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: SP 5-4-05/05-544/Eddie's Collision Experts/ 4375 Southwest 60th Avenue/ Generally located at the northwest corner of Southwest 60th Avenue and Southwest 43rd Street

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 5-4-05/05-544/Eddie's Collision Experts/4375 Southwest 60th Avenue

REPORT IN BRIEF:
The subject site is a .912 acres parcel of land located at the northwest corner of Southwest 60th Avenue and Southwest 43rd Street. The petitioner is proposing a new one-story warehouse building. The proposed building is approximately 9,300 sq. ft. in size. The subject site is zoned M-1, Light Industrial District, to the north is a junkyard zoned M-1, Light Industrial District, to the east are warehouses zoned M-1, Light Industrial and M-2, Medium Industrial District, to the south is a vacant lot zoned M-1, Light Industrial District, and to the west is Potters Park zoned RS, Recreation/Open Space District.

The proposed architectural design of the warehouse building has a Mediterranean feel. The architecture is simply designed with decorative features including score lines, stucco diamonds, standing seam metal roof canopies, and medallions. A cornice treatment is placed along the top of exterior parapet walls for aesthetic purposes. Additionally, rectangular bronze tinted glass doors and windows in white powder coated aluminum frames are located next to one another between 12' x 12' overhead doors.

Vehicular access onto the site is via two (2) openings along the eastern boundary line, parallel to Southwest 60th Avenue. These access openings permit traffic on and off-site. After vehicular traffic enters the site, they may maneuver thru two-way parking drive isle along the eastern portion of the subject site in a north/south direction.

The proposed warehouse building is compatible with the future and existing developments along Southwest 60th Avenue in terms of zoning, land use, and uses.

PREVIOUS ACTIONS:
At the October 18, 2006, Town Council Meeting, SP 5-4-05 Eddie's Collision Experts was tabled to November 15, 2006 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

At the November 15, 2006 Town Council Meeting, SP 5-4-05 Eddie's Collision Experts was tabled to December 20, 2006 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

CONCURRENCES:
At the September 26, 2006 Site Plan Committee Meeting, Mr. Aucamp made a motion, seconded by Ms. Aitken, to approve based on the staff report. **(Motion carried 4-0, Mr. Engel abstain from the vote)**

FISCAL IMPACT: N/A

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

Attachment(s): Planning Report, Site Plan

EXHIBIT "A"
Application: SP 5-4-05 / 05-544 / Eddie's Collision Experts
Original Report Date: 9/18/06 **Revision(s):** 10/10/06, 11/28/06

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:
Name: Eddie's Collision Experts, Inc.
Address: 4375 Southwest 60th Avenue
City: Davie, Florida 33314
Phone: (954) 792-8514

Petitioner:
Name: Engel & Associates, Inc, Sam Engel Jr.
Address: 4800 Southwest 64th Avenue
City: Davie, Florida 33314
Phone: (954) 791-4810

Background Information

Application Request: Site plan approval for a new one-story warehouse building

Address: 4375 Southwest 60th Avenue

Location: Generally located at the northwest corner of Southwest 60th Avenue and Southwest 43rd Street

Future Land Use Plan Map: Regional Activity Center

Zoning: M-1, Light Industrial District

Existing: Vacant

Proposed Use: Approximately 9,300 sq. ft. warehouse building

Parcel Size: .912 Acres (35,025 sq. ft.)

Surrounding Uses:		**Surrounding Land Use Plan Map Designations:**
North:	Junkyard	Regional Activity Center
South:	Vacant parcel	Regional Activity Center
East:	Warehouses	Regional Activity Center
West:	Park (Potters Park)	Regional Activity Center

Surrounding Zoning:

North:	M-1, Light Industrial District
South:	M-1, Light Industrial District
East:	M-1, Light Industrial and M-2, Medium Industrial Districts
West:	RS, Recreation/Open Space District

Zoning History

Related Zoning History:
Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Concurrent Request on same property:
Delegation Request (DG 5-1-06), the petitioner requests approval of the deletion of the existing non-vehicular access line.

Previous Requests on same property:
Plat Application (P 8-1-88), on January 30, 1986, Town Council approved Resolution # 88-114 for "W.A.B. II Investments" plat were it was later recorded by the County in Book 144 of plats at page 19 of the public records of Broward County, Florida.

Site Plan Application (8-1-96), on December 10, 1996, Town Council approved a new warehouse "Seeber Construction" that consisted of a 19,276 sq. ft. industrial building.

Site Plan Modification Application (SPM 3-4-97), on March 19, 1997, Town staff approved a modification to Eddie's Collision Experts property that consisted of a new 8' precast wall.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24 (J)(7)). The M-1 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for light industrial uses, such as research, development or fabrication of products, which make use of processes not likely to be objectionable to neighborhood properties because of noise, vibration, odors, smoke, air pollution, or other physical manifestations.

Land Development Code (Section 12-208 (22)). Offices, business, professional, governmental, financial institutions and commercial banks, Telemarketing centers. One (1) space for each three hundred (300) square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two (2) large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

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 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

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 applicant's submission indicates the following:

1. *Site:* The subject site is a .912 acres parcel of land located at the northwest corner of Southwest 60th Avenue and Southwest 43rd Street. The petitioner is proposing a new one-story warehouse building. The proposed building is approximately 9,300 sq. ft. in size. The subject site is zoned M-1, Light Industrial District, to the north is a junkyard zoned M-1, Light Industrial District, to the east are warehouses zoned M-1, Light Industrial and M-2, Medium Industrial District, to the south is a vacant lot zoned M-1, Light Industrial District, and to the west is Betty Booth Roberts Park zoned RS, Recreation/Open Space District.

   The petitioner's site design meets the intent of the M-1, Light Industrial District. The placement of the proposed warehouse building is in the northwestern portion of the subject site, approximately 13'-8" from the northern and western boundary lines. Additionally, the site is design with pedestrian movement on and off the property with an access point leading from a proposed concrete sidewalk parallel with Southwest 60th Avenue. Parking for the warehouse building is being proposed along the eastern boundary line. The petitioner is proposing a retention area in the southwestern area to meet drainage requirements. Lastly, the site has been a designed with one 10' x 35' off-street loading area and garbage dumpster just south of the proposed warehouse building.
2. *Architecture:* The proposed architectural design of the warehouse building has a Mediterranean feel. The architecture is simply designed with decorative features including score lines, stucco diamonds, standing seam metal roof canopies, and medallions. A cornice treatment is placed along the top of exterior parapet walls for aesthetic purposes. Additionally, rectangular bronze

tinted glass doors and windows in white powder coated aluminum frames are located next to one another between 12' x 12' overhead doors.

3. *Access and Parking:* Vehicular access onto the site is via two (2) openings along the eastern boundary line, parallel to Southwest 60th Avenue. These access openings permit traffic on and off-site. After vehicular traffic enters the site, they may maneuver thru two-way parking drive isle along the eastern portion of the subject site in a north/south direction.

   The site design provides sixteen (16) standard parking spaces and one (1) handicapped space for a total of seventeen (17) spaces. The Land Development Code requires seventeen (17) parking spaces based on the proposed warehouse building's square footage.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of 1 at property lines.

5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.

6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. The perimeter landscape contains planting material including Satin Leafs, Cocoplum Hedges, Silver Button Woods, and Pink Tabebuia, while the retention area consists of Red Maple and Silver Button Wood. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with thirty-six (36) inch high planting material.

