

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: Vacation Application: VA 7-1-05/05-537/Three Oaks Business Center/5951 Orange Drive/Generally located between Orange Drive and Southwest 44th Court, and between Southwest 60th Avenue and Southwest 59th Avenue.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION PETITION VA 7-1-05 “THREE OAK BUSINESS CENTER”, VACATING PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAT OF “DAVIE TROPICANA REPLAT”, AS RECORDED IN PLAT BOOK 165, PAGES 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner (Orangemen Holdings, Inc.) proposes to vacate a portion of Public Right-of-Way along Orange Drive in accordance with Site Plan (SP 5-2-05) “Three Oaks Business Center.” The Public Right-of-Way is located between Southwest 59th and 60th Avenues, extending approximately 55’ from the southern boundary line of “Davie Tropicana Replat,” and totaling +/- 23,815 sq. ft (see attached Sketch and Description). This Public Right-of-Way was dedicated per “Davie Tropicana Replat” and later recorded by the County in book 165 of plats at page 12 of the public records of Broward County, Florida.

The Public Right-of-Way for Orange Drive was originally designated as a Collector Road (80’ wide Right-of-Way) on the County Trafficways Plan, and proposed to be widened to a four (4) lane road. This Orange Drive expansion was to be north of the existing South New River Canal Right-of-Way. The Town of Davie requested that Orange Drive be removed from the County Trafficways Plan and be provided to the Town as a Local Right-of-Way to maintain the existing two (2) lanes.

“Davie Tropicana” Plat and “Davie Tropicana” Replat were reviewed and approved by both the County and the Town with a required 55’ dedication of Right-of-Way. Since that time, the Right-of-Way for Orange Drive has changed control from the County to the Town, and 80’ of Right-of-Way is no longer required. The Town is only requiring 25’ of Right-of-Way based on the fact that Orange Drive is presently located within the South New River Canal Right-of-Way.

The Town has no plans for roadway construction to widen Orange Drive from its existing two (2) lanes. Furthermore, it should be noted that the Development Review Committee (DRC) Members had no objections to this vacation request and the property directly to the west (FMC), which also fronts Orange Drive, received Town Council approval to vacate Right-of-Way on August 20, 2003 by Ordinance #03-028.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the January 11, 2007 Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Mr. Busey, to approve. (**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.

Attachment(s): Ordinance, Planning Report

ORDINANCE _____

ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION PETITION VA 7-1-05 "THREE OAK BUSINESS CENTER", VACATING PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAT OF "DAVIE TROPICANA REPLAT", AS RECORDED IN PLAT BOOK 165, PAGES 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject Right-of-Way was dedicated by the plat "Davie Tropicana Replat," as recorded in Plat Book 165, Page 12, of the of the Public Records of Broward County, Florida; and,

WHEREAS, vacation of this Right-of-Way will not adversely affect access to adjoining properties and will not be in conflict with the public interest; and,

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, and a public hearing was held on the date of the adoption of this ordinance; and,

WHEREAS, on the date of adoption of this Ordinance, the Town Council of the Town of Davie did agree to the vacation request.

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

SECTION 1. That the right-of-way herein after described be vacated:

- a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2007.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2007.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

East: B-2, Community Business District
West: B-2, Community Business 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 request(s) on same property:

Plat Request, “Davie Tropicana Plat” was approved and later recorded by the County in Book 111 of plats at page 17 of the public records of Broward County, Florida.

Replat Request (P 7-1-95), On November 1, 1995, Town Council approved the “Davie Tropicana Replat” were it was later recorded by the County in Book 165 of plats at page 12 of the public records of Broward County, Florida.

Delegation Request (DG 9-1-99), On November 1, 1995, Town Council approved an amendment to the “Davie Tropicana Replat” to amend the platted access opening.

Concurrent request(s) on same property:

Site Plan Request (SP 5-2-05), The petitioner requests site plan approval for a commercial use project consisting of a two-story office building.

Delegation Request (DG 7-1-06), The petitioner requests approval to amend the platted restriction note on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-2-06), The petitioner requests approval to amend the platted drainage easement on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-3-06), The petitioner requests approval to amend the 60’ wide ingress/egress easement on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-4-06), The petitioner requests approval to amend the non-vehicular access line (NVAL) on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-5-06), The petitioner requests approval to amend the platted utility easement on parcels “A” and “B” of the “Davie Tropicana Replat.”

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)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-310), review for vacations or abandonment’s of Right-of-Way.

Comprehensive Plan Considerations

Planning Area:

Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 98.

Applicable Goals, Objectives & Policies:

Future Land Use 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, Policy Group 9: Industrial and Employment Center Use, Policy 9-2: The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

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 (Orangemen Holdings, Inc.) proposes to vacate a portion of Public Right-of-Way along Orange Drive in accordance with Site Plan (SP 5-2-05) "Three Oaks Business Center." The Public Right-of-Way is located between Southwest 59th and 60th Avenues, extending approximately 55' from the southern boundary line of "Davie Tropicana Replat," and totaling +/- 23,815 sq. ft (see attached Sketch and Description). This Public Right-of-Way was dedicated per "Davie Tropicana Replat" and later recorded by the County in Book 165 of plats at page 12 of the public records of Broward County, Florida.

