

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: Philip Bachers, Planner

SUBJECT: Special Permit for equestrian use and a temporary trailer

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SE 2-2-06 / 06-43 / Iryn Farm

REPORT IN BRIEF: The petitioner has requested a special permit to allow use of the vacant land as pasture land for equestrian use by the property owner's child and other disabled children and youths. The request also covers the use of a recreational vehicle-type trailer on the site to serve as a place of refuge for the property owner's child while not using the horses on the site, as shelter from the periods of inclement weather or heat and humidity. The application states: "The anticipated horse therapy is not a commercial enterprise but rather a personal matter for the owner and friends of the owner. It is not a service to be advertised to the public..." The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. In accord with the Town of Davie Code, the petitioner conducted two (2) meetings with the public on Thursday, August 24, 2006, and Friday, August 25, 2006, both at 7 PM. The first and second meetings were held at Town Hall Community Room. The applicant sent thirty-five (35) mailings to the surrounding property owners. There were no members of the public in attendance at the first meeting (staff attended the first meeting) and no members of the public at the second meeting. (The approved public participation report is attached.) The site is undergoing enforcement action by Town of Davie Code Compliance for agricultural use of the property (horses), and the use of R-V parking of a single unoccupied vehicle. The Special Master has given the property owner time to resolve the issues on the property. If the special permit is issued, the site will be improved to allow permitted vehicles on improved surfaces, access to the site by emergency Town vehicles, access to the parcel from Pine Island Rd., and fencing. A site plan is required for these improvements. Along with other instruments of development needed to legitimize a use of the property, the special permit will allow the owner-of-record to resolve code compliance issues on the site.

PREVIOUS ACTIONS: At the February 7, 2007 Town Council meeting the matter was tabled to the February 21, 2007 meeting at the request of the petitioner.

CONCURRENCES: The Planning & Zoning Board tabled the matter from the January 10, 2007 meeting to the January 24, 2007 meeting at the request of the petitioner due to the property owners being out of the country.

At the January 24, 2007 meeting, the Planning & Zoning Board voted to approve subject to the following stipulations: 1) the temporary use permit is for 18 months; 2) no commercial use; 3) no access from SW

82 Avenue; 4) no more than 16 horses to be stabled; 5) no audio equipment; 6) security lighting only; and 7) practice best method for horse manure disposal. Motion carried 3-0.

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

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

Attachment(s): Staff Report

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

Applicant Information

Owner: Iryn Farm LLC
Address: 3351 SW 57 Place
City: Ft. Lauderdale, FL 33312
Phone: (954) 924-9779

Petitioner:
Name: C. William Laystrom, Jr. / John D. Voigt
Address: 1177 SE 3 Ave.
City: Ft. Lauderdale, FL 33316
Phone: (954) 468-1469

Background Information

Date of Notification: January 3, 2007 **Number of Notifications:** 35

Application History: No deferrals have been requested.

Application Request: Special Permit for equestrian use and a temporary trailer pursuant to Land Development Code §12-35 Special Uses, which allows unique and unanticipated uses to be reviewed as a Special Permit.

Address/Location: 5237 SW 82 Ave., Davie 33317

Future Land Use

Plan Map Designation: Residential 3 D.U./acre
Zoning: CF, Commercial Facility

Existing/Proposed Use: vacant/temporary trailer and horse pasture

Net Parcel Size: 3.015 acres (within the Town of Davie limits)
Folio #: 0133-01-0311

Surrounding Land
Use Plan Map Designations:

Surrounding Uses:
North: Place of Worship(Alpha Baptist Church)
South: Residential
East: Residential
West: Not in the Town of Davie (Cooper City)

CF
Residential 3 D.U./acre
Residential 3 D.U./acre
Not in the Town of Davie
(Cooper City)

Surrounding Zoning:
North: CF

South: Residential 3 D.U./acre
East: Residential 3 D.U./acre
West: Not in the Town of Davie (Cooper City)

Zoning History

Related Zoning History: The property was rezoned by a previous property owner to CF Community Facilities district.

Previous Requests on the same Property: None

Recent Submissions on the same Property: None

Applicable Codes and Ordinances

§12-308 of the Land Development Code, review for special permits.

