6.1
PUBLIC HEARING

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, Acting Deputy Planning and Zoning Manager

SUBJECT: Quasi Judicial Hearing, Vacation Application: VA 7-1-07/07-9/Vista View Park Expansion/4001 Southwest 142nd Avenue/Generally located on the northwest corner of Orange Drive (Southwest 45th Street) and Southwest 142nd Avenue

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION APPLICATION VA 7-1-07 "VISTA VIEW PARK" VACATING PORTIONS OF RIGHTS-OF-WAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner (URS Corporation, Inc.) proposes to vacate four (4) rights-of-way within the proposed Master Site Plan (MSP 10-1-06) "Vista View Park Expansion." The first is a sixty (60) foot right-of-way for canal and levee (Per O.R.B. 9616-442 and O.R.B. 9581-455) located within the center portion of the subject site and runs north/south. The next one is a fifteen (15) foot right-of-way running parallel to the (60) foot right-of-way (Per Clerk of Circuit Courts BK. 156 PG. 230 and P.B. 2, PG. 17 D.C.R.). The last two (2) rights-of-way are located along the northern boundary line of the subject site and run east/west (Per Clerk of Circuit Courts BK. 156 PG. 230 and P.B. 2, PG. 17 D.C.R.). (See attached sketch and legal description).

The Town of Davie has no roadway construction plans at this time for said portions of right-of-way. These portions of rights-of-way presently serves as access to the existing lake on the subject site and a canal located along the eastern boundary line of "Riverstone." In lieu of these existing rights-of-way, the proposed master site plan will provide vehicular access to these water bodies through internal roadways. It should be noted that the Development Review Committee (DRC) members had no objections to this vacation request. Furthermore, the petitioner has supplied staff with the required letters of no objection from user of existing rights-of-way.

PREVIOUS ACTIONS:
At the October 3, 2007 Town Council meeting, Vacation Application (VA 7-1-07) was approved subject to constructing a guard rails at Orange Drive entrance and one at 142nd Avenue on the first reading. **(Motion carried 5-0)**

At the September 5, 2007 Town Council meeting, Vacation Application (VA 7-1-07) was tabled to the September 19, 2007 meeting. **(Motion carried 4-0, Councilmember Luis was absent)**

At the September 19, 2007 Town Council meeting, Vacation Application (VA 7-1-07) was tabled to the October 3, 2007 meeting to allow Master Site Plan Application to go back to the next Site Plan Committee (September 25, 2007) for review. **(Motion carried 5-0)**

CONCURRENCES: At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Vacation Application, VA 7-1-07 Vista View Park. **(Motion carried 4-0, Mr. Pignato was absent)**

FISCAL IMPACT: not applicable

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 completion of this vacation application through Broward County's process.

Attachment(s): Ordinance, Staff Report

ORDINANCE _____

ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION APPLICATION VA 7-1-07 "VISTA VIEW PARK" VACATING PORTIONS OF RIGHTS-OF-WAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the petitioner proposes to vacate a sixty (60) foot right-of-way for canal and levee (Per O.R.B. 9616-442 and O.R.B. 9581-455)

WHEREAS, the petitioner proposes to vacate three (3) fifteen (15) foot rights-of-way (Per Clerk of Circuit Courts BK. 156 PG. 230 and P.B. 2, PG. 17 D.C.R.)

WHEREAS, the proposed Vacation Application for the "Vista View Park" was considered by the Town of Davie Planning and Zoning Board on August 8, 2007;

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,

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.

_____

MAYOR/COUNCILMEMBER

ATTEST:

_____

TOWN CLERK

APPROVED THIS _____ DAY OF _____ , 2007.

Exhibit "A"
Application: VA 7-1-07/07-9/Vista View Park
Original Report Date: 7/25/07 **Revision(s):** 8/9/07, 9/21/07

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:
Name: Martin Gross, P.E.
Broward County Department of Parks and Recreation Engineering Division
Address: 950 Northwest 38th Street
City: Oakland Park, Florida 33309
Phone: (954) 370-3810

Petitioner:
Name: Robert Zuccaro
URS Corporation
Address: 5100 Northwest 33rd Avenue, Suite 150
City: Fort Lauderdale, Florida 33309
Phone: (954) 739-1789

Background Information

Date of Notification: August 1, 2007
Number of Notifications: 115

Application Request: The petitioner requests to vacate the following four (4) rights-of-way:

i. A sixty (60) foot right-of-way for canal and levee (Per O.R.B. 9616-442 and O.R.B. 9581-455)
ii. Three (3) fifteen (15) foot rights-of-way (Per Clerk of Circuit Courts BK. 156 PG. 230 and P.B. 2, PG. 17 D.C.R.)

Address: 4001 Southwest 142nd Avenue

Location: Generally located on the northwest corner of Orange Drive and Southwest 142nd Avenue

Future Land Use Plan Map: Commercial

Existing Zoning(s): RS, Recreation/Open Space District

Proposed Zoning(s): n/a

Existing Use(s): Vacant Parcel

Proposed Use(s): An expansion to Broward County's Vista View Park

Parcel Size: 61.05 Acres (2,659,338 sq. ft.)

Proposed Density: n/a

Surrounding Use(s):		**Surrounding Land Use Plan Map Designation(s):**
North:	Riverstone, Single-Family Homes	Residential 1 DU/Acre
	Vista View Park	Commercial
South:	Orange Drive (Southwest 45th Street)	Recreation/Open Space
	Interstate-75	Transportation
East:	Imagination Farms, Single-Family Homes	Residential 1 DU/Acre
West:		Interstate-75 Transportation

Surrounding Zoning(s):

North:	E, Estate District and RS, Recreation/Open Space District
South:	PUD (County) and T, Transportation District
East:	A-1, Agricultural District and E, Estate District
West:	T, Transportation District

Zoning History

Related zoning history:
Rezoning Application (ZB 7-3-05, Town of Davie), at the February 15, 2006 Town Council meeting Rezoning Application, ZB 7-3-05 was approved from A-1, Agricultural District, to RS, Recreation/Open Space District.

Previous requests on same property: n/a

Concurrent Request(s) on same property:
Master Site Plan Application (MSP 10-1-06 Vista View Park Expansion), the petitioner (URS Corporation) requests master site plan approval for the expansion to Broward County's Vista View Park consisting of a Maintenance Building, Office Building, Covered Entry Gate Area, Large; Medium; Small Shelters, Restrooms, and other park amenities including picnic tables, benches, trash receptacles, and grill areas, recreational trails, equestrian (trails, corral, and wash area), boat dock, playground and universal playground equipment, basketball courts, and fishing pier

Delegation Application (DG 7-3-06 Vista View Park Expansion), the petitioner requests approval to reduce the required 100' Scenic Corridor to .5' along the property line abutting Orange Drive (Southwest 45th Street).

