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 III

SUBJECT: Quasi Judicial Hearing: Ordinance 1st Reading, ZB 7-2-05 / 06-30 / Flamingo Isles / 1300 South Flamingo Road / Generally located at the northeast corner intersection of Flamingo Road and Southwest 14th Street

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:
AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 7-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO RM-5, LOW MEDIUM DWELLING DISTRICT AND FROM AG, AGRICULTURAL DISTRICT TO RM-5, LOW MEDIUM DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:
Rezone Parcel "A," **FROM:** A-1, Agricultural District **TO:** RM-5, Low Medium Dwelling District

Rezone Parcel "B," **FROM:** AG, Agricultural District **TO:** RM-5, Low Medium Dwelling District

The petitioner is proposing to construct a residential townhouse development on the 10.67 net acres (464,785 Square Feet) of the subject site. The subject site consists of two parcels. Parcel "A" is rectangular in shape, located to the north, and is approximately 7.65 acres (333,241 Square Feet), while Parcel "B" is square in shape, located in the southeast portion, and is approximately 3.02 acres (131,554 Square Feet). The subject site is located at the northeast corner intersection of Flamingo Road and Southwest 14th Street.

The neighboring uses are as followed, to the north is Parkway Christian Church zoned CF, Community Facilities District. To the east is Village at Lake Pines II multi-family residential development zoned RM-5, Low Medium Density Dwelling District. To the south is a vacant parcel zoned R-4, Low Medium Dwelling District and Sheridan House zoned CF, Community Facilities District. And, to the west are single-family homes zoned CF, Community Facilities District

Currently, the portion of the subject site that is zoned A-1, Agricultural District is parcel "A" and the portion of the subject site that is zoned AG, Agricultural District is parcel "B." Both of these zoning districts are a valid Town of Davie zoning district. To permit the petitioner's plans of a residential townhouse development, a rezoning request to change the subject site's zoning to RM-5, Low Medium Density Dwelling District has been filed.

The subject site's Land Use Plan Map designation is Residential 5 DU / Acre. The Town of Davie's RM-5, Low Medium Density Dwelling District zoning designation is consistent with the underlying Land Use designation.

PREVIOUS ACTIONS: None

CONCURRENCES:
At the July 26, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Ms. Turin, to approve. **(Motion carried 4-0, one vacancy)**

FISCAL IMPACT: None

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

Attachment(s):
Ordinance, Planning Report, Justification, Public Participation Letter, Land Use Map, Zoning and Aerial Map, Conceptual Site Plan

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 7-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO RM-5, LOW MEDIUM DWELLING DISTRICT AND FROM AG, AGRICULTURAL DISTRICT TO RM-5, LOW MEDIUM DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from A-1, Agricultural District to RM-5, Low Medium Dwelling District and from AG, Agricultural District to RM-5, Low Medium Dwelling District;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the properties herein after described be and the same is hereby rezoned and changed:

Parcel "A," from: A-1, Agricultural District to: RM-5, Low Medium Dwelling District
Parcel "B," from: AG, Agricultural District to: RM-5, Low Medium Dwelling District

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as RM-5, Low Medium Density Dwelling District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2006.

PASSED ON SECOND READING THIS _____ DAY OF_____, 2006.

ATTEST:

_____
MAYOR/COUNCILMEMBER

_____
TOWN CLERK

APPROVED THIS_____ DAY OF _____, 2006

TOWN OF DAVIE

Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Owner:		**Petitioner:**	
Name:	Mark Landau	**Name:**	Gus Khavanin
Address:	350 South Ocean Boulevard, Unit 10B	**Address:**	800 S.W. 36th Court
City:	Boca Raton, FL 33432	**City:**	Davie, FL 33330
Phone:	(561) 305-4646	**Phone:**	(954) 224-1380

Background Information

Date of Notification: July 19, 2006 **Number of Notifications:** 243

Application Request(s): Rezone Parcel "A," **FROM:** A-1, Agricultural District **TO:** RM-5, Low Medium Dwelling District

Rezone Parcel "B," **FROM:** AG, Agricultural District **TO:** RM-5, Low Medium Dwelling District

Address: 1300 South Flamingo Road

Location: Generally located at the northeast corner intersection of Flamingo Road and Southwest 14th Street

Future Land Use Plan Designation: Residential 5 DU / Acre

Zoning: AG, Agricultural District and A-1, Agricultural District

Existing Use: Residential structures, Equestrian Facility, and Canopies

Proposed Use(s): 64 Townhouse units

Net Parcel Size: 10.67 Acres (464,785 Square Feet)
Parcel "A": 7.65 Acres (333,241 Square Feet)
Parcel "B": 3.02 Acres (131,554 Square Feet)

Gross Parcel Size: 12.90 Acres (561,924 Square Feet)

	Surrounding Uses:	Surrounding Future Land Use Plan Map Designations:
North:	Church (*Parkway Christian Church*)	Residential-5 DU/AC
South:	Southwest 14th Street, and Group Home (*Sheridan House*)	Residential-1 DU/AC
East:	Southwest 21st Avenue, and Multi-Family Residential (*Village at Lake Pines II*)	Residential-5 DU/AC
West:	Flamingo Road, and Single-Family Residential	Residential-1 DU/AC

	Surrounding Zoning:
North:	CF, Community Facilities District
South:	R-4, Low Medium Dwelling District and CF, Community Facilities District
East:	RM-5, Low Medium Density Dwelling District
West:	R-1, Estate Dwelling District

Zoning History

Related Zoning History:
Rezoning Request (ZB 12-1-92): on February 17, 1993, Town Council approved Ordinance (93-011) changing a portion of the property classification from: AG, Agricultural District to: R-5, Low Medium Density Dwelling District.

Concurrent application requests on same property:
Plat Application (P 7-1-05), this application is for a plat boundary development of 64 townhouse units.

Master Site Plan Application (MSP 1-4-06), this master site plan application is for the development of 64 townhouse units.

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. As per the Town of Davie Code, the petitioner conducted two (2) meetings with the public. The meetings were held at Shenandoah Park at 6:00 p.m. Refer to the attachments for a list of the notified property owners and citizen participation report. Refer to the public participation summary attachment.

Application Details

The petitioner is proposing to construct a residential townhouse development on the 10.67 net acres (464,785 Square Feet) of the subject site. The subject site consists of two parcels. Parcel "A" is rectangular in shape, located to the north, and is approximately 7.65 acres (333,241 Square Feet), while Parcel "B" is square in shape, located in the southeast portion, and is approximately 3.02 acres (131,554 Square Feet). The subject site is located at the northeast corner intersection of Flamingo Road and Southwest 14th Street.

The neighboring uses are as followed, to the north is Parkway Christian Church zoned CF, Community Facilities District. To the east is Village at Lake Pines II multi-family residential development zoned RM-5, Low Medium Density Dwelling District. To the south is a vacant parcel zoned R-4, Low Medium Dwelling District and Sheridan House zoned CF, Community Facilities District. And, to the west are single-family homes zoned CF, Community Facilities District

Currently, the portion of the subject site that is zoned A-1, Agricultural District is parcel "A" and the portion of the subject site that is zoned AG, Agricultural District is parcel "B." Both of these zoning districts are a valid Town of Davie zoning district. To permit the petitioner's plans of a residential townhouse development, a rezoning request to change the subject site's zoning to RM-5, Low Medium Density Dwelling District has been filed.

