

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: SPM 1-5-06 / 05-521 / Pirtle Office Building / 5700 Griffin Road/
Generally located on the south side of Griffin Road, between Southwest
58th Avenue and Southwest 55th Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SPM 1-5-06 / 05-521 / Pirtle Office Building / 5700 Griffin
Road

REPORT IN BRIEF:

The petitioner is seeking an approval to modify site plan application SP 4-7-05 / Pirtle Office Building to conform to Staff's, Site Plan Committee's, Town Council's, and the general public's concerns. Additionally, the proposed site plan modification brings the building more in-line with the general intent of the Griffin Road Corridor District. The site plan modification is being reviewed by Development Review Committee (DRC) members, and shall conform to all applicable codes.

In accordance with the application, the following modifications are proposed:

1. Modify the approved office building from three (3) stories to a two (2) stories (*Removing the 1st floor parking garage*)
2. Modify the site plan to accommodate a two (2) story office building (*The petitioner is seeking to receive an approval from Town Council to waive ten (10) required parking spaces*)
3. Modify building layout (*Reducing the footprint square footage*)
4. Modify building elevation (*Elevation is to reflect noted modifications*)
5. Modify the location of concrete masonry wall from the interior of the site to the southern boundary line (*Per Central Broward Water Control District requirements*)
6. Modify the location of a fence from the southern boundary line to the interior of the site (*Per Central Broward Water Control District requirements*)

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

PREVIOUS ACTIONS: None

CONCURRENCES:

At the January 24, 2006, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and that the compact parking spaces be moved to the east parking area on site; that the applicant deed restrict the uses to office only, no medical or retail; and that the parking may be a problem, however, having only one tenant on the entire second floor as a deed restriction may solve the parking problem and this recommendation is based on the current site plan. **(Motion carried 5-0)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: James B. Pirtle
Address: 4749 Davie Road
City: Davie, Florida 33314
Phone: (954) 797-0410

Petitioner:

Name: Mike McGuinn
Zyscovich Inc.
Address: 100 North Biscayne Boulevard, 27th Floor
City: Miami, Florida 33132
Phone: (305) 372-5222

Background Information

Application Request: Site Plan Modification approval for a new office building with a waiver request

Address/Location: 5700 Griffin Road/ Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 55th Avenue

Future Land

Use Plan Map: Commercial

Zoning: Griffin Road Corridor District, East Gateway Zone

Existing/Proposed Use(s): Vacant - Playground equipment sales / Office: 32,139 sq. ft.

Parcel Size: 2.57 acres (111,962 sq. ft.)

Surrounding Uses:

North: C-11 Canal
South: Single-Family Residential Homes
East: Retail Structure
West: Retail Structure

Surrounding Land

Use Plan Map Designations:

Recreation / Open Space
Residential 5 DU / Acre
Commercial
Commercial

Surrounding Zoning:

- North:** T, Transportation District
 - South:** R-5, Low Density Dwelling District
 - East:** Griffin Road Corridor District (East Gateway Zone)
 - West:** Griffin Road Corridor District (East Gateway Zone)
-

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property:

Plat Application (P 1-2-98), on September 2, 1998, Town Council approved the Hulmes Plat were it was later recorded by the County in Book 169 of plats at page 18 of the public records of Broward County, Florida.

Delegation Application (DG 5-2-05), on December 7, 2005, Town Council approved this application proposing to amend the non-vehicular access line (NVAL) on the Hulmes Plat.

Delegation Application (DG 5-3-05), on December 7, 2005, Town Council approved this application proposing to amend the restriction note on the Hulmes Plat that limits the amount of development to a total of 6,761 sq. ft. of commercial, to 36,000 sq. ft. of office use.

Delegation Application (DG 9-4-05), on December 7, 2005, Town Council approved this application proposing to vacate the ingress/egress easement on the Hulmes Plat.

Site Plan Application (SP 4-7-05), on December 7, 2005, Town Council approved this application subject to site plan conditions and meeting with Councilmember Paul regarding the architecture.

Applicable Codes and Ordinances

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

Land Development Code Section 12-32.303, (C) East Gateway (Use Zone 1). This zone extends eastward from Southwest 61st Avenue to just east of Southwest 54th Terrace. Retail, office and complementary uses are encouraged her, although lesser intensity than within the Downtown Use Zone.

