

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: Lise bazinet, Planner II

SUBJECT: Special Permit / SE 4-1-07 / 07-80 / Bank of America / 6300 Stirling Rd / Generally located east of SW 64th Avenue (Davie Rd. Extension) on the south side of Stirling Rd.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SE 4-1-07 / Bank of America

REPORT IN BRIEF: The petitioner is requesting a special permit in order to continue the use of a temporary trailer approved by the Town Council on March 8, 2006 (Special Permit was approved for 18 months, expires September 8, 2007). The bank building was severely damaged by the 2005 hurricane season. As stated in the applicant's justification statement, the site is in process to be re-platted and redeveloped. Therefore, the applicant is requesting an additional 18 month temporary use permit to meet their projected development schedule while continuing serving its patrons.

The existing temporary modular bank/office is placed in the bank's property. Vehicular access to the modular building is provided through the existing parking lot. The intent of a special permit application is for Town Council to review uses that are exceptional and may have effects on the surrounding environment that cannot be determined in advance of the use being proposed for a particular location. Staff finds that the use of a temporary modular bank/office building consistent with the commercial bank use existing on the property. The proposed location is well-removed from the right-of-way, exceeds the required setback, will be adequately landscaped, and will not have an adverse impact on the surrounding area. The applicant met with landscaping to improve the existing landscape on site (see attached landscape improvement plan).

PREVIOUS ACTIONS: N/A

CONCURRENCES:

At the July 11, 2007 Planning and Zoning Board Mr. Pignato made a motion, seconded by Mr. Busey, to approve. In a voice vote, with Chair Bender and Ms. Turin being absent, all voted in favor. **(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 Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Planning Report

Exhibit "A"

Application: SE 4-1-07 / 07-80 / Bank of America

Original Report Date: 6/18/07

Revision(s):

07/12/2007

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

Applicant Information

Owner: Bank of America
Address: 725 6th Street
City: Albuquerque, NM 87125
Phone: (505) 282-4433

Petitioner:

Name: Raul Lozano, Architect
Address: 151 Sevilla Ave., Suite 200
City: Coral Gables, FL 33134
Phone: (305) 442-1188, ext 1506

Background Information

Date of Notification: July 4, 2007 **Number of Notifications:** 115

Application Request: Special Permit to allow a temporary modular bank/ office building within the Bank of America property pursuant to Land Development Code §12-35 Special Uses, which allows unique and unanticipated uses to be reviewed as a Special Permit.

Address: 6300 Stirling Rd

Location: Generally located east of SW 64th Avenue (Davie Rd. Extension) on the south side of Stirling Rd.

Future Land Use
Plan Map Designation: C, Commercial

Zoning: B-2, Community Business District

Existing Use: Bank

Net Parcel Size: 5.72 acres

Proposed Use: Bank

Surrounding Land

Surrounding Uses:

Designations:

North: Commercial Business (B-2)

South: Not in the Town of Davie (City of Hollywood)

East: Commercial Business (B-2)

West: Commercial Business (B-2)

Use Plan Map

Commercial

Commercial

Commercial

Commercial

Surrounding Zoning:

North: Commercial Business (B-2)
South: Not in the Town of Davie (City of Hollywood)
East: Commercial Business (B-2)
West: Commercial Business (B-2)

Zoning History

Related Zoning History: Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous requests on same property:

- Temporary use permit granted on February 15, 2006 by Town Council.
 - Special permit granted on March 8, 2006 by Town Council.
-

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.

§12-83 of the Land Development Code, Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: lot area of 52,500 square feet, 200' frontage, 10' landscape buffers, 30 percent open space, and 35' maximum building height.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 9; this Planning Area is south of Griffin Road, generally north of Stirling Road (the portion of the Town of Davie between the FL Turnpike and Davie Rd. Ext. and south of Stirling Rd. is included), 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 proposed plat is in Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy Group 7: Commercial Use; Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Plan, Policy Group 7: Commercial Use; Policy 7-4: Commercial land use shall generally be located with access to primary transportation facilities including

interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates.

Application Details

The petitioner is requesting a special permit in order to continue the use of a temporary trailer approved by the Town Council on March 8, 2006. The bank building was severely damaged by the 2005 hurricane season. As stated in the applicant's justification statement, the site is in process to be re-platted and redeveloped. Therefore, the applicant is requesting an additional 18 month temporary use permit to meet their projected development schedule while continuing serving its patrons.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on May 18th and May 25th, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The existing temporary modular bank/office is placed in the bank's property. Vehicular access to the modular building is provided through the existing parking lot. The intent of a special permit application is for Town Council to review uses that are exceptional and may have effects on the surrounding environment that cannot be determined in advance of the use being proposed for a particular location. Staff finds that the use of a temporary modular bank/office building consistent with the commercial bank use existing on the property. The proposed location is well-removed from the right-of-way, exceeds the required setback, will be adequately landscaped, and will not have an adverse impact on the surrounding area. The applicant met with landscaping to improve the existing landscape on site (see attached landscape improvement plan).

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;

The temporary modular bank/office building is the same use/function (as existed in permanent form) on the parcel prior to the 2005 hurricanes. This use is consistent with the intent of the Future Land Use Plan Map designation and is permitted on the property.

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

The continuation of the temporary modular bank/office building will maintain the banking capacity on the site and poses no incompatibilities with surrounding properties,

as the use remains the same. Also, the modular bank/office building is temporary until the existing site is redeveloped.

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

The existing modular bank/office building will have no adverse impacts on living conditions in the neighborhood or in the Town as the surrounding occupancies are commercial. The modular bank/office is set interior to the site, and is temporary.

- (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;

No increase in traffic will be generated by the use of this temporary modular bank/office building in comparison to the prior traffic for the permanent bank building on the site.

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

The existing temporary modular bank/office building will have no impact on surrounding property values the as property surrounding the site is commercially-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 existing temporary modular /bank/office building 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.

(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 permitted use; the temporary trailer will continue the existing use until the site is redeveloped.