§12-35 of the Land Development Code, Special uses are those uses which have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. A request for such use shall take the form of an application for special permit, processed in accordance with the regulations contained in Article X.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 10. This Planning Area is generally located north of Stirling Rd., south of Griffin Rd., east of Pine Island Rd., and west of SW 76 Ave. Pine Island Rd. provides through access from Griffin Rd. to Stirling Rd. Commercial development of retail centers and office buildings line the west side of the University Dr. corridor. The east side of this corridor is predominantly small-scale commercial development, with multifamily residential development on the northern half of the corridor, and commerce park development on the southern half. Commercial development also occurs along Griffin Rd. within this planning area. Several small-scale single-family residential communities, two trailer parks, totaling approximately 30 acres in area, and an 8-acre industrial park are located within this area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses of varying scales, a girl scout campground facility, and a private school. The Town is optimistic in the potential; expansion of commercial uses within this planning area, given the increased accessibility provided by Pine Island Rd., and eventual development of agricultural lands in the coming years.

Broward County Land Use Plan: The property is in Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy Group 11: Recreation and Open Space Use: Abundant open space, including equestrian facilities, is a principal characteristic of the Town of Davie. Open space, equestrian trails and parks compliment the rural and western themes central to Davie's identity. Recreation and Open Space policies, and land development regulations are centered around the maintenance of open space and provision of recreation facilities.

Future Land Use Plan, Policy Group 13: Community Facilities Use: Policy 13-1: The Community Facilities category shall provide for the development of a wide range of activity centers necessary to satisfy the demands of the existing and future Town populations.

Application Details

The petitioner has requested a special permit to allow use of the vacant land as pasture land for equestrian use by the property owner's child and other disabled children and youths. The request also covers the use of a recreational vehicle-type trailer on the site to serve as a place of refuge for the property owner's child while not using the horses on the site, as shelter from the periods of inclement weather or heat and humidity. The application states: "The anticipated horse therapy is not a commercial enterprise but rather a personal matter for the owner and friends of the owner. It is not a service to be advertised to the public..."

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. In accord with the Town of Davie Code, the petitioner conducted two (2) meetings with the public on Thursday, August 24, 2006, and Friday, August 25, 2006, both at 7 PM. The first and second meetings were held at Town Hall Community Room. The applicant sent thirty-five (35) mailings to the surrounding property owners. There were no members of the public in attendance at the first meeting (staff attended the first meeting) and no members of the public at the second meeting. (The approved public participation report is attached.)

Staff Analysis

The site is undergoing enforcement action by Town of Davie Code Compliance for agricultural use of the property (horses), and the use of R-V parking of a single unoccupied vehicle. The Special Master has given the property owner time to resolve the issues on the property. If the special permit is issued, the site will be improved to allow permitted vehicles on improved surfaces, access to the site by emergency Town vehicles, access to the parcel from Pine Island Rd., and fencing. A site plan is required for these improvements. Along with other instruments of development needed to legitimize a use of the property, the special permit will allow the owner-of-record to resolve code compliance issues on the site.

Staff Findings of Fact

Review for Special Permits:

Section 12-308(A) (1) (a):

The following findings of facts apply to the special permit request:

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

If approved by special permit, the equestrian use would be allowed. The proposed R-V type trailer is an appropriate accessory use.

(ii) The proposed change will not create an unrelated or incompatible use;

The proposed use is similar to a previously-approved special permit use in close proximity (Horse Gate Equestrian Center) and there are numerous A-1 zoned parcels to the north, east, and south which do allow horses by right.

- (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;

The proposed use for equestrian purposes and an R-V type trailer will have minimal adverse impacts on living conditions in the neighborhood or in the Town as the majority of surrounding parcels are already agriculturally zoned (A-1). The entire site will be fenced, improvements to access the site will be done by site plan, access to the site will not be by or for the public, and there will be one primary entrance/exit off Pine Island Rd.

- (iv) The proposed change will 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;

Since the proposed use is for the private use and enjoyment of the property owner's child and friends of the property owner, and it is not being proposed as a commercial enterprise, the impact of vehicular traffic will be less than if the parcel was developed concurrent with existing zoning for other uses permitted.

- (v) The proposed change will not adversely affect surrounding property values;

The proposed equestrian and R-V trailer use will have little or no impact on surrounding property values the as property surrounding the site is either similarly-zoned, or agriculturally-zoned, and the use is temporary.

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

The proposed equestrian and R-V trailer use would not deter any of the surrounding property owners from developing or improving their properties, as the surrounding properties will not be negatively impacted either visually or by additional traffic issues. The surrounding properties are CF-zoned or are agriculturally-zoned.

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

This request is a use that may be permitted it if is determined by the Town Council to be compatible with the surrounding uses.

Planning & Zoning Board Recommendation

The application was tabled from the January 10 meeting to the January 24, 2007 meeting at the request of the petitioner due to the owners being out of the country.

