

**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:** Ingrid Allen, Planner II

**SUBJECT:** LA 8-1-06/LA 8-2-06 – Adoption of Future Land Use Plan  
Amendments for the Annexed areas of Pine Island Ridge and United Ranches.

**AFFECTED DISTRICT:** 1 & 3

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ADOPTING APPLICATIONS LA 08-01-06 AND LA 08-02-06, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP BOUNDARIES TO DEPICT THE PINE ISLAND RIDGE AND UNITED RANCHES AREAS THAT WERE ANNEXED INTO THE TOWN OF DAVIE IN 2006; ASSIGNING TOWN OF DAVIE LAND USE PLAN DESIGNATIONS TO THE ANNEXED AREAS CONSISTENT WITH THEIR BROWARD COUNTY LAND USE PLAN DESIGNATIONS PRIOR TO ANNEXATION; BY SPECIFICALLY INCORPORATING THE PRIOR BROWARD COUNTY LAND USE PLAN DESIGNATIONS OF RESIDENTIAL-IRREGULAR 6.380, AND RECREATION AND OPEN SPACE FOR THE PINE ISLAND RIDGE AREA TO TOWN OF DAVIE LAND USE PLAN DESIGNATIONS OF RESIDENTIAL-IRREGULAR 6.380, AND RECREATION AND OPEN SPACE; BY SPECIFICALLY INCORPORATING THE PRIOR BROWARD COUNTY LAND USE PLAN DESIGNATIONS OF ESTATE RESIDENTIAL AND LOW THREE (3) RESIDENTIAL FOR THE UNITED RANCHES AREA TO TOWN OF DAVIE LAND USE PLAN DESIGNATIONS OF ESTATE RESIDENTIAL AND LOW THREE (3) RESIDENTIAL; ALL AREAS ARE MORE PARTICULARLY DESCRIBED ON THE LEGAL DESCRIPTIONS INDICATED IN APPLICATIONS LA 08-01-06 AND LA 08-02-06; TRANSMITTING THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** On September 15, 2006 the areas of Pine Island Ridge and United Ranches were officially annexed into the Town of Davie. As a result of these annexations, the Town is required to amend the Future Land Use Plan Map boundaries of

the Town's Comprehensive Plan so that these annexed areas are properly depicted. The proposed amendments to the Comprehensive Plan will not change the land use designations in place prior to the annexations, but will merely incorporate them into the Town's Future Land Use Plan Map.

The first reading of this proposed ordinance was approved by Town Council on June 6, 2007. As a result, staff transmitted to the Department of Community Affairs (DCA) a proposed plan amendments package to include LA 08-01-06 Pine Island Ridge and LA 08-02-06 United Ranches as well as LA(TXT) 4-2-07 increased DRI thresholds. On September 27, 2007, the Town received a letter from DCA indicating that after a preliminary review of the proposed Comprehensive Plan amendment package, a formal review need not take place for consistency with Chapter 163, F.S., and Rule 9J-5, F.A.C. In addition, DCA had not received any recommendation for review from the South Florida Regional Planning Council (SFRPC) or any affected person regarding the proposed amendment package. Therefore, the Objections, Recommendations and Comments (ORC) report is waived and the Town may proceed to immediately adopt the amendment. The second reading of this ordinance, the item before you tonight, will be to adopt these Comprehensive Plan amendments.

**PREVIOUS ACTIONS:** At the September 6, 2006 Town Council meeting, Vice-Mayor Crowley made a motion, seconded by Councilmember Paul, to approve an interlocal agreement with Broward County for the annexation of Pine Island Ridge. (Motion carried 5-0).

At the September 6, 2006 Town Council meeting, Vice-Mayor Crowley made a motion, seconded by Councilmember Paul, to approve an interlocal agreement with Broward County for the annexation of United Ranches. (Motion carried 5-0).

At the June 6, 2007 Town Council meeting, Councilmember Starkey made a motion, seconded by Councilmember Crowley, to approve LA 08-01-06 & LA 08-02-06. (Motion carried 5-0).