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 July 11, 2007 Planning and Zoning Board Mr. Pignato made a motion, seconded by Mr. Busey, to approve. In a voice vote, with Chair Bender and Ms. Turin being absent, all voted in favor. **(Motion carried 3-0).**

Town Council Recommendation

Exhibits

1. Justification Letter
2. Survey
3. Site Plan
4. Landscape Improvement Plan
5. 1,000' Mail out Radius Map
6. Property Owners within 1,000' of the Subject Site
7. Public Participation Notice

8. Public Participation Sign-in Sheet
 9. Public Participation Summaries
 10. Future Land Use Plan Map
 11. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SE_Special Permit\SE_07\SE 4-1-07 Bank of America

Exhibit 1 (*Justification Letter*)

ARCHITECTURAL DESIGN COLLABORATIVE
ARCHITECTURAL - PLANNING INTERIOR DESIGN - SPACE PLANNING

April 19, 2007

**Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314**

**Re: Request Letter for:
Bank of America – Special Use Permit Extension
6300 Stirling Rd, Davie, FL 33314**

Dear Mr. Abramson:

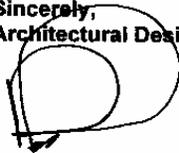
As required by the Town of Davie Land Development Code section 12-34, 35 & 308, on behalf of Bank of America, & CBRE are requesting a 36 month extension to the Special-Use Permit #SE 2-1-06, issued by the Town of Davie on March 08, 2006.

Bank of America & CBRE are working with Mr. Rick Coffin of the Herity Group LLC, to redevelop, re-plot, & subdivide the 11 acre parcel, to be known as Stirling Village. The Bank of America will retain approximately 1.5 acres where a new one story 4,800 sf with drive thru lanes will be developed & constructed. We have attached a schedule of the proposed re-development process depicting a projected County Commission approval of the plat in January 2008, additionally, a sample of the proposed site development has been attached, along with a sample of the new Bank of America building to be constructed on the site.

Again, acknowledging the developers projected schedules; we believe that it would be in the best interest of the site, the project & the neighborhood to obtain a 36 month extension of the Special-Use Permit to allow the banking center currently on site to continue operations while the development is finalized.

We thank you in advance, & look forward in working with the Town of Davie on this project. Do not hesitate to contact us if there are any comments or questions.

**Sincerely,
Architectural Design Collaborative**



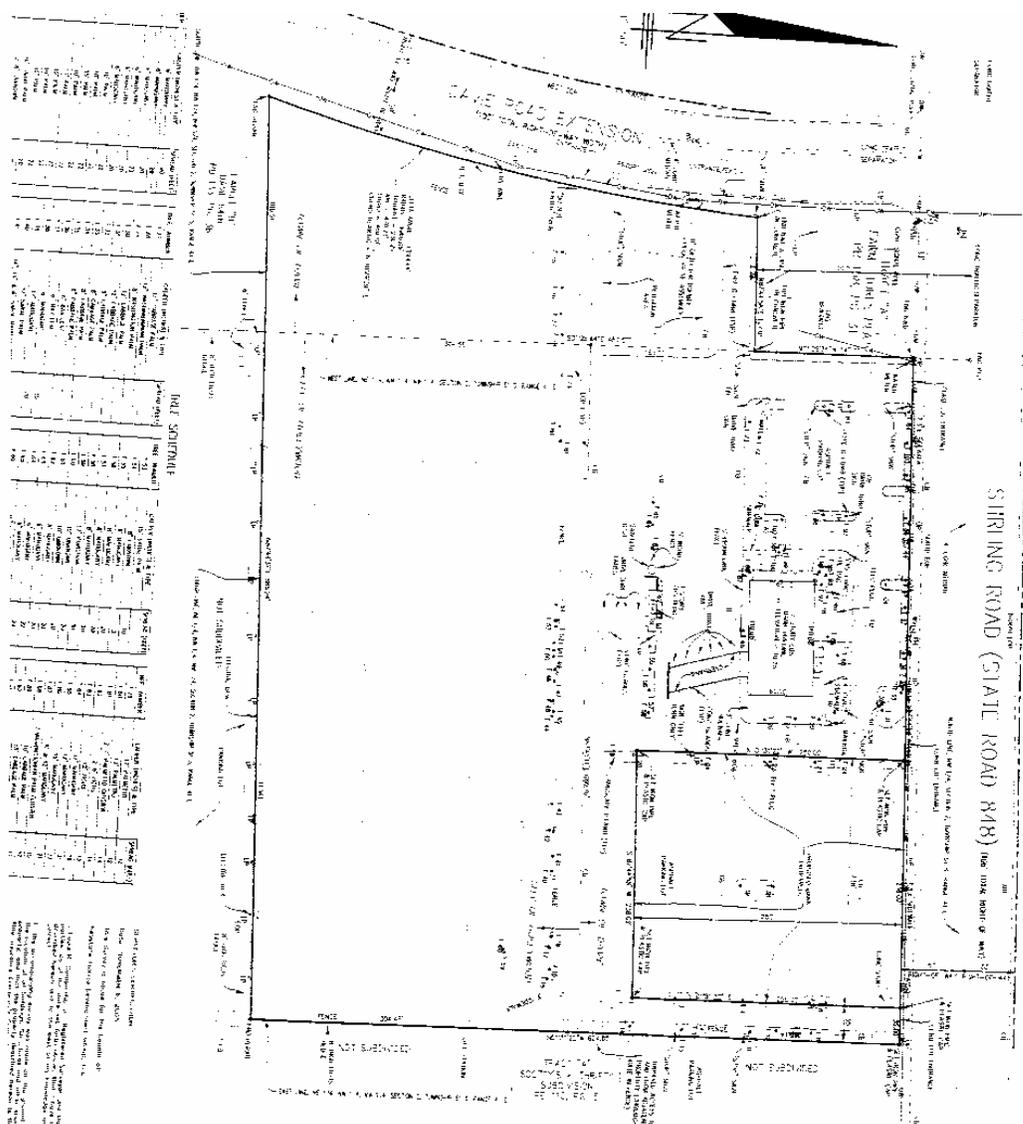
**Raul Lozano
Principal**

	NOV 2005	DEC 2005	JUN 2006	SEP 2006	OCT 2006	NOV 2006	DEC 2006	JAN 2007	FEB 2007	MAR 2007	APR 2007	MAY 2007	JUN 2007	JUL 2007	AUG 2007	SEP 2007	OCT 2007	NOV 2007	DEC 2007	JAN 2008	FEB 2008	
REZONING																						
Submit to City												X										
DRC														X								
P & Z Board															X							
City Commission (1 st Hearing)																X						
City Commission (2 nd Hearing)																	X					
PLAT																						
Submit to City												X										
Submit to County											X											
DRC													X									
Resubmit to City														X								
County Final Report														X								
City Commission approval - Letter to County Commission Approval														X				X				X
SITE PLAN																						
Submit to City												X										
DRC														X								
P&Z															X							
Site Plan Committee																X						
City Commission																	X					

