DELLUTRI SALVATORE & MARIA ELENA	5075 SW 73 AVE	DAVIE FL 33314-4801
504127220010	DEMPSEY SCOTT ANDREW	4420 SW 74 TER	DAVIE FL 33314-3046
504127390410	DENGLER DOUGLAS J &	6030 SW 8 ST	PLANTATION FL 33317
504127140200	DEYBACH JOEL	7124 CHESAPEAKE CIRCLE	BOYNTON BEACH FL 33436
504127390390	DINON THOMAS SR &	7436 WILLOW GROVE PL	DAVIE FL 33314
504128120010	IDL GRIT LIMITED PARTNERSHIP	3241 PENNOCK POINT ROAD	JUPITER FL 33458-3409
504127390290	DURAND JEAN AUGUSTIN &	4626 SW 75 WAY	DAVIE FL 33314
504127320170	ECLIES RIDHA &	4325 SW 74 TER	DAVIE FL 33314-3016
504127140050	EDWARDS PAULINE L	4671 SW 74TH TER	DAVIE FL 33314-4127
504127390350	ELKMAN RICHARD & CYNTHIA	16292 BRISTOL POINTE DR	DELRAY BEACH FL 33446
504133290110	ENGELMANN ANDREW V I/2 INT	7603 N SOUTHWOOD CIR	DAVIE FL 33328
504127390300	ESCLASANS SUSANA &	5286 SW 34 WAY	FORT LAUDERDALE FL 33312
504128010175	ESCOBAR NOEL E & JOYCE E	4420 SW 77TH AVE	DAVIE FL 33328-3109
504127140190	ESTRADA ROBERT M	4640 SW 74TH TER	DAVIE FL 33314-4128
504127390050	FAVEROLA GABRIELA G &	8325 S LAKE FOREST DR	DAVIE FL 33328
504127390070	FERRIGNO RONALD	7450 SW 43 CT	DAVIE FL 33314-3022
504127390130	FLORENDO MICHAEL J	9010 SW 53 ST	COOPER CITY FL 33328
504133290210	GAMBA JESUS M I/2 INT EA	7662 N SOUTHWOOD CIR	DAVIE FL 33328
504133290020	GAO HANG	7923 N SOUTHWOOD CIR	DAVIE FL 33328
504127390370	GARAY MARY A	7923 N SOUTHWOOD CIR	DAVIE FL 33328
504133290100	GETEJANC MARIA	11054 ROSE HILL DR	CLERMONT FL 34711
504133290280	GIASSMAN CHAD B	7633 N SOUTHWOOD CIR	DAVIE FL 33328
504127140020	GLENN RONALD E	7781 S SOUTHWOOD CIR	DAVIE FL 33328
504128010173	GOODE ROBERT L & YVETTE	4621 SW 74TH TER	DAVIE FL 33314-4127
504127390160	GRIFITH YICKI	4450 SW 77TH AVE	DAVIE FL 33328-3109
504127390100	HARALAMARY ALEXANDRA &	4673 SW 75 WAY	DAVIE FL 33314
504127390270	HARRINGTON SCOTT &	10605 OLD HAMMOCK WAY	WELLINGTON FL 33414
504127320160	HASAN RAMSEY & RHONDA MONTOVA	4618 SW 75 WAY	DAVIE FL 33314
504133290070	HERNANDEZ ISRAEL I/2 INT EA	7455 SW 43 CT	DAVIE FL 33314
504133290320	HURTADO SHEILA L	7723 N SOUTHWOOD CIR	DAVIE FL 33328
504128240260	ILLES MICHAEL	7661 S SOUTHWOOD CIR	DAVIE FL 33328
		4301 SW 78TH DR	DAVIE FL 33328-3127

