

# **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:** Resolution: Flex Application, FX 2-1-06/03-114/Extra Care Animal Hospital/950 South Flamingo Road/Generally located on the eastside of Frontage Road, between Interstate 595 and Southwest 14th Street.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE ALLOCATION OF RESIDENTIAL TO COMMERCIAL FLEXIBILITY TO THE “EXTRA CARE ANIMAL HOSPITAL” PLAT UNDER THE FIVE (5) PERCENT RESIDENTIAL TO COMMERCIAL FLEXIBILITY RULE IN ACCORDANCE WITH THE BROWARD COUNTY LAND USE PLAN AND THE ADMINISTRATIVE RULES DOCUMENT: BROWARD COUNTY LAND USE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** The Town of Davie Future Land Use Plan Map designates the subject site as Residential 5 DU/AC, with a zoning of AG, Agricultural District. The petitioner is proposing to plat the subject site with the existing commercial use (Extra Care Animal Hospital). In order for the petitioner to plat the subject site with commercial uses, Broward County Planning Council requires the Town of Davie use the Flexibility Rule to allocate residential-to-commercial acreage consistent with the Administrative Rules Document: Broward County Land Use Plan.

The “AG, Agricultural District” permits animal hospital and/or clinic facility. However, Broward County Planning Council views these uses as a neighborhood office. However, to allow the allocation of 5% of area designated for residential uses on the Broward County Land Use Plan to be used for neighborhood office and/or retail sale of merchandise or services, the petitioner is required to utilize the Flexibility Rule in accordance with Broward County Planning Council’s Administrative Rules Document.

The Town of Davie annually recertifies the pooled flexibility acreage in each Flexibility Zone with the Broward County Planning Council. The subject site is presently situated in Flexibility Zone 100. As of October 2006, there is 197.61 acres left in this Zone. The petitioner is requesting to utilize 1 acre (43,560 sq. ft.) of residential to commercial flexibility acreage leaving 196.61 acres in Zone 100.

The petitioner requests the utilization of the Flexibility Rule to allocate 1 Acre (43,560 sq. ft.) residential to commercial flexibility acreage so that the existing veterinarian office building can be considered in compliance with the permitted uses of the Future Land Use Element of the Town of Davie Comprehensive Plan. Additionally, the petitioner’s flexibility request is consistent with the “Extra Care Animal Hospital” - Plat Application (P 3-1-06).

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:**

At the November 22, 2006, Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Ms. Turin to approve FX 3-1-06/03-114/Extra Care Animal Hospital based on the planning report. **(Motion carried 5-0)**

**FISCAL IMPACT:** n/a

Has request been budgeted? n/a

**RECOMMENDATION(S):**

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

1. Contingent upon approval of the following development application(s):
  - a. *Plat Application (P 3-1-06), Extra Care Animal Hospital*

**Attachment(s):** Resolution, Planning Report

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE ALLOCATION OF RESIDENTIAL TO COMMERCIAL FLEXIBILITY TO THE "EXTRA CARE ANIMAL HOSPITAL" PLAT UNDER THE FIVE (5) PERCENT RESIDENTIAL TO COMMERCIAL FLEXIBILITY RULE IN ACCORDANCE WITH THE BROWARD COUNTY LAND USE PLAN AND THE ADMINISTRATIVE RULES DOCUMENT: BROWARD COUNTY LAND USE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Paul Brewer & Associates, Inc. has submitted an application to the Town of Davie requesting Residential-to-Commercial Flexibility to the 1 Acre "Extra Care Animal Hospital" Plat; and

WHEREAS, allocating the 5% Residential-to-Commercial Flexibility Rule will be consistent with the Broward County Land Use Plan and the Administrative Rules Document: Broward County Land Use Plan; and

WHEREAS, the Town of Davie desires to allocate 1 Acre of its Residential-to-Commercial Flexibility in Zone 100 to the "Extra Care Animal Hospital" Plat; and

WHEREAS, the proposed allocation is in conformance with Town of Davie Comprehensive Plan and the Broward County Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That the Town Council of the Town of Davie does hereby approve the allocation of 1 Acre of its Residential-to-Commercial Flexibility in Zone 100, as granted by the Broward County Land Use Plan, to the "Extra Care Animal Hospital" Plat.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Resolution 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 resolution.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.



**Surrounding Use(s):**

**North:** Single-Family Dwellings  
**South:** Single-Family Dwellings, Jane’s Plant Nursery  
**East:** Village at Lake Pines (Townhome Community)  
**West:** Frontage Road/Flamingo Road

**Surrounding Land**

**Use Plan Map Designation(s):**

Residential 5 DU/AC  
Residential 5 DU/AC  
Residential 5 DU/AC  
Residential 5 DU/AC

**Surrounding Zoning(s):**

**North:** AG, Agricultural District  
**South:** AG, Agricultural District  
**East:** RM-5, Low Medium Dwelling District (Farida Plat)  
**West:** Right-of-way (Frontage Road/Flamingo Road)

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**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.

**Previous Request(s) on same property:**

*Site Plan Application (SP 6-5-00)*, on August 2, 2000, site plan application for Extra Care Animal Hospital was approved on the subject site.

**Concurrent Request(s) on same property:**

*Plat Application (P 12-2-05)*, the petitioner requests Town Council approval of the plat known as” Extra Care Animal Hospital.”

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**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, Residential Land Use Category:* The Residential land use category is primarily to accommodate dwellings, and may include complementary uses supportive of and integral to dwellings. Agricultural uses are permitted in the Residential land use category. Agricultural uses are defined by the Town of Davie’s Land Development Code (LDC) as those activities within land areas which are predominately used as farms, and for the cultivation of crops and livestock. In accordance with LDC § 12-34 (B) (9), AG, Agricultural District permits an animal hospital and/or clinic facility.

*Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)plating, 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.

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### **Applicable Codes and Ordinances**

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

*Land Development Code (Section 12-305), Rezoning, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way*, the purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

*Land Development Code (Section 12-32), Table of permitted uses, (A) Residential Districts:* Animal uses are permitted in the AG, Agricultural District.

The Broward County Land Planning Council, Administrative Rules Document: Broward County Land Use Plan.

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### **Application Details**

The Town of Davie Future Land Use Plan Map designates the subject site as Residential 5 DU/AC, with a zoning of AG, Agricultural District. The petitioner is proposing to plat the subject site with the existing commercial use (Extra Care Animal Hospital). In order for the petitioner to plat the subject site with commercial uses, Broward County Planning Council requires the Town of Davie use the Flexibility Rule to allocate residential-to-commercial acreage consistent with the Administrative Rules Document: Broward County Land Use Plan.

The “AG, Agricultural District” permits animal hospital and/or clinic facility. However, Broward County Planning Council views these uses as a neighborhood office. However, to allow the allocation of 5% of area designated for residential uses on the Broward County Land Use Plan to be used for neighborhood office and/or retail sale of merchandise or services, the petitioner is required to utilize the Flexibility Rule in accordance with Broward County Planning Council’s Administrative Rules Document.

The Town of Davie annually recertifies the pooled flexibility acreage in each Flexibility Zone with the Broward County Planning Council. The subject site is presently situated in Flexibility Zone 100. As of October 2006, there is 197.61 acres left in this Zone. The petitioner is requesting to utilize 1 acre (43,560 sq. ft.) of residential to commercial flexibility acreage leaving 196.61 acres in Zone 100.

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## Staff Analysis

The petitioner requests the utilization of the Flexibility Rule to allocate 1 Acre (43,560 sq. ft.) residential to commercial flexibility acreage so that the existing veterinarian office building can be considered in compliance with the permitted uses of the Future Land Use Element of the Town of Davie Comprehensive Plan. Additionally, the petitioner's flexibility request is consistent with the "Extra Care Animal Hospital" - Plat Application (P 3-1-06).

