

**TOWN OF DAVIE**  
**TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

**PREPARED BY:** David M. Abramson, Acting Deputy Planning and Zoning Manager

**SUBJECT:** Master Site Plan Application: MSP 1-1-06/06-32/Trotters Chase/5820 Griffin Road/Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 61st Avenue.

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** MSP 1-1-06/06-32/Trotters Chase

**REPORT IN BRIEF:** The petitioner (the Amedi Companies, LLC) proposes a mixed-use development consisting of three (3) three-story mixed-use buildings (commercial, office and residential), a one-story retail building, six (6) townhome buildings consisting of twenty-two (22) units and seven (7) villa (duplex) structures consisting of (14) units. The overall subject site is approximately 27.43 net acres (1,231,840 sq. ft.) in size and is located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 61st Avenue. The subject site consists of an existing single-family residential dwelling units, accessory structures, and vacant parcels.

The three (3) three-story mixed-use buildings (“A,” “B,” and “C”). Buildings “A” and “B” are situated along the north side of the subject site, south side of Griffin Road, and mirror one another (in design and layout) from the main access point to the development off Griffin Road. While, Building “C” is centrally located within the proposed development, however does not reflect Buildings “A” and “B” layout. Buildings “A,” “B,” and “C” all consist of retail, office, restaurant, and medical uses on the first floor and multi-family residential dwelling units (apartments) on the second and third floors. Furthermore, Buildings “A” and “B” propose approximately 21,014 square feet of commercial use and 48 apartments in each mixed-use building, while Building “C” proposes approximately 47,024 square feet of commercial use and 72 apartments. The one-story Retail Building, proposing 36,461 square feet of commercial use, is located in the northeast corner of the subject site or southwest intersection of Griffin Road and Southwest 58th Avenue.

The townhome buildings concept attempts to meet the intent of the Griffin Corridor District with porches, balconies, and rear car garages. The location of the proposed townhome buildings are towards the rear (southern portion) of the subject site. The townhome units are designed with two (2) types of layouts, twelve (12) two-bedroom units and ten (10) three-bedroom units. Both the two-bedroom and three-bedroom units consist of three (3) bathrooms, a kitchen, a dining room, a living room, and a two-car garage. The two-bedroom units are approximately 1,498 square feet in under A/C, while the three-bedroom units are approximately 1,784 square feet under A/C.

The villa units are located to the south of the townhomes with the rear of the units along the northern edge of a proposed lake. The villa units are designed with courtyards and there is only one (1) layout which is mirrored by a connected unit. All fourteen (14) villa units consist of a two-car garage, two-bedrooms (including master bedroom), a detached guest room, three (3) bathrooms, a kitchen, a dining room, and a living room totaling approximately 1,905 square feet under A/C. Each villa unit allows the construction of a pool within courtyard areas.

The petitioner's site design attempts to utilize "Traditional Neighborhood Design" (TND) concepts. The TND concepts associated with this site design include: buildings fronting streets (Griffin Road) with parking in the rear, a transition of building densities/intensities from adjacent single-family residential units along the southern boundary line to Griffin Road, walkways throughout the subject site that connect all proposed buildings and extend out to the public sidewalks along Southwest 58th and 61th Avenue and Griffin Road, utilization of common exterior (outdoor) areas (i.e. restaurants, native landscaping within buffers), the burial of overhead utility lines along Griffin Road, mass transit accessibility (a proposed bus stop along Griffin Road), and an internal parking aisle that has possible future connections to adjacent parcels to the east and west.

Additionally, the petitioner's site design also consists of decorative pavers throughout the subject site for aesthetic and traffic calming purposes, an entry feature, large parking landscape island, traffic circles, hidden dumpster enclosures with CPTED gates, and community amenities consisting of a club house and pool centrally located within the townhome and villa buildings.

The petitioner's overall proposed architectural design attempts to meet the intent of the Griffin Road Corridor consisting of Florida Vernacular. The proposed commercial buildings incorporate Florida Traditional Architectural features, such as standing seam metal roof, rectangular storefront doors and windows, and balconies with decorative picket railings. In attempts to break up the massing of the commercial buildings, various building-outs have been provided, as well as the placement of octagon towers at the corners of the buildings, and different roof types and slopes. Additionally, the commercial building facades utilize contrasting materials in different sections such as, smooth and siding stucco finishes, wall mounted trellis, stucco banding, canvas canopies, and decorative shutters.

The petitioner's townhome and villa units maintain architectural integrity of the subject site by utilizing the same designs and building materials. The front elevations consist of entrance doors and windows, porches or courtyards, and balconies.

The color combination includes Woodmont Cream (light beige), Chilled Chardonnay (dark beige), Grecian Green (Green), and Oxford White (white) on the exterior walls of the buildings. Additionally, accent colors are proposed on architecture elements including the fabric awnings consisting of a Swiss Blue (light blue) and Watertown (dark blue), as well as trellis structures and shutters painted white.

The petitioner proposes three (3) vehicular full access openings to and from the subject site Griffin Road, Southwest 58th Avenue, and Southwest 61st Avenue.

The Land Development Code requires (758) parking spaces based on the mixed-use buildings and the retail building. The subject site has been designed for (674) parking spaces (146 compact + 528 standard), this number of parking spaces is (8.89%) less than the code requirement. As part of this master site plan approval, the petitioner is requesting a waiver on the number of required parking spaces. The subject site also was design with seven (7) loading spaces for the commercial uses, one (1) more loading space than is required by code.

The townhomes and villas require total of (88) parking spaces based on the number of bedrooms within each unit. These units have been designed for one (1) more parking space than is required by code. Additionally, the subject site provides eight (8) guest parking spaces, four (4) more than is required by code.

The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use development is in harmony with the existing and future mixed-use developments along the Griffin Road.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:**

At the November 16, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the following conditions: 1) that all staff's recommendations one through ten are met; 2) show a WB-55 truck route from the entrance on Griffin Road to the large retail box, adjust the site plan curbing, parking and islands to mitigate impact and show the actual truck routes on the site plan; 3) note that all restaurants will have interior air conditioned rooms for trash, can washers and storage; 4) move transformer on the west side of building B and extend the loading area to that area; 5) show all dimensions on all villa driveways and change driveway lengths to at least 18-feet; 6) connect all loading zone areas and dumpster areas to the adjacent sidewalks as discussed; 7) note that the developer will install all grease traps to be pre-installed during the original development of the project; 8) trellises will be added to the

landscape and site plan as presented during the meeting with the landscape plan showing the addition of some type of vine on those trellises; 9) adjust the width of the garages on the townhouses to 19' 8"; 10) examine or study if some of the compact spaces could be moved to other areas of the project instead of being concentrated against the townhouse area; 11) for the second-floor trellises on the residential, add roofs to the trellises and/or provide some type of "rain catcher" mechanism so the water does not hit those patios; and 12) restudy and provide better details on the windows of buildings A, B and C.

**(Motion carried 5-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide typical setback dimensions from internal proposed property lines for all villa units.
2. Provide the location of all A/C unit equipment associated with mixed-use buildings and retail building, if A/C unit equipment is placed on roof, illustrate with a hidden line.
3. Provide the locations of mail boxes/kiosks for commercial/residences to pickup and drop mail off, if not located within buildings.
4. Provide a phasing plan, according to the land development code, if a master plan will be developed in phases or incrementally, the Town Council may require construction of all or part of common circulation and/or public amenity elements of a master plan prior to issuance of a building permit or certificate of occupancy for the first structure to be built, as appropriate, or may require bonding or other security to ensure same.
5. Remove note that states all colors to be approved by owner prior to final selection, sheet A-3.1.
6. Proposed landscaping shall be placed within the subject site, or the petitioner must enter into a developer's agreement with the Town of Davie to place it within local rights-of-way (Southwest 61<sup>st</sup> Avenue and Southwest 58<sup>th</sup> Avenue).
7. Provide approval documentation from Central Broward Water Control District (CBWCD) approving planting material (including required ten (10) foot landscape buffer) within the twenty (20) foot lake maintenance easements and twenty-two (22) foot canal maintenance easements.
8. Dumpster enclosures should be designed into the rear of the building as per § 12-32.318.
9. Provide a concrete wall along the western boundary line, just west of the townhomes and villas to eliminate vehicular headlights spillover.
10. Staff recommends that Building "C" relate closer to Buildings "A" and "B," and encourage visual interest by ensuring the building(s) and visual landscape(s) are

accented rather than their parking facility as per § 12-32.301 (9) and (10). The current proposal creates an isolated mixed-use building (Building “C”) that is surrounded by parking lots.

**Attachment(s):** Planning Report, Site Plan



**Existing Zoning(s):** Griffin Corridor District, East Gateway Zone (Use Zone 3) and A-1, Agricultural District

**Proposed Zoning(s):** Griffin Corridor District, East Gateway Zone (Use Zone 3) for the northern of portion (approximately 11.65 acres) of the subject site

**Existing Use(s):** Vacant single-family residential homes and parcels

**Proposed Use(s):** This request has been made in order to allow the development of a new mixed-use project, known as “Trotters Chase,” consisting of residential/commercial and commercial buildings, townhomes, and villas.

**Parcel Size:** Overall site, approximately 27.43 Net Acres (1,231,840 sq. ft.)

**Proposed Density:** Commercial Land Use Designation:  
*12.23 Gross Acres/168 Proposed Residential Units = 13.74 DU/AC*

Residential Land Use Designation:  
*18.32 Gross Acres/36 Proposed Residential Units = 1.97 DU/AC*

Griffin Corridor District Designation:  
*24.37 Gross Acres/204 Proposed Residential Units = 8.37 DU/AC*

A-1, Agricultural District Designation:  
*6.18 Gross Acres/0 Proposed Residential Units = 0 DU/AC*

<u>Designation:</u>	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan</u>
<b>North:</b> Space	C-11 Canal	Recreational/Open
<b>South:</b> and	Single-family dwelling units, Plant nursery	Residential 1 DU/AC
<b>East:</b> Residential 1 DU/AC,	Commercial building, Residential community	Residential 3 DU/AC Commercial, and Residential 5 DU/AC
<b>West:</b> Residential 3 DU/AC	Private school, Single-family dwelling units	Commercial,
	<b><u>Surrounding Zoning:</u></b>	
<b>North:</b>	n/a (C-11 Canal)	
<b>South:</b>	A-1, Agricultural District, R-2 and R-3 Low Density Dwelling Districts	
<b>East:</b> District	Griffin Corridor District, R-1 Estate District, R-5 Low Medium Dwelling	
<b>West:</b> Dwelling District	Griffin Corridor District, A-1 Agricultural District, R-3 Low Density	

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### Zoning History

**Related Zoning History:**

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District East Gateway (Use Zone 3) on February 2, 2000.

**Previous Requests on same property:**

*Plat Application (P 1-4-06, Trotters Chase):* On January 3, 2007, the Town of Davie Council approved the “Trotters Chase” Plat.

**Concurrent Requests on same property:**

*Rezoning Application (ZB 10-2-07, Trotters Chase):* Rezone a portion (approx. 11.67 acres) of the overall subject site from A-1, Agricultural District to Griffin Corridor District (East Gateway Zone (EGZ)).

*Flex Application (FX 12-1-05, Trotters Chase):* Allocation of 101 Flex Units and 37 Reserve Units from Flexibility Zone 102, as well as 30 Affordable Flex Units in order for the subject site to be developed with residential dwelling units under the current Commercial land use category of the Town of Davie’s Future Land Use Plan Map.

*Delegation Request (DG 7-1-06, Trotters Chase):* Delegation request to amend the approved restrictive note on the plat known as “Trotters Chase.”

*Delegation Request (DG 10-3-07, Trotters Chase):* Delegation request to vacate a twelve (12) foot utility easement on the plat known as “Trotters Chase.”

*Delegation Request (DG 10-4-07, Trotters Chase):* Delegation request to amend twenty (20) foot drainage easement on the plat known as “Trotters Chase.”

*Special Permit Application (SE 10-1-07 Trotters Chase):* Special Permit to utilize existing buildings on the subject site as a temporary construction management office, equipment storage, and sales center.

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### **Applicable Codes and Ordinances**

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

*Land Development Code (Section 12-32.303), Intent, applicability and boundaries*

(A) *Intent.* This district is intended to shape urban form and land use along the Griffin Road corridor. The regulations and intent statements contained herein together comprise a policy blueprint for corridor development. Specifically, the district is intended to accomplish the following:

- (1) Result in improved living and working environments relative to typical highway commercial development patterns.
- (2) Enhance the town's tax base by increasing property values through high-quality development, and assisting in the redevelopment of downtown.
- (3) Promote planned developments rather than haphazard speculative development that compromises the integrity of the corridor and the economic health of the town.
- (4) Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business.
- (5) Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between the State Road 7, Florida Turnpike, Davie Road, and University Drive corridors; the major north-south urban thoroughfares within the town.
- (6) Protect the integrity of adjacent residential neighborhoods.
- (7) Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels.
- (8) Compliment rather than compete with downtown or University Drive commercial corridor development.
- (9) Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.
- (10) Bring buildings to the roadway and ensure proper proportioning to "enclose" the corridor, and provide a sense of place.
- (11) Provide for preservation of historical structures.
- (12) Provide for public amenities and pedestrian conveniences.

(13) Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the town.

*Land Development Code (Section 12-32.303), (C) East Gateway (Use Zone 3).* This zone extends eastward from SW 61 Avenue to just east of SW 54 Terrace. Retail, office and complimentary uses are encouraged here, although at a lesser intensity than within the Downtown Use Zone.

*Land Development Code (Section 12-32.305)*, Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

*Land Development Code (Section 12-32.310)*, Building placement, The intent of these regulations is to require that buildings be placed forward within a parcel, close to the major thoroughfares in order to accomplish three goals: to de-emphasize the roadway and emphasize the streetscape along side it; to permit large rear setbacks adjacent to residential uses; and, to act as a noise barrier for adjacent residential uses.

(A)(2) Front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

*Land Development Code (Section 12-32.313)*, Power lines, lighting, All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

*Land Development Code (Section 12-32.320)*, Master planning incentives and waivers, The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.

*Land Development Code, (Section 12-208(A)(8))*, Requirements for off-street parking, One and one-half (1 1/2) spaces for one (1) bedroom unit; two (2) spaces for two (2) bedroom units; and two and one-half (2 1/2) spaces for three (3) bedrooms or more; plus one (1) guest space for each ten (10) units or part thereof; except as otherwise provided in section 12-82.

*Land Development Code (Section 12-392)*, Parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is ten (10) feet by eighteen (18) feet with twenty-five (25) percent of the total parking stall number may be compact spaces.

*Land Development Code (Section 12-208 (A)(22))*, requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

*Land Development Code (Section 12-205 (5))*, requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

*Land Development Code (Section 12-107)*, site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

*Land Development Code (Section 12-32.317)*, freestanding signage is prohibited outside of the Griffin Commerce use zone.

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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 Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*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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## **Application Details**

The petitioner's submission indicates the following:

1. *Site:* The overall subject site is approximately is 27.43 net acres (1,231,840 sq. ft.) in size and is located on the south side of Griffin Road, between Southwest 58<sup>th</sup> Avenue

and Southwest 61<sup>st</sup> Avenue. The subject site consists of an existing single-family residential dwelling units, accessory structures, and vacant parcels.

The subject site has a Future Land Use Plan Map designation of both Commercial (Northern portion of the subject site, approximately 10.55 acres, 481' south of Griffin Road) and Residential 3 DU/AC (Southern portion of the subject site, approximately 16.88 acres, 773' south of the existing Commercial land use line).

To the north of subject site is Griffin Road/C-11 Canal; to the east are commercial buildings zoned Griffin Corridor District (East Gateway Zone) and single-family residential dwelling units zoned R-1 Estate District and R-5 Low Medium Dwelling District; to the south are single-family residential dwelling units and a plant nursery zoned A-1, Agricultural District, R-2 and R-3 Low Density Dwelling Districts; and to the west are single-family residential dwelling units and a private school zoned Griffin Corridor District (East Gateway Zone).

**Mixed-use buildings:**

The petitioner (the Amedi Companies, LLC) proposes three (3) three-story mixed-use buildings ("A," "B," and "C"). Buildings "A" and "B" are situated along the north side of the subject site, south side of Griffin Road, and mirror one another (in design and layout) from the main access point to the development off Griffin Road. While, Building "C" is centrally located within the proposed development, however does not reflect Buildings "A" and "B" layout.

Buildings "A," "B," and "C" all consist of retail, office, restaurant, and medical uses on the first floor and multi-family residential dwelling units (apartments) on the second and third floors. Furthermore, Buildings "A" and "B" propose approximately 21,014 square feet of commercial use and 48 apartments in each mixed-use building, while Building "C" proposes approximately 47,024 square feet of commercial use and 72 apartments.

**Retail building:**

The petitioner is also proposing a one-story retail building. The Retail Building is located in the northeast corner of the subject site or southwest intersection of Griffin Road and Southwest 58<sup>th</sup> Avenue. The Retail Building proposes approximately 36,461 square feet of commercial use.

**Townhome units:**

The petitioner is proposing six (6) townhome buildings consisting of twenty-two (22) units. The design concept of the townhome units attempt to meet the intent of the Griffin Corridor District with porches, balconies, and rear car garages. The location of the proposed townhome buildings are towards the rear (southern portion) of the subject site.

The townhome units are designed with two (2) types of layouts, twelve (12) two-bedroom units and ten (10) three-bedroom units. Both the two-bedroom and three-bedroom units consist of three (3) bathrooms, a kitchen, a dining room, a living room, and a two-car garage. The two-bedroom units are approximately

1,498 square feet in under A/C, while the three-bedroom units are approximately 1,784 square feet under A/C.

**Villa units:**

The petitioner is proposing seven (7) villa (duplex) structures consisting of (14) units. The villa units are located to the south of the townhomes with the rear of the units along the northern edge of a proposed lake. The villa units are designed with courtyards and there is only one (1) layout which is mirrored by a connected unit.

All fourteen (14) villa units consist of a two-car garage, two-bedrooms (including master bedroom), a detached guest room, three (3) bathrooms, a kitchen, a dining room, and a living room totaling approximately 1,905 square feet under A/C. Each villa unit allows the construction of a pool within courtyard areas.

The petitioner's site design attempts to utilize "Traditional Neighborhood Design" (TND) concepts. The TND concepts associated with this site design include: buildings fronting streets (Griffin Road) with parking in the rear, a transition of building densities/intensities from adjacent single-family residential units along the southern boundary line to Griffin Road, pedestrian friendly walkways throughout the subject site that connect all proposed buildings and extend out to the public sidewalks along Southwest 58<sup>th</sup> and 61<sup>th</sup> Avenue and Griffin Road, utilization of common exterior (outdoor) areas (i.e. restaurants, native landscaping within buffers), the burial of overhead utility lines along Griffin Road, mass transit accessibility (a proposed bus stop along Griffin Road), and an internal parking aisle that has possible future connections to adjacent parcels to the east and west.

Additionally, the petitioner's site design also consists of decorative pavers throughout the subject site for aesthetic and traffic calming purposes, an entry feature, large parking landscape island, traffic circles, hidden dumpster enclosures with CPTED gates, and community amenities consisting of a club house and pool centrally located within the townhome and villa buildings.

2. *Architecture:* The petitioner's overall proposed architectural design attempts to meet the intent of the Griffin Road Corridor consisting of Florida Vernacular.

The proposed commercial buildings incorporate Florida Traditional Architectural features, such as standing seam metal roof, rectangular storefront doors and windows, and balconies with decorative picket railings. In attempts to break up the massing of the commercial buildings, various building-outs have been provided, as well as the placement of octagon towers at the corners of the buildings, and different roof types and slopes. Some of these structural build-outs are used as residential balconies, which also provide to protection pedestrians from natural elements along the first floor of commercial uses. Additionally, the commercial building facades utilize contrasting materials in different sections such as, smooth and siding stucco finishes, wall mounted trellis, stucco banding, canvas canopies, and decorative shutters.

The petitioner's townhome and villa units maintain architectural integrity of the subject site by utilizing the same designs and building materials. The front elevations consist of entrance doors and windows, porches or courtyards, and balconies.

The petitioner proposes a color scheme that enforces human scale of the development and provides visual rhythm on the facade. The color combination includes Woodmont Cream (light beige), Chilled Chardonnay (dark beige), Grecian Green (Green), and Oxford White (white) on the exterior walls of the buildings. Additionally, accent colors are proposed on architecture elements including the fabric awnings consisting of a Swiss Blue (light blue) and Watertown (dark blue), as well as trellis structures and shutters painted white.

3. *Access and Parking:* The petitioner proposes three (3) vehicular full access openings to and from the subject site Griffin Road, Southwest 58<sup>th</sup> Avenue, and Southwest 61<sup>st</sup> Avenue. After vehicular traffic enters onto the subject site, it may maneuver thru two-way parking aisles around the proposed three (3) mixed-use buildings and retail building or thru a two-way drive aisle that provides access to the townhome and villa units.

The Land Development Code requires (758) parking spaces based on the mixed-use buildings and the retail building. The subject site has been designed for (674) parking spaces (146 compact + 528 standard), this number of parking spaces is (8.89%) less than the code requirement. As part of this master site plan approval, the petitioner is requesting a waiver on the number of required parking spaces. The subject site also was design with seven (7) loading spaces for the commercial uses, one (1) more loading space than is required by code.

The townhomes and villas require total of (88) parking spaces based on the number of bedrooms within each unit. These units have been designed for one (1) more parking space than is required by code. Additionally, the subject site provides eight (8) guest parking spaces, four (4) more than is required by code.

4. *Lighting:* The lighting plan design meets Land Development Code requirements with an average maintained illumination of not less than one (1) foot-candle in the pavement areas, and not less one-half (.5) foot-candle of light measured at grade level.
5. *Signage:* Signage is typically not part of Master Site Plan requirements. Furthermore, per section 12-32.317 of Town of Davie Code of Ordinances, free-standing monument signs are understood not to be permit within the Griffin Corridor District. However, the petitioner attempting to request a waiver from this code section to place a free-standing monument sign within the main entrance to the development off Griffin Road. The petitioner proposes the signage to be placed on top of a smooth stucco block base, within a white aluminum trellis structure.
6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and Griffin Corridor District, East Gateway Zone (Use Zone 3). The landscape plan indicates Saw Palmetto Silver, Slash Pines, Sword Ferns, Satinleaf, Cabbage Palm, Ligustrum, Dark Green Snake Plant, Dwarf Ilex Holly, Gama Grass, and Dwarf Bougainvillea Shrub along right-of-way (Griffin Road) adjacent to the subject site, as well as Live Oak and Red Tip Cocoplum along the perimeter.
7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. The petitioner has previously met with CBWCD and attempts to meet drainage requirements, the petitioner proposes a retention lake approximately 3.95 acres in size located in the southern portion of the subject site. This drainage area also acts as buffer to the existing residential uses that abut the property.
8. *Trails:* Linear Park Trail is located along the C-11 canal and between Griffin Road and Orange Drive. This trail will accommodate equestrian and recreation activities to and from the subject site. Additionally, these trails will also allow Town of Davie residents access to numerous parks and other trail systems.

9. *Flexibility Rule:* The petitioner proposes to utilize Flexibility Rules and Regulations, as well as Affordable Housing Density Bonuses (AFU) in accordance with the Broward County Planning Council's Administrative Rules Document. The petitioner is requesting the allocation of (101) Flex Units and (37) Reserve Units, as well as (30) Affordable Flex Units from Flexibility Zone 102. This request is needed in order develop residential dwelling units within portions of the subject site with a Commercial land use category.
  