**STIRLING VILLAGE
PROPOSED SCHEDULE
July 2006
(Revised February 2007)**

LAND USE AMENDMENT	NOV 2005	DEC 2005	JUN 2006	SEP 2006	OCT 2006	NOV 2006	DEC 2006	JAN 2007	FEB 2007	MAR 2007	APR 2007	MAY 2007	JUN 2007	JUL 2007	AUG 2007	SEP 2007	OCT 2007	NOV 2007	DEC 2007	JAN 2008	FEB 2008	
Submit to City/Town Staff Review	X																					
Staff Review	X																					
Staff/DRC		X																				
Local Planning Agency Hearing			X																			
City Commission Transmittal Hearing				X																		
Submit to BCP					X																	
BCPC Staff Review						X																
BCPC (1 st Hearing)							X															
Commission Transmittal Hearing										X												
DCA Review											X											
BCPC (2 nd Hearing)													X									
County Commission Adoption Hearing															X							
City Adoption																X						
Compliance Review																	X					
Appeal Period																		X				
BCPC Reauthorization																			X			

Exhibit 2 (*Survey*)



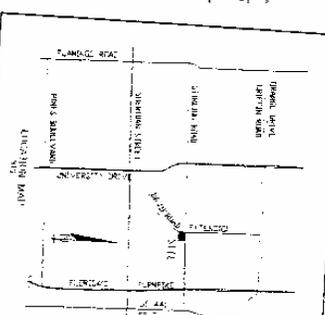
REL SCHEDULE

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... (Detailed notes and specifications for the survey, including references to other documents and specific site details.)

NO.	DESCRIPTION	AMOUNT	DATE
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... (Detailed notes and specifications for the survey, including references to other documents and specific site details.)



BOUNDARY SURVEY
 HOLLYWOOD & DAVID, BROWARD COUNTY, FLORIDA
 ALTA/ACSM LAND TITLE SURVEY

FOR **KEYSTONE FLORIDA DEVELOPMENT GROUP, LLC**

CV CONSULTANTS INC.
 10000 W. BOULEVARD, SUITE 100
 MIAMI, FLORIDA 33156
 (305) 551-1111
 www.cvconsultants.com

Exhibit 3 (*Site Plan*)

BANK OF AMERICA
 West Stirling - Davie
 Temporary Trailer

FRAMMELL CROW COMPANY
 2850 N. FEDERAL HIGHWAY
 SUITE 100
 LIGHTHOUSE POINT, FLA 33064
 (813) 786-3336

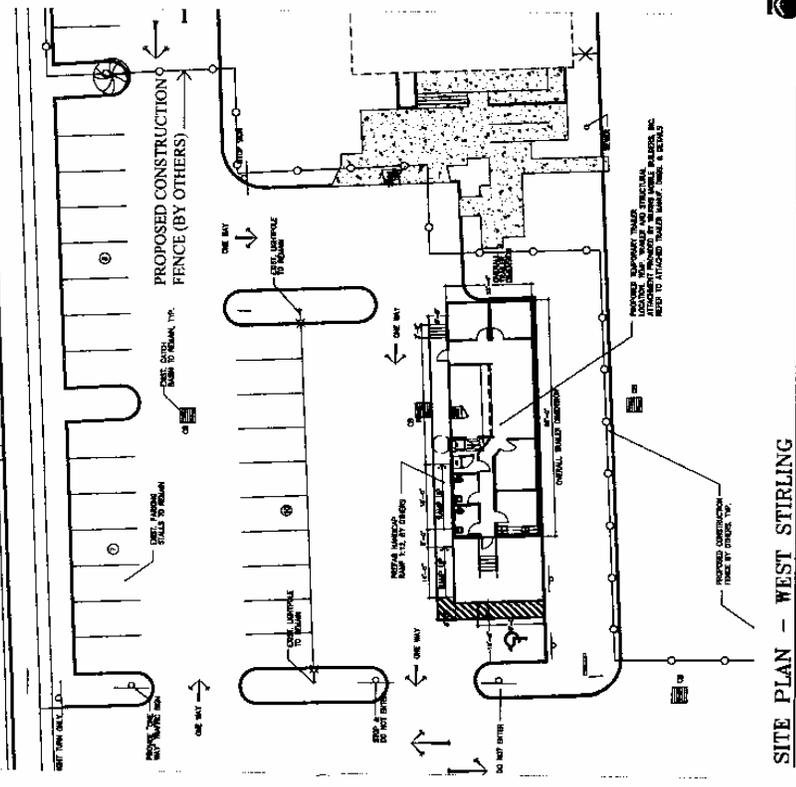
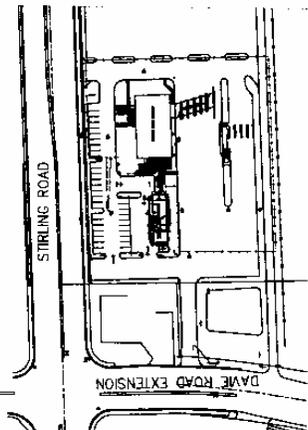
ARCHITECTURAL
 DESIGN
 COLLABORATIVE

10100 N.W. 11TH AVENUE
 SUITE 100
 MIAMI, FLA 33158
 (305) 551-1100

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/15/88	J.M.
2	ISSUED FOR PERMITS	11/15/88	J.M.
3	ISSUED FOR PERMITS	11/15/88	J.M.
4	ISSUED FOR PERMITS	11/15/88	J.M.
5	ISSUED FOR PERMITS	11/15/88	J.M.
6	ISSUED FOR PERMITS	11/15/88	J.M.
7	ISSUED FOR PERMITS	11/15/88	J.M.
8	ISSUED FOR PERMITS	11/15/88	J.M.
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19	ISSUED FOR PERMITS	11/15/88	J.M.
20	ISSUED FOR PERMITS	11/15/88	J.M.

