

**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 12-2-05/06-  
22/Brierwood Estates/ 1385 SW 131st Terrace

**AFFECTED DISTRICT:** District 4

**ITEM REQUEST:** **Petitioner Requesting a Tabling/Withdrawal**

**TITLE OF AGENDA ITEM:**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO R-5, LOW MEDIUM DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The subject site is located at the northwest corner of Southwest 14th Street and Southwest 130th Avenue. The site consists of two parcels. The parcel to the south known as Lorson Estates was rezoned to R-5, Low Medium Density Dwelling District in 2006. The petitioner is requesting approval to rezone the north parcel of the subject property from A-1, Agricultural District to R-5, Low Medium Density Dwelling District, making the zoning uniform through the site to allow a 38-units residential development on both parcels. The rezoning will also provide consistency with the existing Land Use designation of Residential 5 DU/AC.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** n/a

**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):** Tabling Memorandum, Ordinance, Planning Report

Tabling Memorandum



Development Services Department  
Planning & Zoning Division

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6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399  
PHONE: 954.797.1103 • FAX: 954.797.1204 • WWW.DAVIE-FL.GOV

**MEMORANDUM**

PZ 3-28-08

Mayor and Town Council

**THROUGH:** Gary Shimun, Town Administrator  
Marcie Nolan, AICP, Acting Development Services Director  
David Quigley, AICP, Planning & Zoning Manager 

**FROM:** Lise Bazinet, Planner II 

**DATE:** March 28, 2008

*ZB 12-2-05 Brierwood Estates (Rezoning Application)*

**REQUEST:**

The Petitioner is requesting that the above referenced item, currently scheduled on the April 16, 2008 Town Council meeting be tabled to May 7, 2008.

**PREVIOUS ACTIONS:** n/a

**JUSTIFICATION:**

The petitioner is requesting to table this item. The applicant requested to table this item to resolve outstanding comments (see attached petitioner's justification letter).



**HSQ GROUP, INC.**  
Consulting Engineers • Planners • Transportation  
14000 Military Trail, Suite 105  
Delray Beach, Florida 33484  
www.hsqgroupinc.com  
(561) 637-0955 Phone • (561) 637-4731 Fax

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March 21, 2008

Planning and Zoning Board  
**TOWN OF DAVIE**  
3500 Northwest 76th Avenue  
Davie, FL 33024

**RE: Brierwood Estates**  
**HSQ Project No.: 0511-73**

To Whom It May Concern:

Pursuant to our conversation please be advised that we would like to table both the rezoning and plat items to the next available P&Z Meeting.

Thank you.

Sincerely,  
HSQ GROUP INC.

  
Antonio Quevedo, P.E.  
Vice President

AQ:ra

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO R-5, LOW MEDIUM 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 **TO:** R-5, Low Medium 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 to R-5, Low Medium 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-5, Low Medium 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 \_\_\_\_\_, 2008.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

**Exhibit "A"**

**Application:** ZB 12-2-05/Brierwood Estates

**Original Report Date:** 3/14/2008

**Revision(s):**

4/1/2008

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**TOWN OF DAVIE**

**Development Services Department**

**Planning & Zoning Division**

*Staff Report and Recommendation*

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**Applicant Information**

**Owner/Petitioner**

**Name:** Deerwood Estates, Inc/ Carmen Lunnetta

**Address:** 1441 Interchange Circle South

**City:** Miramar, Florida 33025

**Phone:** (954) 889-0421

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**Background Information**

**Date of Notification:** March 19, 2008 **Number of**  
**Notifications:** 231

**Petitioner's Request:** Rezone the subject site **FROM:** A-1, Agricultural District  
**TO:** R-5, Low Medium Density Dwelling District

**Address:** 1385 SW 131<sup>st</sup> Terrace

**Location:** Generally located on the northwest corner of SW 130<sup>th</sup>  
Avenue and Southwest 14<sup>th</sup> Street.

**Future Land Use Plan Map:** Residential 5 DU/Acre

**Existing Zoning(s):** A-1, Agricultural District and R-5, Low Medium Density Dwelling

**Proposed Zoning(s):** R-5, Low Medium Density Dwelling

**Existing Use(s):** Residential single-family

**Parcel Size:** 13.24 net acres (576,734 sq. ft.)

**Proposed Use(s):** 28 single-family homes

**Proposed Density:** 2.8 DU/acre

**Surrounding Land**

**Surrounding Use(s):**

**North:** Residential / Elementary School  
DU/Acre  
**South:** Residential Development  
DU/Acre  
**East:** Residential Development  
DU/Acre  
**West:** Elementary School  
DU/Acre

**Use Plan Map**  
**Designation(s):**

Residential 5  
Residential 1  
Residential 3  
Residential 5

**Surrounding Zoning(s):**

**North:** CF, Community Facility/ A-1, Agricultural District  
**South:** R-1, Low Density Dwelling District  
**East:** PRD-5, Planned Residential Development  
**West:** CF, Community Facility

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**Zoning History**

**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation classification was in place at the time of annexation.

**Previous requests on same property:**

On May 3, 2006 Town Council approved rezoning Application (ZB 8-2-04 Lorson Estates) to Rezone the approximately 4.37 acre subject site from A-1, Agricultural District to R-5, Low Medium Density Dwelling District for the south portion of the subject property.

On May 3, 2006 Town Council approved Plat Application (P 8-3-04 Lorson Estates), this plat application is for eleven (11) lot specific parcels for the south portion of the subject property.

On May 3, 2006 Town Council approved Site Plan application (SP 8-12-04 Lorson Estates), site plan approval for an eleven (11) single-family home development.

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

Master Site Plan Application (MSP 12-8-05), this request is for site plan approval for a residential project consisting of 38 single family dwellings.

*Plat Application (P 2-2-06)*, requesting approval of the plat known as “Brierwood Estates”.

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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 12-305), 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)(4))*, the R-5, Low Medium Density Dwelling District is intended to implement the five (5) 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-medium density single-family dwelling district.

*Land Development Code (Section 12-81A), Conventional Single-Family Development Standards for R-5, Low Medium Density Dwelling District, minimum lot area 7,000 sq. ft., minimum lot frontage 75 feet, maximum height is 35 feet, maximum building ratio is 40%, minimum front setback 25 feet, side setback 10 feet, and rear setback 15 feet.*

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 3. This Planning Area is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

### **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)plating, 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.

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## **Application Details**

The subject site is located at the northwest corner of Southwest 14<sup>th</sup> Street and Southwest 130<sup>th</sup> Avenue. The site consists of two parcels. The parcel to the south known as Lorson Estates was rezoned to R-5, Low Medium Density Dwelling District in 2006. The petitioner is requesting approval to rezone the north parcel of the subject property from A-1, Agricultural District to R-5, Low Medium Density Dwelling District, making the zoning uniform through the site to allow a 38-units residential development on both parcels. The rezoning will also provide consistency with the existing Land Use designation of Residential 5 DU/AC.

