6.8
PUBLIC HEARING

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: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing: Rezoning Application, ZB 12-1-05/06-20/Royal Davie/Generally located on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM:
AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-1-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT AND RO, RESIDENTIAL OFFICE DISTRICT TO R-3, LOW DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:
The petitioner requesting approval to rezone the property from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District to allow a 19-unit single family residential development.

The subject site is located at on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road. The underlying land use plan categories are Residential Office (RO) and Special Residential 2 DU/Acre. The overall requested density is consistent with the density allowed under the land use plan.

The existing adjacent zoning districts are CF, Community Facility to the north and east; R-3, Low Density Dwelling District to the south; and R-1, Low Density Dwelling District to the west. Adjacent future land use plan map designations consist of Special Classification Residential 2 DU/Acre and Residential Office to the north; Residential 3 DU/Acre to the south; Residential 1 DU/Acre to the east; and Residential Office to the west.

The rezoning will provide consistency within the site as well as the adjacent R-3, Low Density Dwelling District to the south.

PREVIOUS ACTIONS: n/a

CONCURRENCES:
At the November 14, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Pignato, to approve. **(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 Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Ordinance, Planning Report

ORDINANCE NO._____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-1-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT AND RO, RESIDENTIAL OFFICE DISTRICT TO R-3, LOW DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** A-1, Agricultural District and RO, Residential Office **TO:** R-3, Low Density Dwelling District; and

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District;

a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as R-3, Low Density Dwelling District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2007.

PASSED ON SECOND READING THIS _____ DAY OF_____, 2007.

ATTEST:

_____
MAYOR/COUNCILMEMBER

_____
TOWN CLERK

APPROVED THIS_____ DAY OF _____, 2007.

Exhibit "A"
Application: ZB 12-1-05/Royal Davie
Original Report Date: 11/05/2007 **Revision(s):** 11/20/07

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Royal Davie Investments LLC
Address: 9240 SW 72nd Street, Suite 216
City: Miami, Florida 33173
Phone: (305) 588-6120

Background Information

Date of Notification: November 7, 2007 **Number of Notifications:** 265

Petitioner's Request: Rezone the property **FROM:** A-1, Agricultural District and RO, Residential Office **TO:** R-3, Low Density Dwelling District

Address: 5509 SW 64th Avenue (Davie Road)

Location: Generally located on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road

Future Land Use Plan Map: Special Classification Residential 2 DU/Acre and Residential Office

Existing Zoning(s): A-1, Agricultural District/RO, Residential Office

Proposed Zoning(s): R-3, Low Density Dwelling District

Existing Use(s): Vacant

Gross/Net Parcel Size: 9.84 acres (428,630.40 sq. ft.) / 8.98 acres (391,168.80 sq. ft.)

Proposed Use(s): nineteen (19) single family dwellings

Proposed Density: 1.93 DU/AC

Surrounding Use(s):		**Surrounding Land Use Plan Map Designation(s):**
North:	Summit Questa School	Special Classification Residential 2 DU/Acre and Residential Office
South:	Residential Development	Residential 3 DU/Acre
East:	Residential Development	Residential 1 DU/Acre
West:	Davie Road/Recovery Center	Residential Office

Surrounding Zoning(s):

North: CF, Community Facility
South: R-3, Low Density Dwelling District
East: CF, Community Facility
West: R-1, Low Density Dwelling District

Zoning History

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

Previous requests on same property: n/a

Concurrent Request(s) on same property:
Site Plan Application (SP 12-6-05), requesting site plan approval for a residential project consisting of nineteen (19) single family dwellings.

Plat Application (P 12-3-05), requesting approval of the plat known as "Royal Davie".

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.
Land Development Code (Section 12-305), Rezonings, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way, the purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-24 (I)(3)), the R-3, Low Density Dwelling District is intended to implement the three (3) dwelling units per acre residential classification of the Town of Davie Future land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low density dwelling districts in the town.

Land Development Code (Section 12-81A), Conventional Single-Family Development Standards for R-3, Low Density Dwelling District, minimum lot area 12,000 sq. ft., minimum lot frontage 100 feet, maximum height is 35 feet, maximum building ratio is 40%, minimum front setback 30 feet, side setback 15 feet, and rear setback 25 feet.

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 99.

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

Future Land Use Plan, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

In addition, the Interlocal Agreement between the School Board and the Municipalities requires, as part of the development review process, to provide a copy of rezoning applications that could increase residential density to the superintendent. As such, the Planning and Zoning Division has provided copy of this rezoning application. Any comments by the School Board will be provided at the time received.

Application Details

The petitioner requesting approval to rezone the property from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District to allow a 19-units residential development. The rezoning will provide consistency within the site as well as the adjacent R-3, Low Density Dwelling District to the south.

The subject site is located at on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road. The existing adjacent zoning districts are CF, Community Facility to the north and east; R-3, Low Density Dwelling District to the south; and R-1, Low Density Dwelling District to the west.
Adjacent future land use plan map designations consist of Special Classification Residential 2 DU/Acre and Residential Office to the north; Residential 3 DU/Acre to the south; Residential 1 DU/Acre to the east; and Residential Office to the west.

In accordance with the Town of Davie and Broward County regulations, R-3, Low Density Dwelling District is consistent with the Land Use designation of Special Classification Residential 2 DU/Acre and Residential Office. Approval of this rezoning application will allow the applicant to build 19 single- family dwellings within the site.