DATE: 11/15/88
 DRAWN BY: J.M.
 CHECKED BY: J.M.
 APPROVED BY: J.M.
 TITLE: ARCHITECT

A3.0



SITE PLAN - WEST STIRLING
 SCALE: 1/8" = 1'-0"

Exhibit 4 (*Landscape Improvement Plan*)

Exhibit 5 (1,000' Mail out Radius Map)

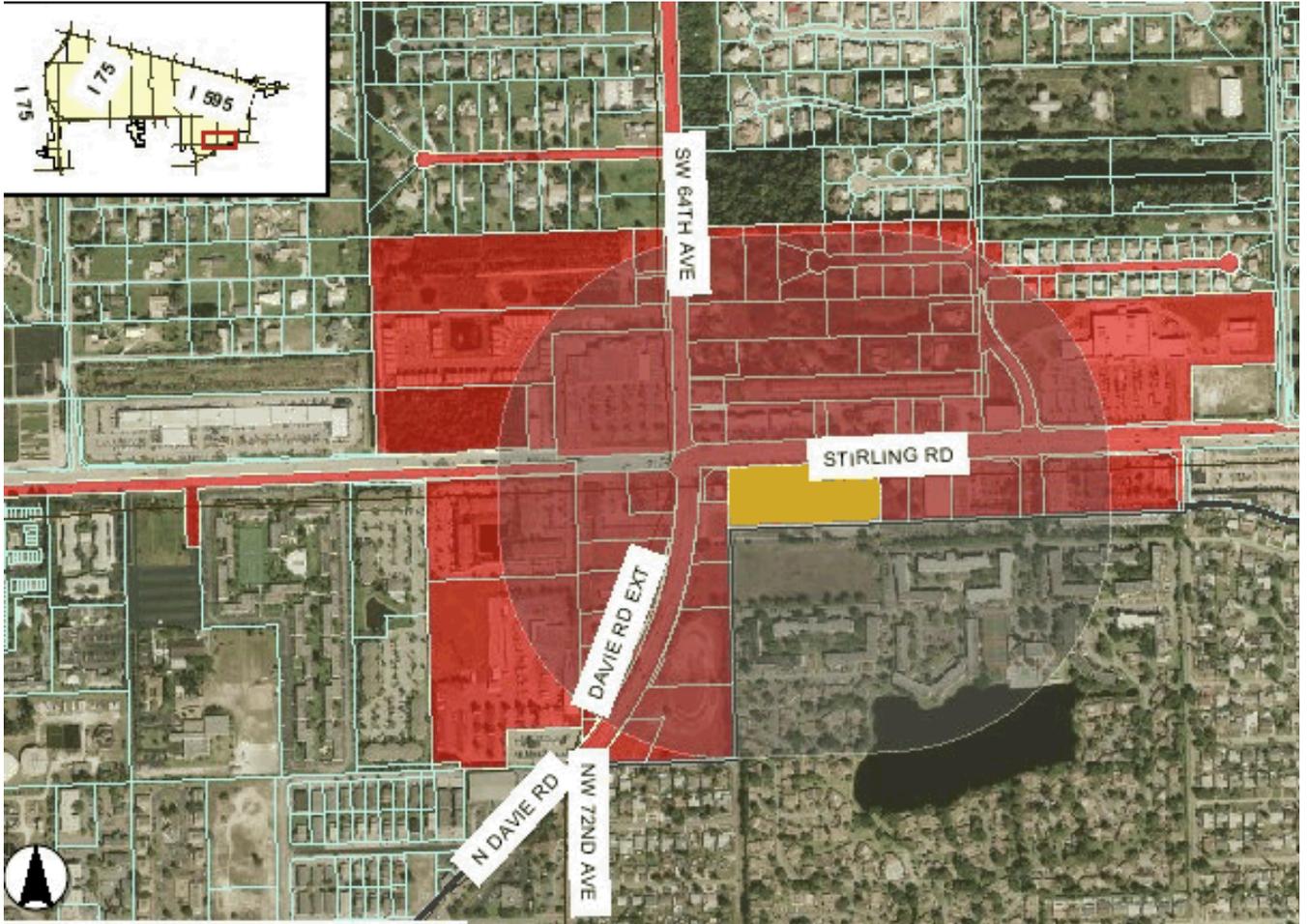


Exhibit 6 (*Property Owners within 1,000' of the Subject Site*)