Land Development Code Section 12-32.310. Front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-

foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

Land Development Code (Section 12-32.305). Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

Land Development Code (Section 12-392). Parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is ten (10) feet by eighteen (18) feet with twenty-five (25) percent of the total parking stall number may be compact spaces.

Land Development Code (Section 12-32.313). Power lines, lighting. All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

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

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

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

Application Details

The petitioner is seeking an approval to modify site plan application SP 4-7-05 / Pirtle Office Building to conform to Staff's, Site Plan Committee's, Town Council's, and the general public's concerns. Additionally, the proposed site plan modification brings the building more in-line with the general intent of the Griffin Road Corridor District. The site plan modification is being reviewed by Development Review Committee (DRC) members, and shall conform to all applicable codes.

In accordance with the application, the following modifications are proposed:

1. Modify the approved office building from three (3) stories to a two (2) stories (*Removing the 1st floor parking garage*)
2. Modify the site plan to accommodate a two (2) story office building (*The petitioner is seeking to receive an approval from Town Council to waive ten (10) required parking spaces*)
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5. Modify the location of concrete masonry wall from the interior of the site to the southern boundary line (*Per Central Broward Water Control District requirements*)
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Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning:

1. The projecting elements on the proposed building do not meet the adopted architectural design manual guidelines. Balconies shall cover 50% to 100% of the building frontage, while Colonanies shall cover 75% to 100% of the building frontage. (*This has been completed and now meets code*)

Proposed:

Total length of building is approximately 220' (100%)

Total length of colonany is approximately 55' (25%)

Total length of balconies is approximately 28' (12%)

Total length of projecting elements 83' (37%)

2. Staff recommends relating the roof slope/pitch to the proposed two-story building. (*This has been reviewed*)

Engineering:

1. Provide site location map/or vicinity map (*This has not been completed*)
 2. Modify note: Developer to convert all overhead utilities to underground and provide street lighting to meet Town of Davie Griffin Corridor specifications Provide site location map/or vicinity map (*This has not been completed*)
 3. Submit final engineering plans to Engineering Division for review and approval after site plan is approved by Town Council Provide site location map/or vicinity map (*This has not been completed*)
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Staff Analysis

The site plan is in the Griffin Road Corridor District (East Gateway Zone). This zoning district contains an overlay set of land development codes and design guidelines. The petitioner site successfully reflects the design elements required by the existing design guidelines. For example, placing the office building in front, along Griffin Road with parking towards the rear, incorporating metal roofs, covered walkways, colonnades, projecting elements, parking screens, and exterior finishes do indeed meet the required guidelines.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Griffin Road Corridor District (East Gateway Zone) regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

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

Site Plan Committee Recommendation

At the January 24, 2006, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and that the compact parking spaces be moved to the east parking area on site; that the applicant deed restrict the uses to office only, no medical or retail; and that the parking may be a problem, however, having only one tenant on the entire second floor as a deed restriction may solve the parking problem and this recommendation is based on the current site plan. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Site Plan
2. 1,000 Ft. Mail-Out Notices
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (1,000 Ft. Mail-Out Notice)

