TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Quasi Judicial Hearing, Variance Application: V 3-2-08/08-73/ Rogers/540 Green River Lane/Generally located between Green River Lane and Southwest 136th Avenue

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: V 3-2-08, Rogers, 540 Green River Lane

REPORT IN BRIEF: The petitioner (Mac Morissette) is requesting a variance from development standards approved through Site Plan Application (SP 10-3-85, Shenandoah-Section One) in a Planned Residential Development (PRD 3.8) District; FROM: a required a minimum 15' side setback, TO: provide a 9.2' side setback from the western property line.

PREVIOUS ACTIONS: N/A

CONCURRENCES: V 3-2-08, Morissette/Rogers, 540 Green River Lane (PRD-3.8) Mr. Busey made a motion, seconded by Vice-Chair Stevens, to approve. In a roll call vote, the vote was as follows: Chair McLaughlin – no; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Capozzoli – yes; Ms. Turin – yes. Motion carried 4-1

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report

Application: V 3-2-08/08-73/Rogers
Original Report Date: 5/04/08 **Revision(s): 06/12/08**

Name: James F. Rogers
Address: 540 Green River Lane
City: Davie, Florida 33325
Phone: (954) 547-9525

Petitioner
Name: Marc Morissette
Address: 5527 N. Nob Hill Road
City: Sunrise, Florida 33351
Phone: (954) 385-3700

Background Information

Date of Notification: 6/4/08 **Number of Notifications:** 384

Address: 540 Green River Lane

Location: Generally located on Green River Land between Oak Ridge Drive and Newport Manor

Future Land Use Plan Map: Residential 3 DU/AC

Existing Zoning(s): PRD 3.8, Planned Residential Development

Existing Use(s): Single-family home

Parcel Size: 5,500 square feet

Proposed Use(s): Existing single-family home with a one-story addition

	Surrounding Uses:	**Surrounding Land Use Plan Designation:**
North:	Single-Family Home	Residential 3 DU/AC
South:	Single-Family Home	Residential 3 DU/AC
East:	Right-A-Way	Residential 3 DU/AC
West:	Single-Family Home	Residential 3 DU/AC

Surrounding Zoning:

North:	PRD 3.8, Planned Residential Development
South:	PRD 3.8, Planned Residential Development
East:	PRD 3.8, Planned Residential Development
West:	PRD 3.8, Planned Residential Development

Zoning History

Related Zoning History:

Previous Request (s) on same property:
On June 18, 1986, Town Council approved SP 10-3-85 Shenandoah-Section One.

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area:
Planning Area 3 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, 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.

Application Details

The variance is not necessary for the reasonable use of the land; however, it will allow the owner to more fully utilize the exsiting patio.

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. If the variance for the screened patio is to be approved, Staff recommends that a variance also be granted to allow the existing building to have a 14.4 ft. setback on the north side.

V 3-2-08, Morissette/Rogers, 540 Green River Lane (PRD-3.8) Mr. Busey made a motion, seconded by Vice-Chair Stevens, to approve. In a roll call vote, the vote was as follows: Chair McLaughlin – no; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Capozzoli – yes; Ms. Turin – yes. Motion carried 4-1

Exhibits

File Location: P&Z\Development Applications\Applications\V_Variance\V_08\V 3-2-08 Rogers

Exhibit 1 (*Justification Letter*)

Town Of Davie
Development Services Department
6591 Orange Drive
Davie, FL 33314-3399
(954)797-1000

March 17, 2008

Subject: Request For Variance For Screen Patio Enclosure

Request that a variance from 15 feet to 9 feet two inches be approved on the North side of my house so that a screen enclosure can be built over the existing concrete pad patio that was originally poured when the house was constructed.

The purpose for the screen enclosure is to allow family and friends to enjoy the outdoor weather on the patio without the insect nuisance. The screen enclosure would also provide some shade benefit and keep leaves and grass from blowing onto the patio and subsequently into the home. I live in Shenandoah in an area where the neighborhood consists of zero lot line homes. These types of screen structures are fairly common in Shenandoah whether they are to enclose a pool or just a patio.

The proposed structure will not encroach upon the neighbor's property and it will not detract from the aesthetics of the neighborhood. Because the top of the structure will also be screen, it will not change the drainage of the property. Thank you for your consideration.

Sincerely,

James F. Rogers
Major, Military Intelligence
Florida Army National Guard

540 Green River Lane
Davie, FL 33325
C: (954) 663-0599

Town Of Davie

May 5, 2008

Davie, FL

To whom it my concern:

We are the next door neighbors of James F. Rogers, owner of the property at 540 Green River Lane. We approve of his request for a property improvement, i.e., a screened enclosure on the current concrete pad in the back yard.

Matt and Gia Dreiss

550 Green River Lane

Davie, FL 33325

Town Of Davie

Davie, FL

May 5, 2008

To whom it my concern:

I am the next door neighbor of James F. Rogers, owner of the property at 540 Green River Lane. I approve of his request for a property improvement, i.e., a screened enclosure on the current concrete pad in the back yard.

