# TOWN OF DAVIE
# TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

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

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Master Site Plan Application: MSP 11-3-06/07-18/Rancho Alegre/2800 SW 148th Avenue/Generally located on SW 148th Avenue, between SW 31st Court and SW 26th Street.

**AFFECTED DISTRICT:** District 4

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

**TITLE OF AGENDA ITEM:** MSP 11-3-06/07-18/Rancho Alegre

**REPORT IN BRIEF:**
The applicant is requesting site plan approval for a fourteen (14) lots single-family development. The subject site consists of 13.95 net acres (607,466 sq. ft.)/ 14.14 gross acres (615,974) Lots one, two, and three front SW 148 Avenue, while lots four through fourteen, front a public right-of-way dedicated by this plat. As indicated by the applicant, the lots will be sold individually to be developed as custom homes. The subject site is regulated by the Rural Lifestyle principles. Therefore, each custom home shall meet the Rural Lifestyle regulations at the time of building permitting.

The proposed site plan provides vehicular access onto the subject site off SW 148th Avenue through a 50' vehicular access opening along the eastern boundary line. The proposed development can be considered compatible with both existing and allowable uses on and adjacent to the property.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:**
At the December 11, 2007 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Mr. Breslau, to approve subject to adding a little more landscape materials such as under-story shrubs and flowers at the 150-foot entrance. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(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 Master Site Plan approval:
Applicant must provide irrigation plan indicating that all irrigation shall be commonly controlled as set forth in the restrictive covenant.

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

**Exhibit "A"**
**Application:** MSP 11-3-06/07-18/Rancho Alegre
**Original Report Date:** 11/28/07 **Revision(s):** 12/12/2007

**Phone:** (305) 992-5631

**Phone:** (954) 680-6533

## Background Information

| | |
|---|---|
| **Application Request:** | The petitioner requests Master Site Plan approval for 14 single-family homes |
| **Address:** | |
| **Location:** | Generally located on SW 148th Avenue, between SW 31st Court and SW 26th Street |
| **Future Land Use Plan Map:** | Residential 1 DU/Acre |
| **Zoning:** | A-1, Agricultural District |
| **Existing Use(s):** | Vacant Land |
| **Parcel Size Net/Gross:** | 13.95 net acres (607,466 sq. ft.)/ 14.14 gross acres (615,974) |
| **Proposed Use(s):** | 14 Single-Family Homes |
| **Proposed Density:** | 1 DU / Builders Acre (35,000 sq. ft.) |

| **Surrounding Use(s):** | **Surrounding Land Use Plan Map Designation(s):** |
|---|---|

**Surrounding Zoning(s):**

**North:** A-1, Agricultural District
**South:** A-1, Agricultural District
**East:** A-1, Agricultural District
**West:** A-1, Agricultural District

## Zoning History

**Related zoning history:**
Adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, affecting the subject property.

This property was formerly recorded as "Florida Fruit Lands Company Subdivision 1" in Plat Book 2, Page 17 of the public records of Broward County.

**Previous Requests on same property:**
*Plat Application P 10-1-02 Sharon Gardens (now known as Rancho Alegre),* was approved by Town Council on October 15, 2003.

Si*te plan Application, SP 10-1-02 Sharon Gardens (now known as Rancho Alegre),* was approved by Town Council on August 4, 2004.

**Concurrent Request(s) on same property:**

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

*Land Development Code*, Article XII of the Land Development Code, Subdivisions and Site Plans

*Land Development Code (Section 12-375 through 379),* Master Planned Developments general provisions, design standards and requirements.

*Land Development Code (Section 12-24 (J)(5)),* the A-1, Agricultural District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

*Land Development Code (Section 12-81),* Residential standards for A-1 district, minimum lot area is 35,000 square feet, minimum frontage is 140 feet, maximum height is 35 feet, and maximum building ratio is 25%.

*Land Development Code*, §12-208 (A) (7), Requirements for off-street parking. Dwelling, single family, two (2) spaces for each dwelling unit.

*Land Development Code, (Section 12-33(L)(1)(a),* Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premised except surplus not required for grading of the premise. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

*Land Development Code, (Section 12-380),* Effective period of approval, Approval of a master planned development as provided herein shall be effective for a period of eighteen (18) months from the date of approval.

## Comprehensive Plan Considerations

**Planning Area:**

**Broward County Land Use Plan:**
The subject site falls within Flexibility Zone 113.

**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.

## Application Details

2. *Architecture:* The petitioner proposes that all fourteen (14) single-family homes are to be custom. All proposed custom homes must be consistent with the anti-monotony principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer model homes instead of custom homes on these lots, the models shall be approved by the Site Plan Committee.