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 27, 2006 and March 6, 2006. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The purpose of this request is to rezone the property from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District to allow a 19-units residential development. According to the Land Development Code, the subject site meets the minimum technical requirements for the R-3, Low Density Dwelling District zoning classification, as the minimum lot size required is 12,000 square feet, and a minimum lot frontage of 100 feet. The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning applications:

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

The Comprehensive Plan allows parcels within the Future Land Use Plan Map designation of Special Classification Residential 2 DU/Acre and Residential Office *to be rezoned to the* R-3, Low Density Dwelling District.

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

Rezoning the parcel from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District will be consistent with abutting residential zoning districts and RO, Residential Office. This proposed rezoning is considered to be related and compatible with the adjacent single-family residential development to the south and west, and CF, Community Facility, to the north and east.

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

The existing boundary lines are logically drawn for Office development fronting Davie Road, and Residential development towards the back of the parcel. However, the applicant did not found suitable to have office development on the portion currently zoned RO, Residential Office. Therefore, the proposed rezoning will be consistent with the proposed development, making the zoning uniform through the site.

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

Rezoning the parcel from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District is not expected to adversely affect living conditions in the neighborhood; to the contrary, it will maintain the stability of the surrounding residential developments.

(e) The proposed change may not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Rezoning the parcel from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District will not generate more traffic than what currently exists with a 19 unit residential development, according to the Institute of Transportation Engineers (ITE) trip generation, 6th edition.

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

The proposed single-family residential development is consistent with adjacent residential uses, and should not have a negative impact on the value of the adjacent properties.

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

Rezoning the subject site will not deter improvements to the surrounding developed properties, since all properties are required to meet existing Land Development Code.

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

Rezoning the subject site does not give the owner a unique benefit that harms the welfare of the general public.

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

The Future Land Use Plan designates the subject site as Special Classification Residential 2 DU/Acre and Residential Office. In order for the subject site to be used with the proposed density, and create consistency throughout the site, rezoning is required.

(j) The proposed rezoning may be the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The subject site's Future Land Use Plan Map designation is Special Classification Residential 2 DU/Acre and Residential Office. The proposed residential development is consistent with the underlying Land Use classification. The proposed development will enhance the Town's tax base.

Staff finds that the rezoning request complies with the general purpose of the proposed R-3, Low Density Dwelling District. The rezoning request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding zoning districts. Furthermore, the rezoning request can be considered compatible with the existing building and associated uses.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the November 14, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Pignato, to approve. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Justification Letter
1. Proposed Site Plan
2. Mail-out Map
3. Mail-out
4. Public Participation Notice
5. Public Participation Sign-in Sheet
6. Public Participation Summaries
7. Public Correspondence
8. Future Land Use Plan Map
9. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\ZB_Rezoning\ZB_05\ZB 12-1-05 Royal Davie

Exhibit 1 (*Justification Letter*)

borges + associates

Reg. AR001
AA2600

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Miami, Florida, USA 33131
305.374.9216 Tel
305.374.9217 Fax
www.borgesarchitects.com

Planning and Zoning Board
and Town Council
6591 Orange Drive,
Davie, Florida 33314-3399

Re: Rezoning Royal Davie Property
Folio number: 101340101500

Dear Planning and Zoning Board and Town Council:

It is requested that the property located at Track 11 in Section 34, Township 50 South, Range 40 East, Broward County, Florida, be rezoned from Agricultural (A-1) to Residential (R-3) since this property has two (2) zoning districts, Residential/Office (RO) and Agricultural (A-1). The purpose of the rezoning is to permit Residential use, as per R-3 with allowable densities to allow the proposed 19 single-family residences.

As Section 12-307 of the Land Development Code criteria, the existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. For that reason part of the property has to be rezoned from Agricultural to the proposed Residential land use (R-3). I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the Planning and Zoning Board. The meeting notice should be sent to Reinaldo Borges at 200 S. Biscayne Blvd. Suite 800, Miami Florida, 33131.

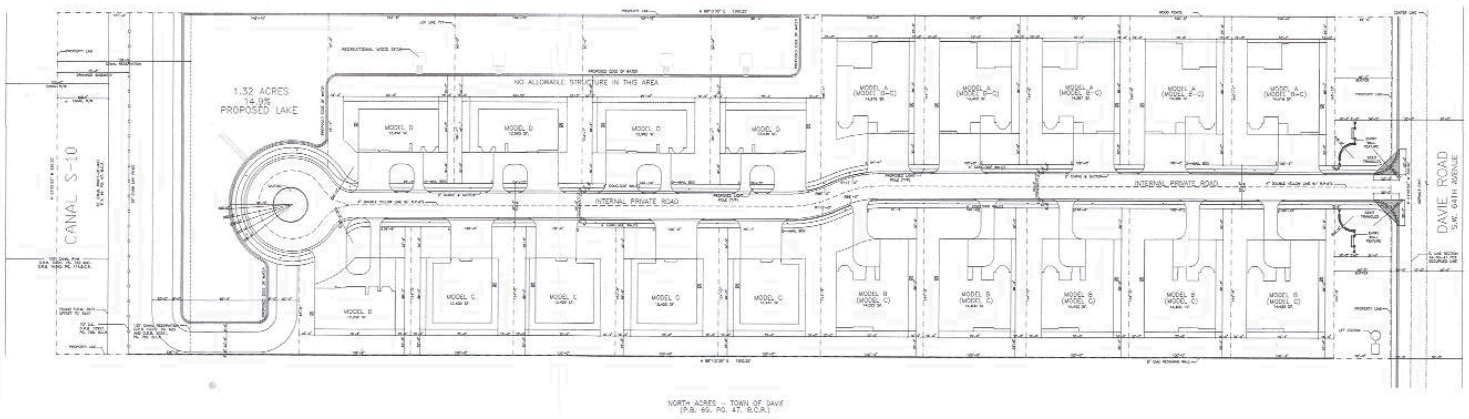
Sincerely,

12.22.05

Reinaldo Borges, AIA
Principal

Exhibit 4 ***(Proposed Site Plan)***

ROYAL DAVIE LOCATION PLAN



SITE PLAN

NORTH

SCALE : 1" = 50'

ISSUE DATE:		
No.	DATE	DESCRIPTION
	12.19.05	SITE PLAN APPROVAL PACKAGE

Developer:

ROYAL DAVIE L.L.C.

