

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: Lise Bazinet, Planner II

SUBJECT: Site Plan, SP 9-4-05/06-110 / Regency Commons / 5251 South University Drive / generally located on the west side of University Drive, north of Stirling Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Site Plan, SP 9-4-05/06-110 / Regency Commons

REPORT IN BRIEF: The petitioner requests site plan approval for five (5) single-story buildings for a total of 51,638 square foot of professional and medical office condominium development designed in a contemporary architecture style. The proposed buildings are covered in smooth stucco, have covered pedestrian walkways, tower features, parapets screening roof top equipment, arches with keystone accents, and stucco banding. The roof material for the towers and certain areas of the buildings is Canyon Blend Spanish “S” tile. The chosen color scheme depicts shades of white, coral stone, mauve, and dark brown for the cornices. All proposed buildings, even though not of the same size, denote the same design format, with similar architectural elements making the architectural design of the project cohesive.

Access is provided by two (2) openings; one from a 24 foot easement through the Renaissance Plaza to the north, and the other from a 24 foot opening onto the existing private access road that connects to the bowling alley to the south. There are 184 parking spaces being provided, including six (6) handicapped spaces. The requirements for medical offices is one space per 200 square feet of gross floor area, while professional offices require one parking space for each 300 square feet of gross floor area. Based on the provided parking the development could only have 14% of the total building area for medical office use. A sidewalk is being provided along the University Drive Right-of-Way, and a sidewalk connection to the development is made through the planter and water fountain feature at the southeast corner of the site.

The landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-3, Planned Industrial District. The landscape plan is elaborate with clusters of different color shrubs being used in the undulating berm along University Drive. There is a water fountain and landscape courtyard proposed. Adjacent to the covered walkway on each building are planters. Signature materials such as Royal Palm and Bismarck Palm are being located in key places to accent the development. There is an 8’ masonry wall being provided along the western and northern boundaries to buffer the adjacent parcels zoned A-1, Agricultural District. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.

The proposed office use is compatible with the surrounding properties to the north, south and west. The office buildings will be located across of University Drive from the existing RM-10, Multifamily

Residential Zoning District to the east. Proper setbacks, buffers, and screening are proposed in the submitted site plan.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the January 9, 2007 Site Plan Committee meeting, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to the staff report and all staff's recommendations and the following: 1) to reduce the number of compact parking spaces from 54 to 42 on SP-1; 2) change the two rows of parking on the east and south sides of building C to full size, ten-foot parking spaces; 3) relocate the compact parking spaces to abut the north and/or south property lines; 4) recalculate the parking calculations for medical use utilizing one space for 200 square-feet as opposed to one space for every 210 square-feet as shown; 5) relocate both dumpster enclosures by building C to the north property line and adjust the parking accordingly; 6) straighten out dumpster enclosure to the west of building E to a 90-degree angle; 7) the top of the parapet must be a minimum of five-feet above the roof deck on all of the buildings; and 8) add two dumpster enclosures, one at building A and one at building B and provide plans to staff for their approval. **(Motion carried 4-0).**

FISCAL IMPACT: n/a

Has request been budgeted? n/a

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

- Development must be restricted to a maximum of 14% of total building area for medical office use.

Attachment(s): Staff Report, Site Plan.

Attachment "A"

Application: SP 9-4-05/06-110 / Regency Commons

Original Report Date: 12/28/2006

Revision(s): 01/12/2007

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Petitioner:

Name: Associated Engineers of South Florida, Inc.
Address: 5450 Griffin Road
City: Davie, FL 33314
Phone: (954) 584-6880

Owner:

Name: Ike Alweiss, President
Regency Commons of Broward, Inc.
Address: 26 Westward Drive
City: Miami Springs, FL 33166
Phone: (305) 285-0789

Background Information

Application Request: The petitioner requests site plan approval for Regency Commons, a professional and medical office condominium development.

Address: 5251 South University Drive

Location: Generally located on the west side of University Drive, north of Stirling Road

Future Land Use Plan Map: Commercial

Zoning: B-3, Planned Business Center District

Existing Use(s): Vacant

Parcel Size: 5.25 acres (228,497 square feet)

Proposed Use(s): Professional and medical office condominium development

Surrounding Uses:

North: Renaissance Plaza
South: Bowling Alley, Car Dealership
East: University Drive
West: Single Family dwelling

Surrounding Land

Use Plan Map Designations:

Commercial
Commercial/Residential (5DU/AC)
Commercial
Commercial/Residential (5DU/AC)

Surrounding Zoning:

North: B-3, Planned Business Center District / A-1, Agricultural District
South: B-3, Planned Business Center District
East: B-3, Planned Business Center District
West: RM-10, Residential Multifamily Medium Dwelling 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.

Previous requests on same property:

This site plan was approved by the Town Council at the December 15, 2004 meeting. The request was approved on the consent agenda subject to the following: 1) that the corner planter at University and the main access into the property should match the SP-5 plan; 2) add crosswalk delineations on the site plan from building A to building C at both ends, from building D to building C, and from building C to building A; 3) there will be no signage on the upper facade except for the address; and 4) add additional landscaping around the dumpster area. All conditions were addressed by the applicant.

The site plan approval expired December 16, 2005. The applicant failed to secure a development permit with the Town of Davie and therefore is seeking site plan approval again. There are no modifications to the original development.

Applicable Codes and Ordinances

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

LDC Section 12-83, B-3, This section lists Development Standards including required setbacks, minimum frontage, and maximum height.

LDC Section 12-102, Landscaping: Plant materials used in conformance with provisions of this chapter shall conform to the standards for Florida No. 1 or better.

LDC Section 12-208 (A) (22), Requirements for off-street parking: Minimum parking requirement of one (1) space for each three hundred (300) square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area: The subject property is located within Planning Area 10; the east of this planning area, where this property is located, is predominately small-scale commercial development, with multifamily residential dwellings.

Broward County Land Use Plan: The subject property is located within Flexibility Zone 102.