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)(15)), the RS, Recreation/Open Space District. The RS District is intended to implement the parks and recreation classification of the Town of Davie Comprehensive Plan by providing areas for the development of nonprofit active or passive recreational facilities and the preservation of open space.

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

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 113.

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

Future Land Use 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 (URS Corporation, Inc.) proposes to vacate four (4) rights-of-way within the proposed Master Site Plan (MSP 10-1-06) "Vista View Park Expansion." The first is a sixty (60) foot right-of-way for canal and levee (Per O.R.B. 9616-442 and O.R.B. 9581-455) located within the center portion of the subject site and runs north/south. The next one is a fifteen (15) foot right-of-way running parallel to the (60) foot right-of-way (Per Clerk of Circuit Courts BK. 156 PG. 230 and P.B. 2, PG. 17 D.C.R.). The last two (2) rights-of-way are located along the northern boundary line of the subject site and run east/west (Per Clerk of Circuit Courts BK. 156 PG. 230 and P.B. 2, PG. 17 D.C.R.). (See attached sketch and legal description).

Staff Analysis

The Town of Davie has no roadway construction plans at this time for said portions of right-of-way. These portions of rights-of-way presently serves as access to the existing lake on the subject site and a canal located along the eastern boundary line of "Riverstone." In lieu of these existing rights-of-way, the proposed master site plan will provide vehicular access to these water bodies through internal roadways. It should be noted that the Development Review Committee (DRC) members had no objections to this vacation request. Furthermore, the petitioner has supplied staff with the required letters of no objection from user of existing rights-of-way.

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-310(A)(1) for vacation applications:

(a) It <u>will not</u> adversely affect access to neighboring properties.

This vacation of rights-of-way will not adversely impact access to the neighboring properties. Neighboring properties currently do not utilize these rights-of-way and the vacation request is consistent with the proposed development of "Vista View Park Expansion."

(b) It <u>will not</u> be in conflict with the public interest.

This vacation of the rights-of-way will not be in conflict with the public interest. Presently, there are no plans for roadway construction within these rights-of-way, and access to the existing lake and canal will be through internal roadways proposed within the "Vista View Park Expansion."

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 completion of this vacation application through Broward County's process.

Planning and Zoning Board Recommendation

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Vacation Application, VA 7-1-07 Vista View Park. **(Motion carried 4-0, Mr. Pignato was absent)**

Town Council Action

At the October 3, 2007 Town Council meeting, Vacation Application (VA 7-1-07) was approved subject to constructing a guard rails at Orange Drive entrance and one at 142nd Avenue on the first reading. **(Motion carried 5-0)**

At the September 5, 2007 Town Council meeting, Vacation Application (VA 7-1-07) was tabled to the September 19, 2007 meeting. **(Motion carried 4-0, Councilmember Luis was absent)**

At the September 21, 2007 Town Council meeting, Vacation Application (VA 7-1-07) was tabled to the October 3, 2007 meeting to allow Master Site Plan Application to go back to the next Site Plan Committee meeting (September 25, 2007) for review. **(Motion carried 5-0)**

Exhibits

1. Justification Letter
2. Sketch and Description of Public Right-of-Way to be vacated
3. Mailout Radius Map
4. Mailout
5. Future Land Use Plan Map
6. Aerial, Zoning, and Subject Site Map

Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\VA_Vacation\VA_07\VA 7-1-07 Vista View Park

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

URS

May 31, 2007

Mr. David Abramson, Planner III
Development Services Department
6591 Orange Drive
Davie, Florida 33314

Re: VISTA VIEW –PARK EXPANSION
SITE APPLICATION NO. MSP 10-1-06
URS JOB. NO.38615864
R/W VACATION JUSTIFICATION LETTER

Dear Mr. Abramson:

On behalf of our client, BCP&RD, we are hereby submitting an application for vacating four (4) R/Ws within the limits of the Vista View Park Expansion.

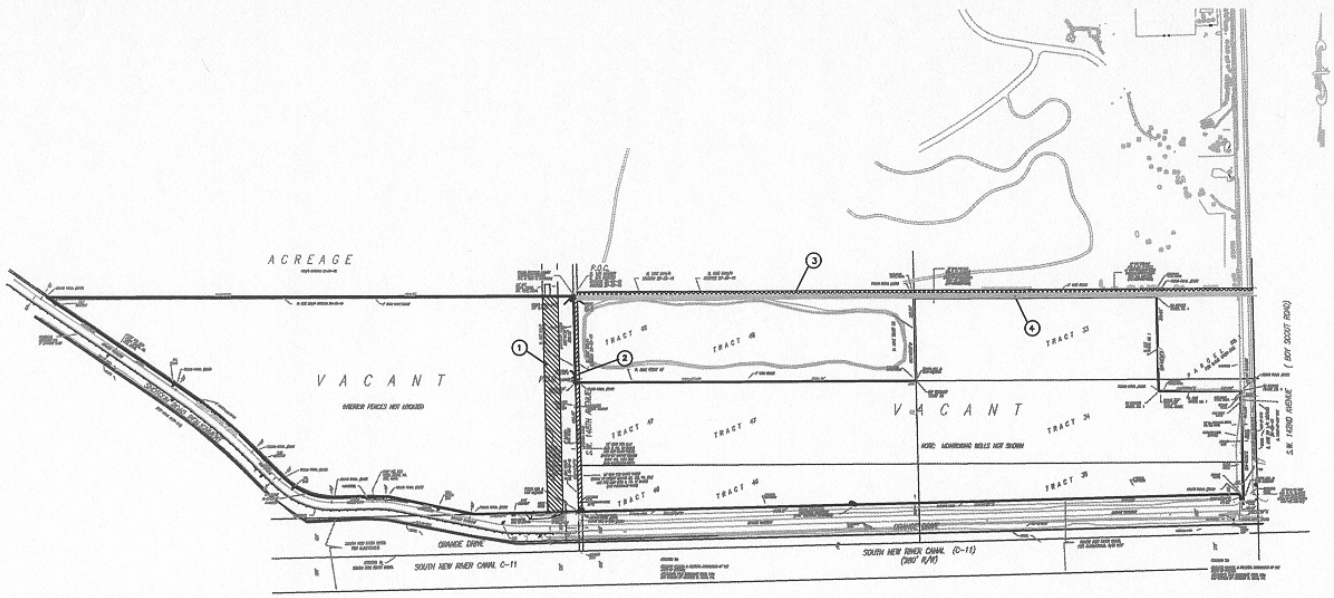
The request for vacation of these R/Ws is to enable the County to implement site civil improvements to construct the Vista View Park Expansion consisting of (a) universal access playgrounds, (b) equestrian trails, (c) multi-purpose trails, (d) picnic shelters, (e) restrooms, (f) equestrian corral for special events, (g) horse trailer parking, (h) administration office/ticket booths, (i) maintenance building, (j) horse wash areas, etal.