SE 4-1-05
64 EAST PARTNERS &
VENTURE 64 INC
3880 SHERIDAN ST
HOLLYWOOD FL 33021-3634

SE 4-1-05
AL-JUMAA INC
PO BOX 2011
HOLLYWOOD FL 33022

SE 4-1-05
ALL THREE LTD
% DAVID MARGOLIS
141 NW 20 ST SUITE G-122
BOCA RATON FL 33431-7947

SE 4-1-05
AMER MINING OPS SYNDICATE INC &
ELITE ENTERPRISES INC
7420 SW 39 ST
DAVIE FL 33314

SE 4-1-05
ARK RESTAURANT INC
6255 STIRLING RD
DAVIE FL 33314-7221

SE 4-1-05
BANK OF AMERICA
% CORP REAL ESTATE ASSMT
101 N TRYON ST NC1-001-03-81
CHARLOTTE NC 28255

SE 4-1-05
BLACK,JOHN
6131 SW 58 CT
DAVIE FL 33314

SE 4-1-05
BMS PARTNERS LLC
16400 NW 2 AVE STE 203
MIAMI FL 33169

SE 4-1-05
BRADDY,JONATHAN G &
BRADDY,ROBERT M
5870 SW 64 AVE
DAVIE FL 33314

SE 4-1-05
BUCHSBAUM,DAVID A &
BUCHSBAUM,JESSICA L
2535 NE 206 LANE
MIAMI FL 33180

SE 4-1-05
CHONG,RAY H
9120 NW 38TH ST
DAVIE FL 33024-8108

SE 4-1-05
CHONGS FINANCIAL & INVEST GRP
4759 PALM AVE SUITE 260
HIALEAH FL 33021

SE 4-1-05
CHONGS FINANCIAL & INVEST GRP
9120 NW 38TH ST
DAVIE FL 33024-8108

SE 4-1-05
CLAUSS,ROBERT & CINDY
5800 SW 110 AVE
DAVIE FL 33328-6308

SE 4-1-05
CLAY,BRIAN STEVEN &
GRIFFIN,SHANNON ANDREA
6201 SW 58 CT
DAVIE FL 33314

SE 4-1-05
COBBLESTONE OAKS
HOMEOWNERS
6001 ORANGE DR
DAVIE FL 33314-3609

SE 4-1-05
CONSTRUCTNEL CORP
1925 BRICKELL AVE STE D-506
MIAMI FL 33129

SE 4-1-05
CUNEGIN,LINDA
6100 SW 58 PL
DAVIE FL 33314-7218

SE 4-1-05
D L B REAL ESTATE INC
401 NW 127 AVE #8
PLANTATION FL 33325

SE 4-1-05
DASILVA,JOSE A TRSTEE &
DASILVA,MARIA CATARINA TRSTEE
6300 SW 58 CT
DAVIE FL 33314

SE 4-1-05
DAVIE CW PROPERTIES INC
22290 KETTLE CREEK WAY
BOCA RATON FL 33428

SE 4-1-05
DISLA,KHAIR K
6990 SW 173 WAY
SOUTHWEST RANCHES FL 33331

SE 4-1-05
FIRST NATL BANK OF HWD TR
100 CARRIAGE DR
DAVIE FL 33024-1155

SE 4-1-05
FLA POWER & LIGHT CO
ATTN W H BONHAM-JLM
PO BOX 14000
JUNO BEACH FL 33408-0420

SE 4-1-05
FOREMAN,PETER
713 NE 17 RD
FT LAUDERDALE FL 33304

SE 4-1-05
GARDENS AT STIRLING INC
6101 GARDEN CT
DAVIE FL 33314

SE 4-1-05
GATOR CARRIAGE PARTNERS LTD
% GATOR INVESTMENTS
1595 NE 163 ST
N MIAMI BEACH FL 33162-4717

SE 4-1-05
HASSETT,KENNETH P & NELLIE
6231 SW 58 CT
DAVIE FL 33314

SE 4-1-05
INLAND SOUTHEAST PROMENADE LLC
2901 BUTTERFIELD ROAD
OAK BROOK IL 60523

SE 4-1-05
J K K INC
6255 STIRLING RD
DAVIE FL 33314-7221

SE 4-1-05
JISA,ADRIANA M &
JISA,VALER D
2256 SW 125 AVE
MIRAMAR FL 33027

SE 4-1-05
KAYE,DAVID E
4441 CASPER CT
HOLLYWOOD FL 33021

SE 4-1-05
KHAN,MOONEER &
MOHAMED-KHAN,ZALEEMA
3801 EASTLAKE ESTATES DR
DAVIE FL 33328

SE 4-1-05
LESTER,ORON L & BARBARA R
17570 SW 61 CT
DAVIE FL 33331

SE 4-1-05
LETO,JOHN A SR REV TR
3100 STIRLING ROAD
HOLLYWOOD FL 33021

SE 4-1-05
M & Z CARRIAGE HILLS LLC
9550 BAY HARBOR TER STE 209
BAY HARBOR ISLANDS FL 33154

SE 4-1-05
MAURICE,MARLENE
6350 SW 58 CT
DAVIE FL 33314

SE 4-1-05
MINARS,BROOKE & TODD
JONATHAN
6161 SW 58 CT
DAVIE FL 33314

SE 4-1-05
MOORE,ROBERT A
MALKI,REEM
6030 SW 58 CT
DAVIE FL 33314-7315

SE 4-1-05
MPI/LINCOLN PARK DAVIE INC
% MILESTONE PROPERTIES INC
200 CONGRESS PARK DR STE 103
DELRAY BEACH FL 33445

SE 4-1-05
NOLAND,DALE R & DEYANN
5901 SW 61 AVE
DAVIE FL 33314-7209

SE 4-1-05
SAVU,CRISTINA &
SAVU,REMUS
6200 SW 58 CT
DAVIE FL 33314

SE 4-1-05
SCHEMENAUER,M J & LAUREEN V
6020 SW 58 CT
DAVIE FL 33314-7315

SE 4-1-05
SCHNURMACHER,ROBERT &
WENDY
6160 SW 58 CT
DAVIE FL 33314

SE 4-1-05
STERLING SERVICE STATION LLC
9701 NW 89 AVE
MEDLEY FL 33178

SE 4-1-05
STIRLING APARTMENTS II LTD
1666 KENNEDY CAUSEWAY #505
NORTH BAY VILLAGE FL 33141