7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit. The petitioner is proposing retention in the southwestern portion of the subject site to meet drainage requirements.

8. *Compatibility:* The proposed warehouse building is compatible with the future and existing developments along Southwest 60th Avenue in terms of zoning, land use, and uses.

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. Remove or revise perspective elevation on the cover sheet to match proposed conditions.
2. If mechanical equipment is being proposed on the roof level, provide location with a hidden line ensuring it is screened from public view (i.e. Betty Booth Roberts Park)

Engineering:

1. Topographic survey must be sealed.
2. Provide preliminary storm water management calculations. It appears that the retention area is inadequate for the proposed site.

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 on Wednesday, July 20, 2005 and Monday, August 1, 2005 and 5:30 p.m. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The submitted site plan has a zoning of M-1, Light Industrial District and is designated Regional Activity Center on the Town of Davie Future Land Use Map. The petitioner's proposed warehouse use is permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that the site plan is consistent with the general purpose and intent of the M-1, Light Industrial District regulations, and Town of Davie Comprehensive Plan. The site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. Furthermore, 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. The following recommendations are requested to be met prior to final site plan approval:

1. Staff recommends providing landscape material along the westside of existing 8' high concrete block wall between the subject site and Betty Booth Roberts Park.

Site Plan Committee Recommendation

At the September 26, 2006 Site Plan Committee Meeting, Mr. Aucamp made a motion, seconded by Ms. Aitken, to approve based on the staff report. **(Motion carried 4-0, Mr. Engel abstain from the vote)**

Town Council Action

At the October 18, 2006, Town Council Meeting, SP 5-4-05 Eddie's Collision Experts was tabled to November 15, 2006 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

At the November 15, 2006 Town Council Meeting, SP 5-4-05 Eddie's Collision Experts was tabled to December 20, 2006 to obtain Central Broward Water Control District (CBWCD) approval. **(Motion carried 5-0)**

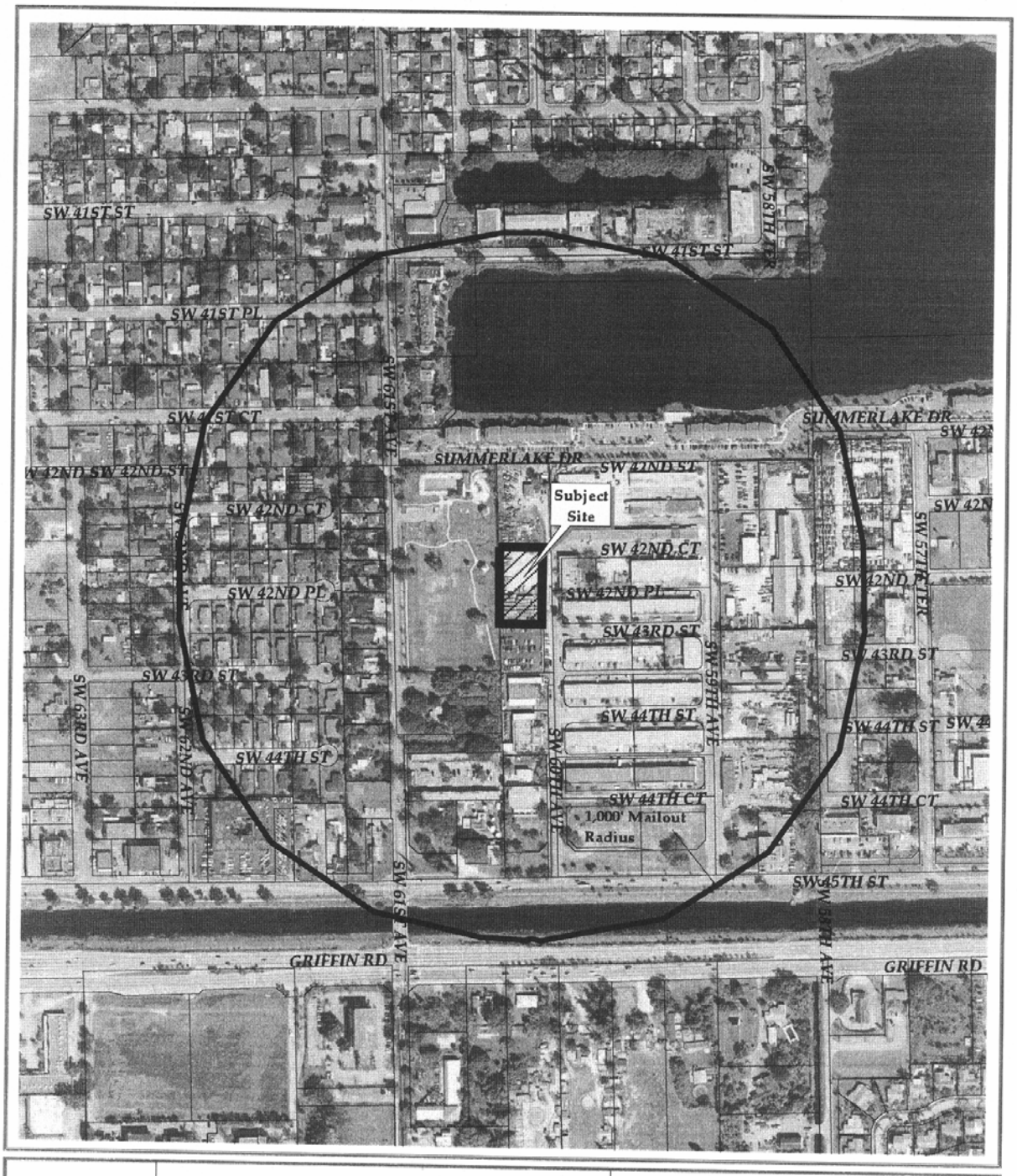
Exhibits

1. 1,000' Mail out Radius Map
2. Property Owners within 1,000' of the Subject Site
3. Public Participation Notice
4. Public Participation Report
5. Future Land Use Plan Map
6. Aerial, Zoning, and Subject Site Map

Prepared by: _____ Reviewed by: _____

File Location:
\\ns_th_01\Town_Hall\Develop_Service\P&Z\DavidAbramson\Applications\SP_Site Plan\SP_05\SP 5-4-05 Eddies Collision