The subject site's Land Use Plan Map designation is Residential 5 DU / Acre. The Town of Davie's RM-5, Low Medium Density Dwelling District zoning designation is consistent with the underlying Land Use designation.

Applicable Codes and Ordinances

Section 12-307 of the Land Development Code: review for rezonings.

Section 12-81 of the Land Development Code: Conventional Multi-family Development Standards, RM-5, Low Medium Density Dwelling District, requires the following minimums: lot area of 7,000 square feet, frontage of 100 feet, front setback of 25 feet, side and rear setbacks of 20 feet, maximum building height of 25 feet.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West Ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, 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.

Staff Analysis

The purpose of this request is to rezone the subject site from A-1 and AG, Agricultural Districts to RM-5, Low Medium Density Dwelling District. According to the existing Land Development Code, RM-5 zoning district allows five (5) multi-family dwelling units per acre, while A-1 zoning only allows (1) single-family dwelling unit per builders acre of 35,000 square feet and AG zoning district only allows one (1) single-family dwelling unit per true acre 43,560 square feet. Rezoning to the RM-5 zoning district would increase the density and eliminate single-family homes as a permitted use on the subject site.

This rezoning is consistent with the Comprehensive Plan and Land Development Code as far as allowed maximum density and the development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

The Town of Davie has attempted to create a transition with those parcels to the north of Southwest 14th Street that have a higher land use density then those parcels to the south. The Town has recently approved rezoning petitions for parcels along the north side of Southwest 14th Street by reducing rezoning petitions from R-5 to R-4, Low Medium Density Dwelling District. The R-4, Low Medium Density Dwelling District only permits single-family residential homes. This petition is for multi-family homes and a lower multi-family residential zoning district does not exist in the current Land Development Code.

Findings of Fact

Rezonings:
Section 12-307(A) (1):
The following findings of facts apply to the rezoning request:

(a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Future Land Use Plan Map designates the parcel as Residential (5 DU/AC), and the comprehensive plan allows townhouse dwellings to be developed in this residential land use category. However, the Town also adopted the scenic corridor overlay along Flamingo Road that was intended for single-family dwelling developments. A portion of the subject site is along Flamingo Road.

(b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The requested RM-5, Low Medium Density Dwelling District is related and compatible with the adjacent multi-family residential community to the east zoned RM-5, Low Medium Density Dwelling District and possible future rezoning to the north of the subject site based on the Residential (5 DU/AC) land use.

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

The existing AG and A1, Agricultural District boundaries are logically drawn.

(d) The proposed change <u>will not</u> adversely affect living conditions in the neighborhood;

The development of 64 townhouses will not have adverse impacts on the surrounding area. However, when compared to the amount of single-family homes that could be development on the subject site, adverse impacts would be further reduced.

(e) The proposed change <u>will not</u> 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 traffic generated by 64 townhouses is what the land use plan anticipated. However, when compared to the amount single-family homes that could be development on the subject site, traffic impacts may be further reduced. Prior to final approval of plats by Broward County, traffic impacts are assessed and concurrency must be met.

(f) The proposed change <u>will not</u> adversely affect other property values;

Surrounding property values will not be adversely impacted by the development of townhouses on this site for currently there is residential structures on the subject site.

(g) The proposed change <u>will not</u> be a deterrent to the improvement or development of other property in accord with existing regulations;

Development of the property will not deter development or improvement of adjacent parcels. Parcel(s) to the north have been approved recently for lower density multi-family residential.

(h) The proposed change <u>does not</u> constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

This request is a privilege that can be afforded to any owner that has a parcel that meets the Land Development Code's minimum requirements to achieve the zoning classification.

(i) There <u>are not</u> substantial reasons why the property cannot be used in accord with existing zoning.

The subject site can be developed according to the existing zoning district standards. However the requested designation is consistent with the land use plan.

(j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The proposed zoning designation is consistent with the Future Land Use Plan Map, adjacent to an arterial roadway, and is therefore the most appropriate designation to enhance the Town's tax base.

Staff Recommendation

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

Planning and Zoning Board Recommendation

At the July 26, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Ms. Turin, to approve. **(Motion carried 4-0, one vacancy)**

Town Council

Exhibits

1. Justification
2. Public Participation Letter
3. List of the Notified Property Owners
4. Proposed Site Plan Sketch
5. Future Land Use Map
6. Subject Site, Zoning and Aerial Map

Prepared by: _____ Reviewed by: _____

File Location:
\\Ns_th_01\Town_Hall\Develop_Service\P&Z\David Abramson\Applications\ZB_Rezoning\ZB_05\ZB 7-2-05 Flamingo Isles

Exhibit 1 ***(Justification Letter)***

GHASEM KHAVANIN P.E
13420 S.W. 36 CT. DAVIE FL., 33330 PHONE (954) 224-1380

JUSTIFICATION STATEMENT FOR REZONING REQUEST (FLAMINGO ISLES)

The subject site contains approximately 12.90 gross acres that are vacant lands. The property is contiguous to and will have access to the east side of Flamingo Road Access Road and SW 14 street, situated approximately at 1400 south Flamingo Road. To the north are lands designed to CF (Community Facility District), on the eastern side is SW 112 Avenue, and across that, lands were zoned RM-10, to the south the lands are designed to CF and small portion is 5DU/AC, and to the western side of the site is Flamingo Road, which is six (6) lane divided state road, and land across that is R-1.. There will be no access to the project from SW 112th avenue.

In 1993, Department of Transportation expanded Flamingo Road between State Road 84 and Griffin Road, proximate to the amendment site, and prior to that constructed I 595. This 6-lane divided highway and 595 have enhances access and roadway capacity in the area. The roadway now forms a direct line to I-595, I-95 and I-75 and to the other municipals, making it directly accessible and more urban in nature.

Developments along the older portion of 112th Avenue east side of the site maintain densities of an average of 10 units per acre in village lake pines phase II, to densities of RM-5, and Sheridan House Family Resource Center along the south side, and along the north land use as church and day cares and school, underscoring the urban nature of this roadway.

The petitioner proposes rezoning of the property to the zoning district RM-5. This zoning would allow for a total of 64 townhouse units instead of 64 dwelling units.

A review of a rezoning amendment request should include consideration of the criteria listed in Sec. 12-307 of Land Development Code to determine if the request should be favorably reviewed. These criteria with the respect to the subject requests are discussed below.

Criterion (a): The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.

Policy 6-1 of the adopted comprehensive plan of the Town of Dave provides that moderate density should be located proximate to the arterial roadways, available mass transit and other community facilities. The subject site meets all of these criteria and is in fact considered low density. The subject site is located proximate to the arterial roadways and available mass transit. The site had immediate access to Flamingo Road thru the access road, and is located immediately east of this roadway, consistence with comprehensive plan policies.

As a result, the rezoning request is consistent with the adopted comprehensive plan.

Criterion (b): The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and near districts.