504127140090	JAMES,FREDERICK	4741 SW 74 TER	DAVIE FL 33314-4129
5041272930330	JENKINS,BRAD	4642 SW 75 WAY	DAVIE FL 33314
504133290300	JOEL, TERRANCE A	2100 HOBEST LAKE FL	MARTINEZ CA 94553
504128010191	JOHNSON,ULIAN R	4400 SW 77TH AVE	DAVIE FL 33328-3109
504127390420	K2 PROPERTIES LLC	5008 NW 119 TER	CORAL SPRINGS FL 33076
504127140140	KATZ,DANIEL &	4740 SW 74 TER	DAVIE FL 33314-4130
504127390020	KAUFMAN GARY &	10707 SW 51 ST	DAVIE FL 33328
5041272930060	KHOJURY,HOWAYDA & SAMER A	4754 HIBBS GROVE TER	COOPER CITY FL 33330
504127390070	KNIES,TODD J & ADRIANA	11500 NW 8 ST	PLANTATION FL 33325
5041272930400	LAING,CAROLYN &	7440 SW 75 WAY	DAVIE FL 33328
504133290090	LAPAGLIA,ERMEEY & MORENA A	7663 N SOUTHWOOD CIR	DAVIE FL 33328
5041272990150	LASTRIN INVESTMENTS INC	3778 BENEVA OAKS BLVD	SARASOTA FL 34238
504133010048	LAWSON,CHRISTOPHER	130 S BEL AIRE DR	PLANTATION FL 33317
504133010044	LAWSON,CHRISTOPHER J & DEBRA J &	130 S BEL AIRE DR	PLANTATION FL 33317
504128010171	LONG,DAVID F & KATHY L	4391 SW 77TH AVE	DAVIE FL 33328-3113
504133010045	LOPEZ,WILLIAM	4700 SW 78 AVE	DAVIE FL 33328-3827
504133290180	LORENTE,JAVIER A 1/2 INT	7752 N SOUTHWOOD CIR	DAVIE FL 33328
504127230150	LICCANTHONY M & VICKY	4340 SW 74 WAY	DAVIE FL 33314-3021
504127140030	LYDEN,HELEN REV TR	4641 SW 74 TER	DAVIE FL 33314-4127
504133010046	MAAYA,RAMSEY E & MISTY L	4680 SW 74TH TER	DAVIE FL 33314-4128
504127140170	MAC DONALD,SETH & ANDREA	200 BAYBERRY DR	PLANTATION FL 33317
504133290030	MAUTSE,HARRY CASPER	7893 N SOUTHWOOD CIR	DAVIE FL 33328
504128330011	MARGOLIS,DAVID TR & RADIN,FREDDA	141 NW 20 ST SUITE G-122	BOCA RATON FL 33431-7947
504134010921	MARINO,KENNETH I	5070 SW 76TH AVE	DAVIE FL 33328-4602
504128240040	MARTINEZ,DOLORES	7776 SW 43 CT	DAVIE FL 33328-3121
504127390220	MARTINEZ,LIUS R	4654 SW 75 WAY	DAVIE FL 33314
504127390340	MASSRE,MORRIS &	2222 NW 129 AVE	PEMBROKE PINES FL 33028
5041273200080	MASTRODICASA, BRUNO & DELIA	7460 SW 43RD CT	DAVIE FL 33314-3022
504127010810	MC HUGH,JOSEPH M	7550 GRIFIN RD	DAVIE FL 33314-4138
504133290150	MC MULLEN,DONNA	7862 N SOUTHWOOD CIR	DAVIE FL 33328
504127390040	MC CARTHY,TIM	4609 SW 75 WAY	DAVIE FL 33314
504133290200	MCSHANE,SCOTT	7692 N SOUTHWOOD CIR	DAVIE FL 33328
504127390120	MEJA,IVAN	4633 SW 75 WAY	DAVIE FL 33314
504127020040	MIZE,ROBIN	4341 SW 74 AVE	DAVIE FL 33314-3043
504128170010	MOBIL OIL CORP	PO BOX 4973	HOUSTON,TX 77210
504127320200	MOCORE,JOSEPH IAY III & KATHERINE	4425 SW 74TH TER	DAVIE FL 33314-3047
504128240010	MORALES,CARLOS & MIRNA	4332 SW 78 DR	DAVIE FL 33314
504128010193	MORANO,ELAINE &	4351 SW 77 AVE	DAVIE FL 33328
504127390011	MORGENSTEIN,VADIMR & IRINA	10885 LA SALINAS CIR	BOCA RATON FL 33314
504133290260	MUNOZ,PORTRIO D 1/2 INT	7861 S SOUTHWOOD CIR	DAVIE FL 33328
504128240270	MURRAY,JAMES A	4311 SW 78 DR	DAVIE FL 33328-3127
504133290310	NABIZADEH,ARASTOOT & ZAHRA P	13930 MANDRIN OAKS	JACKSONVILLE FL 32223