Exhibit 1 ***(1,000' Mail out Radius Map)***



The Town of Davie
Development Services Department
Planning & Zoning Division

Type of Map:
1,000' Mailout Radius

Scale:
300 0 300 600 Feet

Exhibit 2 ***(Property Owners within 1,000' of the Subject Site)***

FOLIO	NAME_LINE	NAME_LINE1	ADDRESS_LI	ADDRESS_1
504126020090	IGLESIA BAUTISTA JERUSALEN DE B		4101 SW 61ST AVE	DAVIE FL 33314-3526
504126200100	LAKEVIEW APARTMENTS INC		1131 SCARBOROUGH DR	DAVIE FL 33324
504126200110	LAKEVIEW APARTMENTS INC		1131 SCARBOROUGH DR	DAVIE FL 33324
504126200120	J G H HOLDINGS #II INC		10700 SW 48 ST	COOPER CITY FL 33328-3206
504126200160	4080 SW 61 LLC		2922 FLAMINGO DR	MIAMI BEACH FL 33140
504126200140	NICHOLS,BLAKE J		2484 CAT CAY LANE	FT LAUDERDALE FL 33312-4752
504126130200	ANDERSON,LAMONTE E		6101 SW 41ST PL	DAVIE FL 33314-3407
504126130190	LEALIIEE FAM TRUST	PESTRICHELLI,VICKY TRSTEE	6111 SW 41 PL	DAVIE FL 33314-3407
504126130180	PERALTA,ALBA		6121 SW 41 PL	DAVIE FL 33314
504126130170	STONE,KAREN L		2626 TAYLOR ST	HOLLYWOOD FL 33020-4332
504126130160	COULTER,DANIEL & RABIAB		6211 SW 41ST PL	DAVIE FL 33314-3409
504125440010	SUMMERLAKE APARTMENTS LTD		2950 SW 27 AVE STE 200	COCONUT GROVE FL 33133
504126130380	SVOBODA,JOHN &	SVOBODA,J RITA	6100 SW 41 PL	DAVIE FL 33314-3408
504126130370	TUREK,ROSALIE A		6110 SW 41ST PL	DAVIE FL 33314-3408
504126130360	KEENEY,SHERRY LEE		6120 SW 41 PL	DAVIE FL 33314-3408
504126130350	CLARKE,GEORGE W		6200 SW 41ST PL	FORT LAUDERDALE FL 33314-3410
504126130340	COULTER,DANIEL R &	COULTER,BIAB	6210 SW 41 PL	DAVIE FL 33314
504126130330	LOVERN,MARIE		6220 SW 41 PL	DAVIE FL 33314
504126130320	WARD,STEVEN		6230 SW 41 PL	DAVIE FL 33314-3410
504126130310	SCHWARTZ,GARY		6240 SW 41 PL	DAVIE FL 33314-3410
504126470010	SUMMERLAKE APARTMENTS LTD		2937 SW 27 AVE	COCONUT GROVE FL 33162
504126020022	LAKEVIEW APARTMENTS INC		1131 SCARBOROUGH DR	DAVIE FL 33324
504126100210	MC LACKLAN,SONDRA M		2517 10TH ST	ORLANDO FL 32820-1826
504126100220	MEARS,WALTER B & NANCY L		7350 SW 39TH ST	DAVIE FL 33314-2313
504126100230	BIALKOWICZ,BELLA		230 174TH ST APT 1717	NORTH MIAMI BEACH FL 33160-3309
504126100240	BYCZEK,WILLIAM REV LIV TR		2101 NOVA VILLAGE DR	DAVIE FL 33317-7023
504126100250	MONTEALEGRE,ERICK ALBERTO &	MONTEALEGRE,SAMANTHA CAROLINE	6141 SW 41 CT	DAVIE FL 33314
504126100260	DEVEN & DAMIEN CORP		PO BOX 245236	PEMBROKE PINES FL 33024
504126100270	KELLER-JONES,JANIS		8731 NW 10 ST	PEMBROKE PINES FL 33024
504126100280	CORRIE,JEFFERY R & DAWN		6951 SW 10 ST	PEMBROKE PINES FL 33023
504126100010	MADDOX,GEORGE & GLORIA		6100 SW 41ST CT	DAVIE FL 33314-3402
504126100020	ALLOCCO,STEPHEN J		1975 E SUNRISE BLVD STE 711	FT LAUDERDALE FL 33304-1454
504126100030	BICKFORD,ALAN &	BICKFORD,CYNTHIA A	5312 MC KINLEY ST	HOLLYWOOD FL 33021-4637
504126100040	JANIGIAN,PETER G		6130 SW 41 CT	DAVIE FL 33314
504126100050	OSORIO,CESAR & AMPARO		1114 WATERSIDE CIR	WESTON FL 33327
504126100060	FELIX,WILLIAM &	TROPNAS,ZILMA	6150 SW 41 CT	DAVIE FL 33314-3402
504126100070	JURZYK,ROBERT P		6160 SW 41ST CT	DAVIE FL 33314-3402
504126100080	BUSIER,JUDITH A	FELCHNER,ROBERT W	6220 SW 41ST CT	DAVIE FL 33314-3404
504126100090	TUREK,JUDITH 1/2 INT EA	ARTHUR,LAWRENCE JAY	6230 SW 41 CT	DAVIE FL 33314-3404
504126040060	HANIFF AUTO SALVAGE INC		4221 SW 57TH TER	DAVIE FL 33314-3850
504126040070	HANIFF AUTO SALVAGE INC		4221 SW 57TH TER	DAVIE FL 33314-3850
504126020247	MC DONOUGH,FRANCIS X		4300 SW 59TH AVE	DAVIE FL 33314-3611
504126020241	THE RACHEL W CORP	D/B/A SAV-ON-UTILITY SUPPLIES	4250 SW 59 AVE	DAVIE FL 33314-3610
504126020230	FONTELLA MANAGEMENT		2661 SW 51 CT	DAVIE FL 33312-7438
504126020210	KRESA,CARI J		905 NATURES COVE ROAD	DANIA FL 33004
504126070010	FAI-YIP,LAM & FUNG KAM YIP		4209 SW 61 AVE	DAVIE FL 33314-3614
504126330010	GARDENS AT DAVIE HOMEOWNERS		6191 ORANGE DR STE 6159E	DAVIE FL 33314-3449
504126160050	LOWE,PHILLIP J		6151 SW 42ND CT	DAVIE FL 33314-3413
504126160040	EDWARDS,DEMONT A		6161 SW 42 CT	DAVIE FL 33312-4625
504126160030	MEARS,PAULINE		6171 SW 42ND CT	DAVIE FL 33314-3413
504126160020	CHERMARK,DONNA		6181 SW 42 CT	DAVIE FL 33314-3413
504126160010	KING,D & SUSAN		6191 SW 42ND CT	DAVIE FL 33314-3413
504126330015	GRIFFIN,CHARLES A 1/2 INT	GRIFFIN,JEAN CLEMENT	6141 SW 42 CT UNIT 5	DAVIE FL 33314-3413
504126330014	MANN,RICHARD		6131 SW 42ND CT BLDG 1	DAVIE FL 33314-3413
504126330013	DOMBROSKI,PAUL A		6121 SW 42 CT	FT LAUDERDALE FL 33314-3413
504126070011	CASTILLO,ERIC		1351 SW 72 AVE	PLANTATION FL 33317
504126330012	OPILA,FREDERICK		6111 SW 42 CT	DAVIE FL 33314
504126330011	SMITH,THELMA		6101 SW 42 CT	DAVIE FL 33314
504126040090	HANIFF AUTO SALVAGE INC		4221 SW 57TH TER	DAVIE FL 33314-3850
504126070020	RIVERA,JORGE & LUISA		4213 SW 61 AVE	DAVIE FL 33314
504126040100	HANIFF AUTO SALVAGE INC		4221 SW 57TH TER	DAVIE FL 33314-3850
504126020245	MC DONOUGH,FRANCIS X		4300 SW 59TH AVE	DAVIE FL 33314-3611
504126020248	CARRLEE PROPERTIES INC		P O BOX 848923	PEMBROKE PINES FL 33084
504126020255	MC DONOUGH,FRANCIS X		4300 SW 59TH AVE	DAVIE FL 33314-3611
504126070030	DOLLEY,PAMELA JO		4217 SW 61 AVE	DAVIE FL 33314-3614
504126160100	SHAW,HENRY CHARLES & BARBARA		6150 SW 42ND CT	DAVIE FL 33314-3414
504126160090	SCHOENBERG,MICHAEL A & N LEE		6160 SW 42ND CT	DAVIE FL 33314-3414
504126160080	KLOES,RICHARD		6170 SW 42 CT	DAVIE FL 33314-3414
504126160070	MELO,MARTIN 1/2 INT EA	DIAZ,MARINELLY	6180 SW 42 CT	DAVIE FL 33314
504126160060	IGWE,PARTICIA O		6190 SW 42 CT	DAVIE FL 33314-3414
504126070040	KRAUS,CHARLES L		4221 SW 61 AVE	DAVIE FL 33314-3614
504126420010	DIMEGLIO,EDWARD &	DIMEGLIO,LISA	4375 SW 60 AVE	DAVIE FL 33314
504126070041	LARRAHONDO,LEONARDO &	UHLIG,CHRISTOPHER	8500 GATEHOUSE ROAD	PLANTATION FL 33324
504126280060	JONG,SEW FUNG		3651 SW 58 TER	DAVIE FL 33314
504126280050	WONG,RAYMOND & JULIANA		13077 SW 41 ST	DAVIE FL 33330
504126160110	CLAY,FLORENCE A		6151 SW 42ND PL	DAVIE FL 33314-3415
504126160120	SHIMKO,DENNIS		6161 SW 42 PL	DAVIE FL 33314-3415
504126160130	GRIFFIN,GERALD J JR		6171 SW 42ND PL	DAVIE FL 33314-3415
504126160140	RENFRO,AMELIA		6181 SW 42ND PL	DAVIE FL 33314-3415
504126160150	MARRERO,HILARIO		6191 SW 42ND PL	DAVIE FL 33314-3415
504126020236	WACHTSTETTER,G M & LEONA		2661 SW 51 CT	DAVIE FL 33312-7438
504126020237	WESTBERG,NILSA M		PO BOX 878	WALPOLE NH 03608
504126020255	MC DONOUGH,FRANCIS X		4300 SW 59TH AVE	DAVIE FL 33314-3611
504126020246	MC DONOUGH,FRANCIS X		4300 SW 59TH AVE	DAVIE FL 33314-3611
504126070049	RICKETTS,CHARLES & MARY JO		4231 SW 61 AVE	DAVIE FL 33314-5715
504126070050	VARIN,DONNA MARIE		4239 SW 61 AVE	DAVIE FL 33314-3614
504126040160	CARABALLO,ARACELIS		28 BLUE BIRD AVE	HOLLYWOOD FL 33023
504126040180	ALVAREZ-ACOSTA,JUANA C		4260 SW 57 AVE	DAVIE FL 33314
504126290250	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126290290	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126280070	LUNDRY,ERLAN & JOAN		8712 SHERATON DR	MIRAMAR FL 33025-2708
504126070060	MACHA,JAMES P 1/2 INT	MACHA,LYNN J	4241 SW 61ST AVE	DAVIE FL 33314-3614
504126280080	LUNDRY,ERLAN & JOAN M		8712 SHERATON DR	MIRAMAR FL 33025-2708
504126160200	HANIFF,MOHAMED MASHUD REV TR		13611 SW LURAY RD	FT LAUDERDALE FL 33330-3601
504126160190	THOMAS,THOMAS A JR		1630 LAKEVIEW CIRCLE	CORAL SPRINGS FL 33071
504126160180	FIOL,VICTOR E & VELINDA YANETH		6172 SW 42 PL	DAVIE FL 33314-3416
504126160170	MILLER,C BRUCE & KAREN		4608 BAYBERRY LANE	TAMARAC FL 33319