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### Findings of Fact

#### Flex:

#### Section 12-307(A) (1):

#### The following findings of facts apply to the flex application:

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

*The Town of Davie adopted Comprehensive Plan encourages agricultural uses under the Residential land use category. In accordance with Land Development Code § 12-34 (B) (9), AG, Agricultural District permits an animal hospital and/or clinic facility. Additionally, the Comprehensive Plan states that the Town of Davie may utilize no more than 5% of the area designated for residential use on the Town of Davie Future Land Use Plan Map within a flexibility zone for offices and/or retail sale.*

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

*The existing zoning AG, Agricultural District will remain.*

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

*The existing zoning AG, Agricultural District boundaries are logically drawn as a commercial site plan (Extra Care Animal Hospital) was approved and constructed. However, under Broward County Land Use Plan when a proposed plat has commercial uses within the residential land use category, the allocation of residential-to-commercial flexibility acreage must be applied.*

- (d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

*Applying commercial flexibility will not have a negative impact on the neighborhoods being that commercial use (Extra Care Animal Hospital) is an existing use on the subject site. The Town of Davie Comprehensive Plan allows veterinarian clinic, as agricultural uses in the Residential land use category.*

- (e) The proposed change should 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 a commercial use (Extra Care Animal Hospital) is not what the existing land use plan anticipated. Prior to final approval of plats by Broward County, traffic impacts are assessed and concurrency must be met.*

(f) The proposed change is not expected to adversely affect other property values;

*Applying commercial flexibility should not have a negative impact on the value of the adjacent properties for there are no proposed changes to the existing use.*

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

*Applying commercial flexibility should not cause the adjoining property owners from continuing to utilize their property(s).*

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

*Applying commercial flexibility will not give the owner a unique benefit that harms the welfare of the general public. This request is consistent with the Town of Davie Comprehensive Plan.*

(i) There are substantial reasons why the property cannot be used without the utilization of Flexibility Rule.

*The Future Land Use Plan designates the subject site as Residential 5 DU/AC. In order for the petitioner to plat the subject site with commercial uses (Extra Care Animal Hospital), Broward County Planning Council requires the Town of Davie use the Flexibility Rule to allocate residential-to-commercial acreage consistent with the Administrative Rules Document: Broward County Land Use Plan.*

(j) The proposed utilization of Flexibility Rule may be the most appropriate designation to enhance the Town's tax base given the site's 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 subject site's Future Land Use Plan Map designation is Residential 5 DU/AC. Commercial use (Extra Care Animal Hospital) on the subject site may provide a higher tax base than residential uses with less service needs.*

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### **Staff Recommendation**

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

1. Contingent upon approval of the following development application(s):
  - a. *Plat Application (P 3-1-06), Extra Care Animal Hospital*

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## **Planning and Zoning Board Recommendation**

At the November 22, 2006, Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Ms. Turin to approve FX 3-1-06/03-114/Extra Care Animal Hospital based on the planning report. **(Motion carried 5-0)**

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### **Town Council Action**

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### **Exhibits**

1. Justification Letter
  2. 1,000' Mail out Radius Map
  3. Property Owners within 1,000' of the Subject Site
  4. Conceptual Site Plan
  5. Future Land Use Plan Map
  6. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

*File Location: P&Z\David Abramson\Applications\FX\_Flex-Reserve\FX\_06\FX 2-1-06 Extra Care Animal Hospital*

**Exhibit 1 (Justification Letter)**

**EXTRA CARE ANIMAL HOSPITAL**  
950 S. FLAMINGO ROAD, DAVIE, FL 33325

February 27, 2006

Town of Davie:  
6591 Orange Drive  
Davie, FL 33314

Dear Marcie Nolan:

My name is Jodi L. Thannum, Owner of JLT Inc. dba Extra Care Animal Hospital. I am writing this justification letter to apply for rezoning of the above address to Flex Commercial Zoning. The main reason for the request is to build a larger facility. The property is currently being platted to comply with Broward County's commercial development rights/commercial land use. The Town of Davie and Broward County regulations conflict for this use. Broward County considers animal hospitals commercial use; however the Town of Davie considers it agricultural and does allow residential land use.

I meet the criteria due to the fact that the above mentioned property is an animal hospital.

Sec 12-307 Review for rezoning.

(A) Planning and Zoning Board Review:

- (1) The planning and zoning board shall hold its public hearing and shall make a recommendation upon the application to the town council, based upon its consideration of, where applicable, whether or not:
- (a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

**I feel the property will meet the above criteria because the comprehensive plan allows AG zoning in all residential districts, and an animal hospital is AG usage**

- (b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

**I am not asking for rezoning, only for development rights to be in compliance with Broward County regulations**

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

**No changes to the boundaries are being proposed**

- (d) The proposed change will adversely affect living conditions in the neighborhood;

**The proposed change will not adversely affect living conditions in the neighborhood. It will improve the aesthetic view from Flamingo Road.**

(e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

**I do not anticipate a significant increase in vehicular travel due to my facility.**

(f) The proposed change will adversely affect other property values;

**The proposed changes will positively affect other property values by building a larger, more specialized veterinary hospital.**

(g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

**Our expansion will encourage other property owners in the area to better their facilities or single family homes. Some of the homes in the immediate surrounding area are very old and non-aesthetically pleasing.**

(h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

**The proposed change is required to meet Broward County regulations.**

(i) There are substantial reasons why the property cannot be used in accord with existing zoning;

**The current zoning is fine for the Town of Davie. I am asking for rezoning to be in compliance with the Broward County 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.

**I want to use the Town of Davie regulations to expand my facility and meet Broward County regulations.**

  
Jodi L. Thannum D.V.M., Owner *owner*

Exhibit 2 (1,000' Mail out Radius Map)