10. *Waiver Request(s):* The petitioner is requesting five (5) waivers in accordance with the proposed Master Site Plan Application.

**Waiver #1:**

The petitioner requests a waiver from the Land Development Code (Section 12-32.310), building placement. The petitioner proposes to reduce the minimum setback **FROM:** (30) feet and maximum of (40) feet from the edge of right-of-way (Griffin Road), **TO:** a minimum of (25'-11") and maximum of (48'-7") from the edge of right-of-way. Additionally, the petitioner is proposing to reduce the required side setback of one (1) foot per one (1) foot of building height, **FROM:** (33'-7") feet, **TO:** fifteen (15) feet from the eastern property line.

*The first portion of this waiver request is to amend the front building placement requirements for the three (3) commercial buildings located along the northern boundary line. This request is keeping the buildings inline while the Florida Department of Transportation (FDOT) requires right turn lanes/deceleration lanes and a bus stop.*

*The second portion of this waiver request is to amend the side building placement requirement for the retail building located in the northeastern corner of the subject site. The subject site's eastern boundary line was affected at the time of plating by an existing canal, which resulted in a dedication of twenty (20) feet. Prior to this dedication of land, the subject site would have met side building placement requirements by providing a thirty-five (35) feet setback. Therefore, the proposed placement of the retail building has not change from what would have met code and the petitioner is proposing to culvert the northern portion the canal in efforts to create a larger landscape buffer from the road's edge (Southwest 58<sup>th</sup> Avenue) to the retail building.*

**Waiver #2:**

The petitioner requests a waiver from the Land Development Code (Section 12-108(C)(5)), landscaping for parking lots. The Land Development Code requires intermediate landscaped island every twelfth parking space. The petitioner proposes to increase this requirement **FROM:** every twelfth parking space, **TO:** a maximum of every eighteenth parking space within three (3) parking aisles.

*This waiver request is an increase to the amount of parking spaces permitted next to one another before an intermediate landscape island is required. The petitioner's site design has attempted to create larger landscape island and save existing large canopy trees by increasing the amount of space next to each other. Additionally, the proposed locations of the sidewalks/walkways are linearly designed and connect to through other landscape islands.*

**Waiver #3:**

The petitioner requests a waiver from the Land Development Code (Section 12-205), number of parking spaces required based on use. The Land Development Code requires (758) parking spaces based on the mixed-use buildings and the retail building. The petitioner proposes to reduce this number by (8.89%) and has designed the subject site for (674) parking spaces (146 compact + 528 standard).

*This waiver request is to decrease the number of required parking space based on the proposed commercial square footage and the multi-family residential unit's number of bedrooms. Understanding that this project is a mixed-use development, the times of desired parking spaces for both residents and commercial patrons will be different. As a result, the site design has divided the parking lot into three (3) separate parking areas; the first parking area is in between mixed-use Buildings "A," "B," and "C," this area is primarily to be used by commercial patrons during the day, as it is first parking lot when exiting off Griffin Road and it is within the closes proximity to the commercial uses; the second parking area is just to the east of the first parking area and will be mainly used by the retail building during the day; the third parking area is in between Building "C" and the townhomes, this area will provide parking mostly for the residents within the mixed-use buildings during the day. These designated parking areas should provide enough spaces for commercial patrons and residents during the day.*

**Waiver #4:**

The petitioner requests a waiver from the Land Development Code (Section 12-32.317), signage. The petitioner proposes to place a freestanding sign at the entrance of subject site, however the above mentioned code section states that freestanding signage is prohibited outside of the Griffin Commerce use zone.

*This waiver request is to permit the placement of a freestanding sign at the entrance of subject site. Per the Land Development Code, no Griffin Corridor projects have received approval to build a freestanding sign to date. However, the petitioner's design of the freestanding sign is attempting to architectural reflect and be consistent with the overall project's Florida Vernacular style.*

**Waiver #5:**

The petitioner requests a waiver from the Land Development Code (Section 12-107), landscaping standards for lots and sites. The petitioner proposes to reduce the width of the required landscape buffer **FROM:** ten (10) feet adjacent to local rights-of-way (Southwest 58<sup>th</sup> Avenue), **TO:** zero (0) feet for the portion of the subject site were a twenty (20) foot lake maintenance easement and twenty-two (22) canal maintenance easement abut.

*This waiver request is to reduce the required landscape buffer to zero (0) feet for the portion of the subject site that consist of a lake and that is adjacent to a local right-of-way. The purpose of a buffer is to provide some type of relief or separation from uses on different properties. Therefore, the requirement of a ten (10) foot landscape buffer adjacent to a 6.95 acre lake is not considered necessary, both landscaping and a lake can be considered as a buffer.*

11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, the petitioner has received documentation noting sufficient capacity will be available for this development as well as sustaining a level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.
12. *Compatibility:* The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use development is in harmony with the existing and future mixed-use developments along the Griffin Road.

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## Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

### Planning and Zoning Division:

1. Staff requests additional sidewalks (shall be constructed with either asphalt or concrete) at the following locations:
  - a. Along Trotters Road to Southwest 61<sup>st</sup> Avenue
  - b. Along Southwest 58<sup>th</sup> Avenue, for the entire length of the project (conceptually illustrated on the site plan with proposed road improvement)
2. Staff requests that a special permit application with required fee be formally submitted for uses (Sales Center) proposed on sheet MOT.
3. As per Division 1. Consistency and Concurrency Determination, provide a letter from each of the required agencies ensuring Town of Davie concurrency will be met with the proposed development.
4. As per § 12-107, a required ten (10) foot landscape buffer with canopy trees shall be placed within the subject site along the eastern property line, adjacent to Southwest 58<sup>th</sup> Avenue. In previous discussions, the petitioner indicated that the dedicated ten (10) foot utility easement along the eastern boundary line was going to be vacated/deleted from the plat. Therefore, a delegation application (amending the plat) shall be submitted with fee that will run concurrent with the development and all plans shall reflect this condition.
5. Staff requests that the proposed (not code required) landscaping outside of the subject site, within Southwest 58<sup>th</sup> Avenue's right-of-way, be removed unless the association is to maintain and take responsibility (recorded at a later date within association documents) of this proposed landscaping.

### Engineering Division:

1. Provide clear boundaries with dimensions and bearings.
2. Provide cross section from Building to Griffin Road, and proposed townhouses to SW 58<sup>th</sup> Ave.
3. Provide signed & sealed topographic survey. Topographic survey shall show the existing elevations, pavement, structures, water courses, all easements, road right-of-ways, surrounding driveways adjacent to the property.
4. Reconstruct or provide road and drainage improvement for SW 58<sup>th</sup> Avenue and SW 61<sup>st</sup> Avenue for length of plat to meet Town engineering standards as applicable (*previous comment # 18*).
5. Provide traffic calming improvement along SW 61<sup>st</sup> Avenue and S 58<sup>th</sup> Avenue. ± 1,200 LF each.
6. Provide emergency generator for lift station.
7. Provide a southbound right turn lane into the residential street from SW 58<sup>th</sup> Street.
8. Show clearly existing road right-of-way lines and proposed right-of-way lines with dimensions on site plan and on enlarged site plan.

9. Proposed driveway to SW 58<sup>th</sup> Avenue appears too close to the existing driveway to the North.

**Landscaping:**

1. Eliminate unnecessary information on the last page of the tree survey for bischofia and Australian pine, similar to the first 2 pages. Put “invasive exotic” in comments.
2. On the plan near the existing satinleaf, please eliminate the “fmg” planted underneath the dripline and the circular pavers to the northwest of the trunk. (The “cir” hedge will probably be eliminated, but you can just add a note that field adjustments to new plantings will be made based on the exact location of the tree to cover this item). The paved walkway will also need adjustment close to the tree.
3. Add a bold note that 1,334 caliper inches of existing trees are being removed and 725 caliper inches are being replaced. As a result \$ 45, 675 will be paid into the Town’s tree preservation fund to replace this lost canopy elsewhere.
4. The landscape contractor must schedule an on-site pre-installation meeting with Town of Davie landscape unit staff.

**Fire Department:**

1. Identify the turning radii of all corners throughout the project, illustrate the required radii of (35) feet inside and (50) feet outside.
2. Show all new and existing fire hydrant location; include any off-site location being used for compliance.
3. Identify the width of the roadway at the access gates into the residential area also identify the method of entry being proposed for Emergency Vehicle Access into and out of the area being protected.

**Utilities Department:**

1. Utility facilities shall not be located in landscaped areas, drainage easements, or inaccessible areas, such as roundabouts, backyards, etc.
2. Valves should be installed so no more than one fire hydrant is out of service at any given time unless approved by the Fire Department.
3. Relocate dumpster structure out of utility easement at the west end of Building “C”.
4. Relocate Manhole # 1 into the pavement for accessibility.
5. The proposed water main near the north entrance at SW 58<sup>th</sup> Avenue appears to be in conflict with the drainage pipe.
6. The Lift Station shall be rotated to align the centerline of the wet well between the pumps with the centerline of the inlet pipe and to provide proper access for maintenance equipment.
7. There appears to be landscaping around the meters and fire lines.
8. Landscaping around the Lift Station does not provide access revise.
9. Large Trees should not be planted near the lift station as uprooted tree could seriously damage the Lift Station.
10. Utility lines are not illustrated of the landscaping plan staff was unable to review.

11. Utility lines are not illustrated on the lighting plan staff was unable to review.

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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 at the Town of Davie Community Room on February 28, 2006, March 6, 2006, June 22, 2006, and January 11, 2007. Attached is the petitioner's Citizen Participation Report.

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### **Staff Analysis**

The petitioner's proposed Master Site Plan design (mixed-use development) is consistent with the Comprehensive Plan and meets the Land Development Code Griffin Corridor District as it relates to access, size, and use. Development of the subject site as proposed does not exceed what was anticipated along this redevelopment corridor.

While the petitioner's proposed development misses some site design opportunities such as, a reduction in the amount of surface parking that would be relieved with the construction of a parking garage and the placement and relationship of buildings – could be closer to one another and not divide by surface parking lots. Staff understands the code does not require structured parking and these costs can be prohibitive. However, the overall site design does incorporate many characteristics of Griffin Corridor District including, the Florida Traditional Design, a mix of densities and intensities, and a transitional layout with consideration of the adjacent uses.

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### **Findings of Fact**

Staff finds that petitioner's proposed Master Site Plan is attempt to be consistent with the general purpose and intent of the Griffin Corridor District, East Gateway Zone (Use Zone 3). This zoning district contains an overlay set of land development codes and design guidelines. The petitioner's Master Site Plan successfully reflects some of the elements required by the design guidelines in terms of architecture including siding, roofs, windows, porches, and balconies.

Furthermore, staff finds that the Master Site Plan meets the intent of the Griffin Corridor District. This proposed Master Site Plan will improve existing living and working environments, as well as create a showcase corridor along Griffin Road.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide typical setback dimensions from internal proposed property lines for all villa units.
2. Provide the location of all A/C unit equipment associated with mixed-use buildings and retail building, if A/C unit equipment is placed on roof, illustrate with a hidden line.
3. Provide the locations of mail boxes/kiosks for commercial/residences to pickup and drop mail off, if not located within buildings.
4. Provide a phasing plan, according to the land development code, if a master plan will be developed in phases or incrementally, the Town Council may require construction of all or part of common circulation and/or public amenity elements of a master plan prior to issuance of a building permit or certificate of occupancy for the first structure to be built, as appropriate, or may require bonding or other security to ensure same.
5. Remove note that states all colors to be approved by owner prior to final selection, sheet A-3.1.
6. Proposed landscaping shall be placed within the subject site, or the petitioner must enter into a developer's agreement with the Town of Davie to place it within local rights-of-way (Southwest 61<sup>st</sup> Avenue and Southwest 58<sup>th</sup> Avenue).
7. Provide approval documentation from Central Broward Water Control District (CBWCD) approving planting material (including required ten (10) foot

- landscape buffer) within the twenty (20) foot lake maintenance easements and twenty-two (22) foot canal maintenance easements.
8. Dumpster enclosures should be designed into the rear of the building as per § 12-32.318.
  9. Provide a concrete wall along the western boundary line, just west of the townhomes and villas to eliminate vehicular headlights spillover.
  10. Staff recommends that Building “C” relate closer to Buildings “A” and “B,” and encourage visual interest by ensuring the building(s) and visual landscape(s) are accented rather than their parking facility as per § 12-32.301 (9) and (10). The current proposal creates an isolated mixed-use building (Building “C”) that is surrounded by parking lots.

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## Site Plan Committee Recommendation

At the November 16, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the following conditions: 1) that all staff's recommendations one through ten are met; 2) show a WB-55 truck route from the entrance on Griffin Road to the large retail box, adjust the site plan curbing, parking and islands to mitigate impact and show the actual truck routes on the site plan; 3) note that all restaurants will have interior air conditioned rooms for trash, can washers and storage; 4) move transformer on the west side of building B and extend the loading area to that area; 5) show all dimensions on all villa driveways and change driveway lengths to at least 18-feet; 6) connect all loading zone areas and dumpster areas to the adjacent sidewalks as discussed; 7) note that the developer will install all grease traps to be pre-installed during the original development of the project; 8) trellises will be added to the landscape and site plan as presented during the meeting with the landscape plan showing the addition of some type of vine on those trellises; 9) adjust the width of the garages on the townhouses to 19' 8"; 10) examine or study if some of the compact spaces could be moved to other areas of the project instead of being concentrated against the townhouse area; 11) for the second-floor trellises on the residential, add roofs to the trellises and/or provide some type of "rain catcher" mechanism so the water does not hit those patios; and 12) restudy and provide better details on the windows of buildings A, B and C. **(Motion carried 5-0)**

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## Town Council Action

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## Exhibits

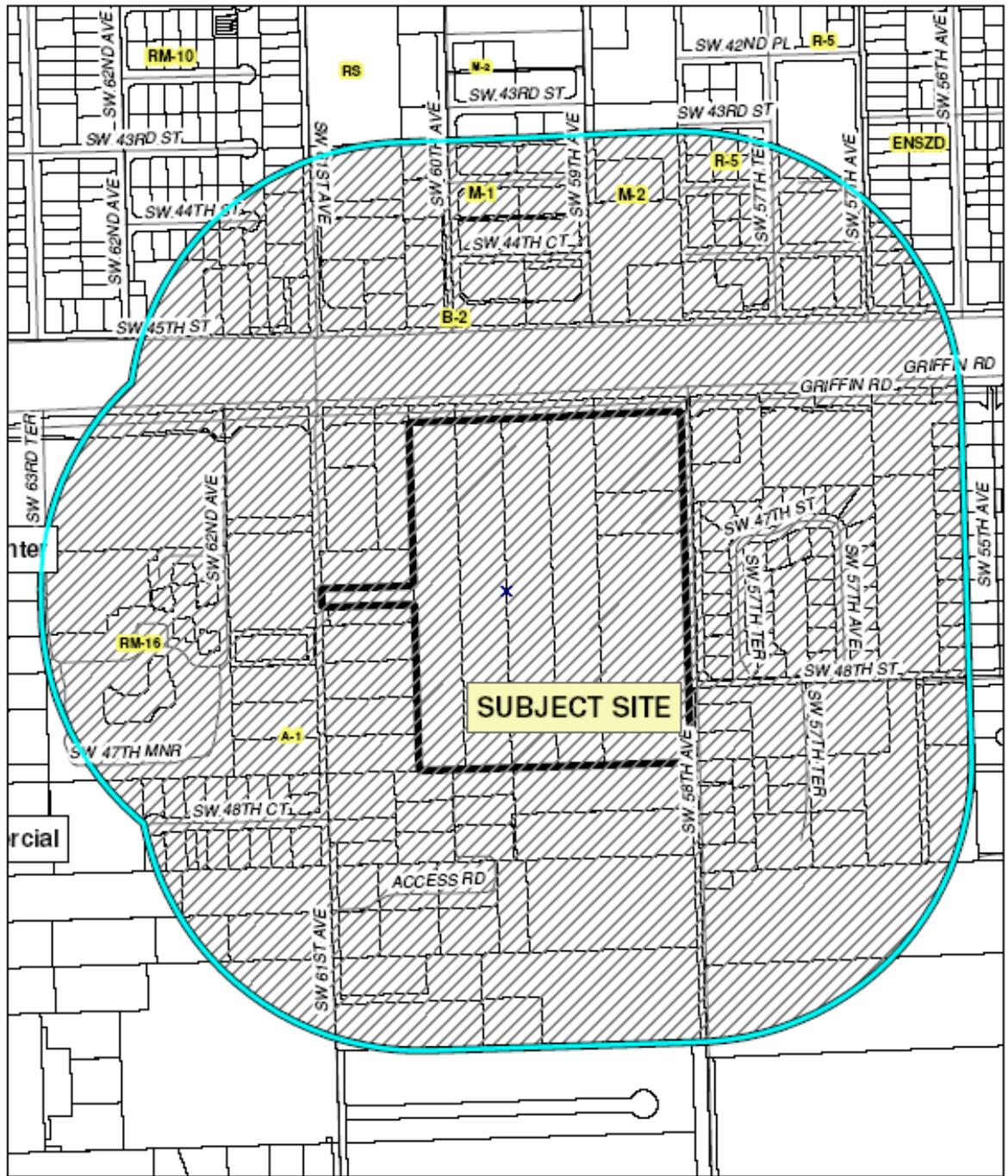
1. Mail-out Map
  2. Mail-out
  3. Public Participation Notice
  4. Public Participation Sign-in Sheets
  5. Public Correspondence
  6. Public Participation Summary/Report
  7. Intent Letter
  8. Wavier Request Letter
  9. Future Land Use Plan Map
  10. Aerial, Zoning, and Subject Site Map
- 

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

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

*File Location: P&Z\Development Applications\Applications\MSP\_Master Site Plan\MSP\_06\MSP 1-1-06 Trotters Chase*

**Exhibit 1 (*Mail-out Map*)**



	<p>Date Plotted: 12/29/06</p> <p style="text-align: center;">N</p>  <p style="text-align: center;">0    250    500    1,000 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">1000 Foot Buffer</p> <p>Prepared by: ID Date Prepared: 10/22/07</p>
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**Exhibit 2 (Mail-out)**

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4810 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5700 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5780 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5940 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
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6050 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6302 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4955 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5901 SW 44 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5941 SW 44 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6300 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
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5660 GRIFFIN RD  
Davie, FL 33314

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5720 GRIFFIN RD  
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5790 GRIFFIN RD  
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6020 GRIFFIN RD  
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6070 GRIFFIN RD  
Davie, FL 33314

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6304 GRIFFIN RD  
Davie, FL 33314

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5701 SW 44 CT  
Davie, FL 33314

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5911 SW 44 CT  
Davie, FL 33314

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5951 SW 44 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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4430 SW 57 AVE  
Davie, FL 33314

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5660 GRIFFIN RD  
Davie, FL 33314

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Davie, FL 33314

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6221 SW 47 CT  
Davie, FL 33314

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Current Occupant  
6250 SW 47 CT  
Davie, FL 33314

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Current Occupant  
6251 SW 47 CT  
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Current Occupant  
6270 SW 47 CT  
Davie, FL 33314

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Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5711 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5720 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5721 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5740 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5741 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5741 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5760 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5761 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5761 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5781 SW 47 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6100 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6101 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6101 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6102 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6103 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6106 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6108 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6108 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6111 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6117 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6117 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6119 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6120 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6120 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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6120 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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6120 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6121 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6125 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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6125 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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6125 SW 48 CT  
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**TROTTERS CHASE**  
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6125 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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6125 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6145 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6147 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6150 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6152 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6175 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6177 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6179 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6180 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6182 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6185 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6187 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6189 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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6190 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
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6193 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6195 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5500 SW 48 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5600 SW 48 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5723 SW 48 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5750 SW 48 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5601 SW 49 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4420 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4700 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4710 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4730 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4731 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4740 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4741 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4750 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4751 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4760 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4761 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4770 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4771 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4740 SW 57 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4367 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4427 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4701 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4701 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4721 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4730 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4731 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4731 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4740 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4741 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4750 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4751 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4751 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4760 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4760 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4761 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4761 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4770 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4771 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4771 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4810 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4835 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4875 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4835 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4835 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4621 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4700 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4701 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4770 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4800 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4801 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4816 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4816 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4820 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4821 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4830 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4865 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4900 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4900 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5051 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5051 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5053 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4350 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4350 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4450 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4350 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4350 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4800 SW 59 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4801 SW 59 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4811 SW 59 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4820 SW 59 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4821 SW 59 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4375 SW 60 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4395 SW 60 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4455 SW 60 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4475 SW 60 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4483 SW 60 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4499 SW 60 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4311 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4321 SW 61 AVE  
Davie, FL 33314



**TROTTERS CHASE**  
Current Occupant  
4800 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4801 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4848 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4860 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4900 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4901 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4906 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4910 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4920 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4920 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4930 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4931 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4940 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4944 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4960 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4980 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4450 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4610 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4701 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
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4705 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
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4705 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
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4705 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
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4715 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
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4715 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
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4715 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
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4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314





**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5700 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5720 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5940 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6050 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6100 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
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Davie, FL 33314

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6100 GRIFFIN RD  
Davie, FL 33314

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6100 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
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Davie, FL 33314

**TROTTERS CHASE**  
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6100 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5931 SW 44 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5985 SW 44 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5987 SW 44 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5901 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5903 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5912 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5915 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5918 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5925 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5942 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5948 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5962 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5965 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5971 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5975 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5992 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6150 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
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5915 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5601 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5621 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5691 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5705 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5797 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5850 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5900 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5985 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6001 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6007 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6159 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6191 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
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6191 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
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6191 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
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6191 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
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6191 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
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6191 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6191 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6104 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6108 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5600 SW 48 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5079 SW 49 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4367 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4350 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4350 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4450 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4365 SW 60 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4450 SW 61 AVE  
Davie, FL 33314



**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6005 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4350 SW 59 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5986 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4950 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4300 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5930 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5942 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4828 SW 57 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4824 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4826 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4822 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5800 ORANGE DR  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5927 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6101 SW 45 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4810 SW 59 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6220 SW 47 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6235 SW 47 MNR  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4785 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4775 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6265 SW 47 MNR  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6255 SW 47 MNR  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6245 SW 47 MNR  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6200 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4780 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6270 SW 47 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5730 SW 44 ST  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4790 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4755 SW 61 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5951 ORANGE DR  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6555 NOVA DR  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4850 SW 63 TER  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4957 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4959 SW 58 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6113 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6115 SW 48 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
5781 SW 44 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4705 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4720 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4730 SW 62 WAY  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4725 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4715 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6275 SW 47 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6260 SW 47 CT  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4798 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4651 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
4737 SW 62 AVE  
Davie, FL 33314

**TROTTERS CHASE**  
Current Occupant  
6350 GRIFFIN RD  
Davie, FL 33314

**TROTTERS CHASE**  
4850 MANAGEMENT INC  
4840 SW 58 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
57 TERS MANAGEMENT INC  
4840 SW 58 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
58 AV MANAGEMENT INC  
4840 SW 58 AVE  
DAVIE FL 33312