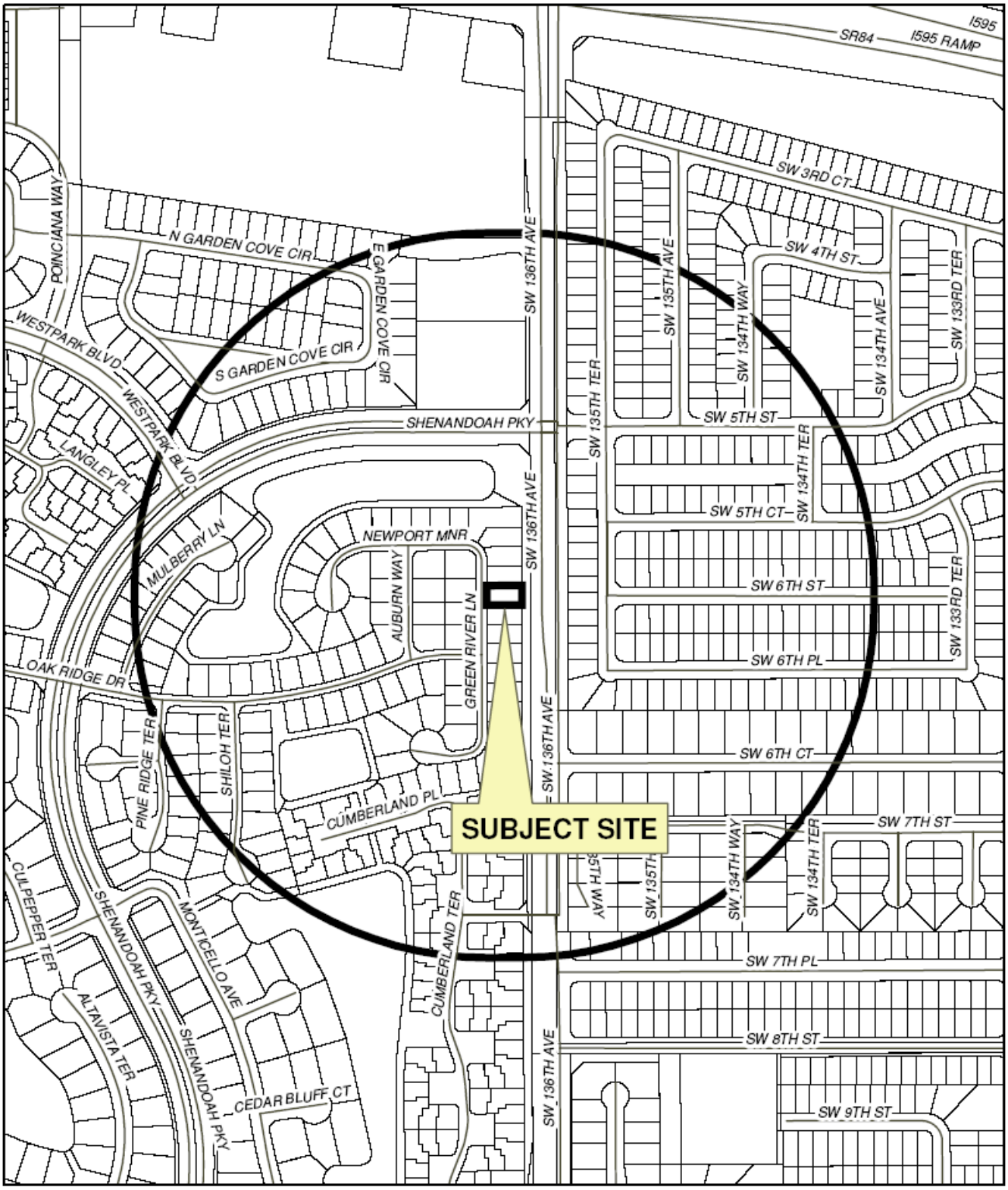
Mary Katz

Mary Katz

530 Green River Lane

Davie, FL 33325

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



Date Flown:
1/2/2008

N

0 200 400 800
Feet

Prepared by the Town of Davie GIS Division

Variance
V 3-2-08

1000 Foot Buffer

Prepared by: ID
Date Prepared:4/21/08

Exhibit 3 *(Mail-out)*

V 3-2-08
ABBATE,WILLLIAM J &
ABBATE,TINA
13761 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
AMANN,TIMOTHY M & TERESA
503 WILBY DR
CHARLOTTE NC 28270-2721

V 3-2-08
ARMSTRONG,GRANT &
ARMSTRONG,LINETTE
13740 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
BAILEY,NICOLE
13711 N GARDEN COVE CIR
DAVIE FL 33326

V 3-2-08
BECK,FRED L
720 SHILOH TER
DAVIE FL 33325-1282

V 3-2-08
BOLTZ,EDWIN RALPH TRSTEE
EDWIN RALPH BOLTZ REV LIV TR
700 SW 134 WAY
DAVIE FL 33325-3739

V 3-2-08
BRANDYWINE HOMEOWNERS ASSN
INC
2035 HARDING ST
HOLLYWOOD FL 33020

V 3-2-08
BUCCERI,SANTO J JR & JEAN A
13481 SW 6TH CT
DAVIE FL 33325-3128

V 3-2-08
BURKE,MICHELLE
13814 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
CAMEJO,CALVIN R & VICKY L
610 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
AIKEN,HEROLIN H & JACQUELINE A
765 CUMBERLAND TER
DAVIE FL 33325-1233

V 3-2-08
ANTHONY,DAVID P & IRENE &
ELIZABETH,DARLENE
13471 SW 7 PL
DAVIE FL 33325-3717

V 3-2-08
AYALA,EMMANUEL & MARIA
13831 OAK RIDGE DR
DAVIE FL 33325-1271

V 3-2-08
BALLESTER,ANA P
531 AUBURN WAY
DAVIE FL 33325-1219

V 3-2-08
BELL,DIANA SLANE
408 E GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
BONGIOVI,LOUIS A JR &
ZORNOSA-BONGIOVI,EDELIZA
13804 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
BRENNAN,JAMES E & VIRGINIA A
620 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
BURGS,JAMIE L &
BURGS,KEVIN D
681 GREEN RIVER LANE
DAVIE FL 33325

V 3-2-08
CACERES,MARIA LUISA &
CACERES,PEDRO
501 MULBERRY LN
DAVIE FL 33325-1264

V 3-2-08
CAMINO,MARILYN T
750 CUMBERLAND TER
DAVIE FL 33325-1234

V 3-2-08
ALICEA,ISRAEL & MARISEL
13754 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
ANTOLIN,PHILIP S & CATHERINE
601 MULBERRY LANE
DAVIE FL 33325-1266