SPM 1-5-06

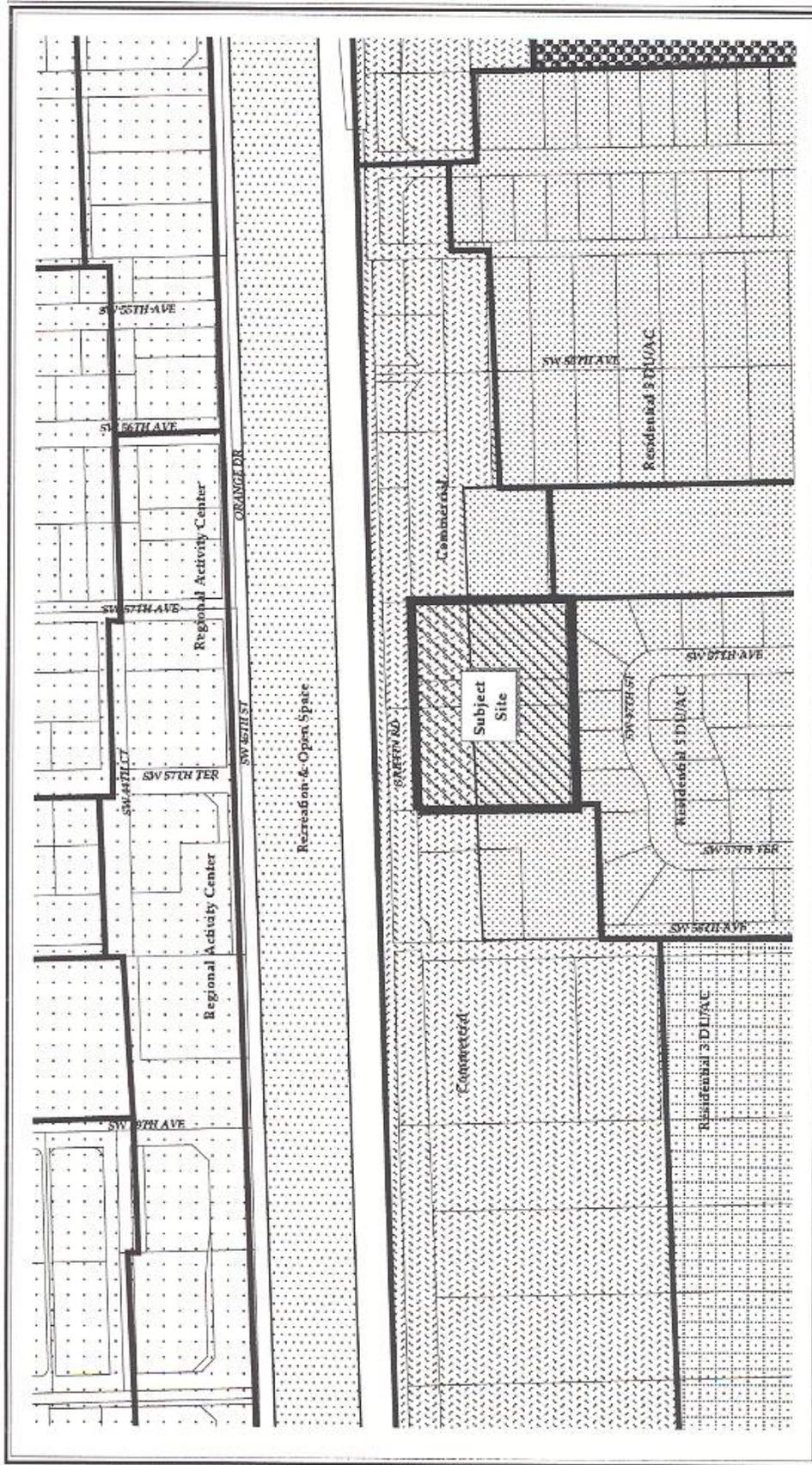
	A	B	C
1	ACHEMIRE, JAMES B & LINDA S	4770 SW 58TH AVE	FORT LAUDERDALE FL 33314-4530
2	ACOSTA, ALEXANDER	4310 SW 57 AVE	DAVIE FL 33314
3	ACOSTA, MARGARITA D	5650 SW 43 ST	DAVIE FL 33314-3849
4	ADRIAN, BRENT	5600 SW 48TH ST	DAVIE FL 33314-4508
5	ADRIAN, BRENT &	207 NE 164TH ST	NORTH MIAMI BEACH FL 33162-3531
6	AGUIRRE, GUSTAVO X & LEONOR A	5450 GRIFFIN RD	DAVIE FL 33314-4535
7	ANDERSON, CARROLL RAY TR	4950 SW 111TH TER	FORT LAUDERDALE FL 33328-3903
8	ANDREI, ROBERT & LUCILLE	10437 SW 22 PL	DAVIE FL 33324-7616
9	BABSKI, CARL A & PATRICIA L	4741 SW 57TH TER	DAVIE FL 33314-4523
10	BARBA, B S & ANGELINA	4640 SW 55TH AVE	DAVIE FL 33314-4520
11	BARNETT, BARBARA C	4630 SW 55TH AVE	DAVIE FL 33314-4520
12	BARONE, RONDA B	10032 SCENIC WALK AVE	LAS VEGAS NV 89149
13	BENJAMIN, KINGSLEY & DULETTA	4451 SW 55 AVE	DAVIE FL 33314-3836
14	BENSON, JACK M & ROSALYN H	4771 SW 57TH TER	DAVIE FL 33314-4523
15	BENTON, BERRY A & MILAGRO A	4751 SW 57TH TER	DAVIE FL 33314-4523
16	BOYD, ADONIS L & KATHERINE E	6400 HWD BLVD	HOLLYWOOD FL 33024
17	BROWN, FRANKLIN 1/2 INT	4731 SW 54 TERR	DAVIE FL 33314-4544
18	BRUDZINSKI, JONATHAN & LAURA V	4761 SW 57 TER	DAVIE FL 33314-4523
19	BUCKENS, WILLIAM JR	50 CASTLE MEADOW ROAD	NEWTON FL 06470
20	BURNS, JEFFREY 1/2 INT EA	4770 SW 57 TER	DAVIE FL 33314-4504
21	BUTLER, PAUL & VIONA	4346 SW 56TH AVE	DAVIE FL 33314-3841
22	CAIVEAU, STEPHANE	4810 SW 57 TER	DAVIE FL 33314-4526