Sincerely,
URS Corporation

Robert Zuccaro, P.E.
Principal Civil Engineer

cc: Martin Gross, BCP&RD
Chris Macey, URS
Georgina Lopez-Lage, URS
Gayle Johnson, URS
Mike Crowley, CBWCD
Kevin Hart, CTA (CBWCD's Consultant)

G:\293\38615864 Vista View\VISTA VIEW EXPANSION PARK\WORKING DOCUMENTS\Correspondence\Letter of Transmittal\ltr_Abramson_ROW Vacation Justification_06_07_07.doc



* POTENTIAL R/W VACATIONS

NO.	DESCRIPTION	LEGEND
1	60' RIGHT-OF-WAY PER CANAL & LEVEE PURPOSES PER O.R.B. 9616-442 & O.R.B. 9581-466	
2	15' R/W PER COURT ORDER (CLERK OF CIRCUIT COURTS BK. 158, PG. 230) AND PER PLAT (P.B. 2, PG. 17 D.C.R.) (NOT PHYSICALLY OPEN)	
3	15' R/W PER PLAT (P.B. 2, PG. 17 D.C.R.) 15' ROAD PER COURT ORDER (CLERK OF CIRCUIT COURTS BOOK 158, PAGE 230) (NOT PHYSICALLY OPEN)	
4	15' ROAD PER PLAT (P.B. 2, PG. 17 D.C.R.) AND PER COURT ORDER (CLERK OF CIRCUIT COURTS BOOK 158, PAGE 230) (NOT PHYSICALLY OPEN)	

* THE LISTED R/Ws ARE TO BE APPROVED FOR VACATION BY BCPARD PRIOR TO (1) PREPARATION OF SKETCHES & LEGAL DESCRIPTIONS BY A STATE CERTIFIED PROFESSIONAL LAND SURVEYOR AND (2) SUBMITTAL TO TOWN OF DAVIE ENGINEERING DEPT. FOR PROCESSING.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

BROWARD COUNTY PARKS

REV. NO.	REV. BY	REV. DATE	REVISION DESCRIPTION

DRAWN RAC | APPROVED RAC | DATE 6/6/03

R/W VACATION KEY MAP
TO ACCOMPANY
SKETCHES & LEGAL
DESCRIPTIONS

VISTA VIEW PARK EXPANSION
BROWARD COUNTY REGIONAL PARK
BROWARD COUNTY PARKS
AND RECREATION DIVISION

URS
7800 COOPER AVENUE, SUITE 300
BURNSVILLE, MN 55337-3930
PHONE: (952) 995-2000
FAX: (952) 995-2020
CERT. OF AUTHORIZATION NO.5283

DATE:
ENGINEER OF RECORD:
ROBERT ZUCCARO P.E.
FL REG. NUMBER 17931

VKM-1

G:\293\38615654 Vista View\CAD\EXHIBITS\VKM-1.dwg 6/11/2007 3:43:02 PM EDT

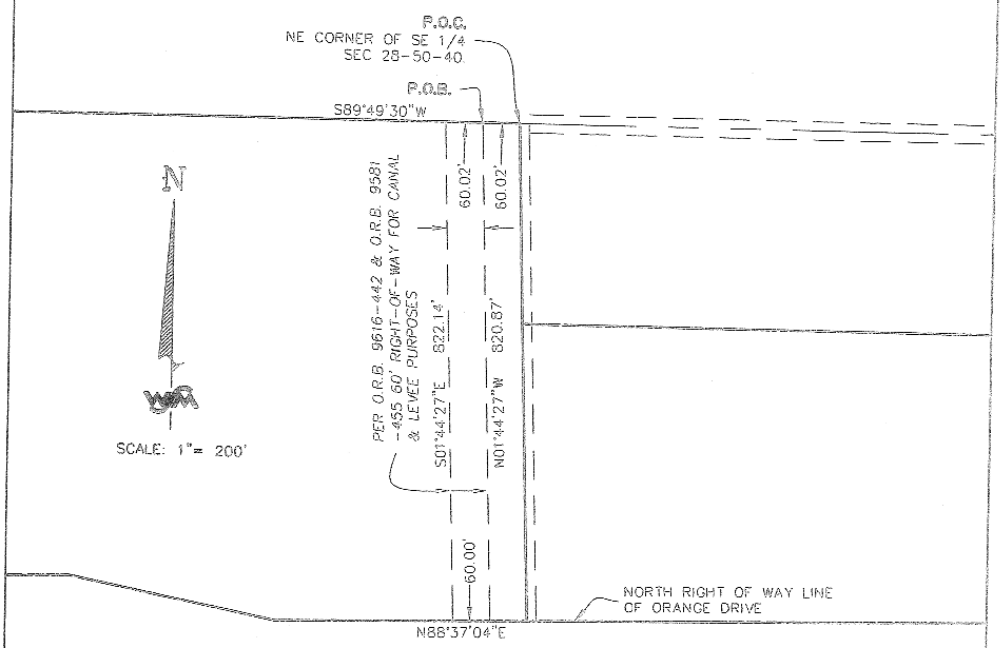
Exhibit 2 ***(Sketch and Description of right-of-way to be vacated)***

WEIDENER SURVEYING AND MAPPING PA
LB 4207
10418 N.W. 31st. TERRACE MIAMI, FLORIDA 33172 (305) 599-8381

LEGAL DESCRIPTION FOR 60' CANAL & LEVEE EASEMENT.

ALL THAT PORTION OF A 60' WIDE CANAL AND LEVEE EASEMENT LYING IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 27, THENCE S89°49'30"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 28 FOR 60.02 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE CONTINUE S89°49'30"W ALONG THE AFORESAID NORTH LINE OF SOUTHEAST 1/4 OF SECTION 28 FOR 60.02 FEET, THENCE S01°44'27"E FOR 822.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ORANGE DRIVE, THENCE N88°37'04"E ALONG SAID NORTH RIGHT OF WAY FOR 60.00 FEET, THENCE N01°44'27"W FOR 820.87 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 49,290.41 sq.ft. OR 1.132 acres MORE OR LESS.



SURVEYOR'S NOTES:

1- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

2- DATE PREPARED: JUNE 14, 2006.

3- THIS IS NOT A SURVEY.