504126160160	MILLER,C BRUCE & KAREN		4608 BAYBERRY LANE	TAMARAC FL 33319
504126040170	DEMPS,JAMES & JOSEPHINE		4311 SW 57 TER	DAVIE FL 33314-3851
504126020252	DAVIE UNITED WAREHOUSES INC		4800 SW 65 AVE STE 103	DAVIE FL 33314
504126020244	DAVIE UNITED WAREHOUSES INC		4800 SW 64 AVE STE 103	DAVIE FL 33314
504126070070	UNITED CEREBRAL PALSY OF BRO CO		4251 SW 61ST AVE	DAVIE FL 33314-3614
504126020252	DAVIE UNITED WAREHOUSES INC		4800 SW 65 AVE STE 103	DAVIE FL 33314
504126280100	GRABOWSKI,JOSEPH J & SHARON D &	FISHER,CALVIN E ETAL	2431 NASSAU LANE	FT LAUDERDALE FL 33312
504126280090	WILLIAMS,JACQUELINE L		16 SCHERER PL	ROOSEVELT NY 11575-2398
504126290230	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126160210	FISHER CALVIN E & TRISHA D &	GRABOWSKI,JOSEPH & SHARON D	15431 SW 31 ST	DAVIE FL 33331
504126290210	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126160220	DAVIS,MELVIN & MARY		12100 PARK DR	COOPER CITY FL 33026
504126160230	CREARY,ANNETTE T		PO BOX 290313	DAVIE FL 33329
504126290170	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126160240	YOUVAS,GEORGE		6181 SW 43 ST	DAVIE FL 33314
504126160250	CERULLI,CHRISTIAN &	FIERO,LORETTA	1750 W OAK KNOLL CIR	FT LAUDERDALE FL 33324
504126070080	DENNIS,R J & EDITH		4261 SW 61ST AVE	DAVIE FL 33314-3614
504126040190	WILLIAMS,LEE & DENNIE M		4331 SW 56TH AVE	DAVIE FL 33314-3840
504126040230	TALPOS,AUREL &	SABAU,AUREL	5706 NE 17 ST	FT LAUDERDALE FL 33334
504126020180	ROBERTS,ELIZABETH ANN &	ROBERTS,BRYANT BOOTH ETAL	4400 SW 61 AVE	DAVIE FL 33314-3616
504126290090	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126020031	DIMEGLIO,EDWARD G & LISA		4365 SW 60 AVE	DAVIE FL 33314-3619
504126290130	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126280110	MARTIN,ROBERT W		6110-6120 SW 43 ST	DAVIE FL 33314-3418
504126070090	LYONS,TERRY G		4301 SW 61ST AVE	DAVIE FL 33314-3615
504126040210	CLARK,RICHARD A	CLARK,GERALDINE P	5731 SW 44 CT	DAVIE FL 33314-3861
504126280120	WILLIAMS,JACQUELINE L		16 SCHERER PL	ROOSEVELT NY 11575-2398
504126040220	SABAU,AUREL &	TALPOS,AUREL	5706 NE 17 TER	FT LAUDERDALE FL 33334-5983
504126160300	KORP,DAVID A &	KORP,MARIA	1160 NW 77 WAY	PEMBROKE PINES FL 33024-5229
504126160290	PERSONS,JAMES I & JUDITH C		8404 NW 57 CT	TAMARAC FL 33321
504126160280	GRABOWSKI,JOSEPH & SHARON &	FISHER,CALVIN E ETAL	2431 NASSAU LANE	FT LAUDERDALE FL 33312
504126160270	PANARIELLO,EDWARD &	PANARIELLO,MARIA FERNANDEZ	2905 WINDMILL RANCH ROAD	WESTON FL 33331-3026
504126160260	LEVIN,ALAN &	LEVIN,HAROLD	1620 NW 82 TER	PLANTATION FL 33322
504126020242	LAWSON,PATRICIA J TR		5001 SW 24TH AVE	FORT LAUDERDALE FL 33312-6019
504126070100	ROBERTS,D C & D TR		4311 SW 61ST AVE	DAVIE FL 33314-3615
504126020221	DIMEGLIO,EDWARD G &	DIMEGLIO,LISA	4375 SW 60 AVE	DAVIE FL 33314
504126280140	MRT INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126280130	LUNDRY,ERLAN N	LUNDRY,JOAN M	8712 SHERATON DR	MIRAMAR FL 33025-2708
504126160310	SPAFFORD,BARBARA		6151 SW 44TH ST	DAVIE FL 33314-3419
504126290050	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126160320	MALLY,LAURENCE M		7000 HOOD ST	HOLLYWOOD FL 33024
504126160330	ALAYO,LINO & TASLIMUN		611 NW 74 AVE	PLANTATION FL 33317-1031
504126160340	MEARS,WALTER		7350 SW 39 ST	DAVIE FL 33314
504126290010	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126160350	WILLIAMS,SYDNEY L		4390 SW 62 AVE	DAVIE FL 33314-3427
504126070110	KEESHAN,SERGE		4321 SW 61 AVE	DAVIE FL 33314-3615
504126040310	MONTGOMERY,BILLY & KATHERINE		5740 SW 44 ST	DAVIE FL 33314-3810
504126040330	ANDERSON,CARROLL RAY TR		4950 SW 111TH TER	FORT LAUDERDALE FL 33328-3903
504126020170	ROBERTS,D A JR & BETTY B		4400 SW 61ST AVE	DAVIE FL 33314-3616
504126020240	ORANGE PROPERTIES-DAVIE LLC		19677 ALLADAIRE LANE	FT MYERS FL 33908
504126020222	BOST,WILFRED A II	% BOATARAMA INC	4301 S STATE ROAD 7	FORT LAUDERDALE FL 33314-4019
504126020223	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126340010	WRL INC		5921 SW 44 CT	DAVIE FL 33314-3640
504126020238	WRL INC		5921 SW 44 CT	DAVIE FL 33314-3640
504126280150	ALAYO,LINO & TASLIMUN		611 NW 74 AVE	PLANTATION FL 33317-1031
504126280160	ALAYO,CELESTINO &	ALAYO,ISABEL	136-40 SW 23 TER	MIAMI FL 33324
504126160400	MEARS,WALTER B &	MEARS,NANCY LEE	6500 GRIFFIN RD	DAVIE FL 33314-4329
504126160390	MEARS,BILL JAMES		6340 SW 41 PL	DAVIE FL 33314
504126160380	ALAYO,TASLIMUN &	ALAYO,LINO	611 NW 74 AVE	PLANTATION FL 33317-1031
504126160370	BENEVENTO,VINCENT		14161 SW 17 ST	DAVIE FL 33325
504126160360	FISHER,CALVIN E &	GRABOWSKI-FISHER,TRISHA D ETAL	15431 SW 31 ST	DAVIE FL 33331
504126070120	M A F RLTY INC		6101 ORANGE DR	DAVIE FL 33014
504126320010	M R T INVESTMENTS		5901 SW 44 ST	DAVIE FL 33314
504126020190	FMC TELECOMMUNICATIONS INC		6045 SW 45 ST	DAVIE FL 33314
504126160410	GRIFFIN,A D SR & MARY C		6143 ORANGE DR	DAVIE FL 33314-3421
504126380010	FMC TELECOMMUNICATIONS INC		6045 SW 45 ST	DAVIE FL 33314-3609
504126450030	GORTON,SCOTT		3921 SW 4 AVE SUITE 1017	DAVIE FL 33314
504126040370	ORANGE DRIVE PROPERTIES INC		5793 & 5795 SW 45 ST	FT LAUDERDALE FL 33314
504126450010	GORTON,SCOTT		3921 SW 4 AVE SUITE 1017	DAVIE FL 33314
504126020249	STAFFORD,RAY		171 NC HIGHWAY 127	TAYLORSVILLE NC 28681-6626
504126280170	GRIFFIN,ALFRED D JR		6211 ORANGE DR	DAVIE FL 33314-3422
504126020160	GRIFFIN,A D SR & MARY C		6143 ORANGE DR	DAVIE FL 33314-3421
504126450020	GORTON,SCOTT		3921 SW 4 AVE SUITE 1017	DAVIE FL 33314
504126020130	GRIFFIN,ALFRED D SR		6143 ORANGE DR	DAVIE FL 33314-3421
504126020140	M A F RLTY INC		6101 ORANGE DR	DAVIE FL 33314
504126070130	M A F RLTY INC		6101 ORANGE DR	DAVIE FL 33014
504126070131	M A F RLTY INC		6101 ORANGE DR	DAVIE FL 33014
504126020192	FMC TELECOMMUNICATIONS INC		6045 SW ORANGE DR	DAVIE FL 33314
504126020301	STATE OF FLA DOT		3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504126020290	STATE OF FLORIDA DOT		3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504126020270	BOYD,ADONIS L & KATHERINE E		6400 HWD BLVD	HOLLYWOOD FL 33024
504126020280	SANFORD,ROBERT		7711 NW 15 ST	PEMBROKE PINES FL 33024
504126020300	GRIFFIN,JOHN A & EDNA H TR	% ALLAN SCOTT	PO BOX 48	SMALLWOOD NY 12778
504126020291	DAVIS,LAWRENCE JAY REV TR	DAVIS,JACK TRSTEE	1601 FLAMINGO ROAD STE 1	PEMBROKE PINES FL 33028