504127010770	NAPOLITANO,ANGELO TR	1521 N W 165 ST	MIAMI FL 33169-5642
504127010780	NAPOLITANO,ANGELO TR	1521 N W 165 ST	MIAMI FL 33169-5642
504127010800	NAPOLITANO,ANGELO TR	1521 N W 165 ST	MIAMI FL 33169-5642
504133010142	NAUGLES NURSERY INC	5001 SW 82ND AVE	DAVIE FL 33328-4414
504133010041	NEI,SOND M & MARY M	2819 LORCOM LN	ARLINGTON VA 22207-4943
504133080940	NEI,SON GLADYS	4645 SW 75 WAY	DAVIE FL 33314
504127140040	NEIDA,EILEEN	4930 S UNIVERSITY DR	DAVIE FL 33328
504127140040	NEBARY,SPTZER,MARY 1/2 INT EA	4651 SW 74 TER	DAVIE FL 33314-4127
504128010172	OSCEOLA,JOE DAN & VIRGINIA	4431 SW 77 AVE	DAVIE FL 33328-3108
504133290130	OWEN,DEVON M 1/2 INT EA	7922 N SOUTHWOOD CIR	DAVIE FL 33328
504127290260	OWEN,LINDA	4670 SW 75 WAY	DAVIE FL 33314
504127300040	PAGLARULO,JOSEPH J TR	4320 SW 74 TER	DAVIE FL 33314
504127140080	PALM,RONALD	4721 SW 74 TER	DAVIE FL 33314-4129
504133290240	PARKER,ANDREW A	7921 S SOUTHWOOD CIR	DAVIE FL 33328
504127140180	PARRNA,GANGA & DEORANIE	4660 SW 74 TER	DAVIE FL 33314-4128
504127010791	PEARSON,DELORIS LEE TR	7410 GULFEN RD	DAVIE FL 33314-4136
504133010042	PELICAN SHOPS AT DAVIE LLC	7600 RED ROAD #300	MIAMI FL 33143
504133010043	PELICAN SHOPS AT DAVIE LLC	7600 RED ROAD #300	MIAMI FL 33143
504133080960	PEREZ,JOSE R	4934 S UNIVERSITY DR	DAVIE FL 33328
504127010811	PLYMOUTH PARK TAX SERV LLC	PO BOX 2288	MORRISTOWN NJ 07962-2288
504133290500	POINCANAS SOUTHWOOD INC	2421 SW 127 AVE	DAVIE FL 33325
504133010010	POY-WING,CELINA	4841 SW 76TH AVE	DAVIE FL 33328-3805
504127010020	QUEVEDO,HECTOR JR &	4821 SW 76TH AVE	DAVIE FL 33328-3805
504127140160	RAGUSA,SALVATORE &	4700 SW 74 TER	DAVIE FL 33314
504133290011	RAMIREZ,NANCY STELLA	7953 N SOUTHWOOD CIR	DAVIE FL 33328
504128240290	RAMIREZ,NANCY STELLA	4331 SW 78 DR	DAVIE FL 33314
504133080990	REED,HI	4940 S UNIVERSITY DR	DAVIE FL 33328-3824
504127390030	REGAL,CATHERINE &	4613 SW 75 WAY	DAVIE FL 33314
504127020020	RODBERICK,WILLIAM P & GLENDA L	4491 SW 74TH AVE	DAVIE FL 33314-3026
504127140110	ROGERS,RALPH L & MICHELLE K	4781 SW 74 TER	DAVIE FL 33314-4129
504128010369	ROSS,RICHARD &	4690 SW 78 AVE	DAVIE FL 33314
504127010814	SACCULLO,JAMES & LENORE	4611 S UNIVERSITY DR PMB 443	DAVIE FL 33328
504133081000	SADDLE UP TOWNHOMES ASSN INC	11077 BISCAYNE BLVD PH SUITE	MIAMI FL 33161
504133080010	SADDLE UP TOWNHOMES ASSN INC	11077 BISCAYNE BLVD PH SUITE	MIAMI FL 33161
504133010151	SAFIN,NEZAM,ODEEN	5100 SW 76 AVE	MIAMI FL 33161
504128240020	SALINAS,HILDA &	4322 SW 78TH DR	DAVIE FL 33328-4604
504128240280	SANCHEZ,AIDA I	4321 SW 78 DR	DAVIE FL 33328-3127
504127390360	SANCHEZ,DOMINGO	7424 WILLOW GROVE PL	DAVIE FL 33314
504134010930	SCHICK,MARIE PENELOPE REV LIV TR	4901 SW 73 AVE	WESTON FL 33314
504127390380	SCHMIDT,CARLOS G &	19347 S WHITEWATER AVE	DAVIE FL 33332
504128010361	SCOTT,CHRISTOPHER H	4640 SW 78TH AVE	DAVIE FL 33328-3825
504133010040	SIMS,STEPHEN C & BARBARA H	1681 NW 99TH AVE	PORT LAUDERDALE FL 33322-4253