**TROTTERS CHASE**  
A F INVESTMENTS LTD  
PO BOX 291918  
FORT LAUDERDALE FL 33329-1918

**TROTTERS CHASE**  
ACHEMIRE,JAMES B & LINDA S  
4770 SW 58TH AVE  
DAVIE FL 33314-4530

**TROTTERS CHASE**  
ACOSTA,JUANA C ALVAREZ  
4280 SW 57 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
ADAURO,MARY LOU 1/2 INT  
FROMER,DEBRA  
4944 SW 61ST AVE  
DAVIE FL 33314-4431

**TROTTERS CHASE**  
ADLER,ROBIN DIANE  
6182 SW 48TH CT  
DAVIE FL 33314-4402

**TROTTERS CHASE**  
ADRIAN,BRENT  
5600 SW 48TH ST  
DAVIE FL 33314-4508

**TROTTERS CHASE**  
ADRIAN,BRENT &  
ADRIAN,IRENE J  
5600 SW 48 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
ALAYO,CELESTINO &  
ALAYO,ISABEL  
136-40 SW 23 TER  
DAVIE FL 33324

**TROTTERS CHASE**  
ALAYO,LINO & TASLIMUN  
611 NW 74 AVE  
PLANTATION FL 33317-1031

**TROTTERS CHASE**  
ALAYO,TASLIMUN &  
ALAYO,LINO  
611 NW 74 AVE  
PLANTATION FL 33317-1031

**TROTTERS CHASE**  
ALBURY,JAMES H & DEBORAH  
4820 SW 59 TER  
DAVIE FL 33314-4404

**TROTTERS CHASE**  
ALVAREZ-ACOSTA,JUANA C  
4280 SW 57 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
AMCHIR,DONNA M  
4960 SW 61ST AVE  
DAVIE FL 33314-4431

**TROTTERS CHASE**  
ANDERSON,CARROLL RAY TR  
4950 SW 111 TER  
DAVIE FL 33328-3903

**TROTTERS CHASE**  
ARMSTRONG,SHARON M &  
ARMSTRONG,STEVEN J  
4860 SW 61 AVE  
DAVIE FL 33314-4410

**TROTTERS CHASE**  
BARDOUILLE,ALLAN &  
BARDOUILLE,JUDITH  
4385 SW 57 TER  
DAVIE FL 33314

**TROTTERS CHASE**  
BARONE,RONDA B  
10032 SCENIC WALK AVE  
LAS VEGAS NV 89149

**TROTTERS CHASE**  
BENSON,JACK M & ROSALYN H  
4771 SW 57 TER  
DAVIE FL 33314-4523

**TROTTERS CHASE**  
BENTON,BERRY A & MILAGRO A  
4751 SW 57 TER  
DAVIE FL 33314-4523

**TROTTERS CHASE**  
BERNARD,MAURICE 1/2 INT  
WILLIAMS,MYRNA E  
5053 SW 58 AVE  
DAVIE FL 33314-5402

**TROTTERS CHASE**  
BRUDZINSKI,JONATHAN & LAURA V  
4761 SW 57 TER  
DAVIE FL 33314-4523

**TROTTERS CHASE**  
BUCKENS,WILLIAM JR  
50 CASTLE MEADOW ROAD  
NEWTON CT 06470

**TROTTERS CHASE**  
BURNS,JEFFREY 1/2 INT EA  
DE LA TORRE,OLGA  
4770 SW 57 TER  
DAVIE FL 33314-4504

**TROTTERS CHASE**  
BUSETTI,NOVELLA  
PO BOX 6632  
HOLLYWOOD FL 33081

**TROTTERS CHASE**  
CAIVEAU,STEPHANE  
4810 SW 57 TER  
DAVIE FL 33314-4526

**TROTTERS CHASE**  
CALKINS,CRAIG S & TAMMY L  
4821 SW 59 TER  
DAVIE FL 33314-4403

**TROTTERS CHASE**  
CANDAL PROPERTIES LLC  
6045 SW 45 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
CLARK,I L & MARY J  
5731 SW 44 CT  
DAVIE FL 33314-3861

**TROTTERS CHASE**  
COUNTRY HOMES HMOWNERS  
ASSN INC  
5760 SW 47 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
DAVIDSON,JONATHAN & JODI  
4741 SW 57 TER  
DAVIE FL 33314-4523

**TROTTERS CHASE**  
DAVOLI,JOSEPH E LIV TR  
MOYLAN,KENNETH P TRSTEE  
4531 SW 55 AVE  
DAVIE FL 33314-4517

**TROTTERS CHASE**  
DIMEGLIO,EDWARD G & LISA  
2510 SW 105 TER  
DAVIE FL 33324

**TROTTERS CHASE**  
FERGUSON,WILLIAM & MARY  
4701 SW 57 TER  
DAVIE FL 33314-4523

**TROTTERS CHASE**  
FIORINO,CYNTHIA V  
4701 SW 55 AVE  
DAVIE FL 33314-4521

**TROTTERS CHASE**  
FORE,RONALD F &  
SOZIO,BARBARA J  
4731 SW 57 AVE  
DAVIE FL 33314-4524

**TROTTERS CHASE**  
FRIEDER,MARC S  
4761 SW 57 AVE  
DAVIE FL 33314-4524

**TROTTERS CHASE**  
GARCIA,GERSON M & TIFFANY D  
4750 SW 57 TER  
DAVIE FL 33314-4504

**TROTTERS CHASE**  
CLAWSON,RICHARD M & DEBORAH  
4740 SW 57 TER  
DAVIE FL 33314-4504

**TROTTERS CHASE**  
CRIOLLO,GABRIEL &  
PEREZ-CRIOLLO,EDITH  
5765 SW 44 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
DAVIE ESTATES 2004 LLC  
1550 NE MIAMI GDNS DR 2 FL  
NORTH MIAMI BEACH FL 33179

**TROTTERS CHASE**  
DENMARK,JAMES & JO MILDRED  
4420 SW 55 AVE  
DAVIE FL 33314-3837

**TROTTERS CHASE**  
DUANES AUTO WORLD INC  
5701 SW 45 ST  
DAVIE FL 33314-3848

**TROTTERS CHASE**  
FERRANTE,MICHAEL J & STACEY A  
4721 SW 57 TER  
DAVIE FL 33314-4523

**TROTTERS CHASE**  
FLORIDA DEPT OF  
TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE FL 33309-3421

**TROTTERS CHASE**  
FREEMAN,MICHAEL & SHERILL  
5750 SW 48TH ST  
DAVIE FL 33314-4540

**TROTTERS CHASE**  
FRINK,KEATHAN B 1/2 INT EA  
ELIANOR,MARIE W  
4771 SW 57 AVE  
DAVIE FL 33314-4524

**TROTTERS CHASE**  
GATI,MICHAEL & JEANETTE  
4770 SW 57 AVE  
DAVIE FL 33314-4546

**TROTTERS CHASE**  
COONEY,TERENCE E 1/2 INT  
COONEY,SARAH A  
4931 SW 61ST AVE  
DAVIE FL 33314-4411

**TROTTERS CHASE**  
CUENCA,EDGARD H  
4900 SW 61 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
DAVIE UNITED WAREHOUSES INC  
4350 SW 59 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
DIMEGLIO,EDWARD G &  
DIMEGLIO,LISA  
4375 SW 60 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
FARRAR,JAMES R & GRACE M  
5741 SW 47 ST  
DAVIE FL 33314-4555

**TROTTERS CHASE**  
FERRANTI,JAMES A  
4821 SW 58 AVE  
DAVIE FL 33314-4531

**TROTTERS CHASE**  
FLORIDA DRAVA INC  
3300 SW 46 AVE  
DAVIE FL 33314-2215

**TROTTERS CHASE**  
FREEMAN,PATSY 1/2 INT  
FREEMAN,MICHAEL  
4800 SW 58 AVE  
DAVIE FL 33314-4532

**TROTTERS CHASE**  
FULLER,STEVEN &  
FULLER,TERRY  
4875 SW 57TH TER  
DAVIE FL 33314-4525

**TROTTERS CHASE**  
GILL BROTHERS REALTY LLC  
4900 SW 64TH AVE  
DAVIE FL 33314-5203

**TROTTERS CHASE**  
GLORIA D NICHOLSON FAM TR  
NICHOLSON, GLORIA DUHRKOPP  
TRSTEE  
11305 9 ST EAST  
TREASURE ISLAND FL 33706

**TROTTERS CHASE**  
GOLDBERG, ROBERT  
6100 SW 51 CT  
DAVIE FL 33314

**TROTTERS CHASE**  
GORTON, SCOTT  
3921 SW 4 AVE SUITE 1017  
DAVIE FL 33314

**TROTTERS CHASE**  
GRIFFIN, ALFRED D JR  
6211 ORANGE DR  
DAVIE FL 33314-3422

**TROTTERS CHASE**  
GUTIERREZ, UBERTI &  
GUTIERREZ, REBECCA  
12569 SW 21 ST  
MIRAMAR FL 33027

**TROTTERS CHASE**  
HANSARD, DONALD W &  
HANSARD, MARGARET L  
4730 SW 57 TER  
DAVIE FL 33314-4504

**TROTTERS CHASE**  
HARRISON, RODNEY B &  
SMITH, KENNETH J  
4865 SW 58 AVE  
DAVIE FL 33314-4531

**TROTTERS CHASE**  
HOME DYNAMICS STERLING RANCH  
LLC  
4788 W COMMERCIAL BLVD  
TAMARAC FL 33319

**TROTTERS CHASE**  
JACKSON, MARLA DONNA  
6104 SW 48TH CT # 6106  
DAVIE FL 33314-4402

**TROTTERS CHASE**  
JASMINE LAKES ACQUISITION LLC  
2070 N OCEAN BLVD #3  
BOCA RATON FL 33431

**TROTTERS CHASE**  
GLORIA D NICHOLSON FAM TR  
NICHOLSON, GLORIA DUHRKOPP  
TRSTEE  
4910 SE 7TH AVE  
OCALA FL 34480

**TROTTERS CHASE**  
GONZALEZ, IVAN J &  
MENDEZ, DENISE  
900 N 70 TER  
HOLLYWOOD FL 33024

**TROTTERS CHASE**  
GRIFFIN CORNERS LLC  
7600 RED ROAD SUITE 300  
SOUTH MIAMI FL 33143

**TROTTERS CHASE**  
GRIFFIN, ALFRED D SR  
6143 ORANGE DR  
DAVIE FL 33314-3421

**TROTTERS CHASE**  
GUZMAN, JUAN  
6180 SW 48TH CT  
DAVIE FL 33314-4402

**TROTTERS CHASE**  
HARKER, WAYNE 1/2 INT EA  
MERCER, MARIE  
4785 SW 61 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
HENAQ, ELVIS &  
HENAQ, VIVIANA  
6190 SW 48 CT  
DAVIE FL 33314

**TROTTERS CHASE**  
HUMANN, PAUL H  
4980 SW 61ST AVE  
DAVIE FL 33314-4431

**TROTTERS CHASE**  
JAMES B PIRTLE CONST CO INC  
4740 DAVIE ROAD  
DAVIE FL 33314-4426

**TROTTERS CHASE**  
JEM PROPERTIES GROUP INC  
5641 ORANGE DR  
DAVIE FL 33314

**TROTTERS CHASE**  
GM LAND TRUST  
MUNOZ, GLORIA TRSTEE  
9006 COLUMBIA AVE  
NORTH BERGEN NJ 07047

**TROTTERS CHASE**  
GONZALEZ, RAFAEL & TRINA  
5500 SW 48 ST  
DAVIE FL 33314-4506

**TROTTERS CHASE**  
GRIFFIN, A D SR & MARY C  
6143 ORANGE DR  
DAVIE FL 33314-3421

**TROTTERS CHASE**  
GROSSMAN, ALEX & M REV LIV TR  
4710 SW 57 AVE  
DAVIE FL 33314-4546

**TROTTERS CHASE**  
HANNEMANN, PATRICE M &  
HANNEMANN, PEARL G  
1300 MONROE ST  
HOLLYWOOD FL 33019-1824

**TROTTERS CHASE**  
HARRIS, DAVID M  
WIGGINS-HARRIS, PAMELA S  
4901 SW 61ST AVE  
DAVIE FL 33314-4411

**TROTTERS CHASE**  
HENRY, SYLVESTER P &  
HENRY, JENNIFER CUFFY  
5755 SW 44 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
J GRIFFIN DEV INC  
1321 SE RIVERSIDE DR  
STUART FL 34996-1286

**TROTTERS CHASE**  
JANIGIAN, PETER G  
4581 WESTON ROAD #171  
DAVIE FL 33331

**TROTTERS CHASE**  
KAUCHER, WILLIAM G & CAROL J  
4810 SW 59TH TER  
DAVIE FL 33314-4404

**TROTTERS CHASE**  
KC ROYAL INVESTMENTS LLC  
9316 BOCA GARDENS PKWY #B  
BOCA RATON FL 33496

**TROTTERS CHASE**  
KEESHAN, SERGE  
4321 SW 61 AVE  
DAVIE FL 33314-3615

**TROTTERS CHASE**  
KLIPP, DENNIS  
4751 SW 57 AVE  
DAVIE FL 33314-4524

**TROTTERS CHASE**  
KLIPP, MARY C &  
KLIPP, DONALD J & KLIPP, DENNIS G  
4760 SW 57 AVE  
DAVIE FL 33314-4546

**TROTTERS CHASE**  
LASORSA, LINDA  
5700 SW 47 ST  
DAVIE FL 33314-4548

**TROTTERS CHASE**  
LAWSON, PATRICIA J TR  
5001 SW 24 AVE  
FORT LAUDERDALE FL 33312-6019

**TROTTERS CHASE**  
LEWIS, STEPHEN J  
9820 BONNIE VISTA PL  
LA MESA CA 91941

**TROTTERS CHASE**  
LOVE N CARE HOLDINGS CORP  
4848 SW 61 AVE  
DAVIE FL 33314-4410

**TROTTERS CHASE**  
LUNDRY, ERLAN N  
LUNDRY, JOAN M  
8712 SHERATON DR  
MIRAMAR FL 33025-2708

**TROTTERS CHASE**  
LYONS, TERRY G  
4301 SW 61 AVE  
DAVIE FL 33314-3615

**TROTTERS CHASE**  
LYSFJORD, HANS & LORIE  
20242 SW 52 PL  
FORT LAUDERDALE FL 33332

**TROTTERS CHASE**  
M R T INVESTMENTS  
5901 SW 44 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
MARSHALL, JOSEPH D &  
MARSHALL, MYRLINE I  
4930 SW 61 AVE  
DAVIE FL 33314-4431

**TROTTERS CHASE**  
MARSHALL, MICHAEL P & MELANIE  
4525 SW 55 AVE  
DAVIE FL 33314-4517

**TROTTERS CHASE**  
MARTIN, ROBERT W  
6110-6120 SW 43 ST  
DAVIE FL 33314-3418

**TROTTERS CHASE**  
MATA, CARLOS A 1/2 INT  
PEREZ, JOSEFA  
4950 SW 61 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
MC DERMOTT, TERRI 1/2 INT  
MC DERMOTT, SHAWN  
5711 SW 47 ST  
DAVIE FL 33314-4555

**TROTTERS CHASE**  
MCCLURE, DARLENE  
5051 SW 58 AVE  
DAVIE FL 33314-5402

**TROTTERS CHASE**  
MEARS, BILL JAMES  
6340 SW 41 PL  
DAVIE FL 33314

**TROTTERS CHASE**  
MEARS, WALTER B &  
MEARS, NANCY LEE  
6500 GRIFFIN ROAD  
DAVIE FL 33314-4329

**TROTTERS CHASE**  
MENCONI, ROBERT L & MONICA L  
4906 SW 61ST AVE  
DAVIE FL 33314-4412

**TROTTERS CHASE**  
MIELE, ANGELO JR & REBECCA C  
PO BOX 848006  
PEMBROKE PINES FL 33084

**TROTTERS CHASE**  
MITTOO, NICHOLAS &  
MITTOO, SUNIL &  
RAMBARAN, CAROL  
8000 S COLONY CIR UNIT 306  
TAMARAC FL 33321

**TROTTERS CHASE**  
MONTELLA, MARGARET V  
4720 SW 57 AVE  
DAVIE FL 33314-4546

**TROTTERS CHASE**  
MONTGOMERY, BILLY &  
KATHERINE  
5740 SW 44 ST  
DAVIE FL 33314-3810

**TROTTERS CHASE**  
MRT INVESTMENTS  
5901 SW 44 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
MUNIR, ALMAS  
701 SW 27 AVE  
FORT LAUDERDALE FL 33312

**TROTTERS CHASE**  
MUNNILAL, PAUL & CYNTHIA  
4810 SW 58 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
MURCK, EDWARD &  
MURCK, MELISSA  
4910 SW 61 AVE  
DAVIE FL 33314-4412

**TROTTERS CHASE**  
MURPHY, MATTHEW M &  
CHRISTINA D  
4800 SW 59TH TER  
DAVIE FL 33314-4404

**TROTTERS CHASE**  
NEICEN,MARGARET A 1/2 INT  
NEICEN,HOWARD III  
4801 SW 61 AVE  
DAVIE FL 33314-4409

**TROTTERS CHASE**  
NOB HILL PARTNERS LLC  
PO BOX 02-9010  
FORT LAUDERDALE FL 33302-9010

**TROTTERS CHASE**  
NOVA SOUTHEASTERN UNIVERSITY  
INC  
3301 COLLEGE AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
OTTO,MICHELLE  
330 1 AVE #11A  
NEW YORK NY 10009

**TROTTERS CHASE**  
POVLOCK,DAVID A &  
POVLOCK,VERONICA  
5721 SW 47 ST  
DAVIE FL 33314-4555

**TROTTERS CHASE**  
RANKIN,JEFFREY E 1/2 INT  
RANKIN,JOSEPHINE ANN  
4800 SW 61 AVE  
DAVIE FL 33314-4410

**TROTTERS CHASE**  
ROBERTS,ELIZABETH ANN &  
ROBERTS,BRYANT BOOTH ETAL  
19 BILTMORE DR  
BLUFFTON SC 29909-6096

**TROTTERS CHASE**  
ROTH,R & THERESA  
5660 GRIFFIN ROAD  
DAVIE FL 33314-4537

**TROTTERS CHASE**  
ROWLEY,GERALD  
4552 HIGHGATE DR  
DELRAY BEACH FL 33445

**TROTTERS CHASE**  
SAELZER,HENRY & ANA L  
5761 SW 47 ST  
DAVIE FL 33314-4555

**TROTTERS CHASE**  
NELSON,STEVEN  
6100-6102 SW 48 CT  
DAVIE FL 33314-4402

**TROTTERS CHASE**  
NORSTRAND,LEIF L & HOLLIS C  
4811 SW 59 TERR  
DAVIE FL 33314-4403

**TROTTERS CHASE**  
ORANGE DRIVE PROPERTIES INC  
5793 & 5795 SW 45 ST  
DAVIE FL 33314

**TROTTERS CHASE**  
PELICAN PROPERTIES MIAMI INC  
4868 SW 72 AVE  
MIAMI FL 33155

**TROTTERS CHASE**  
PRICE,CAROLE D LE  
WYCKSTANDT,CARI P ETAL  
4700 SW 57 AVE  
DAVIE FL 33314-4546

**TROTTERS CHASE**  
ROBERTS,BRYANT BOOTH 1/3 INT  
ROBERTS,ELIZABETH ANN ETAL  
19 BILTMORE DR  
BLUFFTON SC 29909-6096

**TROTTERS CHASE**  
ROGERS,WILLIAM M  
4700 SW 61 AVE  
DAVIE FL 33314-4408

**TROTTERS CHASE**  
ROTH,ROBERT & TERESA  
5660 GRIFFIN ROAD  
DAVIE FL 33314

**TROTTERS CHASE**  
RUBIN,ARTHUR LAURENCE &  
RUBIN,KAREN  
5720 SW 47 ST  
DAVIE FL 33314-4548

**TROTTERS CHASE**  
SALVINO,ANTHONY M III & PEGGY  
JO  
4775 SW 61 AVE  
DAVIE FL 33314-4407

**TROTTERS CHASE**  
NIOSI,ANTHONY M II &  
NIOSI,KAREN  
5781 SW 47 ST  
DAVIE FL 33314-4555

**TROTTERS CHASE**  
NORTON,RALPH F & PENELOPE G  
5775 ORANGE DR  
DAVIE FL 33314

**TROTTERS CHASE**  
ORANGE PROPERTIES-DAVIE LLC  
19877 ALLADAIRE LANE  
FT MYERS FL 33908

**TROTTERS CHASE**  
PEREZ,SONIA  
6147 SW 48 CT  
DAVIE FL 33314

**TROTTERS CHASE**  
PRIME ESTATE HOLDINGS  
LAHR,JERRY R TRSTEE  
5840 STIRLING ROAD STE 128  
HOLLYWOOD FL 33021

**TROTTERS CHASE**  
ROBERTS,D C & D TR  
4311 SW 61 AVE  
DAVIE FL 33314-3615

**TROTTERS CHASE**  
RONAGHI,REBECCA A 1/2 INT  
WRIGHT,CATHERINE E  
4720 SW 61 AVE  
DAVIE FL 33314-4408

**TROTTERS CHASE**  
ROTH,ROBERT A  
5660 GRIFFIN ROAD  
DAVIE FL 33314-4537

**TROTTERS CHASE**  
RYNNING,DONALD E & MARIA F  
4941 SW 61ST AVE  
DAVIE FL 33314-4411

**TROTTERS CHASE**  
SALVINO,JOYCE M  
4765 SW 61 AVE  
DAVIE FL 33314-4407

**TROTTERS CHASE**  
WRL INC  
5921 SW 44 CT  
DAVIE FL 33314-3640

**TROTTERS CHASE**  
BRAGDON-HAYNES,CATHERINE  
4850 SW 63 TERR UNIT 3  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
BROOKINS,ALICE J  
4725 SW 62 AVE #202  
DAVIE FL 33314

**TROTTERS CHASE**  
CARDONA,MARIA S  
4850 SW 63 TER #211  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
COSTELLO,JOSEPH P & PAULINE P  
4705 SW 62ND AVE APT 203  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
CRONKHITE,LEAH  
4850 SW 63 TER #113  
DAVIE FL 33314

**TROTTERS CHASE**  
DIAZ,IRAI DA C  
4850 SW 63RD TER APT 212  
DAVIE FL 33314-4434

**TROTTERS CHASE**  
DOS SANTOS,ARLEY S  
4730 SW 62 WAY APT 302-4  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
FAIRLIE,BONNIE E  
4705 SW 62 AVE APT 301  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
FOURCAND,ANTOINE & KIMBERLY  
4850 SW 63 TER APT 433  
DAVIE FL 33314-4447

**TROTTERS CHASE**  
BIELEJESKI,ROSS  
4705 SW 62 AVE UNIT 101  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
BRECHTEFELD,CARSTON  
BRECHTEFELD,MARIANNE  
4715 SW 62 AVE UNIT 302-3  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
BROWNE,EDWIN A  
4705 SW 62 AVE APT 103  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
CASSELS,JENNIFER  
4850 SW 63 TERR #424  
DAVIE FL 33314-4445