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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 Flamingo Elementary School on March 3, 2006 and March 10, 2006. In addition, the petitioner conducted an additional meeting after the purchase of the south parcel known as "Lorson Estates" on December 17, 2007 at Flamingo Elementary School. Attached is the petitioner's Citizen Participation Report.

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### **Staff Analysis**

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 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 Residential 5 DU/Acre to be rezoned to the R-5, Low Medium Density Dwelling District.*

- (b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

*Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium Density Dwelling District will be consistent with abutting residential zoning. This proposed rezoning would also be compatible with CF, Community Facility, to the north and west.*

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

*The existing A-1, Agricultural District zoning designation is inconsistent with the Future Land Use designation of Residential 5 DU/acre. The change to R-5, Low Medium Density Dwelling District would be logical and consistent with the Comprehensive Plan..*

- (d) The proposed change will adversely affect living conditions in the neighborhood;

*Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium 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 will 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 to R-5, Low Medium Density Dwelling District will not generate more traffic than anticipated by the Future Land Use designation.*

- (f) The proposed change will adversely affect other property values;

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

- (g) The proposed change will 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 will 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 substantial reasons why the property cannot be used in accord with existing zoning.

*The subject parcel must be rezoned to be consistent with the current Future Land Use designation of Residential 5 DU/acre.*

- (j) The proposed rezoning is 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 Residential 5 DU/Acre. 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-5, Low Medium 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 surrounding uses.

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## **Staff Recommendation**

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

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## **Planning and Zoning Board Recommendation**

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## **Town Council Action**

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### **1. Exhibits**

1. Justification Letter
  2. Mail-out Map
  3. Mail-out
  4. Public Participation Notice
  5. Public Participation Sign-in Sheet
  6. Public Participation Summaries
  7. Future Land Use Plan Map
  8. 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)**



**HSQ GROUP, INC.**  
**Consulting Engineers • Planners • Transportation**  
14000 Military Trail, Suite 103  
Delray Beach, Florida 33484  
(561) 637-0955 Phone • (561) 637-4731 Fax

December 21, 2005

Mr. David Abramson  
TOWN OF DAVIE  
Planning & Zoning Division  
6591 Orange Drive  
Davie, Florida 33314-3399

Re: **BRIERWOOD ESTATES**  
HSQ Project Number: **0511-73**  
**(Rezoning Justification Letter)**

Dear Mr. Abramson:

Pursuant to the Town of Davie review criteria of Section 12-307 of the land development code, the following is the justification for the rezoning of this property:

1. The property is currently zoned A-1. The owner is proposing to rezone the property to R-5.
2. The proposed change in zoning is not contrary to the adopted comprehensive plan.
3. The proposed change in zoning will not create an isolated zoning district, unrelated and incompatible with adjacent and nearby districts.
4. The proposed change in zoning will not adversely affect living conditions within the adjacent neighborhood.
5. The proposed change in zoning will not adversely affect other property values within the adjacent neighborhood.
6. The proposed change in zoning will not be a deterrent to the improvement or development of the other adjacent properties.

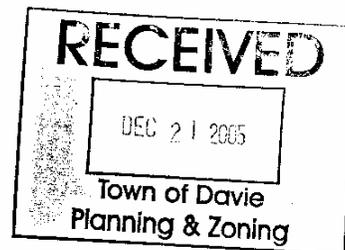
If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,  
HSQ GROUP, INC.

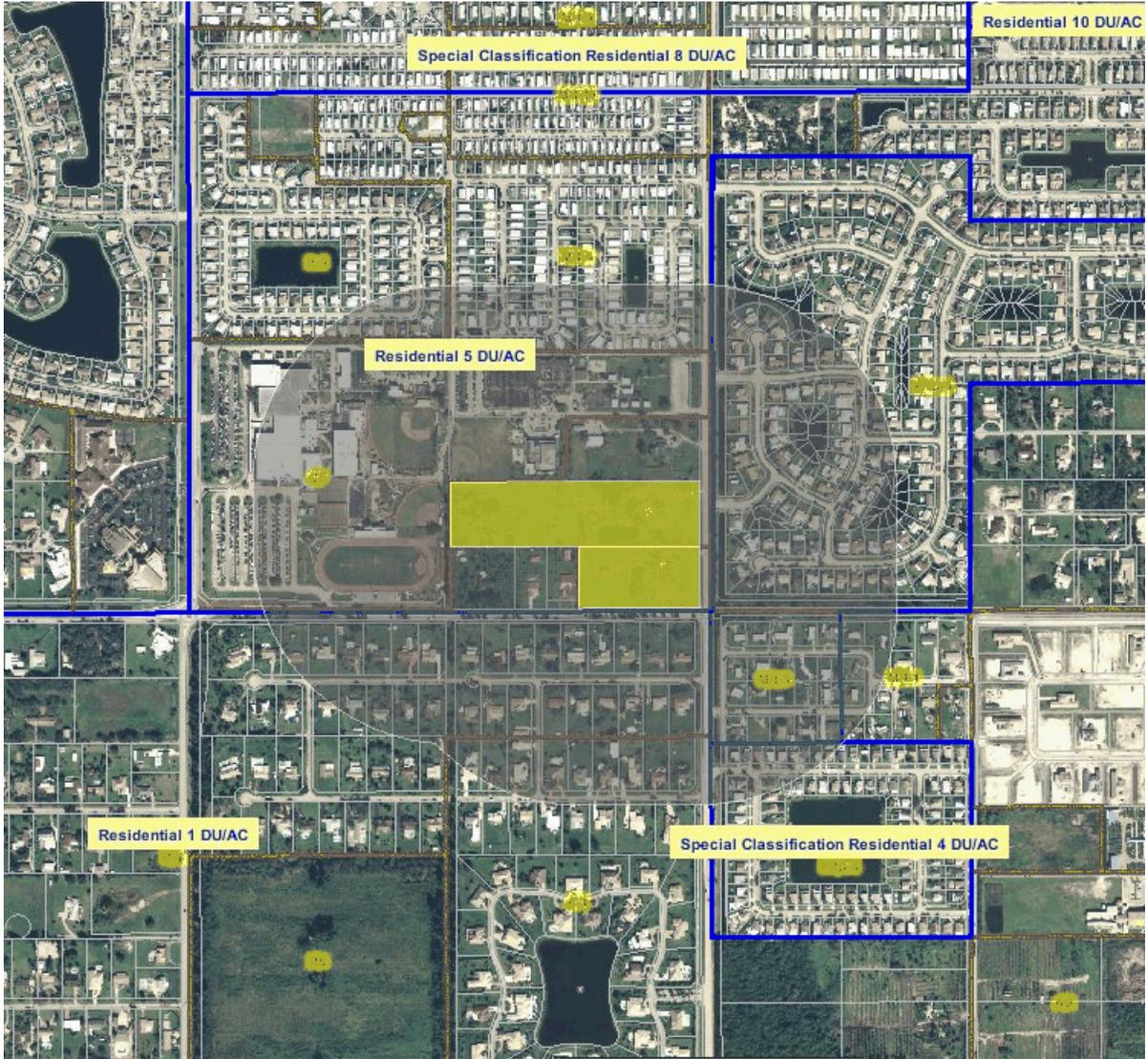
A handwritten signature in black ink, appearing to read 'Antonio Quevedo', is written over a horizontal line. The signature is fluid and cursive.