Christopher Kovanes, Town Administrator	
Mayor Tom Truex	
Vice Mayor Lisa Hubert	District 1
Councilmember Mike Crowely	District 2
Councilmember Susan Starkey	District 3
Councilmember Judy Paul	District 4

Exhibit 3 ***(Public Participation Notice)***

P&Z

Engel and Associates, Inc.

Architecture ◻ Planning
4800 S.W. 64th Avenue, Suite 104 ◻ Davie, Florida 33314
954.791.4810 ◻ Fax 954.791.4811 ◻ AA000360

FILE

PUBLIC NOTICE ANNOUNCEMENT

July 7, 2005

Re: Site Plan Application with the Town of Davie
Our Comm. #0510; A Rental Office Warehouse for Eddie's Collision Experts, to be located at 4201 S.W. 60th Avenue, Davie, FL

Dear Property Owner:

Please be advised that we have scheduled the following two public meetings to be held on:

- Wednesday, July 20, 2005, 5:30 P.M., at the Town Hall Community Room, 6591 Orange Drive, Davie, FL;
- Monday, August 1, 2005, 5:30 P.M., at the Town Hall Community Room, 6591 Orange Drive, Davie, FL.

The purpose of these meetings is to present the site plan and building proposed to be built on the subject site.

We will be available at the scheduled meetings to answer any questions or concerns you may have and we will be open to suggestions.

Sincerely yours,

ENGEL AND ASSOCIATES, INC.

By: Sam Engel Jr.
SAM ENGEL, JR.