3. *Access and Parking:* The proposed site plan provides vehicular access onto the subject site off SW 148th Avenue through a 50' vehicular access opening along the eastern boundary line. The proposed plat (concurrent request) includes the dedication of the internal public right-of-way. The required parking must be met through individual driveways for each single-family dwelling. Parking shall meet Land Development Code requirements (two parking spaces per unit).
4. *Lighting:* The petitioner proposes lighting poles at both sides of the internal street. The lighting fixture meets the Rural Lifestyle Initiative requirements as to the style of lighting, providing a similar style to the Sternberg Vintage Lighting.

5. *Signage:* Signage is not part of this Master Site Plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and A-1, Agricultural District. The landscape plan indicates species such as Mahogany, Crape Myrtle, Live Oak, and Florida Royal Palm along the landscape buffers (at SW 48th and abutting the western property line) as well as at the internal right-of-way. The landscape plans also shows Red Tip Cocoplum as hedge material.

7. *Drainage:* Retention areas are shown at all sizes of the lots by drainage retention and flowage easements dedicated in the plat. The petitioner obtained Central Broward Water Control District Approval on April 25, 2007. Approved site plans shall have CBWCD approval stamp prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.

8. *Trails:* The Oak Hill Park Trail is located along SW 148th Avenue adjacent to the subject site. This recreational and equestrian trail will accommodate leisure activities to and from the subject site. Additionally, the trail also allows the access to numerous Davie parks and other trails.

9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.

10. *Compatibility:* The petitioner's proposed residential development consisting of custom single-family homes can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed Master Site Plan Application should maintain the existing Town of Davie rural living environment.

---

## 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.

1. As per § 12-205 (1), demonstrate internal circulation for service trucks to the loading area with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii.

**Engineering Division:**

1. Provide 40 ft. by 40 ft. sight triangles at the proposed right-of-way connection with SW 148th Avenue.
2. Submit stormwater management calculations to show that the dry retention areas are adequate for the site.

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 Shenandoah Community Center and the Town of Davie Community Room on January 19, 2007 and January 22, 2007. Attached is the petitioner's Citizen Participation Report.
The petitioner's site design meets the intent of the A-1, Agricultural District. The propose Master Site Plan is consistent with the Land Development Code as it relates to access, location, size, and use. The project will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 1DU/Acre.

Staff finds that the Master Site Plan complies with the general purpose and intent of the A-1, Agricultural District. Furthermore, the Master Site Plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed Master Site Plan can be considered compatible with the surrounding uses and properties.

## 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 Master Site Plan approval:

At the December 11, 2007 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Mr. Breslau, to approve subject to adding a little more landscape materials such as under-story shrubs and flowers at the 150-foot entrance. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

*File Location: P&Z\Development Applications\Applications\MSP_Master Site PlanM\SP_06/MSP 11-3-06 Rancho Alegre*