Antonio Quevedo, P.E.

cc: Carmen Lunnetta, Deerwood Estates, Inc.



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



### Exhibit 3 (Mail-out)

ZB 12-2-05 /  
PALESTRANT,ROBERT E & C B  
13151 SW 16 CT  
DAVIE FL 33325

ZB 12-2-05  
PALMER,JAMES W & LINDA S  
12911 SW 13TH MNR  
DAVIE FL 33325-5548

ZB 12-2-05  
PALMER,JAMES W & LINDA S  
12911 SW 13TH MNR  
DAVIE FL 33325-5548

ZB 12-2-05  
PAULSEN,NEIL EUGENE  
12920 SW 15 ST  
DAVIE FL 33325-5815

ZB 12-2-05 /  
PEIFFER,CHARLES ALBERT &  
DONNA  
12741 SW 12TH CT  
DAVIE FL 33325-5536

ZB 12-2-05 /  
PENTA,PATRICIA  
13400 SW 10 PL  
DAVIE FL 33325-1603

ZB 12-2-05  
PERRY,CLIFTON H SR  
1111 SW 128TH DR  
DAVIE FL 33325-5570

ZB 12-2-05 /  
PERRY,CLIFTON H SR  
1111 SW 128TH DR  
DAVIE FL 33325-5570

ZB 12-2-05  
PETER,GEORGE & YVES-ROSE  
13210 SW 14 PL  
DAVIE FL 33325

ZB 12-2-05  
POLITO,PAUL J  
1275 SW 130 AVE  
DAVIE FL 33325

ZB 12-2-05  
POWELL,PAMELA J 1/2 INT EA  
12831 SW 13 MNR  
DAVIE FL 33325-5546

ZB 12-2-05  
POWELL,PAMELA J 1/2 INT EA  
12831 SW 13 MNR  
DAVIE FL 33325-5546

ZB 12-2-05  
PROCTOR,JOHN M & BARBARA  
12821 SW 13TH MNR  
DAVIE FL 33325-5546

ZB 12-2-05  
RANCH DEVELOPERS LLC  
1251 SW 130 AVE  
DAVIE FL 33325-4301

ZB 12-2-05  
REARDON,SEAN P & CHRISTINE S  
1020 SW 133RD TER  
DAVIE FL 33325-1615

ZB 12-2-05  
RICHARD,JOSEPH R  
12820 SW 10TH MNR  
DAVIE FL 33325-5511

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
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CHICAGO IL 60690-2195

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ROWARS,CHARLES M TR  
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CHICAGO IL 60690-2195

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ROWARS,CHARLES M TR  
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CHICAGO IL 60690-2195

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CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
MAHAR,JUDY E 1/2 INT  
12870 SW 11 PL  
DAVIE FL 33325-5531