WEIDENER SURVEYING & MAPPING, P.A.
FLORIDA CERTIFICATION No. LB 4207
SAMUEL M. FISCHBEIN PLS No. 3587

1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

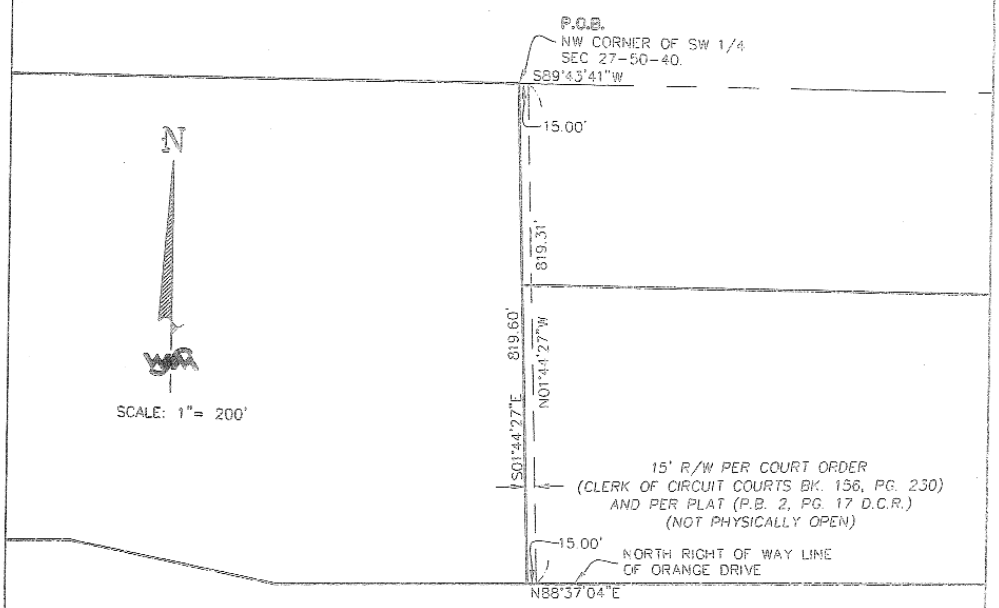
VISTA VIEW PARK EXPANSION

BROWARD, FLORIDA
PROJECT NUM. 1847
PAGES 1 OF 1

WEIDENER SURVEYING AND MAPPING PA
LB 4207
10418 N.W. 31st TERRACE MIAMI, FLORIDA 33172 (305) 599-6381

LEGAL DESCRIPTION FOR 15' RIGHT-OF-WAY EASEMENT.

ALL THAT PORTION OF A 15' WIDE ROAD LYING WESTERLY OF AND ADJACENT TO TRACTS 46, 47 AND 48, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO 1 OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 27, THENCE S01°44'27"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 28 FOR 819.60 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ORANGE DRIVE, THENCE N88°37'04"E ALONG SAID NORTH RIGHT OF WAY FOR 15.00 FEET TO A POINT ON A THE WESTERLY LINE OF SAID TRACT 46, THENCE N01°44'27"W ALONG THE WESTERLY LINES OF SAID TRACTS 46, 47 AND 48 FOR 819.31 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTH WEST 1/4 OF SECTION 27, THENCE S89°43'41"W ALONG SAID NORTH LINE FOR 15.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. AND CONTAINING 12,281.13 sq.ft. 0.282 acres.



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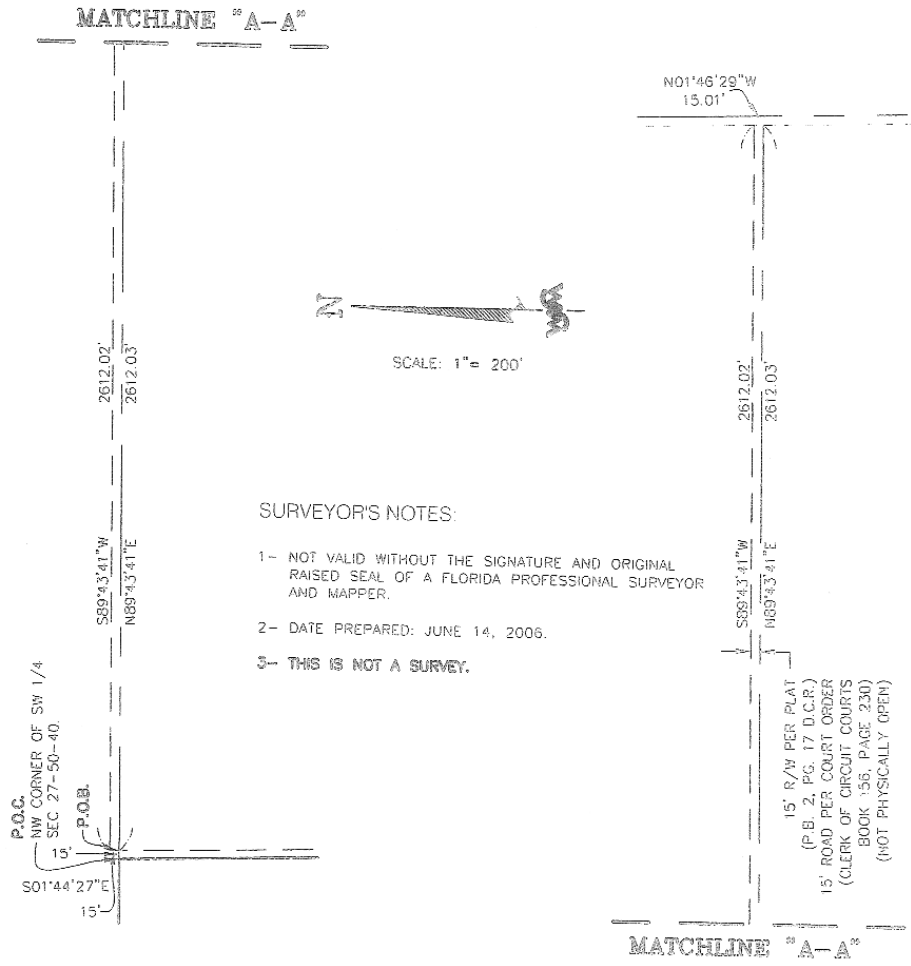