SE 4-1-05
STIRLING LAND CO
2903 RIGSBY LANE
SAFETY HARBOR FL 34695

SE 4-1-05
SUNSHINE STATE BUILDERS INC
6310 SW 56 ST
DAVIE FL 33314

SE 4-1-05
TOMSA,TEODOR & ILEANA
6100 SW 58 CT
DAVIE FL 33314

SE 4-1-05
TRIANGLE PROFESSIONAL BUILDING
CORP
6101 GARDEN CT
DAVIE FL 33314

SE 4-1-05
VICTORIA PLAZA LLC
6125 STIRLING ROAD
DAVIE FL 33314

SE 4-1-05
6553 REAL ESTATE ASSOC INC
6553 STIRLING ROAD
DAVIE FL 33314

SE 4-1-05
BORDA,ELIZABETH &
BORDA,RENE
6555 STIRLING RD
DAVIE FL 33314

SE 4-1-05
MOORE,EDNA H
6557 STIRLING ROAD #3
DAVIE FL 33314-7117

SE 4-1-05
REGENCY FINANCIAL & MORTGAGE
SERVICES INC
4845 SW 148 AVE
DAVIE FL 33330

SE 4-1-05
BELIEVERS ASSEMBLY OF S FLA INC
6565 STERLING ROAD
DAVIE FL 33314-7117

SE 4-1-05
GOTMAN,VLADIMIR
6531 HIDDEN COVE DR UNIT 1-1
DAVIE FL 33314

SE 4-1-05
GIRNAR,DIGVIJAY S & KRISHNA
7 KIM HUNTER ROAD
ENGLEWOOD CLIFFS NJ 07632

SE 4-1-05
GOLDEN,RAMI
6519 HIDDEN COVE DR UNIT 3-1
DAVIE FL 33314

SE 4-1-05
GILBERT,ALYSE
6513 HIDDEN COVE DR UNIT 4-1
DAVIE FL 33314

SE 4-1-05
HORMAECHE,JOSE & ROCIO
6507 HIDDEN COVE DR UNIT 5-1
DAVIE FL 33314

SE 4-1-05
GOLDEN,GARY L & LEILA O
6521 SW 57 ST
DAVIE FL 33314

SE 4-1-05
CERNUTO,MARIA CARLA
6555 HIDDEN COVE DR UNIT 1-2
DAVIE FL 33314

SE 4-1-05
SCHOEN,CARL & CONNIE
6549 HIDDEN COVE DR UNIT 2-2
DAVIE FL 33314

SE 4-1-05
BIRRIEL,JOSE A
6543 HIDDEN COVE DR UNIT 3-2
DAVIE FL 33314

SE 4-1-05
SIMON,AMY RUTH
6537 HIDDEN COVE DR #4-2
DAVIE FL 33314

SE 4-1-05
CHEW,KUNNEE
6500 HIDDEN COVE DR UNIT 1-3
DAVIE FL 33314

SE 4-1-05
BANON,GERARD D
1250 SW 159 TER
PEMBROKE PINES FL 33021

SE 4-1-05
RAMIREZ,WILMARY
6512 HIDDEN COVE DR
DAVIE FL 33314

SE 4-1-05
TUMINELLI,LAWRENCE &
VELLA,JOAN
6518 HIDDEN COVE DR UNIT 4-3
DAVIE FL 33314

SE 4-1-05
ABBONDANDOLO,PHILIP
6524 HIDDEN COVE DR UNIT 1-4
DAVIE FL 33314

SE 4-1-05
BANCROFT,CHRISTOPHER &
RACHEL A
6530 HIDDEN COVE DR UNIT 2-4
DAVIE FL 33314

SE 4-1-05
BROSS,MATTHEW SCOTT
6536 HIDDEN COVE DR UNIT 3-4
DAVIE FL 33314

SE 4-1-05
DREDGE,LOURDES M
6542 HIDDEN COVE DR UNIT 4-4
DAVIE FL 33314

SE 4-1-05
KIEFER,JOHN J &
KIEFER,MERCEDES
159-21 GRAND CENTRAL PKWY
JAMAICA NY 11432

SE 4-1-05
AVILES,EDDIE & TARA L
6554 HIDDEN COVE DR UNIT 6-4
DAVIE FL 33314

SE 4-1-05
BONACORSO,DIEGO PABLO
6566 HIDDEN COVE DR UNIT 1-5
DAVIE FL 33314

SE 4-1-05
WATTS,SALLY
6566 HIDDEN COVE DR UNIT 2-5
DAVIE FL 33314

SE 4-1-05
FERNANDEZ,JOSE &
PERALTA,MARIELA
6572 HIDDEN CAVE DR
DAVIE FL 33314

SE 4-1-05
WALCOFF,HELENE
6578 HIDDEN COVE DR UNIT 4-5
DAVIE FL 33314

SE 4-1-05
PERSAUD,BIBI
6584 HIDDEN COVE DR UNIT 5-5
DAVIE FL 33314

SE 4-1-05
HALE,SUZANNE M
6590 HIDDEN COVE DR UNIT 6-5
DAVIE FL 33314

SE 4-1-05
HEYWARD,STEVE
6620 HIDDEN COVE DR UNIT 1-6
DAVIE FL 33314

SE 4-1-05
DUVERSEAU,JEAN H &
COICOU-DUVERSEAU,GUDERDA
6626 HIDDEN COVE DR #2-6
DAVIE FL 33314

SE 4-1-05
OSORIO,HECTOR F
6632 HIDDEN COVE DR UNIT 3-6
DAVIE FL 33314

SE 4-1-05
ERB,ALLISON F &
MARCELO,ROBERT J
6638 HIDDEN COVE DR UNIT 4-6
DAVIE FL 33314

SE 4-1-05
THANG,VUNG &
CING,VING S L
6644 HIDDEN COVE DR UNIT 5-6
DAVIE FL 33314

SE 4-1-05
MAAL,ELIAS
6650 HIDDEN COVE DR UNIT 6-6
DAVIE FL 33314

SE 4-1-05
MOLINA,ROSA
6657 HIDDEN COVE UNIT 1-7
DAVIE FL 33314

SE 4-1-05
GRANADOS,LUIS G
6651 HIDDEN COVE DR UNIT 2-7
DAVIE FL 33314

SE 4-1-05
ANDERSON,JAMIE
LABUSH,STEPHANIE
6645 HIDDEN COVE DR UNIT 3-7
DAVIE FL 33314

SE 4-1-05
SCHNEIDER,HOPE LE
ROMEO,RHONDA
3479 EMERALD OAK DR
HOLLYWOOD FL 33021

SE 4-1-05
KHATUN,ROWSHANARA &
NIZAN,MOHAMMOD
6633 HIDDEN COVE DR UNIT 5-7