ZB 12-2-05  
MAHAR,JUDY E 1/2 INT  
12870 SW 11 PL  
DAVIE FL 33325-5531

ZB 12-2-05  
MANGANO,MICHAEL F & JOANNE  
1400 SW 130TH AVE  
DAVIE FL 33325-5801

ZB 12-2-05  
MANGIERI,JEFFREY & LOUANN  
1120 SW 128 DR  
DAVIE FL 33325-5569

ZB 12-2-05  
MANKOWSKI,ANN M  
13300 SW 10TH PL  
DAVIE FL 33325-1602

ZB 12-2-05  
MARTIN,JAY & KATHLEEN  
13291 SW 16 CT  
DAVIE FL 33325-5740

ZB 12-2-05  
MC DONALD,JOHN J JR  
12721 SW 13 MNR  
DAVIE FL 33325-5544

ZB 12-2-05  
MC DONALD,JOHN J JR  
12721 SW 13 MNR  
DAVIE FL 33325-5544

ZB 12-2-05  
MC GOWAN,EILEEN LE  
12900 SW 14 CT  
DAVIE FL 33325

ZB 12-2-05  
MC LAUGHLIN,JOSEPH S & SHERI M  
1310 SW 129TH WAY  
DAVIE FL 33325-5583

ZB 12-2-05  
MC LAUGHLIN,JOSEPH S & SHERI M  
1310 SW 129TH WAY  
DAVIE FL 33325-5583

ZB 12-2-05  
MCCUSKER-REUSS,KIMBERLY  
12901 SW 13TH MNR  
DAVIE FL 33325-5548

ZB 12-2-05  
MCCUSKER-REUSS,KIMBERLY  
12901 SW 13TH MNR  
DAVIE FL 33325-5548

ZB 12-2-05  
MCGOWAN,EILEEN LE  
12900 SW 14 CT  
DAVIE FL 33325

ZB 12-2-05  
MEADOR,WILLIAM G & DIANA C  
12740 SW 13TH MNR  
DAVIE FL 33325-5543

ZB 12-2-05  
MORGAN,DENNIS 1/2 INT EA  
1110 SW 129 WAY  
DAVIE FL 33325-5579

ZB 12-2-05  
MORGAN,DENNIS 1/2 INT EA  
1110 SW 129 WAY  
DAVIE FL 33325-5579

ZB 12-2-05  
MOSER,ANTHONY J & JOYCE J  
1081 SW 129TH WAY  
DAVIE FL 33325-5578

ZB 12-2-05  
MUCCIO,ROBERT S 1/2 INT  
13501 SW 14 PL  
DAVIE FL 33325-5728

ZB 12-2-05  
MULLER,CHARLES & CAROL  
12810 SW 13TH MNR  
DAVIE FL 33325-5545

ZB 12-2-05  
NAVARRETE,RAUL & KAREN  
13430 SW 10 PL  
DAVIE FL 33325

ZB 12-2-05  
NELSON,TIMOTHY J & BARBARA E  
12810 SW 10TH MNR  
DAVIE FL 33325-5511

ZB 12-2-05  
NELSON,TIMOTHY J & BARBARA E  
12810 SW 10TH MNR  
DAVIE FL 33325-5511

ZB 12-2-05  
NICHOLS,OKEY & MARJORIE  
1320 SW 128 DR  
DAVIE FL 33325-5573

ZB 12-2-05  
NICHOLS,OKEY & MARJORIE  
1320 SW 128 DR  
DAVIE FL 33325-5573

ZB 12-2-05  
NEILL,ALYCE A  
12851 SW 11 PL  
DAVIE FL 33325-5532

ZB 12-2-05  
NEILL,ALYCE A  
12851 SW 11 PL  
DAVIE FL 33325-5532

ZB 12-2-05  
OLAFSON,DAVID & ELIZABETH  
13301 SW 16 CT  
DAVIE FL 33325-5712

ZB 12-2-05  
OSBORN,HAROLD E III & KATHY A  
1301 SW 129TH WAY  
DAVIE FL 33325-5584

ZB 12-2-05  
OSBORN,HAROLD E III & KATHY A  
1301 SW 129TH WAY  
DAVIE FL 33325-5584

ZB 12-2-05  
JIMRUSTI,PHILLIP R  
12730 SW 12TH CT  
DAVIE FL 33325-5535

ZB 12-2-05  
JIMRUSTI,PHILLIP R  
12730 SW 12TH CT  
DAVIE FL 33325-5535

ZB 12-2-05 /  
JOHNSON,ROBERT J &  
13310 SW 14 PL  
DAVIE FL 33325-5723

ZB 12-2-05  
JONES,CHRISTOPHER &  
1111 SW 129 WAY  
DAVIE FL 33325-5580

ZB 12-2-05 /  
JUSTICE,RONALD R & CONNIE S  
17560 66 CT N  
LOXAHATCHEE FL 33470-3235

ZB 12-2-05 /  
KHAN,MOHAMED & SAHIDAN  
12741 SW 13TH MNR  
DAVIE FL 33325-5544

ZB 12-2-05 /  
KHAN,NASEEB &  
1101 SW 129 WAY  
DAVIE FL 33324

ZB 12-2-05 /  
KLINGER,DENNIS M TR &  
12960 SW 14TH CT  
DAVIE FL 33325-5811

ZB 12-2-05 /  
KOSS,GARY T  
12710 SW 13 MNR  
DAVIE FL 33325-5543

ZB 12-2-05 /  
KRIMINGER,R M & JENNIFER R  
1131 SW 128 DR  
DAVIE FL 33325-5570

ZB 12-2-05 /  
KRIMINGER,R M & JENNIFER R  
1131 SW 128 DR  
DAVIE FL 33325-5570

ZB 12-2-05  
LABRADOR,JOSE R  
12740 SW 12 CT  
DAVIE FL 33325-5535

ZB 12-2-05 /  
LACEY,BARBARA L  
12990 SW 13TH ST  
DAVIE FL 33325-5541

ZB 12-2-05 /  
LACEY,BARBARA L  
12990 SW 13TH ST  
DAVIE FL 33325-5541

ZB 12-2-05 /  
LAUDON,LEWIS L & ROBYN  
13300 SW 14TH PL  
DAVIE FL 33325-5723

ZB 12-2-05 /  
LEE,FRANK 1/2 INT  
1031 SW 133 TER  
DAVIE FL 33325-1616

ZB 12-2-05 /  
LEE,JOHN L & SHERRYL R  
12881 SW 11TH PL  
DAVIE FL 33325-5532

ZB 12-2-05 /  
LETENDRE,DONALD K &  
ELIZABETH R  
1310 SW 128TH DR  
DAVIE FL 33325-5573

ZB 12-2-05 /  
LETENDRE,DONALD K &  
ELIZABETH R  
1310 SW 128TH DR  
DAVIE FL 33325-5573

ZB 12-2-05 /  
LLOYD,PETER &  
13091 SW 16 CT  
DAVIE FL 33325

ZB 12-2-05 /  
LOWE,DONALD J  
1500 SW 130 AVE  
DAVIE FL 33325-5803

ZB 12-2-05 /  
LUCKETT,DALE  
1450 SW 130 AVE  
DAVIE FL 33325-5801

ZB 12-2-05 /  
LUCKETT,JAMES G & VICTORIA  
1080 SW 129TH WAY  
DAVIE FL 33325-5577

ZB 12-2-05  
LUCKETT,JAMES G & VICTORIA  
1080 SW 129TH WAY  
DAVIE FL 33325-5577

ZB 12-2-05 /  
LUDWIG,RICHARD J & LISA J  
1091 SW 129TH WAY  
DAVIE FL 33325-5578

ZB 12-2-05  
LUIS,MARLON & CHERYL  
13251 SW 16 CT  
DAVIE FL 33325-5740

ZB 12-2-05  
LURZ,MARY AGNES  
1320 SW 129 WAY  
DAVIE FL 33325-5583

ZB 12-2-05 /  
LYNN,KENNETH W & ROBIN M  
1331 SW 127TH TER  
DAVIE FL 33325-5564

ZB 12-2-05  
MADDOX,PAUL T  
1460 SW 130 AVE  
DAVIE FL 33325-5801

ZB 12-2-05 /  
MADRID,GERMAN 1/2 INT  
13420 SW 10 PL  
DAVIE FL 33325-1603

ZB 12-2-05  
FLORIAN,MARIA A  
13211 SW 14TH PL  
DAVIE FL 33325-5722

ZB 12-2-05 /  
FOSTER,JAMES & KATHLEEN  
1300 SW 129 WAY  
DAVIE FL 33325

ZB 12-2-05 /  
FOSTER,JAMES & KATHLEEN  
1300 SW 129 WAY  
DAVIE FL 33325

ZB 12-2-05  
FRAM,GLEN & SANDRA  