9240 S.W. 72TH STREET
SUITE 216
MIAMI, FLORIDA 33173

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borges + associates
architecture urban-planning interior-design
200 S. Biscayne Blvd., Suite 800 • Miami, Florida 33131
305.374.8218 phone • 305.374.8217 fax

Project Team

ROYAL DAVIE

DAVIE ROAD
DAVIE-FLORIDA

Project Number 04-052

Drawing Name

SITE PLAN

Scale: 1/50" = 1'-0"

Drawing Number A-101

Exhibit 3 ***(Mail-out Map)***

Exhibit 4 ***(Mail-out)***

ZB 12105, SP 12605, P 12305
Current Occupant
5651 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5451 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6155 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6203 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6721 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6820 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6240 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6281 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6720 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6751 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5360 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6201 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6204 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6821 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6241 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6300 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6820 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5400 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6110 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6202 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6311 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6741 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6840 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6280 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6301 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6821 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6840 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6901 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6190 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6450 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6451 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6470 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6471 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6500 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6501 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6530 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6531 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6550 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6551 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6570 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6571 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6590 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6591 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6600 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6601 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6620 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6621 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6640 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6410 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6411 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6420 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6421 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6510 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6511 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
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6520 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6521 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6610 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6611 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6620 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6621 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6640 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6641 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6651 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6701 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6890 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6954 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6955 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6701 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6701 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5555 SW 61 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5340 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5360 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5400 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5451 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5453 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5455 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5475 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5485 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5540 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5575 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5651 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5655 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5600 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5601 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5650 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 70 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 70 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5510 SW 70 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5540 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6890 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5555 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5655 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6622 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6340 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5465 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6250 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6200 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6220 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6341 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5430 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6401 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6430 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5725 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5390 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6245 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6185 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6305 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6275 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6165 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6431 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6400 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5650 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
8564 SW 16 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6215 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6310 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6280 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5550 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5600 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6641 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6755 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5410 DAVIE RD
Davie, FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
ACCETTURO,ANDREW H JR &
DEBORAH
6840 SW 56 CT
DAVIE FL 33314-7131

ZB 12-1-05, SP 12-6-05, P 12-3-05
AMATULLI-BOONE,DANIELLE &
BOONE,MICHAEL P
6591 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
BALMA,JACQUELINE REV TR
6590 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
BOHL,MELISSA
6190 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
CALDER FARMS HOMEOWNERS ASSOC
% DON TRUESDEL
6920 SW 55 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
CASPANELLO,RICHARD &
ELIZABETH M
5650 SW 67 TER
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
CHANCE,DENNIS & MARLENE C
6610 SW 57TH ST
DAVIE FL 33314-7133

ZB 12-1-05, SP 12-6-05, P 12-3-05
CLAUSS,ROBERT & CINDY
5800 SW 110 AVE
DAVIE FL 33328-6308

ZB 12-1-05, SP 12-6-05, P 12-3-05
CONRAD,NEAL A & CLARA NELL
6620 SW 57TH ST
DAVIE FL 33314-7133

ZB 12-1-05, SP 12-6-05, P 12-3-05
DEBELLAS,JOSEPH REV TR
6051 N OCEAN DRIVE #1004
HOLLYWOOD FL 33019

ZB 12-1-05, SP 12-6-05, P 12-3-05
ALBELO,GABRIEL & PATRICIA
6201 SW 55 CT
DAVIE FL 33314-6106

ZB 12-1-05, SP 12-6-05, P 12-3-05
ANCATEU,IOAN & MARIOARA
6280 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
BARTLETT,GEORGE & PATRICIA M
6611 SW 57TH ST
DAVIE FL 33314-7134

ZB 12-1-05, SP 12-6-05, P 12-3-05
BREEN,ROBERT J & SALLY M
6740 SW 55TH ST
DAVIE FL 33314-6009

ZB 12-1-05, SP 12-6-05, P 12-3-05
CAMPBELL,JOANNE
CAMPBELL,RANDOLPH L
6471 SW 56 ST
DAVIE FL 33314-7132

ZB 12-1-05, SP 12-6-05, P 12-3-05
CENTRAL BROWARD WATER CONTROL
DISTRICT
8020 STIRLING ROAD
HOLLYWOOD FL 33024

ZB 12-1-05, SP 12-6-05, P 12-3-05
CHERRY,JOHN ANTHONY
6221 SW 57 PL
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
CLAYTON,WILLIAM HARRISON TR
6651 SW 57 ST
DAVIE FL 33314-7134