DAVIE FL 33314

SE 4-1-05
UTECHT,KRISTIN
6627 HIDDEN COVE DR UNIT 6-7
DAVIE FL 33314

SE 4-1-05
RIVERA,RICARDO & BEDSAIDA
6621 HIDDEN COVE DR UNIT 1-8
DAVIE FL 33314

SE 4-1-05
RIGGS,TABITHA
6615 HIDDEN COVE DR UNIT 2-8
DAVIE FL 33314

SE 4-1-05
MAPPE,CARLOS
6609 HIDDEN COVE DR UNIT 3-8
DAVIE FL 33314

SE 4-1-05
ZINN,ERIC
6603 HIDDEN COVE DR UNIT 4-8
DAVIE FL 33314

SE 4-1-05
LOBUE,MICHAEL &
SIMPSON,CHARLES F JR
6596 HIDDEN COVE DR
DAVIE FL 33314

SE 4-1-05
ANGLEMYER,JIM
6602 HIDDEN COVE DR UNIT 2-9
DAVIE FL 33314

SE 4-1-05
KUZJOMKIN,ALEKSANDR & GALINA
6608 HIDDEN COVE DR UNIT 3-9
DAVIE FL 33314

SE 4-1-05
TALPOS,MARIOS & RUSALINA
6614 HIDDEN COVE DR UNIT 4-9
DAVIE FL 33314

SE 4-1-05
SURMAN,WILLIAM T & CATHERINE
13135 SW 44 ST
DAVIE FL 33330

SE 4-1-05
URENA,OZZIE & DAYSI A
6101 GARDEN CT
DAVIE FL 33314

SE 4-1-05
LORD & JAMES INC
6099 STIRLING ROAD UNIT 104
DAVIE FL 33314

SE 4-1-05
ECHEVERRY,ALEJANDRO
23316 ANACAPA LANE
VALENCIA CA 91354

SE 4-1-05
DR INVESTMENTS LLC
6099 STIRLING RD UNIT 108
DAVIE FL 33314

SE 4-1-05
SOLER,MARTHA PARRA &
SOLER,RICARDO
6099 STIRLING ROAD UNIT 209
DAVIE FL 33314

SE 4-1-05
MACHINI INC
3373 HOLLYWOOD OAKS DR
HOLLYWOOD FL 33312

SE 4-1-05
STRASSER AND STRYDER
INVESTMENTS LLC
6099 STIRLING ROAD SUITE 213
DAVIE FL 33314

SE 4-1-05
DICLAMOR INVESTMENT CORP
6099 STIRLING ROAD UNTI 215
DAVIE FL 33314

SE 4-1-05
KELLIE INVESTMENTS LLC
6099 STIRLING ROAD STE 217
DAVIE FL 33314

SE 4-1-05
DAVIE FAMILY MEDICAL LLC
6099 STIRLING ROAD STE 220
DAVIE FL 33314

SE 4-1
HODGES,STEPHEN &
CUENCA,EDGARD
6099 STILRING ROAD UNIT 223
DAVIE FL 33314

SE 4-1-05
TRIANGLE PROFESSIONAL BLDG CORP
6101 GARDEN CT
DAVIE FL 33314

Exhibit 7 (*Public Participation Notice*)

Exhibit 8 (*Public Participation Sign-in Sheet*)

**BANK OF AMERICA- TEMPORARY TRAILER
6300 STIRLING ROAD**

**SIGN IN SHEET
PUBLIC PARTICIPATION MEETING 1
05-04-07 @ 10:00am**

<i>Name</i>	<i>Address</i>	<i>Phone</i>
1. Lois Burfeindt	100 Ashbury Road, #202, Hollywood, FL 33024	954-986-0055
2. Grace Barona	100 Ashbury Road, #202, Hollywood, FL 33024	954-986-0055
3. Gary L. Golden, DDS	6521 SW 57 Street, Davie, FL 33314	Not Provided
4. Barbara Froio	101 Berkley Road, #302, Hollywood, FL 33024	Not Provided
5. Oniel M. Gomez	101 Berkley Road, #207, Hollywood, FL 33024	954-303-1053

**BANK OF AMERICA- TEMPORARY TRAILER
6300 STIRLING ROAD**

**SIGN IN SHEET
PUBLIC PARTICIPATION MEETING 2
5-18-07 @ 10:00am**

Name _____ *Address* _____ *Phone* _____

No persons attended meeting.

**BANK OF AMERICA- TEMPORARY TRAILER
6300 STIRLING ROAD**

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING 3
05-25-07 @ 4:00pm

Name _____ *Address* _____ *Phone* _____

No persons attended meeting.

Exhibit 9 (*Public Participation Summaries*)

**BANK OF AMERICA- TEMPORARY TRAILER
6300 STIRLING ROAD**

**SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING 1
Held on 5/04/07 @ 10:00am**

Several minor issues were brought to our attention by the few persons that attended the meeting. These issues were discussed & are noted below in bullet-point format....

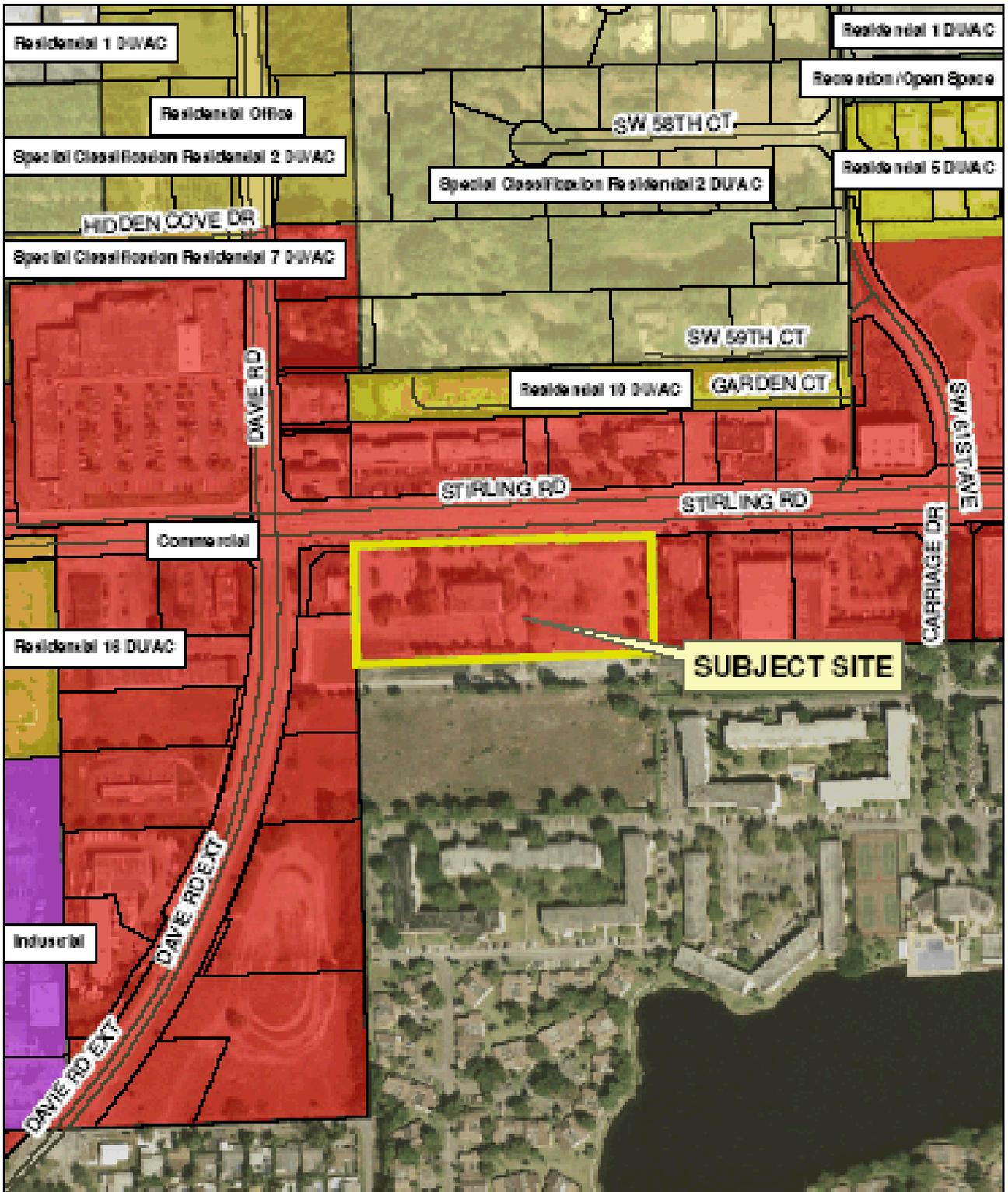
- Concerned was raised on removal of existing fence & what the replacement will be.
 - *ADC Response: Currently there is an 8'-0" high ficus hedge that will be maintained. Additionally, the developer will abide by the zoning code & will provide the privacy barriers that will be required at time of building permit along with the required landscape.*