1300 SW 128TH DR  
DAVIE FL 33325-5573

ZB 12-2-05 /  
FRAM,GLEN & SANDRA  
1300 SW 128TH DR  
DAVIE FL 33325-5573

ZB 12-2-05 /  
FREEBECK,MARGARET E  
1321 SW 127TH TER  
DAVIE FL 33325-5564

ZB 12-2-05  
GALL,GEORGE W  
12951 SW 13 ST  
DAVIE FL 33325

ZB 12-2-05  
GEARHART,ALBERT M &  
12731 SW 13TH MNR  
DAVIE FL 33325-5544

ZB 12-2-05 /  
GEARHART,ALBERT M &  
12731 SW 13TH MNR  
DAVIE FL 33325-5544

ZB 12-2-05  
GILLAN,JOHN J & T J FAM LIV TR  
13101 SW 14 PL  
FT LAUDERDALE FL 33325-5720

ZB 12-2-05  
GREEN,CLARA J 1/2 INT  
12920 SW 14 CT  
DAVIE FL 33325-5811

ZB 12-2-05 /  
GRONBERG,ERIK 1/2 INT EA  
13000 SW 14 PL  
DAVIE FL 33325-5717

ZB 12-2-05  
GROW,STEWART A JR  
13320 SW 10 PL  
DAVIE FL 33325-1602

ZB 12-2-05 /  
GUEVARA,MANUEL & KERRY L  
12880 SW 11TH PL  
DAVIE FL 33325-5531

ZB 12-2-05 /  
GULLA,MATTHEW & LARA  
13201 SW 16 CT  
DAVIE FL 33325-5740

ZB 12-2-05  
HANSEN,PAUL &  
13200 SW 14 PL  
DAVIE FL 33325-5721

ZB 12-2-05  
HART,HAROLD RAYMOND &  
JACQUELINE  
12940 SW 15TH ST  
DAVIE FL 33325-5815

ZB 12-2-05 /  
HAUSMAN,NANCY P  
13251 SW 14TH ST  
DAVIE FL 33325-5710

ZB 12-2-05 /  
HECHLER,SALLY E  
13220 SW 14TH PL  
DAVIE FL 33325-5721

ZB 12-2-05  
HERNANDEZ,RUBEN  
1331 SW 129 WAY  
DAVIE FL 33325-5584

ZB 12-2-05 /  
HISE,MYRA J  
12940 SW 14TH CT  
DAVIE FL 33325-5811

ZB 12-2-05  
HOFFMANN,HARRY WAYNE &  
LORRAINE  
1210 SW 129TH WAY  
DAVIE FL 33325-5581

ZB 12-2-05 /  
HOFFMANN,HARRY WAYNE &  
LORRAINE  
1210 SW 129TH WAY  
DAVIE FL 33325-5581

ZB 12-2-05 /  
HOLCOMBE,ERNIE  
13020 SW 14 PL  
DAVIE FL 33325-5717

ZB 12-2-05  
HORWATICH,ROBERT J & DEBRA J  
12901 SW 15TH ST  
FORT LAUDERDALE FL 33325-5816

ZB 12-2-05  
HORWATICH,ROBERT J & DEBRA J  
12901 SW 15TH ST  
FORT LAUDERDALE FL 33325-5816

ZB 12-2-05 /  
HOWIE,WARREN &  
13111 SW 14TH PL  
DAVIE FL 33325-5720

ZB 12-2-05 /  
JEAN,NANETTE  
12711 SW 13 MNR  
DAVIE FL 33325-5544

ZB 12-2-05 /  
JEAN,NANETTE  
12711 SW 13 MNR  
DAVIE FL 33325-5544

ZB 12-2-05 /  
JERGUSON,ANDREW P III & SUSAN D  
12901 SW 14TH CT  
FORT LAUDERDALE FL 33325-5812

ZB 12-2-05  
CAVO,EMILIE M  
1070 SW 129 WAY  
DAVIE FL 33325-5577

ZB 12-2-05 /  
CHAVEZ,ANA M &  
12921 SW 13 MNR  
DAVIE FL 33325-5548

ZB 12-2-05  
COA,EIBAR  
1201 SW 130 AVE  
DAVIE FL 33325

ZB 12-2-05  
COBB,MARTHA S  
12950 SW 10 CT  
DAVIE FL 33325-5505

ZB 12-2-05 /  
COHEN,STEVEN M & TERESA C  
13410 SW 10TH PL  
DAVIE FL 33325-1603

ZB 12-2-05 /  
COLLAZO,MARIA &  
13301 SW 14 PL  
DAVIE FL 33325-5724

ZB 12-2-05 /  
CONLEY,RUBLE & RUTH 1/2 INT  
12941 SW 14TH CT  
DAVIE FL 33325-5812

ZB 12-2-05 /  
CONNAUGHTON,JOHN J &  
LUCRETIA R  
12920 SW 13 MNR  
DAVIE FL 33325-5547

ZB 12-2-05 /  
CONRAD,ROBERTA A  
1321 SW 129TH WAY  
DAVIE FL 33325-5584

ZB 12-2-05 /  
CONRAD,ROBERTA A  
1321 SW 129TH WAY  
DAVIE FL 33325-5584

ZB 12-2-05 /  
CORREA,THERESA &  
12730 SW 13 MNR  
DAVIE FL 33325-5543

ZB 12-2-05 /  
CRENSHAW,WINFRED W & JANET A  
13010 SW 14TH PL  
DAVIE FL 33325-5717

ZB 12-2-05 /  
CRICHTON,DANE  
13321 SW 14 PL  
DAVIE FL 33325-5724

ZB 12-2-05 /  
DELLA PENTA,DAVID A & LAURA  
12900 SW 13TH MNR  
DAVIE FL 33325-5547

ZB 12-2-05 /  
DEPOMPA,RON & SANDRA J  
13411 SW 14TH PL  
DAVIE FL 33325-5726

ZB 12-2-05  
DESMOND,CHRIS J  
13320 SW 14 PL  
DAVIE FL 33325-5723

ZB 12-2-05 /  
DOBEK,DAVID A & ROXANNE  
1201 SW 129TH WAY  
DAVIE FL 33325-5582

ZB 12-2-05 /  
DOVI,JEAN M  
1311 SW 127 TER  
DAVIE FL 33325-5564

ZB 12-2-05  
DRESSEL,CHARLES J & EMILY S  
13311 SW 14TH PL  
DAVIE FL 33325-5724

ZB 12-2-05  
DUFFY,MICHAEL B & CINDY  
12961 SW 14TH CT  
DAVIE FL 33325-5812

ZB 12-2-05 /  
DUNN,DONNA J  
12941 SW 15 ST  
DAVIE FL 33325-5816

ZB 12-2-05 /  
DUNN,KEITH FRANCIS & ERIN P  
1301 SW 128TH DR  
DAVIE FL 33325-5574

ZB 12-2-05  
DUNN,KEITH FRANCIS & ERIN P  
1301 SW 128TH DR  
DAVIE FL 33325-5574

ZB 12-2-05 /  
DUSKIN,MARK &  
13401 SW 14TH PL  
DAVIE FL 33325-5726

ZB 12-2-05 /  
EAHEART,DANIEL F & LINDA E  
13021 SW 14TH PL  
DAVIE FL 33325-5718

ZB 12-2-05  
EAST,KEVIN J &  
12800 SW 13TH MNR  
DAVIE FL 33325-5545

ZB 12-2-05 /  
EBANKS,MARK L & SHERI A  
13101 SW 16 CT  
DAVIE FL 33325

ZB 12-2-05 /  
EGAN,TRACEY L  
12860 SW 11 PL  
DAVIE FL 33325-5531

ZB 12-2-05 /  
EGAN,TRACEY L  
12860 SW 11 PL  
DAVIE FL 33325-5531

ZB 12-2-05 /  
ELLIOTT,STEVEN & COLLEEN F  
12731 SW 12 CT  
DAVIE FL 33325-5536

ZB 12-2-05  
ALI,KAREN  
13440 SW 10 PL  
DAVIE FL 33325

ZB 12-2-05  
ANDREWS,JAMES C & PEGGY A  
1211 SW 129TH WAY  
DAVIE FL 33325-5582

ZB 12-2-05  
ARATA,JAMES D & ELIZABETH  
1200 SW 129 WAY  
DAVIE FL 33325-5581

ZB 12-2-05  
ARATA,JAMES D & ELIZABETH  
1200 SW 129 WAY  
DAVIE FL 33325-5581

ZB 12-2-05  
ARNOLD,WAYNE E  
13001 SW 14 PL  
DAVIE FL 33325-5718

ZB 12-2-05  
AVON,RICHARD P JR  
12960 SW 10 CT  
DAVIE FL 33325

ZB 12-2-05  