ZB 12-1-05, SP 12-6-05, P 12-3-05
COTTON,PATRICIA F
6190 SW 56TH CT
DAVIE FL 33314-7213

ZB 12-1-05, SP 12-6-05, P 12-3-05
DICK,RICHARD L &
MAHER,PATSY A
511 BERNARD AVE
GREENSBORO MD 21639-1440

ZB 12-1-05, SP 12-6-05, P 12-3-05
ALLEN,GEORGE
1120 N DOUGLAS RD
DAVIE FL 33024-4761

ZB 12-1-05, SP 12-6-05, P 12-3-05
BABYAK,JOSHUA & CARRIE
5510 SW 70 AVE
DAVIE FL 33314-5800

ZB 12-1-05, SP 12-6-05, P 12-3-05
BISHOP KARDAS MEMORIAL HOME
INC
5401 SW 64TH AVE
DAVIE FL 33314-6003

ZB 12-1-05, SP 12-6-05, P 12-3-05
CALDER FARMS HOME OWNERS
ASSN
% ARTHUR POLLIO
6741 SW 55 ST
DAVIE FL 33314-7019

ZB 12-1-05, SP 12-6-05, P 12-3-05
CARRIER,LEO D & VALENTINE P
6450 SW 56TH ST
DAVIE FL 33314-7131

ZB 12-1-05, SP 12-6-05, P 12-3-05
CESSARIO,ROBERT &
CESSARIO,STEPHANIE
6202 SW 55 CT
DAVIE FL 33314-6103

ZB 12-1-05, SP 12-6-05, P 12-3-05
CIEDI,OSVALDO
5400 DAVIE ROAD
DAVIE FL 33314-6004

ZB 12-1-05, SP 12-6-05, P 12-3-05
CLEMENZA,LOUISA
6451 SW 56TH ST
DAVIE FL 33314-7132

ZB 12-1-05, SP 12-6-05, P 12-3-05
DAVIE RECOVERY CENTER LLC
5540 SW 64 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
DOSTER,GREGORY & S B
DOSTER,CYNTHIA J
6160 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
EAST HOME OF DAVIE LC
5655 SW 64 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
FIFER,RICHARD G
6701 SW 57 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
FRAGA,MARIA L
6215 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
GHIZDAVU,MARIANA
707 DIPLOMAT PKWY
HALLANDALE BEACH FL 33009

ZB 12-1-05, SP 12-6-05, P 12-3-05
GONZALEZ,NECTALIER & BETTY
5550 SW 67 TER
DAVIE FL 33314-6007

ZB 12-1-05, SP 12-6-05, P 12-3-05
HAYES,N J & BETTY J
6470 SW 56TH ST
DAVIE FL 33314-7131

ZB 12-1-05, SP 12-6-05, P 12-3-05
JACOB,THOMAS & VERONICA
5500 SW 70 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
JOSEPH HARTIGAN & ASSOC
17021 W DIXIE HWY
NORTH MIAMI BEACH FL 33160-3764

ZB 12-1-05, SP 12-6-05, P 12-3-05
KAPLAN,GARY M & VIVIAN
6721 SW 55TH ST
DAVIE FL 33314-6010

ZB 12-1-05, SP 12-6-05, P 12-3-05
KHAVANIN,GHASEM
13420 SW 36 CT
DAVIE FL 33330

ZB 12-1-05, SP 12-6-05, P 12-3-05
ESLAVA,BRIGITTE
GODINEZ,JORGE LUIS
6921 SW 56 CT
DAVIE FL 33314-7019

ZB 12-1-05, SP 12-6-05, P 12-3-05
FLA POWER & LIGHT CO
ATTN:CORPORATE TAX (CTX)
PO BOX 14000
JUNO BEACH FL 33408-0420

ZB 12-1-05, SP 12-6-05, P 12-3-05
GABBARD,STEVEN DALE &
GABBARD,PAMELA JANE
732 WESTERN RESERVE RD
CRESCENT SPRINGS KY 41017

ZB 12-1-05, SP 12-6-05, P 12-3-05
GILL,HULLY R
GILL,SHARON J
4900 SW 64 AVE
DAVIE FL 33314-5203

ZB 12-1-05, SP 12-6-05, P 12-3-05
HAGGARD,MELVIN SR & HELEN
25 5 ST
OKEECHOBEE FL 34974

ZB 12-1-05, SP 12-6-05, P 12-3-05
HEYDER,KENNETH & SUSAN A
6510 SW 57TH ST
DAVIE FL 33314-7108

ZB 12-1-05, SP 12-6-05, P 12-3-05
JEDCO
5451 SW 64 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
JULIAN,THERESA M
6501 SW 56TH ST
DAVIE FL 33314-7101

ZB 12-1-05, SP 12-6-05, P 12-3-05
KELLY,ROBERT B JR
6570 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
KULLMAN,JARED & LINNIE
6411 SW 57TH ST
DAVIE FL 33314-7105

