

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

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

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

SUBJECT: SE 10-2-07/08-13/Sterling Groves/4621 Southwest 58th Avenue/Generally located between the Florida Turnpike and Southwest 58th Avenue, approx. 1600' south of Griffin Road

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SE 10-2-07/08-13/Sterling Groves

REPORT IN BRIEF: The petitioner is requesting approval of a special use permit to place a trailer on the subject as a temporary real-estate sales office for a period of thirty-six (36) months. This request is associated with the development of the single-family subdivision known as "Sterling Grove."

The trailer is proposed to be located in the southwestern portion of the approved master site plan residential subdivision known as "Sterling Groves" on lots 46 and 47, just south of the western main entrance (Refer to Exhibit 2 (Site Plan)). Vehicular access to these lots is from the main entrance off Southwest 58th Avenue then through dedicated rights-of-way internal to the subdivision.

The trailer is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The temporary real-estate sales trailer can be considered compatible with the proposed "Sterling Grove" residential development on the subject site.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the May 14, 2008 Planning and Zoning Board meeting, Mr. Busey made a motion, seconded by Mr. Pignato, to approve for 36 months subject to staff's recommendations to provide a bond or other acceptable surety to ensure the removal of the trailer and asphalt paving at the end of the duration. In a roll call vote, the

vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – no. **(Motion carried 3-1)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration subject to the petitioner providing a bond or other acceptable surety to ensure the removal of the trailer and asphalt paving at the end of the 36 month duration.

Attachment(s): Staff Report

Proposed Density: 0.83 DU/Acre

North: Surrounding Uses: Single-Family Residential/Vacant
South: FPL Property
East: Florida's Turnpike
West: Single-Family Residential/Vacant

Use Plan Designation:
Residential 1 DU/Acre
Residential 1 DU/Acre
Transportation
Residential 1 DU/ Acre

Surrounding Zoning:

North: A-1, Agricultural District
South: A-1, Agricultural District
East: T, Transportation District
West: A-1, Agricultural District; R-1, Estate Dwelling District

Zoning History

Related Zoning History:

Rezoning Application (ZB 7-1-04), at the December 15, 2004 Town Council meeting this application was approved rezoning the approximately 98.71 acres subject site from A-1, Agricultural to R-1, Estate Dwelling District 1 DU/Acre.

Previous Requests on same property:

Land Use Plan Amendment (LABC 98-3A). the Town initiated this Land Use Plan Amendment to change the land use of 148 acres of land, including the subject site, to a land use classification of Employment Center. The application was withdrawn.

Land Use Plan Amendment (LA 02-1), at the February 21, 2002 Town Council meeting, this amendment was denied to change the land use of a portion of the subject site (the 57 acre nursery) to a land use classification of Special Classification 2.3 DU/AC.

Land Use Plan Amendment (LA 03-7), at the March 17, 2004 Town Council meeting, this amendment was denied to change the subject site to Employment Center.

Site Plan Application (SP 9-4-04), This request is for a ninety-eight (98) single-family home development on a 98.78 gross acres and is pending Site Plan Committee and Town Council action. The application was withdrawn.

Variance Application (V 10-1-04, McCall Nursery), at the June 1, 2005 Town Council meeting, this variance request from Section 12-81(A), Conventional Single-Family Development Standards, of the Land Development Code, which requires a minimum lot area of thirty-five thousand (35,000) square feet in the R-1, Estate District to reduce the minimum lot area to twenty thousand (20,000) square feet for a proposed single-family development was approved.

Variance Application (V 2-1-07, Sterling Groves), at the April 2, 2008 Town Council meeting, this application was approved for a variance from the minimum lot size of 35,000 sq. ft.

Plat Application (P 4-1-07, Sterling Groves), at the April 2, 2008 Town Council meeting, this application was approved for the boundary plat known as “Sterling Ranch.”

Master Site Plan Application (MSP 2-1-07, Sterling Groves), at the April 2, 2008 Town Council meeting, this application was approved for residential development consisting of eighty-one (81) single-family custom homes.

Applicable Codes and Ordinances

Land Development Code (Section 12-24(1)(2)) Estate Dwelling (R-1) District: The R-1 District is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

Land Development Code, (Section 12-34(P)(1)(f)): A trailer may be used as a temporary real estate sales office pursuant to a special permit. The office shall be removed upon completion of the development of the subdivision or sooner, as dictated pursuant to the special permit. Sales activity may not be initiated on the development site until final development approval has been granted by the town council pursuant to the site plan approval procedure.

Land Development Code, (Section 12-35): Special uses are those uses which have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. A request for such use shall take the form of an application for special permit, processed in accordance with the regulations contained in Article X.

Land Development Code (Section 12-287): Conventional Single-Family Development Standards, (A) Minimum parcel requirements, Minimum lot area: 35,000 sq. ft., Minimum Lot Frontage/Width: 125 ft., Minimum Lot Depth: n/a, Minimum DU Floor Area: 2,400 sq. ft., Max building coverage: 25%; (B) Front building setbacks 30-40 ft., Side building setbacks 25 ft., Rear building setback 30 ft., and Maximum height 30 ft.

Land Development Code (Section 12-308): Review for special permits.

Comprehensive Plan Considerations

Planning Area:

The proposed project is within the planning area No. 9. This planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76th Avenue and west of the Florida Turnpike. This area is predominately agricultural in nature with scattered low-density single-family residential development and low profile commercial development along the Griffin Road, Davie Road, and Stirling Road corridors. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida turnpike.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 12: Conservation Use, Policy 12-1: The conservation category shall be used in to preserve and protect lands that have been identified as environmentally sensitive or ecologically significant, and that promote the restoration of the Everglades system.

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

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

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

Application Details

The petitioner is requesting approval of a special use permit to place a trailer on the subject as a temporary real-estate sales office for a period of thirty-six (36) months. This request is associated with the development of the single family subdivision known as “Sterling Grove.”

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 Old Davie School Historical Museum on April 10, 2007 and April 17, 2007. Attached is the petitioner’s Citizen Participation Report.

Staff Analysis

The trailer is proposed to be located in the southwestern portion of the approved master site plan residential subdivision known as “Sterling Groves” on lots 46 and 47, just south of the western main entrance (Refer to Exhibit 2 (*Site Plan*)). Vehicular access to these lots is from the main entrance off Southwest 58th Avenue then through dedicated 50’ rights-of-way internal to the subdivision. The trailer meets required building setbacks, as the trailer is 40’ from the front and rear property line, and over 78’ from the east and west (side) property lines. The petitioner is proposing eleven (11) paved parking spaces, including one (1) handicapped parking space for the trailer, which exceeds parking requirements.