BACCALA,GIOGIO  
13001 SW 16 CT  
DAVIE FL 33325

ZB 12-2-05  
BEAVERS LIV TR  
1297 SW ELETCHER LANE  
PORT ST LUCIE FL 34953

ZB 12-2-05  
BERGIN,ROBERT E & DEBORAH A  
13191 SW 16 CT  
DAVIE FL 33325

ZB 12-2-05  
BERMEO,EDGAR & VIVIANA  
1071 SW 129 WAY  
DAVIE FL 33325-5578

ZB 12-2-05  
BETTELLI,ROBERT J & JEAN  
13421 SW 14TH PL  
DAVIE FL 33325-5726

ZB 12-2-05  
BINGER,WILLIAM J JR & DEBBIE A  
12921 SW 15 ST  
DAVIE FL 33326

ZB 12-2-05  
BLACK,WILLIAM G &  
12840 SW 13TH MNR  
FT LAUDERDALE FL 33325

ZB 12-2-05  
BOHANNON,ROGER E & ANGELA  
1061 SW 129 WAY  
DAVIE FL 33325-5578

ZB 12-2-05  
BOHANNON,ROGER E & ANGELA  
1061 SW 129 WAY  
DAVIE FL 33325-5578

ZB 12-2-05  
BONITO,MICHAEL G & ADELINE  
13100 SW 14TH PL  
DAVIE FL 33325-5719

ZB 12-2-05  
BRIOSI,MICHAEL V & ARACELIA R  
1121 SW 128TH DR  
DAVIE FL 33325-5570

ZB 12-2-05  
BRIOSI,MICHAEL V & ARACELIA R  
1121 SW 128TH DR  
DAVIE FL 33325-5570

ZB 12-2-05  
BUDOSKI,PAUL 1/2 INT EA  
12720 SW 12 CT  
DAVIE FL 33325-5535

ZB 12-2-05  
BUDOSKI,PAUL 1/2 INT EA  
12720 SW 12 CT  
DAVIE FL 33325-5535

ZB 12-2-05  
BUKO,JOHN III & ROSEMARY  
1330 SW 128TH DR  
DAVIE FL 33325-5573

ZB 12-2-05  
BUKO,JOHN III & ROSEMARY  
1330 SW 128TH DR  
DAVIE FL 33325-5573

ZB 12-2-05  
BURKE,THOMAS M & MARY T  
1110 SW 128TH DR  
DAVIE FL 33325-5569

ZB 12-2-05  
BURNS,ROY A & CRYSTAL KAY  
12850 SW 11TH PL  
DAVIE FL 33325-5531

ZB 12-2-05  
BURNS,ROY A & CRYSTAL KAY  
12850 SW 11TH PL  
DAVIE FL 33325-5531

ZB 12-2-05  
CACCIOPPO,PHYLLIS H  
13201 SW 14TH PL  
DAVIE FL 33325-5722

ZB 12-2-05  
CAIRA,CRAIG M & JULIA O  
13110 SW 14TH PL  
FORT LAUDERDALE FL 33325-5719

ZB 12-2-05  
CARBONELL,JOSE E & IRAIDA  
1221 SW 127TH TER  
DAVIE FL 33325-5562

ZB 12-2-05  
CARBONELL,KARYN HILL  
1121 SW 129 WAY  
DAVIE FL 33325-5580

ZB 12-2-05  
CAVO,EMILIE M  
1070 SW 129 WAY  
DAVIE FL 33325-5577

B 12-2-05 /  
OWARS,CHARLES M TR  
O BOX 2195  
HICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

B 12-2-05  
OWARS,CHARLES M TR  
O BOX 2195  
HICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
O BOX 2195  
HICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05 /  
ROWARS,CHARLES M TR  
PO BOX 2195  
CHICAGO IL 60690-2195

ZB 12-2-05  
RYBARCZYK,MICHEL & MIREILLE  
13221 SW 14TH PL  
DAVIE FL 33325-5722

ZB 12-2-05 /  
SAN GIOVANNI,JOSEPH G &  
ROSALIE  
13120 SW 14TH PL  
DAVIE FL 33325-5719

ZB 12-2-05  
TATE,REGAN  
12961 SW 15 ST  
DAVIE FL 33325-5816

ZB 12-2-05  
TAYLOR,JAMES R &  
13121 SW 14 PL  
DAVIE FL 33325-5720

ZB 12-2-05  
TELLEZ,JUAN R & ROSE ANN M  
1030 SW 133RD TER  
DAVIE FL 33325-1615

ZB 12-2-05 /  
THE SCHOOL BOARD OF BROWARD  
CO  
600 SE 3RD AVE  
FT LAUDERDALE FL 33301-3125

ZB 12-2-05  
THE SCHOOL BOARD OF BROWARD  
CO  
600 SE 3RD AVE  
FT LAUDERDALE FL 33301-3125

ZB 12-2-05 /  
THE SCHOOL BOARD OF BROWARD  
CO  
600 SE 3 AVE  
FT LAUDERDALE FL 33301-3125

ZB 12-2-05 /  
TOPAL,MITCHELL M & NORMA S  
12720 SW 13TH MNR  
DAVIE FL 33325-5543

ZB 12-2-05 /  
TOWN OF DAVIE  
6591 ORANGE DR  
DAVIE FL 33314

ZB 12-2-05  
UBILLA,DINA C  
12901 SW 13 ST  
DAVIE FL 33325-5542

ZB 12-2-05 /  
VARGAS,JOHN R & VALENTINA  
13051 SW 16 CT  
DAVIE FL 33325-5738

ZB 12-2-05 /  
VOSCHIN,MATTHEW J & JOYCE I  
13311 SW 16TH CT  
DAVIE FL 33325-5712

ZB 12-2-05 /  
WALLIN,DAVID W & ELIZABETH G  
931 SW 129TH WAY  
DAVIE FL 33325-5576

ZB 12-2-05 /  
WHITE,BARBARA A FAM TR 1/2 INT  
1211 SW 128 DR  
DAVIE FL 33325-5572

ZB 12-2-05 /  
WHITE,BARBARA A FAM TR 1/2 INT  
1211 SW 128 DR  
DAVIE FL 33325-5572

ZB 12-2-05  
WHITE,BILLY E  
4225 HADAMAS RD  
SPOTSYLVANIA VA 22553

ZB 12-2-05  
WHITSETT,SCOTT &  
1071 SW 128TH DR  
DAVIE FL 33325-5568

ZB 12-2-05 /  
WILLIAMS,ELLEN 1/2 INT EA  
1120 SW 129 WAY  
DAVIE FL 33325-5579

ZB 12-2-05 /  
WILLIAMS,ELLEN 1/2 INT EA  
1120 SW 129 WAY  
DAVIE FL 33325-5579

ZB 12-2-05 /  
WILTON,T W & VIRGINIA D  
12851 SW 14TH PL  
DAVIE FL 33325-5808

ZB 12-2-05 /  
YOUNG,JONATHAN S & IVONNE C  
13330 SW 10 PL  
DAVIE FL 33325-1602

ZB 12-2-05 /  
ZAGACKI,JOSEPH S & CHERYL A  
13410 SW 14TH PL  
DAVIE FL 33325-5725

**Exhibit 4 (*Public Participation Notice*)**

# Brierwood Estates, LLC.

0011-10

February 28, 2006

RE: Brierwood Estates residential community at 1251 S.W. 130<sup>th</sup> Avenue, Davie, Florida

Dear Property Owner:

Please be advised that on **March 3<sup>rd</sup>, 2006 at 6:30-8:30 P.M.**, we will be at **Flamingo Elementary School**, located at **1130 S.W. 133<sup>rd</sup> Avenue, Davie, FL 33325**, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development which will consist of 2,315-3,525 s.f. of single family homes, and be ready to answer any questions you may have, and will listen to any suggestions. A follow-up meeting will then be held at the same time and location on **March 10<sup>th</sup>, 2006**.