23	CAMPBELL, TERRY & JOHAN	4600 SW 54 TER	DAVIE FL 33314-4543
24	CARRION, ANSELMO D & JUANA A	4551 SW 54 TER	DAVIE FL 33314-4541
25	CECIL, CARMEN &	4420 SW 57 AVE	DAVIE FL 33314
26	CHARETTE, G & TASIANNA	4730 SW 54TH TER	DAVIE FL 33314-4545
27	CHUNG, MARIE &	4320 SW 57 AVE	FT LAUDERDALE FL 33314
28	CLARK, I L & MARY J	5731 SW 44 CT	DAVIE FL 33314-3861
29	CLARK, RICHARD A	5731 SW 44 CT	DAVIE FL 33314-3861
30	CLAWSON, RICHARD M & DEBORAH	4740 SW 57TH TER	DAVIE FL 33314-4504
31	COBBLER, WILLARD E & DIANNE K	4640 SW 54TH TER	DAVIE FL 33314-4543
32	CODLING, ROBERT W TR	9110 GRIFFIN RD	FT LAUDERDALE FL 33328-3540
33	COOMBS, THEODORE L	4620 SW 54 TER	DAVIE FL 33314
34	COUNTRY HOMES HMOWNERS ASSN INC	5760 SW 47 ST	DAVIE FL 33314
35	CRAIG, ERIC & DENISE	4549 SW 54 TER	DAVIE FL 33314-4541
36	DAVIE COMMUNITY CHURCH OF DAVIE	4311 SW 57TH TER	DAVIE FL 33314-3851
37	DAVIE COMMUNITY CHURCH OF DAVIE	4311 SW 57TH TER	DAVIE FL 33314-3851
38	DAVIE COMMUNITY REDEV AGENCY	6519 ORANGE DR	DAVIE FL 33314-3340
39	DAVIE COMMUNITY REDEVELOPMENT AG	6591 SW 45 ST	DAVIE FL 33314-3399
40	DAVIE UNITED WAREHOUSES INC	4800 SW 65 AVE STE 103	DAVIE FL 33314
41	DAVIS, KAREN A	5411 SW 111 TER	COOPER CITY FL 33328
42	DAVIS, MARVALYN M	812 SW 24 AVE	FT LAUDERDALE FL 33312
43	DAVOLI, CAROLYN C REV TR	4531 SW 55TH AVE	DAVIE FL 33314-4517
44	DAYAN, ARIEL	4710 SW 54 TER	DAVIE FL 33314-4545
45	DENMARK, JAMES E & JOE M	4420 SW 55TH AVE	DAVIE FL 33314-3837