Additionally, the petitioner’s plan shows the site adequately landscaped with Gumbo Limbos, Grape Myrtles, Coconut Palms, Buttonwood, Schefflera, Bird of Paradise, and Violet Pentas around the trailer and parking lot.

The following information is staff’s analysis based on the criteria established in the Town of Davie’s, Land Development Code, Section 12-308(A)(1)(a), whether or not the proposed special permit:

(i) Is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The proposed special permit is not contrary to the adopted comprehensive plan. A temporary real-estate sales office is permitted on properties with an approved site plan. The request does not represent any permanent change to the property, and therefore is not in conflict with any portion of the comprehensive plan.

(ii) Will create an unrelated and incompatible adjacent use;

The proposed special permit will not create an unrelated and incompatible adjacent use. The use is temporary and the site will be appropriately landscaped adequately so the trailer will not cause a visual nuisance from the adjacent properties.

(iii) Will adversely affect living conditions in the neighborhood or the town;

The proposed special permit will not adversely affect living conditions in the neighborhood or the town. The trailer is a temporary use and the site will be landscaped adequately so the trailer will not cause a visual nuisance from the *adjacent properties*.

(iv) 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;

The proposed special permit will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety.

- (v) Will adversely affect surrounding property values;

The proposed special permit will not adversely affect surrounding property values. The real-estate sales office will have not impact surrounding property values as this use is temporary.

- (vi) Will be a deterrent to the improvement or development of other property in accord with existing regulations;

The proposed special permit will not be a deterrent to the improvement or development of other property in accord with existing regulations. The surrounding properties will not be negatively impacted either visually or by additional traffic issues.

- (vii) Will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The proposed special permit will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public. This request is for a short-term use that may be permitted if it is determined to be compatible with the surrounding uses.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the petitioner providing a bond or other acceptable surety to ensure the removal of the trailer and asphalt paving at the end of the 36 month duration.

Planning and Zoning Board Recommendation

At the May 14, 2008 Planning and Zoning Board meeting, Mr. Busey made a motion, seconded by Mr. Pignato, to approve for 36 months subject to staff's recommendations to provide a bond or other acceptable surety to ensure the removal of the trailer and asphalt paving at the end of the duration. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – no. **(Motion carried 3-1)**

Town Council Motion

Exhibits

1. Justification Letter

2. Site Plan
 3. Mail-out Map
 4. Mail-out
 5. Public Participation Notice
 6. Public Participation Summaries
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SE_Special Permit\SE_07\SE 10-2-07 Sterling Groves

Exhibit 1 (*Justification Letter*)



Planning
Landscape Architecture
Environmental Services
Transportation

Justification Statement Request for Special Permit Approval of Sales Center Sterling Groves

Request

The purpose of this request is for special permit approval of the sales Center in Sterling Groves, a single family community with 81 homes on 98.688 acres. The subject property is generally located on the east side of SW 58th Avenue, approximately 600 feet south of SW 48th Street, south of Griffin Road.

Property History

On February 21, 2002, Town Council denied Poinciana Homes of Broward County Inc.'s request to change the land use of a portion of the subject site (the 57 acre "McCall Nursery") to a land use classification of Special Classification 2.3 DU/AC. The Town initiated a Land Use Plan Amendment (LABC 98-3A) to change the land use of 148 acres of land, including the subject site, to a land use classification of Employment Center. The application was withdrawn. On March 17, 2004, Town Council denied the land use plan amendment (LA 03-7) to change the entire subject site to Employment Center. On December 15, 2004, Town Council approved the application (ZB 7-1-04) to rezone the subject site from A-1, Agricultural to R-1, Estate Dwelling District 1 DU/AC. On June 1, 2005, as requested by Home Dynamics Corp., the Town Council approved a minimum lot size variance with conditions (V 10-1-04) allowing a reduction to twenty thousand (20,000) square feet minimum lot size for a proposed single-family development from what is required in Section 12-81(A), Conventional Single Family Development Standards, of the Land Development Code, which requires a minimum lot area of thirty-five thousand (35,000) square feet in the R-1 Estate District. The variance was bound to the Site Plan Application (SP 9-4-04) that was submitted and later withdrawn by Home Dynamics Corp. which requested eighty-one (81) single-family homes on the subject site.

Existing Site Characteristics

The town of Davie official zoning map designation for the subject site is R-1, Estate Dwelling District and the future land use plan map classification is Residential, 1DU/AC. The subject site is within Section 35, Township 50, Range 41. Currently degraded wetlands are onsite and the 57 acre McCall Nursery. To the north of the subject site are single family residential and vacant parcels, all which have a zoning designation of A-1, Agricultural District and a future land use classification of Residential (1DU/AC). To the south is Florida Power & Light Company (FPL) property with a zoning designation of A-1, Agricultural District and a future land use classification of Residential (1DU/AC). To the east of the subject site is Florida's Turnpike with a zoning designation of T, Transportation District and a future land use classification of Transportation. To the west are single family residential and vacant parcels with a mix of A-1, Agricultural Zoning District and R-1 Estate Dwelling Zoning District and a future land use classification of Residential (1DU/AC).

Comprehensive Planning Area

The subject site is within the planning area No. 9. This planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76th 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. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential

demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida turnpike.

Broward County Land Use Plan

The subject site falls within Flexibility Zone 102.

Applicable Codes and Ordinances

The subject site is subject to and in compliance with the Rural Lifestyle Regulations of the Land Development Code, Division 3.

Planning and Zoning Board & Town Council Review

The planning and zoning board shall hold its public hearing and shall make a recommendation on the application to the council, based upon its consideration of, where applicable, whether or not the proposed permit:

(i) *Is contrary to the adopted comprehensive plan, as amended, or any element of portion thereof;*

Request is not contrary to the adopted comprehensive plan, as amended, or any element of portion thereof.

(ii) *Will create an unrelated and incompatible adjacent use;*

Request will not create an unrelated and incompatible adjacent use.

(iii) *Will adversely affect living conditions in the neighborhood or the town;*

Request will not adversely affect living conditions in the neighborhood or the town.

(iv) *Will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety*

Request will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety.

(v) *Will adversely affect surrounding property values;*

Request will not adversely affect surrounding property values.

(vi) *Will be a deterrent to the improvement or development of other property in accord with existing regulations;*

Request will not be a deterrent to the improvement or development of other property in accord with existing regulations.