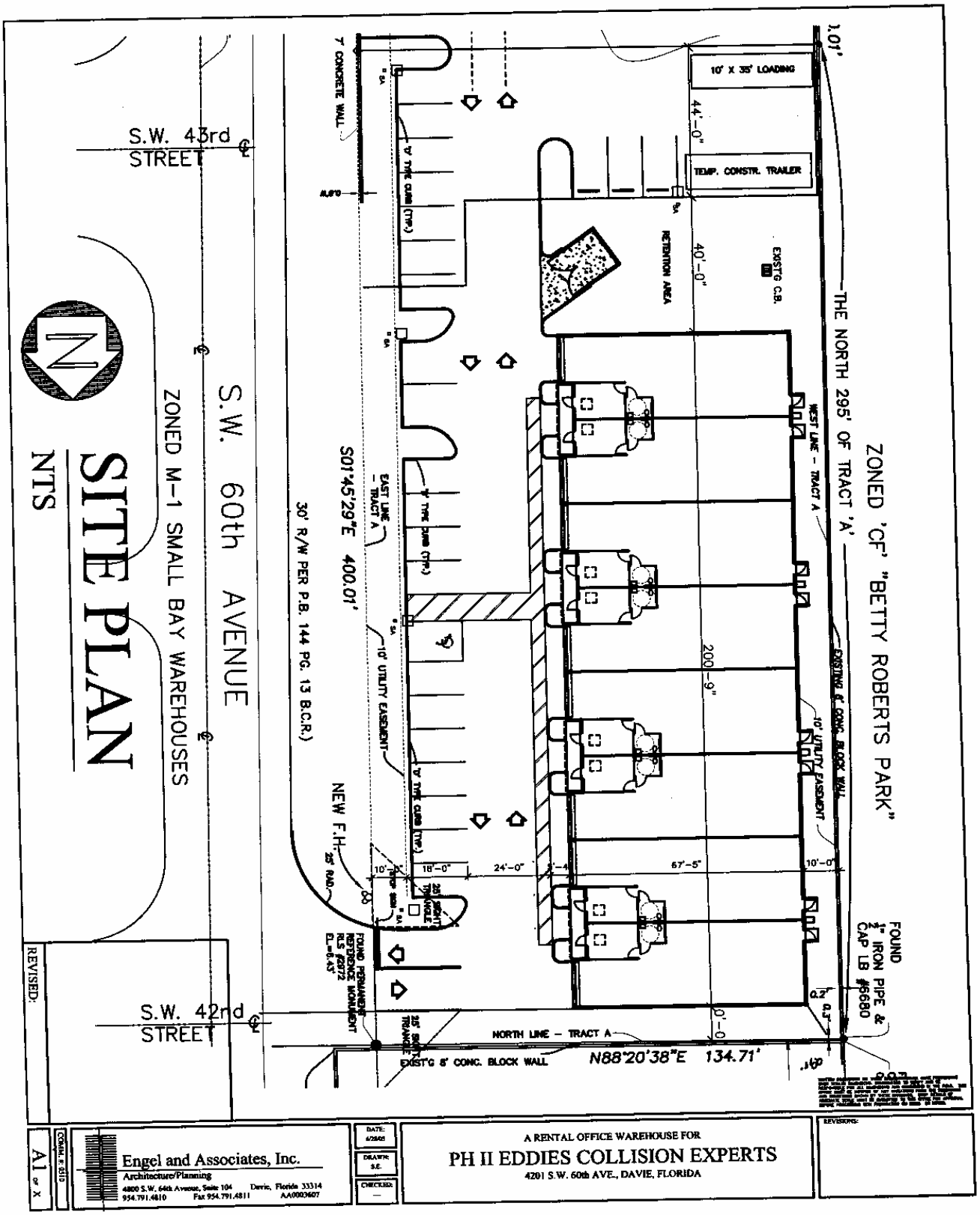
RECEIVED
JUL 11 '05
TOWN OF DAVIE

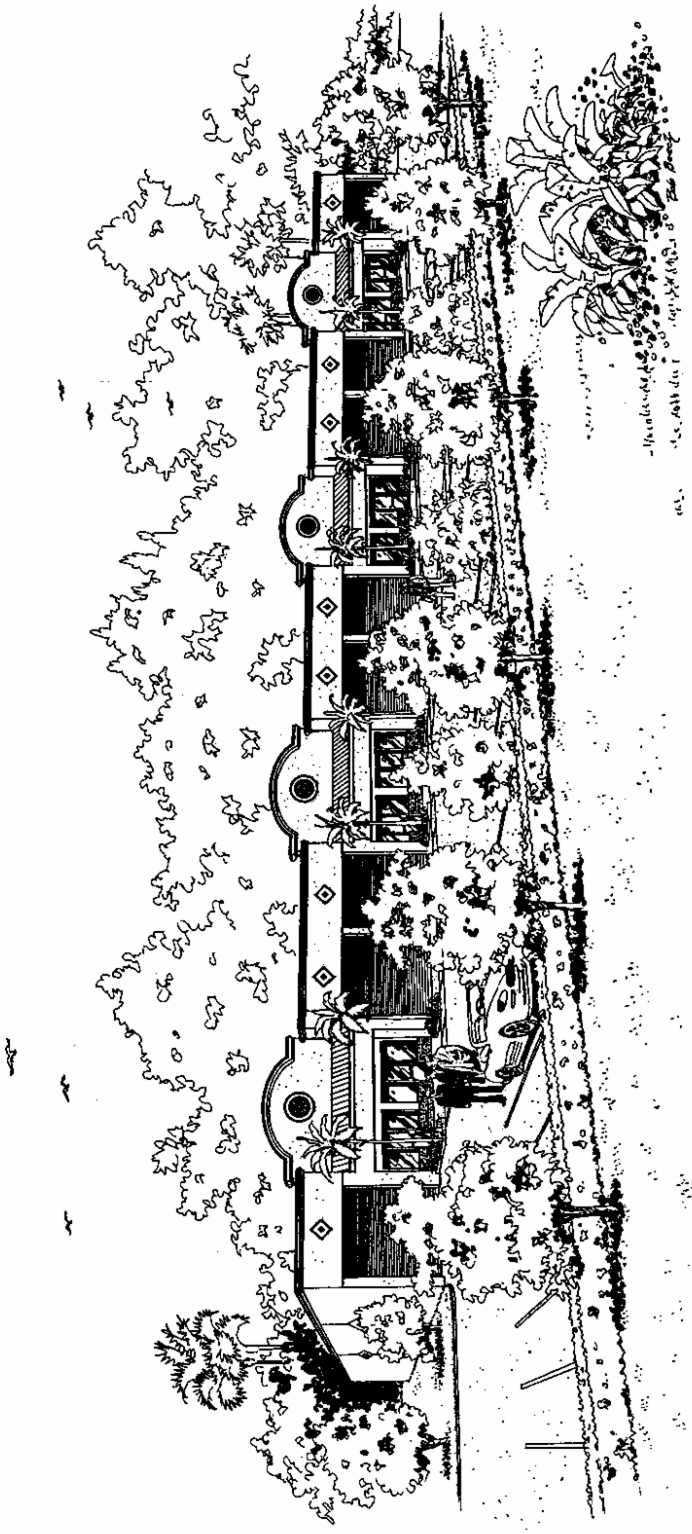
SEjr:cw

Enclosures: Copy of Site Plan, Rendering and Location Map

E:\05 PROJECTS\0510-EDDIES\site plan letters\0510-notice to owners060707.doc

Sam Engel Jr., AIA ◻ AR0003129 ◻ sengel-aia@att.net ◻ Mark Engel, AIA ◻ AR0017517 ◻ mengel-aia@att.net