ZB 12-1-05, SP 12-6-05, P 12-3-05
FIFER,RICHARD G
4500 SW 42ND TER
DAVIE FL 33314-4714

ZB 12-1-05, SP 12-6-05, P 12-3-05
FORTUNE CENTER
2320 HOLLYWOOD BLVD
HOLLYWOOD FL 33020

ZB 12-1-05, SP 12-6-05, P 12-3-05
GARTHWAIT,MERRILL
6203 SW 55 CT
DAVIE FL 33314-6106

ZB 12-1-05, SP 12-6-05, P 12-3-05
GOLDEN,GARY L & LEILA O
6521 SW 57TH ST
DAVIE FL 33314-7107

ZB 12-1-05, SP 12-6-05, P 12-3-05
HARVEY,INGRID SHANNON
6281 SW 56 CT
DAVIE FL 33314-7214

ZB 12-1-05, SP 12-6-05, P 12-3-05
HOLMES,RANDALL L
HOLMES,CRAIG R
6511 SW 57TH ST
DAVIE FL 33314-7107

ZB 12-1-05, SP 12-6-05, P 12-3-05
JOHNSON,MARK K & LISETTE B
6920 SW 55 ST
DAVIE FL 33314-6013

ZB 12-1-05, SP 12-6-05, P 12-3-05
KALPANA,AGRAWAL &
KALPANA INVEST OF FLORIDA LLC
2611 FOXFIRE W
FINDLAY OH 45840

ZB 12-1-05, SP 12-6-05, P 12-3-05
KHAN,MOONEER &
MOHAMED-KHAN,ZALEEMA
3801 EASTLAKE ESTATES DR
DAVIE FL 33328

ZB 12-1-05, SP 12-6-05, P 12-3-05
KURLAND,SHELDON C & ROSALIND
6901 SW 56 CT
DAVIE FL 33314-7019

ZB 12-1-05, SP 12-6-05, P 12-3-05
LA SALA,DAVID J
6204 SW 55TH CT
DAVIE FL 33314-6103

ZB 12-1-05, SP 12-6-05, P 12-3-05
LEGAULT-BARFIELD,NANCY TRSTEE
NANCY LEGAULT-BARFIELD LIV TR
5601 SW 67 TER
DAVIE FL 33314-7016

ZB 12-1-05, SP 12-6-05, P 12-3-05
LYONS,MICHELLE D
6550 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
MARTINEZ,RAUL
MARTINEZ,DAMARYS
6301 SW 56 CT
DAVIE FL 33328

ZB 12-1-05, SP 12-6-05, P 12-3-05
MENDEZ,MIRIAM
MENDEZ,ORESTES JESUS JR
6300 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
MINEO,PETER JR & DIANE
6820 SW 55 ST
DAVIE FL 33314-6011

ZB 12-1-05, SP 12-6-05, P 12-3-05
NAZARI,KOUROSH
NAZARI,KAMRAN
6340 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
NORTH,WARREN J & PATRICIA R TRS
5575 SW 64TH AVE
DAVIE FL 33314-6005

ZB 12-1-05, SP 12-6-05, P 12-3-05
PARISI,JOSEPH
HAKIM,JANET
6155 SW 55 CT
DAVIE FL 33314-6104

ZB 12-1-05, SP 12-6-05, P 12-3-05
POULOS,EVANGELOS & MELINDA
5400 SW 70TH AVE
DAVIE FL 33314-5803

ZB 12-1-05, SP 12-6-05, P 12-3-05
LANE,BERNY TR
BERNY LANE DECL OF TRUST
6105 SW 55TH CT
DAVIE FL 33314-6104

ZB 12-1-05, SP 12-6-05, P 12-3-05
LEVITT,MARK
6740 SW 56TH CT
DAVIE FL 33314-7017

ZB 12-1-05, SP 12-6-05, P 12-3-05
MARINEL SAY ESTATES LLC
1925 BRICKELL AVE D-506
MIAMI FL 33129-1713

ZB 12-1-05, SP 12-6-05, P 12-3-05
MASTALERZ,WALTER S
6551 SW 56TH ST
DAVIE FL 33314-7101

ZB 12-1-05, SP 12-6-05, P 12-3-05
MHEISEN,ISSA &
MHEISEN,JAMILA
6621 SW 57TH ST
DAVIE FL 33314-7134

ZB 12-1-05, SP 12-6-05, P 12-3-05
MINKOFF,RONALD &
KUHN,KRISTYN
6201 SW 56 CT
DAVIE FL 33314-7214

ZB 12-1-05, SP 12-6-05, P 12-3-05
NODARSE,PASTOR JR & ISABEL
6110 SW 55TH CT
DAVIE FL 33314-6105

ZB 12-1-05, SP 12-6-05, P 12-3-05
OKUN,VLADIMIR & ASYA
6250 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
POLLIO,MICHELLE E
1137 S UNIVERSITY DR
DAVIE FL 33324

ZB 12-1-05, SP 12-6-05, P 12-3-05
QUIMBY,DALE P & CHRISTINE R
6720 SW 56TH CT
DAVIE FL 33314-7017

ZB 12-1-05, SP 12-6-05, P 12-3-05
LANTZ,RAYMOND A & DEANNA
6820 SW 56TH CT
DAVIE FL 33314-7002

ZB 12-1-05, SP 12-6-05, P 12-3-05
LEVY,SALVADOR J & NORMA
5500 SW 67 TER
DAVIE FL 33314-6007

ZB 12-1-05, SP 12-6-05, P 12-3-05
MARTA,FLORIAN & MONICA D
6275 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
MC DONALD,J C & JULIANN
6941 SW 57TH ST
DAVIE FL 33314-7000

ZB 12-1-05, SP 12-6-05, P 12-3-05
MILLER,CHARLES DAVIS & DIANE A
6601 SW 56TH ST
DAVIE FL 33314-7104

ZB 12-1-05, SP 12-6-05, P 12-3-05
NAGIB,MUYASSAR
6421 SW 57 ST
DAVIE FL 33314-7105

ZB 12-1-05, SP 12-6-05, P 12-3-05
NORTH,PATRICIA R TRS
5575 SW 64TH AVE
DAVIE FL 33314-6005

ZB 12-1-05, SP 12-6-05, P 12-3-05
ORTIZ,LUIS A & PATRICIA
6821 SW 56 CT
DAVIE FL 33314-7003

ZB 12-1-05, SP 12-6-05, P 12-3-05
POLLIO,MICHELLE E & ARTHUR J
6741 SW 55 ST
DAVIE FL 33314-6010

ZB 12-1-05, SP 12-6-05, P 12-3-05
RABEN,PETER & TONYA
6751 SW 56 CT
DAVIE FL 33314-7018

ZB 12-1-05, SP 12-6-05, P 12-3-05
RADUCHA,HENRY & CHRISTINE
6600 SW 56TH ST
DAVIE FL 33314-7104

ZB 12-1-05, SP 12-6-05, P 12-3-05
RIF,MARCEL & GABRIELA
6280 SW 56 CT
DAVIE FL 33314-7215

ZB 12-1-05, SP 12-6-05, P 12-3-05
SAFFRAN,JAMIE & FATIMA
6410 SW 57 ST
DAVIE FL 33314-7106

ZB 12-1-05, SP 12-6-05, P 12-3-05
SHERMAN,PAUL D & DONNA L
6520 SW 57TH ST
DAVIE FL 33314-7108

ZB 12-1-05, SP 12-6-05, P 12-3-05
SUNSHINE STATE BUILDERS INC
6310 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
TEEL,LORRAINE F
6701 SW 58TH CT
DAVIE FL 33314-7006