Staff Analysis

The Public Right-of-Way for Orange Drive was originally designated as a Collector Road (80' wide Right-of-Way) on the County Trafficways Plan, and proposed to be widened to a four (4) lane road. This Orange Drive expansion was to be north of the existing South New River Canal Right-of-Way. The Town of Davie requested that Orange Drive be removed from the County Trafficways Plan and be provided to the Town as a Local Right-of-Way to maintain the existing two (2) lanes.

“Davie Tropicana” Plat and “Davie Tropicana” Replat were reviewed and approved by both the County and the Town with a required 55’ dedication of Right-of-Way. Since that time, the Right-of-Way for Orange Drive has changed control from the County to the Town, and 80’ of Right-of-Way is no longer required. The Town is only requiring 25’ of Right-of-Way based on the fact that Orange Drive is presently located within the South New River Canal Right-of-Way.

The Town has no plans for roadway construction to widen Orange Drive from its existing two (2) lanes. Furthermore, it should be noted that the Development Review Committee (DRC) Members had no objections to this vacation request and the property directly to the west (FMC), which also fronts Orange Drive, received Town Council approval to vacate Right-of-Way on August 20, 2003 by Ordinance #03-028.

Staff Findings of Fact

Vacations or abandonments of right-of-way:

Section 12-310 (A) (1):

The following findings of fact apply to the vacation requested:

(a) It will not adversely affect access to neighboring properties.

This Vacation of the Right-of-Way will not adversely impact access to neighboring properties. Although it fronts Orange Drive, the neighboring properties will still continue to have access on Orange Drive if the request is approved.

(b) It will not be in conflict with the public interest.

This Vacation of the Right-of-Way will not be in conflict with the public interest. The proposed Vacation is consistent with the Town’s requirements and other Vacations of Right-of-Way along Orange Drive.

Staff Recommendation

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

Site Plan Committee Recommendation

At the January 11, 2007 Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Mr. Busey, to approve. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Justification Letter
2. Sketch and Description of Public Right-of-Way to be Vacated
3. “Davie Tropicana” Plat
4. “Davie Tropicana Replat”
5. 1,000’ Mailout Radius Map
6. Property Owners within 1,000’ of the Subject Site
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\David Abramson\Applications\VA_Vacation\VA_05\VA 7-1-05 Three Oaks Business Center

Exhibit 1 (*Justification Letter*)

Orangemen Holdings, Inc.

July 18, 2005

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

Re: Vacation of Right of Way

Dear Sir or Madam:

I am requesting vacation of fifty-five (55) feet of frontage along Orange Drive adjacent to property I am developing as an office building. My property abuts an eighty (80) foot road right-of-way, which was created for purposes of the widening of Orange Drive. Orange Drive has been removed from the County's roadway plan and is within the jurisdiction of the Town of Davie. The Town of Davie has determined that with the widening of Griffin Road, Orange Drive will not be expanded as was originally planned. I am seeking vacation of fifty-five (55) feet of the eighty (80) foot right-of-way, which will allow me to develop the office building in a more aesthetically pleasing manner. The vacation of the roadway will make my property consistent with the property located at 6045 Orange Drive and which received approval of a similar vacation request.

Pursuant to the criteria set forth in Section 12-310 of the Town Code this vacation of right-of-way will not adversely affect access to neighboring properties and will not be in conflict with the public interest.

Very truly yours,



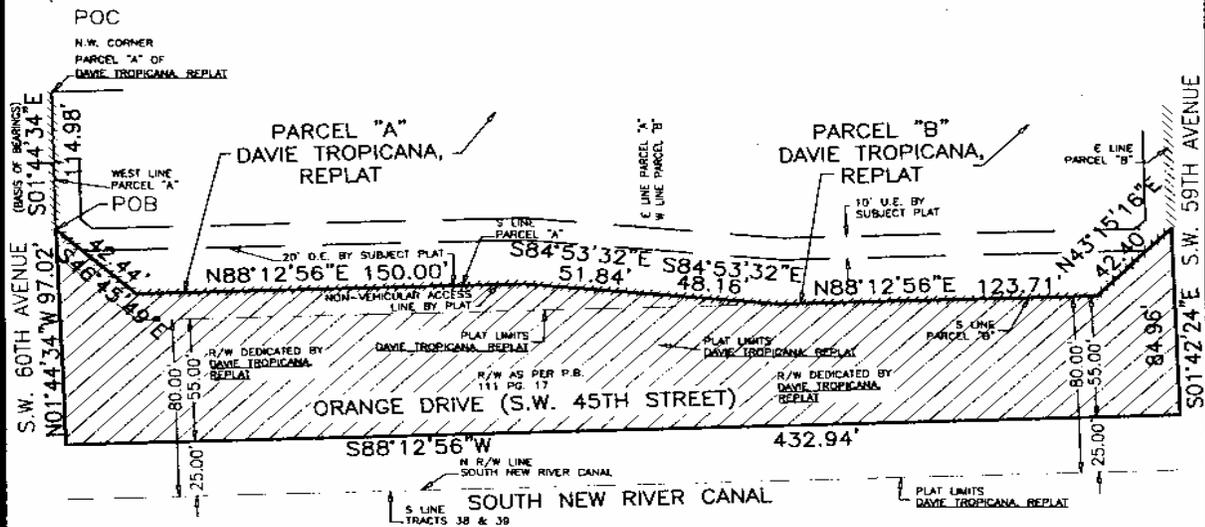
Scott Gorton

BSW/srm

3921 SW 47th Avenue Suite 1017 Davie
(954)-797-6622 Telephone (954)-797-0420 Facsimile

Exhibit 2 (Sketch and Description of Public Right-of-Way to be Vacated)