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, 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 Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Future Land Use Element, Policy 17-1: 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 Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 5.25 acres (228,497 square feet) in size and is located on the west side of University Drive, north of Stirling Road. The propose site plan consists of consists of five (5) single-story buildings for a total of 51,638 square foot of professional and medical office condominium development.
2. *Architecture:* The proposed five (5) single-story buildings are designed in a contemporary architecture style. The proposed buildings are covered in smooth stucco, have covered pedestrian walkways, tower features, parapets screening roof top equipment, arches with keystone accents, and stucco banding. The roof material for the towers and certain areas of the buildings is Canyon Blend Spanish "S" tile. The chosen color scheme depicts shades of white, coral stone, mauve, and dark brown for the cornices. All proposed buildings, even though not of the same size, denote the same design format, with similar architectural elements making the architectural design of the project cohesive.
3. *Access and Parking:* Access is provided by two (2) openings; one from a 24 foot easement through the Renaissance Plaza to the north, and the other from a 24 foot opening onto the existing private access road that connects to the bowling alley to the south.

There are 184 parking spaces being provided, including six (6) handicapped spaces. The requirements for medical offices is one space per 200 square feet of gross floor area, while professional offices require one parking space for each 300 square feet of gross floor area. Based on the provided parking the development could only have 14% of the total building area for medical office use. A sidewalk is being provided along the University Drive Right-of-Way, and a sidewalk connection to the development is made through the planter and water fountain feature at the southeast corner of the site.

4. *Lighting:* The lighting plan needs to be revised to indicate that 1 foot candles spillover at the property lines is not being exceeded.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping*: The petitioner's landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-3, Planned Industrial District. The landscape plan is elaborate with clusters of different color shrubs being used in the undulating berm along University Drive. There is a water fountain and landscape courtyard proposed. Adjacent to the covered walkway on each building are planters. Signature materials such as Royal Palm and Bismarck Palm are being located in key places to accent the development. There is an 8' masonry wall being provided along the western and northern boundaries to buffer the adjacent parcels zoned A-1, Agricultural District.
7. *Drainage* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
8. *Compatibility*: The proposed office use is compatible with the surrounding properties to the north, south and west. The office buildings will be located across of University Drive from the existing RM-10, Multifamily Residential Zoning District to the east. Proper setbacks, buffers, and screening are proposed in the submitted site plan.

Significant Development Review Agency Comments

The 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 Division:

1. Project will require Central Broward Water Control District (CBWCD) Approval prior to being scheduled to any future public meetings. The petitioner may proceed with application to a public meeting provided that a letter of acknowledgement, indicating the petitioner and owner have been informed this item may be tabled by the applicable board or Town of Davie Council without the proper CBWCD approval.
2. Proposed dumpster enclosure for building A must be rotated for better access. **(This comment has not been addressed by the applicant)**
3. Proposed dumpster enclosure for building b is too close to access easement. Relocate to allow traffic flow. **(This comment has not been addressed by the applicant)**

Engineering Division:

1. Reconstruct the existing driveway entrance to University Drive as required.
2. Construct a sidewalk along the driveway entrance to the west.

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. The petitioner conducted meetings with the public on October 26, and November 2, 2006 at the Town of Davie Community Room. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed design of the office buildings meets the intent of the existing zoning district, B-3, Planned Business Center. Additionally, it is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of the subject site as proposed is consistent with adjacent properties.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Land Development Regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration with the following condition:

- Development must be restricted to a maximum of 14% of total building area for medical office use.
-

Site Plan Committee Recommendation

At the January 9, 2007 Site Plan Committee meeting, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to the staff report and all staff's recommendations and the following: 1) to reduce the number of compact parking spaces from 54 to 42 on SP-1; 2) change the two rows of parking on the east and south sides of building C to full size, ten-foot parking spaces; 3) relocate the compact parking spaces to abut the north and/or south property lines; 4) recalculate the parking calculations for medical use utilizing one space for 200 square-feet as opposed to one space for every 210 square-feet as shown; 5) relocate both dumpster enclosures by building C to the north property line and adjust the parking accordingly; 6) straighten out dumpster enclosure to the west of building E to a 90-degree angle; 7) the top of the parapet must be a minimum of five-feet above the roof deck on all of the buildings; and 8) add two dumpster enclosures, one at building A and one at building B and provide plans to staff for their approval. **(Motion carried 4-0).**

Town Council Action

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 Sign-in Sheet
 5. Public Participation Report
 6. Petitioner's Letter Regarding CBWMD Approval
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