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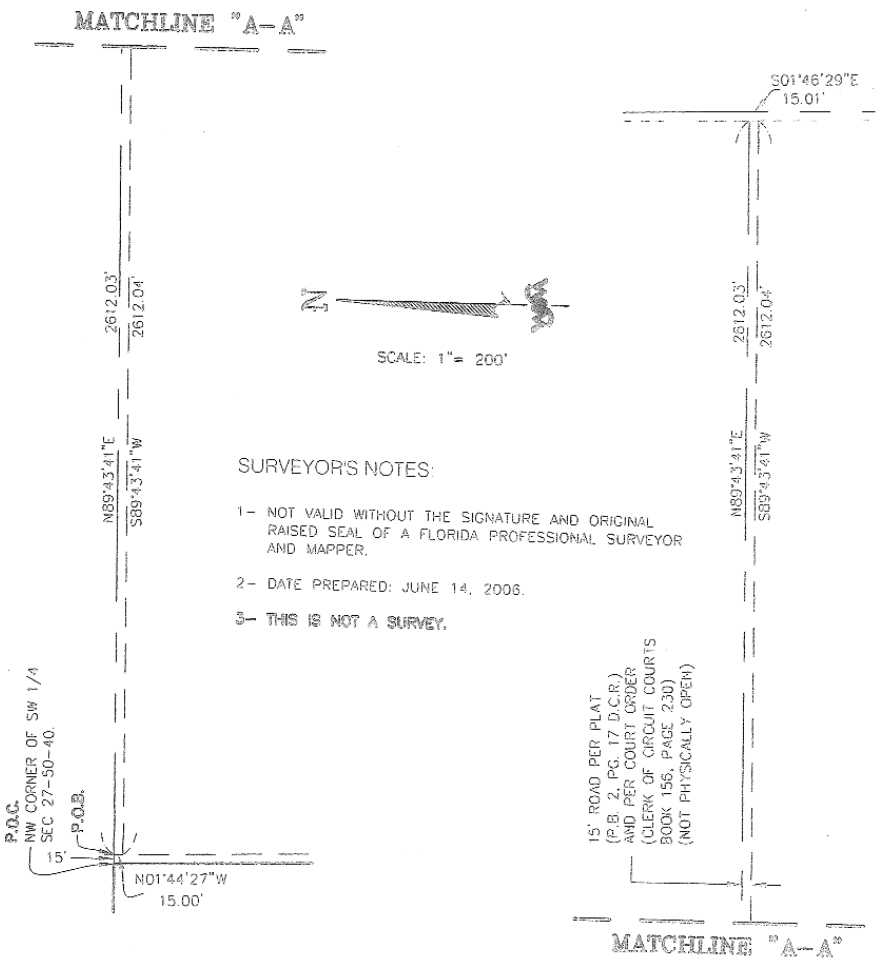

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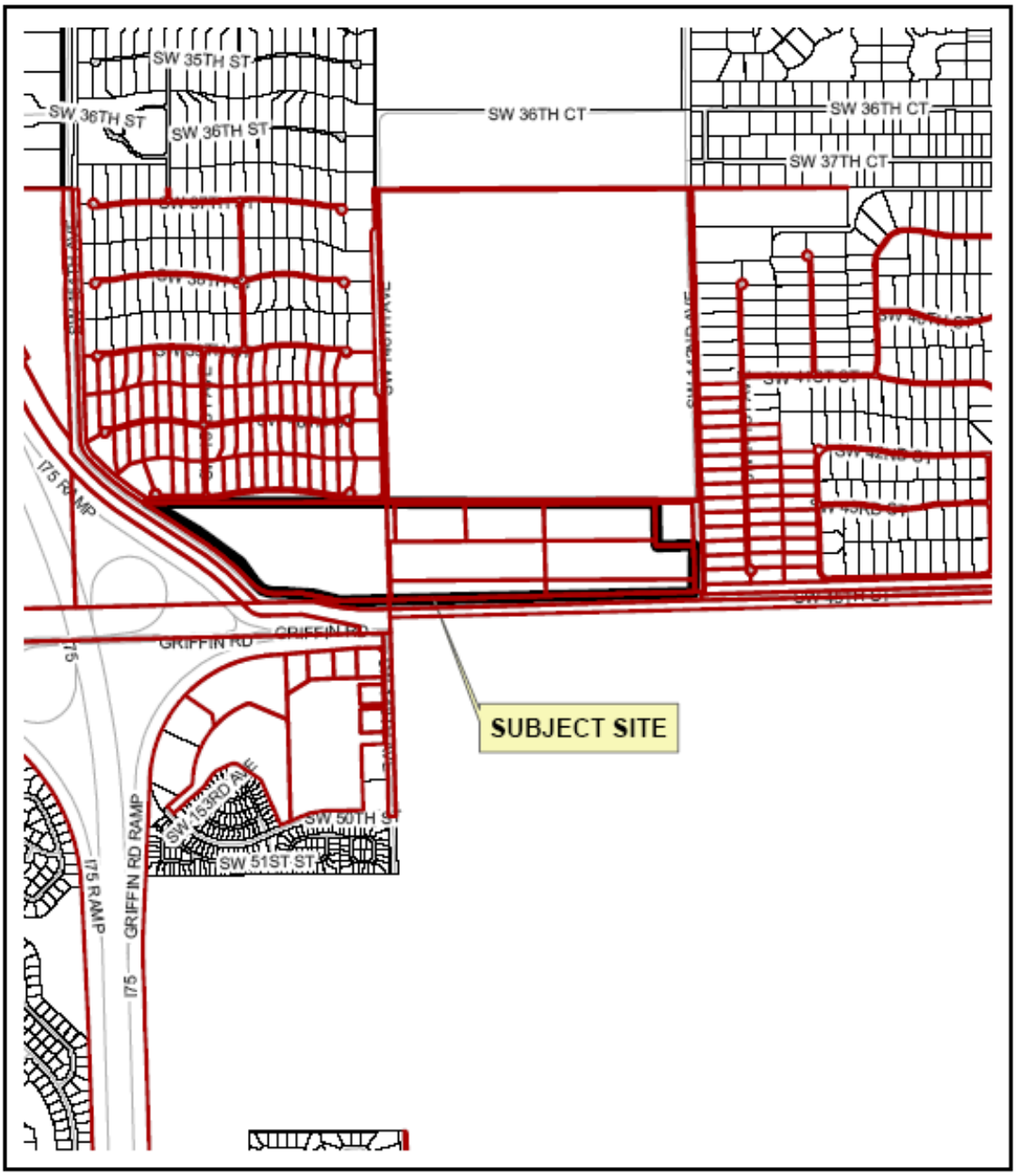
Exhibit 3 *(Mailout Radius Map)*