V 3-2-08
BAER,RICHARD M & MARIA S
13650 OAK RIDGE DR
DAVIE FL 33325-1269

V 3-2-08
BASELICE,MICHAEL III &
BASELICE,KENDRA
317 E GARDEN COVE CIR
DAVIE FL 33326

V 3-2-08
BLUE RIDGE HOMEOWNERS ASSN INC
% BENCHMARK PROP MGMT
7932 WILES ROAD
CORAL SPRINGS FL 33067

V 3-2-08
BOUCHARD,CHARLOTTE A
660 PINE RIDGE TER
DAVIE FL 33325-1272

V 3-2-08
BROWARD COUNTY
COMMISSIONERS
115 S ANDREWS AVE ROOM 326
FORT LAUDERDALE FL 33301-1801

V 3-2-08
BURKE,JAMES P II & ROBYN
13721 OAK RIDGE DR
DAVIE FL 33325-1270

V 3-2-08
CALLAGHAN,BRIAN P
318 E GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
CANIZALES,EDDIE &
CANIZALES,BERTHA T
500 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
CANIZARES,MIGUEL M & SURYMAN
611 MULBERRY LANE
DAVIE FL 33325

V 3-2-08
CASIMANO,PHILLIP C & LAURA
13773 GARDEN COVE CT
DAVIE FL 33325

V 3-2-08
CLARK,ROBERT & CAROLYN
740 SW 135TH TER
DAVIE FL 33325-3740

V 3-2-08
COVE HOMEOWNERS ASSN INC
C/O MIAMI MANAGEMENT INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE FL 33323-2847

V 3-2-08
DACOSTA,DOUGLAS & SHELLIE ANN
13801 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
DANIELS,LOUIS
13480 SW 6 CT
DAVIE FL 33325-3129

V 3-2-08
DECARIO-WARD,STEPHANIE
13711 OAK RIDGE DR
DAVIE FL 33325-1270

V 3-2-08
DERENTHAL,LYNN R
13741 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
DIPANE,MARIA H LE
FERNANDEZ,MARIA HORTENSIA
13714 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
DOHERTY,MARK
1210 W MADISON ST
OTTAWA IL 61350

V 3-2-08
CAPALBO,LAURA TR LE
CAPALBO,ARTHUR & ANTOINETTE
11500 NW 4TH ST
DAVIE FL 33325-2508

V 3-2-08
CHOY,JOSE L & ISAIDA L
13721 N GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
CLAUS,GREGORY L &
CLAUS,JANE
13401 SW 6 CT
DAVIE FL 33325

V 3-2-08
CRAWFORD,MARTY A
761 SW 135TH TER
DAVIE FL 33325-3740

V 3-2-08
DAHER,MICHAEL H
561 AUBURN WAY
DAVIE FL 33325-1219

V 3-2-08
DE FRANCE-CEFOLA,MARIA
13590 SW 6 CT
DAVIE FL 33325-3131

V 3-2-08
DELGADO,MONICA &
QUARTIERI,RICHARD
700 SW 135 TER
DAVIE FL 33325-3740

V 3-2-08
DEVANEY,MICHAEL SR &
MARGARETTE
13751 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
DIRIENZIO,ANDREA M
735 CUMBERLAND TER
DAVIE FL 33325

V 3-2-08
DREISS,MATTHEW R & GIA L
550 GREEN RIVER LANE
DAVIE FL 33325-1245

V 3-2-08
CAPUTO,JONATHAN & SHARI
13101 MUSTANG TRL
SOUTHWEST RANCHES FL 33330

V 3-2-08
CIRIELLO,CAROL
560 AUBURN WAY
DAVIE FL 33325-1218

V 3-2-08
COLETTI,MICHAEL M & FRANCES K
540 AUBURN WAY
DAVIE FL 33325-1218

V 3-2-08
CROUSER,HENRY R & CARLA A
13734 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
DANIEL,JOHN M & ELLEN H
541 AUBURN WAY
DAVIE FL 33325

V 3-2-08
DE GRANGE,AYNA
710 SHILOH TER
DAVIE FL 33325-1282

V 3-2-08
DEPAOLO,VINCENT JAMES
PO BOX 108
WAIMANALO HI 96795-0108

V 3-2-08
DEVEAU,JEAN E
13774 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
DIXON,DARRELL D III & SAMANTHA L
13771 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
DUEY,JENNIFER L
680 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
TAMBASCHI,GAIL
DAVALOS,ROBERT
561 GREEN RIVER LANE
DAVIE FL 33325-1246

V 3-2-08
TOLZIEN,DANIEL &
TOLZIEN,TARA
610 MULBERRY LANE
DAVIE FL 33325-1265

V 3-2-08
ULRICH,ALLAN D
13500 SW 6 CT
DAVIE FL 33325

V 3-2-08
USINOV,ZVONKO & BLANCA
468 E GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
VAQUEZ,DANNY &
VAQUEZ,MINDY
13811 CUMBERLAND PL
DAVIE FL 33325

V 3-2-08
VELASQUEZ,VICTOR A & SILVIA E
13742 N GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
VNL INVESTMENT PROPERTIES LLC
PO BOX 260757
PEMBROKE PINES FL 33026

V 3-2-08
WALKER,PETER C
13730 OAK RIDGE DR
DAVIE FL 33325-6515

V 3-2-08
WILLIAMS,PERSHING W JR & JANE L
13640 OAK RIDGE DR
DAVIE FL 33325-1269

V 3-2-08
ZYLSTRA,MARVIN
ZYLSTRA,LORI
13580 SW 6 CT
DAVIE FL 33325-3721

V 3-2-08
TEMPLETON,DOUGLAS D &
TEMPLETON,TONYA
13750 CUMBERLAND PL
DAVIE FL 33325

V 3-2-08
TOMARCHIO,JOHN
714 CUMBERLAND TER
DAVIE FL 33325-1232

V 3-2-08
UNIPROP MANUFACTURED
HOUSING
D/B/A UNIPROP INCOME FUND II
280 DAINES ST
BIRMINGHAM MI 48009-6243

V 3-2-08
USMA,NORA &
MEJIA,EDGAR
561 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
VASQUEZ,LEDYS
620 MULBERRY LANE
DAVIE FL 33325-1265

V 3-2-08
VILLANUEVA,HUGO & SANDRA
651 PINE RIDGE TER
DAVIE FL 33325-1273

V 3-2-08
VO,HAI PHI
13800 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
WATSON,DAVID A &
WATSON,MARILYN &
WATSON,TREVOR
13733 GARDEN COVE CT
DAVIE FL 33325