504133010049	SIMS,STEPHEN CHARLES & BARBARA	4721 SW 78TH AVE	DAVIE FL 33328-3815
504134010923	SKYDELL,JEFFREY B &	5060 SW 76TH AVE	DAVIE FL 33328-4602
504127390110	SMYTHE,PAUL & ZEILMA LE	5060 SW 76 AVE	DAVIE FL 33328
504127140060	SNYDER,BETH LYNN	4691 SW 74TH TER	DAVIE FL 33314-4127
504127020250	SNYDER,WILLIAM A & CHLOE K	4410 SW 74 AVE	DAVIE FL 33314-3027
504128010213	SORCE,JONATHAN I & SALVATRICE S	7931 ORANGE DR	DAVIE FL 33328-3011
504127140120	SPEICE,ROBERT R JR	4780 SW 74 TER	DAVIE FL 33314-4130
5041271400210	SPEICE,ROBERT R JR	4641 SW 74 TER	DAVIE FL 33314-4132
504127140010	SPEICE,ROBERT R JR	4641 SW 74 TER	DAVIE FL 33314
504133010030	SPIVAK,MERRILL M & PHYLLIS	4975 SW 76 AVE	DAVIE FL 33328-3807
504127010813	STATE OF FLORIDA DOT	3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504128010366	STATE OF FLORIDA DOT	3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504133290060	SUAREZ,GEOERGE E & ANNE E	7753 N SOUTHWOOD CIR	DAVIE FL 33328
504133290120	SUSI,CANDEE C I/2 INT EA	7952 N SOUTHWOOD CIR	DAVIE FL 33328
504128300010	SUTTON,ELLIOTT & SUTTON,IRVING	PO BOX 4900	SCOTTSDALE AZ 85261-4900
504127290200	TAFUR,JA VIER M &	4657 SW 75 WAY	DAVIE FL 33314
504133290050	TACHIKHANI,MAJID I/2 INT EA	7833 N SOUTHWOOD CIR	DAVIE FL 33328
504127290250	THE ASHLEY GROUP LLC	10051 NW 3 ST	DAVIE FL 33324
504128010350	THE PRUDENTIAL INSURANCE	2 RAVINIA DR STE 1400	ATLANTA GA 30346
504128010353	THE PRUDENTIAL INSURANCE	2 RAVINIA DR STE 1400	ATLANTA GA 30346
504128010354	THE PRUDENTIAL INSURANCE	2 RAVINIA DR STE 1400	ATLANTA GA 30346
504127140130	THEODOSIU,SUSAN	4760 SW 74 TER	DAVIE FL 33314-4130
504133290160	THEORPE,RICKY V	7832 N SOUTHWOOD CIR	DAVIE FL 33328
504127020021	TOWN OF DAVIE	6591 SW 45 ST	DAVIE FL 33314-3348
504133010047	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314
504127320120	VARELA,MARDIN &	4401 SW 74 WAY	DAVIE FL 33314-3048
504128010180	VAVREK,MICHAEL J & REBECCA L	4401 SW 77 AVE	DAVIE FL 33328-3108
504127320030	VILARINO,NILDA &	4340 SW 74 TER	DAVIE FL 33314-3000
504127320012	VONGUNTEN,RICHARD & MALA	7415-7417 ORANGE DR	DAVIE FL 33314
504127020010	WALDROGEL,SIDNEY	7401 ORANGE DR	DAVIE FL 33314-3017
504127140150	WALKE,WILLIAM & JENNIFER	4720 SW 74 TER	DAVIE FL 33314-4130
504127390320	WARREN,WILLIAM BRIAN LIV TR	2114 CLUB VISTA PLAGE	LOUISVILLE KY 40245
504127390210	WATNSCH,JOHN & ROBIN	4650 SW 75 WAY	DAVIE FL 33314
504128010367	WEBB NURSERY INC	4640 SW 78TH AVE	DAVIE FL 33328-3825
504128010368	WEBB NURSERY INC	4640 SW 78TH AVE	DAVIE FL 33328-3825
504127390010	WELLOW,GROVE H O A	825 CORAL RIDGE DR	CORAL SPRINGS FL 33071
504127320090	WOLFSON,EILEEN	4301 SW 74 WAY	DAVIE FL 33314-3018
504127020030	WYNAN,ROBERT E	4401 SW 74 AVE	DAVIE FL 33314
504127390240	YEELINDA CHIN	4662 SW 75 WAY	DAVIE FL 33314
504133290040	ZELL,STEPHANIE ANN	7863 N SOUTHWOOD CIR	DAVIE FL 33328