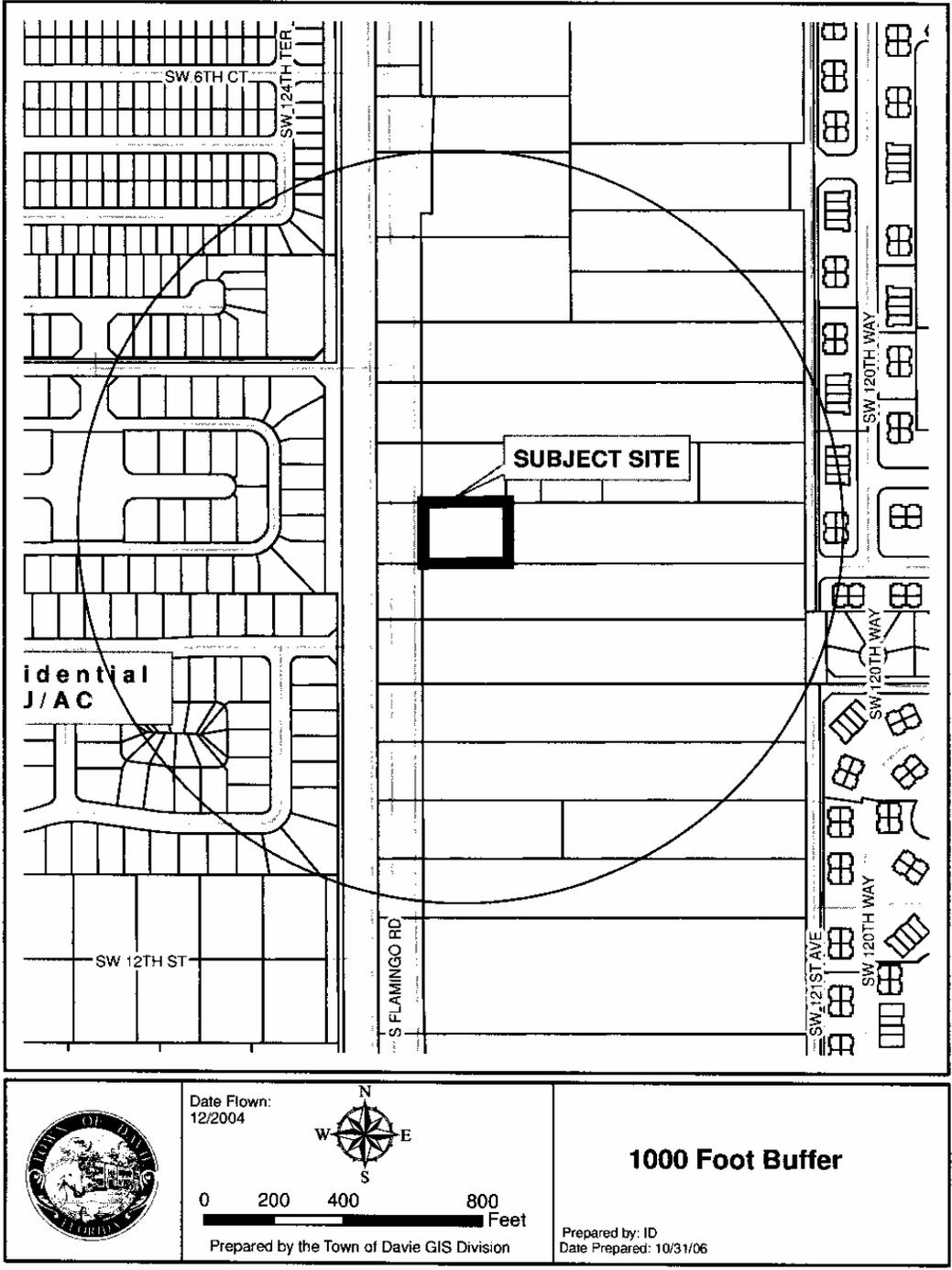


Exhibit 3 (Property Owners within 1,000' of Subject Site)

FOLIO	NAME_LINE	ADDRESS_LI	ADDRESS_1
504012390260	ACOSTA,JESSICA 1/2 INT	862 SW 120 WAY	DAVIE FL 33325-3886
504012390300	AGSTEN,JOHN G & SHIRLEY M	882 SW 120 WAY	DAVIE FL 33325-3886
504012380070	AHRENS,FRANK & BETH	11943 SW 11TH CT	DAVIE FL 33325-3841
504011181980	ALI,SOHAN SOMY	1030 SW 124TH WAY	DAVIE FL 33325-5549
504012391710	ALMEIDA,SONIA R	853 SW 120 WAY	DAVIE FL 33325-3887
504011250310	ALTMAN,KENNETH R & KAARINA L	12420 SW 7TH PL	DAVIE FL 33325-3400
504012430030	AMANN,LANZ	1008 SW 120 WAY	DAVIE FL 33325-6803
504011240080	ANDERSON,MICHAEL J & C M	822 SW 124 TER	DAVIE FL 33325-5555
504012391780	ANDERSON,PHILLIP & KARA	815 SW 120TH WAY	DAVIE FL 33325-3820
504012390690	ANDRES,PAUL E & CHARLENE A	817 SW 119TH WAY	DAVIE FL 33325-3825
504011181970	APARICIO,MAYRA M	1040 SW 124 WAY	DAVIE FL 33325-5549
504011250390	ARBORETUM AT DAVIE HOMEOWNERS	12483 SW 8TH CT	DAVIE FL 33325-5540
504011240010	ARBORETUM AT DAVIE HOMEOWNERS	12483 SW 8TH CT	DAVIE FL 33325-5540
504011240011	ARBORETUM AT DAVIE HOMEOWNERS	12483 SW 8TH CT	DAVIE FL 33325-5540
504012381020	ARCHIPRETE,WINIFRED	1175 SW 120 WAY	DAVIE FL 33325-3861
504012380710	ARZBERGER,GERARD & JOYCE	1109 E 72ND ST	BROOKLYN NY 11234-5421
504012380120	AUGENBLICK,BARBARA KEIM	11931 SW 11 CT	DAVIE FL 33325-3841
504011182460	BAILEY,JAMIE D & MELISSA	12430 SW 10 CT	DAVIE FL 33325-5501
504012380680	BALTA,ROY E	1166 SW 120 WAY	DAVIE FL 33325-3852
504012392030	BARTH,GARY	11861 SW 9 MANOR	DAVIE FL 33325-3854
504011240420	BERMAN,DAVID & ANGELA A	12464 SW 8TH CT	DAVIE FL 33325-5500
504012000202	BEV CORP	2001 TONNELLE AVE	NORTH BERGEN NJ 07047-1559
504012000190	BEV CORPORATION	2001 TONNELLE AVE	NORTH BERGEN NJ 07047-1559
504012000201	BEV CORPORATION	2001 TONNELLE AVE	NORTH BERGEN NJ 07047-1559
504011240020	BITTING,ALLEN M & TERESA	12483 SW 8 CT	DAVIE FL 33325-5540
504012390210	BLANCO,MARIA E	11873 SW 9 CT	DAVIE FL 33325
504012430280	BLASE ESTATES HOMEOWNERS ASSOC	15240 SW 31ST CT	DAVIE FL 33331-2625
504012430270	BLASE ESTATES HOMEOWNERS ASSOC	15240 SW 31ST CT	DAVIE FL 33331-2625
504012430260	BLASE ESTATES HOMEOWNERS ASSOC	15240 SW 31ST CT	DAVIE FL 33331-2625
504012430250	BLASE ESTATES HOMEOWNERS ASSOC	15240 SW 31ST CT	DAVIE FL 33331-2625
504012430160	BLASE,ALLEN A &	1073 SW 119 AVE	DAVIE FL 33325
504012392100	BOLEYN,ROBERT H & PAULETTE M	11885 SW 9TH MNR	DAVIE FL 33325-3892
504011181910	BOLLMAN,KURT D &	12440 SW 11TH CT	DAVIE FL 33325-5527
504012381070	BORDEN,DEBORAH	1183 SW 120 WAY	DAVIE FL 33325-3861
504011240150	BORGES,PABLO J 1/2 INT	12426 SW 9TH PL	DAVIE FL 33325-5588
504012391700	BOWES,LOUISE	855 NW 120 WAY	DAVIE FL 33325
504012390320	BRANDON,D SCOTT & LINDA J	886 SW 120TH WAY	DAVIE FL 33325-3886
504012391590	BRECKER,DIANE MURPHY	917 SW 120TH WAY	DAVIE FL 33325-3851
504011182400	BRITTON,GARRY E	1020 SW 125TH LN	DAVIE FL 33325-5553
504011182400	BRITTON,GARRY E	1020 SW 125TH LN	DAVIE FL 33325-5553
504012391360	BROCHU,STEPHEN R & SHERRIN L	11864 SW 9TH MNR	DAVIE FL 33325-3831
504012430070	BROOKS,JOHN &	1037 SW 120 AVE	DAVIE FL 33325-6802
504011182300	BROWN,PAUL A & CYNTHIA C	12461 SW 10TH CT	DAVIE FL 33325-5502
504012390380	BRUNT,GREGORY	11915 SW 9 CT	DAVIE FL 33325-3849
504012381080	BRYAN,ANDRE	1181 SW 120 WAY	DAVIE FL 33325-3861
504012000192	BURGESS,STEPHEN M & JANE L	970 S FLAMINGO ROAD	DAVIE FL 33324
504012391750	BUSEY,PHILIP	837 SW 120 WAY	DAVIE FL 33325-3820