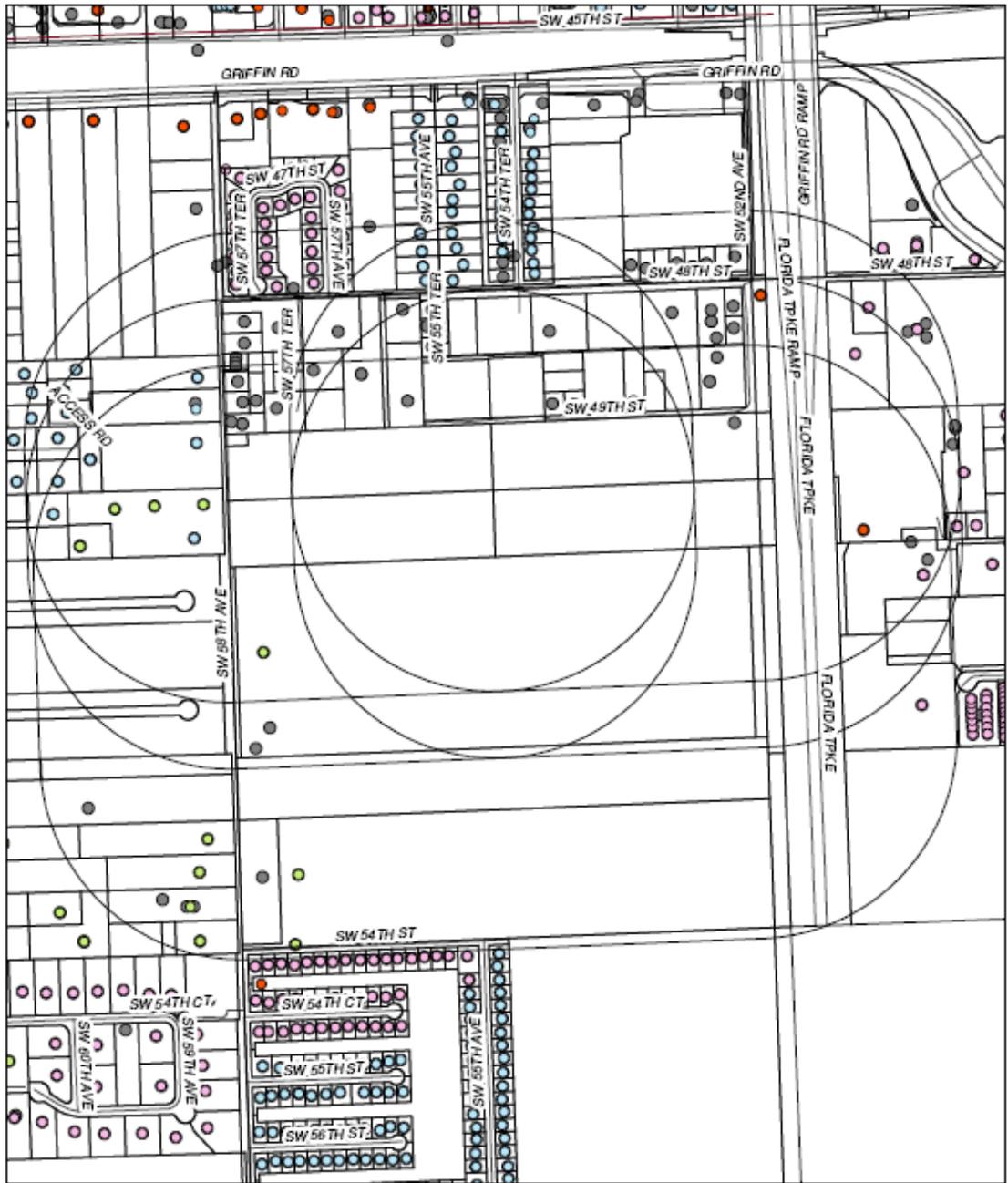
(vii) *Will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;*

Request will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

Based on the aforementioned justification and attached information, we respectfully request special permit approval of the Sales Center in Sterling Groves, a single family community with 81 homes on 98.688 acres.

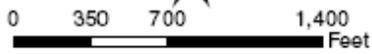
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Exhibit 3 (Mail-out Map)



Date Flown:
12/2/06

N



Prepared by the Town of Davie GIS Division

1000 Foot Buffer

Prepared by: ID
Date Prepared: 2/19/08

Exhibit 4 (Mail-out)

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4746 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4730 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4731 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4700 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4710 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4790 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4791 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4711 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 55 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4811 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4820 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 59 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4910 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4920 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4930 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4960 SW 61 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5051 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4865 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4801 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 54 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 Ter
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5080 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 SW 48 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5011 SW 51 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4955 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5051 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5391 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5401 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5455 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5400 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5402 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5000 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4957 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4959 SW 58 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5013 SW 51 St
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 52 Ave
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5371 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5347 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 GRIFFIN RD
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4955 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5201 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5280 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5291 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5291 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5305 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5305 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5357 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5500 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5600 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5723 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5750 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5270 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5251 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5381 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5401 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5601 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5011 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5013 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5150 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4802 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4817 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4730 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4731 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4746 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4749 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 54 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4700 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4710 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4711 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4720 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4721 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4790 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4791 SW 55 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4801 SW 55 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4811 SW 55 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 55 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4740 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4741 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4750 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4751 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4760 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4761 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4771 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4835 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4875 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4835 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4835 SW 57 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4700 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4701 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4770 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4801 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4816 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4816 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4820 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4830 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4865 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4900 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5053 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5391 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5401 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5455 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5051 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5053 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5411 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4800 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4811 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4820 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4821 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4910 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4920 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4920 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4930 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4960 SW 61 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5600 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5079 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5200 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5251 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5301 SW 49 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5021 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5021 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5021 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5050 SW 51 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4850 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4901 SW 52 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4822 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4810 SW 59 TER
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4957 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4959 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5400 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5402 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5000 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 52 CT
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5100 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5080 SW 48 ST
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5350 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
5102 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
Current Occupant
4840 SW 58 AVE
Davie, FL 33314

MSP 2-1-07 and V 2-1-07
4850 MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
ACHEMIRE,JAMES B & LINDA S
4770 SW 58TH AVE
DAVIE FL 33314-4530

MSP 2-1-07 and V 2-1-07
ALBURY,JAMES H & DEBORAH
4820 SW 59 TER
DAVIE FL 33314-4404

MSP 2-1-07 and V 2-1-07
ARA,ROWSHAN &
HUSSAIN,MOHAMMED
5620 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
BEARD,DONALD
5201 SW 48 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
BERNARD,MAURICE
WILLIAMS,MYRNA E
5053 SW 58 AVE
DAVIE FL 33314-5402