At the January 24, 2007 meeting, the Planning & Zoning Board voted to approve subject to the following stipulations: 1) the temporary use permit is for 18 months; 2) no commercial use; 3) no access from SW 82 Avenue; 4) no more than 16 horses to be stabled; 5) no audio equipment; 6) security lighting only; and 7) practice best method for horse manure disposal. Motion carried 3-0.

Town Council Action

At the February 7, 2007 Town Council meeting the matter was tabled to the February 21, 2007 meeting at the request of the petitioner.

Staff Recommendation

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

Exhibits

6. Justification Letter (4 pp.)
7. Public Participation Report (5 pp.)
8. Mailing List (2pp.)
9. Mailing for notice of public hearing on petition for special permit
10. Zoning and Aerial Map
11. Future Land Use Plan Map

Prepared by: _____

Reviewed by: _____

File Location: \\Ns_th_01\Town_Hall\Develop_Service\P&Z\Philip Bachers\permits\Special Permits\SE 2-2-06 Iryn Farms\SE 2-2-06 Staff Report E-A.doc

Exhibit 1 (*Justification Letter*)

JUSTIFICATION STATEMENT
FOR SPECIAL PERMIT APPLICATION

RE: Iryn Farm, LLC
5241 S.W. 82nd Avenue
Davie, Florida 33312

DATE: February 16, 2006

The subject site is an essentially vacant parcel consisting of approximately 3.005 acres of land. The parcel is on the east side of Pine Island Road, is west of S.W. 82nd Avenue, just north of Stirling Road and considerably south of Griffin Road. The address of the subject property is 5241 S.W. 82nd Avenue.

The subject property is in an area consisting mostly of agricultural and residential (R-3) uses. The property has a future land use of residential (R-3) and was rezoned by a prior owner to community facility (CF). Prior to the rezoning, the property had been used as a horse stable and pasture, and a stable remains on the property.

When the current owner/applicant purchased the property, the owner began to use the property for an equestrian purpose which resulted in the issuance of a code violation for the non-permitted agricultural use in a community facility district.

In conjunction with this equestrian use, the owner relocated a recreational vehicle-type trailer to the property to use as an office. This resulted in the issuance of a second code violation.

The owner desires to maintain the community facility zoning, but requests a special permit to use the property as an equestrian facility to provide therapy to disabled children and youths. The trailer is necessary as an office to conduct the charitable work and the applicant seeks a special permit to utilize the trailer facility as an office. While the trailer could be considered an accessory to a permitted use and thereby permitted pursuant to Section 12-33(G)(3), the applicant seeks a special permit in order to comply with any contradictory provisions of the town code.

A review of the special permit request should include a consideration of the criteria listed in Section 12-308 of the Town of Davie Land Development Code to determine if the request should

be favorably considered. These criteria with respect to the subject requests are discussed below.

Criterion (i): Whether the use allowed by the proposed special permit is contrary to the adopted comprehensive plan as amended or any element or portion thereof.

The proposed agricultural and charitable use of the property on a temporary basis is not contrary to the Town's comprehensive plan in that the plan encourages agricultural uses and maintenance of the rural lifestyle throughout the Town of Davie. While no section of the comprehensive plan specifically addresses such a use, none specifically prohibits it or discourages such a use.

Criterion (ii): Whether the use allowed by the special permit will create an unrelated and incompatible adjacent use.

The property was previously used for agricultural and equestrian purposes and was not considered incompatible at that time. To temporarily utilize the facility for such a purpose should not be considered incompatible now. Near the property are numerous R-3 residential developments as well as the Horse Gate Equestrian Center. The Horse Gate Equestrian Center operates under a previously issued special permit and provides a similar type of therapy for at risk youths utilizing equestrian activities. The Town Council and residents of Davie have long espoused the notion that equestrian uses and residential uses are compatible and to be encouraged. In fact the ever growing Town trail system encourages equestrian uses throughout the Town and, in particular, in residential areas. As a result, the proposed use should not be considered unrelated and incompatible.

Criterion (iii): Whether the use allowed by the special permit will adversely effect living conditions in the neighborhood or the Town.

As stated in response to Criterion (ii) above, the equestrian use in a residential neighborhood has long been considered compatible and obviously would not adversely effect living conditions in the neighborhood or the Town itself.

Criterion (iv): Whether the use allowed by the special permit will create or excessively increase automobile and vehicular traffic congestion or otherwise effect public safety.