ZB 12-1-05, SP 12-6-05, P 12-3-05
THURLING,JOHN H & RAJDEI
6220 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
TRAVIS,LYNN J &
TRAVIS,BARBARA J
184 TIMBER DR
DAYTON TN 37321

ZB 12-1-05, SP 12-6-05, P 12-3-05
WASSERMAN,ROBERT & CARRIE
6241 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
WOJTASIK,GEORGIA D &
WOJTASIK,KIMBERLY J
6305 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
RESIDENTIAL FUNDING COMPANY LLC
4828 LOOP CENETRAL DR
HOUSTON TX 77081-2226

ZB 12-1-05, SP 12-6-05, P 12-3-05
RITVO,TIMOTHY & KATHERINE
5600 SW 67 TER
DAVIE FL 33314-7015

ZB 12-1-05, SP 12-6-05, P 12-3-05
SANDS,JAMES DAVID & CAROLYN
M
6420 SW 57TH ST
DAVIE FL 33314-7106

ZB 12-1-05, SP 12-6-05, P 12-3-05
SLAUGHTER,CHRISTOPHER V
SLAUGHTER,STEPHANIE S
6500 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
SYNFELT,KEN
201 N 46 AVE
HOLLYWOOD FL 33020

ZB 12-1-05, SP 12-6-05, P 12-3-05
THOMAS,JOHN M & MOLLY M
6640 SW 57TH ST
DAVIE FL 33314-7133

ZB 12-1-05, SP 12-6-05, P 12-3-05
TINDALL,MATTHEW D &
STEPHANIE
5483 SW 60 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
VINCENT,JOHN & JUDY
6185 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
WENNEKAMP,SARAH
6900 SW 57 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
WU,TAO LING & YEN LING
5555 SW 61 AVE
DAVIE FL 33314-6102

ZB 12-1-05, SP 12-6-05, P 12-3-05
RIDGE,MARY LOU
6840 SW 55 ST
DAVIE FL 33314-6011

ZB 12-1-05, SP 12-6-05, P 12-3-05
ROYAL DAVIE INVESTMENTS LLC
9240 SW 72 ST SUITE 216
MIAMI FL 33173

ZB 12-1-05, SP 12-6-05, P 12-3-05
SHEEHAN,DANIEL & KATHLEEN
8021 SW 21ST PL
DAVIE FL 33324-5524

ZB 12-1-05, SP 12-6-05, P 12-3-05
SMITH,RICHARD F &
SMITH,BARBARA A
6571 SW 56TH ST
DAVIE FL 33314-7101

ZB 12-1-05, SP 12-6-05, P 12-3-05
TAYLOR AUSTIN LLC
6420 SW 57 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
THOMAS,MARIAMMA
THOMAS,MINI & THOMAS,THOMAS
6530 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
TRAVERT,CHRISTIAN & NICOLE
6245 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
VON MINDEN,RICHARD S & M ANN
6821 SW 55 ST
DAVIE FL 33314-6012

ZB 12-1-05, SP 12-6-05, P 12-3-05
WIEBE,PHILIP J & CAROLINA
6341 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
ZARBAFI,MOHAMMAD & MARY
ANNE
6310 SW 56 ST
DAVIE FL 33314

Exhibit 5 ***(Public Participation Notice)***

borges +
associates

Wachovia Financial Center
200 S. Biscayne Blvd.,Suite 800
Miami, Florida 33131
305 374 9216 T
305 374 9217 F
www.borgesarchitects.com

MEETING NOTICE

February 9, 2006

Re: Citizen Participation Plan Meeting For: Royal Davie (Single Family Homes)
Project Number: SP12-605

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Royal Davie for a parcel located at 6651 S.W. 64th Avenue Davie Road, Davie Florida 33314. It is a small single-family community with 19 lots, a lake and a curve gate wall. The community was designed with lake, gazebo and recreation wood deck that provide a sense of warmth and unity.

Under a Town of Davie ordinance, the petitioner is required to hold (2) two citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:
Date: February 27th, 2006
Time: 6:00 pm.
Location: 4300 SW 55th Avenue,
Davie, Florida 33314
East Side Community Hall

Second Citizen Participation Meeting:
Date: March 6th, 2006
Time: 6:00 pm.
Location: 4300 SW 55th Avenue,
Davie, Florida 33314
East Side Community Hall

Note: Please be advised that if there is no attendance at the first citizen participation meeting, the second meeting may be canceled.

If you wish to submit written comments, please send them to:

Borges + Associates
Att: Reinaldo Borges, AIA
200 S. Biscayne Blvd. Suite 800
Miami, Florida 33131
Phone: 305 374 9216
Fax: 305 374 9217

Also, please be advised that there will be additional opportunities for the public input at the Town of Davie Public Hearings.

Sincerely,

Reinaldo Borges, AIA
Principal

Attachments: Location map and Site Plan.