The requested rezoning to Rm-5 is consistent and compatible with adjacent and nearby zoning districts. To the east is RM-10, and to north are CF and CF are along south side and R-1 along east side of of Flamingo Road.

As a result, the requested rezoning positively satisfies this criterion.

Criterion (c): Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The current zoning designations of AG and R-5, however, are not consistent with the land use plan. The rezoning will proposed the same number of units with much more open area and water.

As a result, the proposed reasoning satisfactorily addresses this criterion.

Criterion (d): the proposed change will not adversely affect living conditions in the neighborhood.

The proposed RM-5 designation will have no adverse impact on living conditions in the neighborhood. The proposed rezoning will allow for development of the site as a residential community that will improve the appearance of the property and serve as an asset to the surrounding uses. Also will provide more open area and several acres water body.

The rezoning request addresses this criterion.

Criterion (e): The proposed change will not create or excessively increase automobile and vehicular traffic congestion above which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety.

The requested rezoning from AG with R-5 land use to RM-5 would not result in an increase in vehicle trips, and will not increase traffic above the level already anticipated. Further, the proposed residential development will have no effect on public safety. As a result, the proposed rezoning satisfies this criterion.

Criterion (f): The proposed change will not adversely affect other property values.

The proposed rezoning will have a positive impact on the surrounding property values by providing attractive, upscale residential development.

As a result, this criterion is satisfied by the proposed rezoning request.

Criterion (g): The proposed change will not be a deterrent to the improvement or development of another property in accord with existing regulations.

The balance of the land surrounding the site is designated as AG with the future land use of R-5 for development in residential uses. The proposed change fro residential use, therefore, will not be a deterrent to the improvement or development of these surrounding properties.

Criterion (h): The proposed change does not constitute a grant of special privileges to an individual owner as contrasted with the welfare of the general public.

The requested rezoning does not sacrifice the welfare of the general public for the benefit of an individual owner. The proposed change is consistent with the adopted comprehensive plan and, therefore, does not constitute a grant of special privilege.

Criterion (i): There is not substantial reason why the property cannot be used in accord with existing zoning.

The existing zoning is not compatible with existing land use plan. As a result, the proposed change is requested to allow a reasonable use of the property that is consistent with surrounding development patterns.

Criterion (j): The proposed zoning designation is the most appropriate designation to enhance the town's tax base given the site location related to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The proposed rezoning will provide the most appropriate and logical use that will contribute to the town's tax base.

As it has been demonstrated, the requested rezoning to RM-5 is consistent with the adopted comprehensive plan and meets all of the criteria contained in Land Development Code. As a result, this rezoning request and related assignment of reserve units merit favorable consideration.

Exhibit 2 ***(Public Participation Letter)***

Nov. 25, 2005

Town of Davie Planning and Zoning Division
6591 SW 45th Street
Davie FL 33314

Att: Mr. David Abramson, Planner II

Re: Flamingo Isles
Public Hearings

Dear David:

Please be advised that as required by the Davie Code we did advertised and notify all the property owner surrounding the subject property within 1000 feet to invite them to two Public Hearings dated August 19, 2005 and August 26, 2005(due to hurricane this date change and new letter was sent out). The meetings were scheduled to take place at Shenandoah Park between 6.00 p.m. to 7.00 p.m., on first meeting one person showed out, he did not had any problem with our proposal but he had some concern about land used plan which we refer him to planning department. On second meeting nobody attended this meeting.

We hope that the above satisfies the requirements of public participation in the site plan review process.

Sincerely,

Ghasem Khavanin

Cc: Mark Landau

Exhibit 3 ***(List of Notified Property Owners)***

ZB 7-2-05

FOLIO	NAME_LINE_	ADDRESS_LI	ADDRESS__1
504012380070	AHRENS,FRANK & BETH	11943 SW 11TH CT	DAVIE FL 33325-3841
504011181980	ALI,SOHAN SOMY	1030 SW 124TH WAY	DAVIE FL 33325-5549
504011010570	ALLEN,KENNETH R &	12511 SW 13 ST	DAVIE FL 33325-4422
504011010510	ALLEN,KENNETH R &	12511 SW 13 ST	DAVIE FL 33325-4422
504012382400	ALONSO,SHARMA	11876 SW 13 CT	DAVIE FL 33325
504012382030	ALTIERI,DOMINICK J & MERCEDES	11923 SW 13TH CT	DAVIE FL 33325-6601
504012381500	ALVAREZ,THERESA M	11872 SW 12TH PL	DAVIE FL 33325-3845
504012381970	ANDERSON,A CHRISTINE	1310 SW 120TH WAY	DAVIE FL 33325-3834
504011181970	APARICIO,MAYRA M	1040 SW 124 WAY	DAVIE FL 33325-5549
504012381020	ARCHIPRETE,WINIFRED	1175 SW 120 WAY	DAVIE FL 33325-3861
504011010506	ARNOLD,PAUL P & ANN M	1249 S FLAMINGO RD	DAVIE FL 33325-4409
504012381510	ATA,ROBERT & ELIZABETH BILLS	11874 SW 12TH PL	DAVIE FL 33325-3845
504012380120	AUGENBLICK,BARBARA KEIM	11931 SW 11 CT	DAVIE FL 33325-3841
504012380680	BALTA,ROY E	1166 SW 120 WAY	DAVIE FL 33325-3852
504012382110	BEALE,CHERYL L	11903 SW 13TH CT	DAVIE FL 33325-3833
504012382410	BELMAR,ROGER & SHARON	11880 SW 13 CT	DAVIE FL 33325-3898
504012000202	BEV CORP	2001 TONNELLE AVE	NORTH BERGEN NJ 07047-1559
504012000201	BEV CORPORATION	2001 TONNELLE AVE	NORTH BERGEN NJ 07047-1559
504011181910	BOLLMAN,KURT D &	12440 SW 11TH CT	DAVIE FL 33325-5527
504012381070	BORDEN,DEBORAH 1/2 INT	1163 SW 120 WAY	DAVIE FL 33325-3861
504012380860	BOYLAN,PAMELA J	11912 SW 12 CT	DAVIE FL 33325
504012382000	BRACERO,MARY D	1316 SW 120 WAY	DAVIE FL 33325-3834
504012382020	BRAUNSTEIN,BENJAMIN E 1/2 INT	11925 SW 13 CT	DAVIE FL 33325-6601
504012381470	BRUNA,ANDRE	11864 SW 12 PL	DAVIE FL 33325-3845
504012381080	BRYAN,ANDRE	1161 SW 120 WAY	DAVIE FL 33325-3861
504012380820	CAHILL,WILLIAM M & KATHLEEN	11905 SW 12 CT	DAVIE FL 33325-3864
504012382390	CAMPBELL,ALEXANDER J	11874 SW 13TH CT	DAVIE FL 33325-3897
504012381040	CANIZARES,ALISON	1171 SW 120 WAY	DAVIE FL 33325
504012382540	CAPUTO,ROCCO C III &	11922 SW 13 CT	DAVIE FL 33325-6600
504012382200	CASTRO,SILVIA LORENA	11871 SW 13 CT	DAVIE FL 33325
504013030190	CATALANO,MARC LEO	11935 SW 15TH CT	DAVIE FL 33325-4633
504012382550	CESPEDES,GONZALO A	11924 SW 13 CT	DAVIE FL 33325-6600
504012480010	CHRISTIAN FELLOWSHIP INC	1380 S FLAMINGO ROAD	DAVIE FL 33325-4412
504012380060	CLINE,GARY S 1/2 INT	11945 SW 11 CT	DAVIE FL 33325-3841
504012381800	CLINTON,CHERYL M	1221 SW 120 WAY	DAVIE FL 33325-3896
504012380020	COBB,REBECCA L 1/2 INT EA	1155 SW 120 WAY	DAVIE FL 33325-3861
504012381660	COCCHI,JOANNE 1/2 INT	11875 SW 12 PL	DAVIE FL 33325-3881
504012381870	COLACCHIO,DOUGLAS & CATHERINE	1214 SW 120 WAY	DAVIE FL 33325
504012382450	COLACCHIO,ELAINE J LIV TR	11900 SW 13TH CT	DAVIE FL 33325-3819
504011182480	CONKLIN,PATRICA K 1/2 INT EA	1041 SW 124 WAY	DAVIE FL 33325-5550
504012382090	CONNELL,JUDITH	11907 SW 13TH CT	DAVIE FL 33325-3833
504012382350	CUBBELLOTTI,LORRIE	11864 SW 13 CT	DAVIE FL 33325-3897
504012380650	DASILVA,JANET	1160 SW 120 WAY	DAVIE FL 33325-3852
504012381030	DE ISAZA,GLORIA PABON	1173 SW 120 WAY	DAVIE FL 33325-3861
504012382510	DEL PILAR,FLORENCE 1/2 INT EA	11914 SW 13TH CT	DAVIE FL 33325-6600
504011010499	DEL VALLE,AURELIO & MARIA D	14437 SW 44TH ST	MIAMI FL 33175-6842
504012380840	DENTON,MATTHEW & CHRISTY	11901 SW 12 CT	DAVIE FL 33325-3864
504012381560	DITCHFIELD,SHIRLEY	11886 SW 12 PL	DAVIE FL 33325-3880
504012382040	DORMINEY,DAVID E & DOLLY H	11921 SW 13TH CT	DAVIE FL 33325-6601
504013030350	DUQUE,CARLOS B 1/2 INT	1540 SW 120 TER	DAVIE FL 33325
504012381580	EADS,JEANNE A	11892 SW 12TH PL	DAVIE FL 33325-3880
504012380790	EISENBERG,NORMAN	11913 SW 12 CT	DAVIE FL 33325-3864
504012380580	EL-KHAL,NAJIA &	11922 SW 11 CT	DAVIE FL 33325-3862
504012381920	FAILLO,RALPH J & PATRICIA J	1226 SW 120 WAY	DAVIE FL 33325-3870
504012380640	FALLICK,MITCHELL J	11936 SW 11TH CT	DAVIE FL 33325-3862
504012382460	FAMILIA,LINDA L	11902 SW 13 CT	DAVIE FL 33325-3819
504012382480	FERNANDEZ,ANA	11906 SW 13TH CT	DAVIE FL 33325-3819
504012000206	FLAMINGO ISLES CORP	350 S OCEAN BLVD STE 10B	BOCA RATON FL 33432