The proposed use will have little or no impact on traffic in the area and, in fact, would generate less traffic than any community facility for which the property is zoned or any residential development which would be allowed by the underlying land use. The anticipated horse therapy is not a commercial enterprise but rather a personal matter for the owner and friends of the owner. It is not a service to be advertised to the public generally and should generate no crowds whatsoever.

Criterion (v): Whether the use allowed by the special permit would adversely effect surrounding property values.

As indicated in response to Criterion (ii) and (iii) above, the proposed use should have no negative impact on surrounding property values whatsoever. The proposed use should be neutral to surrounding property values, although it is not inconceivable that it could actually result in an increase to surrounding property values due to the desirability of the equestrian activity on the virtually vacant parcel.

Criterion (vi): Whether the use allowed by the special permit will be a deterrent to the improvement or development of other property in accord with existing regulations.

The proposed equestrian use should be no deterrent whatsoever to the improvement or development of surrounding properties in accord with existing regulations because the proposed use will have no effect on surrounding properties or property values. The proposed use does not impact adjoining property other than to provide scenic views of horses in a pastoral setting.

Criterion (vii): Whether the use allowed by the special permit will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The proposed use is consistent with the special permit previously granted by the Town for the horse gate equestrian center, and, as such, certainly not a special privilege granted to an individual owner, but rather consistent with a special permit granted to the adjacent owner. Since equestrian uses are encouraged throughout the Town of Davie, this cannot be considered a grant of a special privilege to one individual to the detriment of the general welfare of the Town itself.

As a result of the foregoing, the requested special permit

satisfies the criteria of Section 12-308 of the Town Code and merits favorable consideration.

Remainder of this page intentionally left blank

Exhibit 2 (Public Participation Report)

LAW OFFICES
DOUMAR, ALLSWORTH, CROSS, LAYSTROM,
VOIGT, WACHS, MAC IVER & ADAIR, LLP

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
KAREY L. BOSACK, P.A.
J. GARY BROWN, JR., P.A.
WILLIAM S. CROSS, P.A.**

† ALSO ADMITTED IN PENNSYLVANIA
* ALSO ADMITTED IN MICHIGAN
** CERTIFIED CIRCUIT CIVIL AND FAMILY MEDIATOR

1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33316-1109

BROWARD (954) 762-3400

MIAMI (305) 945-3172

TELEFAX (954) 525-3423

WEBSITE: DACLLAW.COM

RAYMOND A. DOUMAR, P.A.*
C. WILLIAM LAYSTROM, JR., P.A.
STUART J. MAC IVER, P.A.
ANDRE PARKE, P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.†

JOHN W. PERLOFF, P.A.
OF COUNSEL

September 6, 2006

Philip Bachers, M.P.A.
Development Services Department
Planning and Zoning Division
Town of Davie
6591 Orange Drive
Davie, Florida 33314-3399

Re: Iryn Farms - Proposed Special Use Permit
5421 S.W. 82nd Avenue, Davie, Florida

Dear Mr. Bachers:

Please allow this letter to serve as our Citizen Participation Report on the special use permit application for Iryn Farms pursuant to Section 12-319.8 of the Town of Davie Code. As you know, two meetings were held at the Community Meeting Room at Town of Davie Town Hall.

Attached is a copy of the notice that was sent to all property owners on the list provided by the Town of Davie. A copy of this notice is attached hereto, made a part hereof, and labeled Exhibit "A". In addition, copies of this notice were provided to the mayor and all members of town council, the town clerk, the acting town administrator, and the development services department. Further, additional notices were sent to surrounding property owners at second addresses of which I was made aware prior to the meetings.

The first meeting was held on Thursday, August 24, 2006, at 7:00 p.m. The second meeting was held the following night, Friday, August 25, 2006, also at 7:00 p.m. Attached hereto as Exhibits "B" and "C", respectively, are the lists of persons attending each of

Philip Bachers, M.P.A.
September 6, 2006
Page 2

those meetings. As you are aware, no residents attended either meeting.

I did have communication with resident Bonnie Navin, who owns three parcels to the east of the subject property. Ms. Navin is an attorney and indicated there is a dispute regarding a supposed easement from S.W. 82nd Avenue through her property to the subject property. She stated in no uncertain terms that there is no such easement and there is to be no access across her property. Ms. Navin said that my client and others continue to trespass on her property in order to access parcels to the west on Pine Island Road.