SKETCH and DESCRIPTION
 PORTION OF RIGHT-OF-WAY TO BE VACATED



DESCRIPTION:

A PORTION OF LAND WITHIN THE RIGHT-OF-WAY OF ORANGE DRIVE (S.W. 45th STREET) LYING SOUTH OF DAVIE TROPICANA, REPLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID DAVIE TROPICANA, REPLAT, THENCE SOUTH 01'44'34" EAST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 114.98 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PORTION OF LAND; THENCE SOUTH 46'45'49" EAST ALONG A SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 42.44 FEET; THENCE NORTH 88'12'56" EAST (SAID COURSE AND THE FOLLOWING COURSE BEING ALONG THE SOUTH LINE OF SAID PARCEL "A"), A DISTANCE OF 150.00 FEET; THENCE SOUTH 84'53'32" EAST, A DISTANCE OF 51.84 FEET TO THE WEST LINE OF PARCEL "B" OF SAID DAVIE TROPICANA, REPLAT; THENCE CONTINUE SOUTH 84'53'32" EAST INTO SAID PARCEL "B" (SAID COURSE AND THE FOLLOWING COURSE BEING ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 48.16 FEET; THENCE NORTH 88'12'56" EAST, A DISTANCE OF 123.71 FEET; THENCE NORTH 43'15'16" EAST, ALONG A SOUTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 42.40 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 01'42'24" EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 84.96 FEET TO A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE SOUTH 88'12'56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 432.94 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 01'44'34" WEST ALONG SAID LINE, A DISTANCE OF 97.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 27,468 SQUARE FEET OR 0.63 ACRES MORE OR LESS.

[Signature]
 FREDERICK C. P.L.S.
 REGISTERED LAND SURVEYOR NO. 6854
 STATE OF FLORIDA

REVISIONS/UPDATES:

DATED: 6-14-05 LAST DAY OF FIELD WORK: N/A

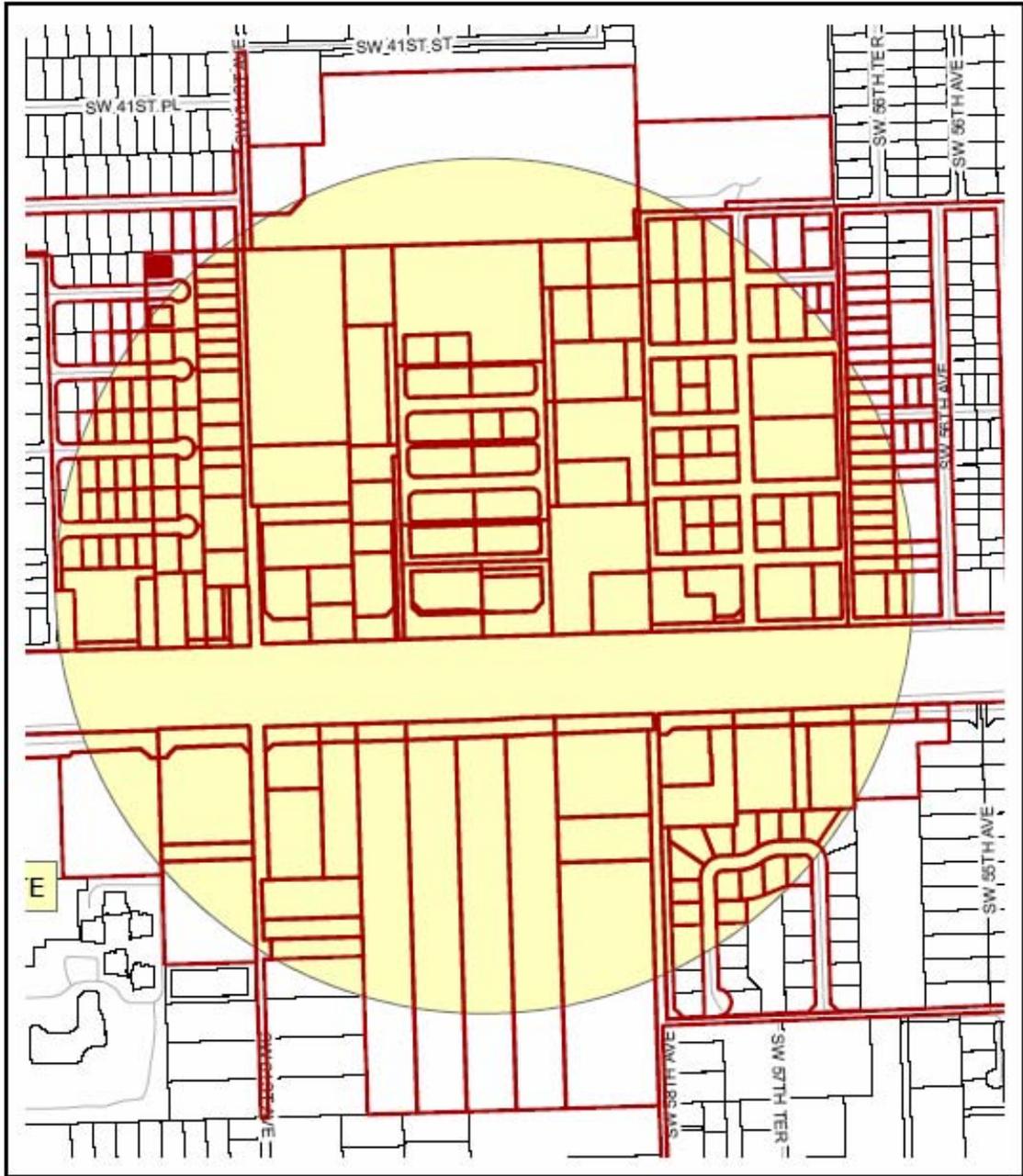
SCALE: 1" = 60' DRAWN BY: LD CHECKED BY: XFA F.B./PG.: N/A PROJECT No.: 03-569