Sincerely,

**BRIERWOOD ESTATES, LLC.**

Cc: Town of Davie Planning Division

11441 Interchange Circle South Miramar, FL 33025

(954) 889-0421 Office (954) 889-0422 Fax

# Brierwood Estates, LLC.

December 7, 2007

RE: Brierwood Estates residential community at 1251 S.W. 130<sup>th</sup> Avenue, Davie, FL

Dear Sir or Madam,

Please be advised that on **December 17<sup>th</sup>, 2007**, at **7:00-8:30 P.M.**, we will be at **Flamingo Elementary School**, located at **1130 S.W. 133<sup>rd</sup> Avenue, Davie, FL 33325**, to discuss proposed improvements to the parcel of land listed above. We will have plans of the proposed residential development which will consist of single family residences that are 2,315-3,525 s.f. in size. We will also be able to answer any questions you may have, and are interested in hearing any suggestions that you may have.

This meeting is not a mandatory meeting of the Town of Davie, but we feel that it is important to share our plans and to open lines of communication with those living in the area adjacent to our proposed project.

We look forward to meeting with you!

Sincerely,

BRIERWOOD ESTATES, LLC.



Exhibit 5 (Public Participation Sign-in Sheets)

FIRST MEETING  
BRIERWOOD ESTATES

NAME                      ADDRESS

③ Dianne Payne                      13000 SW 14 PLACE DAVIE  
 Erik Gronberg                      13000 SW 14 PLACE DAVIE  
 RAJDEV SINGH                      13175 SW 14 ST DAVIE  
 RADHA SHARDA PERIA                      13701 SW 14 ST DAVIE  
 THERESA GILLAN                      12101 SW 14 PL DAVIE  
 Don PRICHARD                      1651 SW 116 AV DAVIE

②\* Chris Galerman                      13501 SW 14th Pl DAVIE  
 Bob Muccio                      13501 SW 14th Pl DAVIE  
 Robert Gaines                      13510 SW 14th Place DAVIE 33325  
 Elizabeth Olafson                      13301 SW 16 CT DAVIE 33325  
~~George Gall                      12951 SW 13 ST DAVIE 33325~~  
~~Dennis Moran                      1170 SW 129th way DAVIE 33325~~  
 Michel-Mireille Rybarczyk                      13221 S.W. 16 PL DAVIE 33325

SECOND MEETING  
SIGN IN SHEET  
PUBLIC PARTICIPATION MEETING II

(Date)

NAME	ADDRESS	PHONE
HARRY HAUSMAN	13251 SW 14 ST DAVIE, FL 33325	954 474-4755
ROBERT S. Muccio	13501 SW 14 PL. DAVIE, FL. 33325	954-472-3689
JAROD PALESTRANT	3151 SW 6 <sup>th</sup> CT Davie, FL 33325	DAVIE, FL 33325
BA3 DEO S IN/4 (please mail information) Cindy Dagg ↓	13175 SW 14 ST DAVIE, FL 33325	DAVIE, FL 33325
Chaelene Mazyk	12961 SW 14th Ct. Davie 13321 S.W. 16 CT. DAVIE, FL 33325	370- Davie 33325 2919.
GINGER YOUNG	13300 SW 16 CT Davie FL 33325	



## Exhibit 6 (Public Participation Report)



**HSQ GROUP, INC.**  
Consulting Engineers • Planners • Transportation  
1400 Military Trail, Suite 103  
Delray Beach, Florida 33484  
[www.hsqgroupinc.com](http://www.hsqgroupinc.com)  
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### **BRIERWOOD ESTATES**

#### **PUBLIC PARTICIPATION MEETING #1 – NOTES**

Meeting was held at Flamingo Elementary School (1130 Southwest 133<sup>rd</sup> Avenue, Davie, Florida 33325) on March 3, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 11 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by Antonio Quevedo (HSQ Group, Inc.)  
An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Residents requested to see building elevations for both the rear and side of all the models.
- Residents were concerned about the total number of units for the project.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.



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## **BRIERWOOD ESTATES**

### **PUBLIC PARTICIPATION MEETING #2 – NOTES**

Meeting was held at Flamingo Elementary School (1130 Southwest 133<sup>rd</sup> Avenue, Davie, Florida 33325) on March 10, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by David Blanco (Brierwood Estates) and Antonio Quevedo (HSQ Group, Inc.).

An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Some residents stated that this project was not compatible with the surrounding neighborhoods.
- Residents were concerned about the total number of units for the project.
- Residents asked about the project access through the Lorson Homes site.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.

### Brierwood Public Participation Meeting #3—Notes

Meeting was held at Flamingo Elementary School on Monday, 12/17/07.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 7:05 PM. There was a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