File Location: *P&Z\Lise Bazinet\Regency Commons\SP 9-4-05\Staff Report*

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

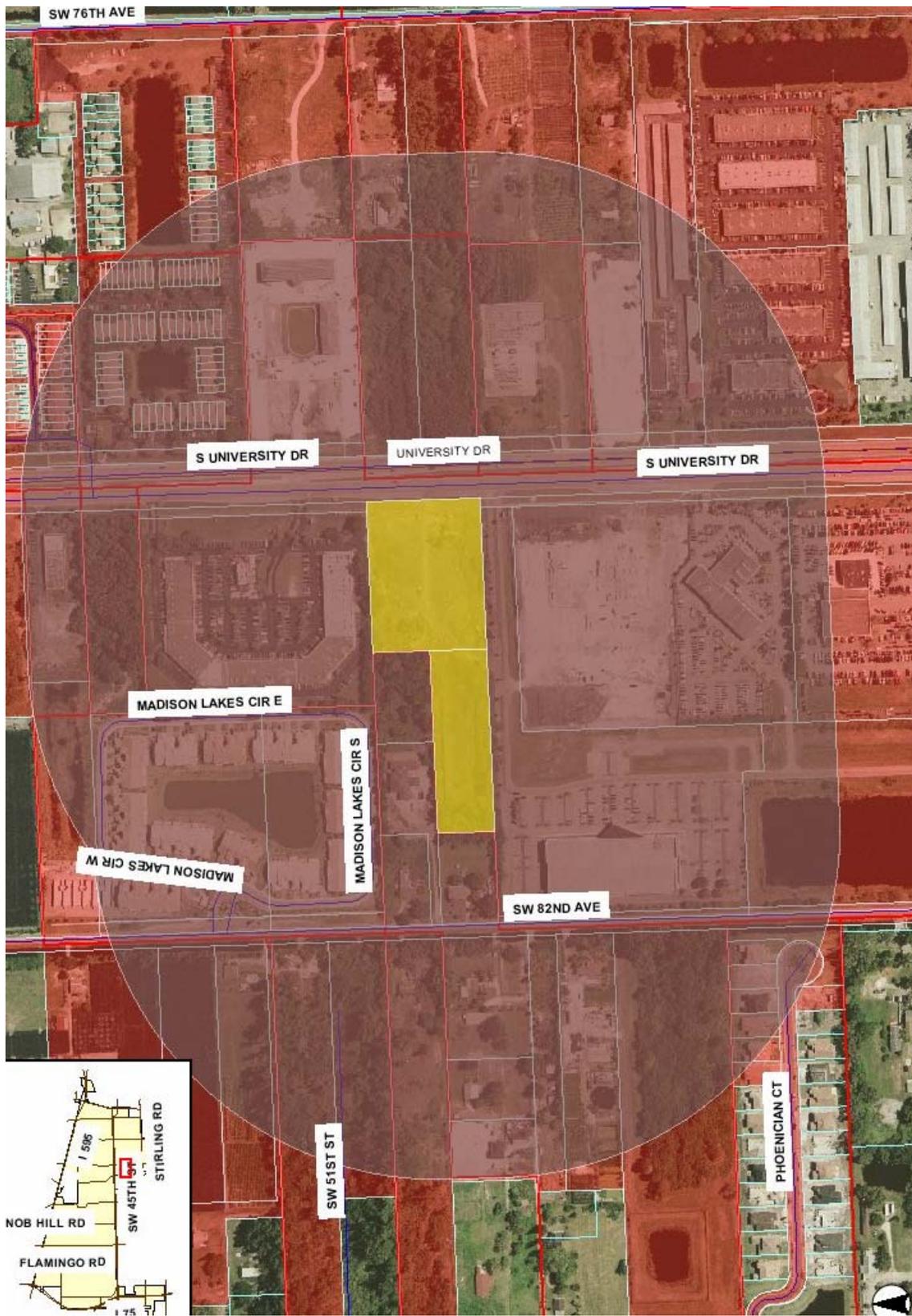


Exhibit 2 (Property Owners within 1,000' of Subject Site)

LIST OF RESIDENTS/PROPERTY OWNERS WITHIN 1000FT OF REGENCY COMMONS

| Rec | FOLIO | NAME_LINE | NAME_LINE1 | ADDRESS_LI | ADDRESS_1 | LEGAL_LINE |
|-----|-------------|---------------------------------|-------------------------------|------------------------|--------------------------|--------------------------------|
| 1 | 5.04133E+11 | | | | | |
| 2 | 5.04133E+11 | SADDLE UP TOWNHOME S ASSN INC | % BEDZOW KORN KAN & GLASER PA | BISCAYNE BLVD PH SUITE | MIAMI FL 33161 | SADDLE-UP PLAT 113-36 B |
| 3 | 5.04133E+11 | POSINGIANG apos;S SOUTHWOOD INC | BROTHERS MANAGEMEN T INC | 2421 SW 127 AVE | DAVIE FL 33325 | PARAGON CENTRE 162-35 B |
| 4 | 5.04133E+11 | | | | | |
| 5 | 5.04133E+11 | NAUGLES NURSERY INC | | 5001 SW 82ND AVE | DAVIE FL 33328-4414 | EVERGLADES SUGAR & LAND CO SUB |
| 6 | 5.04133E+11 | GARCIA,SONIA E | | 7981 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 7 | 5.04133E+11 | MAYO,CHRISTINA M TR | | PO BOX 292256 | PLANTATION FL 33329-2256 | EVERGLADES SUGAR & LAND CO SUB |
| 8 | 5.04133E+11 | FLR COMPANY LLC | % MARK LANDAU | 350 S OCEAN BLVD #10-B | BOCA RATON FL 33432 | EVERGLADES SUGAR & LAND CO SUB |
| 9 | 5.04133E+11 | POSINGIANG apos;S SOUTHWOOD INC | BROTHERS MANAGEMEN T INC | 2421 SW 127 AVE | DAVIE FL 33325 | PARAGON CENTRE 162-35 B |
| 10 | 5.04133E+11 | GUTIERREZ, LOUIS | | 7630 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 11 | 5.04133E+11 | BIRNBAUM, MARIE A | | 294 BLACKHEATH ROAD | LONG BEACH NY 11561 | PARAGON CENTRE 162-35 B |
| 12 | 5.04133E+11 | SOSTIZZO,S UZI ROTH | | 7720 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 13 | 5.04133E+11 | SOSTIZZO, MARIO & SUZIE R | | 7720 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 14 | 5.04133E+11 | SABOL,LYNN ETT P | | 7730 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 15 | 5.04133E+11 | STANFORD, ANNA THERESE | | 7780 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 16 | 5.04133E+11 | NGUYEN,HUNG & | TRAN,MUOI ETAL | 7630 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 17 | 5.04133E+11 | EVANS,NICOLE V | | 2351 NW 33 ST # 515 | FT LAUDERDALE FL 33309 | PARAGON CENTRE 162-35 B |
| 18 | 5.04133E+11 | ACEVEDO,ANGEL 1/2 INT | ACEVEDO,IRIS H | 7690 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 19 | 5.04133E+11 | WHEELER,CHRISTINE D | | 7920 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 20 | 5.04133E+11 | DE LA CRUZ,ROLANDO | | 7930 S SOUTHWOOD CIR | DAVIE FL 33328 | PARAGON CENTRE 162-35 B |
| 21 | 5.04133E+11 | BANOUB,TA MAL N 1/2 INT | BANOUB,TAMER K | 14334 STAMFORD CIR | ORLANDO FL 32826 | PARAGON CENTRE 162-35 B |