V 3-2-08
WRENCH,MICHAEL G &
PO BOX 551951
FORT LAUDERDALE FL 33355-1951

V 3-2-08
TIMONEY,ANTHONY A
730 CUMBERLAND TER
DAVIE FL 33325-1232

V 3-2-08
TRICH,STEVEN
13540 SW 6 CT
DAVIE FL 33325-3131

V 3-2-08
US BANK HARBOR VIEW
7105 CORPORATE DR
PLANO TX 75024

V 3-2-08
VALIN,GINA P
13521 SW 6 CT
DAVIE FL 33325-3130

V 3-2-08
VELASQUEZ,JULIO &
SAMAME,ELENA
1303 SW 120 WAY
DAVIE FL 33325

V 3-2-08
VIOLI,VINCENT &
SALAS,ISABEL C
377 E GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
WADE,JAMES K JR & FAYE G
560 GREEN RIVER LANE
DAVIE FL 33325-1245

V 3-2-08
WILLIAMS,COLIN &
WILLIAMS,ROSE
137-25 THURSTON ST
SPRINGFIELD GARDENS NY 11413

V 3-2-08
ZYLSTRA,LORI
761 SW 134 WAY
DAVIE FL 33325-3739

V 3-2-08
RODRIGUEZ,NESTOR S
AVILA,ROSA MARIA
520 GREEN RIVER LANE
DAVIE FL 33325-1245

V 3-2-08
ROGERS,JAMES FRANK
540 GREEN RIVER LANE
DAVIE FL 33325-1245

V 3-2-08
ROOTES,MAURICE
754 CUMBERLAND TER
DAVIE FL 33325

V 3-2-08
ROSAS,ELIZABETH KAREN
670 SHILOH TER
DAVIE FL 33325-1280

V 3-2-08
ROSENTHAL,MELISSA B LE
KALISKY,MARTIN
13811 OAK RIDGE DR
DAVIE FL 33325-1271

V 3-2-08
ROSENTHAL,SCOTT & ANDREA
680 SHILOH TER
DAVIE FL 33325-1280

V 3-2-08
ROSSIO,RUTH
HARER,JOHN M & LODISH,DEBORAH
13801 OAK RIDGE DR
DAVIE FL 33325-1271

V 3-2-08
ROWAN,TAMMY &
NIES,MICHAEL
760 SW 135 TER
DAVIE FL 33325

V 3-2-08
RUST,RACHAEL LYNN
740 SW 135 WAY
DAVIE FL 33325-3741

V 3-2-08
SAIFMAN,SANDRA
10928 NASHVILLE DR
HOLLYWOOD FL 33026

V 3-2-08
SALAZAR,PATRICIA
13741 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
SALINEL,ALFREDO S & RAMONA
13763 GARDEN COVE CT
DAVIE FL 33325

V 3-2-08
SANCHEZ,ROGEL E & RINNA M
407 LAKESIDE CIR
SUNRISE FL 33326-4100

V 3-2-08
SANTOS,HUBERT
13561 SW 6 CT
DAVIE FL 33325

V 3-2-08
SCHNEIDER,RANDY J & JENNIFER G
601 GREEN RIVER LANE
DAVIE FL 33325-1248

V 3-2-08
SCHULTZ,DORIS E
671 GREEN RIVER LANE
DAVIE FL 33325-1248

V 3-2-08
SCHWARTZ,ETHAN & KELLI
13855 LANGLEY PL
DAVIE FL 33325-6414

V 3-2-08
SCULL,JOHN G
13621 NEWPORT MNR
DAVIE FL 33325-1267

V 3-2-08
SERRAPICA,LAUREN
530 AUBURN WAY
DAVIE FL 33325

V 3-2-08
S-H FINANCIAL LLC
300 SE 2 ST
FORT LAUDERDALE FL 33301

V 3-2-08
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL 33326-3215

V 3-2-08
SIMON,FLORENCE
13641 NEWPORT MNR
DAVIE FL 33325-1267

V 3-2-08
SKAMRA,DEANN
755 CUMBERLAND TER
DAVIE FL 33325-1233

V 3-2-08
SMITH,CAMERON &
SMITH,KATHLEEN L
661 SHILOH TER
DAVIE FL 33325-1281

V 3-2-08
SNYDER,WESLEY E & CHRISTINA B
700 CUMBERLAND TER
DAVIE FL 33325-1232

V 3-2-08
SOFKO,KIRK C
13560 SW 6 CT
DAVIE FL 33325-3131

V 3-2-08
SOLARI,HORACIO
704 CUMBERLAND TER
DAVIE FL 33325-1232

V 3-2-08
STAHL FAMILY LTD
PO BOX 21603
FORT LAUDERDALE FL 33335

V 3-2-08
STARK,DAVID H & SHANNON M
520 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
STEFANELLI,MICHELE N
660 SHILOH TER
DAVIE FL 33325-1280

V 3-2-08
NUTA,GERTRUDE D
13740 OAK RIDGE DR
DAVIE FL 33325-6515

V 3-2-08
ORGAN,MATTHEW J & MARILYN A
13752 N GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
PALACIOS,RICHARD E & CHRISTINE A
348 E GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
PELIKANT,MARYANN
13761 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
PICON,OSCAR E
PINTADO,CHERYL-LYN
701 SW 135 TER
DAVIE FL 33325

V 3-2-08
PRATHER,BRYAN &
MCCURDY,JILL
690 SHILOH TER
DAVIE FL 33325-1280

V 3-2-08
RAFFA,MICHAEL P & NADINE M
13743 GARDEN COVE CT
DAVIE FL 33325

V 3-2-08
REED,RONALD
13701 NEWPORT MNR
DAVIE FL 33325

V 3-2-08
RENTERIA,GIOVANNI & LINDSEY E
510 GREEN RIVER LANE
DAVIE FL 33325-1245

V 3-2-08
RIVERA,MYRIAM ESTER
741 SW 134 WAY
DAVIE FL 33325-3739

V 3-2-08
O'BRIEN,MELISSA &
O'BRIEN,PAT
13631 NEWPORT MNR
DAVIE FL 33325-1267

V 3-2-08
ORTIZ,ISAAC DE LA CRUZ &
HERNANDEZ,EMILY DIAZ
721 SW 135 TER
DAVIE FL 33325-3740

V 3-2-08
PALAZZESE,CARLO & CARMEN
521 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
PERAZA,RAUL & CYNTHIA
13821 CUMBERLAND PL
DAVIE FL 33325