**CONCURRENCES:** At the May 9, 2007 Local Planning Agency meeting, Vice-Chair McLaughlin made a motion, seconded by Mr. Stevens, to approve. (Motion carried 5-0).

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

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

**Attachment(s):** Ordinance, Staff Report, Land Use Plan Amendment applications

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ADOPTING APPLICATIONS LA 08-01-06 AND LA 08-02-06, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP BOUNDARIES TO DEPICT THE PINE ISLAND RIDGE AND UNITED RANCHES AREAS THAT WERE ANNEXED INTO THE TOWN OF DAVIE IN 2006; ASSIGNING TOWN OF DAVIE LAND USE PLAN DESIGNATIONS TO THE ANNEXED AREAS CONSISTENT WITH THEIR BROWARD COUNTY LAND USE PLAN DESIGNATIONS PRIOR TO ANNEXATION; BY SPECIFICALLY INCORPORATING THE PRIOR BROWARD COUNTY LAND USE PLAN DESIGNATIONS OF RESIDENTIAL-IRREGULAR 6.380, AND RECREATION AND OPEN SPACE FOR THE PINE ISLAND RIDGE AREA TO TOWN OF DAVIE LAND USE PLAN DESIGNATIONS OF RESIDENTIAL-IRREGULAR 6.380, AND RECREATION AND OPEN SPACE; BY SPECIFICALLY INCORPORATING THE PRIOR BROWARD COUNTY LAND USE PLAN DESIGNATIONS OF ESTATE RESIDENTIAL AND LOW THREE (3) RESIDENTIAL FOR THE UNITED RANCHES AREA TO TOWN OF DAVIE LAND USE PLAN DESIGNATIONS OF ESTATE RESIDENTIAL AND LOW THREE (3) RESIDENTIAL; ALL AREAS ARE MORE PARTICULARLY DESCRIBED ON THE LEGAL DESCRIPTIONS INDICATED IN APPLICATIONS LA 08-01-06 AND LA 08-02-06; TRANSMITTING THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2005, the Florida Legislature afforded an election for both Pine Island Ridge and United Ranches residents to determine whether they wanted to be annexed into the Town of Davie; and

WHEREAS, elections were held on March 14, 2006 for the residents of Pine Island Ridge and July 5, 2006 for the residents of United Ranches; and

WHEREAS, residents of United Ranches voted, 64% to 34%, to join the Town of Davie and residents of Pine Island Ridge voted, 83% to 17%, to join the Town of Davie; and

WHEREAS, the Town Council of the Town of Davie wishes to amend the Future Land Use Plan Map of the Comprehensive Plan to officially depict the annexed areas of Pine Island Ridge and United Ranches and assign Town of Davie Land Use Plan

designations to the properties, consistent with the Broward County Land Use Plan designations existing prior to annexation; and

WHEREAS, the Local Planning Agency of the Town of Davie held a public hearing duly advertised as required by Chapter 163.3184, F.S. on May 9, 2007; and

WHEREAS, the Town Council of the Town of Davie held a public hearing duly advertised as required by Chapter 163.3184, F.S. on June 6, 2007 and on the date of adoption of this Ordinance.

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

SECTION 1. That the Future Land Use Plan Map of the Comprehensive Plan heretofore approved for transmittal by the Town Council be and the same is hereby amended to show the properties described by reference in Exhibit "A," herein, as being within the corporate limits of the Town of Davie.

SECTION 2. That the lands described in Section 1 herein are assigned Town of Davie Future Land Use Plan designations equivalent to the Broward County Land Use Plan designations assigned to said lands prior to annexation, as indicated in Exhibit "A".

SECTION 3. That the Town Administrator or designee is authorized to transmit the map amendment to the Florida Department of Community Affairs for review.

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 5. 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 6. The Town Clerk is directed to transmit a certified copy of this amendment to the Broward County Planning Council with a request that the Council recertify the Town of Davie Future Land Use Plan.