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

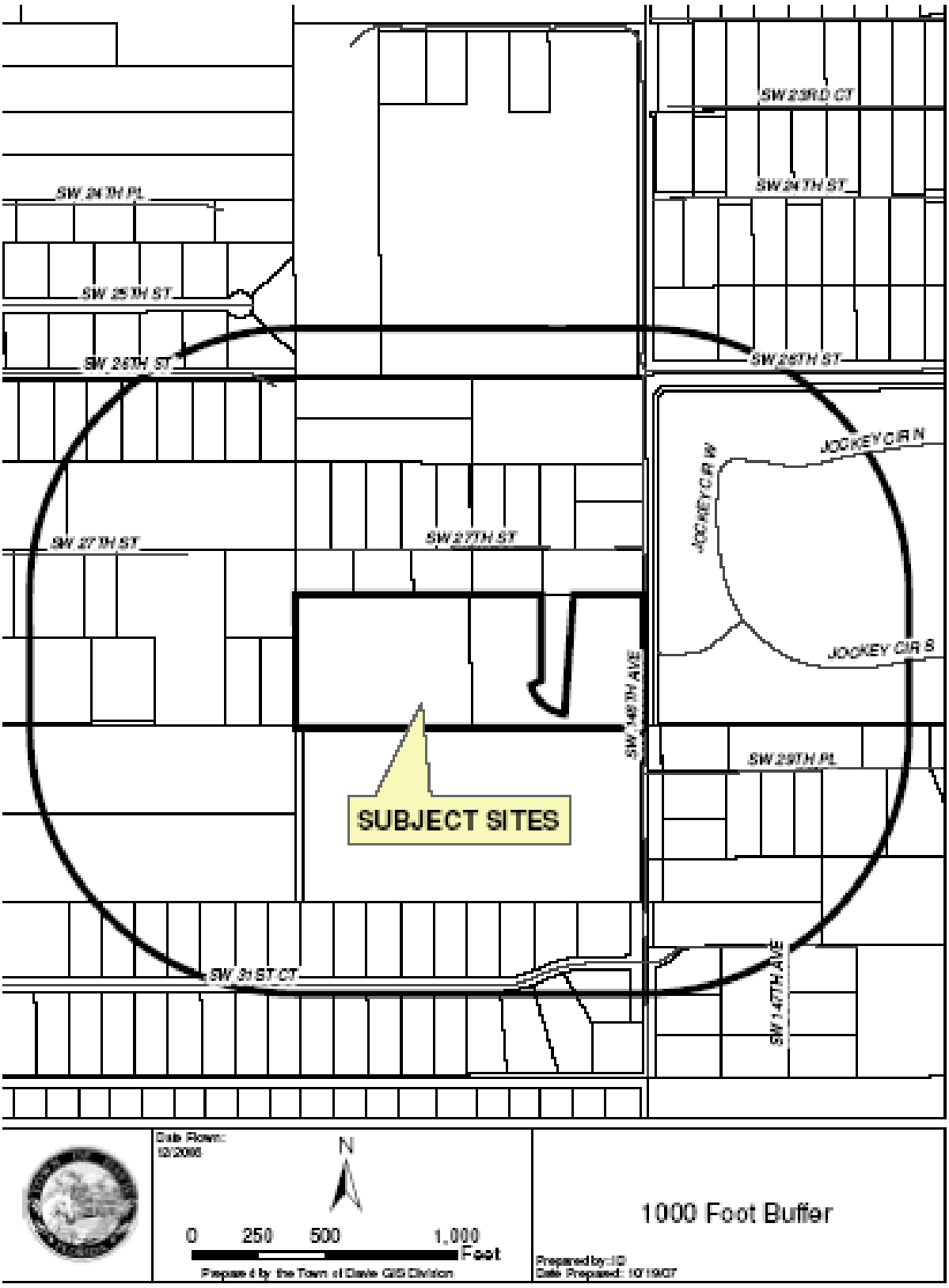


**Exhibit 2** ***(Mail-out)***

**SP 11-3-06**
ADAMS,ADRIENNE
15200 SW 26TH ST
DAVIE FL 33326-2034

**SP 11-3-06**
ALTMAN,DONALD A & BRENDA B
15260 SW 26 ST
DAVIE FL 33325

**SP 11-3-06**
BASS,RUSSELL J SR
2800 SW 148TH AVE
DAVIE FL 33331-2631

**SP 11-3-06**
BERMAN,JAC F & ALEGRE
% FRONT ROW USA
900 N FEDERAL HWY STE 200
HALLANDALE BEACH FL 33009-2545

**SP 11-3-06**
BRINKLEY,A J & LILA M
2651 SW 148TH AVE
DAVIE FL 33331-2606

**SP 11-3-06**
CAIAZZO,THERESA
15301 SW 31 CT
DAVIE FL 33331-2628

**SP 11-3-06**
CERVONE,MICHAEL S & LISA B
15102 SW 25 ST
DAVIE FL 33326

**SP 11-3-06**
COLBERG,CURTIS & CAROLEE
14881 SW 31 CT
DAVIE FL 33331-2618

**SP 11-3-06**
DELEON,HENRY
15040 SW 31 CT
DAVIE FL 33331-2607

**SP 11-3-06**
EDWARDS,MARIANNE D
2940 SW 148 AVE
DAVIE FL 33331-2634

**SP 11-3-06**
AHVAR DEV CO INC
3641 OAKS CLUBHOUSE DR #103
POMPANO BEACH FL 33069

**SP 11-3-06**
ANDERSON,CYNTHIA H 1/2 INT
ANDERSON,KELLY J
15041 SW 31 CT
DAVIE FL 33331-2622

**SP 11-3-06**
BAXTER,HELEN
15125 SW 26TH ST
DAVIE FL 33326-2003

**SP 11-3-06**
BITHMAN,PETER OSCAR
14771 SW 26 ST
DAVIE FL 33325-4911

**SP 11-3-06**
BROWN,LORNA M
151 N NOB HILL ROAD
PLANTATION FL 33324

**SP 11-3-06**
CASTELLANO,PAUL J &
CASTELLANO,ALLISON STOWE
15140 SW 26 ST
DAVIE FL 33326-2002

**SP 11-3-06**
CHANG,JOSEPH R &
CHANG,MARILYN
14900 SW 31 CT
DAVIE FL 33331-2619

**SP 11-3-06**
CULLINANE,ELIZABETH T
CULLINANE,LORETTA M
3102 SW 147 AVE
DAVIE FL 33331

**SP 11-3-06**
DEMANGO,CHRISS &
DEMANGO,JOSEPH & HELEN
15300 SW 27 ST
DAVIE FL 33331-2609

**SP 11-3-06**
FRANCOIS,ELAINE
FRANCOIS,GERARD P
15281 SW 31 CT
DAVIE FL 33331-2626

**SP 11-3-06**
ALI,HESHAM &
GOMAA,EMAN
14761 CEDAR CREEK PL
DAVIE FL 33325

**SP 11-3-06**
BAKER,MICHAEL J & CELINA H
14820 SW 27 ST
DAVIE FL 33331

**SP 11-3-06**
BENDER,MICHAEL
BENDER,JAIME
14800 SW 31 CT
DAVIE FL 33325

**SP 11-3-06**
BOSQUE,RAUL E & LINDA A
14801 SW 31 CT
DAVIE FL 33331-2618

**SP 11-3-06**
BUCHALTER,MARILYN A
9810 SW 2 ST
DAVIE FL 33324

**SP 11-3-06**
CAVALIE,NANCY R
15290 SW 26 ST
DAVIE FL 33326-2034

**SP 11-3-06**
CHIN-A-YOUNG,NICHOLAS
18619 SW 15 ST
PEMBROKE PINES FL 33029

**SP 11-3-06**
CURREY,FRANCIS P
15025 SW 27 ST
DAVIE FL 33331-2608

**SP 11-3-06**
DUKE,GEORGE M JR & ELAN CHU
14951 SW 27TH ST
DAVIE FL 33331-2614

**SP 11-3-06**
GABRIELSON,MARK & ANGELA