**TROTTERS CHASE**  
CRENSHAW,CAROL J  
4730 SW 62 WAY UNIT 102  
DAVIE FL 33314

**TROTTERS CHASE**  
CROSBY,VICKI LYNN  
4850 SW 63 TER #314  
DAVIE FL 33314

**TROTTERS CHASE**  
DIAZ,JOSE M  
GAMMON,TERESA M  
4850 SW 63 TER #311  
DAVIE FL 33315

**TROTTERS CHASE**  
EDWARDS,RICHARD D  
4850 SW 63 TER #134  
DAVIE FL 33317

**TROTTERS CHASE**  
FIGUEROA,MOISES &  
RODRIGUEZ,ZORAIDA  
4730 SW 62 WAY #104-4  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
FRATARCANGELI,MARY ANN  
4850 SW 63 TER UNIT 423  
DAVIE FL 33314-4445

**TROTTERS CHASE**  
BLUHM,BEATRIZ  
4720 SW 62 WAY #302  
DAVIE FL 33314

**TROTTERS CHASE**  
BRECHTFELD,MARIANNE  
LEOTTA,CARSTEN  
4715 SW 62 AVE #301  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
BRUECKMANN,DANUTA A  
34743 N 99 WAY  
SCOTTSDALE AZ 85262

**TROTTERS CHASE**  
CHAVEZ,NILDA  
4730 SW 62 WAY UNIT 201  
DAVIE FL 33314

**TROTTERS CHASE**  
CRISAFULLI,RICHARD EDWARD  
4715 SW 62ND AVE APT 204  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
DECKER,JENIFFER  
4850 SW 63 TER #105  
DAVIE FL 33314-4443

**TROTTERS CHASE**  
DONA,WAGNER  
DONA,MARNY M  
4705 SW 62 AVE UNIT 104-2  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
ESCOBAR,LUZ  
4730 SW 62 WAY UNIT 101-4  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
FLORES,LUIS  
4850 SW 63 TER #334  
DAVIE FL 33314

**TROTTERS CHASE**  
GAMBLE,ROGER LEE  
4850 SW 63RD TER APT 193  
DAVIE FL 33314-4436

**TROTTERS CHASE**  
SANTANA, RAMON  
2780 UNIVERSITY AVE APT 2C  
BRONX NY 10468-2646

**TROTTERS CHASE**  
SATTLER, CAROL J  
4900 SW 58 AVE  
DAVIE FL 33314-5401

**TROTTERS CHASE**  
SCHAEFER, HARRY E & CAROLYN  
4940 SW 61ST AVE  
DAVIE FL 33314-4431

**TROTTERS CHASE**  
SCHIPPER, LEO & BARBARA  
6196 SW 48 CT  
DAVIE FL 33314-4402

**TROTTERS CHASE**  
SCHULTZ, DUANE H  
4801 SW 59TH TER  
DAVIE FL 33314-4403

**TROTTERS CHASE**  
SCOTT, KAREN  
PO BOX 48  
SMALLWOOD NY 12778

**TROTTERS CHASE**  
SCROFANI, JON  
4740 SW 57 AVE  
DAVIE FL 33314-4546

**TROTTERS CHASE**  
SCRUGGS, ANNIE  
4410 SW 57 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
SHELLEY, CAROL A &  
FLEISCHMAN, MICHAEL  
4801 SW 58TH AVE  
DAVIE FL 33314-4531

**TROTTERS CHASE**  
SMITH, EVE MONTELLA 1/2 INT  
SMITH, BRIAN  
4515 SW 55 AVE  
DAVIE FL 33314-4517

**TROTTERS CHASE**  
SMITH, KENNETH J 1/2 INT  
HARRISON, RODNEY B  
4920 SW 61ST AVE  
DAVIE FL 33314-4431

**TROTTERS CHASE**  
SMITH, NORMAN 1/4 INT  
SMITH, MURIEL L &  
SWALLEY, ELYSE S  
1130 102 ST #3  
BAY HARBOR ISLAND FL 33154

**TROTTERS CHASE**  
SMITH, ROBERT A JR & JUDITH A  
5740 SW 47 ST  
DAVIE FL 33314-4548

**TROTTERS CHASE**  
STAFFORD, RAY  
171 NC HIGHWAY 127  
TAYLORSVILLE NC 28681-6626

**TROTTERS CHASE**  
STEIN, MICHAEL L 1/2 INT  
STEIN, ELLEN D  
5701 SW 47 ST  
DAVIE FL 33314-4555

**TROTTERS CHASE**  
STONE, JOSEPH D & MARY D  
4791 SW 55 AVE  
DAVIE FL 33314-4521

**TROTTERS CHASE**  
SZEMKUS, JANICE MARLIN LE  
SZEMKUS, GEORGE JOSEPH ET AL  
4731 SW 57 TER  
DAVIE FL 33314-4523

**TROTTERS CHASE**  
TEDIADINATA, LIANA  
4420 SW 57 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
THOMAS, FRANK A JR  
128 ESSEX ROAD  
DAVIE FL 33024

**TROTTERS CHASE**  
TORRES, JUAN & LAZARA  
6800 SW 130 AVE  
DAVIE FL 33330

**TROTTERS CHASE**  
TROTTA, STEVEN D &  
TROTTA, CHRISTINE I.  
5760 SW 47 ST UNIT 202 BLDG 1  
DAVIE FL 33314-4548

**TROTTERS CHASE**  
TROTTERS CHASE LLC  
7600 RED ROAD SUITE 300  
SOUTH MIAMI FL 33143

**TROTTERS CHASE**  
VELASCO, RICHARD M &  
VELASCO, DIANA  
4830 SW 58 AVE  
FORT LAUDERDALE FL 33314

**TROTTERS CHASE**  
WAY, MERICK ALBERT JR & PHYLLIS  
A  
4760 SW 57 TER  
DAVIE FL 33314-4504

**TROTTERS CHASE**  
WEST, ESTHER L  
4740 SW 61 AVE  
DAVIE FL 33314-4408

**TROTTERS CHASE**  
WESTLAKE, CHARLES I. & LORI J  
4730 SW 57 AVE  
DAVIE FL 33314-4546

**TROTTERS CHASE**  
WILLIAMS, SHANA &  
WILLIAMS, QUENTIN E  
4741 SW 57 AVE  
DAVIE FL 33314-4524

**TROTTERS CHASE**  
WOLOWITZ, BELINDA  
PO BOX 15693  
PLANTATION FL 33318

**TROTTERS CHASE**  
WONG, MEE  
4521 SW 55 AVE  
DAVIE FL 33314

**TROTTERS CHASE**  
WRIGHT, HUBERT JR  
1216 NW 53 ST  
MIAMI FL 33142

**TROTTERS CHASE**  
GARCIA,JOHN  
GARCIA,CARMEN G  
4715 SW 62 AVE #101  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
GOTTLIEB,LESLIE F &  
GOTTLIEB, JACK M  
4850 SW 63 TER #123  
DAVIE FL 33314

**TROTTERS CHASE**  
GURROLA,SHELLY  
4730 SW 62 WAY APT 303  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
HARTWELL,MICHAEL L. & KIZ LEIGH  
4850 SW 63RD TER APT 115  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
HERRERO,EMILIO &  
HERRERO,AMALIA &  
ADAMES,LEONEL  
4715 SW 62 AVE #202  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
HUARD,RAY & JOAN  
4725 SW 62ND AVE APT 303  
DAVIE FL 33314-4461

**TROTTERS CHASE**  
JUNCOSA,LUISA &  
JUNCOSA,EDUARDO R  
4715 SW 62 AVE APT 104  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
KINANE,IRENE R  
4850 SW 63RD TER APT 132  
DAVIE FL 33314-4444

**TROTTERS CHASE**  
KUSKA,BARBARA  
4730 SW 62ND WAY APT 304  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
MAKOVOS,BORIS & HENRIETTA  
4720 SW 62 WAY UNIT 301  
DAVIE FL 33314-4463

**TROTTERS CHASE**  
GEUS,MARY E  
4850 SW 63 TER #124  
DAVIE FL 33314

**TROTTERS CHASE**  
GROSSO,VINCENT &  
GROSSO,PALMA C  
4850 SW 63 TERR UNIT 125  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
HANIF,MALIK & OMAIMA  
4725 SW 62 AVE #104  
DAVIE FL 33314

**TROTTERS CHASE**  
HAYES,MILDRED  
4715 SW 62 AVE APT 303  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
HOGG,DAVID R & MARSHA &  
DUNN,WILLIAM & AUDREY REV LIV  
TR  
1201 S OCEAN DR APT 2507 S  
HOLLYWOOD FL 33019

**TROTTERS CHASE**  
JACOBS,TERRANCE A  
4850 SW 63 TER UNIT 222  
DAVIE FL 33314-4441

**TROTTERS CHASE**  
KALICHMAN,CYNTHIA  
4850 SW 63 TER #323  
DAVIE FL 33314

**TROTTERS CHASE**  
KONSCHNIK,MARTIN  
4725 SW 62ND AVE APT 101  
DAVIE FL 33314-4461

**TROTTERS CHASE**  
LOVER,RAUSHANAH &  
LOVER,SHAWN M  
4850 SW 63 TER #321  
DAVIE FL 33314

**TROTTERS CHASE**  
MARIN,SEBASTIAN G  
4715 SW 62 AVE APT 203  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
GONZALEZ,RALPH  
4850 SW 63 TER #432  
DAVIE FL 33314-4447

**TROTTERS CHASE**  
GROSSO,VINCENT J  
4850 SW 63RD TER APT 47  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
HARRIS,MARVALINE G  
4725 SW 62 AVE UNIT 102  
DAVIE FL 33314

**TROTTERS CHASE**  
HAYES,SUSAN JO  
4730 SW 62 WAY UNIT 203  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
HOPKINS,JOANNE  
4850 SW 63RD TER APT 414  
DAVIE FL 33314-4436

**TROTTERS CHASE**  
JANKOWSKI,RONALD M  
4720 SW 62 WAY APT 202  
DAVIE FL 33324

**TROTTERS CHASE**  
KEYS,KELLY R  
4705 SW 62 AVE #303  
DAVIE FL 33314

**TROTTERS CHASE**  
KSELMAN,BARBARA  
4850 SW 63RD TER  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
MAGANA,JOHN  
4850 SW 63 TER #111  
DAVIE FL 33314

**TROTTERS CHASE**  
MAXWELL,STEVEN PAUL  
4850 SW 63RD TER APT 95  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
MCFARLAND, ANDREW & STACI  
4850 SW 63 TER  
DAVIE FL 33314

**TROTTERS CHASE**  
MCHUGH, ANGELA  
4720 SW 62 WAY UNIT 304  
DAVIE FL 33314

**TROTTERS CHASE**  
MEISTER, JOHN & LAURA  
4850 SW 63 TER #224-A  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
MELENDEZ, JENIFER  
942 N 32 AVE  
HOLLYWOOD FL 33021

**TROTTERS CHASE**  
MENCHER, MARIA C  
4705 SW 62 AVE #302-2  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
METSCHER, JAMES & MARTA M  
4850 SW 63 TER APT 131  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
MICHAYLUK, DAVID  
4715 SW 62 AVE #304  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
MIJARES, MARY W  
4850 SW 63 TER #122  
DAVIE FL 33314-4440

**TROTTERS CHASE**  
MONGELLI, PETER A  
4705 SW 62 AVE UNIT 204-2  
DAVIE FL 33314

**TROTTERS CHASE**  
MONTESARCHIO, PAULA  
4725 SW 62 AVE UNIT 301  
DAVIE FL 33314

**TROTTERS CHASE**  
MULLIGAN, ROBERT A  
7552 STIRLING RD #116  
DAVIE FL 33024-1566

**TROTTERS CHASE**  
OLIVEIRA, PEDRO  
4720 SW 62 WAY #203  
DAVIE FL 33014

**TROTTERS CHASE**  
ONATE, CLEMENCIA  
4725 SW 62ND AVE APT 204-5  
DAVIE FL 33314-4461

**TROTTERS CHASE**  
PACE, DINO REV TR  
48 ELLIS AVE  
JAMESTOWN NY 14701

**TROTTERS CHASE**  
PALACIOS, JUAN P  
4720 SW 62 WAY #102  
DAVIE FL 33314

**TROTTERS CHASE**  
PETRILL, ROSEMARY C  
4850 SW 63 TER UNIT 421  
DAVIE FL 33314

**TROTTERS CHASE**  
PINCKNEY, MARGARET  
4715 SW 62 AVE UNIT 102-3  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
PLAIN, LUIS A JR &  
RODRIGUEZ, JOSSIE  
4850 SW 63 TER #322-E  
DAVIE FL 33314

**TROTTERS CHASE**  
POTTINGER, LYNETT  
POTTINGER, DON A  
4720 SW 62 WAY #103  
DAVIE FL 33314

**TROTTERS CHASE**  
PREJEAN, RAQUEL  
4725 SW 62 AVE UNIT 302  
DAVIE FL 33314-4461

**TROTTERS CHASE**  
PROSPERE, EMANUEL  
4730 SW 62 WAY UNIT 103  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
PRYOR, TRENT G & HOLLY  
4850 SW 63 TER UNIT 221  
DAVIE FL 33314-4441

**TROTTERS CHASE**  
RAGOONAN, SHARON  
4705 SW 62 AVE UNIT 304  
DAVIE FL 33314

**TROTTERS CHASE**  
REITSMA, JOY I.  
4705 SW 62 AVE # 202  
DAVIE FL 33314

**TROTTERS CHASE**  
RICO, AURA &  
RICO, LUIS D  
4850 SW 63 TER #213  
DAVIE FL 33314-4434

**TROTTERS CHASE**  
RODOWSKAS, CHRISTOPHER A JR  
4725 SW 62ND AVE APT 304  
DAVIE FL 33314-4461

**TROTTERS CHASE**  
ROJAS, ANA M  
4715 SW 62 AVE #103  
DAVIE FL 33314-4460

**TROTTERS CHASE**  
ROMAN, SAMUEL  
4720 SW 62 WAY UNIT 104-1  
DAVIE FL 33314

**TROTTERS CHASE**  
RUSSELL, THOMAS  
4850 SW 63 TER #434  
DAVIE FL 33314

**TROTTERS CHASE**  
SHER, ROBERT  
4705 SW 62 AVE UNIT 201  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
SHOAF, V CLYDE JR & SANDRA L  
35541 PANTHER RIDGE ROAD  
EUTIS FL 32736

**TROTTERS CHASE**  
SHRIRA, IZAK  
7770 NW 50 ST #105  
LAUDERHILL FL 33351

**TROTTERS CHASE**  
SICILIANO, CATHERINE LE  
BRYANT, EMMA  
4720 SW 62 AVE #201  
DAVIE FL 33314-4450

**TROTTERS CHASE**  
SOTHERN, WARREN J  
4850 SW 63RD TER APT 121  
DAVIE FL 33314-4440

**TROTTERS CHASE**  
SPARROW, SUZANNE  
4850 SW 63RD TER APT 214  
DAVIE FL 33314-4434

**TROTTERS CHASE**  
SPORAR, MITCHELL  
4850 SW 63 TER #332  
DAVIE FL 33314

**TROTTERS CHASE**  
STETTNER, ALBERT & CONSUELO  
4725 SW 62 AVE #201  
DAVIE FL 33314-4432

**TROTTERS CHASE**  
SUMMERS, BRUCE R TRSTEE  
BRUCE R SUMMERS INTERV DEC TR  
4725 SW 62 AVE #203-5  
DAVIE FL 33314-4461

**TROTTERS CHASE**  
TANCREDI, TERESA  
4720 SW 62 WAY UNIT 303  
DAVIE FL 33314-4463

**TROTTERS CHASE**  
THOMAS, THOMAS A JR  
1530 LAKEVIEW CIRCLE  
CORAL SPRINGS FL 33071

**TROTTERS CHASE**  
TOMECEK, DARLENE S REV TR  
TOMECEK, RONALD L TRSTEE  
2627 AQUA VISTA BLVD  
FT LAUDERDALE FL 33301

**TROTTERS CHASE**  
TRAPNELL, RUSSELL & JULIE  
4850 SW 63 TER APT 223  
DAVIE FL 33314-4441

**TROTTERS CHASE**  
URQUILLA, MARCO  
NAVARRO, MARTA  
4720 SW 62 WAY UNIT 204  
DAVIE FL 33314-4463

**TROTTERS CHASE**  
VALIENTE, ALFREDO  
4850 SW 63 TER UNIT 40  
DAVIE FL 33314

**TROTTERS CHASE**  
VELASQUEZ, PIEDAD  
4705 SW 62 AVE APT 102  
DAVIE FL 33314-4459

**TROTTERS CHASE**  
VILLA, JOAQUIN ALBERTO & LEIDYS  
M  
4720 SW 62 WAY  
DAVIE FL 33314

**TROTTERS CHASE**  
VILLACIS, HERNAN  
4850 SW 63 TER #422  
DAVIE FL 33314-4445

**TROTTERS CHASE**  
VITALIS, KATHY &  
VITALIS, KALVIN L  
4850 SW 63 TER #413  
DAVIE FL 33314-4436

**TROTTERS CHASE**  
VOSSLER, NATASCHA  
4715 SW 62 AVE UNIT 201  
DAVIE FL 33314-4450

**TROTTERS CHASE**  
WARDLE, RICHARD & VIOLA  
4725 SW 62 AVE UNIT 103  
DAVIE FL 33314

**TROTTERS CHASE**  
WEINSTEIN, STUART B 1/2 INT  
WEINSTEIN, RENEE M  
4730 SW 62 WAY APT 202  
DAVIE FL 33314-4462

**TROTTERS CHASE**  
WELKER, AMBER MELISSA  
4850 SW 63 TER #333  
DAVIE FL 33314-4439

**TROTTERS CHASE**  
ZELUFF, CHERIE  
4850 SW 63 TER 412  
DAVIE FL 33314-4439

### Exhibit 3 (*Public Participation Notice*)

**CITIZEN PARTICIPATION NOTICE  
TROTTERS CHASE  
REZONING, FLEX ALLOCATION, MASTER DEVELOPMENT PLAN  
5820 Griffin Road**

The property owner of the 28-acre parcel depicted on the attached sketch has submitted applications to the Town requesting rezoning of a portion of the site from Agricultural to Griffin Corridor with an associated allocation of residential reserve units, a boundary plat, and a master development plan for a mixed-use project to be known as "Trotters Chase."

Consistent with the Town code, the owner applicant has scheduled two public participation meetings to present the proposed project to vicinity property owners and to respond to questions.

The proposed project is presented as a showcase interpretation of the spirit, intent, and design of the Griffin Corridor. The project will create a physically appealing presence along the corridor which will offer quality employment, shopping, business and residential opportunities, enhance property values and improve the Town's tax base. Nearly 20 percent of the site has been set aside for a lake and landscaped buffer between the development and the adjacent residential area to the south.

Specifically, the applicant is seeking to extend the existing Griffin Corridor District zoning south on the site as indicated on the attached graphic to provide for consistent design standards that will accommodate a mixed-use project. The southernmost 5.5-acre portion of the site is excluded from the rezoning request as it is proposed as part of a lake intended to serve as a buffer for the adjacent residential area. In conjunction with the rezoning, the applicant is requesting an allocation of residential reserve units to the Commercial portion of the site already zoned Griffin Corridor to permit construction of multi-family apartments in conjunction with office and commercial uses, and an allocation of reserve units to the portion of the site to be rezoned to permit construction of townhouses. The applicant has also submitted a master development plan for the proposed mixed-use project.

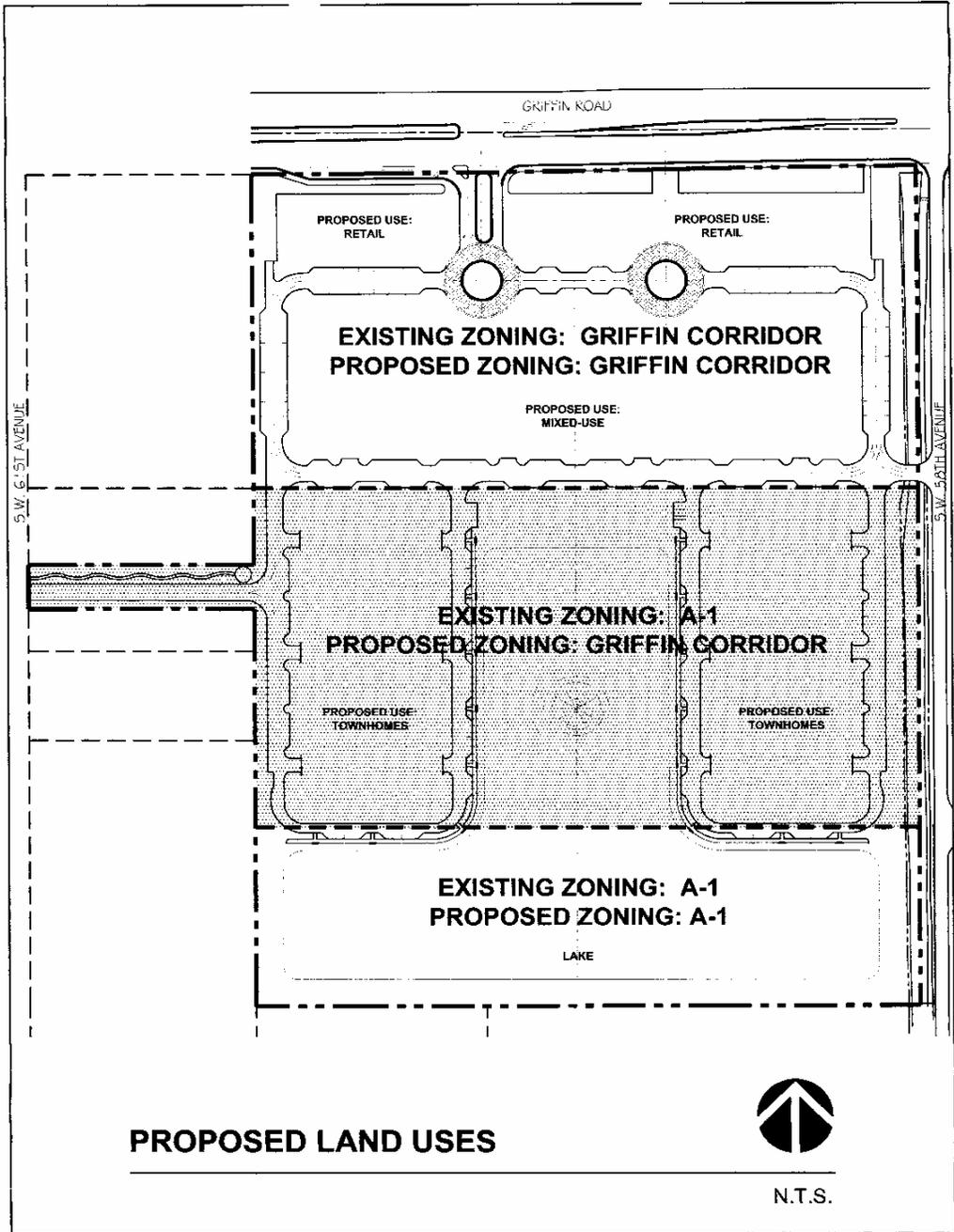
As a property owner within 1,000 feet of the subject property or identified as an interested party, you are invited to attend the public meetings scheduled for this application. The project will be presented at the February 28 meeting with a follow-up meeting scheduled for March 6. These meetings will be held at the Old Davie School at 6650 Griffin Road:

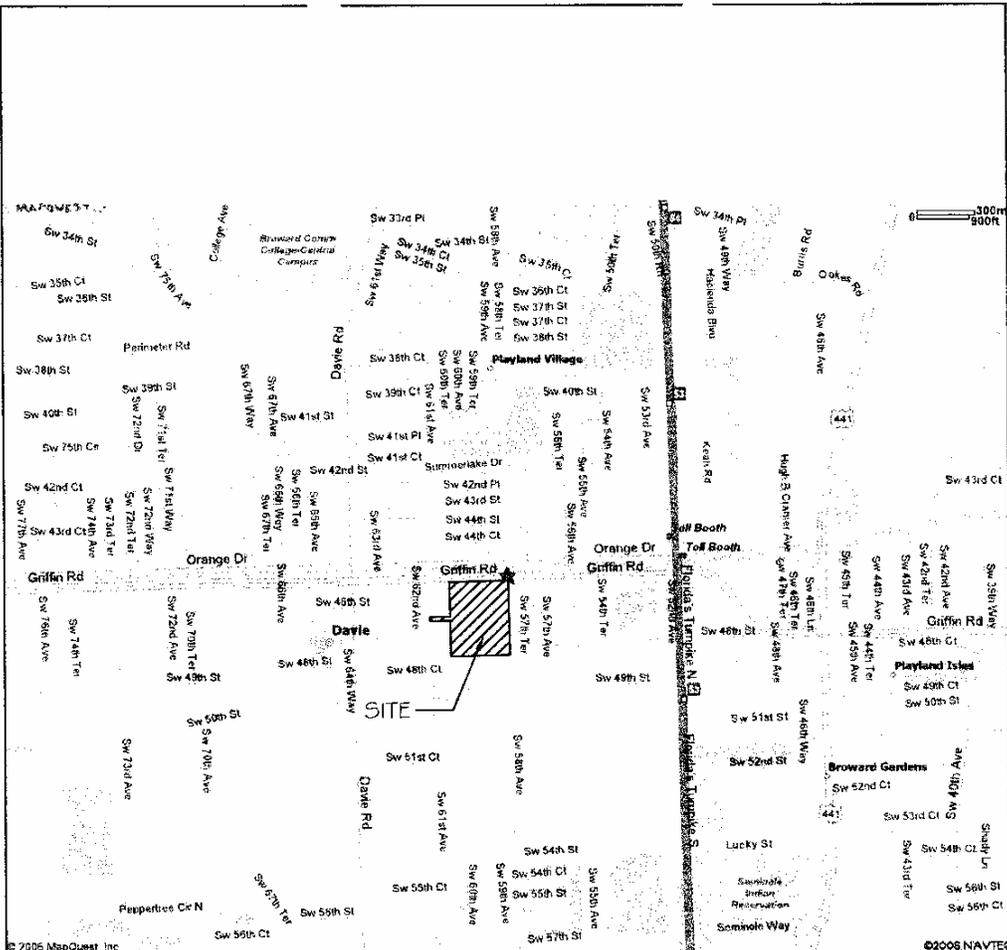
***February 28, 2006 @ 6:00 p.m. Old Davie School 6650 Griffin Road***

***March 6, 2006 @ 6:00 p.m. Old Davie School 6650 Griffin Road***

Should you require additional information or have any questions regarding this meeting, please contact Linda Strutt at (954) 426-4305.