I advised Ms. Navin that the special use permit did not require access from S.W. 82nd Avenue, but only from Pine Island Road. She indicated she would not object to the proposed use of my client's property if my client were to stipulate that my client has no access rights through her property to S.W. 82nd Avenue. Although my client does not intend to have access from S.W. 82nd Avenue for the proposed use, my client is not willing to waive any rights it may have with regard to such access to S.W. 82nd Avenue. Although I do not feel this disagreement should have a bearing on the special use permit application that is pending, it remains an unresolved issue.

Based upon the foregoing, it is our belief that we have adequately satisfied the citizen participation requirements and will continue to attempt to keep residents informed as the application proceeds. Please contact me should you have any questions or if you require any additional information.

Sincerely,



JOHN D. VOIGT
For the Firm

JDV/kdr
encs.

cc: Iryn Farms

LAW OFFICES
DOUMAR, ALLSWORTH, CROSS, LAYSTROM,
VOIGT, WACHS, MAC IVER & ADAIR, LLP

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
KAREY L. BOSACK, P.A.
J. GARY BROWN, JR., P.A.
WILLIAM S. CROSS, P.A.**

1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33316-1109

BROWARD (954) 762-3400

MIAMI (305) 945-3172

TELEFAX (954) 525-3423

WEBSITE: DACLLAW.COM

RAYMOND A. DOUMAR, P.A.*
C. WILLIAM LAYSTROM, JR., P.A.
STUART J. MAC IVER, P.A.
ANDRE PARKE, P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.†

JOHN W. PERLOFF, P.A.
OF COUNSEL

† ALSO ADMITTED IN PENNSYLVANIA

* ALSO ADMITTED IN MICHIGAN

** CERTIFIED CIRCUIT CIVIL AND FAMILY MEDIATOR

August 14, 2006

Re: Iryn Farms - Proposed Special Use Permit
5421 S.W. 82nd Avenue, Davie, Florida

Dear Neighbor:

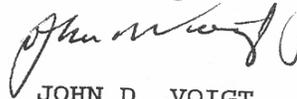
We would like to invite you to a neighborhood meeting to discuss the future use of a tract of land owned by Iryn Farm, LLC and located at 5421 S.W. 82nd Avenue, Davie, Florida. The property in question is a vacant parcel consisting of approximately 3.005 acres of land. The property is located on the east side of Pine Island Road and is west of S.W. 82nd Avenue. The property is just north of Stirling Road and considerably south of Griffin Road.

The property was previously used as a horse stable. Our client is not seeking to develop the property at this time, but is rather seeking a temporary permit to house horses on the property and to utilize the horses and the property to provide therapy to disabled children. The proposed use is not a commercial endeavor and would not be a regular recurring activity.

We have reserved the community room at the Town of Davie Town Hall for two public meetings to which you are invited. The purpose of these meetings is to discuss the proposed special use and to answer any questions you may have. The first meeting will be held on Thursday, August 24, 2006, at 7:00 p.m., and the second will be held on Friday, August 25, 2006, also at 7:00 p.m. Town Hall is located at 6591 Orange Drive, and the community room is on the northernmost side of the property adjacent to the parking lot which abuts the Bergeron Rodeo grounds.

We expect our presentation to take approximately 10 minutes and we will reserve plenty of time afterwards to answer any follow-up questions that you may have. Please contact me should you have any questions or require any additional information.

Sincerely,



JOHN D. VOIGT
For the Firm

PLEASE NOTE THAT MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT.

EXHIBIT "A"

ATTENDEES OF MEETING OF THURSDAY, AUGUST 24, 2006

1. John D. Voigt, Esquire
Attorney for Applicant
2. Gili Ovaknin
Representative of Applicant
3. Philip Bachers, Planner
Town of Davie

EXHIBIT "B"

ATTENDEES OF MEETING OF FRIDAY, AUGUST 25, 2006

1. John D. Voigt, Esquire
Attorney for Applicant

Exhibit "C" (above)

Note: No other attendees at this meeting other than the attorney as listed above

Remainder of this page intentionally left blank

Exhibit 3 (Public Participation Mailing List)