	A	B	C
46	DETORRES,MARGARET DEC REV TR	4701 ROOSEVELT ST	HOLLYWOOD FL 33021
47	DIBENEDETTO,VITO & MARIA	3990 SW 51 ST APT 3	DANIA BEACH FL 33312
48	DIBENEDETTO,VITO & MARIA	5630 SW 55 ST	DAVIE FL 33314
49	DISOSWAY,CAROL K	4751 SW 54TH TER	DAVIE FL 33314-4544
50	DUANES AUTO WORLD INC	5701 SW 45 ST	DAVIE FL 33314-3848
51	EBERSOLE,EARL D & WENDY	4520 SW 55TH AVE	DAVIE FL 33314-4518
52	FARRAR,JAMES R & GRACE M	5741 SW 47TH ST	DAVIE FL 33314-4555
53	FERGUSON,WILLIAM & MARY	4701 SW 57TH TER	DAVIE FL 33314-4523
54	FERRANTE,MICHAEL J & STACEY A	4721 SW 57 TER	DAVIE FL 33314-4523
55	FIORINO,CYNTHIA V	4701 SW 55TH AVE	DAVIE FL 33314-4521
56	FIORINO,CYNTHIA V	4701 SW 55TH AVE	DAVIE FL 33314-4521
57	FLAHERTY,DENNIS &	4821 SW 55 TER	DAVIE FL 33314-4550
58	FORE,RONALD F &	4731 SW 57 AVE	DAVIE FL 33314-4524
59	FREEMAN,MICHAEL & SHERILL	5750 SW 48TH ST	DAVIE FL 33314-4540
60	FREEMAN,PATSY 1/2 INT	4800 SW 58 AVE	DAVIE FL 33314-4532
61	FRIEDER,MARC S	4761 SW 57TH AVE	DAVIE FL 33314-4524
62	FRINK,KEATHAN B 1/2 INT EA	4771 SW 57 AVE	DAVIE FL 33314-4524
63	FROLING,K & ELIZABETH	4741 SW 54TH TER	DAVIE FL 33314-4544
64	GARCIA,GERSON M & TIFFANY D	4750 SW 57TH TERR	DAVIE FL 33314-4504
65	GATI,MICHAEL & JEANETTE	4770 SW 57TH AVE	DAVIE FL 33314-4546
66	GLORIA D NICHOLSON FAM TR	11305 9 ST EAST	TREASURE ISLAND FL 33706
67	GLORIA D NICHOLSON FAM TR	11305 9 ST EAST	TREASURE ISLAND FL 33706
68	GOLDBERG,ROBERT	6100 SW 51 CT	DAVIE FL 33314
69	GONZALEZ,RAFAEL & TRINA	5500 SW 48 ST	DAVIE FL 33314-4506
70	GORTON,SCOTT	3921 SW 4 AVE SUITE 1017	DAVIE FL 33314
71	GRD PROPERTIES INC	13451 MUSTANG TRL	FT LAUDERDALE FL 33330-3744
72	GREEN,THELMIRA D &	4330 SW 56 AVE	DAVIE FL 33314
73	GROSSMAN,ALEX & M REV LIV TR	4710 SW 57 AVE	DAVIE FL 33314-4546
74	GUTIERREZ,LILIA M	4700 SW 54 TER	DAVIE FL 33314-4545
75	HAMMER,RALPH R LIV REV TR	5820 GRIFFIN ROAD	DAVIE FL 33314-4413
76	HANSARD,DONALD W &	4730 SW 57 TER	DAVIE FL 33314-4504
77	HARRIMAN,DIANE M & LUCAS H	4720 SW 55 AVE	DAVIE FL 33314
78	HARRISON,RODNEY B &	4865 SW 58 AVE	FORT LAUDERDALE FL 33314-4531
79	HULMES,VAN & SENA	7530 SW 28 ST	DAVIE FL 33314-1005
80	HUMPHREY,ALICE M	4421 SW 55TH AVE	DAVIE FL 33314-3836
81	J GRIFFIN DEV INC	1321 SE RIVERSIDE DR	STUART FL 34996-1286
82	JEM PROPERTIES GROUP INC	5641 ORANGE DR	DAVIE FL 33314
83	KAHN,MUNIER	701 SW 27 AVE	FT LAUDERDALE FL 33312
84	KELMAN,JAMES	4340 SW 56 AVE	DAVIE FL 33314-3840
85	KLIPP,DENNIS	4751 SW 57TH AVE	DAVIE FL 33314-4524
86	KLIPP,MARY C &	4760 SW 57 AVE	DAVIE FL 33314-4546
87	KRONK,JASON M	4530 SW 55 AVE	DAVIE FL 33314-4518
88	LASORSA,LINDA	5700 SW 47 ST	DAVIE FL 33314-4548
89	LAWSON,PATRICIA J TR	5001 SW 24TH AVE	FORT LAUDERDALE FL 33312-6019
90	LINDELL,GERALD H	4601 SW 54 TER	DAVIE FL 33314
91	M R T INVESTMENTS	5901 SW 44 ST	DAVIE FL 33314