Date Flown:
12/2004

Prepared by the Town of Davie GIS Division

1000 Foot Buffer Properties

Prepared by: ID
Date Prepared: 12/15/06

Exhibit 4 *(Mailout)*

ABID,KHALID & AISHA
15107 SW 41 ST
DAVIE FL 33331

AF PROPERTIES LTD
12229 SW 129 CT
MIAMI FL 33176

ALMAGUER,PEDRO R &
DEL VALLE,PAOLA A
14854 SW 40 ST
DAVIE FL 33331

ANDERSON,TIMOTHY J & MICHELE
14923 SW 41 ST
DAVIE FL 33331

ARIAS,WASHINGTON M & IVETTE F
4391 SW 141 AVE
DAVIE FL 33330

AVILA,EDUARDO
4200 SW 141 AVE
DAVIE FL 33330

BARRANCO,CARLOS & MARY
ELLEN
4161 SW 141 AVE
DAVIE FL 33330

BRAMNICK,MARIA &
BRAMNICK,MARIO
15209 SW 41 ST
DAVIE FL 33331

BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE
FT LAUDERDALE, FL 33301-1801

BUSSIERE,TIMOTHY P & KAREN D
4289 SW 140 AVE
DAVIE FL 33330

CACERES,ANGEL & LAURA &
CACERES,NELLY
15036 SW 39 ST
DAVIE FL 33331

CALAFIORE,MICHAEL & JESSI
15377 SW 40 ST
DAVIE FL 33331

CARDENAS,REINALDO F & SHELBA
4311 SW 140 AVE
DAVIE FL 33330

CARRUYO,ISRAEL &
CARRUYO,MARIA
4246 SW 141 AVE
DAVIE FL 33330

CARVALHO,CARLOS A M &
LUCIANA C
15127 SW 40 ST
DAVIE FL 33331

CHARALAMBOUS,COSTAS & HELEN
15106 SW 40 ST
DAVIE FL 33331

CROSS,ANDRE D
1100 NW 45 TER
FORT LAUDERDALE FL 33313

CRUZ,PEDRO J & LUCANOE Y
15253 SW 40 ST
DAVIE FL 33331

DANGOND,MIGUEL & MARIA
15066 SW 39 ST
DAVIE FL 33331

DEMIRGIAN,THOMAS
4313 SW 141 AVE
DAVIE FL 33330

DIAZ,PORFIRIO & ERCILIA
14815 SW 40 ST
DAVIE FL 33331

DISLA,KHAIR
6990 SW 173 WAY
SOUTHWEST RANCHES FL 33331

DORN,MICHAEL B & ANNETTE
15338 SW 39 ST
DAVIE FL 33331

DUCLAS,REYNOLD & MARIE
MICHELLE
15148 SW 40 ST
DAVIE FL 33331

DUNCAN-WEAH,CLAR
15169 SW 40 ST
DAVIE FL 33331

ELLIS,EARL & ANNE
14910 SW 40 ST
DAVIE FL 33331

ENRIQUEZ,RICARDO & MARIA
4333 SW 140 AVE
DAVIE FL 33330

EPSTEIN,DIANE
15397 SW 40 ST
DAVIE FL 33331

FEDERAL INVESTMENTS COMPANY INC
5696 ALTON ROAD
MIAMI BEACH FL 33140

FLORIDA DEPT. OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33309-3421

FOUR OF A KIND INVEST INC &
M & M PETROLEUM INC
14810 GRIFFIN RD
DAVIE FL 33330

FREY,BRUCE J
14841 SW 40 ST
DAVIE FL 33331

GABEL,CHRISTOPHER L
OHFF,ERIC S
4377 SW 140 AVE
DAVIE FL 33330

GARCIA,GUSTAVO A &
CANAL,PATRICIA
14899 SW 41 ST
DAVIE FL 33331

GL HOMES OF DAVIE ASSOC IV LTD
1401 UNIVERSITY DR SUITE 200
CORAL SPRINGS FL 33071

GONZALEZ,FIDEL & AMINDA M
4121 SW 141 AVE
DAVIE FL 33330

GONZALEZ,JUAN CARLOS &
GONZALEZ,MAYLIN
4268 SW 141 AVE
DAVIE FL 33330

GRESS,KENNETH A & VIRGINIA
4221 SW 140 AVE
DAVIE FL 33330

GUERRERO,ANGELICA &
GUERRERO,JOSE
15220 SW 39 ST
DAVIE FL 33331

GUEVARA,MANUEL & LILIA
ALARCON
4378 SW 141 AVE
DAVIE FL 33330

HATTON,CRAIG A & CINDY R
4247 SW 141 AVE
DAVIE FL 33330

HERNANDEZ,MARIO &
BOTERO,HELENA
14875 SW 40 ST
DAVIE FL 33331

IMAGINATION FARMS COMM ASSN INC
12505 ORANGE DR STE 906
DAVIE FL 33330

INGRANDO,KATHRYN REV LIV TR
14895 SW 40 ST
DAVIE FL 33331

JACKSON,JOSE F & BELLIAMINOWA
15302 SW 39 ST
DAVIE FL 33331

JAISON,SUSAN
KUNJU,JAISON
4312 SW 141 AVE
DAVIE FL 33330

JAM,MARIA A
4357 SW 141 AVE
DAVIE FL 33330

JANSEN,BRIAN R &
JANSEN,TAMARA F
4141 SW 141 AVE
DAVIE FL 33330