SE 2-2-06
ALPHA BAPTIST CHURCH INC
5235 SW 82ND AVE
DAVIE FL 33328-5201

SE 2-2-06
ASHKINAZI, IGOR
5166 MADISON LAKES CIR W
DAVIE FL 33328

SE 2-2-06
AZZARELLI, DANAYI & ROSARIO
8445 PHOENICIAN CT
DAVIE FL 33328

SE 2-2-06
BASILIO, SHAREE L
5301 SW 82 AVE
DAVIE FL 33328-5203

SE 2-2-06
BOAZIZ, CAROL
4218 SW 130 AVE
DAVIE FL 33330

SE 2-2-06
BROWARD COUNTY
GOVERNMENTAL CENTER
REAL PROPERTY room 326
115 S ANDREWS AVE
FT LAUDERDALE FL 33301-1818

SE 2-2-06
CATHEDRAL OF PENTECOST INC
5500 PINE ISLAND DR
DAVIE FL 33328-4300

SE 2-2-06
CAZEAU, KEN & BERNADETTE
5253 SW 82 AVE
DAVIE FL 33328

SE 2-2-06
CLARK, CHARLES R & CAROLYN K
5150 MADISON LAKES CIR W
DAVIE FL 33328

SE 2-2-06
DEERWOOD ESTATES INC
600 SW 98 TER
PEMBROKE PINES FL 33025

SE 2-2-06
ECHAVARRIA, MARLEN REY
5190 MADISON LAKES CIR W
DAVIE FL 33328

SE 2-2-06
FERRER, CHRISTOPHER J &
DEBORAH A
8173 MADISON LAKES CIR S
DAVIE FL 33328

SE 2-2-06
FLR COMPANY LLC
350 S OCEAN BLVD #10-B
BOCA RATON FL 33432

SE 2-2-06
FLYNN, KAREN
5234 SW 82ND AVE
DAVIE FL 33328-5202

SE 2-2-06
FONTENETTE, DAVID &
CHRISTINA
5158 MADISON LAKES CIR W
DAVIE FL 33328

SE 2-2-06
GLICKMAN, ROBERT A & SUSAN A
8189 MADISON LAKES CIR S
DAVIE FL 33328

SE 2-2-06
IRYN FARM LLC
3351 SW 57 PL
FT LAUDERDALE FL 33312

SE 2-2-06
JONES, GARY E & LINDA J
2631 SW 109 AVE
DAVIE FL 33328

SE 2-2-06
KADUBOSKI, JOHN
5174 W MADISON LAKES CIR
DAVIE FL 33328

SE 2-2-06
LIPSCOMB, DIANNE E
5097 SW 82ND AVE
DAVIE FL 33328-4412

SE 2-2-06
LIPSCOMB, NORMAN E
5107 SW 82 AVE
DAVIE FL 33328-4409

SE 2-2-06
MELGAR, EDUARDO & NORA
8285 PHOENICIAN CT
DAVIE FL 33328

SE 2-2-06
NAUGLES NURSERY INC
5001 SW 82ND AVE
DAVIE FL 33328-4414

SE 2-2-06
NAVIN, GERALD F
NAVIN, BONITA
5251 SW 82 AVE
DAVIE FL 33328-5201

SE 2-2-06
NAVIN-HERRAMANN, BONITA
5241 SW 82 AVE
DAVIE FL 33328

SE 2-2-06
PEMBROKE PARK CHILD CARE
CENTER
5499 SW 82 AVE
DAVIE FL 33328-5205

SE 2-2-06
PRICE, JASON & TAMARA L
8265 PHOENICIAN CT
DAVIE FL 33328

SE 2-2-06
RIVAS, JILL REV TR
8181 MADISON LAKES CIR S
DAVIE FL 33328

SE 2-2-06
SCHUMACKER RECREATION CO
LLC
1389 NW 136 AVE
SUNRISE FL 33323

SE 2-2-06
SHEEHY, DEON &
BEAUMONT, LISA
5220 S PINE ISLAND ROAD
DAVIE FL 33328

SE 2-2-06
SULIVERES, JESSE
5240 SW 82 AVENUE
DAVIE FL 33328-5202

SE 2-2-06
SUNSHINE STATE BUILDERS INC
6310 SW 56 ST
DAVIE FL 33314

SE 2-2-06
UNDERWOOD, JOSEPH & NANCY
8250 PHOENICIAN CT
DAVIE FL 33328

SE 2-2-06
YABLON, ROBERT
5182 MADISON LAKES CIR W
DAVIE FL 33328

SE 2-2-06
YANEZ, FEDERICO
5236 SW 82 AVE
DAVIE FL 33333

Remainder of this page intentionally left blank

Exhibit 4 (Mailing for notice of public hearing on petition for special permit)

TOWN OF DAVIE
6591 Orange Drive
Davie, Florida 33314

NOTICE OF PUBLIC HEARING ON PETITION FOR SPECIAL PERMIT

The Planning and Zoning Board and the Town Council of the Town of Davie will hold public hearings in the meeting room of the Davie Town Hall, 6591 Orange Drive, Davie, Florida on the dates hereinafter specified. This item will be discussed at 7:00 p.m. or as soon thereafter as practicable. Comments of any interested party relative to this matter may be submitted in writing and/or presented at the hearing.