	A	B	C
92	MARSHALL, MICHAEL P & MELANIE A	4525 SW 55 AVE	DAVIE FL 33314-4517
93	MASSINGILL, S A III & JUDITH A	4710 SW 55TH AVE	DAVIE FL 33314-4522
94	MC CALL, R A & BARBARA A	4621 SW 58TH AVE	DAVIE FL 33314-4527
95	MC CALL, RALPH, MC CALL, S 2/6 INT	4621 SW 58TH AVE	DAVIE FL 33314-4529
96	MC CASKILL, F & VERNELLE T	3001 NW 24TH ST	FORT LAUDERDALE FL 33311-2818
97	MC DERMOTT, TERRI 1/2 INT	5711 SW 47TH ST	DAVIE FL 33314-4555
98	MCLAUGHLIN, ROBERT N & SUSAN	4711 SW 55 AVE	DAVIE FL 33314-4517
99	MICHAYLUK, JOYCE A	4761 SW 54TH TER	DAVIE FL 33314-4544
100	MIELE, ANGELO JR & REBECCA C	PO BOX 848006	PEMBROKE PINES FL 33084
101	MILLER, FLORENCE	4400 SW 56 AVE	DAVIE FL 33314-3842
102	MILLER, FLORENCE	4360 SW 56TH AVE	DAVIE FL 33314-3841
103	MONTELLA, MARGARET V	4720 SW 57TH AVE	DAVIE FL 33314-4546
104	MONTGOMERY, ANGELA M	4641 SW 54 TER	DAVIE FL 33314-4542
105	MONTGOMERY, BILLY & KATHERINE	5740 SW 44 ST	DAVIE FL 33314-3810
106	MONTGOMERY, GLORIA	4631 SW 54 TER	DAVIE FL 33314-4542
107	MONTGOMERY, GLORIA	4721 SW 54 TER	FORT LAUDERDALE FL 33314
108	MUNNIAL, PAUL & CYNTHIA	4810 SW 58 AVE	DAVIE FL 33314
109	MURIEL, FREDY G & KARIM	9316 BOCA GARDENS PKWY UNIT B	BOCA RATON FL 33496
110	NILCHIAN, NASRIN	201 NE 2 CT	DANIA FL 33004
111	NORTON, RALPH E & PENELOPE G	5775 ORANGE DR	DAVIE FL 33314
112	ORANGE DRIVE PROPERTIES INC	5793 & 5795 SW 45 ST	FT LAUDERDALE FL 33314
113	ORANGE PROPERTIES-DAVIE LLC	19877 ALLADAIRE LANE	FT MYERS FL 33908
114	ORRICO, VINCENT ANDREW 1/2 INT EA	4630 SW 54TH TER	DAVIE FL 33314-4543
115	PETERS, THOMAS N 1/2 INT EA	5761 SW 47TH ST	DAVIE FL 33314-4555
116	PICCIRILLO, MICHAEL & KIMBERLY	4700 SW 55 AVE	DAVIE FL 33314-4522
117	PITZEN, TIMOTHY A	4790 SW 55TH AVE	DAVIE FL 33314-4522
118	PORTUGAL, REYNALDO &	241 NW 42 TER	PLANTATION FL 33317-3113
119	POVLOCK, DAVID A &	5721 SW 47TH ST	DAVIE FL 33314-4555
120	POWELL, WILLIE JR & LOUISE	4243 SW 55TH AVE	DAVIE FL 33314-3846
121	PRICE, CAROLE D LE	4700 SW 57 AVE	DAVIE FL 33314-4546
122	PRIM, ALBERT ROSS	4801 SW 55TH TER	DAVIE FL 33314-4550
123	RICHARD, CLYDE B & LILLIAN LE	4519 SW 55TH AVE	DAVIE FL 33314-4517
124	RODRIGUEZ, GUILLERMO S &	4402 SW 56 AVE	DAVIE FL 33314-3843
125	RODRIGUEZ, GUILLERMO S & LLADERIS	4402 SW 56 AVE	DAVIE FL 33314-3843
126	ROMERO, PLINIO & DALIA	4811 SW 55TH TER	DAVIE FL 33314-4550
127	ROSE, MARCO &	4810 SW 54 TER	DAVIE FL 33314-4547
128	ROTH, R & THERESA	5660 GRIFFIN ROAD	DAVIE FL 33314-4537
129	RUBIN, ARTHUR LAURENCE &	5720 SW 47 ST	DAVIE FL 33314-4548
130	SABAU, AUREL &	5706 NE 17 TER	FT LAUDERDALE FL 33334-5983
131	SAELZER, HENRY & ANA L	5761 SW 47 ST	DAVIE FL 33314-4555
132	SANCHEZ, HERBERT A	4600 SW 55 AVE	DAVIE FL 33314-4520
133	SARLO, PORTIA M &	4610 SW 55 AVE	DAVIE FL 33314-4520
134	SCROFANI, JON	4740 SW 57 AVE	DAVIE FL 33314-4546
135	SCRUGGS, ANNIE	4410 SW 57 AVE	DAVIE FL 33314
136	SIRI, CARMELO	2411 SW 42 AVE	FT LAUDERDALE FL 33317