V 3-2-08
POCCIA,ANTOINETTE M &
POCCIA,RAYMOND T JR
551 GREEN RIVER LANE
DAVIE FL 33325-1246

V 3-2-08
QUINONES,JUAN L & HILDA S
701 SHILOH TER
DAVIE FL 33325-1282

V 3-2-08
RAMCO/SHENANDOAH LLC
% PROPERTY TAX DEPT 365
PO BOX 4900
SCOTSDALE AZ 85261-4900

V 3-2-08
REED,STEPHEN C & JODY P TR
751 CUMBERLAND TER
DAVIE FL 33325-1233

V 3-2-08
RICH,THOMAS J &
RICH,ELIZABETH ROGERS
13731 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
ROBERSON,GREG & RACHEL
511 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
O'NEILL,JAMES V &
O'NEILL,DANIELLE D
13764 S GARDEN COVE CIR
DAVIE FL 33326

V 3-2-08
OTERO,JOSE & AMALIA
670 PINE RIDGE TER
DAVIE FL 33325

V 3-2-08
PARRA,CLAUDIA
13810 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
PEREZ,DEREK
660 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
POTTS,REINIER A & BARBARA I
13704 S GARDEN COVE CIR
DAVIE FL 33326

V 3-2-08
QUINONES,SONIA A
641 GREEN RIVER LANE
DAVIE FL 33325

V 3-2-08
RATHER,ALAN C & LAURA J
551 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
REINSTEIN,STANLEY & CYNTHIA
550 AUBURN WAY
DAVIE FL 33325-1218

V 3-2-08
RIEKERS,MARGOT
13821 OAK RIDGE DR
DAVIE FL 33325-1271

V 3-2-08
ROBLES,LUIS A & SILVIA I
6860 PERSHING ST
DAVIE FL 33024

V 3-2-08
LOUCADO,DOUGLAS & ALISA
691 SHILOH TER
DAVIE FL 33325-1281

V 3-2-08
LOWE,JOHN C & MARGIE A
720 SW 134 WAY
DAVIE FL 33325

V 3-2-08
LUE,DEAN
13730 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
LUGO,CARLOS P & MARIA E
550 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
MACDONALD,PETER & JOSEPHINE
741 SW 135 TER
DAVIE FL 33325

V 3-2-08
MAIOLINI,GLENN & JILL
13770 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
MANDAL,KARUNA
6365 TAFT ST STE 1008
HOLLYWOOD FL 33024

V 3-2-08
MANRIQUE,CARLOS O &
MANRIQUE,ISABELA
690 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
MARCUS,NEIL
531 GREEN RIVER LANE
DAVIE FL 33325-1246

V 3-2-08
MATHAVAN,PARAMVIR &
MATHAVAN,SUNITA
744 CUMBERLAND TER
DAVIE FL 33325-1234

V 3-2-08
MC CARTHY,THOMAS & ALICE
690 PINE RIDGE TER
DAVIE FL 33325-1272

V 3-2-08
MC PARTLAND,THOMAS L & BETH
ANN
700 SHILOH TER
DAVIE FL 33325-1282

V 3-2-08
MCCRANN,KATHLEEN A
LAITNER,ANDREAS
680 PINE RIDGE TER
DAVIE FL 33325-1272

V 3-2-08
MENDEZ,VIRGINIA
13541 SW 7 PL
DAVIE FL 33325

V 3-2-08
MENDIA,JOSE E
13851 LANGLEY PL
DAVIE FL 33325-6414

V 3-2-08
MESA,ANDRES & HEATHER
681 SHILOH TER
DAVIE FL 33325-1281

V 3-2-08
MILLER,WAYNE H & JACQUELINE M
13721 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
MILLER,WESLEY JOHN
MILLER,SHELIA A
13571 SW 7 PL
DAVIE FL 33325-3719

V 3-2-08
MILLON,ALBA LUZ &
MILLON,JUAN CARLOS
347 E GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
MILLSON,MICHAEL J
MILLSON,VERNADETTE
710 CUMBERLAND TER
DAVIE FL 33325-1232

V 3-2-08
MILMORE,ALANA M
438 E GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
MORALES,ALEX & CORINNA
13651 NEWPORT MNR
DAVIE FL 33325-1267

V 3-2-08
MORIN,ROBERT B & CHARLOTTE J
13781 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
MORRIS,DEBRA B &
MORRIS,RANDALL B
378 E GARDEN COVE CIR
DAVIE FL 33326

V 3-2-08
MURRAY,BARBARA
SAMPIER,STEVEN R
13711 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
MURSELL,ROBERT A & KATHLEEN
721 SW 134TH WAY
DAVIE FL 33325-3739

V 3-2-08
NATALE,LAURA
531 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
NEALON,GARDINER F & SHARON M
720 CUMBERLAND TER
DAVIE FL 33325-1232

V 3-2-08
NOCERA,GIUSEPPE & MARY V
13724 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
NUTA,CHRISTOPHER L & LILYANN
730 SHILOH TER
DAVIE FL 33325-1282

V 3-2-08
HALEY,RONALD W
13731 OAK RIDGE DR
DAVIE FL 33325-1270

V 3-2-08
HARVEY,MARY BETH
13784 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
HOKE,OTTO & BRIGITTE
541 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
HOUGH,RANDALL E & GABRIELA G
611 GREEN RIVER LANE
DAVIE FL 33325-1248

V 3-2-08
JAMES,JERRY J
671 SHILOH TER
DAVIE FL 33325-1281

V 3-2-08
JOHNSON,NANCY C
DENI,HERBERT J
640 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
JOSEPH,BILL
5221 SW 162 AVE
DAVIE FL 33331