ASSOCIATED ENGINEERS and SURVEYORS
DESIGN GROUP, INC.
 CIVIL ENGINEERS, PLANNERS AND LAND SURVEYORS
 BROWARD COUNTY
 7501 NW 4th STREET, SUITE 2120
 PLANTATION, FLORIDA 33317
 PHONE: (954) 316-8770 FAX: (954) 316-8720

FOR:
ORANGEMAN HOLDINGS

PROJECT:
DAVIE TROPICANA

Exhibit 5 (1,000' Mailout Radius Map)



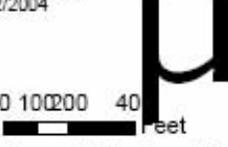
	<p>Date Flown: 12/2004</p>  <p>Prepared by the Town of Davie GIS Division</p>	<p>1000 Foot Buffer Properties</p> <p>Prepared by: ID Date Prepared: 12/13/06</p>
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Exhibit 6 (Property Owners within 1,000' of the Subject Site)

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<p>A F INVESTMENTS LTD P.O. BOX 291918 FORT LAUDERDALE FL 33329-1918</p>	<p>ACEVEDO, EDWIN 4261 SW 61 AVE DAVIE FL 33314</p>	<p>ACOSTA, ALEXANDER 4310 SW 57 AVE DAVIE FL 33314</p>
<p>ACOSTA, EDUARDO JR 30405 SW 155 CT LEISURE CITY FL 33033</p>	<p>ACOSTA, MARGARITA D 5650 SW 43 ST DAVIE FL 33314-3849</p>	<p>ALAYO, CELESTINO & ALAYO, ISABEL 136-40 SW 23 TER DAVIE FL 33324</p>
<p>ALAYO, TASHMUN & ALAYO, LINDO 611 NW 74 AVE PLANTATION FL 33317-1031</p>	<p>ALLOCCO, STEPHEN J 5079 N DIXIE HWY #317 OAKLAND PARK FL 33334-4000</p>	<p>ALVAREZ-ACOSTA JUANA C 4280 SW 57 AVE DAVIE FL 33314</p>
<p>ANDERSON, CARROLL RAY TR 4950 SW 111TH TER DAVIE FL 33328-3903</p>	<p>ASPHALT MILLING SERVICES INC 4060 CORAL HILLS DR CORAL SPRINGS FL 33065</p>	<p>BENEVENTO, VINCENT 14161 SW 17 ST DAVIE FL 33325</p>
<p>BICKFORD, ALAN & BICKFORD, CYNTHIA A 2191 OLEANDER ST ST JAMES CITY FL 33956-2029</p>	<p>BILLISI, FRANK & BILLISI, LINDA 2991 SW 108 WAY DAVIE FL 33328</p>	<p>CANDAL PROPERTIES LLC 6045 SW 45 ST DAVIE FL 33314</p>
<p>CARABALLO, ARACELIS 28 BLUE BIRD AVE HOLLYWOOD FL 33023</p>	<p>CARRLEE PROPERTIES INC P.O. BOX 848923 PEMBROKE PINES FL 33084</p>	<p>CASTILLO INVESTMENTS W. LLC 1351 SW 72 AVE PLANTATION FL 33317</p>
<p>CASTRO, ELIZABETH H 4302 SW 84 TER DAVIE FL 33328</p>	<p>CECIL, CARMEN & PERSAUD, BOBBY 4420 SW 57 AVE DAVIE FL 33314</p>	<p>CHUNG, MARIE & CHUNG, ALLASANDRA 4320 SW 57 AVE DAVIE FL 33314</p>
<p>CHURCH OF GOD LORD JESUS CHRIST % LEONARD DUPONT 7099 NW 48 CT LAUDERHILL FL 33319</p>	<p>CLARK, I L & MARY J 5731 SW 44 CT DAVIE FL 33314-3861</p>	<p>CLAUSER, DANNY 6161 SW 44 ST DAVIE FL 33014</p>
<p>CLAY, FLORENCE A 6151 SW 42ND PL DAVIE FL 33314-3415</p>	<p>CLEMENTE, VICTOR & MIRANDA, DIANNA 4260 SW 57 AVE DAVIE FL 33314</p>	<p>DAVIE COMMUNITY CHURCH OF DAVIE % BESSIE MC KINNEY 4311 SW 57TH TER DAVIE FL 33314-3851</p>
<p>DAVIE UNITED WAREHOUSES INC 4350 SW 59 AVE DAVIE FL 33314</p>	<p>DAVIS, LAWRENCE JAY REV TR DAVIS, JACK TRSTEE 1601 FLAMINGO ROAD STE 1 PEMBROKE PINES FL 33028</p>	<p>DAVIS, MELVIN & MARY 12100 PARK DR COOPER CITY FL 33026</p>