Members of the Davie Town Council May be Present

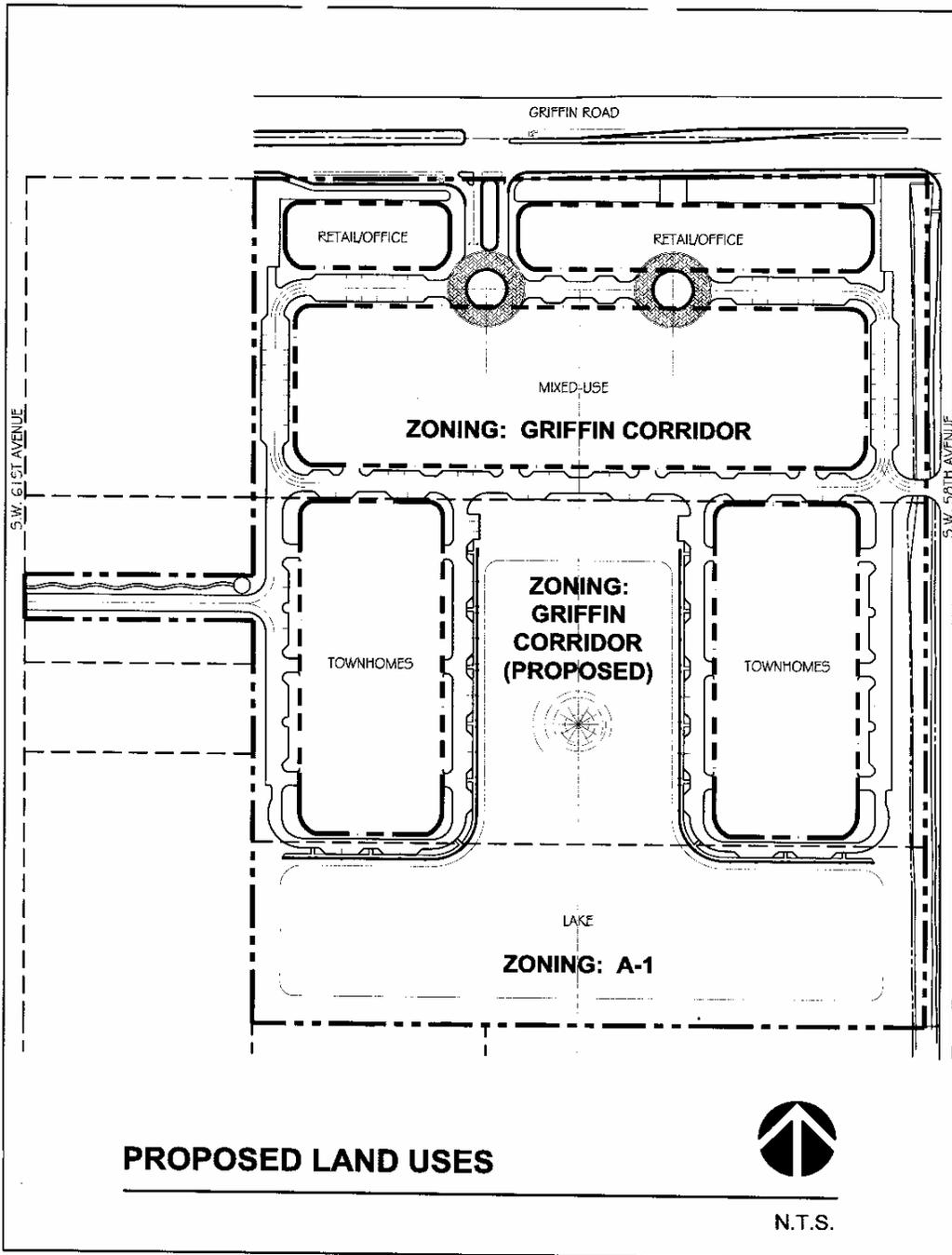




**LOCATION MAP**



N.T.S.



**PROPOSED LAND USES**



N.T.S.



June 9, 2006

Dear Interested Neighbor:

**TROTTERS CHASE UPDATE MEETING  
5829 GRIFFIN ROAD**

**We wish to cordially invite you to join us at the Old Davie School at 6650 Griffin Road at 6:00 p.m. on Thursday, June 22, 2006.**

As you are aware, two public participation meetings for the Trotters Chase development were held last February and March to review the draft plan with the neighboring residents. The site plan has since been modified to address comments expressed by the residents attending these meetings.

As a neighbor who previously attended a participation meeting, you are invited to preview the changes with us and to share a little time in fellowship afterwards as we enjoy some refreshments and snacks together.

Should you require additional information or have any questions regarding this meeting, please contact Linda Strutt at (954) 426-4305.

Lord willing, I look forward to seeing you on June 22nd.

Very truly yours,



Frank Amedia

Exhibit 4 (Public Participation Sign-in Sheets)

TROTTERS CHASE PUBLIC PARTICIPATION MEETING  
February 28, 2006

NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
X	VINCENT DEL BORRELLO (Ben Baesa)	4640 SW 55 <sup>TH</sup> AVE DAVIE 33314	954-792-2910	Vdelborrello@comcast.net
X	Bryan Calafkan	6352 SW 34 <sup>TH</sup> ST DAVIE, FL 33314	954-573-5071	bryan.calafkan@burlington.com
X	Richard Mcclure (Richard)	Same 5051 SW 58 Ave.	954-587-2320	rmcclure@trac.net
X	MARIE J. GAPLAN	5701 SW 54 <sup>TH</sup> ST DAVIE	954-327-0511	mclm005@bellsouth.net
X	Betty Jo O'CONNOR	5080 SW 41 <sup>ST</sup>		
X	Tom Truex		954-792-6800	truex@tom-truex.com
X	MIRIAM Grossman	41710 S.W. 57 Ave		MSUGAR@yahoo.com
X	Eric Swalley (and wife)	4680 SW 61 AVE	954 321 1936	
X	Carol Olson			

NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
23	Y DAVID HARRIS	4901 SW 61st Ave.	954-587-1393	
24	Y DONALD E. RYNNIK	4941 SW 61st Ave.	954 72 8792	
25	<del>DAVID HARRIS</del>			
26	Y PETER SLAFBO	6130 SW 50th St.	954 583 1958	
27	Y DORIS MONIER	5305 SW 48 St	954-781-4425	
28	Y Terry Fuller	<del>9805</del>	954-321-1612	
29	Y Matthew MURPHY	4800 SW 59 TEL	954 792 5313	X
30	Y John Lohse	6160 SW 51st	954 327-0502	
31	Y Tresey Conway	4931 SW 61 Ave	954-792-2453	
32	Y Cindy Griffin	5394 SW 61 Ave	954 792-2371	
33				
34				

original



TROTTERS CHASE March 6, 2006

NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
N	Bryan Calkota			
N	Jack Griffin	6050 Griffin Rd PAVE		
Y	Councilmember Judy Paul			
Y	JORIS MOYER			
Y	John B. McCluskey	5470 SW 59th Ave DAVIS		
N	Sherril + John Campbell	3861 S.W. 59 Terr. Davis		
	MIRIAM GROSSMAN			
	Betty Jo O'Connell			
	MARIE T. KAPLAN			
	Mackinnon D. KAPLAN			
	MATTHEW MURPHY			
	JOAN + ALAN AST			

TROTTERS CHASE MARCH 6, 2006

NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
35	Y Temyt Stowe Fuller			
36	Y Grace Jara			
37	Y <del>Julia Smith</del>	5740 SW 47 St.	(954) 792-7883	
38	Y <del>Deborah McQueen</del> Richard Lamoreaux			
39	Y Carrie Green			
40	Y Linda Lawson	6700 SW 47 St.		
41	N <del>Carole Davis</del>	4700 S. W. 27 Ave		
42	Y <del>Eric C. Smyth</del>			
43	Y <del>Carol Stolley</del>	4801 SW 58 Ave		
44	Y <del>Patricia Hoffmann</del>	4760 SW 61 Ave		
45	Y William/Cindy Rogers	4710 SW 61 Ave	954-983-3377 <small>CELL (COMM)</small>	
46	Y <del>Stephan Tracy</del>			

NOTICE NAME ADDRESS PHONE E-MAIL

NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
59	Y VALERIE LOSIO	5740 SW 54 ST		
60	N HARVEY MATTEC	PO Box 02-9010 Fort Lauderdale, FL 33302-9010		
61	N Mark Schmidt	8320 W Sunrise Blvd	1 contact	FL 33322
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63				
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70				

22-Jun-06

ATTENDEE INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1	Alan and Joan Ast	6180 SW 51st Court		
2	Vincent del Borrello	4540 SW 55th Avenue		
3	Sherrie and John Campbell	3861 SW 59th Terrace		
4	Terry and Sarah Cooney	4931 W 61st Avenue		
5	Piedad DeBoer	6120 SW 51st Court		
6	Sam Engel, Jr.	4800 SW 64th Avenue, Suite 104		
7	Grace Farrar	5741 SW 47th Street		
8	Terry Fuller	4875 SW 57th Terrace		
9	Terrie Gray	5411 SW 58th Avenue		
10	Carrie Green	5530 SW 55th Avenue		

ATTENDED INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
11 <i>CG</i>	Cynthia Griffin	5394 SW 61st Avenue		
12	Jack Griffin	6050 Griffin Road		
13 <i>MG</i>	Miriam Grossman	4710 SW 57th Avenue		
14 <i>jk</i>	Patrice Hanemann	4760 SW 61st Avenue		
15	David Harris	4901 SW 61st Avenue		
16 <i>MK</i>	Melvin and Marie Kaplan	5721 SW 54th Court		
17	Linda Lasorsa	5700 SW 47th Street		
18	Valerie Losio	5740 SW 54th Street		
19	Harvey Martel	P. O. Box 02-9010, Fort Lauderdale FL 33302		
20 <i>PC</i>	Daniene McClure/Richard Linthicum	50501 SW 58th Avenue		
21	John McCluskey	5470 SW 59th Avenue		
22	Doris Monier	5305 SW 48th Street		

ATTENDED INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
23	<i>MM</i> Mathew and Christina Murphy	4800 SW 59th Terrace		
24	<i>BO</i> Betty Jo O'Connor	5280 SW 48th Street		
25	<i>CO</i> Carol Olson & Bill Kaucher	4810 SW 59th		
26	<i>CP</i> Carol Price	4700 SW 57th Avenue		
27	<i>CR</i> William and Cindy Rogers	4710 SW 61st Avenue		
28	Donald Ryming	4941 SW 61st Avenue		
29	Robert Sanford	7711 NW 15th Street		
30	Mark Schmidt	8320 West Sunrise Blvd., Sunrise, FL 33322		
31	<i>V</i> Carol Shelly/Michael Fleischman	4801 SW 56th Avenue		
32	<i>V</i> Judy Smith	5740 SW 47th Street		
33	DANIEL WASZKOWSKI	5401 SW 58th Ave		
34	Jim & Debbie Jean Ferranti	4821 SW 58th Ave.	also attended #2	

ATTENDED INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
35	Pam Pelkey	4810 Sw 54 Ter		
36	Scott McLaughlin	V. Court P.O.		
37	Rebecca Miele	5251 SW 49 St.	954-583 0011	
38	Erlyse <sup>W.</sup> Swallow			
39				
40				
41				
42				
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Thursday, January 11, 2007

ATTENDEE INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1				
2	KAREN STENZEL-NDOSICKI	4760 SW 50th AVE		karenstenzel@netzero.net
3	Albert Lundy & Phyllis Lundy	4760 SW 57th TERR DRIVE		
4	Jodi Davidson	4741 SW 57th DRIVE		
5	Donna Monica	5305 SW 48 Street, Davie		
6	TERRIE CREEG	5411 S.W. GRAVE DRIVE		TAG10N@Bellsouth.net
7	Brian Caletka			
8	Bruce Janson	5741 SW 47th AVE. DAVIS		
9	MARK T. TERRY	4761 SW 57th AVE DAVIS FL		graceos22@bellsouth.net
10	Tiffany Garcia			

ATTENDEE	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
13	A.B. LAVENT V. BORUZZI,inski 3	4701 S.W. 57th Ter.	954-791-8250	LKBORUZZI@i.ski
14	Bob Borna / Jeff Borna	4770 SW 57th Cir	954-684-7322	BH+BFLY@1656 BellSouth.net
15	Randy Pelken	4810 SW 57th Cir	954-649-2816	
16	Rick & Debbie Clawson	4740 SW 57th Ter	954-327-0716	
17	Valerie Losio	5740 SW 57th St	954-584-3646	
18	Rickard Larocque	5057 SW 58 Ave	954-258-3744	
19	Julie Smith	5740 SW 47th St.	904-792-7899	
20				
21				
22				

with  
you  
yes

**Exhibit 5 (*Public Correspondence*)**

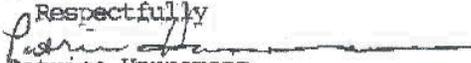
November 7, 2007

To: Mr. David Abramson, Zoning Board Members and Town Council Members

As a property owner on SW 61 Ave, backing up directly to The Trotters Chase Development, I have followed, with great concern, the progress of this project. I have attended all the past meetings between land owners and the developers, required by the town of Davie, trying to come up with some compromises to satisfy all concerned parties. At these meetings a drawing plan was presented to us, with changes made each time, seemingly trying to satisfy all parties.

Upon going to the zoning office this morning requesting to review the current plan several things were changed from the last drawing we were shown reflecting benefits to the developer and not to the surrounding community. The current row of villas are where previously single family million dollar homes were to be. This change could have an effect on the future value of our properties. Next, the access road from SW 61 Ave, which sits in front of a day care center, was shown to be an emergency vehicle road to service this new community therefore cutting back the increase traffic flow to SW 61 Ave and potentially contributing to dangerous situations for the children at the day care center. The increase in density and traffic on both 61 ave & 58 ave was a major issue at all the meetings. A Concrete wall with landscaping was shown, in the past, around the perimeter of the development, especially in the back, providing a buffer for the current land owners seems to be gone on the current drawings. This wall provides some noise, headlight and privacy for current properties. We shouldn't be expected to loose all of the peace and quiet we currently have and moved here for because of this development. And lastly, several of us bought property and moved to Davie for the benefit of being with our equine family members. A serious liability issue will now be created from curious and mischevious people residing behind our properties tresspassing to visit our horses. When even friendly, these large animals pose a danger from even simple gestures like stamping bugs. Not knowing how to act around them can result in serious injury. A tall buffer might discourage their curiosity.

We respectfully request the zoning to be kept at the lowest density as possible for all the above reasons. We want OUR TOWN, The Town Of Davie, to remain as close as possible to the rural feel it's always had, even with all the changes the future holds .

Thank You,  
Respectfully  
  
Patrice Hannemann  
4760 SW 61 Ave  
Davie, FL

**Exhibit 6 (Public Participation Summary/Report)**

**Citizen Participation Report  
Trotters Chase  
Flex, Rezoning and Site Plan Applications**

**1. A written summary of the results of the citizen participation effort prior to the first public meeting in which the application was heard.**

The applicant notified all property owners within 1,000 feet of the site of the scheduled public participation meetings by mail, as required by the Town Code. We also notified the owners of property located in the area between Davie Road and the Turnpike south to Stirling Road. These owners were identified by staff as potentially interested parties as they use SW 58<sup>th</sup> and SW 61<sup>st</sup> Avenues. The owners were notified by mail and their addresses are on the attached list provided by staff.

**2. Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.**

February 28, 2006	Public meeting located at Old Davie School, 6650 Griffin Road at 6:00 p.m.
March 6, 2006	Public meeting located at Old Davie School, 6650 Griffin Road at 6:00 p.m.
June 22, 2006	Project update meeting at Old Davie School, 6650 Griffin Road at 6:00 p.m. Follow-up meeting to provide information to those who participated in the previous meetings. All persons who participated in the process at the required public participation meetings as well as Town Council members were invited to attend and review the plans which were submitted for DRC review.
January 11, 2007	East Side Community Center, 4300 SW 55 Avenue 6:00 p.m. Meeting with Country Home Estates homeowners requested by the Homeowners Association

It came to our attention, that the notices that were mailed to the property owners within 1000' of the project may not have been received by everyone in this particular neighborhood. Therefore, an additional meeting was held for this neighborhood to introduce the project and answer questions that the residents may have had. Meeting notification was handled by the Homeowners Association officers.

In addition, a number of unstructured discussions were held with smaller groups of affected residents during 2006 and early 2007. The applicant promised the

homeowners who attended the January 2007 meeting that they would present the revised site plan, lighting plan, the east elevation for the one-story commercial building closest to SW 58<sup>th</sup> Avenue, and the latest traffic study to the HOA representatives once completed. This was accomplished on July 19, 2007.

**3. The names, dates and addresses, and number of people that participated in the process.**

A total of 51 different individuals, including 2 council members and one future councilmember, attended the two public participation meetings. One additional individual arrived after the first meeting and briefly discussed the project. Four **additional** residents and the Planning and Zoning Board Vice-Chair attended the courtesy meeting in June. An **additional** 11 residents attended the courtesy meeting held in January.