MSP 2-1-07 and V 2-1-07
BROWARD REALTY LTD PRTRN
OHIO
27500 DETROIT RD STE 300
WESTLAKE OH 44145

MSP 2-1-07 and V 2-1-07
BUCKENS,WILLIAM JR
50 CASTLE MEADOW ROAD
NEWTON CT 06470

MSP 2-1-07 and V 2-1-07
CALKINS,CRAIG S & TAMMY L
4821 SW 59 TER
DAVIE FL 33314-4403

MSP 2-1-07 and V 2-1-07
CICCHELLA,LEE &
CICCHELLA,L & BERNICE
5390 SW 61 AVE
DAVIE FL 33314-5307

MSP 2-1-07 and V 2-1-07
57 TERS MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
ADRIAN,BRENT &
ADRIAN,IRENE J
5600 SW 48 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
ALLEN,MIIA YOO
4761 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
BANK OF NEW YORK TRSTEE
% COUNTRYWIDE HOME LOANS INC
7105 CORPORATE DR M/S PTX-B-35
PLANO TX 75024

MSP 2-1-07 and V 2-1-07
BENSON,JACK M & ROSALYN H
4771 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
BOBBING,ANNA D
5750 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
BROWN,FRANKLIN
BROWN,PATRICIA
4731 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
BURNS,JEFFREY
DE LA TORRE,OLGA
4770 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
CASTALDO,RYAN W
5530 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
CLAWSON,RICHARD M & DEBORAH
4740 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
58 AV MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33312

MSP 2-1-07 and V 2-1-07
ADRIAN,BRENT T &
FISCHER,REXX A
5600 SW 48 ST
DAVIE FL 33314-7117

MSP 2-1-07 and V 2-1-07
AMCHIR,DONNA TRSTEE
DONNA AMCHIR REV TR
4960 SW 61 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
BARONE,RONDA B
10032 SCENIC WALK AVE
LAS VEGAS NV 89149

MSP 2-1-07 and V 2-1-07
BENTON,BERRY A & MILAGRO A
4751 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE ROOM 326
FORT LAUDERDALE FL 33301-1801

MSP 2-1-07 and V 2-1-07
BRUDZINSKI,JONATHAN & LAURA V
4761 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
CAIVEAU,STEPHANE
4810 SW 57 TER
DAVIE FL 33314-4526

MSP 2-1-07 and V 2-1-07
CASTLE ENTERPRISES, INC
PO BOX 841226
PEMBROKE PINES FL 33084-3226

MSP 2-1-07 and V 2-1-07
COMMERCE CENTER OF S BROWARD
% MARTY GORDON
222 S MILITARY TRAIL
DEERFIELD BEACH FL 33442-3017

MSP 2-1-07 and V 2-1-07
COUNTRY HOMES HMOWNERS
ASSN INC
5760 SW 47 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
CUNNINGHAM,DANIEL & KASEY
5347 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
DAVIDSON,JONATHAN & JODI
4741 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
DAVIE 3 LLC
19080 NE 29 AVE
AVENTURA FL 33180

MSP 2-1-07 and V 2-1-07
DAVIE ESTATES 2004 LLC
1550 NE MIAMI GDNS DR 2 FL
NORTH MIAMI BEACH FL 33179

MSP 2-1-07 and V 2-1-07
DECKER,FAY &
SDIDLER,VIRGINIA
10311 NW 18 DR
PLANTATION FL 33322

MSP 2-1-07 and V 2-1-07
DERUYTTER,NICOLE C
5291 SW 48 ST
DAVIE FL 33314-4501

MSP 2-1-07 and V 2-1-07
DISOSWAY,CAROL K
4751 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
ELWELL,EDWIN C & ANNA G
5455 SW 58TH AVE
DAVIE FL 33314-6623

MSP 2-1-07 and V 2-1-07
ELWELL,EDWIN C & ANNA G
1104 NW 1 ST
DAVIE FL 33311-8906

MSP 2-1-07 and V 2-1-07
FERRANTI,JAMES A
4821 SW 58 AVE
DAVIE FL 33314-4531

MSP 2-1-07 and V 2-1-07
FIORINO,CYNTHIA V
4701 SW 55 AVE
DAVIE FL 33314-4521

MSP 2-1-07 and V 2-1-07
FIQUEROA,DUVERILDO RAUL
5391 SW 58 AVE
DAVIE FL 33314-6303

MSP 2-1-07 and V 2-1-07
FLA POWER & LIGHT CO
ATTN:CORPORATE TAX (CTX)
PO BOX 14000
JUNO BEACH FL 33408-0420

MSP 2-1-07 and V 2-1-07
FLORIDA AUTO AUCTION OF
ORLANDO INC
5353 S STATE ROAD 7
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
FLORIDA TURNPIKE ENTERPRISE
PO BOX 613069
OCOOE FL 34761-3069

MSP 2-1-07 and V 2-1-07
FREEMAN,MICHAEL & SHERILL
5750 SW 48TH ST
DAVIE FL 33314-4540

MSP 2-1-07 and V 2-1-07
FREEMAN,PATSY
FREEMAN,MICHAEL
4800 SW 58 AVE
DAVIE FL 33314-4532

MSP 2-1-07 and V 2-1-07
FRIEDER,MARC S
4761 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
FRINK,KEATHAN B
ELLANOR,MARIE W
4771 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
FROLING,K & ELIZABETH
4741 SW 54 TER
DAVIE FL 33314-4544

MSP 2-1-07 and V 2-1-07
FULLER,STEVEN &
FULLER,TERRY
4875 SW 57TH TER
DAVIE FL 33314-4525

MSP 2-1-07 and V 2-1-07
GARCIA,GERSON M & TIFFANY D
4750 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
GATI,MICHAEL & JEANETTE
4770 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
GONZALEZ,IVAN J &
MENDEZ,DENISE
4711 SW 55TH AVE
DAVIE FL 33314-4521

MSP 2-1-07 and V 2-1-07
GONZALEZ,RAFAEL & TRINA
5500 SW 48 ST
DAVIE FL 33314-4506

MSP 2-1-07 and V 2-1-07
GRAY,SEAN R & THERESE A
5411 SW 58 AVE
DAVIE FL 33314-6623

MSP 2-1-07 and V 2-1-07
GRIFFIN,HOWARD A SR &
GRIFFIN,MAYME L
5398 SW 61 AVE
DAVIE FL 33314-5307

MSP 2-1-07 and V 2-1-07
HALE,MARYANN
5730 SW 54 ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
HANSARD,DONALD W &
HANSARD,MARGARET L
4730 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
HARDY,IRENE
478 JEANNETTE DR
RICHMOND HEIGHTS OH 44143-2624

MSP 2-1-07 and V 2-1-07
HOLMES,DAVID G & KATHRYN T
525 CREPE MYRTLE DR
SENECA SC 29678-2012

MSP 2-1-07 and V 2-1-07
HUMANN,PAUL H
4980 SW 61ST AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
KLIPP,DENNIS
4751 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
MACKINNON,NORMAN
5357 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
MASSINGILL,S A III & JUDITH A
4710 SW 55 AVE
DAVIE FL 33314-4522