SITE PLAN
NTS
S.W. 60th AVENUE
ZONED M-1 SMALL BAY WAREHOUSES
S.W. 43rd STREET
S.W. 42nd STREET
ZONED 'CF' "BETTY ROBERTS PARK"
THE NORTH 295' OF TRACT 'A'
10' X 35' LOADING
TEMP. CONSTR. TRAILER
RETENTION AREA
EXIST'G C.B.
7' CONCRETE WALL
6' TYPE CURB (TYP.)
10' UTILITY EASEMENT
EXISTING 8' CONC. BLOCK WALL
WEST LINE - TRACT A
EAST LINE - TRACT A
NORTH LINE - TRACT A
EXIST'G 8' CONC. BLOCK WALL
S01°45'29"E 400.01'
N88°20'38"E 134.71'
30' R/W PER P.B. 144 PG. 13 B.C.R.)
NEW F.H.
25' RAD.
FOUND PERMANENT REFERENCE MONUMENT PLS #2672
FOUND 1/2" IRON PIPE & CAP LB #6680
44'-0"
40'-0"
200'-9"
67'-5"
24'-0"
18'-0"
10'-0"
Engel and Associates, Inc.
Architecture/Planning
4800 S.W. 64th Avenue, Suite 104 Davie, Florida 33314
954.791.4810 Fax 954.791.4811 AA0003607
A RENTAL OFFICE WAREHOUSE FOR
PH II EDDIES COLLISION EXPERTS
4201 S.W. 60th AVE., DAVIE, FLORIDA
REVISED:
REVISIONS:
A1


A RENTAL OFFICE WAREHOUSE PROJECT
4201 S.W. 60th AVENUE, DAVIE, FL

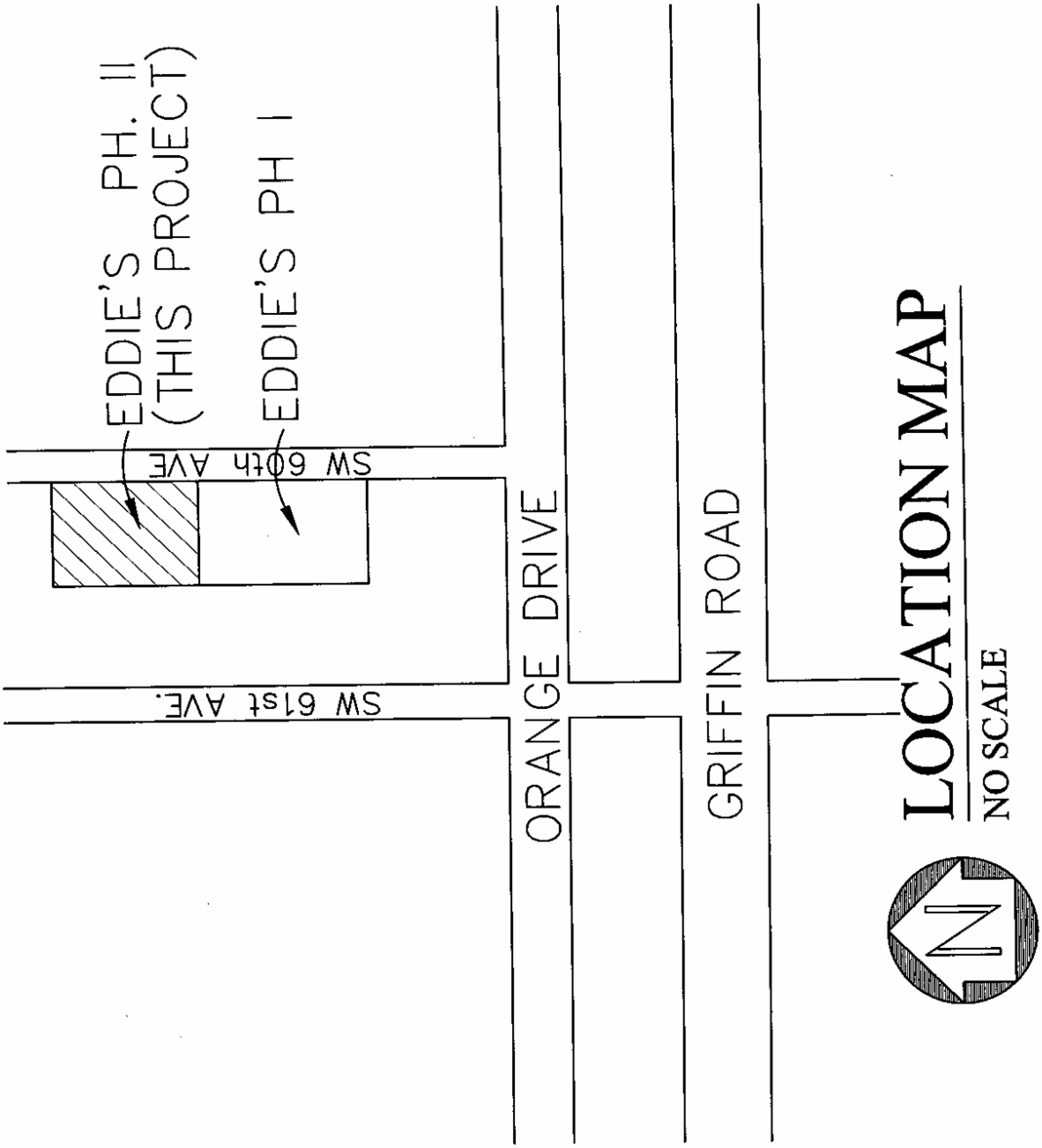

EDDIE'S PH. II
(THIS PROJECT)
EDDIE'S PH I
SW 60th AVE
SW 61st AVE.
ORANGE DRIVE
GRIFFIN ROAD
LOCATION MAP
NO SCALE
N

Exhibit 4 ***(Public Participation Report)***

Engel and Associates, Inc.

Architecture ◻ Planning
4800 S.W. 64th Avenue, Suite 104 ◻ Davie, Florida 33314
954.791.4810 ◻ Fax 954.791.4811 ◻ AA0003607

August 17, 2005

Town of Davie Planning & Zoning Department
6591 S.W. 45th Street
Davie, FL 33314
Attn: Mr. Chris Gratz

Re: Office and Warehouse Project for Eddie's Collision Experts; Site Plan Application/Citizen Participation Plan;
Site Address: 4201 S.W. 60th Avenue, Davie, FL

Gentlemen:

We scheduled and attended two citizen participation meetings regarding the site plan submittal package for the captioned project.

The first meeting was held on July 20, 2005 at 5:30 P.M. in the Town of Davie's Community Room. I, along with Mr. Eddie Dimeglio, were the only attendees.

The second meeting was held on August 1, 2005, at 5:30 P.M. in the Town of Davie's Community Room. I, was the only attendee.

Please feel free to contact me if you have any questions regarding the above meetings.

Thank you.

Sincerely yours,

ENGEL AND ASSOCIATES, INC.

By: Sam Engel Jr.
SAM ENGEL, JR.