	A	B	C
137	SLOWINSKI,BRIAN &	4746 SW 54 TER	DAVIE FL 33314-4545
138	SLOWINSKI,BRIAN P 1/2 INT	4740 SW 54 TERR	DAVIE FL 33314-4545
139	SMITH,EVE MONTELLA 1/2 INT	4515 SW 55 AVE	DAVIE FL 33314-4517
140	SMITH,ROBERT 1/2 INT	4611 SW 54 TER	DAVIE FL 33314-4542
141	SMITH,ROBERT A JR & JUDITH A	5740 SW 47TH ST	DAVIE FL 33314-4548
142	SMITH,STEPHEN K 1/2 INT	4720 SW 54TH TER	DAVIE FL 33314-4545
143	STAFFORD,RAY	171 NC HIGHWAY 127	TAYLORSVILLE NC 28681-6626
144	STATE OF FLORIDA DOT	3400 WEST COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
145	STEIN,MICHAEL L 1/2 INT	5701 SW 47 ST	DAVIE FL 33314-4555
146	STEWART,PAM &	5901 27 ST S	ST PETERSBURG FL 33712
147	STONE,MARY D 1/2 INT	4791 SW 55 AVE	DAVIE FL 33314-4521
148	SZEMKUS,JANICE MARLIN	4731 SW 57 TER	DAVIE FL 33314-4523
149	TALPOS,AUREL &	5706 NE 17 ST	FT LAUDERDALE FL 33334
150	THOMAS,FRANK A JR	128 ESSEX ROAD	HOLLYWOOD FL 33024
151	TORRES,JUAN & LAZARA	6800 SW 130 AVE	SOUTHWEST RANCHES FL 33330
152	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314-3348
153	TRIANGLE PROFESSIONAL BLDG CORP	6101 GARDEN COURT	DAVIE FL 33314
154	TROTTA,STEVEN D &	5760 SW 47 ST UNIT 202 BLDG 1	DAVIE FL 33314-4548
155	TURNER,DONALD R & BEVERLY	4610 SW 54TH TER	DAVIE FL 33314-4543
156	VAN PLANTS INC	7530 SW 28 ST	DAVIE FL 33314
157	WALKER,ALMETTA	5560 SW 43 ST	DAVIE FL 33314-3399
158	WAY,MERICK ALBERT JR & PHYLLIS A	4760 SW 57TH TER	DAVIE FL 33314-4504
159	WELLS,S B & LINDA M	4621 SW 54TH TER	DAVIE FL 33314-4542
160	WELTER,DAVID	4401 SW 56 AVE	DAVIE FL 33328
161	WESTLAKE,CHARLES L & LORI J	4730 SW 57TH AVE	DAVIE FL 33314-4546
162	WILLIAMS,L & DENNIE	4331 SW 56TH AVE	DAVIE FL 33314-3840
163	WILLIAMS,SHANA &	4741 SW 57 AVE	DAVIE FL 33314-4524
164	WILLIAMSON,CARRIE EST	5411 SW 111TH TER	FORT LAUDERDALE FL 33328-4743
165	WILSON,KATHERINE	5501 ORANGE DR	DAVIE FL 33314-3817
166	WILSON,LARRY	5630 SW 43 ST	DAVIE FL 33314-3849
167	WONG,MEE	4521 SW 55 AVE	DAVIE FL 33314
168	WRIGHT,HUBERT SR TR	2995 NW 49 ST	MIAMI FL 33142-3556
169	WRL INC	5921 SW 44 CT	DAVIE FL 33314-3640