MSP 2-1-07 and V 2-1-07
MENCONI,ROBERT L & MONICA L
4906 SW 61ST AVE
DAVIE FL 33314-4412

MSP 2-1-07 and V 2-1-07
MONIER,FOUAD & DORIS
5305 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
MUNIR,ALMAS
701 SW 27 AVE
FORT LAUDERDALE FL 33312

MSP 2-1-07 and V 2-1-07
MURPHY,MATTHEW M &
CHRISTINA D
4800 SW 59TH TER
DAVIE FL 33314-4404

MSP 2-1-07 and V 2-1-07
HARRIMAN,DIANE M & LUCAS H
4720 SW 55 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
HOME DYNAMICS STERLING RANCH
LLC
4788 WEST COMMERCIAL BLVD
TAMARAC FL 33319

MSP 2-1-07 and V 2-1-07
JOY,JENNIE
19221 SW 92 ROAD
MIAMI FL 33157

MSP 2-1-07 and V 2-1-07
KLIPP,MARY C &
KLIPP,DONALD J & KLIPP,DENNIS G
4760 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
MAJNERICH,FRANK J &
MAJNERICH,YVETTE
5710 SW 54 ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
MATA,CARLOS A
PEREZ,JOSEFA
4950 SW 61 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
MIELE,ANGELO JR & REBECCA C
PO BOX 848006
PEMBROKE PINES FL 33084

MSP 2-1-07 and V 2-1-07
MONTGOMERY,GLORIA
399 NW 87TH TER
CORAL SPRINGS FL 33071-7433

MSP 2-1-07 and V 2-1-07
MUNNILAL,PAUL & CYNTHIA
4810 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
NANCEV,GIORGI & VESNA
5610 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
HARRISON,RODNEY B &
SMITH,KENNETH J
4865 SW 58 AVE
DAVIE FL 33314-4531

MSP 2-1-07 and V 2-1-07
HUGHES,CATHERINE &
HUGHES,TROY
4730 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
KAUCHER,WILLIAM G & CAROL J
4810 SW 59TH TER
DAVIE FL 33314-4404

MSP 2-1-07 and V 2-1-07
LOSIO,VALERIE A
5740 SW 54TH ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
MARSHALL,JOSEPH D &
MARSHALL,MYRLINE I
4930 SW 61 AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
MCCLURE,DARLENE
5051 SW 58 AVE
DAVIE FL 33314-5402

MSP 2-1-07 and V 2-1-07
MONIER,FOUAD & DORIS
5305 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
MOSES,RICKY L &
MOSES,NADA A
5600 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
MURCK,EDWARD &
MURCK,MELISSA
4910 SW 61 AVE
DAVIE FL 33314-4412

MSP 2-1-07 and V 2-1-07
NICHOLS,BILLY J
7963 SE 12TH CIR
OCALA FL 34480-6649

MSP 2-1-07 and V 2-1-07
NORSTRAND, LEIF L & HOLLIS C
4811 SW 59 TERR
DAVIE FL 33314-4403

MSP 2-1-07 and V 2-1-07
OAKES, RONALD C
5510 SW 54 ST
DAVIE FL 33314-6602

MSP 2-1-07 and V 2-1-07
O'CONNOR, DONALD & BETTY JO
5280 SW 48TH ST
DAVIE FL 33314-4502

MSP 2-1-07 and V 2-1-07
PAUL, JOHN & SHARON
5650 SW 54 ST
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
PAZ, MONICA C
FIGUEROA, DUVERILDO R
5380 SW 61 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
PITZEN, TIMOTHY A
4790 SW 55 AVE
DAVIE FL 33314-4522

MSP 2-1-07 and V 2-1-07
PRIM, ALBERT ROSS
4801 SW 55TH TER
DAVIE FL 33314-4550

MSP 2-1-07 and V 2-1-07
REDDY ICE CORP
LB 1014
8750 N CENTRAL EXPRESSWAY
#1800
DALLAS TX 75231-6450

MSP 2-1-07 and V 2-1-07
ROMERO, PLINIO & DALIA
4811 SW 55TH TER
DAVIE FL 33314-4550

MSP 2-1-07 and V 2-1-07
ROSE, MARCO &
PELKEY-ROSE, PAMELA
4810 SW 54 TER
DAVIE FL 33314-4547

MSP 2-1-07 and V 2-1-07
ROSE, MARCO & PALMELA PELKEY
4810 SW 54 TER
DAVIE FL 33314-4547

MSP 2-1-07 and V 2-1-07
ROTH, ROBERT A
5660 GRIFFIN ROAD
DAVIE FL 33314-4537

MSP 2-1-07 and V 2-1-07
SANCHEZ, JOSE R & DIANA
5381 SW 49 ST
DAVIE FL 33314-4513

MSP 2-1-07 and V 2-1-07
SATTLER, CAROL J
4900 SW 58 AVE
DAVIE FL 33314-5401

MSP 2-1-07 and V 2-1-07
SAUNDERS, MARK W & DARLENE H
5640 SW 54TH ST
DAVIE FL 33314-6603

MSP 2-1-07 and V 2-1-07
SCHAEFER, HARRY E & CAROLYN
4940 SW 61ST AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
SCHENK, C FRED & PAULA
5401 SW 49TH ST
DAVIE FL 33314-4515

MSP 2-1-07 and V 2-1-07
SCHROEDER, ALAN B & LESLIE M
5877 SW 54 CT
DAVIE FL 33314-6108

MSP 2-1-07 and V 2-1-07
SCHULTZ, DUANE H
4801 SW 59TH TER
DAVIE FL 33314-4403

MSP 2-1-07 and V 2-1-07
SCHWARTZ, JOSEPH LEONARD
2435 HOLLYWOOD BLVD
HOLLYWOOD FL 33020

MSP 2-1-07 and V 2-1-07
SCILLIA, S W & MAXINE E
4750 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
SCROFANI, JON
4740 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
SEBRETH, ODALIE
SEBRETH, ETWARIA
5720 SW 54TH ST
DAVIE FL 33314-6604

MSP 2-1-07 and V 2-1-07
SEWELL, ROBERTA &
SEWELL, RYAN D
5400 SW 55 AVE
DAVIE FL 33314-6614

MSP 2-1-07 and V 2-1-07
SHELLEY, CAROL A &
FLEISHMAN, MICHAEL
4801 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
SLOWINSKI, BRIAN P
SLOWINSKI, MARIA L
4740 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
SMITH, KENNETH J
HARRISON, RODNEY B
4920 SW 61ST AVE
DAVIE FL 33314-4431