Exhibit 4 (Public Participation Notices)



Julian Bryan & Associates, Inc.  
Land Development Consultants

**MEETING NOTICE**

504127390010  
CENTERLINE HOMES AT DAVIE LLC  
825 CORAL RIDGE DR  
CORAL SPRINGS FL 33071

October 5, 2005

**Re: Citizen Participation Plan Meeting for Centerline Homes**  
**Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between University Drive and Davie Road. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

**First Citizen Participation Meeting:**

Date: Oct. 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie House, 6650 Griffin Road Davie, FL

\\jba021c\jba files\Projects\centerline\Saddle Ridge\Page 1 Meeting Notice for 1st Public Participation Meeting final for 10-17-05 mtg.doc

P.O. Box 810144 • Boca Raton, Florida 33481 • 561.391.7871 • Fax.561.391.3805



Julian Bryan & Associates, Inc.  
Land Development Consultants

**MEETING NOTICE**

504127390010  
CENTERLINE HOMES AT DAVIE LLC  
825 CORAL RIDGE DR  
CORAL SPRINGS FL 33071

October 20, 2005

**Re: Citizen Participation Plan Meeting #2 for Centerline Homes**  
**Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05**

Dear Neighbor:

This letter is to invite you to a second citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between S.W. 76<sup>th</sup> Avenue and S.W. 78<sup>th</sup> Avenue. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

**Second Citizen Participation Meeting:**

**Date: Nov. 15, 2005**  
**Time: 6:30pm-8:00pm**  
**Location: Town Hall**  
**6591 Orange Drive, Davie Fl 33314**

\\lba021c\lba files\Projects\centerline\Saddle Ridge\Page 1 Meeting Notice for 1st Public Participation Meeting final for 10-17-05 mlg.doc

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Exhibit 5 (*Public Participation Sign-In Sheet*)

**SIGN IN SHEET**

**PUBLIC PARTICIPATION MEETING I**

[October 17, 2005]

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Deloris Pearson	7410 Griffin Rd.	(954)583-1893
Laura Pearson	7410 Griffin Rd.	(954)583-1893
Susan Theodosiou	4760 SW 74 Terr.	(954)540-2690
Valerie Bamford	4701 SW 74 Terr.	(954)605-8242
Jamie & Lenore Saccullo	4800 SW 76 Ave.	(954)252-1433
Joseph Cosner	4951 SW 77 Ave.	(954)475-1567
Helen Lyden	4641 SW 74 Terr.	(954)587-1116
Robert Spiece	4610 SW 74 Terr.	(954)881-0782
Mayor Tom Truex	4740 SW 72 Ave.	(954)792-6800

**SIGN IN SHEET**

**PUBLIC PARTICIPATION MEETING II**

[November 15, 2005]