V 3-2-08
KIPPLE,JEAN
13421 SW 6 CT
DAVIE FL 33325-3128

V 3-2-08
LEFKOWITZ,RUTH A &
LEFKOWITZ,WILLIAM H
3024 NE 22 ST
FORT LAUDERDALE FL 33305

V 3-2-08
LINZELS,OSCAR A & CLAUDIA J
761 CUMBERLAND TER
DAVIE FL 33325-1233

V 3-2-08
HARROLD,DALE & JANET
13731 NEWPORT MNR
DAVIE FL 33325

V 3-2-08
HEARN,MICHELE LYNNE
530 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
HOLDER,SHEILA LE
HOLDER-GANNON,GALE
764 CUMBERLAND TER
DAVIE FL 33325-1234

V 3-2-08
INDELL,MICHAEL H & LENORE M
711 SHILOH TER
DAVIE FL 33325-1282

V 3-2-08
JASZCZ,JAMES D &
MINTURN,COURTNEY M
630 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
JOHNSTONE,ALLAN & SHARON
13541 SW 6 CT
DAVIE FL 33325-3130

V 3-2-08
KAPLAN,EDWARD & CAROL LE
KAPLAN,ERIC & LAW,ROBIN
551 AUBURN WAY
DAVIE FL 33325-1219

V 3-2-08
KIPPLE,MICHAEL G & CAROL W
13421 SW 6TH CT
DAVIE FL 33325-3128

V 3-2-08
LEWIS,RANDY S &
TUCKER,ROSALEE L
13780 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
LLANOS,LUIS & MARIA
13710 CUMBERLAND PL
DAVIE FL 33325-1230

V 3-2-08
HART,SHEREEN SIMONE
13732 N GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
HOGG,MICHAEL G
650 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
HORNAK,STEVEN & KIMBERLY
13820 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
JAINAUTH,JIM P
13700 CUMBERLAND PL
DAVIE FL 33325-1230

V 3-2-08
JIMENEZ-CUSANO,CARMEN
13720 OAK RIDGE DR
DAVIE FL 33325-6515

V 3-2-08
JOHNSTONE,JOHN A 1/3 INT
JOHNSTONE,ROBERT 1/3 INT ETAL
13461 SW 6 CT
DAVIE FL 33325-3128

V 3-2-08
KIPPLE,HOWARD J & JEAN R
13421 SW 6 CT
DAVIE FL 33325-3128

V 3-2-08
LAPOINTE,ERIC & HOLLY
734 CUMBERLAND TER
DAVIE FL 33325-1234

V 3-2-08
LINDER,MICHAEL T & JANICE D
740 CUMBERLAND TER
DAVIE FL 33325-1234

V 3-2-08
LOPEZ,GILBERTO 1/2 INT EA
AVILA,MARTA I
731 CUMBERLAND TER
DAVIE FL 33324

V 3-2-08
DUFFEE,RONNIE G
760 SW 135 WAY
DAVIE FL 33325-3741

V 3-2-08
EBBIGHAUSEN,P H
FEENEY,VIRGINIA E
651 SHILOH TER
DAVIE FL 33325-1281

V 3-2-08
EVANS,GERTRUDE P TRSTEE LE
GERTRUDE P EVANS TR
621 GREEN RIVER LN
DAVIE FL 33325-1248

V 3-2-08
FERNANDEZ,ARTURO &
FERNANDEZ,LEANETTE
13730 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
FORD,WILLIAM R & MARILYN
670 GREEN RIVER LANE
DAVIE FL 33325-1247

V 3-2-08
FRANZESE,PAUL N & NANCY L
540 MULBERRY LANE
DAVIE FL 33325-1264

V 3-2-08
FUERTES,JEANNETTE
570 GREEN RIVER LANE
DAVIE FL 33325-1245

V 3-2-08
GARCIA,GUSTAVO A
13561 SW 7TH PL
DAVIE FL 33325-3719

V 3-2-08
GILLETTE,GREGG M & KIM M
13751 OAK RIDGE DR
DAVIE FL 33325-1270

V 3-2-08
GRINNELL-WEST,JULIE &
WEST,SPENCER
13760 CUMBERLAND PL
DAVIE FL 33325-1231

V 3-2-08
DUFFY,JOYCE M
13744 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
ELDICK,JANAN & ABDUL
13700 OAK RIDGE DR
DAVIE FL 33325-6515

V 3-2-08
FANELLI,FRANK J JR & PATRICIA R
650 PINE RIDGE TER
DAVIE FL 33325-1272

V 3-2-08
FERNANDEZ,ARTURO & LEANETTE
13730 NEWPORT MNR
DAVIE FL 33325-1268

V 3-2-08
FRAGINALS,CARLOS
6 SIESTA LN
VENUS FL 33960-2054

V 3-2-08
FRIAL,VICTOR A & SILVANA
13753 GARDEN COVE CT
DAVIE FL 33325

V 3-2-08
FULOP,KENNETH
600 MULBERRY LANE
DAVIE FL 33325-1265

V 3-2-08
GARCIA,MIRTHA
13720 CUMBERLAND PL
DAVIE FL 33325-1230

V 3-2-08
GILLIS,WAYLON G & BEVERLY A
701 SW 134 WAY
DAVIE FL 33325-3739

V 3-2-08
HAGERICH,ALVIN
13794 S GARDEN COVE CIR
DAVIE FL 33325

V 3-2-08
DUNCAN,DEBBIE
DUNCAN,EDWARD
13420 SW 6TH CT
DAVIE FL 33325-3129

V 3-2-08
ESCALERA,TOMAS
741 CUMBERLAND TER
DAVIE FL 33325

V 3-2-08
FARRELL,JOHN M
13391 SW 6 CT
DAVIE FL 33325

V 3-2-08
FITZGERALD,TIMOTHY M
DOSSET,LEE ANN
13741 OAK RIDGE DR
DAVIE FL 33325-1270

V 3-2-08
FRAN PROPERTIES INVEST INC
3981 SW 30 AVE
FORT LAUDERDALE FL 33312

V 3-2-08
FRIEDMAN,ADAM
13721 CUMBERLAND PL
DAVIE FL 33325-1230

V 3-2-08
GAIEFSKY,WAYNE R
GAIEFSKY,RAYMOND W &
PATRICIA
13841 OAK RIDGE DR
DAVIE FL 33325-1271

V 3-2-08
GARVEY,CATHY
13750 OAK RIDGE DR
DAVIE FL 33325-6515

V 3-2-08
GOEHRING,JOHN H & THERESA M
13710 OAK RIDGE DR
DAVIE FL 33325-6515

V 3-2-08
HALE-HANIFF,MARY
650 SHILOH TER
DAVIE FL 33325-1280

Exhibit 4 (*Conceptual Site Plan/Survey*)