504012391340	CALERO,JUAN & CHERYL	11866 SW 9TH MNR	DAVIE FL 33325-3831
504012392190	CALLAWAY,ROBERT	11921 SW 9 MNR	DAVIE FL 33325-3853
504011250380	CAMPBELL,CLYTIE P	12490 SW 7TH PL	DAVIE FL 33325-3400
504012381040	CANIZARES,ALISON	1171 SW 120 WAY	DAVIE FL 33325
504012390410	CARROLL,JOHN & NORA ANN	11877 SW 9TH CT APT 41	DAVIE FL 33325-3850
504012391420	CASELL,CHARLES A & BEVERLY J	11906 SW 9TH MNR	DAVIE FL 33325-3856
504012380170	CHANG,YEE-HSIANG &	11917 SW 11 CT UNIT 17	DAVIE FL 33325-3841
504011182420	CHASE,JOHN & TAMARA J	12470 SW 10TH CT	DAVIE FL 33325-5501
504011182420	CHASE,JOHN & TAMARA J	12470 SW 10TH CT	DAVIE FL 33325-5501
504012392070	CHORNLESKY,MARGO	11872 SW 9 COURT	DAVIE FL 33325-3832
504012380060	CLINE,GARY S 1/2 INT	11945 SW 11 CT	DAVIE FL 33325-3841
504012380020	COBB,REBECCA L 1/2 INT EA	1155 SW 120 WAY	DAVIE FL 33325-3861
504011240100	COLDREN,RANDALL J 1/2 INT EA	882 SW 124 TER	DAVIE FL 33325-5555
504011182480	CONKLIN,PATRICA K 1/2 INT EA	1041 SW 124 WAY	DAVIE FL 33325-5550
504011182480	CONKLIN,PATRICA K 1/2 INT EA	1041 SW 124 WAY	DAVIE FL 33325-5550
504012391580	COULTAS,DAWN M 1/2 INT	913 SW 120 WAY	DAVIE FL 33325
504012430170	COUNTRYMAN,NANCY A	1033 SW 119 AVE	DAVIE FL 33325-6800
504011182450	COURIC,ROBERT CARLTON	12440 SW 10TH CT	DAVIE FL 33325-5501
504011182450	COURIC,ROBERT CARLTON	12440 SW 10TH CT	DAVIE FL 33325-5501
504012391980	CRANE,JENNIFER CANEPA	11856 SW 9 CT	DAVIE FL 33325-3832
504011250350	CROOKE,JAMES R & RENEE M	12460 SW 7TH PL	DAVIE FL 33325-3400
504012391570	CROPPER,MICHAEL C	915 SW 120 WAY	DAVIE FL 33325-3851
504011240200	CUCINOTTA,MARCO & SONIA W TR	12526 SW 9TH PL	DAVIE FL 33325-5589
504012390160	CUMES,JOSE & ROSA	806 SW 120TH WAY	DAVIE FL 33325-3818
504011240140	D&apos;ATTILO,KEITH D	12406 SW 9TH PL	DAVIE FL 33325-5588
504011250260	DALE,ADAM & SUSANNE	12465 SW 7 PL	DAVIE FL 33325-3439
504012380540	DALSANIA,MANSUKH & VIDYA	10611 NW 6TH CT	PLANTATION FL 33324-1004
504011250330	DANOWSKI,STEPHEN F &	12440 SW 7 PL	DAVIE FL 33325-3400
504012380650	DASILVA,JANET	1160 SW 120 WAY	DAVIE FL 33325-3852
504012381030	DE ISAZA,GLORIA PABON	1173 SW 120 WAY	DAVIE FL 33325-3861
504011250240	DE LA GUARDIA,ADELAIDA M	12485 SW 7TH PL	DAVIE FL 33325-3439
504012392210	DECKARD,MARJORIE KAYE	11930 SW 9 CT UNIT 221-B56	DAVIE FL 33325-3847
504011182330	DEEDRICK,TIMOTHY &	12431 SW 10 CT	DAVIE FL 33325-5502
504012391760	DESIMONE,ANTHONY J	831 SW 120 WAY	DAVIE FL 33325-3820
504012390650	DIDOMENICO,ANTHONY	11880 SW 8TH CT	DAVIE FL 33325-3826
504012430140	DIESEK,AHMET	1034 SW 119 WAY	DAVIE FL 33325-6801
504011250250	DOERRENBERG,DIETER	12475 SW 7 PL	DAVIE FL 33325-3439
504011240410	DOERRENBERG,DIETER &	12474 SW 8TH CT	DAVIE FL 33325-5500
504012430040	DONOVAN,ROBERT W & DENCIE L	1038 SW 120TH WAY	DAVIE FL 33325-6803
504012391610	DOYLE,MARY ELLEN	897 SW 120 WAY	DAVIE FL 33325-3888
504011182280	DRURY,TERENCE FRANCIS	12481 SW 10TH CT	DAVIE FL 33325-5502
504012391510	DUARTE,FRANCISCO A & DONNA A &	11932 SW 9TH MNR	DAVIE FL 33325-3893
504012390680	DUNLAP,WENDY	11886 SW 8TH CT	DAVIE FL 33325-3826
504012391350	EASTON,BARBARA 1/2 INT	11862 SW 9TH MNR	DAVIE FL 33325-3831
504012380790	EISENBERG,NORMAN	11913 SW 12 CT	DAVIE FL 33325-3864
504012380580	EL-KHAL,NAJIA &	11922 SW 11 CT	DAVIE FL 33325-3862
504012391660	ESPAILLAT,LOURDES	891 NW 85 TER UNIT 1501	DAVIE FL 33324
504012380140	ESTERLINE,MICHAEL E	11925 SW 11 CT	DAVIE FL 33325
504012000180	EXTRA CARE ANIMAL HOSPITAL INC	950 S FLAMINGO ROAD	DAVIE FL 33325-4404
504011182360	FABIS,MICHAEL &	12401 SW 10TH CT	DAVIE FL 33325-5502