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|----|-------------|--------------------------------------|-----------------------------|------------------------------|---------------------------|--|
| 22 | 5.04133E+11 | NAUGLES NURSERY INC | | 5001 SW 82ND AVE | DAVIE FL 33328-4414 | EVERGRADE S SUGAR & LAND CO SUB |
| 23 | 5.04133E+11 | | | | | |
| 24 | 5.04133E+11 | GOLDSTEIN, ELIAS & | GOLDSTEIN, DEBORAH | 4691 S UNIVERSITY DR | DAVIE FL 33328 | EVERGRADE S SUGAR AND LAND CO SUB |
| 25 | 5.04133E+11 | FLR COMPANY LLC | | 330 S OCEAN BLVD #10-B | BOCA RATON FL 33432 | MADISON LAKES 170- 117 B |
| 26 | 5.04133E+11 | FLR COMPANY LLC | | 330 S OCEAN BLVD #10-B | BOCA RATON FL 33432 | MADISON LAKES 170- 117 B |
| 27 | 5.04133E+11 | LETCHER, FRANK T & JOSEPHINE V | | 5014 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 28 | 5.04133E+11 | BALL, THEODORE M II | | 5012 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 29 | 5.04133E+11 | CAPDEVILLE LARRY | | 5010 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 30 | 5.04133E+11 | KOTHEIMER, GER, EUGEN E R | | 34 E PHILADELPHIA AVE | BOYERTOWN PA 19512 | SADDLE-UP PLAT 113-36 B |
| 31 | 5.04133E+11 | NOBRIGA, LANCEWORTH & MYRNA | | 5006 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 32 | 5.04133E+11 | STONE, KATHRYN A | | 5004 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 33 | 5.04133E+11 | SCARBROUGH, DANA | | 5002 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 34 | 5.04133E+11 | BLACKFORD, STEVEN B | | 5000 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 35 | 5.04133E+11 | | | | | |
| 36 | 5.04133E+11 | ROMERO, JOSE AN CARLOS 1/2 INT | ROMERO, JOSE AN & AURORA | 5000 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 37 | 5.04133E+11 | MCLAUGHLIN, SCOTT | | 5018 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 38 | 5.04133E+11 | ROMANO, DANIEL & MICHELE C | | 5062 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 39 | 5.04133E+11 | COHEN, LAURA A | | 5018 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 40 | 5.04133E+11 | SMITH, STEPHEN M & DEBBIE L | | 5064 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 41 | 5.04133E+11 | YOUNG, KAREN G | | 5020 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 42 | 5.04133E+11 | BORRAS, HOLLY S | | 5066 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 43 | 5.04133E+11 | BRANTLEY, BILLY & ALISON | | 5068 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 44 | 5.04133E+11 | MANNING, MICHAEL LOUIS | | 5022 S UNIVERSITY DR | DAVIE FL 33328 | SADDLE-UP PLAT 113-36 B |

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|----|-------------|---|---|---|------------------------|---|
| 45 | 5.04133E+11 | CHU,JACKIE SIU LUN | | 5090 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 46 | 5.04133E+11 | GENERETTE, ULYNN C 1/3 INT EA | GENERETTE, WILLIAM L III,HARRIS,C | 5024 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 47 | 5.04133E+11 | BELL,STEPH ANIE C | | 5076 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 48 | 5.04133E+11 | QI,XIAOHON G & | SUN,YAN LI | 5092 S UNIVERSITY DR UNIT 5092 | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 49 | 5.04133E+11 | TRANSAMER ICAN LAND CORP | ATTN: ACCOUNTIN G DEPT | 2665 S BAYSHORE DR #1002 | MIAMI FL 33133 | RENAISSAN CE PLAZA 123-30 B |
| 50 | 5.04133E+11 | TRANSAMER ICAN LAND CORP | ATTN: ACCOUNTIN G DEPT | 2665 S BAYSHORE DR #1002 | MIAMI FL 33133 | RENAISSAN CE PLAZA 123-30 B |
| 51 | 5.04133E+11 | ERDELYL,SC OTT | | 5026 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 52 | 5.04133E+11 | ANCONETAN I,GRISSELD A 1/2 INT EA | ANCONETAN I,LAURA G | 5094 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 53 | 5.04133E+11 | MARQUES,L YDIA 1/2 INT EA | MARQUES,A LFREDO R | 5074 UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 54 | 5.04133E+11 | WANG,HSIN- CHIH HSU | | 5096 S UNIVERSITY DR | DAVIE FL 33328-4511 | SADDLE-UP PLAT 113-36 B |
| 55 | 5.04133E+11 | AREBALO,AL BERTO F & CHERYL L | | 5026 S UNIVERSITY DR | DAVIE FL 33328-4502 | SADDLE-UP PLAT 113-36 B |
| 56 | 5.04133E+11 | MIZINOVA,ILI ANA J | | 5072 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 57 | 5.04133E+11 | MILLER,MELI SSA M | | 5070 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 58 | 5.04133E+11 | NAUGLES NURSERY INC | | 5001 SW 82ND AVE | DAVIE FL 33328-4414 | EVERGRAD S SUGAR & LAND CO SUB |
| 59 | 5.04133E+11 | HESLOP,RO BIN DAVID & | GLUECK,JUD ITH A | 5134 S UNIVERSITY DR | DAVIE FL 33328-4512 | SADDLE-UP PLAT 113-36 B |
| 60 | 5.04133E+11 | SANTOCCIO, FRANK & LINDA E | | 5030 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |
| 61 | 5.04133E+11 | VAN BALEN- ORTEGA,SU SANNE | | 5066 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 62 | 5.04133E+11 | ADRIAN- BUTLER,PAT RICIA E | | 5136 S UNIVERSITY DR | DAVIE FL 33328-4512 | SADDLE-UP PLAT 113-36 B |
| 63 | 5.04133E+11 | JONES,GAR Y E & LINDA J | | 2631 SW 109 AVE | DAVIE FL 33328 | EVERGRAD S SUGAR & LAND CO SUB |
| 64 | 5.04133E+11 | BOISVERT,C OLETTE E | | 5032 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |
| 65 | 5.04133E+11 | DEEHAN,AN DREW W | | 5136 S UNIVERSITY DR | DAVIE FL 33328-4512 | SADDLE-UP PLAT 113-36 B |
| 66 | 5.04133E+11 | MARLER,KAT HY A | | 5034 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |

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|----|-------------|--------------------------------------|----------------------|---------------------------------|------------------------|-------------------------------|
| 67 | 5.04133E+11 | PROSEKTY, PAUL & GEORGEAN N | | 5140 S UNIVERSITY DR | DAVIE FL 33328-4512 | SADDLE-UP PLAT 113-36 B |
| 68 | 5.04133E+11 | TABLON,RO RMAN & JUDITH C | | 5066 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 69 | 5.04133E+11 | CRAIN,DAVI D A & SANDRA W | | 5056 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |
| 70 | 5.04133E+11 | MORRIS,BAR BARA | | 5142 S UNIVERSITY DR | DAVIE FL 33328-4512 | SADDLE-UP PLAT 113-36 B |
| 71 | 5.04133E+11 | AMRICH,JOA NNE L | | 5064 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 72 | 5.04133E+11 | ADAMS,BET H A | | 5166 S UNIVERSITY DR | DAVIE FL 33328-4513 | SADDLE-UP PLAT 113-36 B |
| 73 | 5.04133E+11 | POZNANSKI,I SAAC | | 2546 N 38 AVE | HOLLYWOO D FL 33021 | SADDLE-UP PLAT 113-36 B |
| 74 | 5.04133E+11 | BONGIRNE,P ATRICE | | 5144 S UNIVERSITY DR | DAVIE FL 33328-4512 | SADDLE-UP PLAT 113-36 B |
| 75 | 5.04133E+11 | NAUGHTON, JOSEPH | | 5162 S UNIVERSITY DR | DAVIE FL 33328-4513 | SADDLE-UP PLAT 113-36 B |
| 76 | 5.04133E+11 | BARRON,JA MES K 1/2 INT | BARRON,LIL LIAN M | 8541 SW 30 ST | DAVIE FL 33328 | SADDLE-UP PLAT 113-36 B |
| 77 | 5.04133E+11 | ALTMAN,STE VEN | | 5056 S UNIVERSITY DR | DAVIE FL 33328 | SADDLE-UP PLAT 113-36 B |
| 78 | 5.04133E+11 | KELLNER,RO BERT E | | 5156 S UNIVERSITY DR | DAVIE FL 33328-4513 | SADDLE-UP PLAT 113-36 B |
| 79 | 5.04133E+11 | REARICK,PIL AR | | 1201 S OCEAN DR #1001 | HOLLYWOO D FL 33019 | SADDLE-UP PLAT 113-36 B |
| 80 | 5.04133E+11 | ALBERTI,STE PHEN PATRICK | | 5134 S UNIVERSITY DR | DAVIE FL 33328-4513 | SADDLE-UP PLAT 113-36 B |
| 81 | 5.04133E+11 | IYER,DANPA NI 1/2 INT | IYER,PRASA D | 5062 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-UP PLAT 113-36 B |
| 82 | 5.04133E+11 | GREEN,ALDA N B & GRETTEL C | | 5146 S UNIVERSITY DR | DAVIE FL 33328-4512 | SADDLE-UP PLAT 113-36 B |
| 83 | 5.04133E+11 | SYLVAIN,PR OSPER & | JOSEPH,NIC OLE | 10709 N PRESERVE WAY #104 | HOLLYWOO D FL 33025 | SADDLE-UP PLAT 113-36 B |
| 84 | 5.04133E+11 | HOLTON,ELI NOR | | 5046 S UNIVERSITY DR | DAVIE FL 33328 | SADDLE-UP PLAT 113-36 B |
| 85 | 5.04133E+11 | VASSILOPO ULOS,JOHN- PAUL | | 5046 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |
| 86 | 5.04133E+11 | HOLCOMBE, KAREN H | | 5050 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |
| 87 | 5.04133E+11 | AVEILLE,RA NDY & TONYA BELL | | 5052 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |
| 88 | 5.04133E+11 | TUCKER,EIL EEN | | 5054 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |
| 89 | 5.04133E+11 | HEMPEL,CA RLOS J 1/2 INT | HEMPEL,UTE | 5040 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-UP PLAT 113-36 B |

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| 90 | 5.04133E+11 | DORSEY, TO DD W | | 3148 S UNIVERSITY DR | DAVIE FL 33328-4513 | SADDLE-OP PLAT 113-36 B |
| 91 | 5.04133E+11 | ROJAS, RAPH AEL & NURIA | | 3080 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-OP PLAT 113-36 B |
| 92 | 5.04133E+11 | MILLER, LER A P | | 3042 S UNIVERSITY DR | DAVIE FL 33328-4509 | SADDLE-OP PLAT 113-36 B |
| 93 | 5.04133E+11 | VAN HISE, AMY B | | 3130 S UNIVERSITY DR | DAVIE FL 33328-4513 | SADDLE-OP PLAT 113-36 B |
| 94 | 5.04133E+11 | KO, MARY 1/2 INT EA | KO, MICHAEL | 3038 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-OP PLAT 113-36 B |
| 95 | 5.04133E+11 | ANGEL, PETE R N | | 3152 S UNIVERSITY DR | DAVIE FL 33328-4513 | SADDLE-OP PLAT 113-36 B |
| 96 | 5.04133E+11 | DOUBERLEY JOSEPH & LUCY | | 3078 S UNIVERSITY DR | DAVIE FL 33328 | SADDLE-OP PLAT 113-36 B |
| 97 | 5.04133E+11 | NAUGLES NURSERY INC | | 5001 SW 82ND AVE | DAVIE FL 33328-4412 | EVERGLADE S SUGAR & LAND CO SUB |
| 98 | 5.04133E+11 | SMITH, PAUL M | | 3088 S UNIVERSITY DR | DAVIE FL 33328-4510 | SADDLE-OP PLAT 113-36 B |
| 99 | 5.04133E+11 | QUALITY ESTATE HOMES LLC | | 6790 NW 83 TER | PARKLAND FL 33067 | PEARL PLAZA 155- 42 B |
| 100 | 5.04133E+11 | UNIVERSITY OFFICE CENTER LLC | | 3000 AVIATION AVE SUITE 2- A | COCONUT GROVE FL 33133 | PEARL PLAZA 155- 42 B |
| 101 | 5.04133E+11 | | | | | |
| 102 | 5.04133E+11 | | | | | |
| 103 | 5.04133E+11 | | | | | |
| 104 | 5.04133E+11 | SUNSHINE STATE BUILDERS INC | | 6310 SW 56 ST | DAVIE FL 33314 | EVERGLADE S SUGAR & LAND CO SUB |
| 105 | 5.04133E+11 | SUNSHINE STATE BUILDERS INC | | 6310 SW 56 ST | DAVIE FL 33314 | EVERGLADE S SUGAR & LAND CO SUB |
| 106 | 5.04133E+11 | LEWIS, CHAR LES & JEANNE | | 5201 SW 76TH AVE | DAVIE FL 33328-5401 | EVERGLADE S SUGAR & LAND CO SUB |
| 107 | 5.04133E+11 | MATRIX UNIVERSITY LLC | % DANIEL J SERBER ESQ | 2875 NE 191 ST STE 801 | AVENTURA FL 33180 | EVERGLADE S SUGAR & LAND CO SUB |
| 108 | 5.04133E+11 | UNIVERSITY COMMONS OF | BROWARD INC | PO BOX 661169 | MIAMI SPRINGS FL 33266 | EVERGLADE S SUGAR & LAND CO SUB |
| 109 | 5.04133E+11 | MIAH, MOHA MMAD M | | 3460 N ANDREWS AVE | OAKLAND PARK FL 33309 | EVERGLADE S SUGAR & LAND CO SUB |
| 110 | 5.04133E+11 | YANEZ, FEDE RICO | | 5236 SW 82 AVE | DAVIE FL 33333 | EVERGLADE S SUGAR & LAND CO SUB |
| 111 | 5.04133E+11 | FLYNN, KARE N | | 5234 SW 82ND AVE | DAVIE FL 33328-5202 | EVERGLADE S SUGAR & LAND CO SUB |