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504012000200	FLAMINGO ISLES CORP	350 S OCEAN BLVD	BOCA RATION FL 33432
504013150050	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150040	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150030	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150020	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150010	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150080	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150090	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150100	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504013150120	FLAMINGO RANCH ESTATES LLC	1551 NW 100 TER	PLANTATION FL 33322
504011020120	FRAZEL,WILLIAM E & MAUREEN S	12500 SW 12TH ST	DAVIE FL 33325-4420
504012380870	FROHRING,KATHLEEN	11914 SW 12 CT	DAVIE FL 33325-3865
504012380890	FROHRING,WILLIAM	11920 SW 12TH CT	DAVIE FL 33325-3865
504012380770	GAINS,THOMAS J & SANDRA M	11917 SW 12TH CT	DAVIE FL 33325-3864
504012382170	GALEOTE,ILMA C	11877 SW 13 CT	DAVIE FL 33325-3857
504012381700	GALLAGHER,GLENN & JEANNETTE LE	11865 SW 12TH PL	DAVIE FL 33325-3846
504012381830	GALLO,LUIS F	1200 DANBURY AVE	DAVIE FL 33325-1243
504012380090	GARAHI,CHRISTINE	11937 SW 11TH CT	DAVIE FL 33325-3841
504012380970	GARBER,DANIEL P	1207 SW 120TH WAY	DAVIE FL 33325-3871
504012381010	GARCIA,MARTHA	1177 SW 120 WAY	DAVIE FL 33325-3861
504012382120	GATES,EMILY 1/2 INT	11901 SW 13TH CT	DAVIE FL 33325-3833
504011181940	GIANISIS,IRENE LE	1070 SW 124TH WAY	DAVIE FL 33325-5549
504013030160	GIRAUD,PIERRE P	11965 SW 15 CT	DAVIE FL 33325
504012381630	GLARIA,ELIZABETH A	11883 SW 12 PL	DAVIE FL 33325-3881
504012382230	GOLDBERG,PAUL L & CONSTANCE	11863 SW 13 CT	DAVIE FL 33325-3857
504012382130	GOMEZ,JENNIFER L &	11887 SW 13 CT	DAVIE FL 33325
504012382150	GOMEZ,NANCY	11883 SW 13 CT	DAVIE FL 33325
504012381650	GOMEZ-RIERA,LARRISA M	11877 SW 12 PL	DAVIE FL 33325
504012381600	GONZALEZ,ANDRES RAMON	11896 SW 12 PL	DAVIE FL 33325-3880
504012382470	GONZALEZ,GUSTAVO A	11904 SW 13 CT	DAVIE FL 33325
504012380100	GONZALEZ,MILDRED A	11935 SW 11 CT	DAVIE FL 33325
504012381050	GONZALEZ,RANDY & JACQUELINE N	1167 SW 120 WAY	DAVIE FL 33325-3861
504012382520	GOOD,JAMES LIV TR	638 VINTAGE RESERVE CIR	NAPLES FL 34118
504012380550	GOTTY,ROD A	11914 SW 11TH CT	DAVIE FL 33325-3862
504012381520	GREENE,HOLLY R	10101 SW 16 CT	DAVIE FL 33324
504012381640	GUARIO,VITO &	14050 CARLTON DR	DAVIE FL 33330-4636
504012381740	HALE,BONNIE H	1305 SW 120TH WAY	DAVIE FL 33325-3844
504012382500	HARRELD,ERIN A 1/2 INT	11912 SW 13 CT	DAVIE FL 33325
504012380980	HARWICK,PHILLIP &	1205 SW 120 WAY	DAVIE FL 33325-3871
504011020110	HENNING,RALPH J & PATRICIA E	12520 SW 12TH ST	DAVIE FL 33325-4420
504012382190	HERNANDEZ,FELIPE &	11873 SW 13 CT	DAVIE FL 33328
504012382080	HERNANDEZ,YUDIT C	11911 SW 13 CT	DAVIE FL 33325-6601
504012380900	HESSER,LOIS ANNETTE 1/2 INT	11922 SW 12 CT	DAVIE FL 33325-3865
504012380620	HEWLETT,WILLIAM J III	11932 SW 11 CT	DAVIE FL 33325-3862
504012381910	HEZARD,GILLES G & KALEN SUE	1224 SW 120 WAY	DAVIE FL 33325-3870
504011010500	HILL JACKSON CORP	3365 SEA VIEW ST	SARASOTA FL 34239
504012382010	HOFFMAN,ERIC D	11927 SW 13 CT	FT LAUDERDALE FL 33325
504012380850	HOWLAND,KEITH & TRISHA	11910 SW 12 CT	DAVIE FL 33325-3865
504012000208	HSU,CHENG LIN &	18501 NW 11TH ST	PEMBROKE PINES FL 33029-3613
504012381730	JIMENEZ,ANGEL R &	1307 SW 120TH WAY	DAVIE FL 33325-3844
504013030140	JOHNSON,DOUGLAS P	1521 SW 120 TER	DAVIE FL 33325-4603
504011020020	JOHNSON,R E & MARIE	12411 SW 12TH ST	DAVIE FL 33325-4418
504012382380	JORDAN,MARINA 1/2 INT	11872 SW 13 CT	DAVIE FL 33325-3897
504012380830	JORDAN,RALEIGH NORMAN	11903 SW 12TH CT	DAVIE FL 33325-3864
504012380660	JURGRAU,MATTHEW	1162 SW 120TH WAY	DAVIE FL 33325-3852
504012000203	KADE INVESTMENT LLC	7027 W BROWARD BLVD PMB	PLANTATION FL 33317
504012380590	KALAM,WAZAR GEORGE	11924 SW 11 CT	DAVIE FL 33325
504012381820	KEARNEY,KIMBERLY A	1215 SW 120 WAY	DAVIE FL 33325-3871
504012382050	KINLOCH,SANDRA &	11917 SW 13 CT	DAVIE FL 33325-6601