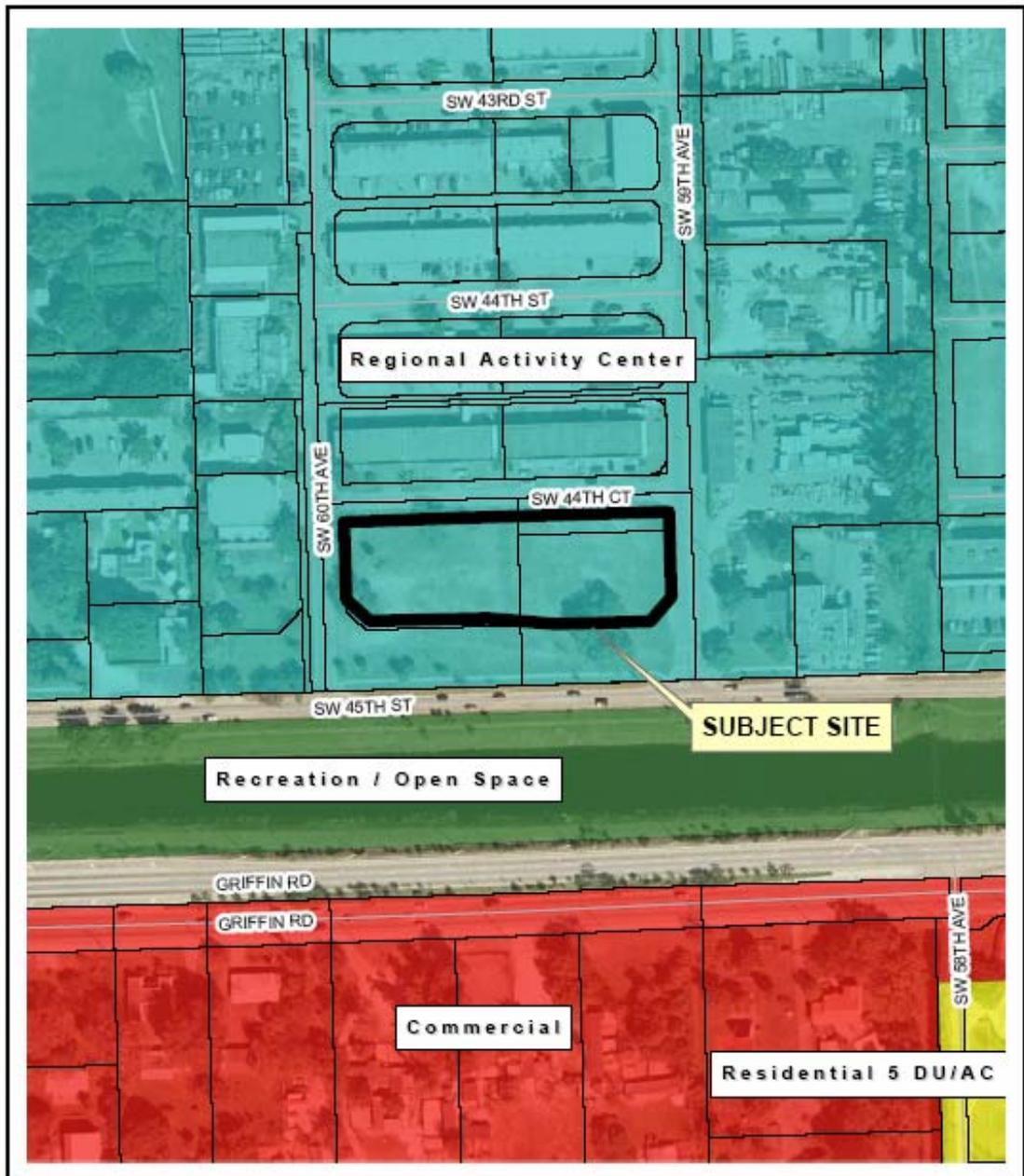
<p>DAVIS,SERETHA 4291 SW 56 AVE DAVIE FL 33314-3348</p>	<p>DE LA FLOR,JAIME & SAROIDA F 4240 SW 57 AVE DAVIE FL 33314</p>	<p>DEMPS,JAMES & JOSEPHINE 4311 SW 57 TER DAVIE FL 33314-3851</p>
<p>DENMARK,JAMES & JO MILDRED 4420 SW 55TH AVE DAVIE FL 33314-3837</p>	<p>DIMEGLIO,EDWARD & DIMEGLIO,LISA 4375 SW 60 AVE DAVIE FL 33314</p>	<p>DOLLEY,PAMELA JO 4217 SW 61 AVE DAVIE FL 33314-3614</p>
<p>DOMBROSKI,PAUL A 6121 SW 42 CT DAVIE FL 33314-3413</p>	<p>DUANES AUTO WORLD INC 5701 SW 45 ST DAVIE FL 33314-3848</p>	<p>ESQUIRE ENTERPRISES LLC 416 NW 46 ST OAKLAND PARK FL 33309</p>
<p>FAL YIP LAM & FUNG KAM YIP 4209 SW 61 AVE DAVIE FL 33314-3614</p>	<p>FARRAR,JAMES R & GRACE M 5741 SW 47TH ST DAVIE FL 33314-4555</p>	<p>FERGUSON,WILLIAM & MARY 4701 SW 57TH TER DAVIE FL 33314-4523</p>
<p>FERRANTE,MICHAEL J & STACEY A 4721 SW 57 TER DAVIE FL 33314-4523</p>	<p>FIOL,VICTOR E & VELINDA YANETH 6172 SW 42 PL DAVIE FL 33314-3416</p>	<p>FISHER,CALVIN E & TRISHA D & GRABOWSKI,JOSEPH & SHARON D 15431 SW 31 ST DAVIE FL 33331</p>
<p>FLORIDA DEPT. OF TRANSPORTATION OFFICE OF RIGHT OF WAY 3400 WEST COMMERCIAL BLVD. FORT LAUDERDALE, FL. 33309-3421</p>	<p>FONTELLA MANAGEMENT 2661 SW 51 CT DAVIE FL 33312-7438</p>	<p>GALLIGUEZ,LARRYSON E & VANWYCKE,VICTORIA 4236 SW 57 AVE DAVIE FL 33314</p>
<p>GARDENS AT DAVIE HOMEOWNERS 6191 ORANGE DR STE 6159E DAVIE FL 33314-3449</p>	<p>GLORIA D NICHOLSON FAM TR NICHOLSON,GLORIA DUHRKOPF TRS TR 11305 9 ST EAST TREASURE ISLAND FL 33706</p>	<p>GOLDBERG,ROBERT 6100 SW 51 CT DAVIE FL 33314</p>
<p>GORTON,SCOTT 3921 SW 4 AVE SUITE 1017 DAVIE FL 33314</p>	<p>GRABOWSKI,JOSEPH & SHARON & FISHER,CALVIN E ETAL 2421 NASSAU LANE FT LAUDERDALE FL 33312</p>	<p>GRIFFIN,A D SR & MARY C 6143 ORANGE DR DAVIE FL 33314-3421</p>
<p>GRIFFIN,ALFRED D JR 6211 ORANGE DR DAVIE FL 33314-3422</p>	<p>GRIFFIN,CHARLES A 1/2 INT GRIFFIN,JEAN CLEMENT 6141 SW 42 CT UNIT 5 DAVIE FL 33314-3413</p>	<p>GRIFFIN,GERALD J JR 6171 SW 42ND PL DAVIE FL 33314-3415</p>
<p>GRIFFIN,JOHN A & EDNA H TR % ALLAN SCOTT PO BOX 48 SMALLWOOD NY 12778</p>	<p>HANIFF AUTO SALVAGE INC 4221 SW 57TH TER DAVIE FL 33314-3850</p>	<p>HANIFF,MOHAMED MASHUD REVTR 13611 SW LURAY RD DAVIE FL 33330-3601</p>