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Laura Pearson	7410 Griffin Rd.	(954)583-1893
Susan Theodosiou	4760 SW 74 Terr.	(954)540-2690
Valerie Bamford	4701 SW 74 Terr.	(954)605-8242
Jamie & Lenore Saccullo	4800 SW 76 Ave.	(954)252-1433

## Exhibit 6 (*Public Participation Summaries*)

### SUMMARY OF DISCUSSION

#### PUBLIC PARTICIPATION MEETING I

[October 17, 2005]

1. Introduction by Nick Gluckman of Centerline Homes
  - a) Explanation of Centerline Homes
    - Involved and interested developer.
    - Stays in touch with the community throughout the development process from acquisitions through entitlements, construction and turnover.
    - Development single-family, multi-family and commercial communities statewide.
  - b) Entitled and constructed Willow Grove to the east
  - c) Intent on working with staff to enhance development of the Griffin Road Corridor
  
2. Presentation of Site Plan by Julian Bryan
  - a) General Description of Property
    - Project will be known as “Saddle Bridge”
    - Located on the south side of Griffin Road between S.W. 76<sup>th</sup> Avenue and S.W. 78<sup>th</sup> Avenue.
    - Site is approximately 16 acres
  - b) Site Design
    - Planned for 109 townhouse units and 10,000 square feet of commercial along Griffin Road
    - Primary access on Griffin Road (shared with commercial plan proposed for the corner of Griffin Road and S.W. 78<sup>th</sup> Avenue)
    - Four additional secondary access points on S.W. 76<sup>th</sup> Avenue and S.W. 78<sup>th</sup> Avenue.
    - Designed to keep pedestrian and vehicular activity interior to the site with minimal impact on surrounding neighborhood.
    - Resident parking in garages and on driveway along perimeter of site with parallel guest parking spaces on internal drives.
    - Lake provided as scenic open space along Griffin Road
    - Recreation amenities centralized on site in an effort to minimize impacts on surrounding neighborhood.

- Landscape buffer along Griffin Road in accordance with Griffin Road Corridor regulations.

c) Product

- Building layout designed to promote courtyards for community interaction.
- Provide a “front yard feel” for residents of Saddle Bridge.
- 99 townhomes with garage
- 10 townhomes located above commercial/retail (no garages)
- Two and Three Story Townhouse units

3. Questions, Comments and Discussion

Q: What does the rear/garage elevation facing 76<sup>th</sup> and 78<sup>th</sup> look like?