504012380640	FALLICK,MITCHELL J	11936 SW 11TH CT	DAVIE FL 33325-3862
504012392240	FARRELL,EDWARD L &	11934 SW 9TH CT	DAVIE FL 33325-3847
504012000142	FLAMINGO VILLAGE CORP	350 S OCEAN BLVD #10B	BOCA RATON FL 33432
504012000141	FLAMINGO VILLAGE CORP	350 S OCEAN BLVD	BOCA RATON FL 33432
504012392230	FLOREA,MONIQUE D	11932 SW 9TH CT	DAVIE FL 33325-3847
504012392090	FORBES,RICHARD & JOANN	11883 SW 9 MNR	DAVIE FL 33325
504011240450	FRANKEL,CYNTHIA 1/2 INT	12405 SW 9TH PL	DAVIE FL 33325-5593
504012390440	FRIDMAN,MARIE KRISTINE &	11871 SW 9 CT	DAVIE FL 33325-3850
504012390360	FROHRING,JOHN	11921 SW 9 CT	DAVIE FL 33325-3849
504012380250	FULWEBER,ROBERTA E	11877 SW 11TH CT # 25	DAVIE FL 33325-3859
504012392140	FUNE,MARIO E & MARIAM E	11916 SW 9 CT	DAVIE FL 33325-3847
504012390420	GÁINEY,PATRICIA A	11875 SW 9TH CT	DAVIE FL 33325-3850
504012380770	GAINS,THOMAS J & SANDRA M	11917 SW 12TH CT	DAVIE FL 33325-3864
504012391670	GALLAGHER,JOSEPH P	873 SW 120 WAY	DAVIE FL 33325-3887
504012380090	GARAH,CHRISTINE	11937 SW 11TH CT	DAVIE FL 33325-3841
504011250270	GARCIA,ALBERT	12455 SW 7 PL	DAVIE FL 33325-3439
504012392200	GARCIA,JUAN R	11927 SW 9 MANOR	DAVIE FL 33325-3853
504012381010	GARCIA,MARTHA	1177 SW 120 WAY	DAVIE FL 33325-3861
504011181940	GIANISIS,IRENE LE	1070 SW 124TH WAY	DAVIE FL 33325-5549
504012392130	GIMENO,LUCAS &	11910 SW 9 CT	DAVIE FL 33325-3847
504012392040	GONZALES, RAMON & CHARLOTTE M	11867 SW 9TH MNR	DAVIE FL 33325-3854
504011250340	GONZALEZ, EMILIO JR &	12450 SW 7 PL	DAVIE FL 33325-3400
504012380100	GONZALEZ, MILDRED A	11935 SW 11 CT	DAVIE FL 33325
504012381050	GONZALEZ, RANDY & JACQUELINE N	1167 SW 120 WAY	DAVIE FL 33325-3861
504012380550	GOTTY, ROD A	11914 SW 11TH CT	DAVIE FL 33325-3862
504012380210	GREIST, JOHN & DEANNA	11907 SW 11 CT	DAVIE FL 33325-3860
504011240120	GRIFFIN, BRUCE A & ILISA P	922 SW 124TH TER	DAVIE FL 33325-5556
504012391450	GRONDIN, CINDY I	11920 SW 9 MNR	DAVIE FL 33325-3893
504012391640	GUADARRAMA, ROSA	891 SW 120 WAY	DAVIE FL 33325-3888
504011240170	HACHENBURG, BECKY J 1/2 INT	12466 SW 9 PL	DAVIE FL 33325-5588
504012390180	HALTAUF, DERRYDE, KENNETH & ROSYTH	822 SW 120 WAY	DAVIE FL 33325-3885
504011240430	HAMMER, MICHAEL H	12434 SW 8 CT	DAVIE FL 33325-5500
504012391630	HAYWOOD, L L & ARLENE &	4100 S HOSPITAL DR STE 100	PLANTATION FL 33317-2831
504012391480	HELLER, MICHAEL W	11924 SW 9TH MNR	DAVIE FL 33325-3893
504011240400	HELLERMAN, MARK B	9841 SW 2 ST	PLANTATION FL 33324
504012391390	HERNANDEZ, LUIS A	11872 SW 9 MNR	DAVIE FL 33325-3831
504012380620	HEWLETT, WILLIAM J III	11932 SW 11 CT	DAVIE FL 33325-3862
504011182270	HOLLINGSWORTH, MARK S	12501 SW 10TH CT	DAVIE FL 33325-5514
504011250370	HORYOT, GEORGE &	12480 SW 7 PL	DAVIE FL 33325
504012000170	HOSBACH, GUSTAV C & LAURA T	901 SW 121 AVE	DAVIE FL 33325-3807
504012000174	HOSBACH, GUSTAV C & LAURA T	901 SW 121 AVE	DAVIE FL 33325-3807
504012000208	HSU, CHENG LIN &	18501 NW 11TH ST	PEMBROKE PINES FL 33029-3613
504011182470	HUGHES, CHARLES J & JOYCE A	1031 SW 124TH WAY	DAVIE FL 33325-5550
504011182470	HUGHES, CHARLES J & JOYCE A	1031 SW 124TH WAY	DAVIE FL 33325-5550
504012430100	HUGHES, DANIEL C	1076 SW 120 AVE	DAVIE FL 33325-6802
504011182000	HUNTON, LARRY V & WANDA K	1010 SW 124TH WAY	DAVIE FL 33325-5549
504011240040	JACKSON, HOMER & CASSANDRA	12463 SW 8 CT	DAVIE FL 33325
504012391790	JACOB, VIVIAN DIANE	813 SW 120 WAY	DAVIE FL 33325
504012392220	JACQUES, ELVIRE	11936 SW 9 CT	DAVIE FL 33325-3847
504012390720	JAOQUIN, DEBORAH A	811 SW 119 WAY	DAVIE FL 33325-3825

50401182440	JECK,DENNIS A	12450 SW 10TH CT	DAVIE FL 33325-5501
50401182440	JECK,DENNIS A	12450 SW 10TH CT	DAVIE FL 33325-5501
504012390290	JEFFRIES,LISA M	880 SW 120 WAY	DAVIE FL 33325-3886
504012000171	JEROME,NORMAN K LE	920 FLAMINGO RD	DAVIE FL 33325-4404
504012380660	JURGRAU,MATTHEW	1162 SW 120TH WAY	DAVIE FL 33325-3852
504012000203	KADE INVESTMENT LLC	7027 W BROWARD BLVD PMB #205	PLANTATION FL 33317
504012380590	KALAM,WAZAR GEORGE	11924 SW 11 CT	DAVIE FL 33325
504012390190	KANE,SEAN EDWARD & JOSEPHINE	824 SW 120 WAY	DAVIE FL 33325-3885
504012391500	KAPLAN,MARK	11936 SW 9TH MNR	DAVIE FL 33325-3893
504012391560	KARIA,KISHOR N &	12004 SW 9 MANOR	DAVIE FL 33328
504012392020	KEEFER,RICHARD J	11865 SW 9 MNR	DAVIE FL 33325-3854
504011240160	KELLER,CHARLES R	12446 SW 9 PL	DAVIE FL 33325-5588
504011182340	KHAN,NADEER & NEISHA	4096 SW 132 AVE	DAVIE FL 33330
504012380490	KHAVANIN,GHASEM & SOUDABEH	11900 SW 11TH CT	DAVIE FL 33325-3862
504012392050	KLASS,NEAL	11870 SW 9 CT	DAVIE FL 33325
504012391330	KLINE,LYNNE ANNE	11860 SW 9TH MNR	DAVIE FL 33325-3831
504011182320	KLOIBER,ROBERT E & VIRGINIA L	12441 SW 10TH CT	DAVIE FL 33325-5502
504012391430	KLUMB,DIANE B 1/2 INT EA	11902 SW 9TH MNR	DAVIE FL 33325-3856
504011240030	KRAUSE,MICHAEL &	12473 SW 8TH CT	DAVIE FL 33325-5540
504012390220	KREJCI,THEODORE A	842 SW 120TH WAY	FORT LAUDERDALE FL 33325-3885
504012390270	KROLL,MATTHEW D &	864 SW 120 WAY	DAVIE FL 33325-3886
504012392300	LAKE PINE VILLAGE	1499 W PALMETTO PARK RD	BOCA RATON FL 33486-3328
504012392300	LAKE PINE VILLAGE	1499 W PALMETTO PARK RD	BOCA RATON FL 33486-3328
504012392301	LAKE PINE VILLAGE	1499 W PALMETTO PARK RD	BOCA RATON FL 33486-3328
504012392301	LAKE PINE VILLAGE	1499 W PALMETTO PARK RD	BOCA RATON FL 33486-3328
504012392302	LAKE PINE VILLAGE	1499 W PALMETTO PARK RD	BOCA RATON FL 33486-3328
504012392302	LAKE PINE VILLAGE	1499 W PALMETTO PARK RD	BOCA RATON FL 33486-3328
504012392400	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392401	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392361	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392420	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392362	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392402	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392409	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392403	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392421	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
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504012392381	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012392363	LAKE PINE VILLAGE LTD	10400 GRIFFIN RD	COOPER CITY FL 33328-3337
504012391370	LAPIERRE,NANCY	11870 SW 9 MNR	DAVIE FL 33325-3831
504012380780	LAYUN,MIGUEL & KRISTINE SULLIVAN	11915 SW 12 CT	DAVIE FL 33325-3864
504012391720	LEWIS,JEROME J &	851 SW 120TH WAY	DAVIE FL 33325-3887
504012390390	LIPPELT,JENNY LUCIA REV TR	11913 SW 9TH CT	DAVIE FL 33325-3849
504011182410	LISTER,SIMON L & JENNIFER	12480 SW 10TH CT	DAVIE FL 33325-5501
504011182410	LISTER,SIMON L & JENNIFER	12480 SW 10TH CT	DAVIE FL 33325-5501
504011240015	LOPEZ,EROTILDO & NANCY	12493 SW 8 CT	DAVIE FL 33325-5540
504012380520	LORD,RICK D & CATHERINE A	11906 SW 11 CT	DAVIE FL 33325-3862