Exhibit 2 (Future Land Use Map)



Site Plan Application
/ Pirtle Office Building
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 10/17/05



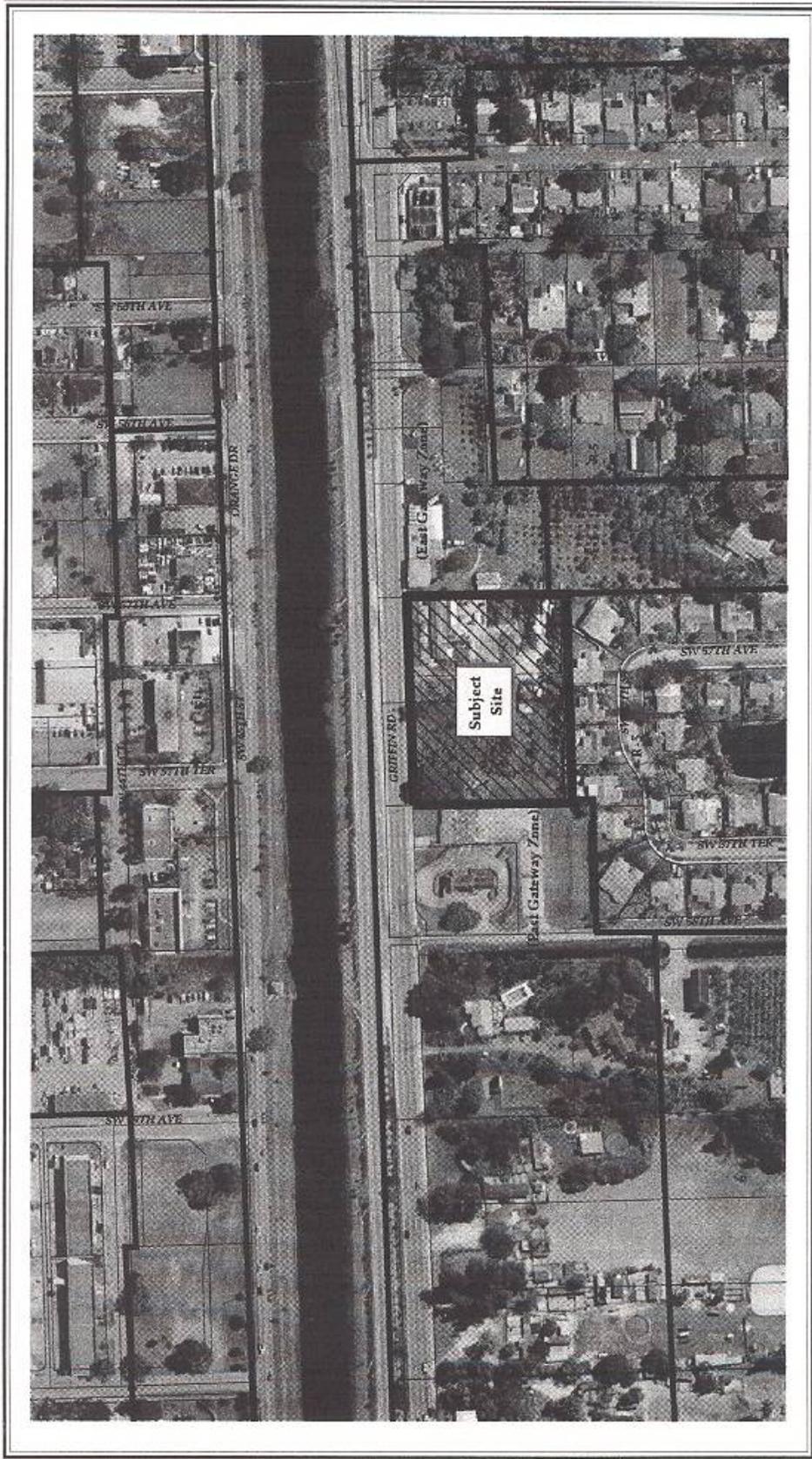
The Town of Davie
Development Service Department
Planning & Zoning Division



Scale



Exhibit 3 (Aerial, Zoning, and Subject Site Map)



**Site Plan Application
Pirtle Office Building
Aerial, Zoning, Subject Site Map**

Prepared By: D.M.A.
Date Prepared: 10/17/05



The Town of Davie
Development Service Department
Planning & Zoning Division



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