A: Centerline will provide a color rendering of the rear elevation at the second public participation meeting.

Q: What is the height and density of the landscape buffer on 76<sup>th</sup> and 78<sup>th</sup>?

A: Complete design of these buffers has yet to be determined. The buffers will, at a minimum, comply with the Town Code and Griffin Corridor regulations.

Q: What type of retail uses are anticipated for the retail building?

A: The uses have yet to be determined, but will be limited to whatever is permitted in the zoning district by the Town Code.

Q: Is a right turn lane required off Griffin into the site?

A: Yes.

Q: Coming from the east, can you make a left from Griffin into the site?

A: No. You will have to make a U-Turn at University Drive.

Q: What properties encompass the site?

A: Webb Nursery, Alamo Petroleum and Ostrander.

Q: Do we really need so many access points along 76<sup>th</sup> and 78<sup>th</sup>?

A: The access was included through several meetings with Town staff. We will talk with staff about eliminating some of the access points if possible.

Q: Will 76<sup>th</sup> be widened during the development process (the neighbors did not want to see 76<sup>th</sup> widened)?

A: We do not have any plans for widening 76<sup>th</sup>, but will likely be required to realign 76<sup>th</sup> at the Griffin Rd. intersection.

Q: How can we minimize traffic on 76<sup>th</sup>?

A: We will work with staff regarding eliminating some of the access to the site from 76<sup>th</sup>.

Comment: Some of the residents did not see the sense in connecting to 76<sup>th</sup> and 78<sup>th</sup>. In their opinion, there was nowhere for the residents to go other than back to Griffin Road.

Q: Can we remove all access on 76<sup>th</sup>? At a minimum, can we have only once access point used solely for either ingress or egress, but not both?

A: We will talk with staff and have some answer prior to the second meeting.

Comment: 109 townhomes will have a minimal impact on traffic in the area. At most, it will only impact the area during AM and PM peak hours.

Q: What improvements will be made to 76<sup>th</sup> Avenue?

A: At a minimum, we will be realigning 76<sup>th</sup> at the Griffin Rd. intersection. The Town engineer may require additional improvements.

Q: Is it better to leave 76<sup>th</sup> Avenue unimproved in order to calm traffic?

A: We will work with the Town Engineer to determine what improvements make the most sense.

Q: Please explain the guest parking layout for the site?

A: There will be parallel parking for guests located on the interior drives. Sidewalks for pedestrian circulation are located throughout the site. Overflow parking at the commercial building.

Q: Can guests park along 76<sup>th</sup> or 78<sup>th</sup>?

A: No.

Q: Do we have a rear elevation showing the garage view?

A: We will bring a colored rendering to the second meeting.

Q: Can we make the southeast corner units 2-stories?

A: The landscaping located along this portion of the site should be more than sufficient to shield the impacts of the units.

Q: How bright will lighting be for the site (Willow Grove is too bright)?

A: We will look at Willow Grove and make improvements to the existing lighting. Lighting for this site will comply with the Town Code. We will certainly consider shading the lights and enhancing landscaping in order to minimize lighting impacts.

Q: Why is there only 10,000 SF of commercial?

A: We will look into including additional commercial along Griffin Road.

Q: What is the starting price range for these units?

A: Starting in the low to mid \$300K

Q: What is the size ranges for these units?

A: 1100 SF to 1800 SF

Comment: There are fewer residents living on 78<sup>th</sup>, so additional access points make sense on this street.

Q: Will the architectural style of our buildings match the commercial site on the corner of 78<sup>th</sup> and Griffin Rd.?

A: We will work with Town staff to coordinate the architectural style of the building between the commercial site on the corner and the adjacent Willow Grove project.