SECTION 7. The effective date of this plan amendment shall be:

- (a) The date a notice of intent is issued by the Department of Community Affairs or the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.
- (b) The date of recertification by the Broward County Planning Council. In the event the recertification is rejected, altered or modified, that portion of the Ordinance applicable to the plan amendment so rejected, altered or modified shall be void and of no effect and the remainder of the Ordinance shall be effective.

PASSED ON FIRST READING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2007

PASSED ON SECOND READING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2007

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

ATTEST:

TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007



Development Services Department  
Planning & Zoning Division

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6591 ORANGE DRIVE ÿ DAVIE, FLORIDA 33314-3399  
PHONE: 954.797.1103 ÿ FAX: 954.797.1204 ÿ WWW.DAVIE-FL.GOV

**PZ 10-22-07**

**TO:** Mayor & Councilmembers

**THRU:** Gary Shimun, Town Administrator  
Mark Kutney, AICP, Development Services Director  
Marcie Nolan, Acting Planning and Zoning Manager

**FROM:** Ingrid Allen, Planner II

**SUBJECT:** LA 8-1-06/LA 8-2-06 – Adoption of Future Land Use Plan Amendments for the Annexed areas of Pine Island Ridge and United Ranches.

**AFFECTED DISTRICT:** 1 & 3

**TITLE OF AGENDA ITEM:**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ADOPTING APPLICATIONS LA 08-01-06 AND LA 08-02-06, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP BOUNDARIES TO DEPICT THE PINE ISLAND RIDGE AND UNITED RANCHES AREAS THAT WERE ANNEXED INTO THE TOWN OF DAVIE IN 2006; ASSIGNING TOWN OF DAVIE LAND USE PLAN DESIGNATIONS TO THE ANNEXED AREAS CONSISTENT WITH THEIR BROWARD COUNTY LAND USE PLAN DESIGNATIONS PRIOR TO ANNEXATION; BY SPECIFICALLY INCORPORATING THE PRIOR BROWARD COUNTY LAND USE PLAN DESIGNATIONS OF RESIDENTIAL-IRREGULAR 6.380, AND RECREATION AND OPEN SPACE FOR THE PINE ISLAND RIDGE AREA TO TOWN OF DAVIE LAND USE PLAN DESIGNATIONS OF RESIDENTIAL-IRREGULAR 6.380, AND RECREATION AND OPEN SPACE; BY SPECIFICALLY INCORPORATING THE PRIOR BROWARD COUNTY LAND USE PLAN DESIGNATIONS OF ESTATE RESIDENTIAL AND LOW THREE (3) RESIDENTIAL FOR THE UNITED RANCHES AREA TO TOWN OF DAVIE LAND USE PLAN DESIGNATIONS OF ESTATE RESIDENTIAL AND LOW THREE (3) RESIDENTIAL; ALL AREAS ARE MORE PARTICULARLY DESCRIBED ON THE LEGAL DESCRIPTIONS INDICATED IN APPLICATIONS LA 08-01-06 AND LA 08-02-06; TRANSMITTING THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

In 2005, the Florida Legislature afforded an election for both Pine Island Ridge and United Ranches residents to determine whether they wanted to be annexed into the Town of Davie. Subsequently, elections were held on March 14, 2006 for the Pine Island Ridge area and on July 5, 2006 for the United Ranches area. Residents of United Ranches voted, 64% to 34%, to join the Town of Davie and residents of Pine Island Ridge voted, 83% to 17%, to join the Town of Davie.

On September 15, 2006 the areas of Pine Island Ridge and United Ranches were officially annexed into the Town of Davie. As a result of these annexations, the Town is required to amend the Future Land Use Plan Map boundaries of the Town's Comprehensive Plan so that these annexed areas are properly depicted.