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|-----|-------------|-------------------------------|----------------------------|-------------------------|--------------------------|---------------------------------|
| 112 | 5.04133E+11 | ALPHA BAPTIST CHURCH INC | | 5235 SW 82ND AVE | DAVIE FL 33328-5201 | EVERGLADE S SUGAR & LAND CO SUB |
| 113 | 5.04133E+11 | MATRIX UNIVERSITY LLC | | 1424 COLLINS AVE | MIAMI BEACH FL 33139 | EVERGLADE S SUGAR & LAND CO SUB |
| 114 | 5.04133E+11 | UNIVERSITY COMMONS OF | BROWARD INC | PO BOX 661169 | MIAMI SPRINGS FL 33266 | EVERGLADE S SUGAR & LAND CO SUB |
| 115 | 5.04133E+11 | SULIVERES, JESSE | | 5240 SW 82 AVENUE | DAVIE FL 33328-5202 | EVERGLADE S SUGAR & LAND CO SUB |
| 116 | 5.04133E+11 | NAVIN-HERRAMAN N, BONITA | | 5241 SW 82 AVE | DAVIE FL 33328 | EVERGLADE S SUGAR & LAND CO SUB |
| 117 | 5.04133E+11 | BOAZIZ, CAROL | | 4218 SW 130 AVE | DAVIE FL 33330 | EVERGLADE S SUGAR & LAND CO SUB |
| 118 | 5.04133E+11 | SHEEHY, DEAN & | BEAUMONT, LISA | 5220 S PINE ISLAND ROAD | DAVIE FL 33328 | EVERGLADE S SUGAR & LAND CO SUB |
| 119 | 5.04133E+11 | FLA POWER & LIGHT CO | ATTN:CORPORATE TAX (CTX) | PO BOX 14000 | JUNO BEACH FL 33408-0420 | EVERGLADE S SUGAR & LAND CO SUB |
| 120 | 5.04133E+11 | FLORIDA POWER & LIGHT CO | ATTN:PROPERTY TAX DEPT-JLM | PO BOX 14000 | JUNO BEACH FL 33408-0420 | F.P. & L. TIMBERLAKE SUBSTATION |
| 121 | 5.04133E+11 | | | | | |
| 122 | 5.04133E+11 | | | | | |
| 123 | 5.04133E+11 | SCHOMACKER RECREATION CO LLC | | 1389 NW 136 AVE | SUNRISE FL 33323 | UNIVERSITY PARK WEST 145-12 B |
| 124 | 5.04133E+11 | | | | | |
| 125 | 5.04133E+11 | SEIDLE, WYD & SEIDLE, BETTY & | SEIDLE, R K & SEIDLE, M A | 2900 NW 36 ST | MIAMI FL 33142-5156 | LIBERTY PLAT 131-14 B |
| 126 | 5.04133E+11 | NAVIN, GERALD F 1/2 INT | NAVIN, BONITA A | 5251 SW 82 AVE | DAVIE FL 33328-5201 | EVERGLADE S SUGAR & LAND CO SUB |
| 127 | 5.04133E+11 | BASILIO, SHARREL | | 5301 SW 82 AVE | DAVIE FL 33328-5203 | EVERGLADE S SUGAR & LAND CO SUB |
| 128 | 5.04133E+11 | SHAFAGHI, IRAJ | | 1034 NW 4 AVE | BOCA RATON FL 33432 | EVERGLADE S SUGAR & LAND CO SUB |
| 129 | 5.04133E+11 | WOLF IN THE WOODS INC | | 5975 S UNIVERSITY DR | DAVIE FL 33328 | THE GILLER PLAT 155-38 B |
| 130 | 5.04133E+11 | | | | | |
| 131 | 5.04133E+11 | BROWARD COUNTY | GOVERNMENTAL CENTER BLDG | 115 S ANDREWS AVE | LAUDERDALE FL 33301-1818 | EVERGLADE S SUGAR & LAND CO SUB |

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|-----|-------------|--------------------------------|----------------------------|--------------------|----------------------------|-------------------------------|
| 132 | 5.04133E+11 | EVEREST STORAGE II LLC | PROPERTY TAX DEPT 118 | PO BOX 4900 | SCOTTSDALE AZ 85261-4900 | WETZLER PLAT 132-42 B |
| 133 | 5.04133E+11 | | | | | |
| 134 | 5.04133E+11 | UNIVERSITY PARK PROPERTIES LP | | 31515 ROBERTA DR | BAY VILLAGE OH 44140-1575 | UNIVERSITY PARK AT DAVIE |
| 135 | 5.04133E+11 | UNIVERSITY PARK PROPERTIES LP | | 31515 ROBERTA DR | BAY VILLAGE OH 44140-1575 | UNIVERSITY PARK AT DAVIE |
| 136 | 5.04133E+11 | | | | | |
| 137 | 5.04133E+11 | DEERWOOD ESTATES INC | | 600 SW 98 TER | PEMBROKE PINES FL 33025 | PHOENICIAN COVE 172-108 B |
| 138 | 5.04133E+11 | DEERWOOD ESTATES INC | | 600 SW 98 TER | PEMBROKE PINES FL 33025 | PHOENICIAN COVE 172-108 B |
| 139 | 5.04133E+11 | DEERWOOD ESTATES INC | | 600 SW 98 TER | PEMBROKE PINES FL 33025 | PHOENICIAN COVE 172-108 B |
| 140 | 5.04133E+11 | DEERWOOD ESTATES INC | | 600 SW 98 TER | PEMBROKE PINES FL 33025 | PHOENICIAN COVE 172-108 B |
| 141 | 5.04133E+11 | PRICE, JASON THOMAS & TAMARA L | | 8265 PHOENICIAN CT | DAVIE FL 33328 | PHOENICIAN COVE 172-108 B |
| 142 | 5.04133E+11 | MELGAR, EDUARDO & NORA | | 8265 PHOENICIAN CT | DAVIE FL 33328 | PHOENICIAN COVE 172-108 B |
| 143 | 5.04133E+11 | DEERWOOD ESTATES INC | | 600 SW 98 TER | PEMBROKE PINES FL 33025 | PHOENICIAN COVE 172-108 B |
| 144 | 5.04133E+11 | SCHUMACKER RECREATION CO LLC | | 1389 NW 136 AVE | SUNRISE FL 33323 | UNIVERSITY PARK WEST 145-12 B |
| 145 | 5.04133E+11 | DEERWOOD ESTATES INC | | 600 SW 98 TER | PEMBROKE PINES FL 33025 | PHOENICIAN COVE 172-108 B |
| 146 | 5.04133E+11 | | | | | |
| 147 | 5.04133E+11 | JP SCHUMACKER HOLDINGS FL | % TAX AFFAIRS PT 485-12-30 | 1000 CHRYSLER DR | AUBURN HILLS MI 48326-2766 | LIBERTY PLAT 131-14 B |
| 148 | 5.04133E+11 | DEERWOOD ESTATES INC | | 600 SW 98 TER | PEMBROKE PINES FL 33025 | PHOENICIAN COVE 172-108 B |