15095 SW 27 ST
DAVIE FL 33331

**SP 11-3-06**
GARCIA,JOSE M & BELINDA A
15080 SW 31 CT
DAVIE FL 33331

**SP 11-3-06**
HAMMOND,PEGGY E &
HAMMOND,DALE
4000 SKYEND TER
DAVIE FL 33328

**SP 11-3-06**
HARRISON,MARLISA &
HARRISON,MICHAEL
14700 SW 29 PL
DAVIE FL 33330

**SP 11-3-06**
JHONES,JORGE A
14840 SW 31ST CT
DAVIE FL 33331-2617

**SP 11-3-06**
KENNEDY,GLENN &
KENNEDY,NONA
1051 NW 116 AVE
PLANTATION FL 33323

**SP 11-3-06**
KOSH,JEFFREY LIV TR
15182 SW 25 ST
DAVIE FL 33326

**SP 11-3-06**
LACEY,HELEN M
2801 SW 145TH AVE
DAVIE FL 33330-1057

**SP 11-3-06**
MADADI,JAGGA R
3138 SW 14 ST
FORT LAUDERDALE FL 33312

**SP 11-3-06**
MC GOVERN,FRED & DONNA
15201 SW 31ST CT
DAVIE FL 33331-2626

**SP 11-3-06**
MEIMAN,GRETCHEN &
MEIMAN,SHAWN L
15181 SW 31 CT
DAVIE FL 33331

**SP 11-3-06**
GRIMSON,KEITH J &
GRIMSON,PATRICIA A
15150 SW 27 ST
DAVIE FL 33331-2615

**SP 11-3-06**
HAMMOND,WILLIAM O
14693 SW 29 PL
DAVIE FL 33330

**SP 11-3-06**
HOOVER,RENEE
3000 SW 154 AVE
DAVIE FL 33331-2610

**SP 11-3-06**
KATZ,RICHARD J
14801 SW 27 ST
DAVIE FL 33331-2612

**SP 11-3-06**
KENNEDY,GLENN & NONA
1051 NW 116 AVE
PLANTATION FL 33323

**SP 11-3-06**
KRUPNICK,BRETT E
1401 S OCEAN DR #706
HOLLYWOOD FL 33019

**SP 11-3-06**
LAMPER,MATTHEW
HODGES,TAMARA MANAOIS
GUARDIAN
15050 SW 27 ST
DAVIE FL 33331

**SP 11-3-06**
MANGAR,DEVANAND
360 S BLANCA AVE
TAMPA FL 33606-3630

**SP 11-3-06**
MCGRATH,JAMES & ZINORA
6511 HOLATEE TRL
SOUTHWEST RANCHES FL 33330

**SP 11-3-06**
MOOREHEAD,JOHN & KATHY 1/2
INT
WESTERSON,BARBARA H
2850 SW 154TH AVE
DAVIE FL 33331-2601

**SP 11-3-06**
HALL,MICHAEL J & LINDA S
14701 SW 26 ST
DAVIE FL 33325

**SP 11-3-06**
HANCOCK,MARGARET P
14940 SW 31 CT
DAVIE FL 33331-2619

**SP 11-3-06**
HOOVER,RICKY
3000 SW 154 AVE
DAVIE FL 33331-2610

**SP 11-3-06**
KELLER,ROBERT & P
KELLER,ROBERT JR,KELLER,LINDA
15131 SW 31ST CT
DAVIE FL 33331-2624

**SP 11-3-06**
KNIERIM,DAVID A & JENNIFER D
14670 SW 29 PL
DAVIE FL 33330

**SP 11-3-06**
LA CROIX,EARLINE M
15100 SW 26TH ST
DAVIE FL 33326-2002

**SP 11-3-06**
LEWIS,JEANNETE C
15200 SW 27 ST
DAVIE FL 33331-2602

**SP 11-3-06**
MARCHESE,RICHARD
MCLAUGHLIN,REBECCA
14781 SW 26 ST
DAVIE FL 33325

**SP 11-3-06**
MEHDI,ZAFAR
14880 SW 31 CT
DAVIE FL 33322

**SP 11-3-06**
MORRIS,FRED & THERESA
15230 SW 26 ST
DAVIE FL 33326-2034

**SP 11-3-06**
MPV PROPERTIES INC
11899 W RIDGE VIEW DR
DAVIE FL 33330