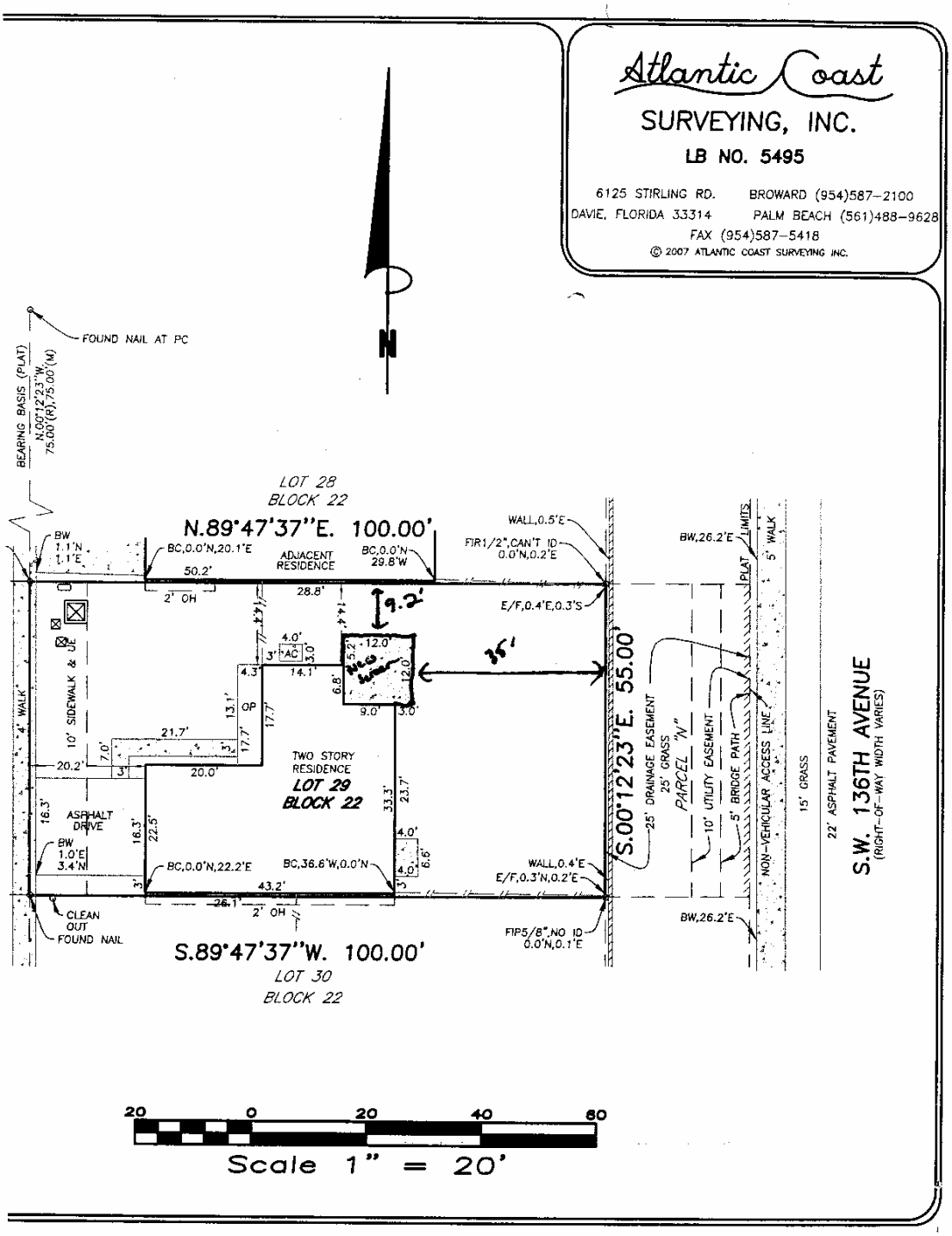
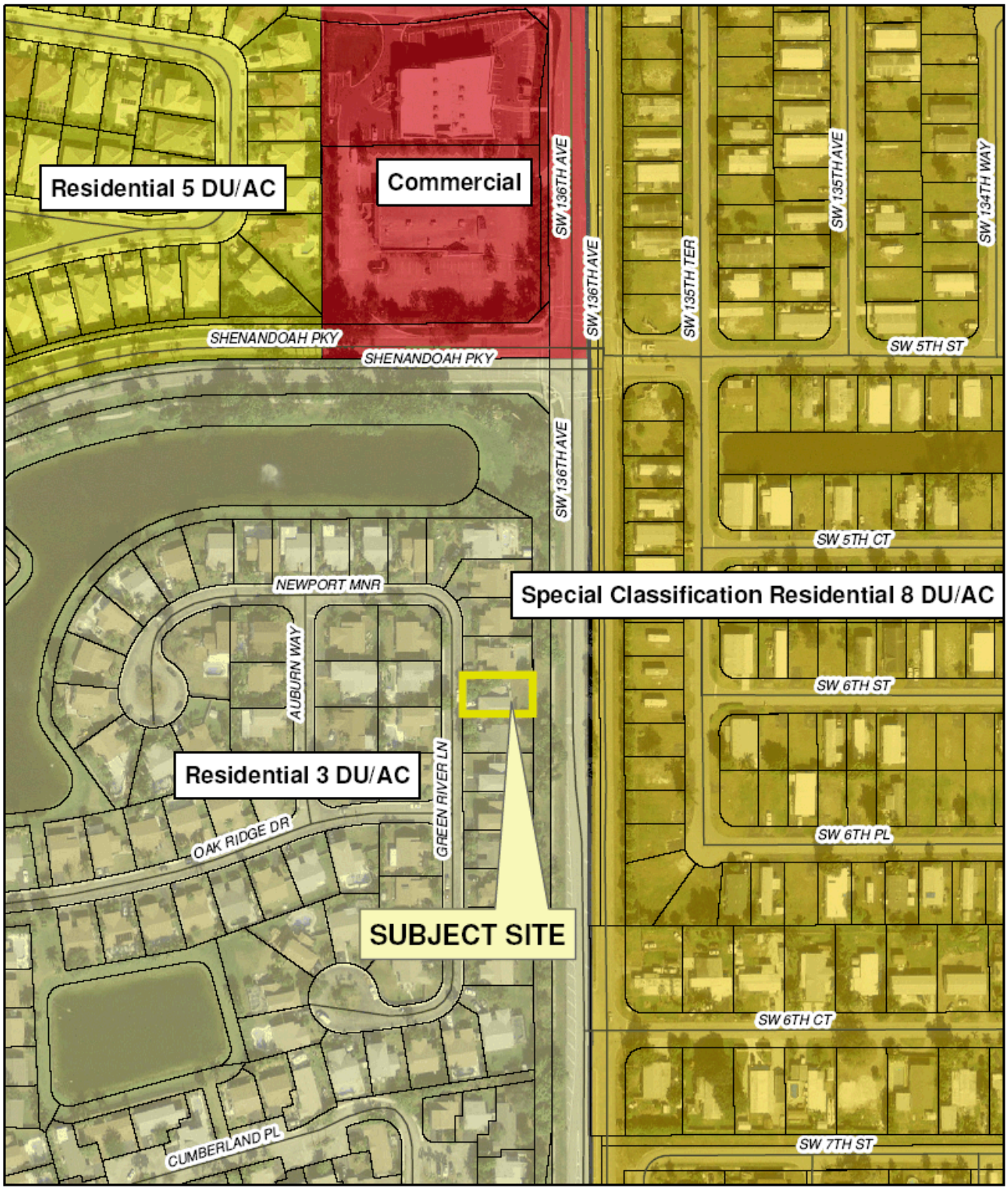