PETITIONER/OWNER: William Laystrom Jr./ Iryn Farm, L.L.C.

DATE OF PLANNING & ZONING BOARD HEARING: January 10, 2007

DATE OF TOWN COUNCIL HEARING: February 7, 2007

LOCATION DESCRIPTION: 5241 SW 82 Ave.

REQUEST: Use of a CF-zoned parcel for a private equestrian facility with a trailer to be used as an office

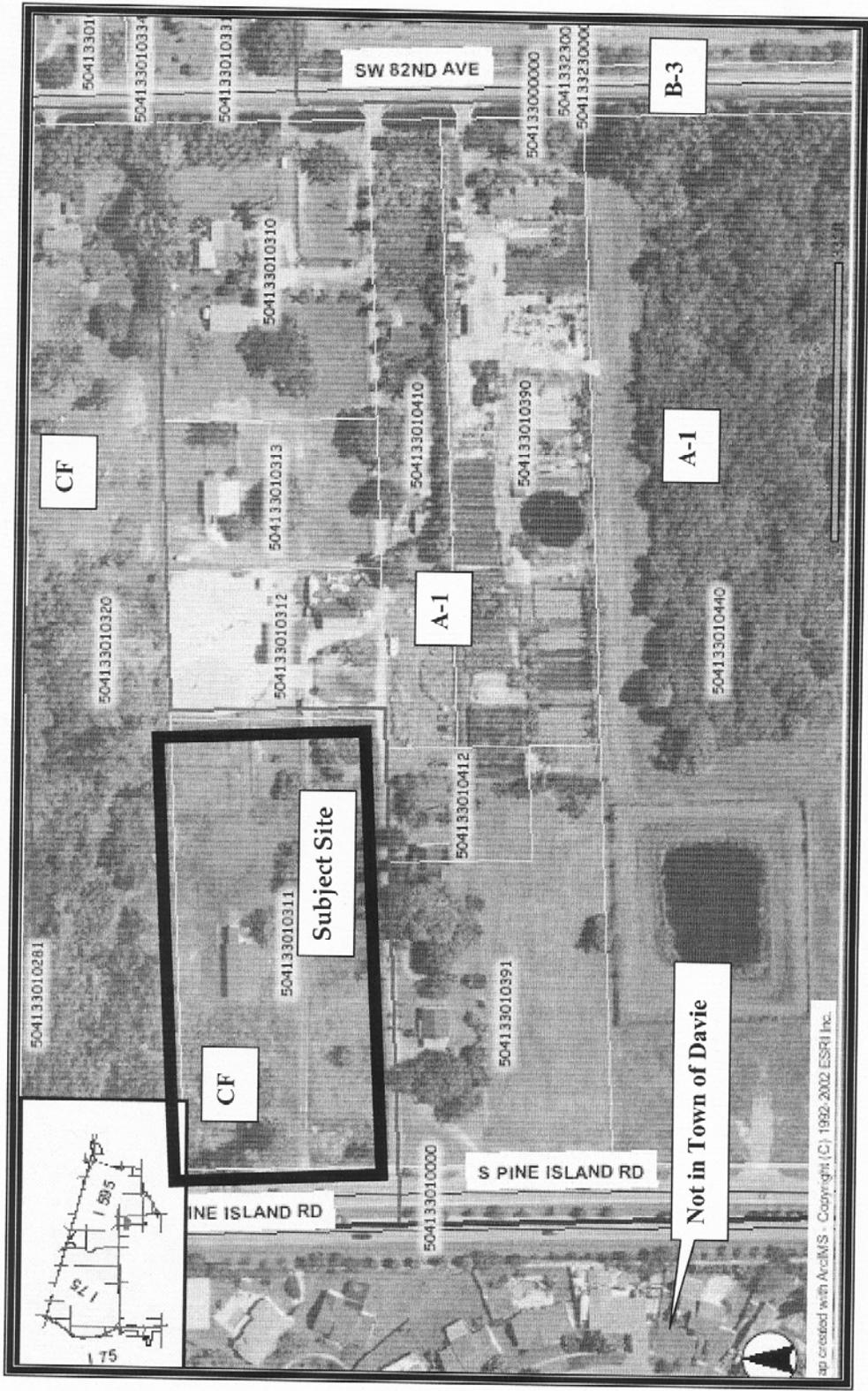
THIS MATTER SHOULD BE REFERRED TO AS: SE 2-2-06, Iryn Farm, L.L.C.