JARAMILLO,GUSTAVO A &
YOLANDA
15274 SW 40 ST
DAVIE FL 33331

JEAN-BAPTISTE,EMILE & MARIE
15010 SW 40 ST
DAVIE FL 33331

JOHNSON,ALEXANDER A & GLENDA
15104 SW 39 ST
DAVIE FL 33331

KAIZEN,DINA & LAWRENCE
15090 SW 40 ST
DAVIE FL 33331

KELLY,ANNE E
14980 SW 39 ST
DAVIE FL 33331

KROHN,DAVID & CAROLYN
14886 SW 40 ST
DAVIE FL 333331

LE,THO DUC & HUONG THI VAN
4356 SW 141 AVE
DAVIE FL 33330

LEARY,MATTHEW J & GINA
4181 SW 141 AVE
DAVIE FL 33330

LEBEN FAMILY LTD PRTNR
6670 ESTERO BLVD #101
FORT MYERS BEACH FL 33931-4528

LEGRAND,CARLOS A &
VERBAL,BETTY
15142 SW 39 ST
DAVIE FL 33331

LIN,CHU LI
15055 SW 41 ST
DAVIE FL GS FL 33331

MANZANO,LUCIA
15073 SW 40 ST
DAVIE FL 33331

MESTRONI,RANIERI A &
ORJUELA,MARIA
14932 SW 40 ST
DAVIE FL 33331

MIELE,ANGELO & REBECCA
PO BOX 848006
PEMBROKE PINES FL 33084

MILRAD,ANGIE &
MILRAD,JEREMY
14973 SW 41 ST
DAVIE FL 33331

MONSALVE,JESUS J & MARLEI
14873 SW 41 ST
DAVIE FL 33331

MOREJON,JULIO & MARIA G
4201 SW 141 AVE
DAVIE FL 33330

MURIEL,CARLOS O & MARIA T
15376 SW 39 ST
DAVIE FL 33331

NARANG,VIJAY & ABHA
4291 SW 141 AVE
DAVIE FL 33330

NOVALES,ROALD & EILEEN
15316 SW 40 ST
DAVIE FL 33331

OBALLE,FERNANDO A & LOURDES
4223 SW 141 AVE
DAVIE FL 33330

OLANO,JUAN &
WIGHTMAN,KAREN
15053 SW 40 ST
DAVIE FL 33331

OLINICK,ADAM & STEPHANIE
14876 SW 39 ST
DAVIE FL 33331

PATASNIK,SCOTT K & STACEY E
15081 SW 41 ST
DAVIE FL 33331

PATEL,LATABEN S
15006 SW 39 ST
DAVIE FL 33331

PEDROSA,ROSANGELA M
15040 SW 40 ST
DAVIE FL 33331

PEREZ,GILBERTO & MAYRA
4379 SW 141 AVE
DAVIE FL 33330

POMERANTZ,ALLAN J & LINDA S
14999 SW 41 ST
DAVIE FL 33331

PRAZERES,JOSE A JR &
LAVINI,CARLA
15262 SW 39 ST
DAVIE FL 33331

RAMIREZ,RONALD M &
MAGDALINE R
15234 SW 40 ST
DAVIE FL 33331

REGENCY PROFESSIONAL CENTER INC
2500 WESTON ROAD #103
WESTON FL 33331

REGENCY SQUARE ASSOC LTD
1541 SUNSET DR STE 300
MIAMI FL 33143-5777

RIVERSTONE 294 LLC
15259 SW 41 STREET
DAVIE FL 33331

RIVERSTONE HOMEOWNERS ASSN INC
1401 UNIVERSITY DR #200
CORAL SPRINGS FL 33071

RODRIGUEZ,EUGENE & BARBARA
4267 SW 140 AVE
DAVIE FL 33330

RODRIGUEZ,JOSE G & SUSAN
4269 SW 141 AVE
DAVIE FL 33330

RODRIGUEZ,NIKI
14947 SW 41 ST
DAVIE FL 33331

RODRIGUEZ,ROBERTO I & MARIA D
15157 SW 41 ST
DAVIE FL 33331

ROMANO,VINCENT L & CAROL S
4399 SW 140 AVE
DAVIE FL 33330

ROMEU,HERIBERTO & NURY
15337 SW 40 ST
DAVIE FL 33331

ROSENBERG,JOSEPH & DONNA
14843 SW 41 ST
DAVIE FL 33331

S P FOOD INC
14100 SW 33 CT
DAVIE FL 33331

SADDI,NAVEEN
4180 SW 141 AVE
DAVIE FL 33330

SADRUDDIN,SULEMAN & LAILA
4245 SW 140 AVE
DAVIE FL 33330

SANTIDRIAN,RAUL & PAULA
14971 SW 40 ST
DAVIE FL 33331

SFASSIE,ELI & MYRA L REV TR
SFASSIE FAMILY II LTD PRTNR
9101 PHILLIPS GROVE TER
ORLANDO FL 32836

SHAH,ATUL A & PARUL A
4222 SW 141 AVE
DAVIE FL 33330

SIMPKIN,SAMUEL W & DONNA
14826 SW 39 ST
DAVIE FL 33331

SMITH,FRANCIS G & KAREN
15211 SW 40 ST
DAVIE FL 33331

SOTO,ANGEL & STACEY LAROCCA
4334 SW 141 AVE
DAVIE FL 33330

SOUTH BROWARD DRAINAGE DISTRICT
6591 SW 160 AVE
DAVIE FL 33331

SOUTH FLA WATER MGMT DIST
ATTN: LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416-4680