MSP 2-1-07 and V 2-1-07
SMITH, STEPHEN K
SMITH, MERLITA L
4720 SW 54 TER
DAVIE FL 33314-4545

MSP 2-1-07 and V 2-1-07
STONE, JOSEPH D & MARY D
4791 SW 55 AVE
DAVIE FL 33314-4521

MSP 2-1-07 and V 2-1-07
SZEMKUS, JANICE MARLIN LE
SZEMKUS, GEORGE JOSEPH ET AL
4731 SW 57 TER
DAVIE FL 33314-4523

MSP 2-1-07 and V 2-1-07
TASCIONE,ROCCO & KATHLEEN
4802 SW 52ND AVE
DAVIE FL 33314-4551

MSP 2-1-07 and V 2-1-07
TAWFIK,NABIL & EDITH
5301 SW 48 ST
DAVIE FL 33314-4500

MSP 2-1-07 and V 2-1-07
TEMPLE BETH EL OF HOLLYWOOD
1351 S 14TH AVE
HOLLYWOOD FL 33020-6423

MSP 2-1-07 and V 2-1-07
TIBBS,LINDA M
1825 PARKER RD SE APT 120
CONYERS GA 30094-2644

MSP 2-1-07 and V 2-1-07
TROTTERS CHASE LLC
7600 RED RD SUITE 300
MIAMI FL 33143

MSP 2-1-07 and V 2-1-07
TROTTERS CHASE LLC
6020 GRIFFIN ROAD
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
VARGO,JACQUELINE
5270 SW 48TH ST
DAVIE FL 33314-4502

MSP 2-1-07 and V 2-1-07
VELASCO,RICHARD M &
VELASCO,DIANA
4830 SW 58 AVE
DAVIE FL 33314

MSP 2-1-07 and V 2-1-07
VLIET,JANICE O
5630 SW 54TH ST
DAVIE FL 33314-6603

MSP 2-1-07 and V 2-1-07
WASZKOWSKI,DANIEL
5401 SW 58TH AVE
DAVIE FL 33314-6623

MSP 2-1-07 and V 2-1-07
WAY,MERICK ALBERT JR & PHYLLIS
4760 SW 57 TER
DAVIE FL 33314-4504

MSP 2-1-07 and V 2-1-07
WESTLAKE,CHARLES L & LORI J
4730 SW 57 AVE
DAVIE FL 33314-4546

MSP 2-1-07 and V 2-1-07
WHITE,SUE ANN CASTALDO
5520 SW 54TH ST
DAVIE FL 33314-6602

MSP 2-1-07 and V 2-1-07
WILLIAMS,SHANA &
WILLIAMS,QUENTIN E
4741 SW 57 AVE
DAVIE FL 33314-4524

MSP 2-1-07 and V 2-1-07
WOLFER,SEAN A & AMY A
5200 SW 61 AVE
DAVIE FL 33314-5305

MSP 2-1-07 and V 2-1-07
ZARRELLA ENTERPRISES LLC
4901 SW 52 AVE
DAVIE FL 33314

Exhibit 5 (Public Participation Notice)



March 27, 2007

Re: Citizen Participation Plan Meeting for: Sterling Groves
Project Number: MSP 2-1-07

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to *Sterling Groves*, a proposed community located at 4621 Southwest 58th Avenue; generally located on the east side of Southwest 58th Avenue, approximately 600 feet south of Southwest 48th Street, south of Griffin Road (*see enclosed Site Location Map*). *Sterling Groves* is a single family community with 81 homes on approximately 98 acres. All homes are to be custom built and fee simple ownership and control will be utilized.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) 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: *Tuesday, April 10, 2007*

Time: *6:00pm to 8:00pm*

Location: *Old Davie School Historical Museum*

Address: *6650 Griffin Road Davie, FL (see enclosed Meeting Location Map)*

Second Citizen Participation Meeting

Date: *Tuesday, April 17, 2007*

Time: *6:00pm to 8:00pm*

Location: *Old Davie School Historical Museum*

Address: *6650 Griffin Road Davie, FL (see enclosed Meeting Location Map)*

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

Land Design South
Attn: Brian Terry
2101 Centrepark Drive West, Suite 100
West Palm Beach, FL 33409
(561)478-8501