HANSARD,DONALD W & HANSARD,MARGARET L 4730 SW 57 TER DAVIE FL 33314-4504	HAYNES,ANNIE P 4290 SW 57 AVE DAVIE FL 33314	HERNANDEZ,JACQUELINE 5780 SW 42 PL DAVIE FL 33314
HILLMON,CLYDE & LILLIE MAE 4270 SW 57TH AVE DAVIE FL 33314-3845	HOLLEY,BEVERLY 5635 SW 43 ST DAVIE FL 33314-3805	J GRIFFIN DEV INC 1321 SE RIVERSIDE DR STUART FL 34996-1286
JAMES B PIRTELE CONSTRUCTION COMPANY INC 4740 DAVIE ROAD DAVIE FL 33314	JEM PROPERTIES GROUP INC 5641 ORANGE DR DAVIE FL 33314	JOHNSON,DOROTHY T 3695 NW 25TH ST FORT LAUDERDALE FL 33311-2623
JONG,SEW FUNG 3651 SW 58 TER DAVIE FL 33314	JOSEPH,ELSIE JOSEPH,GEORGE 5655 SW 43 ST DAVIE FL 33314-3340	JOSEY,MARTHA ANN 5615 SW 43 ST DAVIE FL 33314
JUAREZ,ISAIAS 5710 SW 42 PL DAVIE FL 33314	KC ROYAL INVESTMENTS LLC 9316 BOCA GARDENS PKWY #B BOCA RATON FL 33496	KEESHAN,SERGE 4321 SW 61 AVE DAVIE FL 33314-3615
KELMAN,JAMES 4340 SW 56 AVE DAVIE FL 33314-3840	KORP,DAVID A & KORP,MARIA 5800 MCKINLEY ST HOLLYWOOD FL 33021	KRAUS,CHARLES L 4221 SW 61 AVE DAVIE FL 33314-3614
KRESA,CARI J 905 NATURE'S COVE RD DANIA FL 33004	LAKEVIEW APARTMENTS INC 1131 SCARBOROUGH DR DAVIE FL 33324	LARRAHONDO,LEONARDO & UHLIG,CHRISTOPHER 8500 GATEHOUSE ROAD DAVIE FL 33324
LASORSA,LINDA 5700 SW 47 ST DAVIE FL 33314-4548	LAWSON,PATRICIA J TR 5001 SW 24TH AVE FORT LAUDERDALE FL 33312-6019	LOVE N CARE HOLDINGS CORP 4848 SW 61 AVE DAVIE FL 33314-4410
LUNDRY,ERLAN & JOAN 8712 SHERATON DR MIRAMAR FL 33025-2708	LYONS,TERRY G 4301 SW 61ST AVE DAVIE FL 33314-3615	M R T INVESTMENTS 5901 SW 44 ST DAVIE FL 33314
MACHA,JAMES P 4241 SW 61 AVE DAVIE FL 33314-3614	MANN,RICHARD 6131 SW 42ND CT DAVIE FL 33314	MARTIN,NICOLE JOSEPH,CAROL 4250 SW 57 AVE DAVIE FL 33314-3845