504011250290	LOTTMAN,HERBERT D REV LIV TR	12435 SW 7 PL	DAVIE FL 33325-3439
504012430130	LOZANO,JOSE G	18930 WATSON AVE	CERRITOS CA 90703
504012391740	MANSFIELD,ANNE	633 SW 120 WAY	DAVIE FL 33325-3820
504012392180	MARCUS,CHARLES B & DIANA	11925 SW 9TH MNR	DAVIE FL 33325-3853
504012000175	MARENGO,BURMA	920 FLAMINGO RD	DAVIE FL 33325-4404
504012380670	MARLOW,RONNIE J	1164 SW 120 WAY	DAVIE FL 33325-3852
504012390450	MARTIN,STEPHEN	11867 SW 9 CT	DAVIE FL 33325-3850
504012390340	MARTINEZ,EVELYN	11925 SW 9 CT	DAVIE FL 33325-3849
504012392120	MARTINEZ,RICHARD & LAURA	11887 SW 9 MNR	DAVIE FL 33325
504012390280	MASGHAT,NASROLA	866 SW 120 WAY	DAVIE FL 33325-3886
504012390150	MATHEWS,SHARON	804 SW 120 WAY	DAVIE FL 33325-3818
504011182430	MAVERHAGAMES,ANDREW G & CHARYL L	12460 SW 10TH CT	DAVIE FL 33325-5501
504011182430	MAVEHAGAMES,ANDREW G & CHARYL L	12460 SW 10TH CT	DAVIE FL 33325-5501
504011240210	MC DANIEL,DAVID S & DANIELLE A	12546 SW 9TH PL	DAVIE FL 33325-5589
504012390430	MC PHERSON,JOHN K	11873 SW 9TH CT	DAVIE FL 33325-3850
504012390710	MCDONALD,JOANNE	813 SW 119 WAY	DAVIE FL 33325
504011181990	MEDLECOT,RICHARD &	1020 SW 124 WAY	DAVIE FL 33325
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 33325-3662
504012380270	MERCADO,OBED & MADELYNE	1564 SW 159 LANE	PEMBROKE PINES FL 33027
504012392000	MILOHNICH,CYNTHIA	11854 SW 9 CT	DAVIE FL 33325-3832
504012000082	MIRACLE ACRES INC	771 SW 121 AVE	DAVIE FL 33325
504012380750	MONTAS,REGINALD & CAROLE M	11923 SW 12 CT	DAVIE FL 33325-3884
504011240130	MONTERO,JAIME & MIRIAM H	942 SW 124TH TER	DAVIE FL 33325-5556
504012391440	MORAKIS,THEODORE E & LINDA F	11904 SW 9TH MNR	DAVIE FL 33325-3856
504012381060	MORALES,BENNY & ANA CRISTINA	1165 SW 120 WAY	DAVIE FL 33325-3861
504012380110	MORIN,SUSAN R	11933 SW 11 CT	DAVIE FL 33325-3841
504012392150	MOSKOWITZ,JOYCE M 1/2 INT &	11912 SW 9TH CT	DAVIE FL 33325-3847
504012391680	MUEHL,JOHN T & CAROLYN	871 SW 120TH WAY	DAVIE FL 33325-3887
504012390700	MURPHY,THERESA E	815 SW 119 WAY	DAVIE FL 33325-3825
504012430150	MUSTO,STEVEN &	1074 SW 119 WAY	DAVIE FL 33324
504012380690	NICHOLS,ROGER O & JUNE L	11937 SW 12TH CT	DAVIE FL 33325-3802
504012380190	NOLAN,JESSE F	11913 SW 11TH CT	FORT LAUDERDALE FL 33325-3841
504012391410	NOLAN,MICHAEL G & JULIE L	11900 SW 9 MNR	DAVIE FL 33325-3856
504011182520	NOONAN,LEONARD W	12451 SW 11TH CT	DAVIE FL 33325-5528
504011182520	NOONAN,LEONARD W	12451 SW 11TH CT	DAVIE FL 33325-5528
504012390400	O&apos;BRIEN,EILEEN	11911 SW 9 CT	DAVIE FL 33325-3849
504012391460	ODENWELLER,JOHN & ELIANN	12451 SW 1 PL	DAVIE FL 33325-2715
504011240440	ORDWAY,JAMES & CANDICE	12404 SW 8 CT	DAVIE FL 33325-5500
504011240110	ORLIN,NEAL M & DENISE E	902 SW 124TH TER	DAVIE FL 33325-5556
504011240490	ORTIZ,NORA CHARLIE	12505 SW 9 PL	DAVIE FL 33325-5592
504011182350	OSIELDS,STEVEN &	12411 SW 10 CT	DAVIE FL 33325-5502
504012380040	OSORIO,GUIDO A & IVIS	1151 SW 120TH WAY	DAVIE FL 33325-3861
504012380280	PADILLA,ALBERT &	11871 SW 11 CT	DAVIE FL 33325-3859
504012380260	PANOYAN,DARLA	11875 SW 11TH CT	DAVIE FL 33325-3859
504012390170	PAOLINI,GENE & CRISTINA	820 SW 120 WAY	DAVIE FL 33325-3885
504012391800	PARISE,THERESA	811 SW 120TH WAY	DAVIE FL 33325-3820
504011240190	PARSONS,MICHELE E	12506 SW 9TH PL	DAVIE FL 33325-5589
504012380240	PATTERSON,STEVEN M & APRIL L	11901 SW 11TH CT	DAVIE FL 33325-3860