**SP 11-3-06**
NUNN,THOMAS S JR & LYNDA M
15100 SW 27TH CT
DAVIE FL 33331-2615

**SP 11-3-06**
PARIS,STEVEN M & BETTY ANNE
15001 SW 31 CT
DAVIE FL 33331-2622

**SP 11-3-06**
PORTELA,OSCAR R
14901 SW 27 ST
DAVIE FL 33331

**SP 11-3-06**
ROBERTS,NICHOLAS & A REV LIV TR
16170 SW 7 ST
PEMBROKE PINES FL 33027

**SP 11-3-06**
RODRIGUEZ,PETER V & LESLIE &
RODRIGUEZ,GELDA
14941 SW 31 CT
DAVIE FL 33331-2620

**SP 11-3-06**
SECADES,RAMON &
SECADES,MARIA C
15222 SW 25 ST
DAVIE FL 33326

**SP 11-3-06**
SMITH,GERALD ALAN & CARMEN C
4931 LINCOLN ST
HOLLYWOOD FL 33021-5216

**SP 11-3-06**
SOZIO,BRUNO & LINDA
505 SLEEPY HOLLOW RD
THOMS RIVER NJ 08753

**SP 11-3-06**
TRESCHAN,CLAUDIA L
AGRAS,ALFREDO
2900 SW 148 AVE
DAVIE FL 33331-2634

**SP 11-3-06**
NICKERSON,JEFFREY
15100 SW 31ST CT
DAVIE FL 33331-2623

**SP 11-3-06**
O'DONNELL,TERRENCE H &
CECELIA I
15142 SW 25 ST
DAVIE FL 33326

**SP 11-3-06**
PIERCE,ROBERT G &
PIERCE,CAROL R
3100 SW 148 AVE
DAVIE FL 33331-2635

**SP 11-3-06**
PROCACCINI,MELANIE
15241 SW 31 CT
DAVIE FL 33331-2626

**SP 11-3-06**
ROBLES,ALEXIS SUPPL NEEDS TRUST
% BANK OF NY/TRUST PROPERTIES
1 WALL ST 5 FL
NEW YORK NY 10286

**SP 11-3-06**
SAMBOR,RUTH E
15141 SW 31ST CT
DAVIE FL 33331-2624

**SP 11-3-06**
SHERIDAN,RONA L
14650 SW 29 PL
DAVIE FL 33330

**SP 11-3-06**
SOUTHERN HOMES OF DAVIE IV LLC
12900 SW 128 ST SUITE 100
MIAMI FL 33176

**SP 11-3-06**
STANLEY,EDWARD A
2800 SW 154TH AVE
DAVIE FL 33331-2601

**SP 11-3-06**
TROMANS,MARK A
15170 SW 26 ST
DAVIE FL 33326-2002

**SP 11-3-06**
NORBERG,KENNETH JR &
PLUNKETT,BRANDI L
14981 SW 31 CT
DAVIE FL 33331

**SP 11-3-06**
PALERMO,FRANK & LISA
15000 SW 31 CT
DAVIE FL 33331-2607

**SP 11-3-06**
PINKIEN,GLENN
15110 SW 26 ST
DAVIE FL 33326-2002

**SP 11-3-06**
RAMSAY,SANDRA FONG-WOO &
RAMSAY,VANLY ALEXANDER
2801 SW 148 AVE
DAVIE FL 33331

**SP 11-3-06**
RODRIGUEZ,ANDY & LENA
14901 SW 31 CT
DAVIE FL 33331

**SP 11-3-06**
SANCHEZ,LEIGH
105 WINDY POINT CIR
MARATHON FL 33050

**SP 11-3-06**
SHERROD,CURTIS & JOAN
14750 SW 31 CT
DAVIE FL 33331

**SP 11-3-06**
SOUTHERN HOMES OF DAVIE LLC
7990 SW 117 AVE STE 135
MIAMI FL 33183

**SP 11-3-06**
THRALL,EDWARD A & JUANITA
2790 SW 139 AVE
DAVIE FL 33330-1146

**SP 11-3-06**
TWIST,DALE ALLEN & CHERYL ANN
15140 SW 31ST CT
DAVIE FL 33331-2623

**SP 11-3-06**
VELTRI,DIANE
15075 SW 27TH ST
DAVIE FL 33331-2608

**SP 11-3-06**
WALSH,THOMAS E & ROBINETTE B
14980 SW 31 CT