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

Sincerely,

LAND DESIGN SOUTH

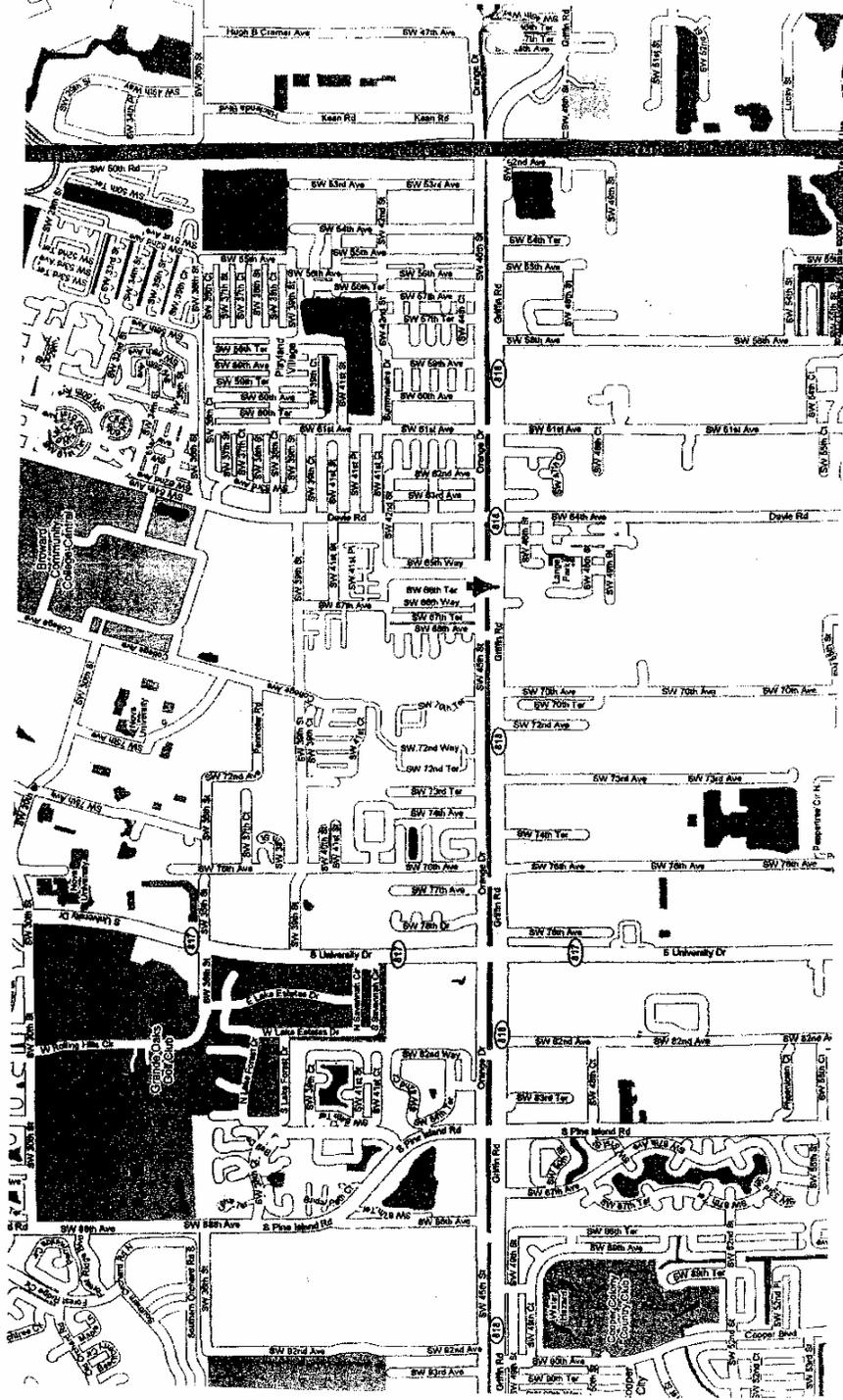
Brian Terry
Director

Enclosure(s): Site Location Map, Meeting Location Map



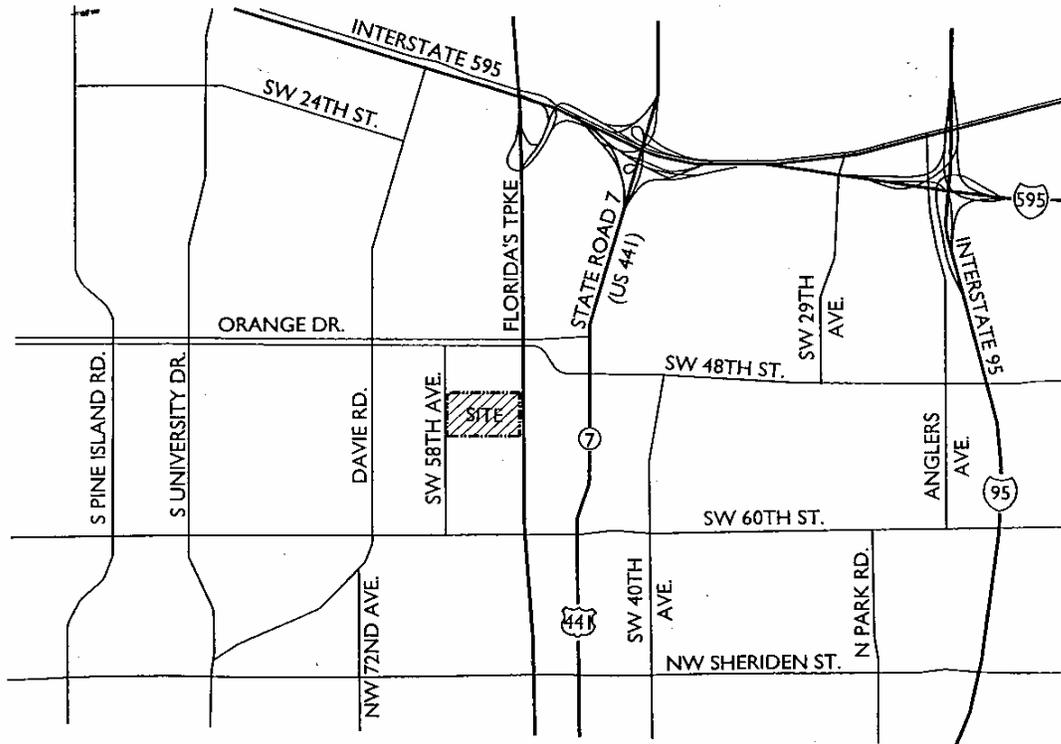
Location Old Davie School
Historical Museum
Address 6650 Griffin Rd
Davie, FL 33314

MEETING LOCATION MAP



LOCATION MAP

NTS.



NOTE: THIS MAP DISPLAYS THE LOCATION OF STERLING GROVES. MEETINGS ARE NOT HELD HERE. MEETINGS ARE HELD AT OLD DAVIE SCHOOL HISTORICAL MUSEUM (6650 GRIFFIN ROAD). SEE ATTACHED MEETING LOCATION MAP.

Exhibit 6 (Public Participation Summary/Report)



Planning
Landscape Architecture
Environmental Services
Transportation

561-478-8501 • FAX 561-478-5012 • 2101 Centrepark West Drive, Suite 100, West Palm Beach, Florida 33409

March 12, 2008

David Abramson
Town of Davie
Development Services Department
6591 Orange Drive
Davie, FL 33314

Re: Sterling Groves Public Participation – Summary of Issues

Dear David,

The purpose of this letter is to provide you a summary of the issues raised by the community at the public participation meetings held on April 10 & 17, 2007 for the proposed Sterling Groves development. A summary of these issues was previously emailed to you on March 5, 2008.

The issues/comments raised by the residents were generally the same at both meetings and primarily related to traffic and access. There was no comment from the attendees on lot size/configuration or environmental issues. To summarize, the issues relating to traffic/access were as follows:

- How does the site and access tie into SW 52nd Ave?
Response: *The site plan includes access to SW 52nd Ave.*
- Increased traffic volumes on SW 58th Avenue – what is being proposed to assist with traffic calming?
Response: *The access location on SW 58th Avenue was subsequently revised on the site plan and now aligns with the access and roundabout that will serve Davie Estates on the west side of SW 58th.*

We also received some positive comments for working with the community and redesigning the site plan to address the issue of buffering to the north, including the relocation of the wetland to act as additional buffer.

Attached is a copy of the meeting notification and list of attendees at each meeting.

I trust the above is of assistance to you, however please do not hesitate to contact our office should you require any further information.