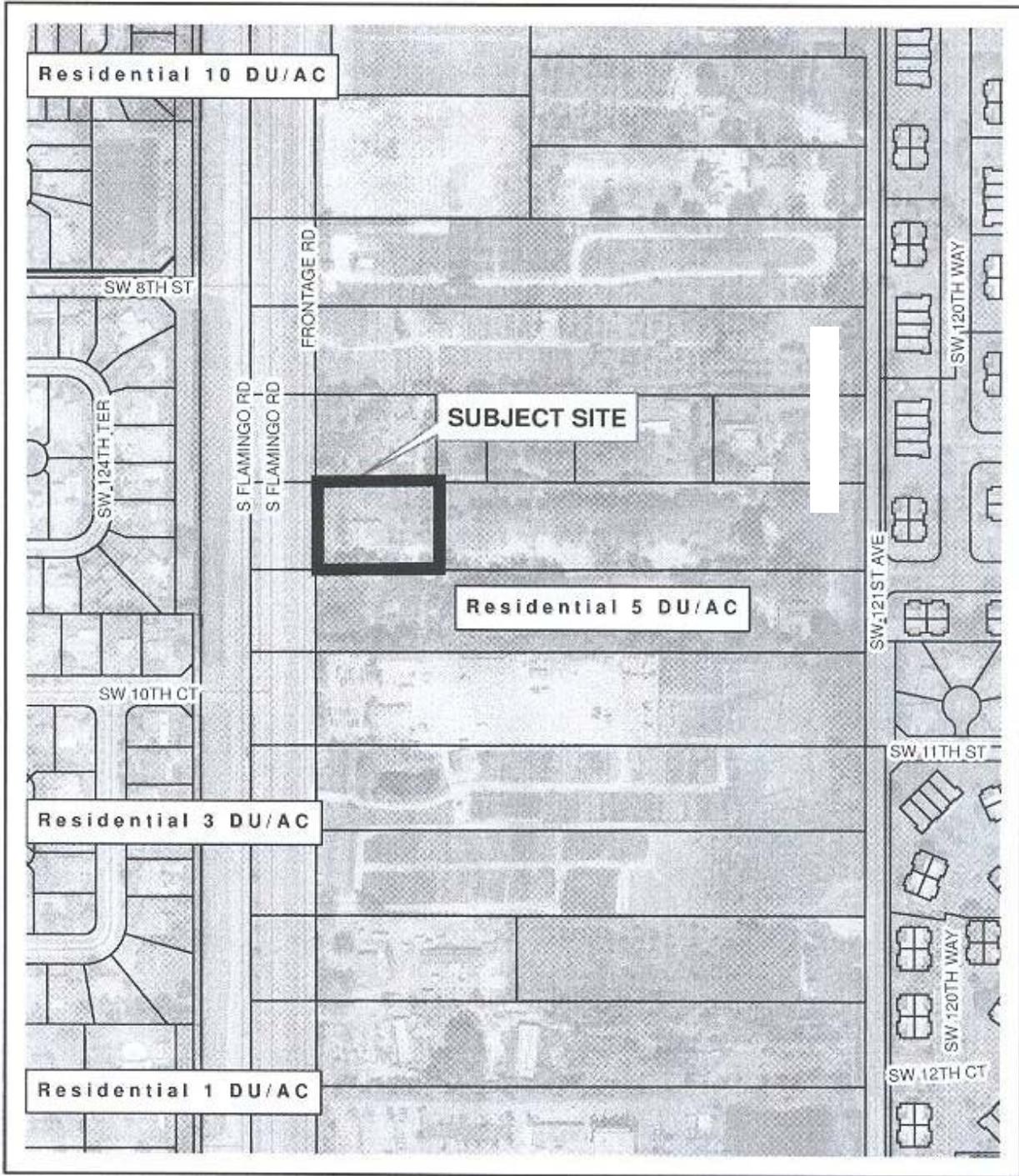
504012430060	PATTI,CARMEN M	1077 SW 120 AVE	DAVIE FL 33325-6802
504012430020	PEARLMAN,WILLIAM A &	1039 SW 120 WAY	DAVIE FL 33325-6803
504012391470	PENA,LEONARDO J	11922 SW 9 MNR	DAVIE FL 33325-3893
504012380560	PETRIE,CAMERON W	11916 SW 11TH CT	DAVIE FL 33325-3862
504012380740	PETRIE,CAMERON W	5303 WINHAWK WAY	LUTZ FL 33558
504012392060	PFLUM,ROBERT A	11876 SW 9TH CT	DAVIE FL 33325-3832
504012391520	PINSKER,NEAL D	11934 SW 9TH MNR	DAVIE FL 33325-3893
504011182310	PITTMAN,GARY A	12451 SW 10 CT	DAVIE FL 33325-5502
504012390480	PLUCINSKY,KENNETH J & MICHELLE	9321 N NEW RIVER CANAL ROAD	PLANTATION FL 33324
504012392110	POMPER,DAVID & KRISTINE	11881 SW 9 MNR	DAVIE FL 33325-3892
504012380230	POOLE,ANA MELISA 1/2 INT	11903 SW 11 CT	DAVIE FL 33325-3860
504012392080	PRENDES,PETER J	11874 SW 9TH CT	DAVIE FL 33325-3832
504012380730	PRICE,AUDREY	11927 SW 12TH CT	DAVIE FL 33325-3802
504012390460	PRICE,PHILLIP N & ROSE H &	11865 SW 9 CT	DAVIE FL 33325-3850
504012380160	PRICE,SHIRLEY A	11921 SW 11 CT	DAVIE FL 33325-3841
504011240480	PROKSCH,TIMOTHY F	12485 SW 9 PL	DAVIE FL 33325-5593
504012390370	PUGH,KENNETH & MARIE	11917 SW 9 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
504012391530	REBOLLAL,COLLEEN P 1/2 INT EA	12000 SW 9 MNR	DAVIE FL 33325-3855
504012000081	REED,MARK & IRIS	951 SW 121 AVE	DAVIE FL 33325-3807
504012390470	REICH,FRED 1/2 INT EA	11863 SW 9 CT	DAVIE FL 33325-3850
504011182390	RENEDO,JOSEPH M JR & MILENA	1030 SW 125TH LN	DAVIE FL 33325-5553
504011182390	RENEDO,JOSEPH M JR & MILENA	1030 SW 125TH LN	DAVIE FL 33325-5553
504012391650	REQUE,JANET M LE	877 SW 120 WAY	DAVIE FL 33325-3887
504011250300	RICH,SEAN & DEBRA	12425 SW 7 PL	DAVIE FL 33325
504012380500	RILEY,KATHLEEN	11902 SW 11TH CT # 50	DAVIE FL 33325-3862
504011250280	RINALDI,WILLIAM & SUSAN	12445 SW 7 PL	DAVIE FL 33325-3439
504012391550	RIPPEY,GUY & ELLEN K	12002 SW 9TH MNR	DAVIE FL 33325-3855
504012430120	RIVERA,JOEL & SHARON	1035 SW 119 WAY	DAVIE FL 33325-6801
504011240470	RIVERO,JORGE L & DEBORAH B	12465 SW 9TH PL	DAVIE FL 33325-5593
504011181930	RODRIGUEZ,SAMUEL & ISABEL	12420 SW 11 CT	DAVIE FL 33325-5527
504012380130	ROSE,MARVIN D 1/2 INT	11927 SW 11 CT	DAVIE FL 33325-3841
504012380610	ROSEN,CHAD	11930 SW 11 CT	DAVIE FL 33325-3862
504012392160	ROSEN,GLORIA	11914 SW 9 CT	DAVIE FL 33325
504012390310	ROSENBLUM,ALEKSANDR	884 SW 120TH WAY	DAVIE FL 33325-3886
504012390200	ROTH,JOAN F	826 SW 120 WAY	DAVIE FL 33325-3885
504012391490	SAIGH,JENNIFER O&apos;KEEFE	11930 SW 9 MNR	DAVIE FL 33325-3893
504012390240	SALDARRIAGA,FRANCIA ELENA	846 SW 120 WAY	DAVIE FL 33325-3885
504012390330	SCHRECK,G & E REV LIV TR LE	11927 SW 9 CT	DAVIE FL 33325-3849
504011240180	SCOTT,RICHARD D & TERESA A	12486 SW 9TH PL	DAVIE FL 33325-5588
504011181950	SCURRY,WILLIAM P & CYNTHIA A	1060 SW 124TH WAY	DAVIE FL 33325-5549
504012380510	SECKEL,SHARON	11904 SW 11TH CT	DAVIE FL 33325-3862
504012380080	SHERRILL,DOROTHY E	11941 SW 11TH CT # 8	DAVIE FL 33325-3841
504012391690	SHIMPENO,RYAN J	857 SW 120 WAY	DAVIE FL 33325-3887
504012390230	SHOOT,LAWRENCE M	4830 SW 92ND AVE	MIAMI FL 33165-6505
504012380180	SIROTA,ALANA	11915 SW 11TH CT	DAVIE FL 33325-3841
504011182540	SIROTA,RAYMOND A JR & DIANE E	12471 SW 11TH CT	DAVIE FL 33325-5528
504011182540	SIROTA,RAYMOND A JR & DIANE E	12471 SW 11TH CT	DAVIE FL 33325-5528
504012430080	SLACK,JON 1/2 INT EA	1006 SW 120 AVE	DAVIE FL 33325-6802
504012380220	SLAVIN,RAYMOND M 1/2 INT	11905 SW 11TH CT	DAVIE FL 33325-3860