Q: Are we willing to install crosswalks at the intersections of 74<sup>th</sup>, 76<sup>th</sup> and 78<sup>th</sup>?

A: We would certainly entertain making these improvements if it was the Town's desire.

Q: What type of landscape buffer will be installed along 76<sup>th</sup>?

A: We have yet to determine the full scope of this buffer. We will work with neighbors and staff to come up with a suitable compromise.

Q: Is 76<sup>th</sup> Avenue a Scenic Corridor?

A: We will research this issue and provide an answer at the second meeting.

Q: What impact will the access on 76<sup>th</sup> have on the local equestrians?

A: We do not believe the increased traffic will impact the manner in which 76<sup>th</sup> is currently utilized.

**SUMMARY OF DISCUSSION**

**PUBLIC PARTICIPATION MEETING II**

[November 15, 2005]

1. Introduction by Nick Gluckman
2. Presentation of Site Plan by Julian Bryan
3. Site Plan Discussion
  - a) Changing Product to a similar product as Willow Grove
  - b) Lost 10 units above commercial building
  - c) Revising corner parcel to create park amenity – per staffs request
  - d) Added approx. 10,000 S.F. Commercial
  - e) Increase buffer between S.W. 76<sup>th</sup> Avenue and townhomes
  - f) Changing all internal roads to 2-way
  - g) Issue of Access to S.W. 76<sup>th</sup> Avenue
    - Centerline represented to those residents in attendance that we would be willing to give up the southernmost access point, but Town staff is still reviewing the plan.
    - Discussed use of northernmost access as ingress only versus egress only.
    - The residents in attendance were opposed to any access on 76<sup>th</sup>.
    - Valerie was concerned about the car light shining over at her house on 74<sup>th</sup> Terrace if the southern entrance was utilized.
4. The residents that live on S.W. 74<sup>th</sup> Avenue like the landscape additions made adjacent to Willow Grove.

Exhibit 7 (Public Participation Report)

September 20, 2006

David Abramson  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

**Re: Citizen Participation Plan for Saddle Bridge  
Project Nos. MSP 9-2-05 / ZB 9-1-05**

Dear David:

Please be advised that, as required by the Town of Davie Land Development Code, Chapter 12, Division 7, Centerline Homes has advertised and notified all the property owners surrounding the subject property within 1,000 feet inviting them to the following Public Participation Meetings for this project:

**First Citizen Participation Meeting:**

Date: Monday, October 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie School House, 6650 Griffin Road, Davie, FL

**Second Citizen Participation Meeting:**

Date: Tuesday, November 15, 2005

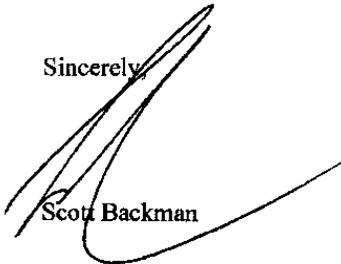
Time: 6:30pm-8:00pm

Location: Davie Town Hall Community Room, 6591 Orange Drive, Davie, FL

The main focus of the public attending these meetings centered on access to the site from S.W. 76<sup>th</sup> Avenue and traffic calming measures for S.W. 76<sup>th</sup> Avenue. Other topics of discussion included landscape buffers, building elevations and proposed commercial uses. Please see the attached summary reports for a detailed summary of the discussions held at each of the foregoing meetings.

We hope the above information provides some useful insight as to the public response to this project. If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,



Scott Backman

825 Coral Ridge Drive, Coral Springs, Florida 33071 T 954-344-8040 F 954-344-4176

**CENTERLINE**  
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Exhibit 9 (Future Land Use Map)



Exhibit 10 (Aerial, Zoning, and Subject Site Map)



The Town of Davie  
Development Services Department  
Planning & Zoning Division

Type of Map:

**Aerial, Zoning, and Subject Site**



Scale:

300 0 300 600 Feet