Exhibit 3 (Public Participation Notice)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

October 17, 2006

Dear Property Owner,

RE: Notice of public hearing

This letter is to invite you to a citizen participation meeting related to the Regency Commons project, located at 5251 S. University Drive. The project consists of five (5) one story office buildings with a total of 51,638 sq. ft. Regency Commons will be developed as a commercial condominium. The five (5) unique structures in international style will bring the old world and the 21st century into a planned office commercial project. The proposed project will be an exciting and aesthetic development along the University Drive corridor.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notices to all the property owners within 1000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings at the Town of Davie East side Community Hall, located at 4300 S.W. 55th Avenue, Davie, FL 33314:

First meeting date: Thursday, October 26, 2006 at 6:00 p.m.

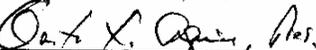
Second meeting date: Thursday, November 2, 2006 at 6:00 p.m.

We will have plans of the proposed office commercial project and will be ready to answer any questions you may have, and will listen to any suggestions. If you wish to submit written comments, please send them to Associated Engineers of South Florida, Inc., 5450 Griffin Road, Davie, FL 33314, Telephone No. (954) 584-6880.

Also please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

By 
Gustavo X. Aguirre, President

Attachments: Location map & reduced site plan

cc: Town of Davie Planning Division
Alan Alweiss
Lawrence Kramer, R.A.
Phone: (954) 584-6880

03-130mailmerge_letter_01
Fax: (954) 584-2862

Exhibit 4 (Public Participation Sign-In Sheet)

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I.

(The following information should be minutes of the first public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)

10/26/06

NOBODY CAME

Paul D. Smith
FOR ASSOCIATED ENGINEERS

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date) 11/02/06

NAME ADDRESS PHONE

NO BODY CAHE

Spencer D. Smith
FOR ASSOCIATED ENGINEERS

Exhibit 5 (Public Participation Report)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

November 17, 2006

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

ATT: Lise Bazinet

RE: Regency Commons
Public Hearings
Our Project No. 03-130

Dear Lise:

Please be advised that as required by Davie Code we will advertise and notify all the property owners surrounding the subject property within 1000 feet to invite them to two Public Hearings dates October 26, 2006, and November 26, 2006. The meetings were scheduled to take place at 6:00 p.m. on both dates and we waited until 7:00 p.m. on both days and nobody attended these two meeting.

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

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.


Aura Balza, Engineer Assistant

cc: Allan Alweiss

03-130DPZ-PH1 gxaletters

Phone: (954) 584-6880

Fax: (954) 584-2862

Exhibit 6 (Petitioner's Letter Regarding CBWMD Approval)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

January 4, 2007

Town of Davie Engineering Division
Development Services Department
6591 Orange Drive
Davie, FL 33314

ATT: Lise Bazinet

RE: Regency Commons
Your File No. SP 9-4-06
Our Project No. 03-130

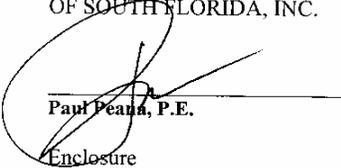
Dear Lise:

This letter is written to inform you that we acknowledge that the above referenced project may be tabled by the applicable board or Town of Davie Council without the proper CBWCD approval.

Should you have questions regarding the above, please do not hesitate to contact us.

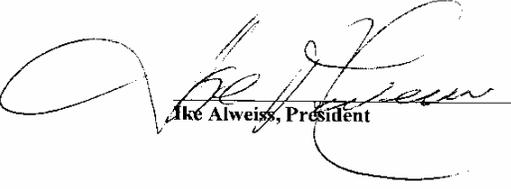
Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.


Paul Peana, P.E.