DAVIE FL 33331-2619

**SP 11-3-06**
WILLIAMS,PAUL J & JODI M
14971 SW 27 ST
DAVIE FL 33331

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

# PILLAR CONSULTANTS INC.

Lic. #QB-0015697

January 12, 2007

Town of Davie Planning & Zoning Division
5621 SW 58th Ct.
Davie, FL 33314-7468

Re: 13.95 Acres Residential Parcel of land
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised, that on Friday January 19, 2007 and Monday January 22, 2007, we will be at the Shenandoah Community Center at 6:00 p.m.(located at 14601 SW. 14th St.) and Town of Davie Community Room at 6:00 p.m.(located at 6591 Orange Dr.) respectively, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development (consisting of 14 single family homes) and be ready to answer any questions you may have and will listen to any suggestions.

Sincerely,

Pillar Consultants, Inc.

Jason Wilson
Project Engineer

Enclosures: Proposed Site Plan
Future Land Use Map
Zoning and Aerial Map
Meeting Location Maps

Cc: Town of Davie Planning Division

General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

**Exhibit 4 (*Public Participation Sign-in Sheets*)**

PUBLIC PARTICIPATION (RANCHO ALEGRE)

SIGN-IN SHEET 1/19/07

| NAME | ADDRESS |
|---|---|
| Judy Paul | |
| PAT GRIMSON | 15150 SW 27Th ST DAVIE 33331 |
| Jay C. EVANS | 5230 S. University Dr. #104, Davie |
| JASON WILSON | 5230 S. UNIVERSITY RD, 104, DAVIE |

1/22/07

| NAME | ADDRESS |
|---|---|
| Jay C. EVANS | 5230 S. University Dr. #104, Davie |

FROM :PILLAR CONSULTANTS, INC. FAX NO. :9546800323 Dec. 05 2007 11:34AM P3

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

# N/A

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

# PILLAR CONSULTANTS INC.

Lic. #QB-0015697

January 26, 2007

Ms. Lisa Bazinet
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: Rancho Alegre
Citizen Participation Plan Report and Mailing Certification
02021a

Dear Lisa:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

The first meeting was held on January 19, 2007, 6:00 p.m., at the Town of Davie Shenandoah Park Community Room. Two residents (Council Member Judy Paul and Pat Grimson of 15150 SW 27th St) were present to inquire and state concerns regarding the proposed development. The second meeting was held on January 22, 2007, 6:00 p.p at the Town of Davie Community Room. No one attended the first meeting and we adjourned at 7:00 p.m.