SPRIMONT,DANIELLE & PASCAL
15066 SW 40 ST
DAVIE FL 33331

STANBURY,DELROY A & OPAL K
15023 SW 40 ST
DAVIE FL 33331

SUERO,GUILLERMO & HEIDI
15356 SW 40 ST
DAVIE FL 33331

TANG,WAH & NORA
15025 SW 41 ST
DAVIE FL 33331

TATIS,MARK & CARMEN
4290 SW 141 AVE
DAVIE FL 33330

TINSLEY,MICHAEL R & NICOLE F
4355 SW 140 AVE
DAVIE FL 33330

TRINIDAD,WILFREDO & SONIA M
14817 SW 41 ST
DAVIE FL 33331

VAN KANTEN,JOSEPHINA
14945 SW 40 ST
DAVIE FL 33331

VARGAS,RAIFIZ &
URENA,BETTY
14850 SW 39 ST
DAVIE FL 33331

VILLEGAS,JUAN F & LAUREN A
14958 SW 40 ST
DAVIE FL 33331

WARREN HENRY AUTOMOBILES INC
20800 NW 2 AVE US HWY 441
MIAMI FL 33169

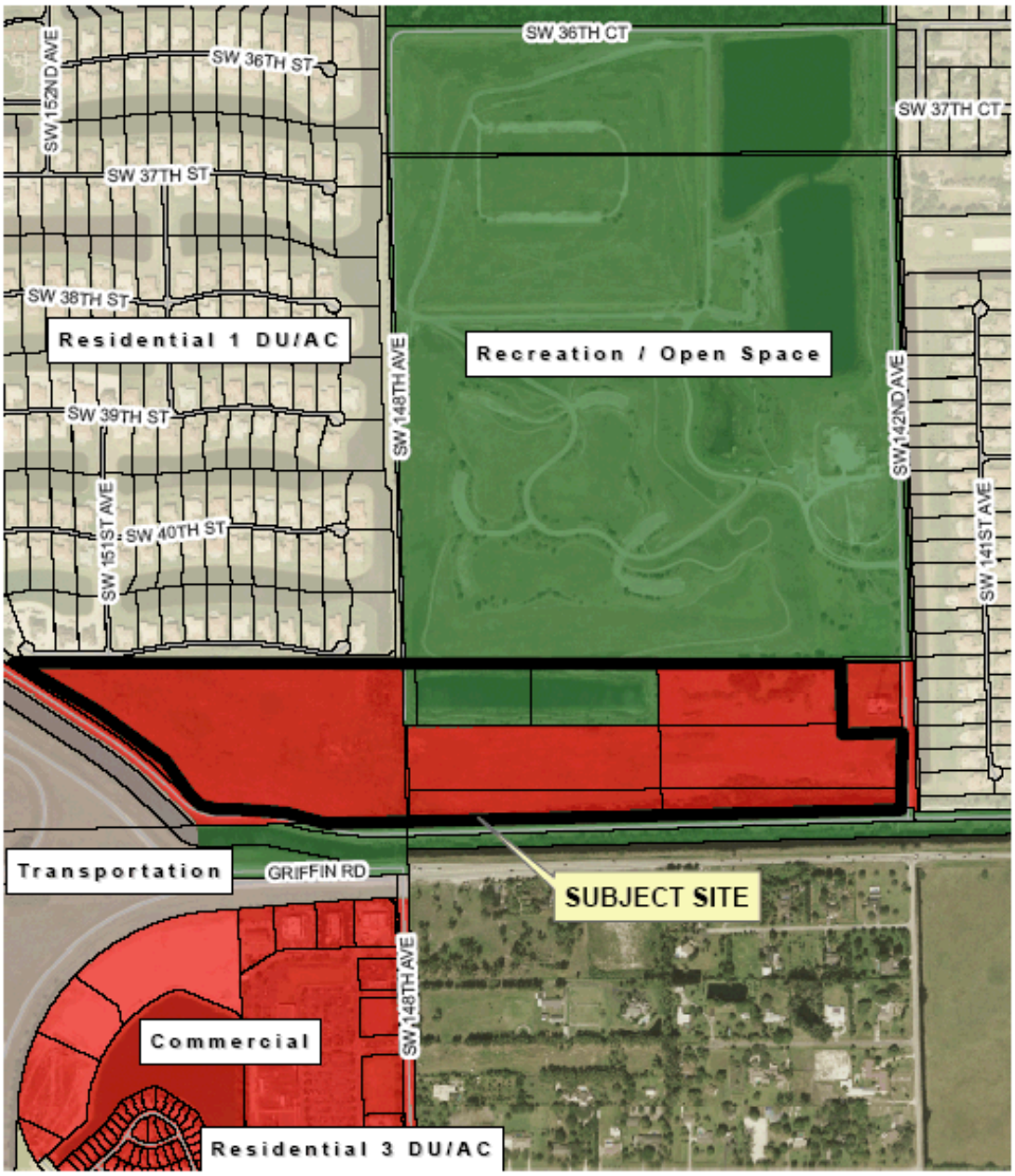
WEAVER,E JOHN &
WEAVER,ELIZABETH HEYAIME-KING
14984 SW 40 ST
DAVIE FL 33331

WHARTON,JENNIFER
14828 SW 40 ST
DAVIE FL 33331

WILSON,PAUL & ALICE
15192 SW 40 ST
DAVIE FL 33331

ZAMORA,DIANA
4335 SW 141 AVE
DAVIE FL 33330

Exhibit 5 (*Future Land Use Map*)



Date Flown:
12/2004

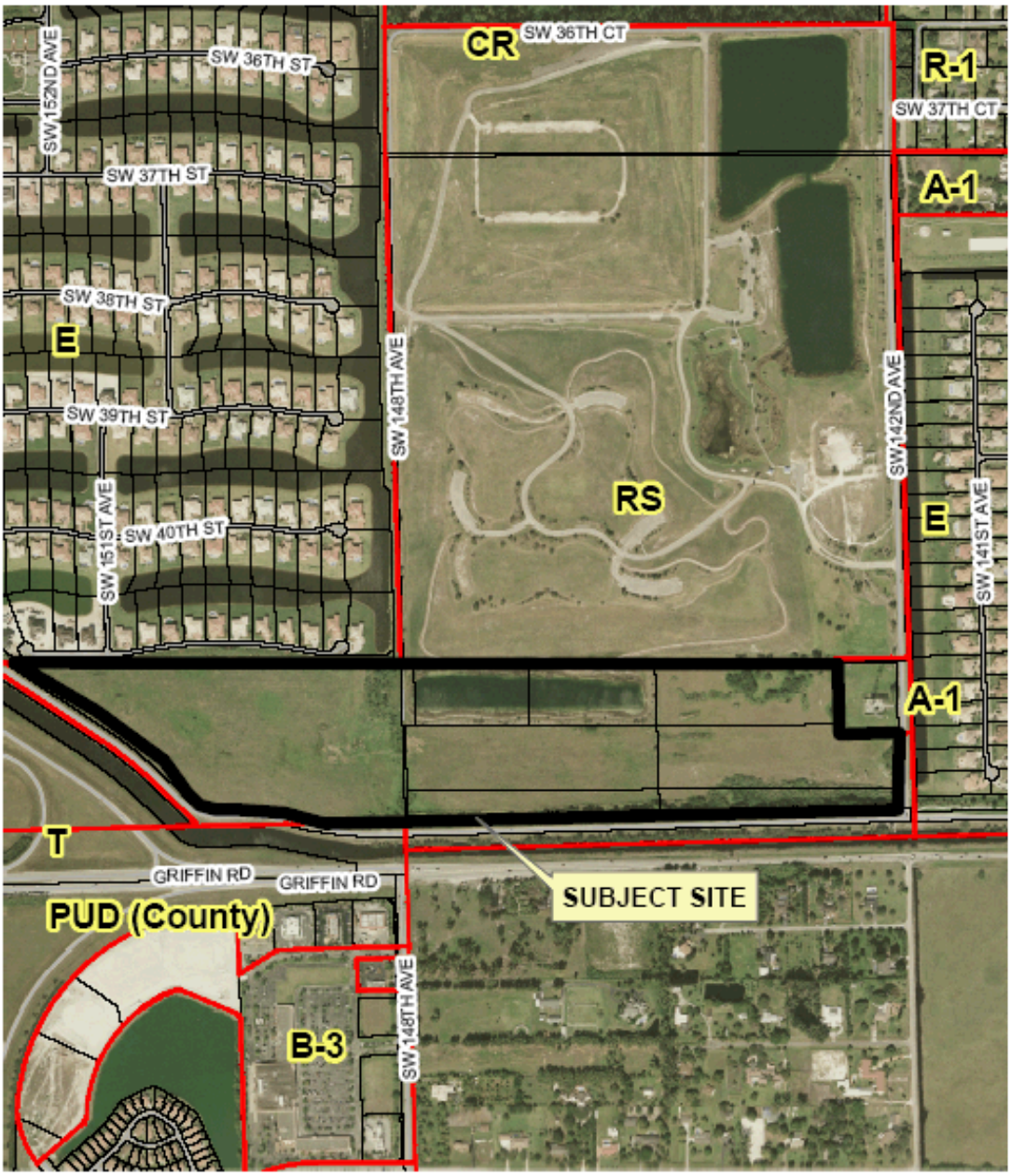
0 400 800 1,600 Feet

Prepared by the Town of Davie GIS Division

Future Land Use Map

Prepared by: ID
Date Prepared: 12/15/06

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



Date Flown:
12/2004

0 400 800 1,600 Feet

Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 12/15/06