504012381610	KOLAKOWSKI,MATTHEW H	11887 SW 12 PL	DAVIE FL 33325-3882
504012381860	LARKIN,NANCY C	1212 SW 120TH WAY	DAVIE FL 33325-3870
504012380780	LAYUN,MIGUEL & KRISTINE SULLIVAN	11915 SW 12 CT	DAVIE FL 33325-3864
504012381850	LEBLANC,STEPHANIE	1210 SW 120 WAY	DAVIE FL 33325-3870
504012381760	LENA,MICHAEL 1/2 INT	1301 SW 120 WAY	DAVIE FL 33325-3844
504012381530	LEVISOHN,MARK C & MARCIA J	11880 SW 12TH PL	DAVIE FL 33325-3845
504012381930	LEYLAND,EDWARD A MANSON &	1300 SW 120 WAY	DAVIE FL 33063
504012382420	LOWE,JOHN R	11882 SW 13TH CT	DAVIE FL 33325-3898
504014010010	LOWELL AT PROVENCE INC	80 SW 8 ST SUITE 1870	MIAMI FL 33130
504014010020	LOWELL AT PROVENCE INC	80 SW 8 ST SUITE 1870	MIAMI FL 33130
504012380710	MAHECHA,NANCY	11933 SW 12 CT	DAVIE FL 33325
504012381550	MARBURGER,JUDITH A	11884 SW 12 PL	DAVIE FL 33325
504012380670	MARLOW,RONNIE J	1164 SW 120 WAY	DAVIE FL 33325-3852
504012381990	MC DARBY,SUSAN D	1314 SW 120 WAY	DAVIE FL 33325-3834
504012381940	MCCORD,LUKE A	1302 SW 120 WAY	DAVIE FL 33325
504013030360	MCDOWELL,MARK C & KELLI	1520 SW 120 TER	DAVIE FL 33325-4604
504012382440	MCGEE,GLORIA	11886 SW 13TH CT	DAVIE FL 33325-3898
504011182490	MEJIA,GUSTAVO & ANA	1101 SW 124TH WAY	DAVIE FL 33325-5504
504011182490	MEJIA,GUSTAVO & ANA	1101 SW 124TH WAY	DAVIE FL 33325-5504
504012380630	MELO,FERNANDA I	11934 SW 11 CT	DAVIE FL 33325-3862
504011020040	MILLER,ROY H	12531 LAKE ROAD	DAVIE FL 33325-4416
504012380930	MOLNAR,JOHN	11930 SW 12 CT	DAVIE FL 33325-3801
504012380920	MONDOL,SHEILA B	11926 SW 12 CT	DAVIE FL 33325-3801
504012380750	MONTAS,REGINALD & CAROLE M	11923 SW 12 CT	DAVIE FL 33325-3864
504012381060	MORALES,BENNY & ANA CRISTINA	1165 SW 120 WAY	DAVIE FL 33325-3861
504012380810	MORDEN,JACK IRREV TR	208-32 15 DR	BAYSIDE NY 11360
504012380110	MORIN,SUSAN R	11933 SW 11 CT	DAVIE FL 33325-3841
504013030370	MOZZAYANPOUR,ALI	11950 SW 15 CT	DAVIE FL 33325-4634
504011181900	MURA,JOSEPH &	12450 SW 11 CT	DAVIE FL 33325
504011181890	MURDOCK,E KENT & DIANA R	12460 SW 11TH CT	DAVIE FL 33325-5527
504012382100	NEER,ROBERT B	11905 SW 13 CT	DAVIE FL 33325-3833
504012380990	NERZIG,SANDRA	1203 SW 120 WAY	DAVIE FL 33325-3871
504012380690	NICHOLS,ROGER O & JUNE L	11937 SW 12TH CT	DAVIE FL 33325-3802
504011182520	NOONAN,LEONARD W	12451 SW 11TH CT	DAVIE FL 33325-5528
504012382220	NORMAN,DIANA L	13180 SW 28 CT	DAVIE FL 33330-1227
504012381490	O'CONNELL,EILEEN M	11870 SW 12 PL	DAVIE FL 33325
504012380910	OGRON,ZEYMOUR REV TR	11924 SW 12 CT	DAVIE FL 33325-3801
504012381000	O'NEILL,DANIEL J & PATRICIA	1201 SW 120TH WAY	DAVIE FL 33325-3871
504011181870	OROSZ,JOHN F &	12480 SW 11 CT	DAVIE FL 33325-5527
504011181880	O'SHAUGHNESSY,CHARLA 1/2 INT	12470 SW 11 CT	DAVIE FL 33325-5527
504012380040	OSORIO,GUIDO A & IVIS	1151 SW 120TH WAY	DAVIE FL 33325-3861
504013030180	PALACIOS,OMAR & MARIA	11945 SW 15 CT	DAVIE FL 33325-4633
504012380960	PALERMO,NICHOLAS D & THERESA	11936 SW 12TH CT	DAVIE FL 33325-3801
504012450010	PARKWAY CHRISTIAN CHURCH INC	1200 S FLAMINGO RD	DAVIE FL 33325-4410
504012381480	PASHKOFF,NANCY	11866 SW 12 PL	DAVIE FL 33325-3845
504012382160	PEREZ,JUAN	11881 SW 13 CT	DAVIE FL 33325-3899
504012382530	PERRY,JODY A 1/2 INT EA	11920 SW 13TH CT	DAVIE FL 33325-6600
504012380740	PETRIE,CAMERON W	5303 WINHAWK WAY	LUTZ FL 33558
504013030150	PIERSON,GEORGE & BARBARA	11975 SW 15TH CT	DAVIE FL 33325-4633
504012380730	PRICE,AUDREY	11927 SW 12TH CT	DAVIE FL 33325-3802
504012382140	PURDY,DAVID L	11885 SW 13 CT	DAVIE FL 33325
504011181960	QUICK,JAMES P &	1050 SW 124TH WAY	DAVIE FL 33325-5549
504011020010	RATTE,MICHEL & MALEYNE	12401 SW 12 ST	DAVIE FL 33325-4418
504012381590	READ,SCOTT L	11894 SW 12 PL	DAVIE FL 33325-3880
504011010503	RENDFREY,SANDRA L	12511 SW 13TH ST	DAVIE FL 33325-4422
504011010507	RENDFREY,SANDRA L 1/2 INT EA	12511 SW 13TH ST	FORT LAUDERDALE FL 33325-4422
504011181930	RODRIGUEZ,SAMUEL & ISABEL	12420 SW 11 CT	DAVIE FL 33325-5527
504012381770	RODRIGUEZ,SUSIE	1227 SW 120TH WAY	DAVIE FL 33325-3896
504012380130	ROSE,MARVIN D 1/2 INT	11927 SW 11 CT	DAVIE FL 33325-3841