MARTIN,ROBERT W 6110-6120 SW 43 ST DAVIE FL 33314-3418	MC DERMOTT,TERRI MC DERMOTT,SHAWN 5711 SW 47TH ST DAVIE FL 33314-4555	MC DONOUGH,FRANCIS X 4300 SW 59TH AVE DAVIE FL 33314-3611
MEARS,BILL JAMES 6340 SW 41 PL DAVIE FL 33314	MEARS,WALTER 7350 SW 39 ST DAVIE FL 33314	MEARS,WALTER B & MEARS,NANCY LEE 6500 GRIFFIN RD DAVIE FL 33314-4329
MILLER,FLORENCE 4400 SW 56 AVE DAVIE FL 33314-3842	MONTGOMERY,BILLY & KATHERINE 5740 SW 44 ST DAVIE FL 33314-3810	MRT INVESTMENTS 5901 SW 44 ST DAVIE FL 33314
MUSSO,ANN 4235 SW 72 WAY DAVIE FL 33314	NIOSI,ANTHONY M II & NIOSI,KAREN 5781 SW 47 ST DAVIE FL 33314-4555	NOB HILL PARTNERS LLC P.O. BOX 02-9010 FT LAUDERDALE FL 33302-9010
NORTON,RALPH E & PENELOPE G 5775 ORANGE DR DAVIE FL 33314	NOVA SOUTHEASTERN UNIVERSITY INC 3301 COLLEGE AVE DAVIE FL 33314	OBER,JAMES B 1211 NE 8 AVE #200 FT LAUDERDALE FL 33304
OPILA,FREDERICK 6111 SW 42 CT DAVIE FL 33314	ORANGE DRIVE PROPERTIES INC 5793 & 5795 SW 45 ST DAVIE FL 33314	PANARIELLO,EDWARD & PANARIELLO,MARIA FERNANDEZ 2905 WINDMILL RANCH ROAD DAVIE FL 33331-3026
PATTINSON,RONALD & DEBRA 4238 SW 57 AVE DAVIE FL 33314	PELICAN PROPERTIES MIAMI INC 4868 SW 72 AVE MIAMI FL 33155	PERSONS,JAMES I & JUDITH C 8404 NW 57 CT TAMARAC FL 33321
POVLOCK,DAVID A & POVLOCK,VERONICA 5721 SW 47TH ST DAVIE FL 33314-4555	RAGOONANAN,DARREN & SANDRA 4232 SW 57 AVE DAVIE FL 33314	RICKETTS,CHARLES & MARY JO 4231 SW 61 AVE DAVIE FL 33314-5715
RIVERA,JORGE & LUISA 4213 SW 61 AVE DAVIE FL 33314	ROBERTS,D C & D TR 4311 SW 61ST AVE DAVIE FL 33314-3615	ROBERTS,ELIZABETH ANN & ROBERTS,BRYANT BOOTH ETAL 19 BILTMORE DR BLUFFTON SC 29909-6096
ROGERS,WILLIAM M 4700 SW 61ST AVE DAVIE FL 33314-4408	ROMINA II CORP 1911 HARRISON STREET HOLLYWOOD FL 33020	ROSENOW INVESTMENTS INC 5990 SW 42 PL FORT LAUDERDALE FL 33314