February 28 Meeting: (35 + 1)

Alan and Joan Ast	6180 SW 51 <sup>st</sup> Court
Vincent del Borrello	4540 SW 55 <sup>th</sup> Avenue
Bryan Caletka	6332 SW 39 <sup>th</sup> Court
Terry and Sarah Cooney	4931 SW 61 <sup>st</sup> Avenue
Sam Engel, Jr.	4800 SW 64 <sup>th</sup> Avenue, Suite 104
Piedad DeBoer	6120 SW 51 <sup>st</sup> Court
Grace Farrar	5741 SW 47 <sup>th</sup> Street
Terry Fuller	4875 SW 57 <sup>th</sup> Terrace
Terrie Gray	5411 SW 58 <sup>th</sup> Avenue
Carrie Green	5530 SW 55 <sup>th</sup> Avenue
Cynthia Griffin	5394 SW 61 <sup>st</sup> Avenue
Miriam Grossman	4710 SW 57 <sup>th</sup> Avenue
David Harris	4901 SW 61 <sup>st</sup> Avenue
Melvin and Marie Kaplan	5721 SW 54 <sup>th</sup> Court
John Lohse	6160 SW 51 <sup>st</sup> Court
Darlene McClure with Richard Linthicum	5051 SW 58 <sup>th</sup> Avenue
Doris Monier	5305 SW 48 <sup>th</sup> Street
Matthew and Christina Murphy	4800 SW 59 <sup>th</sup> Terrace
Betty Jo O'Connor	5280 SW 48 <sup>th</sup> Street
Carol Olson	(not provided)
Donald Rynning	4941 SW 61 <sup>st</sup> Avenue
Robert Sanford	7711 NW 15 <sup>th</sup> Street
Carol Shelly & Michael Fleischman	4801 SW 58 <sup>th</sup> Avenue
Eric and Elise Swalley	4680 SW 61 <sup>st</sup> Avenue
Peter Szabo	6130 SW 56 <sup>th</sup> Street
John Thurling	6220 SW 56 <sup>th</sup> Street
Mario Vita	5200 Harrison Street (Hollywood)

Mayor Tom Truex

The following person arrived after the meeting on February 28<sup>th</sup> was adjourned:

Harry Schaefer 4940 SW 61st Avenue

March 6 Meeting: (35)

Alan and Joan Ast	6180 SW 51 <sup>st</sup> Court
Bryan Caletka	6332 SW 39 <sup>th</sup> Court
Sherrie and John Campbell	3861 SW 59 <sup>th</sup> Terrace
Grace Farrar	5741 SW 47 <sup>th</sup> Street
Debbie Dean Ferranti	4821 SW 58 Avenue
Terry Fuller and Steve Fuller	4875 SW 57 <sup>th</sup> Terrace
Carrie Green	5530 SW 55 <sup>th</sup> Avenue
Jack Griffin (and companion)	6050 Griffin Road
Miriam Grossman	4710 SW 57 <sup>th</sup> Avenue
Patrice Hannemann	4760 SW 61 <sup>st</sup> Avenue
Melvin and Marie Kaplan	5721 SW 54 <sup>th</sup> Court
Linda Lasorsa	5700 SW 47 <sup>th</sup> Street
Valerie Losio	5740 SW 54 <sup>th</sup> Street
Harvey Mattel	P.O. Box 02-9010 Ft. Lauderdale 33302-9010
Darlene McClure with Richard Linthicum	5051 SW 58 <sup>th</sup> Avenue
John B. McCluskey	5470 SW 59 <sup>th</sup> Avenue
Doris Monier	5305 SW 48 <sup>th</sup> Street
Matthew Murphy	4800 SW 59 <sup>th</sup> Terrace
Betty Jo O'Connor	5280 SW 48 <sup>th</sup> Street
Carole Price	4700 SW 57 <sup>th</sup> Avenue
William and Cindy Rogers	4710 SW 61 <sup>st</sup> Avenue
Mark Schmidt	8320 W. Sunrise Blvd. Plantation, FL 33322
Carol Shelly & Michael Fleischman	4801 SW 58 <sup>th</sup> Avenue
Judy Smith	5740 SW 47 <sup>th</sup> Street
Eric and Elise Swalley	4680 SW 61 <sup>st</sup> Avenue
Mayor Tom Truex	
Councilmember Judy Paul	

June 22 Follow-up Courtesy Meeting: (30)

Terry Cooney	4931 SW 61 <sup>st</sup> Avenue
Grace Farrar	5741 SW 47 <sup>th</sup> Street
Jim and Debbie Dean Ferranti	4821 SW 58 <sup>th</sup> Avenue
Terry Fuller	4875 SW 57 <sup>th</sup> Terrace

Terrie Gray	5411 SW 58 <sup>th</sup> Avenue
Carrie Green	5530 SW 55 <sup>th</sup> Avenue
Cynthia Griffin	5394 SW 61 <sup>st</sup> Avenue
Miriam Grossman	4710 SW 57 <sup>th</sup> Avenue
Patrice Hannemann	4760 SW 61 <sup>st</sup> Avenue
Melvin and Marie Kaplan	5721 SW 54 <sup>th</sup> Court
Richard Linthicum	not provided
Rebecca Miele	5251 SW 49 <sup>th</sup> Street
Matthew and Christina Murphy	4800 SW 59 <sup>th</sup> Terrace
Betty Jo O'Connor	5280 SW 48 <sup>th</sup> Street
Carol Olson and Bill Kaucher	4810 SW 59 <sup>th</sup> Terrace
Pam Pelkey	4810 SW 54 <sup>th</sup> Terrace
Carole Price	4700 SW 57 <sup>th</sup> Avenue
Cindy Rogers	4710 SW 61 <sup>st</sup> Avenue
Carol Shelly & Michael Fleischman	4801 SW 58 <sup>th</sup> Avenue
Judy Smith	5740 SW 47 <sup>th</sup> Street
Eric and Elise Swalley	4680 SW 61 <sup>st</sup> Avenue
Daniel Waszkowski	5401 SW 58 <sup>th</sup> Avenue
Bryan Caletka	District Councilmember
Scott McLaughlin	Vice Chair, Planning & Zoning Board

January 11, 2007 Courtesy Meeting (Country Home Estates HOA) (20)

Laura Brudzinski	4761 SW 57 <sup>th</sup> Terrace
Olga and Jeff Burns	4770 SW 57 <sup>th</sup> Terrace
Rick and Debbie Clawson	4740 SW 57 <sup>th</sup> Terrace
Jodi Davidson	4741 SW 57 <sup>th</sup> Terrace
Grace Farrar	5741 SW 47 <sup>th</sup> Street
Marc Frieder	4761 SW 57 <sup>th</sup> Avenue
Tiffany Garcia	4750 SW 57 <sup>th</sup> Terrace
Terrie Gray	5411 SW 58 <sup>th</sup> Avenue
Patrice Hanneman	4760 SW 61 <sup>st</sup> Avenue
Richard Linthicum	5051 SW 58 <sup>th</sup> Avenue
Valerie Losio	5740 SW 54 <sup>th</sup> Street
Doris Monier	5305 SW 48 <sup>th</sup> Street
Pam Pelkey	4810 SW 54 <sup>th</sup> Terrace
Judy Smith	5740 SW 47 <sup>th</sup> Street
Karen Stenzel-Nowicki	5480 SW 55 <sup>th</sup> Avenue
Albert and Phyllis Way	4760 SW 57 <sup>th</sup> Terrace
Bryan Caletka	District Councilmember

4. **A written summary of the issues and/or concerns raised by residents and how the applicant proposes to resolve these issues and/or concerns. If the applicant is unable or unwilling to resolve the issues, the summary should state the reason why these issues cannot be resolved.**

The issues raised by residents at the first meeting were grouped into categories which were used at the subsequent meetings to discuss plan revisions proposed to address resident concerns. The issues/concerns are summarized by category below with the applicant's response provided in italics.

A conceptual plan was provided with the notice and at the first meeting with more development details presented at the second meeting held the following week. The conceptual plan proposed 96 townhouses on the Residentially designated portion of the site (subject of the rezoning application) arranged along the western and eastern boundaries within 250 feet of the southern property line, with a lake proposed on the southernmost portion of the site (to retain A-1 zoning) extending between the two blocks of townhouses 48 units. In the northern portion of the site (with a Commercial land use designation and Griffin Corridor zoning) two-story retail-office buildings were proposed on the Griffin Road frontage flanking the entry drive with a three-story parking garage proposed behind, wrapped around by ground floor retail and office with apartment units and professional office space on the upper floors. Access was proposed to SW 58<sup>th</sup> and 61<sup>st</sup> Avenues (via the existing private drive, denoted as Trotters Road on the site plan) in addition to Griffin Road.

#### **Residential Uses**

##### **Resident Issues/Concerns:**

- Density of townhouse area
- Potential impact of multi-family/sales prices on vicinity single-family property values
- Potential impact of rental units on community
- Privacy/ trespassing
- Property management entities

The primary area proposed for residential development on the initial plan was the parcel immediately south of the northern parcel zoned Griffin Corridor and designated Commercial on the land use plan. The original application requested reserve units to increase the density as well as rezoning to Griffin Corridor for unity of design. Multi-family residential is proposed in the Commercial/Griffin Corridor portion of the site which fronts on Griffin Road. A request for an allocation of flex units to this parcel has been submitted.

Residents in the immediate area expressed concern regarding the residential density on the portion proposed for townhome development. Some expressed a preference for large-

lot single-family homes with a horse barn to board vicinity horses and an equestrian trail. Several objected to the requested (reserve unit) increase in density above the 3 du/ac permitted by the Future Land Use Plan. Visual and privacy impacts of two or three-story townhomes was of concern to adjacent residents as was the potential for trespassing.

Residents expressed concern that townhome sales prices and rental units might depress vicinity property values. Residents also expressed concern about the nature of the tenants in the rental units. They questioned how the residential areas, both fee simple and rental, would be managed.

**Applicant Response:**

*The original plan has been revised a number of times since the initial meeting in February 2006 in response to resident input at the two public meetings and several informal meetings follow-up meetings with neighbors.*

*In response to density concerns regarding the portion south of the Commercial parcel, the request for reserve units to increase density above the 3 du/acre allowed by the Land Use Plan has been withdrawn and the number of townhouses proposed has been significantly reduced, from 96 to 22 two story townhomes and 14 single story townhomes along the lake. The reduction of density and scale was in direct response to resident concerns. The proposed density on the Residential site acreage is less than the 3 dwelling units per gross acre permitted by the Future Land Use Map and consistent with the R-5 zoning on the residential property on the east side of 58<sup>th</sup> Avenue.*

*To address concerns regarding privacy, height and other potential visual impacts, the site plan has been revised to create a gradual transition from the Griffin Road arterial to the existing low density single family development south of the site. Only one two story townhome façade and one single story townhome façade face the roadway (the four homes in Country Home Estates which align with the residential portion of the project). The residential development has been shifted north with the closest façade now +/- 445 feet from the southern property line with a 6.93-acre lake with adjacent landscaping serving as an extensive natural buffer for the adjacent single-family homes to the south and west as well as east of SW 58<sup>th</sup> Avenue. Along the north side of the lake a row of attached one-story townhomes line the proposed residential drive with a single row of two story townhomes lining the north side of the drive.*

*As was explained to the residents, there are complications involved in selling units in a mixed-use structure as fee simple. Moreover, the applicant has researched the local situation and determined that there is a critical need for rental units, particularly for the workforce. The apartments included within the Griffin Corridor development are provided to help address the Town's significant shortage of affordable workforce and rental housing options.*

*The applicant is proposing to develop a true mixed-use lifestyle center on this site with a mix of commercial and residential uses, including both fee simple and rental options, that*

*will support the nonresidential component and provide housing options for local employees. Where comparable centers have been developed, property values have increased by an average of 35%. The applicant feels that the quality of the proposed development as well as the mix of housing prices and types will have a positive influence on surrounding property values.*

*A homeowners association will be created for the townhome portion of the project which will be responsible for management and maintenance of the common areas; a professional management company will have comparable responsibilities for the rental units.*

### **Commercial Uses**

#### **Resident Issues/Concerns:**

- Types of retail and office uses anticipated
- Tenancy: condominium or rental
- Ability to keep office and retail space leased

The primary concern expressed about the commercial component of the project regarded the ability to keep the spaces leased so they would not become a target for loitering, graffiti and vandalism. Residents were also interested in the identity/nature of potential tenants, the total square footage and whether space would be leased or sold.

#### **Applicant Response:**

*The preliminary plan for the project included 87,600 square feet of retail and 130,600 square feet of office space. After listening to the concerns of vicinity residents, the site plan has been adjusted to reduce commercial and office uses to a total of approximately 113,157 useable square feet.*

*A mix of national and regional chains as well as local businesses is proposed, with an anchor tenant for the one-story building. The applicant has extensive experience with marketing and leasing retail and office space and has established relationships with several national and regional companies which have expressed an interest in locating within the Trotters Chase development. Commercial tenants are being aggressively pursued. It is the applicant's intent to lease, rather than sell, the commercial space.*

### **Traffic Control**

#### **Resident Issues/Concerns:**

- Access points
- Traffic on SW 58<sup>th</sup> and SW 61<sup>st</sup> Avenues, particularly rush hour
- Use of Trotters Road (existing private road)
- Adequacy of turn lane storage at Griffin Road entrance

Residents west of the site were particularly concerned about the use of SW 61<sup>st</sup> Avenue via the Trotters Road (now a private access drive) connection while residents on the east side expressed concern about the addition of project traffic to SW 58<sup>th</sup> Avenue. Residents questioned why project access couldn't be restricted to Griffin Road. A few residents sought assurance that the eastbound right turn lane into the project drive on Griffin Road would include adequate storage to avoid conflicts with the SW 61<sup>st</sup> intersection.

A number of residents expressed concerns about existing traffic problems on SW 58<sup>th</sup> and SW 61<sup>st</sup> Avenues. These included traffic queues northbound on SW 58<sup>th</sup> Avenue, especially due to attempted westbound left turns onto Griffin Road during morning rush hour; blocking residents east of the project from accessing 58<sup>th</sup> Avenue. Some residents noted the volume of traffic traveling north from Stirling Road to access the turnpike. Evening rush hour bottlenecks at SW 58<sup>th</sup> and 61<sup>st</sup> Avenues were also noted.

**Applicant Response:**

*The applicant has commissioned several professional traffic studies, including traffic counts on adjacent roadways and traffic projections for a range of residential and nonresidential use mixes. The potential traffic volume generated by the project has been reduced by the changes to the proposed residential and non-residential uses made in response to citizen input.*

*One primary outcome of the traffic studies was the need to maintain multiple access points to balance the traffic impact. In addition, the canal improvements and guard rail to be constructed by the applicant along the west side of SW 58<sup>th</sup> Avenue and construction of a right turn lane eastbound on Griffin Road at the SW 58<sup>th</sup> Avenue intersection will improve that currently inadequate intersection.*

*The revised site plan provides one east-west drive to serve the project townhomes with the east end of the drive providing access through the commercial parcel and the west end of the drive to the Trotters Road connection to SW 61<sup>st</sup> Avenue.*

*Trotters Road is currently an unpaved driveway. Once the development is completed, it will be a two-lane drive with a 10-foot wide recreational trail located on the south side and landscape buffering it from adjacent properties on both sides.*

*The site is designed to establish Griffin Road as the primary site access for the commercial development and the apartments, which will generate most of the project traffic. The addition of a westbound left turn lane and eastbound right turn lane into this project entrance will make this the desirable access choice. These turn lanes will be designed to meet FDOT and Broward County standards which will ensure adequate storage length to avoid conflicts with intersections.*

*A secondary connection to SW 58<sup>th</sup> Avenue from the commercial portion of the site is proposed on the revised site plan. The site layout encourages use of Griffin Road by all commercial and multi-family traffic.*

### **Project Design**

#### **Resident Issues/Concerns:**

- Parking garage
- Location of townhouses and associated parking
- Height of buildings, particularly facing residential property.
- Perimeter buffers and landscaping
- Off-site lighting impact
- Proposed recreational uses of lake and lake perimeter

Overall site plan concerns expressed included adequate buffering to ensure compatibility with vicinity residential development and the compatibility of architectural style with the community. Of particular concern in the Commercial portion of the site was the parking garage: height, size, number of spaces, screening from adjacent sites, protection for apartment units proposed in the same building. For the balance of the site, primary concerns related to views from adjacent residences of townhouse parking, architecture, height, lighting, and perimeter landscaping. Privacy and trespassing concerns discussed in the Residential uses section above were expressed by a few residents living adjacent to the proposed lake with respect to the use of the lake and any perimeter trails.

#### **Applicant Response:**

*The preliminary plan for the project included a three-story parking garage wrapped with retail uses on the first floor and residential units on the second and third floors. Due to the comments from the Public Participation meetings, the proposed plan has been altered to remove the parking garage from the plan and replace it with surface parking areas for the multi-family and commercial uses. This parking is more easily buffered from view by perimeter landscaping.*

*The townhomes (96) were initially proposed along the east and west perimeters of the site south of the Commercial area. The number has been reduced to 22 two-story townhomes, the orientation changed to north-south along an internal drive and the location pushed northward virtually aligned with Trotters Road. The 14 single-story townhome residences, which were added in response to neighbor preferences, are located along the south side of the internal drive facing the lake. Only one townhome façade and one single-family façade are visible from 58<sup>th</sup> Street and the homes to the east. These facades will have attractive architectural features and will be significantly set back from the roadway with a landscape buffer along the site perimeter. The parking is provided only along the internal drive between the two-story townhomes and single-story residences, mostly enclosed. The northward shift of the residences (now more than +/-445 feet from the southern property line), the placement of the one-story two-unit townhomes and large lake with perimeter landscaping are intended to address the concerns of the residents to the south regarding compatibility and privacy.*

*The proposed non-residential square footage has been reduced and the building heights adjusted in response to resident concerns regarding the original proposal. The two three-story mixed-use buildings have been located in the center of the development, set back approximately feet from the SW 58<sup>th</sup> Avenue property line. The one-story commercial building is now proposed closest to SW 58<sup>th</sup> Avenue, at the Griffin Road intersection. The applicant has committed to enhancing the architectural treatment for the eastern façade.*

*All site lighting will be designed to avoid off-site spill-over. While no recreational uses are proposed for the project lake, a landscaped recreational trail is proposed around the lake's west and south edge. A recreational path is proposed around the lake outside the required 20-foot maintenance buffer terminating at the existing canal. The town of Davie has future plans to extend a recreational trail along the east side of 58<sup>th</sup> Avenue that can connect to our path in the future.*

#### **Drainage and Construction Activity**

##### **Resident Issues/Concerns:**

- Proposed drainage system (including role of lake and existing canal)
- Potential effect of run-off from the development
- Lake maintenance, potential for flooding
- Use of blasting to create the lake
- Phasing of construction and construction truck traffic management

Several residents expressed concern about the potential of flooding from the on-site lake, whether it would become a breeding ground for mosquitoes and who would be responsible for lake maintenance. Several expressed interest in how the site would be drained and whether site run-off would affect neighboring properties. Some questioned whether the canal would remain and whether the site will drain into the lake or the canal.

Residents questioned whether blasting would be used to create the lake and whether fill from the lake would be used for the townhome site. Residents requested that the buffer be constructed first so they would not have to look at the construction. Residents also expressed concern about how construction trucks would utilize the site.

##### **Applicant Response:**

*To create the lake, a permit will be required from the Central Broward Water Control District. This permit will approve the specifications of the lake as well as ensure that the lake will be maintained in perpetuity. The design, which includes a fountain that continually circulates water, ensures that the lake will not include stagnant water – the breeding ground for mosquitoes.*

*The applicant will be reconstructing the canal along the eastern property line to meet CBWCD standards. The lake is an integral part of the project's drainage plan in addition to providing a visual buffer. The project drainage plan, which is reviewed by*

*both the Town's Engineering Department and the Central Broward Water Control District, will be designed to ensure that all of the run-off caused by the site's development will be maintained on the current property, in compliance with CBWCD standard. Currently, run-off from the site tends to drain into neighboring low-lying properties. The development of the project and implementation of the associated drainage plan will improve the current drainage conditions, not only for the subject property, but for the neighboring properties as well.*

*Blasting will not be utilized at this site. Lake fill is proposed to be used on the site. By keeping fill on-site, construction traffic should be reduced. In response to resident concerns, the applicant has agreed to phase construction to facilitate access from Griffin Road and minimize construction truck traffic on local roads. In addition, to the extent feasible, perimeter buffers will be installed to screen the residents from construction activities on site.*

#### **Meeting with Country Home Estates Homeowners**

As mentioned previously, a separate informational meeting was held in January at the request of the Country Home Estates Homeowners Association to afford their residents who may have missed the original meetings an opportunity to discuss the proposed project. At the time revisions to the site plan were being finalized, pending the outcome of the most recent professional traffic study.

Most of the discussion focused on the traffic circulation pattern, particularly the use of SW 58<sup>th</sup> Avenue. The applicant explained the need for multiple access points, based on previous traffic studies, and how the site circulation was designed to direct the lower density residential traffic to SW 58<sup>th</sup> and SW 61<sup>st</sup> Avenues while directing most of the commercial and multi-family traffic to Griffin Road. The applicant agreed to present the revised site plan, lighting plan, the east elevation for the one-story commercial building closest to SW 58<sup>th</sup> Avenue, and the latest traffic study to the HOA representatives once completed.

One issue these residents raised as of particular interest to them was the lack of a traffic signal at the SW 58<sup>th</sup> Avenue intersection with Griffin Road. The applicant shared with the residents that he concurs with this concern and has approached FDOT for consideration of a traffic signal, but the request was denied. The applicant also confirmed discussions with the Town Engineer to re-design SW 58<sup>th</sup> Avenue at the northeast intersection with Griffin Road to accommodate a future right turn lane onto Griffin Road. This would need to be coordinated with the owner of the abutting property either now or in the future since that site is likely to be developed. During the meeting, the applicant also agreed to investigate the process by which the applicant and residents might jointly pursue with FDOT the installation of the traffic signal or alteration of the median cut at SW 58<sup>th</sup> Avenue to mitigate their traffic concerns.

Related to the traffic issues was interest in the residential component of the project. Residents were particularly interested in the number and type of units, especially the apartments.

The other component generating discussion was the single-story commercial building proposed for the northeast corner of the site. The residents expressed concern about both the design and lighting for the building. The applicant assured residents that the building would include aesthetic architectural design features on all sides of the building, that the trash bins would be located interior to the building and that the lighting would be designed so as not to spill over to vicinity residences. The applicant also agreed to present to them a rendering of this building along with a final site plan once the redesign of the project was completed.

Other items that were discussed, but not specifically related to this project included whether the site development and associated canal modifications would preclude continued use by their development, and the existing FPL power lines at the edge of their property. The applicant assured the residents that project-related modifications to the canal would improve its ability to accept their outfall.

**Exhibit 7 (*Intent Letter*)**



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November 7, 2007

Mr. David Abramson  
Acting Deputy Planning & Zoning Manager  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314

***Re: Trotters Chase Justification Statement***

Dear David:

The Amadi Group ("Applicant") has proposed to construct a mixed use project including residential, retail, office and restaurant uses on property located on the SW corner of Griffin Road and SW 58<sup>th</sup> Avenue ("Property") in the Town of Davie ("Town"). The proposed mixed use development utilizes the New Urbanism concept which allows for a diverse range of housing, jobs, shopping and entertainment while embracing a pedestrian-oriented design which creates a walkable community. The proposed development is characterized by shops, offices and restaurants of sufficiently varied types conveniently located to supply the daily and weekly needs of the surrounding community. The proposed development consists of four (4) major buildings. Buildings A, B and C consist of three (3) stories each with retail on the bottom story and residential on the top two (2) stories. The fourth building consists of a predetermined anchor not yet established.

Pursuant to Section 12-32.301(A) of the Town Code of Ordinances ("Code"), the intent of the Griffin Corridor District ("GCD") is to shape urban form and land use along the Griffin Road corridor. Section 12-32.301(A) establishes the specific accomplishments intended for the GCD. The Applicant has designed the Trotters Chase development to meet each of the specific intent requirements delineated in the Code as discussed in detail below.

**(1) Result in improved living and working environments relative to typical highway commercial development patterns.**

As discussed above, and unlike typical highway commercial development patterns, the Trotters Chase development utilizes the New Urbanism concept which allows for a diverse range of housing, jobs, shopping and entertainment while embracing a pedestrian-oriented design which creates a walkable community. Typical highway commercial developments lack the implementation of the New Urbanism concept which prevents the well balanced pedestrian-

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oriented living and working environment that Trotters Chase will bring to the Town. Traditionally, commercial centers are primarily dependent on users coming to the center for a specific task, for example a retail center or an office park. Trotter Chase's blend of retail, residential, office and restaurants allows the development to become a place to live, work and play away from the hostile highway environment. Additionally, visitors to the development will experience a variety of uses without having to leave the Property.

**(2) Enhance the town's tax base by increasing property values through high-quality development, and assisting in the redevelopment of downtown.**

The proposed development will substantially increase the Town's tax base. The Property was assessed approximately \$232,000 in taxes for 2007. Once the development is completed, the Property is projected to be assessed in excess of \$2,150,000 in taxes. Therefore, the increase in assessed taxes for the Property after the development is completed will be nearly 10 fold.

Further, the proposed development is in the best interests of the Town as the Property is currently vacant. Vacant properties do not significantly contribute to the tax base, and can become unsightly, which can deter potential residents, consumers, employers and employees from the area. The proposed development will allow for the construction of a beautiful new high-quality commercial project on vacant Property which will increase the value of surrounding properties. Additionally, the construction of a new commercial project means potential jobs for the Town's residents; jobs which would not be created should the Property continue to be vacant. The proposed development will attract new residents, consumers, employers and employees who will support local businesses, increase the economic viability of the area, and thus, enhance the prosperity of the Town as a whole.

**(3) Promote planned developments rather than haphazard speculative development that compromise the integrity of the corridor and the economic health of the town.**

Trotters Chase incorporates the New Urbanism design and planning principles which guarantee its success as a well balanced mixed use development. Trotters Chase will serve as a model development strengthening the integrity of the Griffin Road corridor and supporting the economic health of the Town.

The multi story buildings were arranged to form pedestrian streets with many entrances open directly to the street. Pedestrian avenues create paths along the building facades and across the site emphasizing connections to the main entries of the buildings. The paths were further emphasized through the use of architectural portals along the pedestrian paths. A series of trellises direct pedestrians throughout the site and give users an opportunity to rest or relax along the way.