Enclosure

REGENCY COMMONS

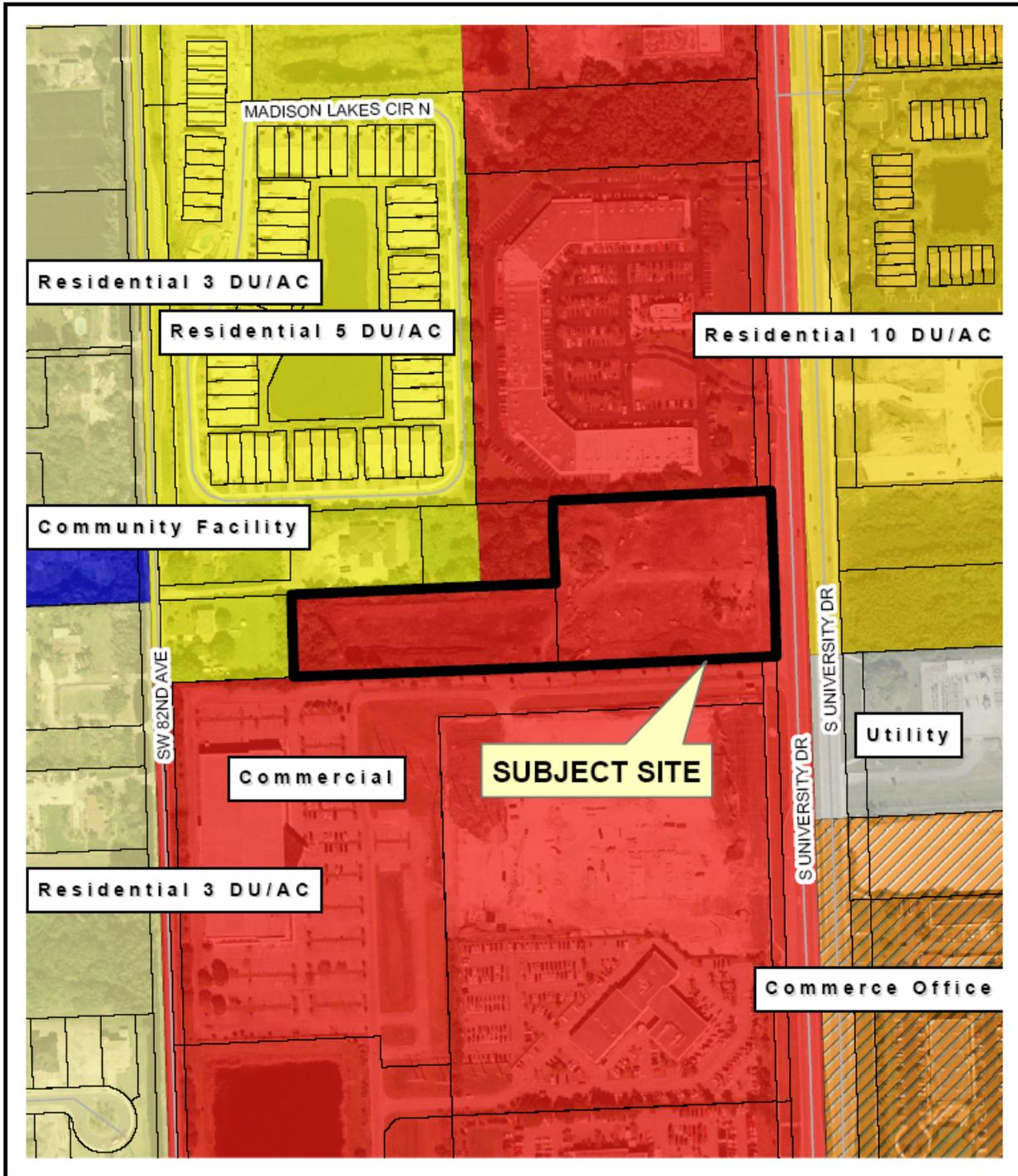

Ike Alweiss, President

03-130DED gxaletters

Phone: (954) 584-6880

Fax: (954) 584-2862

Exhibit 7 (Future Land Use Map)



Date Flown:
12/2004

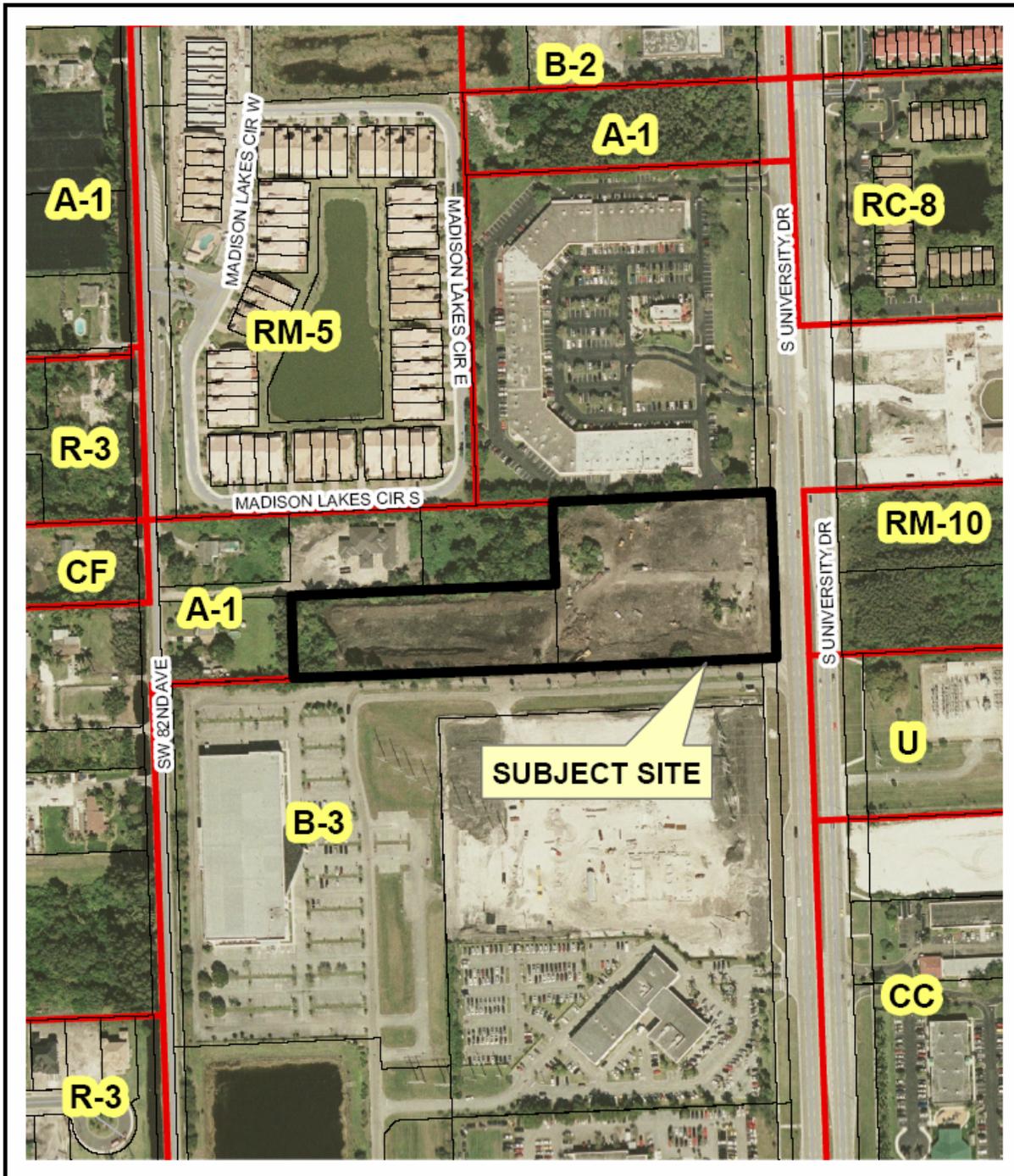


Prepared by the Town of Davie GIS Division

Site Plan
SP 11-5-05
Future Land Use Map

Prepared by: ID
Date Prepared: 1/2/07

Exhibit 8 (Aerial, Zoning, and Subject Site Map)



Date Flown:
12/2004



Prepared by the Town of Davie GIS Division

Site Plan
SP 11-5-05
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 1/2/07