FOR FURTHER INFORMATION, CALL THE PLANNING AND ZONING DEPARTMENT AT (954) 797-1103.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETINGS OR HEARINGS WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at (954)797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD)

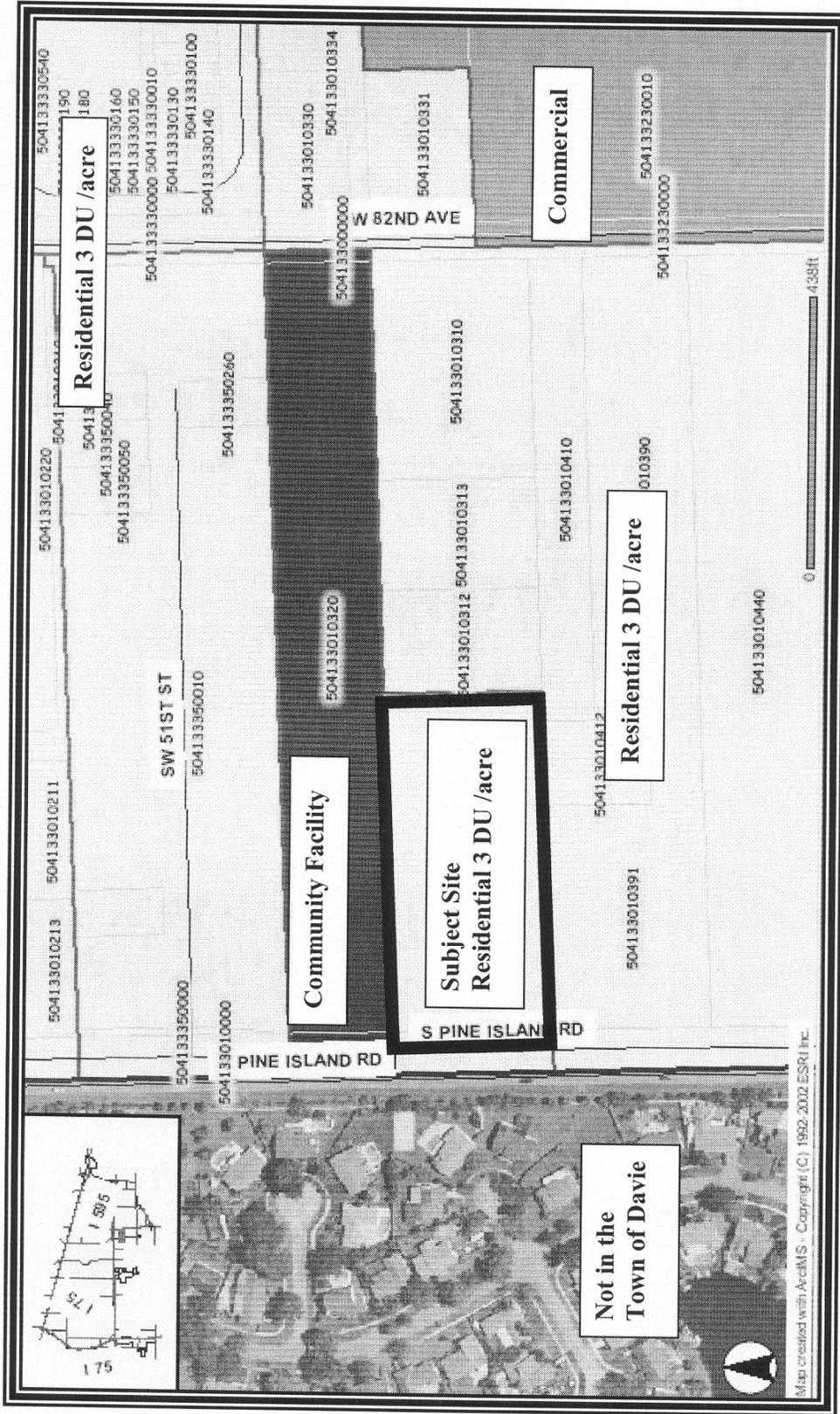
Exhibit 5 (Aerial, zoning, subject site map)



SE 2-2-06 Special permit
Iryn Farms
5421 SW 82 Ave.
Scale: not to scale

Town of Davie
Development Services Department
Planning & Zoning Division
Subject site, zoning, aerial map

Exhibit 6 (Future Land Use Map)



Town of Davie
 Development Services Department
 Planning & Zoning Division
 Future land use map

SE 2-2-06 Special permit Iryn Farms
 5421 SW 82 Ave.

Page left blank intentionally