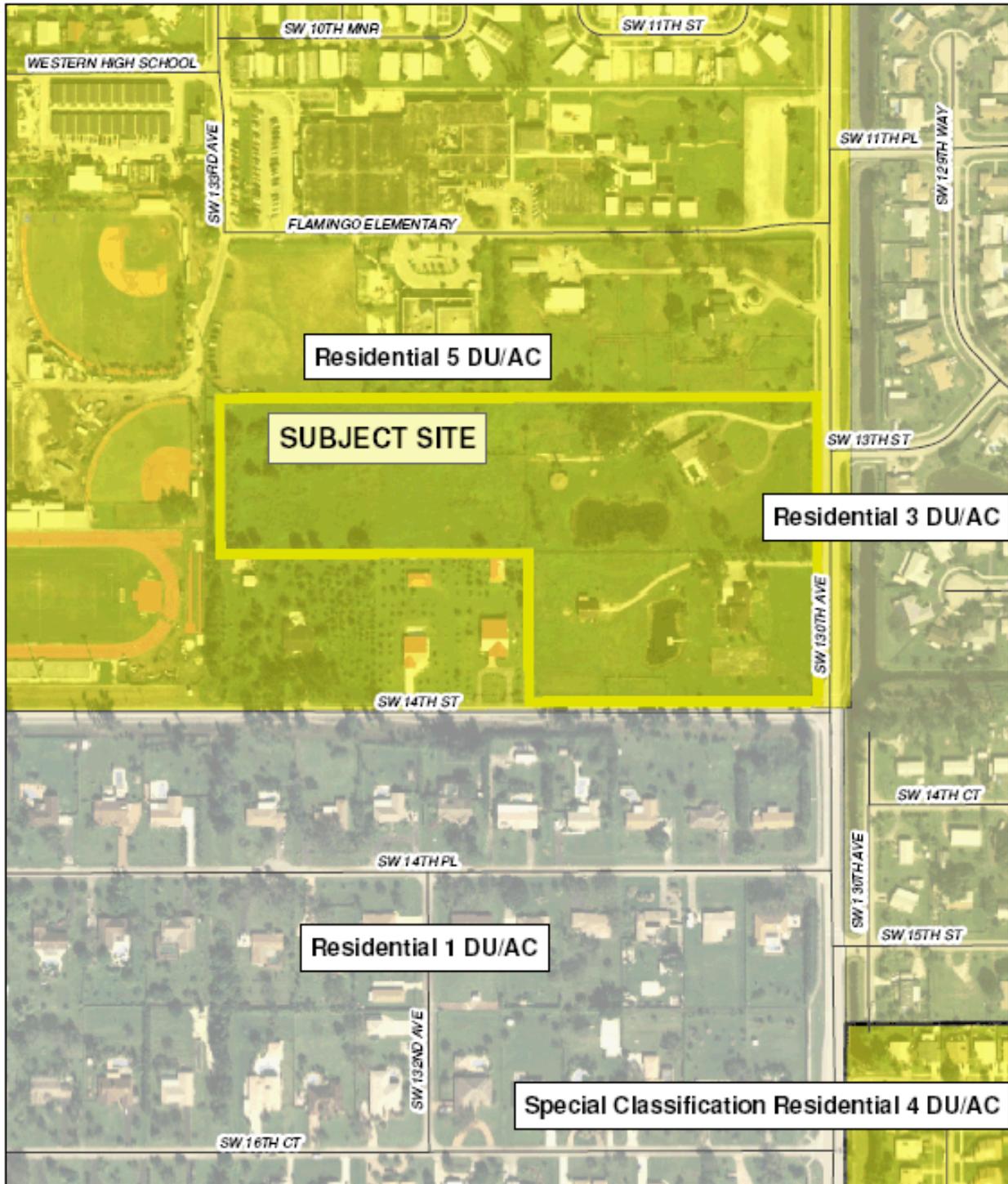
Presentation of the project was made by Troy Samuels. The old site plan and the revised site plan were presented side-by-side and presentation was made explaining the differences in the revised site plan. Floor plans and elevations of the models were also displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the 7 residents present:

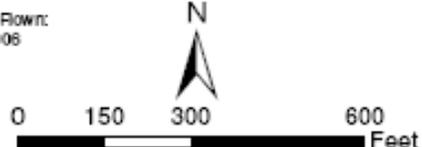
- Will there be a turn-lane installed to accommodate Western High School traffic? (One resident thought that this was a stipulation of the Lorson Homes site plan approval)  
Will there be a back-up generator on the lift station?
- How much water will flow into the canal along 130<sup>th</sup> Avenue when it rains?
- Request for tree planting along south side of SW 14<sup>th</sup> Street
- Increase of traffic from schools is currently unbearable during the periods of time when school starts and ends.

The meeting began to close after those present felt that they had asked all of their questions. The last residents left at 8:15 PM and the meeting was then adjourned.

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



Date Flown:  
12/2/06

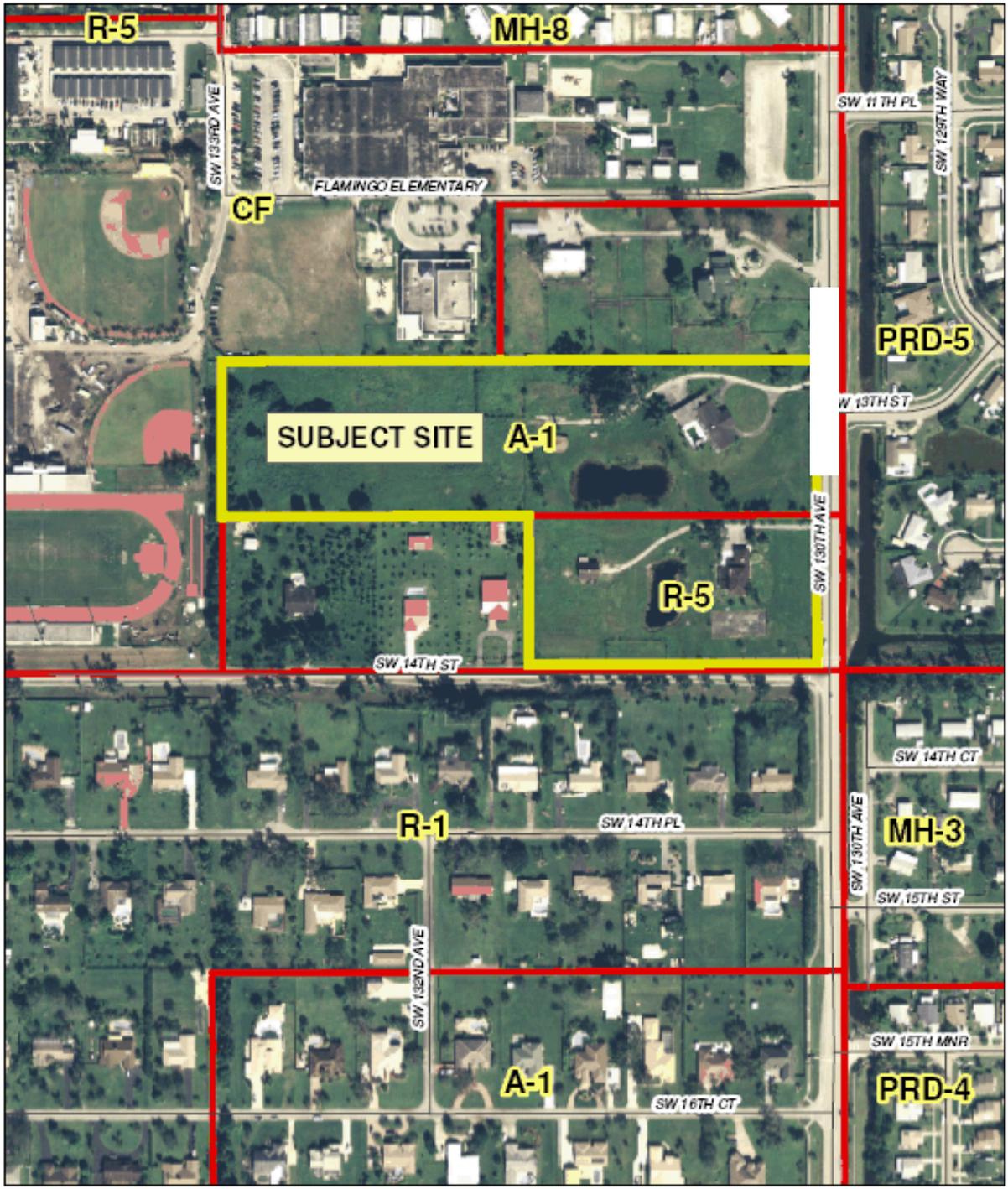


Prepared by the Town of Davie GIS Division

Rezoning  
ZB 12-2-05  
Future Land Use Map

Prepared by: ID  
Date Prepared: 3/17/08

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



	<p>Date Flown: 12/2/06</p> <p>0 150 300 600 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Rezoning ZB 12-2-05 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 3/17/08</p>
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