The Comprehensive Plan amendment process includes two (2) phases: the proposed phase and the adopted phase. On June 6, 2007 Town Council approved the proposed amendments LA 08-01-06 Pine Island Ridge and LA 08-02-06 United Ranches. As a result, staff transmitted to the Department of Community Affairs (DCA) a proposed plan amendments package to include LA 08-01-06 Pine Island Ridge and LA 08-02-06 United Ranches as well as LA(TXT) 4-2-07 increased DRI thresholds. On September 27, 2007, the Town received a letter from DCA indicating that after a preliminary review of the proposed Comprehensive Plan amendment package, a formal review need not take place for consistency with Chapter 163, F.S., and Rule 9J-5, F.A.C. In addition, DCA had not received any recommendation for review from the South Florida Regional Planning Council (SFRPC) or any affected person regarding the proposed amendment package. Therefore, the Objections, Recommendations and Comments (ORC) report is waived and the Town may proceed to immediately adopt the amendments. The item before you tonight is the second reading of the ordinance whereby the Comprehensive Plan amendments are adopted. The adopted plan amendments will be submitted, once again, to DCA and the appropriate reviewing agencies. DCA will then issue a Notice of Intent indicating whether the amendments are in compliance or not.

**RECOMMENDATION(S):** Staff recommends approval of this Ordinance.

**Attachments:** Pine Island Ridge Land Use Plan Amendment application, United Ranches Land Use Plan Amendment Application

**PINE ISLAND RIDGE  
ANNEXATION**

**APPLICATION FOR AMENDMENT TO THE TOWN OF DAVIE  
LAND USE PLAN**

## **TABLE OF CONTENTS**

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	<i>Page</i>
1. <i>Land Use Plan Designations</i>	2
2. <i>Applicant</i>	2
3. <i>Legal Description</i>	2
4. <i>Reason for Amendment Request</i>	3
5. <i>Existing and Proposed Uses</i>	3
6. <i>Analysis of Public Facilities and Services</i>	4
A. <i>Sanitary Sewer</i>	4
B. <i>Potable Water</i>	5
C. <i>Drainage</i>	5
D. <i>Solid Waste</i>	7
E. <i>Recreation and Open Space</i>	7
F. <i>Traffic Circulation</i>	8
G. <i>Mass Transit</i>	9
7. <i>Analysis of Natural and Historic Resources</i>	9
8. <i>Land Use Compatibility</i>	10
9. <i>Consistency with GOP's of the Town's Comprehensive Plan</i>	10
10. <i>Population Projections</i>	10
11. <i>Fire Protection</i>	11
12. <i>Police Protection</i>	11
13. <i>School Site and Pupil Generation</i>	11
14. <i>Additional Support Documents</i>	11

### **EXHIBITS**

<i>Location Map</i>	<i>A</i>
<i>Current Future Land Use Designation</i>	<i>B</i>
<i>Proposed Future Land Use Designation</i>	<i>C</i>
<i>Zoning</i>	<i>D</i>

### **APPENDIX**

<i>List of Property Owners</i>	<i>I</i>
<i>Legal Description</i>	<i>II</i>
<i>Regional Water &amp; Wastewater Utility</i>	<i>III</i>
<i>Drainage District Letter</i>	<i>IV</i>
<i>Mass Transit Letter</i>	<i>V</i>

TOWN OF DAVIE USE ONLY

Petition Number: \_\_\_\_\_

Initial Fee: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Received By: \_\_\_\_\_

**Land Use Plan Amendment  
Application  
Planning and Zoning Division  
Development Services Department**

Information must be typed and notarized  
Make checks payable to Town of Davie

  X   TOWN OF DAVIE LAND USE PLAN AMENDMENT

           BROWARD COUNTY & TOWN OF DAVIE LAND USE PLAN  
AMENDMENT

**PUBLIC HEARINGS**

(To be filled in by the Town)

LOCAL PLANNING AGENCY \_\_\_\_\_ PUBLICATION DATE

\_\_\_\_\_

RECOMMENDATION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TOWN COUNCIL \_\_\_\_\_ ACTION \_\_\_\_\_