504012391400	UTZ,JOHN & LISSETTE	11874 SW 9 MNR	DAVIE FL 33325-3831
504012390250	VALDERRAMA,CARMEN ROCIO	860 SW 120 WAY	DAVIE FL 33325
504012380200	VASIL,BRIAN P & MELINDA J	11911 SW 11 CT	DAVIE FL 33325-3841
504011240050	VEGA,JESUS L & LAURA C	12433 SW 8TH CT	DAVIE FL 33325-5540
504011182500	VENTRE,GARRY JOSEPH	1111 SW 124 WAY	DAVIE FL 33325-5504
504012380050	VERONIS,ANTHONY	11947 SW 11TH CT	DAVIE FL 33325-3841
504011240060	VESPI,ANGELO & JENNIFER	12403 SW 8 CT	DAVIE FL 33325-5540
504011240090	VESPI,JOSEPH A	842 SW 124 TER	DAVIE FL 33325-5555
504012382620	VILLAGE AT LAKE PINE II HMOWNRS	2901 SIMMS ST	HOLLYWOOD FL 33020-1510
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
504012000087	WADDICK,ROBERT & KATHERINE	912 SE 10 CT	POMPANO BEACH FL 33060
504012000087	WADDICK,ROBERT & KATHERINE	912 SE 10 CT	POMPANO BEACH FL 33060
504012390660	WEST,ROBERT H & LINDA R	11882 SW 8TH CT	DAVIE FL 33325-3826
504012430090	WEST,ROY L &	1036 SW 120 AVE	DAVIE FL 33325-6802
504011181920	WETZLER,GEORGE R JR	12430 SW 11 CT	DAVIE FL 33325-5527
504012380030	WILLIAMS,CHARLES C & CYNTHIA L	1153 SW 120TH WAY	DAVIE FL 33325-3861
504011240220	WILLIAMS,KENNETH	12566 SW 9TH PL	DAVIE FL 33325-5589
504012391600	WILLIAMS,SANDRA J	911 SW 120TH WAY	DAVIE FL 33325-3851
504012390350	WINGETT,LOUIS S & MARCIA B	11923 SW 9TH CT	DAVIE FL 33325-3849
504012380760	WISHNER,DIANE E	11921 SW 12TH CT	DAVIE FL 33325-3864
504011240070	YAHAV,ODED & JANET ADLER	802 SW 124 TERR	DAVIE FL 33325-5555
504012392010	YOUNG,DEBBIE	11863 SW 9 MNR	DAVIE FL 33325
504011182290	ZAHNISER,W R & R M REV LIV TR	12471 SW 10TH CT	DAVIE FL 33325-5502
504012380600	ZARRA,DANIEL	11200 NW 18 ST	PLANTATION FL 33323
504012430110	ZBOROWSKI,DOUGLAS J & RENEE O	1075 SW 119 WAY	DAVIE FL 33325-6801

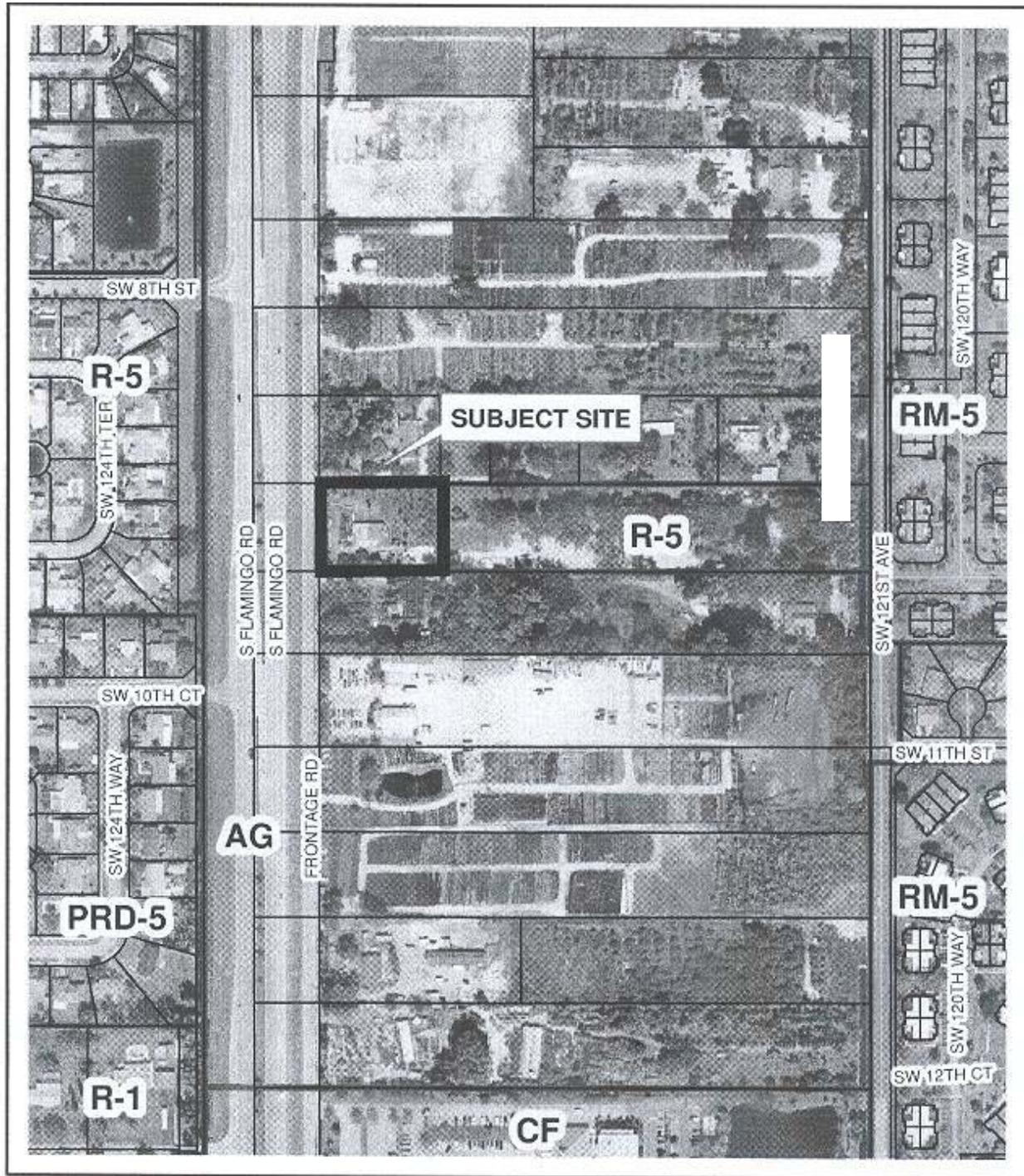


Exhibit 5 (Future Land Use Map)



	<p>Date Flown: 12/2004</p>  <p>0 150 300 600 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p><b>Future Land Use Map</b></p> <p>Prepared by: ID Date Prepared: 10/31/06</p>
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Exhibit 6 (Aerial, Zoning, and Subject Site Map)



	<p>Date Flown: 12/2004</p>  <p>0 150 300 600 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<h3>Zoning and Aerial Map</h3>
		<p>Prepared by: ID Date Prepared: 10/31/06</p>

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