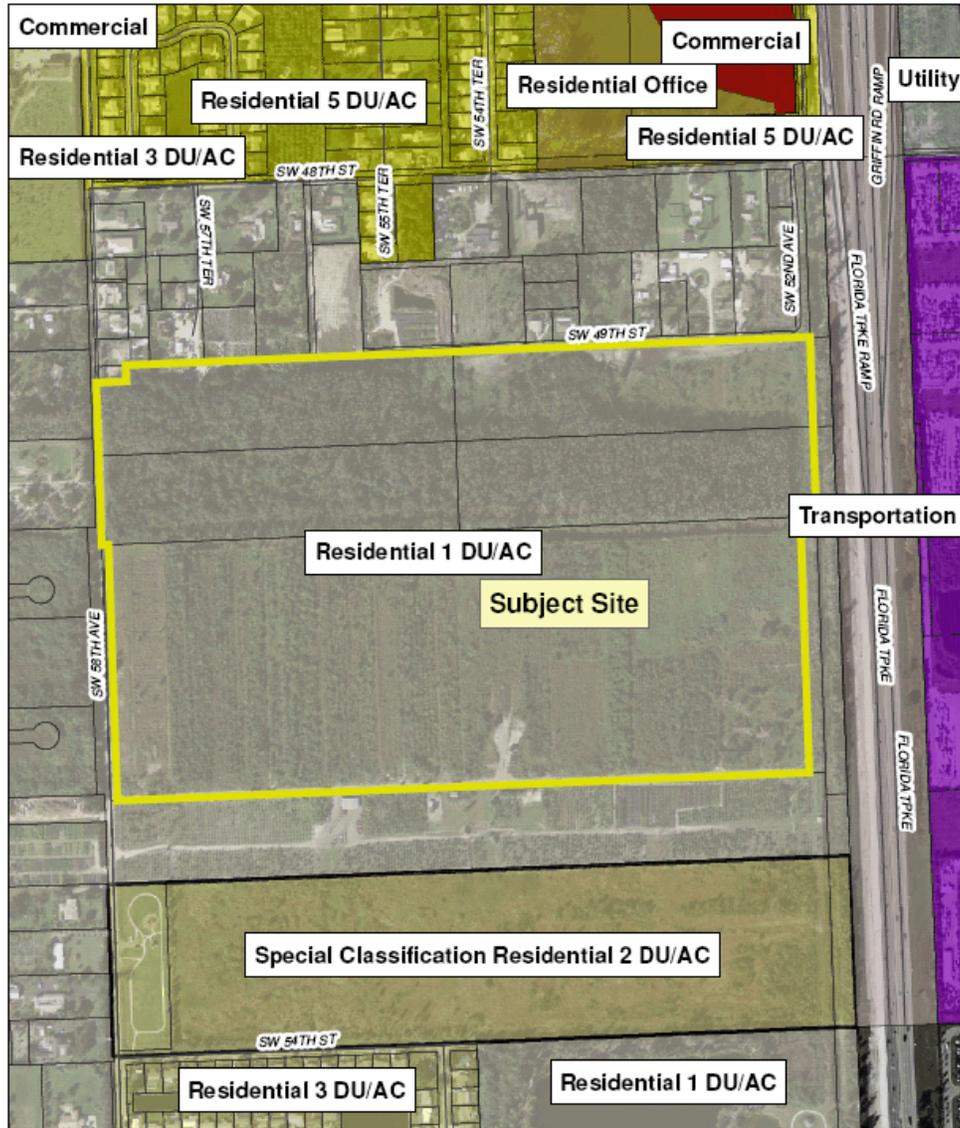
Sincerely,
LAND DESIGN SOUTH

A handwritten signature in black ink, appearing to read "Stephen Graham", written over a horizontal line.

Stephen Graham
Project Manager

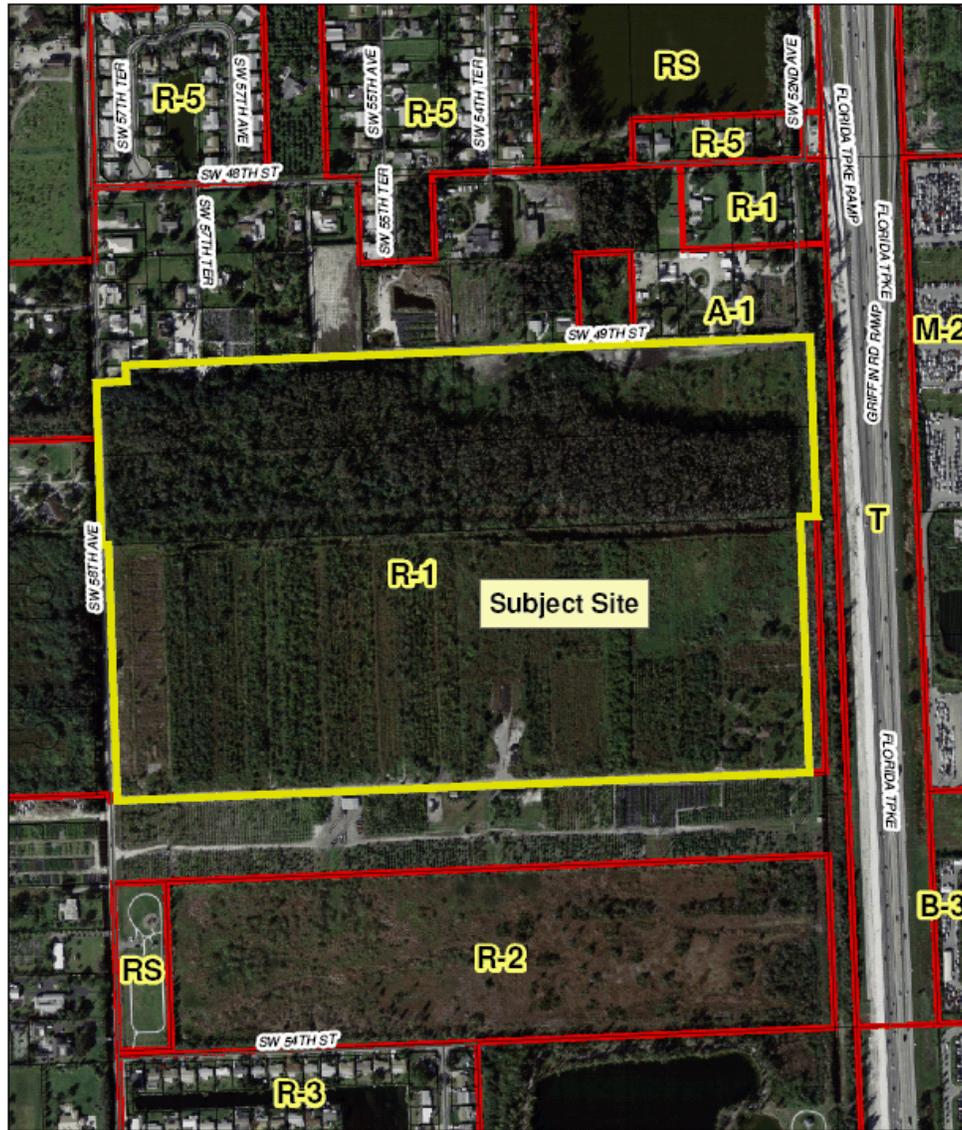
Encl.

Exhibit 7 (Future Land Use Plan Map)



	<p>Date Flown: 1/2/2008</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 5/8/08</p>
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Exhibit 8 (Aerial, Zoning, and Subject Site Map)



	Date Flown: 1/2/2008			<h3>Zoning and Aerial Map</h3>
Prepared by the Town of Davie GIS Division Prepared by: ID Date Prepared: 5/8/08				