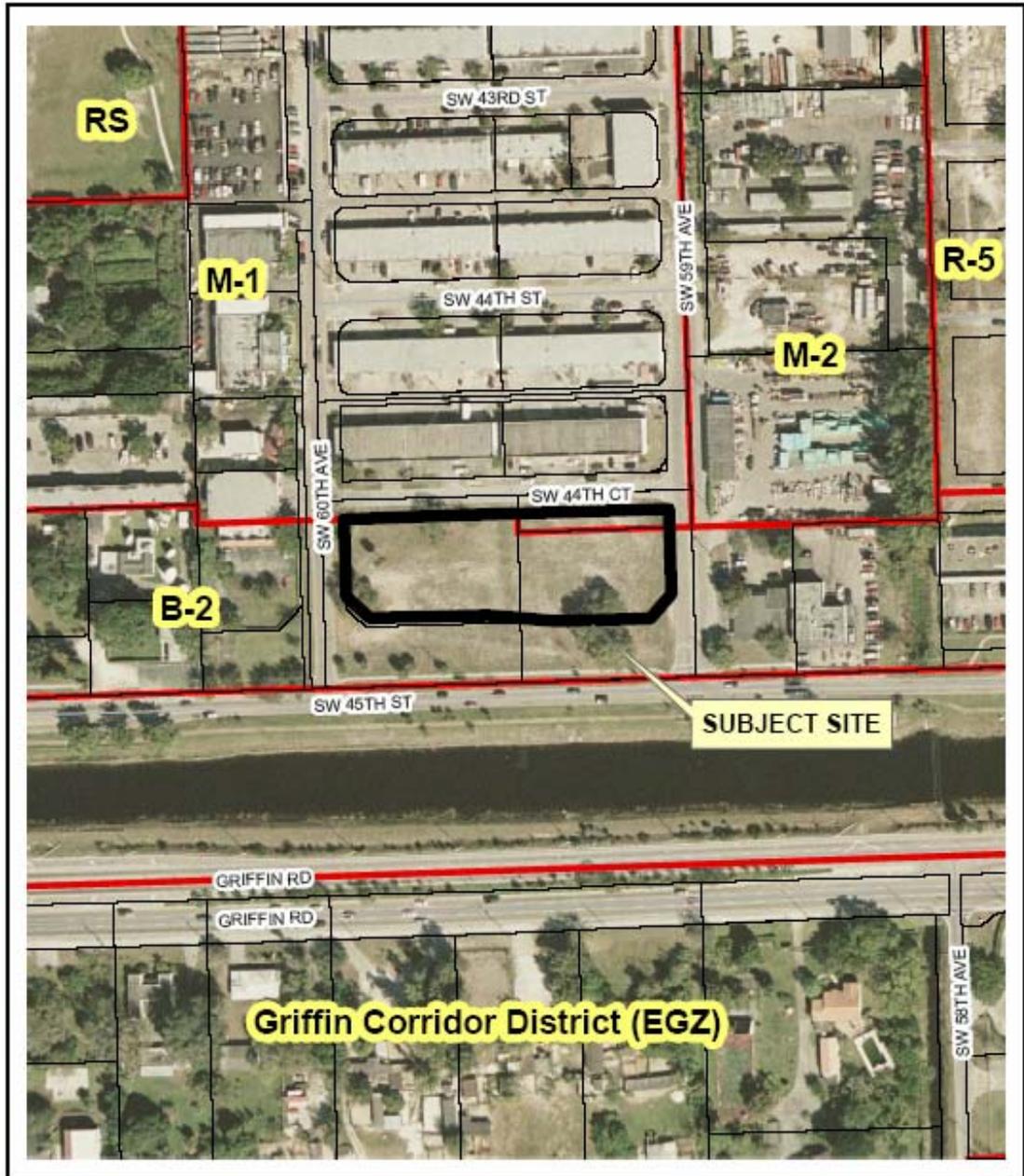
ROTH,R & THERESA 5660.GRIFFIN.ROAD DAVIE FL 33314-4537	RUBIN,ARTHUR LAURENCE & RUBIN,KAREN 5720 SW 47 ST DAVIE FL 33314-4548	SABAU,AUREL & TALPOS,AUREL 4609 SW 44 AVE FORT LAUDERDALE FL 33314-4740
SAELZER,HENRY & ANA L 5761 SW 47 ST DAVIE FL 33314-4555	SANTANA,RAMON 2780. UNIVERSITY.AVE BRONX NY 10468	SCHOENBERG,MICHAEL A & N LEE 6160. SW.42ND. CT. DAVIE FL 33314-3414
SCRUGGS,ANNIE 4410 SW 57 AVE DAVIE FL 33314	SHAW,HENRY CHARLES & BARBARA 6150. SW.42ND. CT. DAVIE FL 33314-3414	SHIMKO,DENNIS 6161 SW 42 PL DAVIE FL 33314-3415
SMITH,ROBERT A JR & JUDITH A 5740. SW.47TH. ST DAVIE FL 33314-4548	SMITH,THELMA 6101 SW 42 CT DAVIE FL 33314	SPAFFORD, BARBARA 6151. SW.44TH. ST DAVIE FL 33314-3419
STAFFORD, RAY 171. NC. HIGHWAY 127 TAYLORSVILLE NC 28681-6626	STEIN, MICHAEL L 1/2 INT STEIN, ELLEN D 5701 SW 47 ST DAVIE FL 33314-4555	SUMMERLAKE APARTMENTS LTD 2937 SW 27 AVE COCONUT GROVE. FL 33162
SZEMKUS, JANICE MARLIN LE SZEMKUS, GEORGE JOSEPH ET AL 4731 SW 57 TER DAVIE FL 33314-4523	TALPOS, AUREL & SABAU, AUREL 4609 SW 44 AVE DANIA FL 33314	THOMAS, FRANK A JR 128 ESSEX. ROAD DAVIE FL 33024
TORRES, CAROL D & TORRES, PETE R 3322 ARTHUR. ST HOLLYWOOD FL 33021	TORRES, JUAN & LAZARA 6800 SW 130 AVE DAVIE FL 33330	TROTTA, STEVEN D & TROTTA, CHRISTINE L 5760 SW 47 ST UNIT 202 BLDG 1 DAVIE FL 33314-4548
TROTTERS CHASE LLC 7600. RED. RD. SUITE 300 MIAMI FL 33143	UNITED CEREBRAL PALSY OF BRO CO 2700 W 81 ST HIALEAH FL 33016	VARIN, DONNA MARIE 4239 SW 61 AVE DAVIE FL 33314-3614
WACHTSTETTER, G M & LEONA 2661 SW 51 CT DAVIE FL 33312-7438	WALTERS, SHERRY K REV TR WALTERS, TIMOTHY K TRSTEE 2236 SE 9 ST POMPANO BEACH. FL. 33062	WELTER, DAVID 4401 SW 56 AVE DAVIE FL 33328
WILLIAMS, JACQUELINE L 16. SCHERER. PL ROOSEVELT NY 11575-2398	WILLIAMS, J & DENNIE 4331 SW 56TH. AVE DAVIE FL 33314-3840	WILLIAMS, LEE 4331 SW 56 AVE DAVIE FL 33314-3840

Exhibit 7 (Future Land Use Map)



	<p>Date Flown: 12/2004</p>  <p>0 100 200 400 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 12/13/06</p>
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Exhibit 8 (Aerial, Zoning, and Subject Site Map)



	<p>Date Flown: 12/2004</p>  <p>Prepared by the Town of Davie GIS Division</p>	<p>Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 12/13/06</p>
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