Exhibit 6 ***(Public Participation Sign-in Sheets)***

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I

Meeting_Monday (Date) 2.27.06

NAME	ADDRESS	PHONE
Dan & Kathy Sheehan	6621 SW 56 St, Davie	954-321-0189
Dave & Diane Miller	6601 SW 56 St Davie	954-584.1414
Mike + Lou Clemenza	6451 SW 56th Davie	954-791-6045
GARY L. GOLDEN	6521 S.W 57 "	954.791-2212
SAM ENGEL	4800 S.W. 64 AVE Davie	954-791-4810

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II

(Date) 3/6/06

NAME	ADDRESS	PHONE
Michael Clemenza	6451 SW 56 St Davie	954-791-6045
Sunny North Liddell	5575 S.W. 64th Ave Davie	954-583-1721
Dave & Diane Miller	6601 S.W. 56 St Davie	954-584-1414
Patricia North	5575 SW 64 Ave "	" 583-1724
Darlene Mastalerz	6551 S.W. 56 St.	954-587-4838
Dan Sheehan	6621 S.W. 56 St.	954-321-0128
Reinaldo Borges		
James D. Sands	6420 S.W. 57th St	954-587-2547
	5651 Davie Rd.	954-584-9737

Exhibit 7 (Public Participation Report)

borges +
associates

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Miami, Florida 33131
305 374 9216 T
305 374 9217 F
www.borgesarchitects.com

SUMMARY OF PUBLIC PARTICIPATION MEETINGS

March 15, 2006

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

Re: Citizen Participation Plan For: Royal Davie (Single Family Homes)
Project Number: SP12-605

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we Borges + Associates advertised and notified all the property owners surrounding the subject property within 1,000 feet to invited them to, two (2) Public Participation Meetings, located at 4300 SW 55th Avenue, Davie, Florida 33314, at East Side Community Hall on February 27th and March 6th, 2006 at 6:00 pm. The following is a summary of the key issue brought up by Town of Davie property owners.

1. Wall height and rear setbacks along South Property line.
2. Electrical utility service and floating issue into site.
3. Distance from edge of water to first home Type "D".
4. Fence detail and maintenance issue. Concrete wall, vegetation or fence elements to separated the view between new houses and neighbor's houses along South property line.

We Borges + Associates hope the above information fulfilled the requirements of Public Participation Ordinance concerning this application process.

Sincerely,

Reinaldo Borges, AIA
Principal

Exhibit 8 ***(Public Correspondence)***

Gill Realty, Inc.
4900 S.W. 64th Avenue, Davie, Florida 33314
Tel: (954) 583-0831
Fax: (954) 583-7833

November 5th, 2007

Town of Davie
Planning & Zoning
6591 Orange Drive
Davie, Florida 33314-3399

Re: ZB – 12-1-05/06-20 Royal Davie

Dear P & Z Board and Council Members,

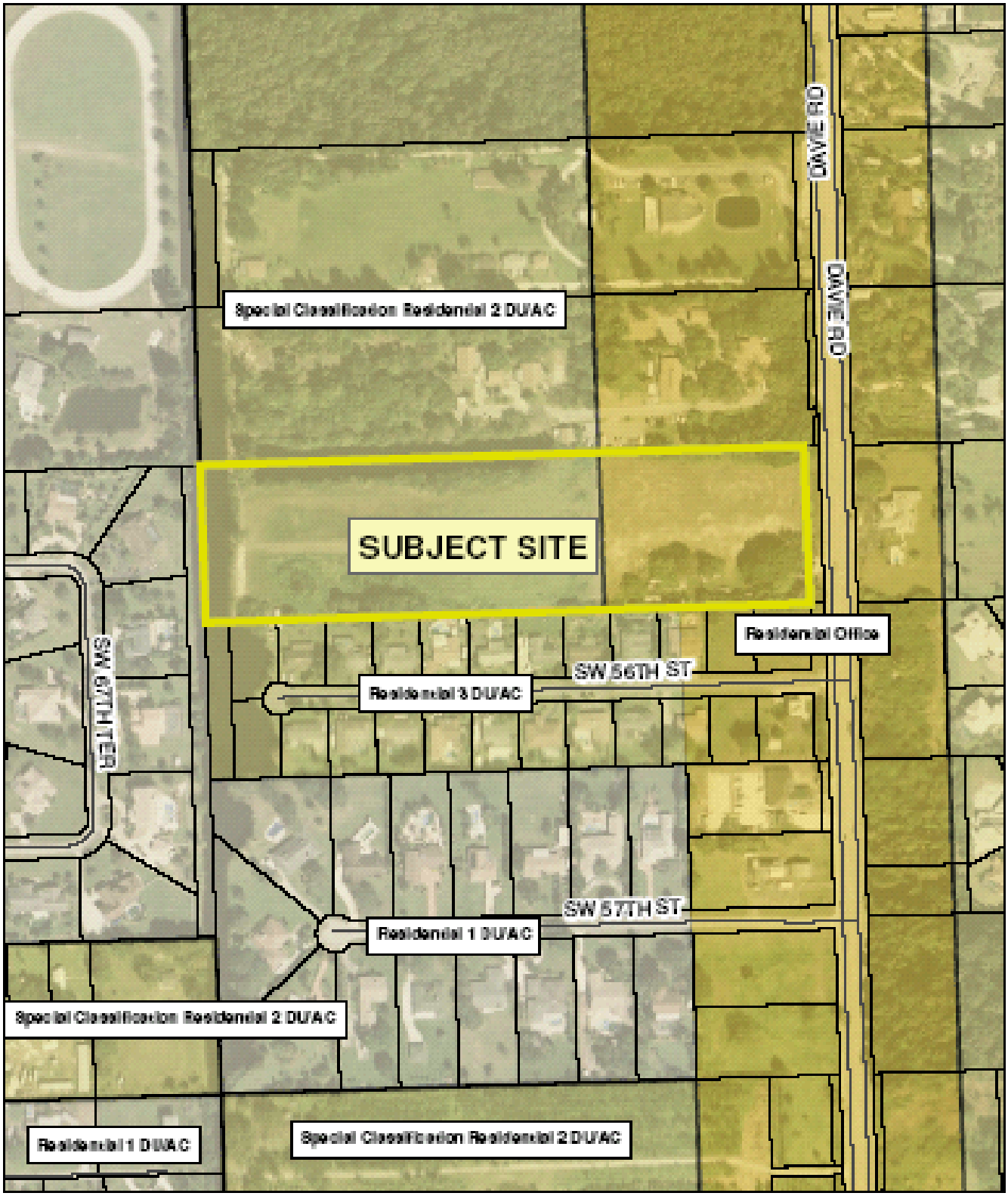
In reference to the rezoning of the above referenced property from R/O and A-1 to R-3, I have no objections but if fact support said rezoning for several reasons that I will not go into at this time. Furthermore I would encourage that both the P & Z Board and Council Members also to support the change.