504012380610	ROSEN,CHAD 1/2 INT	11930 SW 11 CT	DAVIE FL 33325-3862
504012382210	ROSSA,HELEN V	11867 SW 13TH CT	DAVIE FL 33325-3857
504012382430	RUIZ,JUAN & HAIDEE	11884 SW 13TH CT	DAVIE FL 33325-3898
504012380880	SANTANA,SANTIAGO & VALERIE	11916 SW 12 CT	DAVIE FL 33325-3865
504011010515	SARNA,TYLER & SUSAN M	12565 SW 14 ST	DAVIE FL 33325-4411
504012382240	SAUNDERS,REBECCA A 1/2 INT EA	11861 SW 13TH CT	DAVIE FL 33325-3857
504011010514	SAVOY,MARC 1/2 INT	12555 SW 14 ST	DAVIE FL 33325-4411
504012381890	SCHACK,ARLENE	1220 SW 120 WAY	DAVIE FL 33325
504012380800	SCHWARTZ,BEN & BEATRICE G	11911 SW 12TH CT	DAVIE FL 33325-3864
504011020100	SCIORTINO,DENNIS C & CATHERINE M	12560 SW 12 ST	DAVIE FL 33325
504011181950	SCURRY,WILLIAM P & CYNTHIA A	1060 SW 124TH WAY	DAVIE FL 33325-5549
504013030170	SEGALL,ARTHUR & ARLENE	11955 SW 15 CT	DAVIE FL 33325-4633
504013140010	SHERIDAN HOUSE INC	4200 SW 54 CT	FT LAUDERDALE FL 33314
504012380080	SHERRILL,DOROTHY E	11941 SW 11TH CT # 8	DAVIE FL 33325-3841
504012381980	SHINE,SHARI UNGER	1312 SW 120TH WAY	DAVIE FL 33325-3834
504011182530	SMITH,DAVID & DARLENE	12461 SW 11TH CT	DAVIE FL 33325-5528
504012380570	SMITH,DOROTHY CAROL	11920 SW 11 CT	FT LAUDERDALE FL 33325-3862
504011020140	SMITH,G E & MYRNA G	12400 SW 12TH ST	DAVIE FL 33325-4419
504011020130	SMITH,G E & MYRNA G	12400 SW 12TH ST	DAVIE FL 33325-4419
504011010501	SMITH,G E & MYRNA G	12400 SW 12TH ST	DAVIE FL 33325-4419
504012381540	SOCORRO,MARILYN	11882 SW 12 PL	DAVIE FL 33325-3845
504012381790	SPARKS,KATHRYN J	1223 SW 120TH WAY	DAVIE FL 33325-3896
504011182510	STAGNL,MIGDALLA C	12441 SW 11 CT	DAVIE FL 33325-5528
504011182510	STAGNL,MIGDALLA C	12441 SW 11 CT	DAVIE FL 33325-5528
504012000207	STATE OF FLORIDA,DOT	3400 W COMMERCIAL BLVD	FORT LAUDERDALE FL 33309-3421
504013010226	STATE OF FLORIDA,DOT	3400 W COMMERCIAL BLVD	FORT LAUDERDALE FL 33309-3421
504012380700	STENBACK,KENNETH W & BARBARA M	11935 SW 12TH CT	DAVIE FL 33325-3802
504012382370	STERNBERG,RUTH ELLEN	11870 SW 13 CT	DAVIE FL 33325-3897
504012382490	STEVENSON,MICHAEL & CATHERINE M	11910 SW 13 CT	DAVIE FL 33325
504011010505	SWANSON,IAN & KATHY	12500 SW 13 ST	DAVIE FL 33325-4421
504012380950	SWINK,JANE ANN	11934 SW 12 CT	DAVIE FL 33325-3801
504012382070	SZLOSEK,DONNA J	11913 SW 13 CT	DAVIE FL 33325-6601
504012380010	TAPIA,ENRIQUE H	1157 SW 120 WAY	DAVIE FL 33325-3861
504012381690	TAYLOR,STEPHANIE	11867 SW 12 PL	DAVIE FL 33325-3846
504012381950	THEMMEN,ERIK R &	1304 SW 120 WAY	DAVIE FL 33325-3834
504012380720	THOMAS,EVELYN	11931 SW 12TH CT	DAVIE FL 33325-3802
504012381880	THYAGARAJAN,SUNDAR 1/2 INT EA	1216 SW 120TH WAY	DAVIE FL 33325-3870
504012381460	TOCCI,JASON 1/2 INT	1847 NW 130 AVE	PEMBROKE PINES FL 33028
504013140020	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314
504012381570	TROISI,CAROLINE M	80-23 64 LANE	GLENDALE NY 11385-6818
504012000204	TSINTGIRAS,JAMES V TRSTEE	1711 NESBITT ST	DELTONA FL 32725
504012381620	TUROWSKI,ELIZABETH &	11885 SW 12 PL	DAVIE FL 33325-3882
504012381670	TUROWSKI,ELIZABETH P	11873 SW 12TH PL	DAVIE FL 33325-3881
504012381750	VELASQUEZ,JULIO 1/2 INT EA	1303 SW 120TH WAY	DAVIE FL 33325-3844
504011182500	VENTRE,GARRY JOSEPH	1111 SW 124 WAY	DAVIE FL 33325-5504
504012381960	VERGARA,ALONSO & LIBIDA	1306 SW 120 WAY	DAVIE FL 33325-3834
504012380050	VERONIS,ANTHONY	11947 SW 11TH CT	DAVIE FL 33325-3841
504012382610	VILLAGE AT LAKE PINE II HMOWNRS	2901 SIMMS ST	DAVIE FL 33325
504012382600	VILLAGE AT LAKE PINES II HMOWNRS	2901 SIMMS ST	HOLLYWOOD FL 33020-1510
504012382601	VILLAGE AT LAKE PINES II HMOWNRS	2901 SIMMS ST	HOLLYWOOD FL 33020-1510
504012381680	VON HALLE,KARL H & ALICE-LORRAI	11871 SW 12TH PL	DAVIE FL 33325-3881
504012381900	WALDRON,JANET	1222 SW 120 WAY	DAVIE FL 33325-3870
504012382560	WATSON,DARREN J & JENNIFER K	11926 SW 13 CT	DAVIE FL 33325-6600
504012382180	WEATHERHEAD,JOANNE	11875 SW 13 CT	DAVIE FL 33325-3857
504012382360	WEBER,GAIL M	11866 SW 13TH CT	DAVIE FL 33325-3897
504012381840	WEISZ,SYLVIA	1211 SW 120TH WAY	DAVIE FL 33325-3871
504012381810	WEISZ,SYLVIA	1217 SW 120 WAY	DAVIE FL 33325-3871
504011181920	WETZLER,GEORGE R JR	12430 SW 11 CT	DAVIE FL 33325-5527
504011010516	WHEELER,A T &	255 LOMBARDY AVE	FORT LAUDERDALE FL 33308-3505