SEjr:cw

Copy: Mr. Eddie Dimeglio

Sam Engel Jr., AIA ◻ AR0003129 ◻ sengel-aia@att.net ◻ Mark Engel, AIA ◻ AR0017517 ◻ mengel-aia@att.net

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

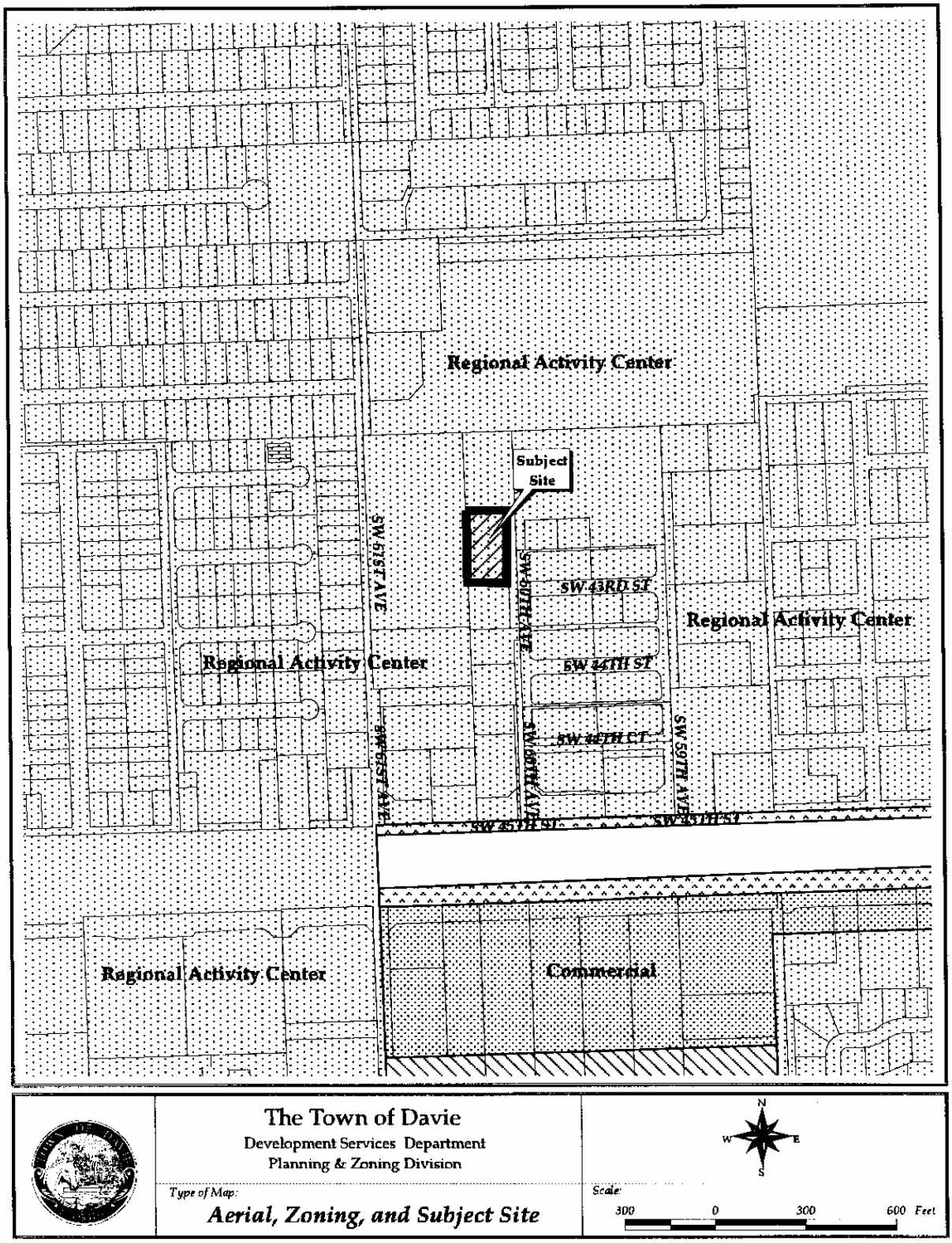
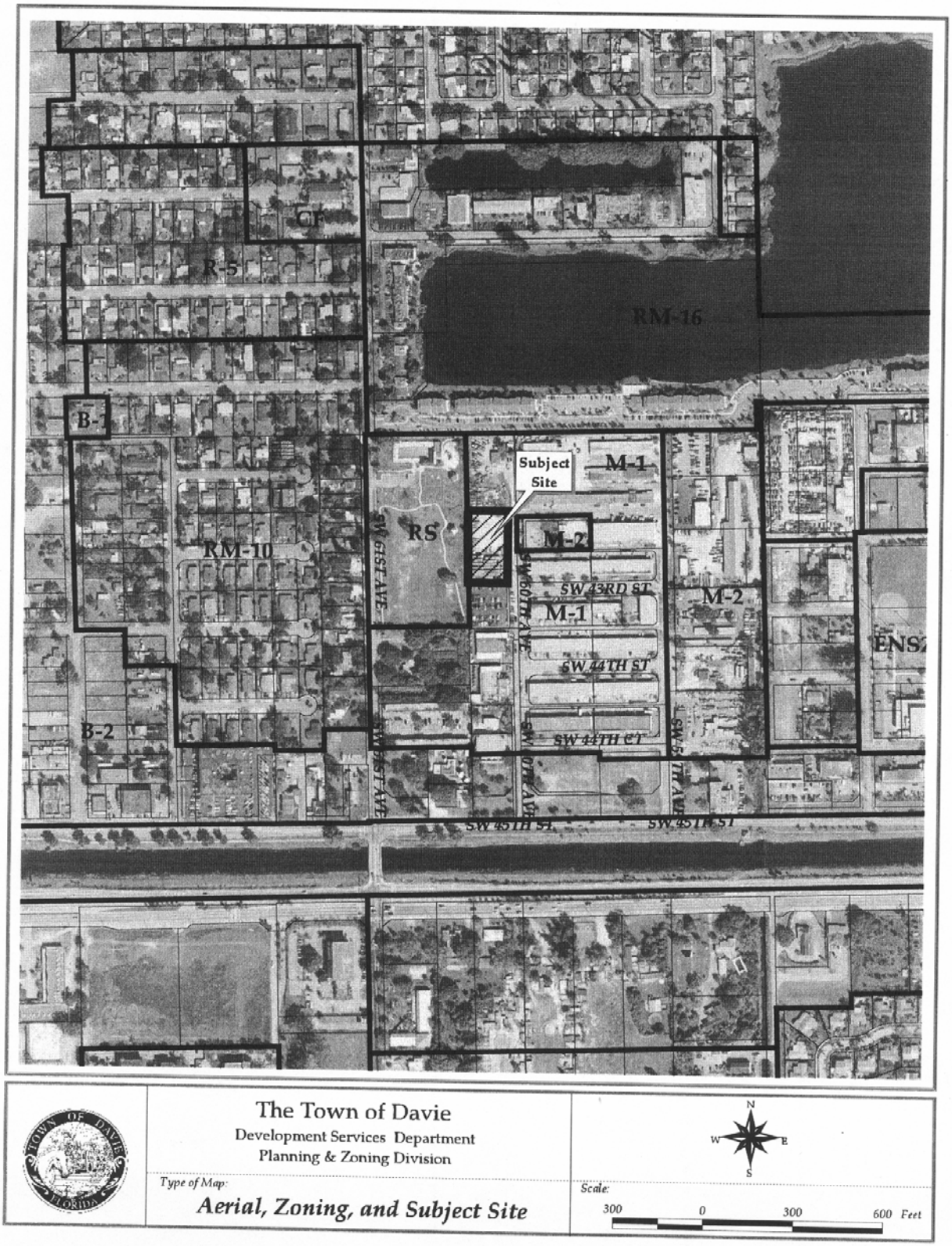



Exhibit 6 ***(Aerial, Zoning, and Subject Site Map)***