The major concern addressed was the current rain runoff from our existing site that is impacting/flooding Ms. Grimson's property. We explained to Ms. Grimson and Council Member Paul that due to CBWCD criteria and the nature of our design, our site will not shed any more water onto her property unless it is a major storm event (excess of 25 year storm) where all properties will be equalized and flooded. We showed them the location and sections of proposed berms around our property; to contain the water on our site. Ms. Grimson requested we send her a copy of our drainage plans (which we sent to her certified mail – January 25, 2007).

In conclusion, we hope that the above satisfies the requirement of public participation in the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

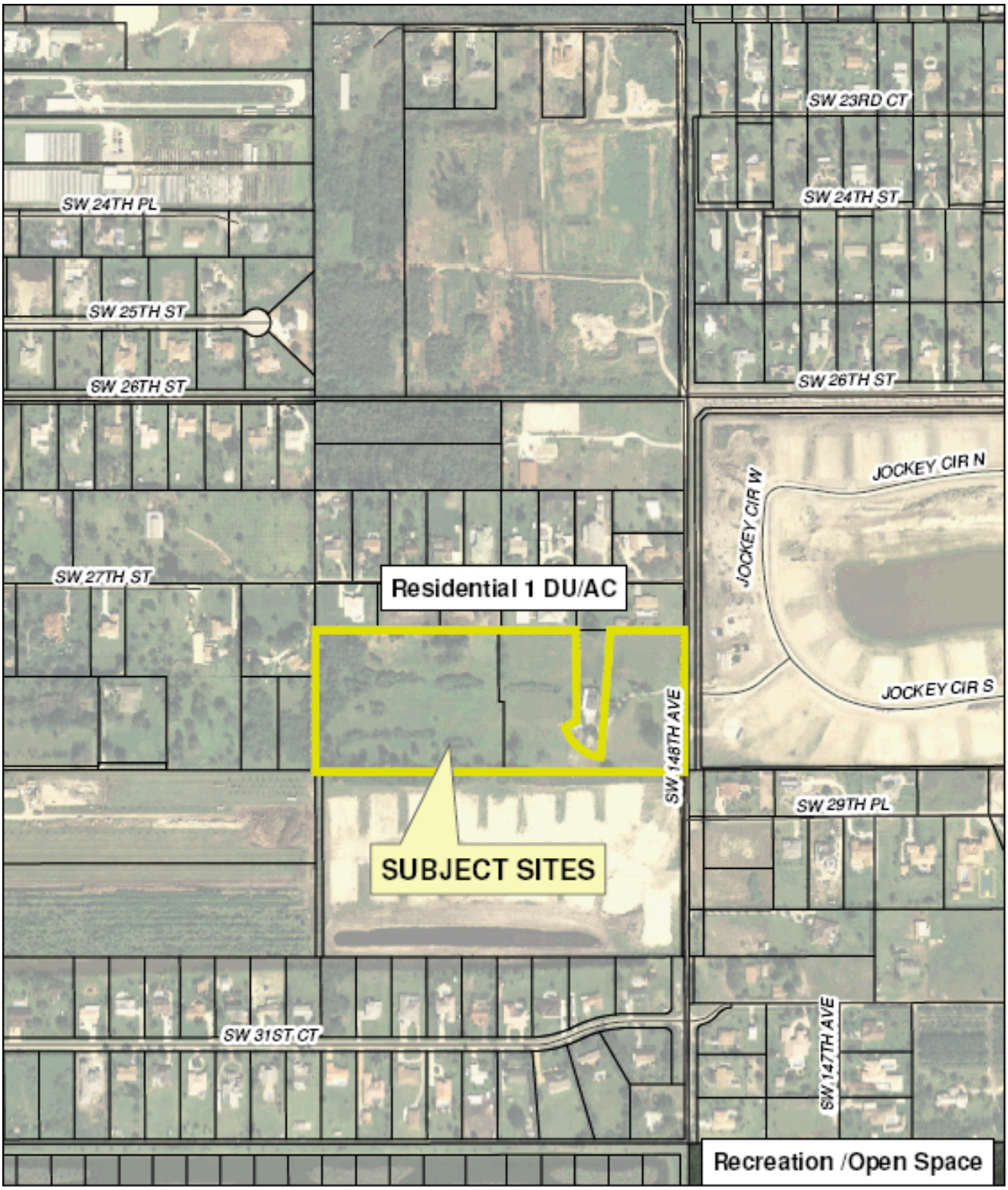
Pillar Consultants, Inc.