504012380030	WILLIAMS,CHARLES C & CYNTHIA L	1153 SW 120TH WAY	DAVIE FL 33325-3861
504013030130	WILSON,JAMES M & BEVERLY J	1541 SW 120 TER	DAVIE FL 33325-4603
504012380760	WISHNER,DIANE E	11921 SW 12TH CT	DAVIE FL 33325-3864
504012380940	WOMACKS,ELDEN C & INA I	11932 SW 12TH CT	DAVIE FL 33325-3801
504012382060	WOOTEN,VINCE A	11915 SW 13 CT	DAVIE FL 33325-6601
504011020030	WRICH,TIMOTHY	5555 DAVIE RD	DAVIE FL 33314
504012381780	ZAGAMI,KATHLEEN GALLO	331 BIRCHWOOD RD	MEDFORD NY 11763
504012380600	ZARRA,DANIEL	11200 NW 18 ST	PLANTATION FL 33323

Exhibit 4 ***(Proposed Site Plan Sketch)***

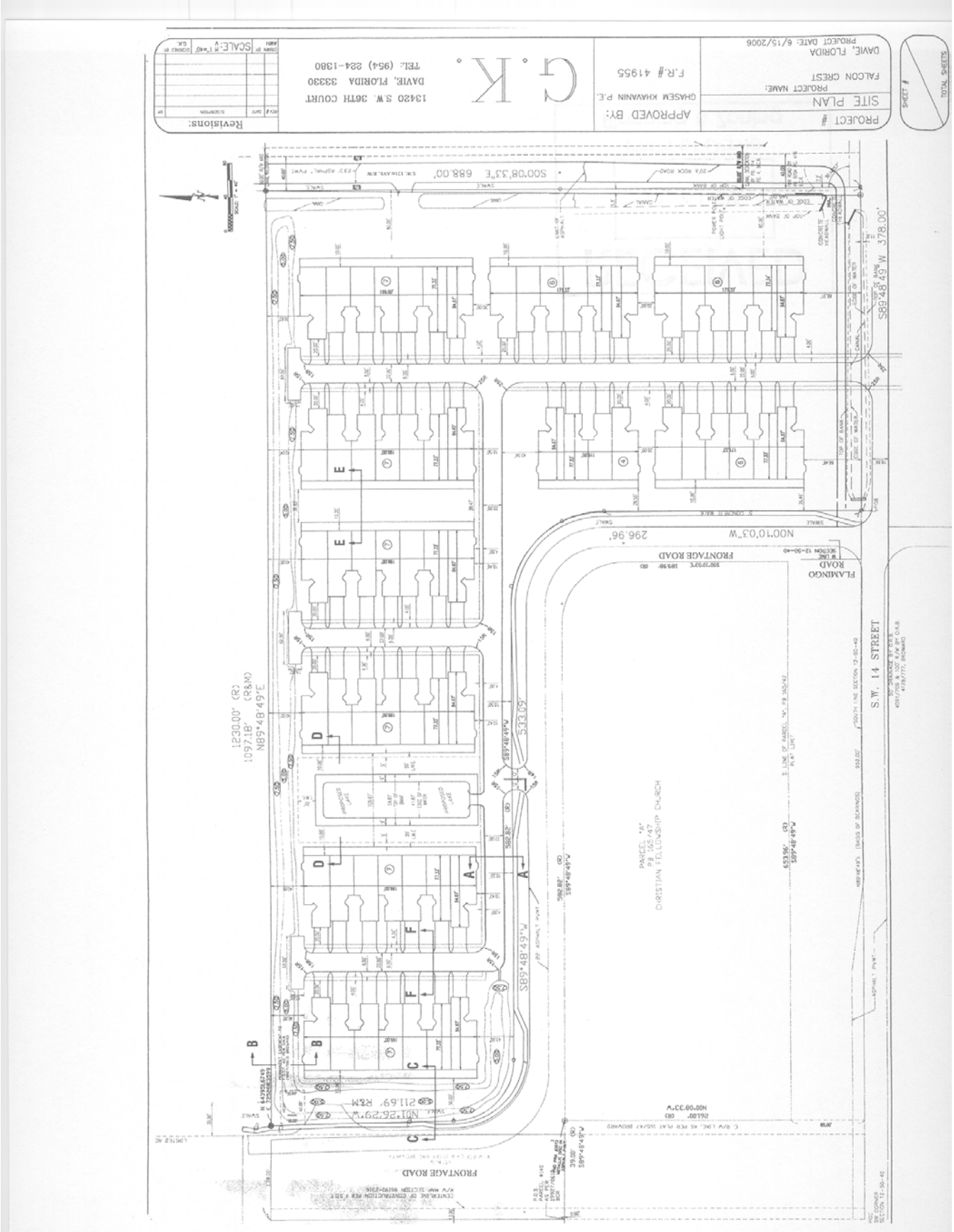


Exhibit 5 ***(Future Land Use Plan Map)***

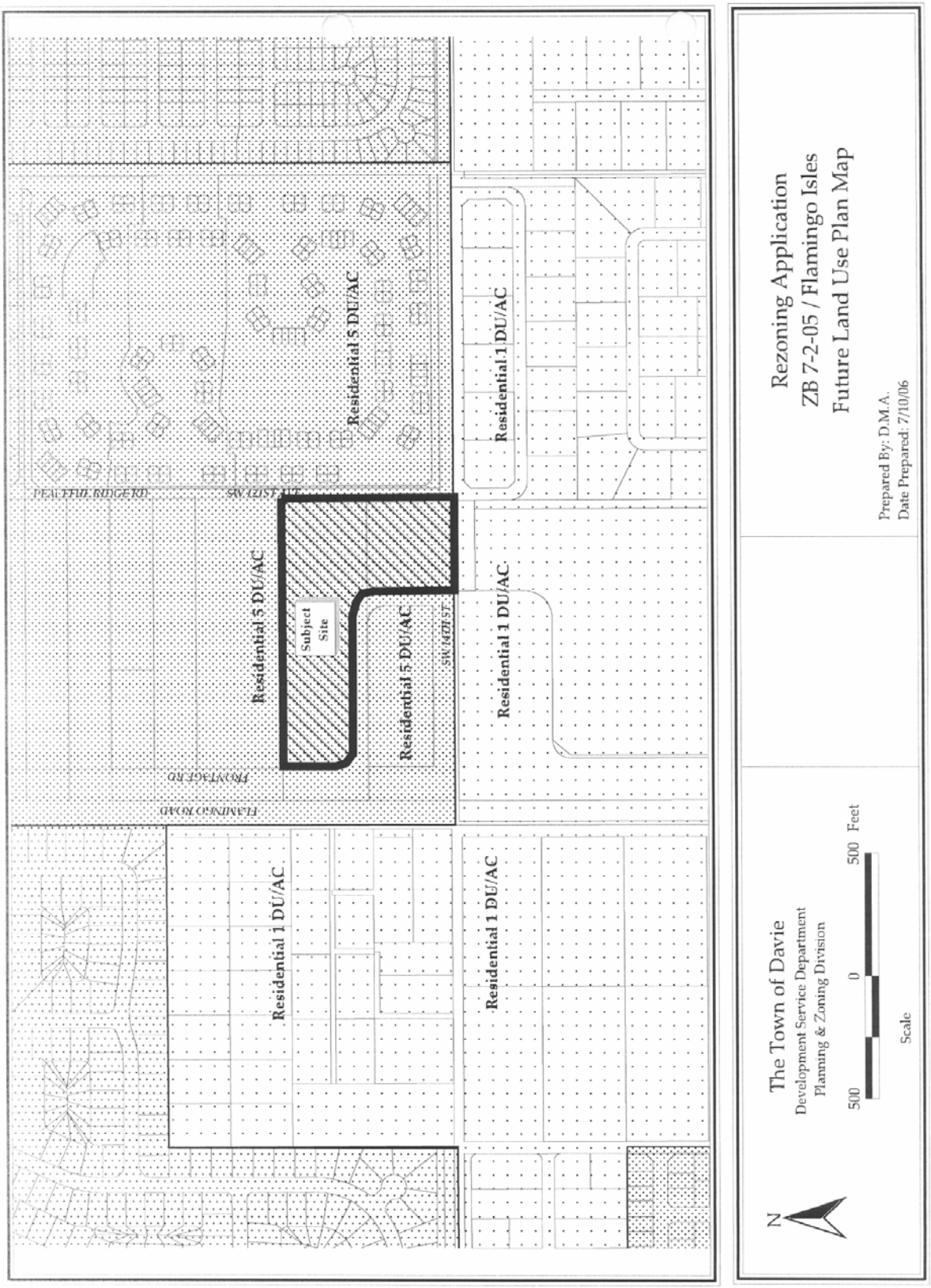
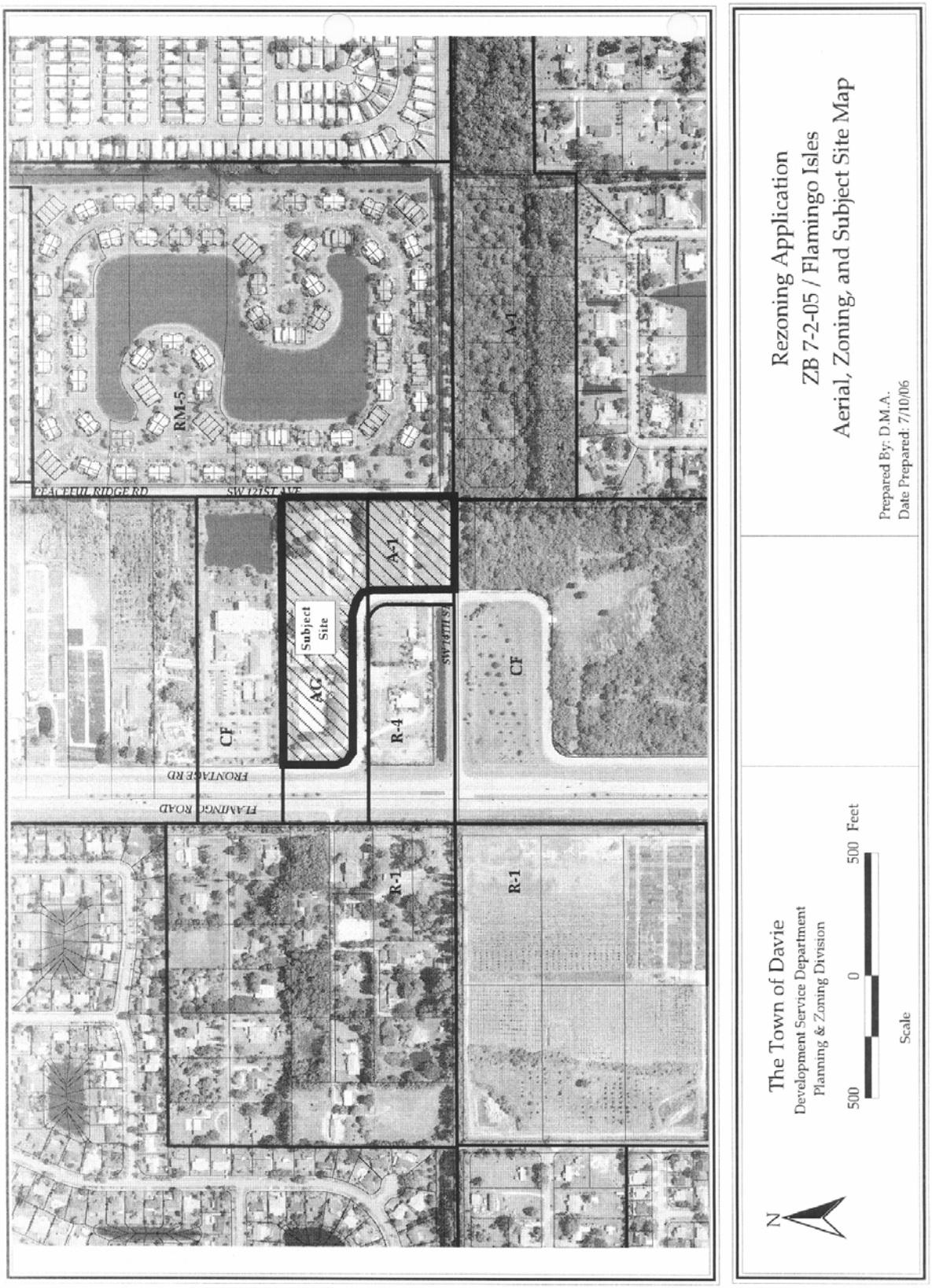


Exhibit 6 ***(Aerial, Zoning, and Subject Site Map)***



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