Spaces between the buildings are used as positive pedestrian gathering places rather than ceremonial dead courtyards. The vest pocket courtyard along Griffin Road provides some

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degree of enclosure being framed with two of the liner buildings and further defined with lush landscape, fountains and low wall seating areas. Spaces around the courtyard provide interaction from inside to outside making the courtyard a living place.

Additionally, the main entrances of the buildings are placed where they can be identified from the main avenues of approach. They are given a unique, visible shape which stands out in front of the building.

All of these principles were carefully considered in creating a unique well planned development that will serve as a catalyst for the local economy and as a prime example for future developments along the Griffin Road corridor.

**(4) Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business.**

The Trotters Chase development is a destination oriented development. The proposed mixed use development allows for a diverse range of housing, jobs, shopping and entertainment while embracing a pedestrian-oriented design. The development will provide a variety of shops and services allowing the nearby neighboring communities to enjoy the pedestrian-oriented living and working environment. The proposed development is not dependent largely on pass-by traffic for business because a vast majority of the patrons will be residents from within the development and residents whom have walked or biked from the surrounding communities. A majority of the visitors from outside areas will make Trotters Chase a destination as a result of the wonderful shopping and employment opportunities and will not simply pass by and decide to stop in.

**(5) Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between the State Road 7, Florida Turnpike, Davie Road, and University Drive corridors; the major north-south urban thoroughfares within the town.**

Trotters Chase is designed to further define and enhance the spectacular corridor that the Town is seeking to create along Griffin Road. The main buildings placed along Griffin Road add to the aesthetic beauty of the corridor by utilizing balconies, undulating standing seam gable roofs, lush landscaping, colonnades and awnings. Equally important to the aesthetic emphasis along Griffin Road is the viable commercial uses being proposed. Trotters Chase contributes significantly to the showcase that the Town is seeking.

**(6) Protect the integrity of adjacent residential neighborhoods.**

The Trotters Chase development has been designed to maintain the integrity of the surrounding residential properties. The proposed development will not negatively impact adjacent residential areas. The site plan provides for attractive architectural features and landscaping which are

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compatible with the surrounding residential communities. The enhanced architectural features and landscaping provided by the project will substantially protect the adjacent residential areas; therefore, none of the surrounding residential areas will be negatively impacted by this development. All of the surrounding uses will clearly benefit from a development of this nature.

Additionally, the lake associated with the development was strategically placed on the southern portion of the Property in an effort to create a buffer between the existing residences and the development. Along the northern edge of the lake are new single story residences. The level of the buildings gradually tapers up in height to a maximum of three stories along Griffin Road. The design maintains a lower scale equal to the residences adjacent to the Property and the taller buildings along Griffin Road create a buffer from vehicular traffic noise. The proposed development is directly in harmony with the general purposes of the zoning ordinances of the Town and is in harmony with the existing and proposed residential uses surrounding the Property.

**(7) Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels.**

As discussed in detail above, the proposed mixed use development utilizes the New Urbanism concept which allows for a diverse range of residential and nonresidential uses including, housing, office, retail and entertainment while embracing a pedestrian-oriented design which creates a walkable community. Parking facilities and public amenities are all shared between the uses and the mixed uses have been provided as required by the Code.

**(8) Compliment rather than compete with downtown or University Drive commercial corridor development.**

The Trotters Chase project is designed to comply with the requirements and densities provided in the Griffin Corridor East Gateway Zone. The permitted uses and detailed parcel requirements are adhered to strictly; therefore, the Trotters Chase development compliments the Downtown commercial sector.

**(9) Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.**

The main building facades and landscape areas dictated the design of the Trotters Chase site. The vehicular areas were divided in to smaller sectors and de-emphasized. Parking areas are bisected with wide pedestrian avenues and split by the mass of the buildings. Additionally, the parking facilities are located internal to the development which allowed the architects to emphasize the main buildings along Griffin Road by utilizing enhanced landscaping and architectural features.

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**(10) Bring buildings to the roadway and ensure proper proportioning to "enclose" the corridor, and provide a sense of place.**

The buildings located along the northern portion of the Property (along Griffin Road) align and define the corridor edge. This design allows pedestrians on the interior of the development to escape the vehicular activity and noise typically experienced on busy roads. Further, this design provides for the safe and efficient pedestrian-oriented development. The buildings provide enough mass to reduce noise emanating from Griffin Road and are also proportioned to provide a strong sense of place for pedestrians engaging the building. The enhanced landscaping and architectural features add a great deal of character and appeal to the development and the Griffin Road corridor as a whole.

**(11) Provide for preservation of historical structures.**

No historical structures are associated with the Trotters Chase project.

**(12) Provide for public amenities and pedestrian conveniences.**

The New Urbanism concept utilized in the design of the Trotters Chase development provides all of the modern public amenities and pedestrian conveniences. The development provides pedestrian avenues linking breezeways through the buildings which are paved with brick pavers. Each of these avenues includes pergola structures located throughout the vehicular areas to reinforce the sense of connection between buildings and create pedestrian nodes throughout the development.

Additionally, the Trotters Chase development incorporates a lake trail along the lake connecting the east and west end of the Property. The edge of the lake is accessible to all users on and off the Property.

**(13) Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the town.**

Trotters Chase was designed to emulate Florida vernacular architecture. Through the use of balconies, covered arcades, trellises and standing seam metal roofs, the architects working on the project were able to facilitate the attractive, cohesive, well planned, and logical development of the Property. The undulating roof lines and varied facade depths create a comfortable sense of human scale and also disguise the scale of the building required to effectively buffer Griffin Road. The development meets the intent of the GCD and positively contributes to the image of the Town. The proposed development is directly in harmony with the general purposes of the zoning ordinances of the Town and is in harmony with the existing and proposed uses surrounding the Property.

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November 7, 2007

In sum, the Trotters Chase development meets or exceeds each of the specific intent requirements delineated in Section 12-32.301(A) of the Code as discussed in detail above. The Town has expressed a desire to see innovative New Urbanism development such as the proposed development which supports open space, appropriate architectural planning, style and the balanced development of jobs and housing. Further, the proposed high-quality development will enhance the tax base of the Town and help to facilitate a pattern of smart growth. Every aspect of this project has been thoroughly analyzed and planned to maximize the principles of New Urbanism while establishing a diverse range of housing, jobs, shopping and entertainment opportunities for the citizens of Davie. The proposed development will attract people for the purpose of living as well as utilizing the innovative retail shops, offices and restaurants. It is clear that this New Urbanism development will serve as a prime example to help shape the urban form and land use along the Griffin Road corridor. Trotters Chase will definitely be a beautiful addition to the community that the Town and its residents will be proud of.

Feel free to contact me if you have any additional questions regarding the Trotters Chase development.

Very truly yours,



Dwayne L. Dickerson

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## Exhibit 8 (Wavier Request Letter)

October 1, 2007

AA# 26000801

David Abramson, Planner  
Town of Davie  
Development Services Department  
Planning & Zoning Division  
6591 Orange Drive  
Davie, Florida 33314-3399

**Re: Project No. MSP 1-1-06/06-32/Trotters Chase Waiver Letter**

Dear Mr. Abramson,

This letter is to advise you that the applicant will be requesting waivers for the Trotters Chase development as permitted in the code. Pursuant to the code these waivers will be directly requested of Town Council. I am providing the following letter to keep the Town of Davie staff informed of our intent to seek a waiver from Town Council.

The Property is located in the East Gateway use zone of the Griffin Corridor District ("GCD") which does allow the approval of a wavier by the Town Council. Pursuant to section 12-32.320 of the Town's ordinances the Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the town council finds that such deviations from the requirements of this district are consistent with the intent of these regulations and in the best interest of the residents of Davie. The town council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.

**Waiver #1.1**

The applicant requests a waiver from Town of Davie code section 12-32.310. Building placement.

Per this section of the code structures with frontage along Griffin Road shall be built according to the following, providing that the town council may require that a particular alternative be utilized based upon existing conditions in the area of a proposed development: Buildings must placed with a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure.

The three proposed buildings lining Griffin Road are aligned with each other to promote and define their own architectural datum. The primary façades of the building have been designed with undulating floor plan depths and varied roof heights creating visual interest and deemphasizing the edge of the road. The covered gable end entries features protrude towards Griffin Road yet the facades correspond with each other along an East to West line. Since the property line along Griffin Road is not straight and meanders in and out of the site to allow for traffic lanes we are left with a varied landscape buffer that at a minimum is 25'-11" and at a maximum is 46'-7". The average yard depth equates to approximately 36'-3" being well in conformance with the code requirements and also meeting the intent of the code.

Per the Town's code Section 12-32.310. the intent of the regulations is to require that buildings be placed forward within a parcel, close to the major thoroughfares in order to accomplish three goals: (1) de-emphasize the roadway and emphasize the streetscape along side it; (2) to permit large rear setbacks adjacent to residential uses; and, (3) to act as a noise barrier for adjacent residential uses. We meet each intent requirement as follows:

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1. With the configuration currently proposed we deemphasize the edge of the roadway by creating an edge of our own. The landscape and the building emphasize the streetscape rather than being controlled by the edge of the roadway.
2. The current configuration meets the code intent by keeping the buildings close to Griffin's edge and allowing us to buffer the rear of the property with a lake. The setback adjacent to the existing residential neighborhood along the rear property line is over 430'. This proposed rear buffer includes landscape, a large fresh water lake, and a recreational trail.
3. Having the buildings placed adjacent to Griffin Road create a sound deadening mass that will buffer the existing residential neighborhoods adjacent to Trotters Chase. We are able to achieve even greater sound dampening through the use of varied façade depths and heights.

The request for this minor waiver is consistent with the intent of the regulations and is in the best interest of the Davie residents therefore we will request that Town Council grant us a waiver from the building placement section of the code.

#### **Waiver #1.2**

The applicant requests a waiver from Town of Davie code section 12-32.310 Building placement (C) Required side setbacks (1)

The retail building proposed on the Northeast corner of the Trotters Chase site is setback from the East property line 15'. This setback is less than what the code requires. Per the Code the required side setback is one foot for every foot of building height. This would require a +/- 30' setback along the Eastern property line.

The applicant requests a waiver from this requirement because of special circumstances along this portion of the site. The Eastern property line is currently bordered by a Central Broward Drainage canal for the entire length of the property. The portion of the canal adjacent to the building in question is currently proposed as an underground system. This portion of the canal is being culverted below ground to allow for safe convenient access for vehicles along 58<sup>th</sup> avenue. Since the roadway is east of the canal the distance between the new sidewalk and the building will be over 60' in total distance. The area over the culvert will be sodded and the area adjacent to the building will be landscaped with both shade and flowering trees.

The request for this minor waiver is consistent with the intent of the regulations and is in the best interest of the Davie residents therefore we will request that Town Council grant us a waiver from the side setback section of the code.

#### **Waiver #2**

The applicant requests a waiver from Town of Davie code section 12-108 landscaping for parking lots.

In few instances, throughout the site, we have not met the requirements directly stipulated in the landscape code. For instance, the code requires that we provide intermediate landscape islands every twelfth parking space. Rather than apply this section so literally we chose to group landscape islands together along pedestrian paths leading through the parking areas. This was done to reinforce the paths rather than to arbitrarily provide landscape islands every twelfth space. We have provided a network of pedestrian brick paths with arbors linking the site throughout. Each of the arbors is buffered with a grouping of landscape islands. The main emphasis is placed on pedestrian movement rather than by the placement of vehicles.

The request for this minor waiver is consistent with the intent of the regulations and is in the best interest of the Davie residents therefore we will request that Town Council grant us a waiver from the landscaping section of the code.

#### **Waiver #3**

The applicant requests a waiver from Town of Davie code section regarding the number of parking space permitted on an aisle.

Pursuant to section 12-205. Functional elements of on-site circulation system.(1) Parking stalls and aisles: (i) No parking aisle or system of parking aisles in a parking lot shall connect more than sixty (60) parking stalls. This is a vague section of the code. Any parking lot, by definition, is "a system of parking aisles" connecting parking stalls. If interpreted literally it would seem that any parking lot with 60 or more spaces would be in violation of the code.

I believe the intent of the code was to avoid long runs of parking without a break. Breaks in the long aisles give drivers an option to escape and search different aisles. Or I believe the intent could have been to prevent long runs where speeding cars would be a problem. In either scenario we designed the site to allow for cars to search multiple aisles through the use of cross connecting aisles. We also provided pedestrian paved paths through the parking lot. Not only do these paths promote clear pedestrian movement but the paved crosswalks also serve as a proven traffic calming device. Another traffic calming device implemented are the roundabouts in the main circulation spines. Roundabouts are also a proven method of reducing speed in trafficways.

We are requesting a waiver from this section of the code, mainly, because it is somewhat ambiguous. We believe this waiver is consistent with the intent of the regulations and is in the best interest of the Davie residents therefore we will request that Town Council grant us a waiver from the parking section of the code.

**Waiver #4**

The applicant requests a waiver from Town of Davie code section 12-32.317 signage.

Pursuant to Section 12-32.317 of the Town Code of Ordinances ("Code"), freestanding signage is prohibited outside of the Griffin Commerce use zone of the Griffin Corridor District ("GCD"). The Property is located in the East Gateway use zone of the GCD which does not permit freestanding signs without the approval of a wavier by the Town Council.

The Applicant is requesting a wavier from Section 12-32.317 of the Code which prohibits freestanding signs in the East Gateway use zone of the GCD to allow for one (1) freestanding monument sign located at the main point of entry for the proposed development along Griffin Road. The lack of signage along Griffin Road will create a substantial hardship for the Applicant and the tenants occupying the retail establishments, offices, and restaurants internal to the development as discussed in detail below.

Freestanding signage along Griffin Road is critical to the success of the proposed New Urbanism development. Characteristic of New Urbanism developments, parking lots rarely front the street; therefore, buildings A, B and the retail anchor front Griffin Road with parking to the south of the aforementioned buildings. Buildings A, B and C provide retail shops, office space, medical and restaurants on all four (4) sides of the buildings maximizing the arrangement, appearance and functionality of the public space provided by the New Urbanism design of the project. As a result; however, only one (1) of the four (4) sides of buildings A and B is visually exposed to Griffin Road. Building C is located south of buildings A and B; therefore, none of the retail shops, offices or restaurants in building C will be visually exposed to Griffin Road. More particularly, tenants occupying the retail establishments, offices, and restaurants internal to the development can not be successful without visual recognition along Griffin Road; therefore, it is imperative that the proposed monument sign be permitted to allow for recognition and survival of the development's internal establishments.

Freestanding signage along Griffin Road will also help to ease concerns expressed by surrounding neighborhoods regarding excessive traffic on SW 58<sup>th</sup> Avenue and SW 61<sup>st</sup> Avenue. The proposed monument sign will greatly enhance the visibility of the main point of entry for the development and encourage visitors to use the Griffin Road entry as opposed to using the less apparent secondary access points located on SW 58<sup>th</sup> Avenue and SW 61<sup>st</sup> Avenue. The requested wavier will allow passing motorist to quickly and efficiently identify the internal establishments located within the development while causing the least amount of distraction. Quick and efficient recognition substantially enhances motorist safety and greatly improves traffic circulation into the main entry helping to decrease traffic impacts on the neighboring communities.

Pursuant to Section 12-32.320 of the Code, the development standards governing freestanding signs do not serve the intention of the GCD given the Town's request and need for New Urbanism developments such as the proposed development. The New Urbanism principles of development and the Code's prohibition on freestanding signage in the East Gateway use zone conflict with one another because New Urbanism developments require signage along the main thoroughfare to advertise the diverse range of housing, jobs, shopping and entertainment while embracing a pedestrian-oriented design within the development. One of the major principles of New Urbanism is to create a walkable community. Without proper signage, this development will lack the visual information and direction, forcing the visitor to drive around the development more than necessary which diminishes the pedestrian-oriented design of the development. As discussed above, it is nearly impossible for the proposed development to survive and thrive without the requested monument sign along Griffin Road. As discussed in Section 12-32.320 of the Code, the intention of the GCD is to provide for flexibility more commonly found in planned zoning districts. The proposed development is clearly in the best interest of the residents of the Town and the requested deviation from the freestanding sign development standard is consistent with the intent of the GCD regulations. Therefore, the requested wavier from Section 12-32.317 of the Code to allow for one (1) freestanding monument sign located at the main point of entry for the proposed development (along Griffin Road) should be granted.

The request for this minor waiver is consistent with the intent of the regulations and is in the best interest of the Davie residents therefore we will request that Town Council grant us a waiver from the signage section of the code.

**Waiver #5**

The applicant requests a waiver from Town of Davie code Sec. 12-107 Landscaping standards for lots and sites.

The code requires a minimum 10' landscape buffer along the property line paralleling SW 58<sup>th</sup> avenue. The southern end of the eastern property edge is bordered by a canal to the east and a proposed +/- 7 acre lake to the west. The purpose of the lake placement was to create a buffer between the existing neighborhood to the south and the Trotters Chase residential buildings.

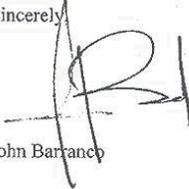
The Code requires trees to be planted in the perimeter landscape buffer. The lake and the canal both have perimeter maintenance easements that cannot have trees within them; therefore trees cannot be planted between the lake and the canal. Since the lake is an aesthetic natural amenity to the project and is being used as a buffer from the existing neighborhood to the south then the lake should be considered an adequate buffer to the residents traveling along 58<sup>th</sup> avenue. The required landscape buffer would be buffering the lake which is the most effective and significant buffer provided on the Trotters Chase property. Since the lake is such an effective buffer we request a waiver be granted from the tree requirement between the lake and canal.

The request for this minor waiver is consistent with the intent of the regulations and is in the best interest of the Davie residents therefore we will request that Town Council grant us a waiver from the landscaping section of the code.

In conclusion the requested waivers are consistent with the intent of the GCD and are in the best interest of the residents of the Town. As proposed this development will greatly enhance the living and working environment relative to typical highway commercial development patterns. The Town has expressed a desire to see innovative New Urbanism development such as the proposed development which supports open space, appropriate architectural planning, style and the balanced development of jobs and housing. Further, the proposed high-quality development will enhance the tax base of the Town and help to facilitate a pattern of smart growth. Every aspect of this project has been thoroughly analyzed and planned to maximize the principles of New Urbanism while establishing a diverse range of housing, jobs, shopping and entertainment opportunities for the citizens of Davie. The proposed development will attract people for the purpose of living as well as utilizing the innovative site amenities, retail shops, offices and restaurants.

Please contact me if you have any questions regarding our request to Town Council.

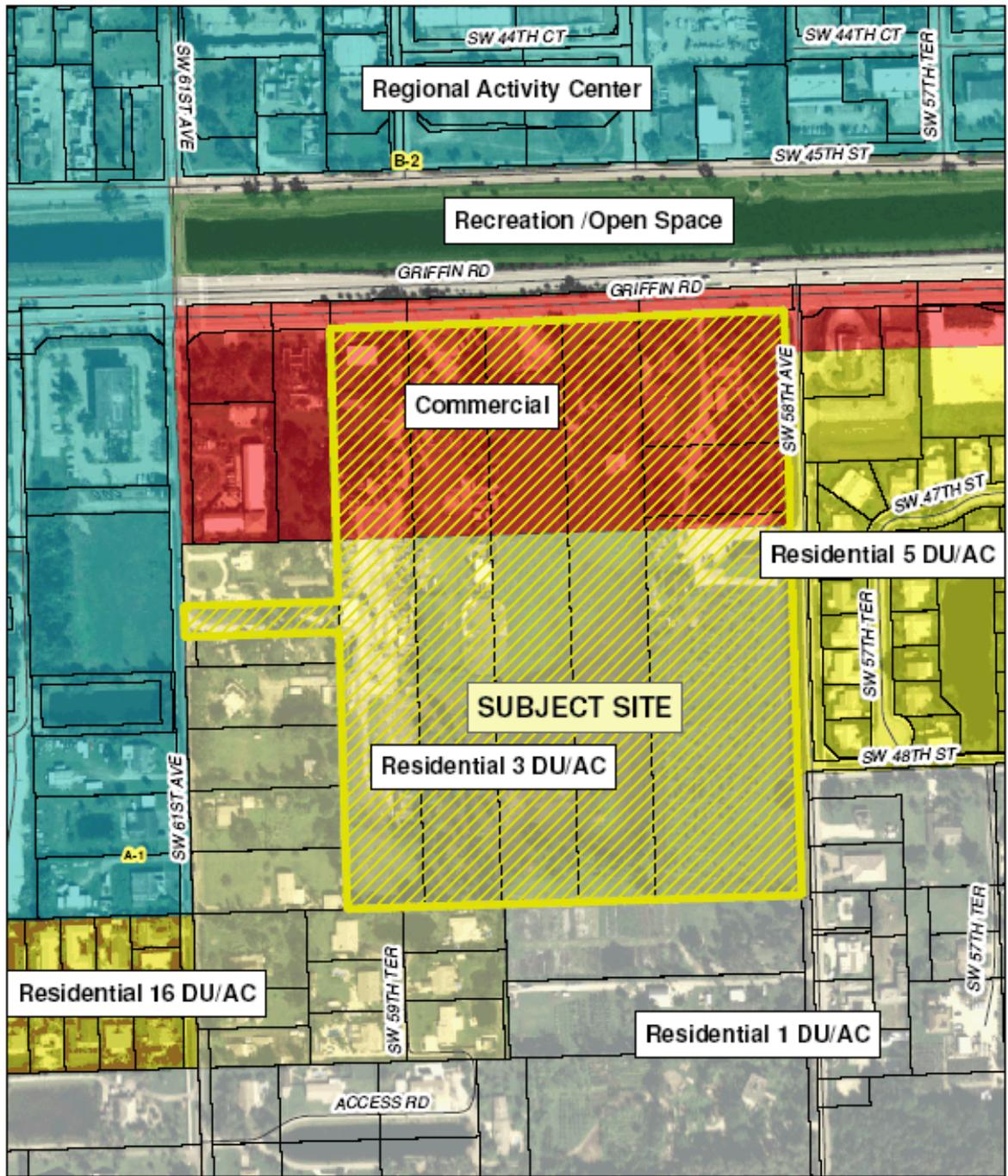
Sincerely,



John Barranco

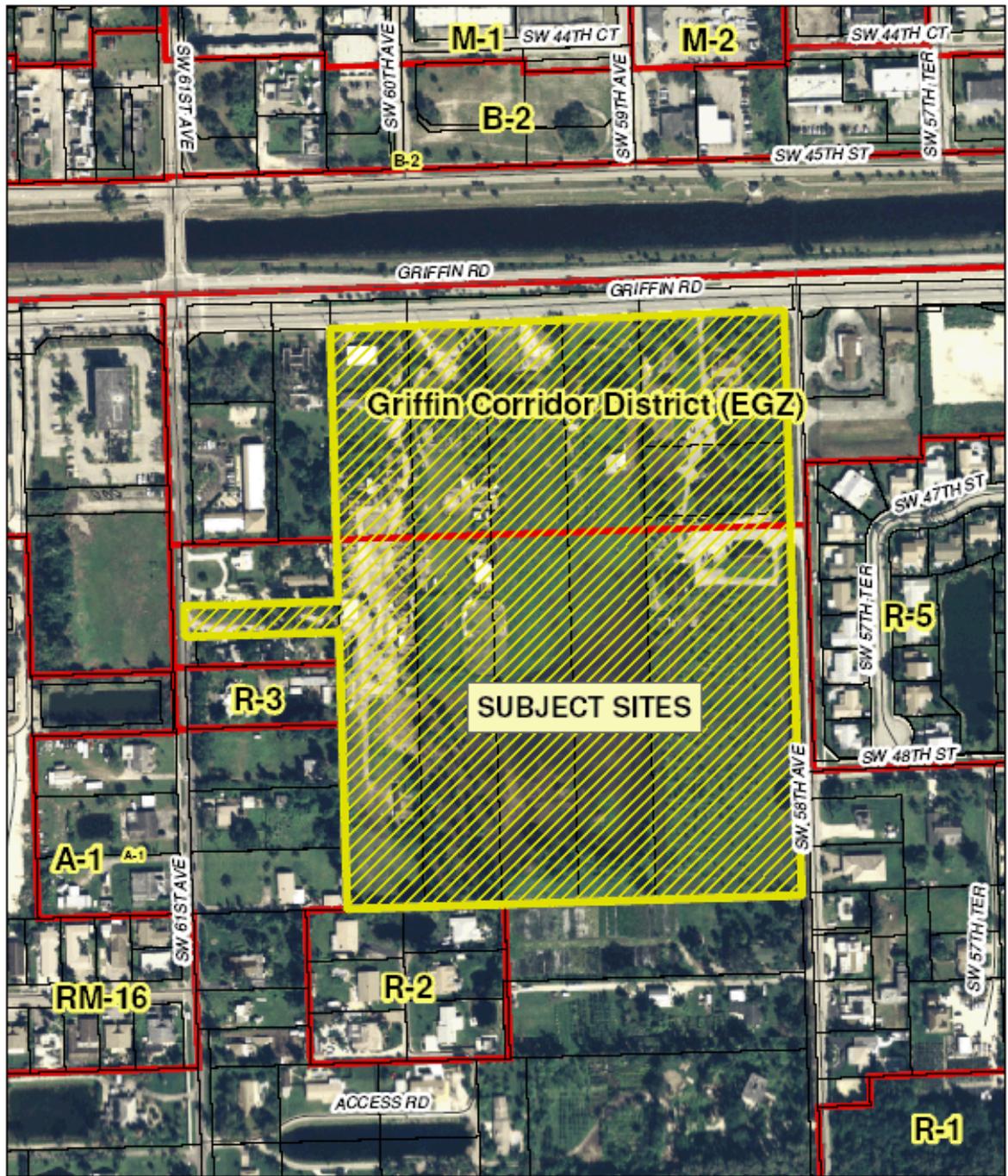
Cc: Frank Amedia

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



	<p>Date Flown: 12/2006</p> <p style="text-align: center;">N</p>  <p style="text-align: center;">0    150    300    600 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 10/22/07</p>
---	--	---