- Citizens noted that the existing vacant parcel was overrun by rodents, & that initial land preparation by the developer should take into consideration the extermination of the rodents to avoid migration into existing adjacent residential areas.
 - *ADC Response: We are not aware of said problems with rodents, but will make developer aware & recommend approved City & County extermination of rodents prior to land preparations.*

All participants attending the meeting were presented with a proposed site plan that depicted the new Bank location along with the new commercial & multi-family residences proposed by the developer. Additionally, a color rendering of the proposed Bank was also made available for viewing.

All participants agreed to support the 36 month Special-Permit extension being requested by the Bank of America from the Town of Davie.

Exhibit 10 (*Future Land Use Plan Map*)



Date Plotted:
12/2004

N

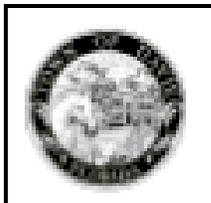
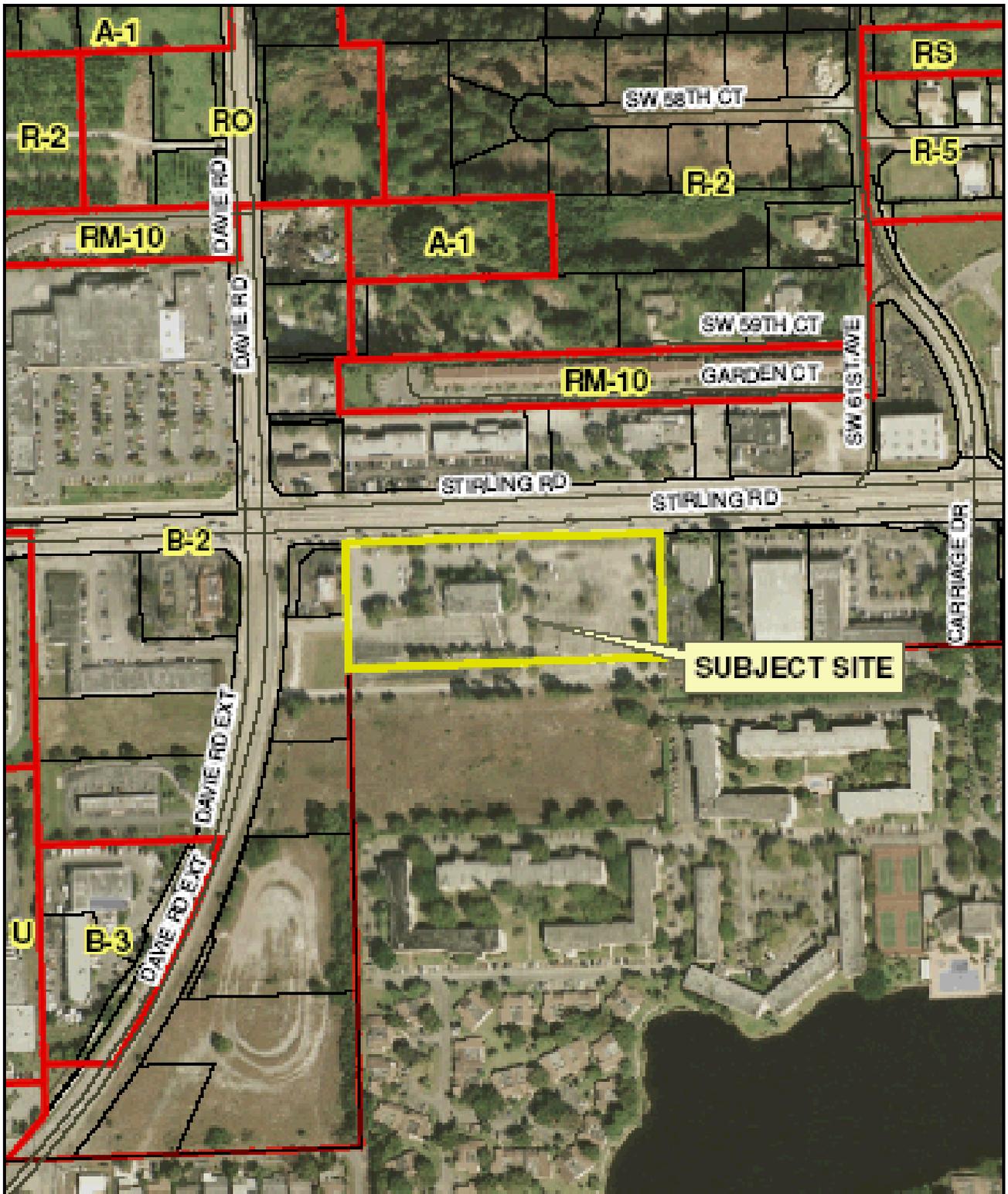


Prepared by the Town of Davie GIS Division

Special Permit
SE 4-1-07
Future Land Use Map

Prepared by: ID
Date Prepared: 12/3/07

Exhibit 11 (*Aerial, Zoning, and Subject Map*)



Date Flown:
12/2004

N



Prepared by the Town of Davie GIS Division

Special Permit
SE 4-1-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 6/5/07