Exhibit 5 (*Future Land Use Map*)



Date Flown:
1/2/2008

N

0 100 200 400 Feet

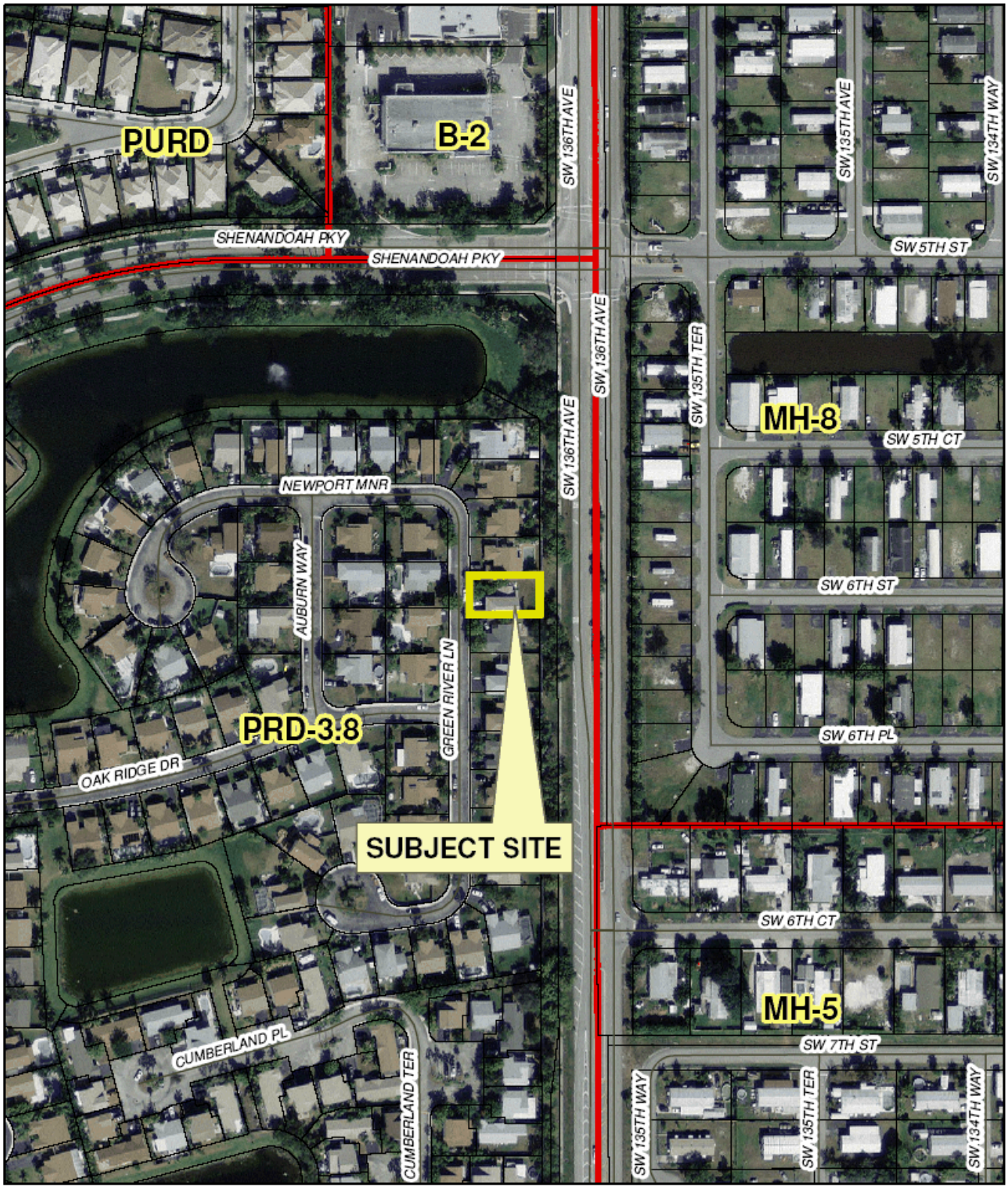
Prepared by the Town of Davie GIS Division

Variance
V 3-2-08

Future Land Use Map

Prepared by: ID
Date Prepared:4/21/08

Exhibit 6 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
1/2/2008

N

0 100 200 400 Feet

Prepared by the Town of Davie GIS Division

Variance
V 3-2-08

Zoning and Aerial Map

Prepared by: ID
Date Prepared:4/21/08