Jason Wilson
Project Engineer

General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

FROM PILLAR CONSULTANTS, INC. FAX NO. :9546800323 Dec. 05 2007 11:33AM P2

**Exhibit 7** ***(Future Land Use Map)***




Date Flown:
12/2006

N

0 250 500 1,000 Feet

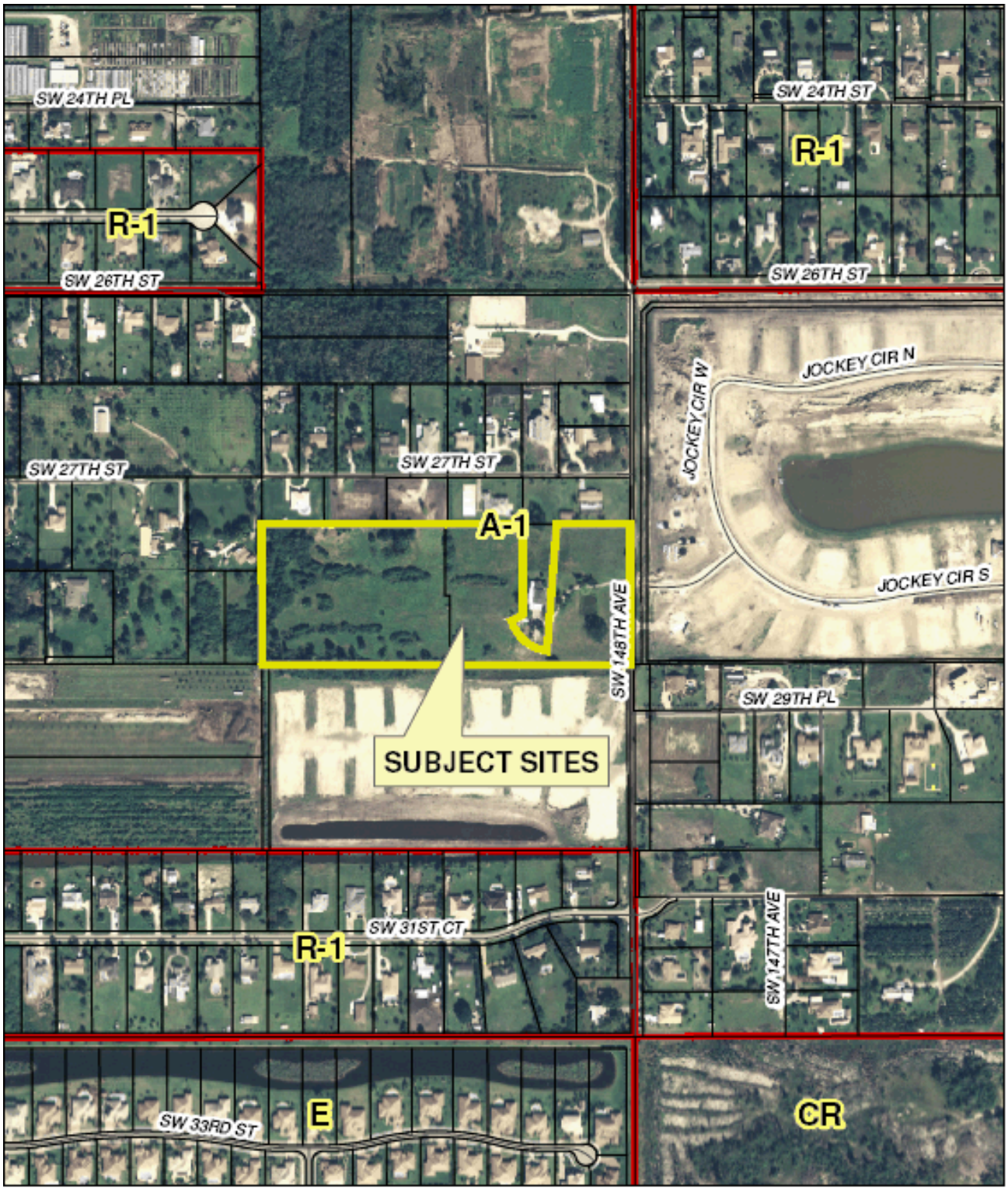
Prepared by the Town of Davie GIS Division

Plat
P 11-2-06

Future Land Use Map

Prepared by : ID
Date Prepared: 10/19/07

**Exhibit 8** ***(Aerial, Zoning, and Subject Site Map)***




Date Flown:
12/2006

N

0 250 500 1,000 Feet

Prepared by the Town of Davie GIS Division

Plat
P 11-2-06
Zoning and Aerial Map

Prepared by : ID
Date Prepared: 10/19/07