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



	<p>Date Flown: 12/29/06</p> <p style="text-align: center;">N</p>  <p style="text-align: center;">0    150    300    600 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Zoning and Aerial Map</p> <p>Prepared by : ID Date Prepared: 10/22/07</p>
---	---	--



Paige Swalley  
<paige\_swalley@hotmail.com>  
>  
11/07/2007 08:43 PM

To <david\_abramson@davie-fl.gov>,  
<susan\_starkey@davie-fl.gov>,  
<michael\_crowly@davie-fl.gov>, <tom\_truex@davie-fl.gov>,  
cc  
bcc  
Subject rejecting trotter's chase/amadi companies rezoning applications

Dear zoning and planning board/council members,

The purpose of this letter is to ask you to reject applications;

- 1) ZB 10-2-07 rezoning application
- 2) FX 12-1-05 flex application
- 3) MSP 1-1-06 master site application

We are the only R-3 property on SW 61 ave, we only have one house on the property, and we would rather be A-1 like all the other neighbors on our street.

Please, do not change the zoning on the Trotter's Chase property from A-1 to Griffin Corridor. This property sits in the middle of a single-family home residential neighborhood. The proposed project sticks out like a pink elephant. The future land use for this property is R-3 or below. All the surrounding residents agree that this is just too high of a density for the neighborhood.

We recently visited the P&Z office to look at the plans, which are ever constantly changing. The residents on 61 ave are concerned about these technical problems with the plans.

- 1) The proposed road to the townhouses and villas will aim the cars headlights right into our house.
- 2) They want to come in and out on 61 ave, which is next to a day care with small children and inbetween two residential homes. This is not a place for a main entrance and exit.
- 3) 800-1000 more cars per day on 61 ave speedway and 58th.  
Already I cannot get out of my driveway between 8:00 & 9:00 AM and that is just with the 100 cars each day on 61st.
- 4) Affordable, or Low-Income housing proposes 200-300 units, we are already experiencing high crime coming out of the Jasmine Lakes rental community. There are no rental apartment buildings South of Griffin Road. They are all North of Orange and Griffin and there are plenty of them. We don't need any more.
- 5) We also have horses, and we all know that high density and horses don't mix, plus, horses generate trespassers, which pose liability to homeowners.
- 6) Construction: Dirt, dust and noise.

R-3 zoning or less will ensure that whatever goes on the property will fit in with the existing neighborhood, because this is the gateway property into our quaint little western-themed town.

Thank you for your time and consideration, hopefully you will help us keep our Davie lifestyle peaceful.

-The Smith and Swalley families. =]



User79175@aol.com  
11/07/2007 07:59 PM

To: david\_abramson@davie-fl.gov, tom\_truex@davie-fl.gov,  
bryan\_caletka@davie-fl.gov, michael\_crowley@davie-fl.gov,  
susan\_starkey@davie-fl.gov, marlon\_luis@davie-fl.gov

cc

bcc

Subject: trotters chase project griffin road

Over a year ago this organization presented a project to the local community that was not acceptable due to the high density, and access via a road on 61st ave. that in our minds would not be able to support the increase in traffic. We had concerns over water runoff and flooding, adverse changes in our neighborhood such as light pollution, noise pollution and a conflicting theme of 1-1/2 acre lots, nursery zoning and equestrian lifestyle. There are already developments along Griffin Rd. that are in the making for increased housing and office space that are not fully utilized. Rush hour traffic is already difficult, taking 3 light changes just to get out of the neighborhood. Can Griffin Rd be widened any more? Why are there properties for commercial use in down town Davie that lie empty? Why do the current residential homeowner need to be pushed out? Getting back to TTC development; another project that was more acceptable to the community due to it's decrease in pop. density was presented, what happened to that? Why is there currently an even higher population density now on the table? What happened to all our green spaces that protect our air quality, save our water and keep us cool. I am sure all of you have heard about THE WATER SHORTAGE!! How are all these projects going to affect this? What are they going to do to not increase this problem. Are they going to provide innovative ideas such as cisterns, water saving devices in their project? I think not. What about the wildlife that struggle to maintain in this area. Are we not allowed to have any more birds, or better yet birds are not allowed to exist. Take a look my friends there are burrowing owls in the middle of those fields, are you going to advocate plowing them under like the tortoises? I could go on but I will see you at the meeting and talk to you in person with all the other neighbors that feel the way I do. This is unacceptable and I refuse to let you ruin my life style. I have lived her 17 years and I like the way it is!

---

See what's new at [AOL.com](#) and [Make AOL Your Homepage](#).

Chris Murphy  
4800 SW 59<sup>th</sup> Terrace  
Davie, FL 33314  
954-792-5313

November 12, 2007

Town of Davie  
6591 Orange Drive  
Davie, FL 33314

RE: The Amadi Companies, LLC Petitioner, Owner: Trotters Chase  
Petition for Rezoning / ZB 10-2-07, FX 12-1-05, MSP 1-1-06, SE 10-1-07.

My interest in the above mentioned property is that I am adjacent to it on the southern portion. The north end of the property is zoned Griffin Road Corridor. The piece of property requesting to be rezoned from agriculture to Griffin Corridor is a large leap when you have residential pieces of property surrounding this subject property. I have agreed with the previous proposal of land use but apparently the petitioner has changed his mind. I cannot count on the petitioner sticking to the new proposed plan as well. I believe a mutual resolution be made to please the neighborhood residents by changing the zoning to R/3. Since the ranch has been sold I have seen trees cleared out, fill put down and my pond changing color from run off from this property on top of the flooding when it rains.

I am concerned about the drainage of water. Flooding is already an issue.

Traffic is a big issue for 61<sup>st</sup> and 58<sup>th</sup> Avenues. The number of people using these roads would be increased substantially. It is a short distance from the exit road of this property to Griffin Road. This will cause further delays and back ups exiting Griffin Road.

The density of this rezoning does not fit into the surrounding neighborhood. You have R3, R2, R1, and agricultural. Rezoning to extend the Griffin Road Corridor should not even be considered.

Sincerely,

  
Chris Murphy

November 12, 2007

Town of Davie  
6591 Orange Drive  
Davie, FL 33314

RE: ZB 10-2-07, FX 12-1-05, MSP 1-1-06, SE 10-1-07, Trotters Chase

Attn: Planning & Zoning Department

I live at 4801 SW 59<sup>th</sup> Terrace. My property is adjacent to the subject property. I am zoned R-2 and I am objecting to the rezoning to Griffin Corridor District (EGZ).

Sincerely,



Duane Schultz

November 12, 2007

Town of Davie  
6591 Orange Drive  
Davie, FL 33314

RE: ZB 10-2-07, FX 12-1-05, MSP 1-1-06, SE 10-1-07, Trotters Chase

Attn: Planning & Zoning Department

I live at 4800 SW 59 Terrace My property in close approximately to the subject property. I am zoned R-2 and I am objecting to the rezoning to Griffin Corridor District (EGZ).

Sincerely,

*James H. Albury*

November 12, 2007

Town of Davie  
6591 Orange Drive  
Davie, FL 33314

RE: ZB 10-2-07, FX 12-1-05, MSP 1-1-06, SE 10-1-07, Trotters Chase

Attn: Planning & Zoning Department

I live at *4910 SW 61 Ave* My property in close approximately  
to the subject property. I am objecting to the rezoning to Griffin Corridor  
District (EGZ).

Sincerely,



*Edward Murck*

November 12, 2007

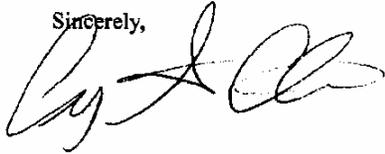
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

RE: ZB 10-2-07, FX 12-1-05, MSP 1-1-06, SE 10-1-07, Trotters Chase

Attn: Planning & Zoning Department

I live at 4821 SW 59 Terrace My property in close approximately  
to the subject property. I am zoned R-2 and I am objecting to the rezoning  
to Griffin Corridor District (EGZ).

Sincerely,

A handwritten signature in black ink, appearing to be "E. J. O.", written over a horizontal line.

November 12, 2007

Town of Davie  
6591 Orange Drive  
Davie, FL 33314

RE: ZB 10-2-07, FX 12-1-05, MSP 1-1-06, SE 10-1-07, Trotters Chase

Attn: Planning & Zoning Department

I live at 4821 SW 59 Terrace My property is close approximately to the subject property. I am zoned R-2 and I am objecting to the rezoning to Griffin Corridor District (EGZ).

Sincerely,

*Tommy Calkins*



Paul Humann  
<paulhumann@mindspring.com>

To marcie\_nolan@davie-fl.gov

cc

11/10/2007 10:46 AM

bcc

Subject Trotters Chase Development

Dear Mr. Nolan,

Re: ZB 10-2-07 Rezoning Application  
FX 12-1-07 Flex Application  
MSP 1-1-06 Master Site Plan Application  
SE 10-0-07 Special Permit Application

I wish to strongly voice my disapproval of the above noted Applications for Trotters Chase development for the following reasons.

1) This is a good example of BAD PLANNING. It is simply illogical to insert high density apartment dwellings directly abutting R-2 and R-3 single family residential housing and only 5 home site lots or about 600 feet from R-1 single family per acre zoning! We talking about cramming 204 dwelling units onto only 11.67 acres PLUS commercial use. Approval will seriously diminishing abutting property values not to mention quality of life -- noise pollution, light pollution, traffic, etc. It is simply unconscionable to ask current residents to approve of this development.

2) Approval will create a traffic nightmare of congestion and safety concerns. With a total of 204 dwelling units PLUS COMMERCIAL USE will increase traffic by well over 1,000 cars per day. Try to turn onto Griffin coming from the south on SW 61st Avenue at morning rush hour today. You will find a back up of cars that extends south PAST THE PROPOSED OUTLET ONTO THE SW 61ST AVE FROM THE DEVELOPMENT. And, remember that there is still undeveloped residential open land on SW 61st Avenue that we all know will be developed at some point in the future adding to the current problem. To add even more cars coming from and into this development onto SW 61st. Ave. is ludicrous! By adding that outlet onto SW 61st Avenue you are increasing congestion and the threat of accident near a school zone and the driveways of two schools and a preschool. This is not good planning; it is planning for a student to be injured or worse.

3) Approval will further over burden schools, police and fire protection. Without substantial development impact fees we (the current residents of Davie) all suffer, especially from high density developments like this and we will be asked to help pay for these services. Approving this VIOLATES THE GRIFFIN CORRIDOR DISTRICT Sec/ 12-32/301 (A) Intent (2) "Enhance the Town's tax base..." although the commercial development will "enhance the Town's tax base" the high density 204 units will drain the Town's resources to provide these unit's basic services far more than what is gained from the commercial development.

4) Keeping the Griffin Corridor District development to about 450 feet south of Griffin is reasonable. However, to insert high density housing stretching nearly an additional 800 feet into single family residential housing on three sides (east, west and south) is unacceptable and inappropriate treatment of current residents AND VIOLATES THE GRIFFIN CORRIDOR DISTRICT Sec/ 12-32/301 (A) Intent (6) "Protect the integrity of adjacent residential neighborhoods."

5) Recently a good precedent was set by the Town of Davie on a similar tract of land just a few blocks away. Consider the development at the corner of Southeast corner of Griffin and SW 70th Avenue. There again developers tried to insert high density apartment housing into a single dwelling housing per lot area zoning. To the credit of our elected officials the plan was not approved. Instead a reasonable combination of commercial use on Griffin and high density single dwelling per lot was inserted into the neighborhood behind (to the south).

Regrettably I will be out of the country on an extended business trip and unable to attend and voice my opposition to these Applications in person at the three Hearings considering these matters.

May I trust in your sound judgment and wisdom in rejecting these applications?

Respectfully,

Paul Humann  
4980 SW 61 Avenue  
Davie, FL 33314  
954-316-9054  
paulhumann@mindspring.com



Susan Starkey/Davie  
11/14/2007 04:44 PM

To: Marcie Nolan/Davie@Davie  
cc:  
bcc:  
Subject: Fw: Trotter Chase Sw 58 Av-P&Z Board Hearing-Wed 11/16/07 7pm-From our HOA; Country Homes

FYI

----- Forwarded by Susan Starkey/Davie on 11/14/2007 04:45 PM -----



"karenstenzel1"  
<karenstenzel1@bellsouth.net>  
11/14/2007 03:47 PM

To: <samway59@bellsouth.net>, <lbrudzinski@bellsouth.net>, <marion\_luis@davie-fl.gov>, <Mike\_Crowley@davie-fl.gov>, <Bryan\_Caletka@davie-fl.gov>, <Tom\_Trux@davie-fl.gov>, <susan\_starkey@davie-fl.gov>, <btrfly0165@bellsouth.net>  
<TAG1ON@aol.com>, "Doris Monier" <mnr432@cs.com>, <tja5541@comcast.net>, <VallMavaro1@aol.com>, "Valerie Losio" <valosio@bellsouth.net>, "Valeie Losio" <valerie@martinpro.com>, <see101spot@aol.com>, "Jodi Davidson" <jodi.davidson@mail.house.gov>, <bsozio@dadeschools.net>, <smortgagepro@comcast.net>, <msugar218@yahoo.com>, <gtgarcia@bellsouth.net>, <kfrink1@yahoo.com>, <williamferguson2@comcast.net>, <grace0522@bellsouth.net>, <mwirge@yahoo.com>, <bill@american-machinery.com>, <mbear1@bellsouth.net>, <benonatdavie@aol.com>, <michaeljeanette@msn.com>, <RDHclawson@yahoo.com>, <gofin99@bellsouth.net>  
cc:  
Subject: Trotter Chase Sw 58 Av-P&Z Board Hearing-Wed 11/16/07 7pm-From our HOA; Country Homes

Dear Davie Town Council members and Country Home Residents:

This evening, Wed. Nov 14, 2007 @ 7pm the town of Davie Planning & Zoning Board will hear the proposed rezoning, special permits, flex units, reserve units, etc applications regarding Trotter Chase proposed for the west corner of SW 58 Av and Griffin Rd.

I have taken the opportunity to pass this email thread along to the Davie Town council members, so they can see for themselves the manner in which the Country Homes residents have been treated by this developer.

Below you will find an email thread from the Country Homes residents regarding their discussions with Mr. Amedia following the 11/13/07 Site Plan Committee meeting.

In the past, I received some very disparaging, indignant emails from Mr. Amedia which I made the Davie Town Council aware of and email forwarded to council. In addition, I was forced to ask Council member Caletka to ask this individual to refrain from any further communications with me after he berated me and "said he would think I wanted to be a champion of my community"...as all of you well know I have done so for over 22 years.

What is most disturbing is the Country Homes residents **were not properly noticed at the onset of this proposal** because there was another "computer glitch" in the town's "notice list". Subsequently the only

meeting these property owners ever had was on 1/11/07 which I also attended.

As you all know, this same PROBLEM occurred with the Pirtle Building, and the Town used the SAME EXCUSE for not properly noticing them for that project development.

There has been no mitigation for SW 58 Av road traffic by the town in 22 years, the collapse of the SW 58 Av canal, it's flooding even in light to moderate rain, the Country Homes Lake drains into the canal where the proposed SW 58 Av entrance to this project is shown. The photos, documented official letters to town, county and state agencies addressing these problems which I have provided to staff and council continue to be ignored and unmitigated through each deveopment application proposal in this area..

Finally, where are you getting the potable water for this project? I am sure the Broward County Commissioners will be asking this same question as they did for the SR7 Land Use Plan Amendment for it's redevelopment.

The leadership in this community must step up to the plate for its community and realize the impact continous passage of these type of applications have on those who must live and own property here, not the developers and their charitable contributions in order to buy their way into project approvals.

Karen Stenzel-Nowicki  
5480 SW 55 Av.  
Davie, FL 33314  
954-584-8328  
[karenstenzel1@bellsouth.net](mailto:karenstenzel1@bellsouth.net)

----- Original Message -----

**From:** Phyllis  
**To:** karenstenzel1  
**Sent:** Wednesday, November 14, 2007 9:49 AM  
**Subject:** From our HOA

----- Original Message -----

**From:** bttrfly0165@bellsouth.net  
**To:** HOA Sozio ; HOA Smith ; mim HOA ; Tiffany HOA Garcia ; HOA Frink ; Mary HOA Ferguson ; HOA Farrar ; Keath Wife HOA Elianor ; Jodi HOA Davidson ; Bryan Caletka ; HOA Buckens ; Milagro HOA Benton ; Rosalyn HOA Benson ; HOA & Mim Grossman ; HOA & Jeanette Gati ; HOA & Debbie Clawson ; Phillis HOA ; Mike HOA ; Laura HOA ; Jodi HOA  
**Sent:** Wednesday, November 14, 2007 9:42 AM

Hello everyone, as you see by this email I have forward, last night at the meeting got a little heated with "Mr." Amadi. Everyone I hope got the flyer in their mailboxes. They are planing to put in "affordable housing". Yes, he said \$300.00 rent. It's true what Laura mentioned in her email. Low housing will bring in more crime to the area. I mentioned for the record regarding the roadway (58th) and how there is a weight restriction on trucks entering, "what will be done"? their attorney did not comment on this. While sitting here for this meeting, it's my opinion that unless we "all" voice our concerns regarding this site and all the issues that are of concern to our neighborhood, this site will be developed as planned. Everyone on the Site Plan Committee voted yes. I hope to see everyone tonight at Town Hall for the Zoning Board and then on Dec.

---

5th for the Council meeting.

Olga

----- Forwarded Message: -----

From: [lbrudzinski@bellsouth.net](mailto:lbrudzinski@bellsouth.net)

To: [franka@theamadicompanies.com](mailto:franka@theamadicompanies.com) (Frank Amedia)

Cc: [jimn@theamadicompanies.com](mailto:jimn@theamadicompanies.com) ('Jim Natale'), [gofin99@bellsouth.net](mailto:gofin99@bellsouth.net) (Stacy Ferrante),

[jobocka75@yahoo.com](mailto:jobocka75@yahoo.com) (Jodi Davidson), [john@bgarchitecture.com](mailto:john@bgarchitecture.com) ('John Barranco'),

[tgarcia@bellsouth.net](mailto:tgarcia@bellsouth.net) (Tiffany), [bttrfly0165@bellsouth.net](mailto:bttrfly0165@bellsouth.net) (olga),

[JBruzdzinski@miamibeachfl.gov](mailto:JBruzdzinski@miamibeachfl.gov) (Jon), [bryancaletka@bellsouth.net](mailto:bryancaletka@bellsouth.net) (bryancaletka)

Date: Wed, 14 Nov 2007 12:14:20 +0000

Mr. Amedia,

This letter is in reference to the conversation we had on 11/13/07 after the meeting in council chambers. I would like to start by letting you know that it was not my attempt to publicly call you a liar at that meeting. Everything I said was regarding the promises that were made by you and your partners to me personally and other homeowners of Country Homes at the meeting several months ago. Last night, I was able to see some changes to some of the areas of concern that I and some residents of Country Homes had. I would like to say that I was personally pleased with some of the changes, but I felt that there were other concerns that were disregarded or not addressed at all. These issues will be raised at the appropriate time and place. Furthermore, my question to you about the rental apartments was not an opportunity for you to try to publicly intimidate me. I think it was extremely unprofessional for you to scream and wave your finger in front of me. I don't accept this behavior from anyone, no exceptions. Honestly, I was shocked at the way you and your partner, Mr. Nunez, conducted yourselves. My question to you was, "Why the push for so many apartments, and how can you call them affordable housing if you are calling them luxury apartments?" When you told me that some apartments were going to be rented for \$300.00, I asked you, "What are you bringing into our neighborhoods?" My question was not intended to insult you, but it obviously did since you decided to lose your temper and yell at me. If you grew up in a low income neighborhood, very much like I did, then you must know from personal experience that low income neighborhoods always have the risk of bringing in crime. There is no need to get up on your soap box and lecture me on how much your family spent on rent when you were a child. Been there, done it, seen it. We came to this country in 1982 with hope on our back and forced to live in places not suitable for a dog by today's standards. I am not saying that low income people are criminals. My parents and I were low income renters once ourselves. From my own personal experience - there has always been more crime in areas where there are things like "affordable housing".

I felt the need to write you and express my concerns regarding the meeting last night. Again, I

---

feel that your behavior was inappropriate and rude. I would like to Thank Mr. Natale for his attempt at trying to smooth over an uncomfortable situation. I will attempt to participate in further meetings regarding Trotter's Chase, permitted that my family life allows for the time. I look forward to resolving these matters with you and hope to hear from you in the near future.

Thank you for your time and consideration.

Laura Brudzinski

4761 S.W. 57th Terrace  
Davie, Fl 33314

---