Respectfully,

Hully Gill
HG/bc

PS: I received 4 notices regarding the above.

Exhibit 9 (*Future Land Use Map*)



Date Flown:
12/2004

N

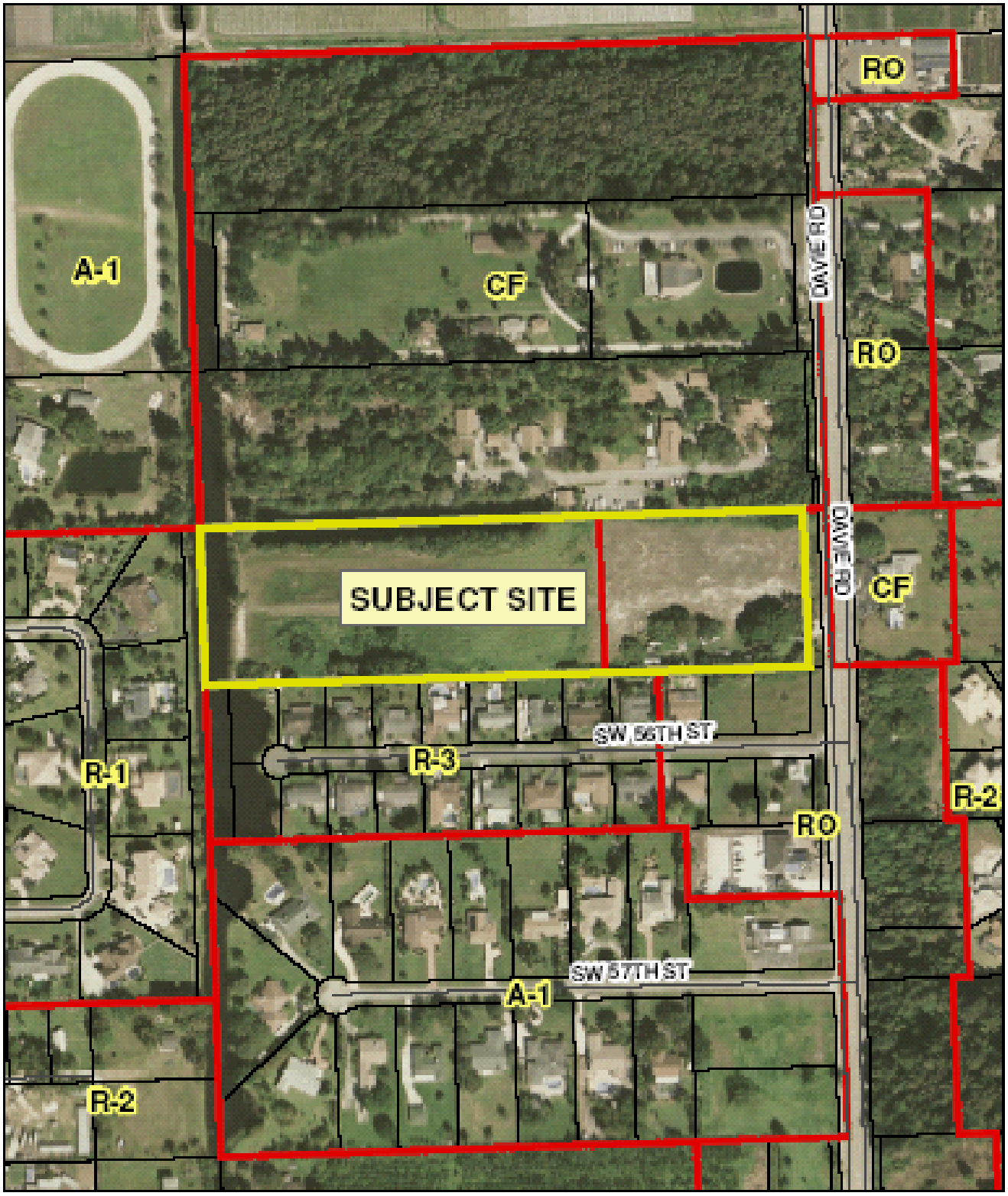
0 150 300 600
Feet

Prepared by the Town of Davie GIS Division

Site Plan
SP 12-6-05
Future Land Use Map

Prepared by: ID
Date Prepared: 3/29/07

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



Date Plotted:
12/2004

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Site Plan
SP 12-6-05
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 5/28/07