PUBLICATION \_\_\_\_\_

TOWN COUNCIL \_\_\_\_\_ ACTION \_\_\_\_\_

PUBLICATION \_\_\_\_\_

BROWARD COUNTY PLANNING COUNCIL \_\_\_\_\_ ACTION

\_\_\_\_\_

BROWARD COUNTY PLANNING COUNCIL \_\_\_\_\_ ACTION

\_\_\_\_\_

BROWARD COUNTY COMMISSION \_\_\_\_\_ ACTION

\_\_\_\_\_

BROWARD COUNTY COMMISSION \_\_\_\_\_ ACTION

\_\_\_\_\_

Notices Sent: \_\_\_\_\_

Replies: \_\_\_\_\_

**APPLICATION**

**I. LAND USE PLAN DESIGNATIONS:**

	<u>Existing</u>	<u>Requested</u>
Town of Davie Plan <b>Irregular 6.380</b>	<b>NA</b>	<b>Residential</b> <b>Recreation</b>
<b>Open Space</b>		
Broward County Plan <b>Irregular 6.380</b>	<b>Residential Irregular 6.380</b>	<b>Residential</b> <b>Recreation</b>
<b>Open Space</b>	<b>Recreation Open Space</b>	<b>Recreation</b>

**II. APPLICANT:**

Name: **TOWN OF DAVIE**  
Address: **6591 Orange Drive, Davie, FL 33314**  
Telephone: **(954) 797- 1074**  
Relationship to Property: **Municipality (governing body)**

**PROPERTY OWNER(S):**

Name: **See List of Property Owners (Appendix I)**  
Address:  
Telephone:

Does the applicant and/or representative own any of the property that is the subject of this application?                    YES                     NO

If yes, describe interest: The Town of Davie through a legislative mandate annexed the said property

- a)            Gross Acreage: **498**                    Net Acreage: **481.73**
- b)            Delineate on survey and attach to application

**BROWARD COUNTY TAX FOLIO NUMBER(S):    16-11-196811-54C**

**FED ID# 596046527**

**III. LEGAL DESCRIPTION:** (Sealed survey indicating gross and net acreage must be submitted with application)

See attached Appendix II

**PROPERTY LOCATION:** Generally located on

North side of **SW 24<sup>th</sup> Street**

South side of **I -595 / SR 84**

East side of **Nob Hill Road**

West side of **Pine Island Road**

**IV. APPLICANT'S REASON(S) FOR AMENDMENT REQUEST:**

*(Use additional sheets as necessary)*

**The Town through Legislative mandate annexed the said property.**

**V. APPLICATION CHECKLIST FOR LOCAL LAND USE PLAN**

**AMENDMENT:** The application shall address the following items in the format of the attached checklist.

1. **EXISTING AND PROPOSED USES**

A. Current and proposed Land Use Plan designation(s) for the amendment site. If multiple designations, describe acreage within each designation.

<b><u>Current Land Use Plan designation</u></b>	<b><u>Proposed Land Use Plan designation</u></b>
<b>Residential Irregular 6.380 (398 acres)</b>	<b>Residential Irregular 6.380</b>
<b>Recreation and Open Space (100 acres)</b>	<b>Recreation and Open Space</b>

B. Current land use designations for the surrounding properties.

North: **Commercial, Transportation, Residential 5 DU/AC**

South: **Special Classification Residential 3.6 DU/AC**

East: **Residential 10 DU/AC**

West: **Residential 1 & 3.4 DU/AC, Commercial**

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.

**The amendment site is located within flexibility zone 100. Flexibility provisions of the Broward County Land Use Plan have been used on this flexibility zone and submitted for recertification to the Broward County Planning Council. However, since the amendment site has been annexed with the existing uses as they are, they match in its integrity the current**

**Broward County Land Use Plan. New applications of flexibility provisions will be submitted to the Broward county Planning Council for recertification as they occur.**

D. Existing use of amendment site and adjacent areas.

**Existing Use of amendment site:**  
**Single and multi-family dwelling**

**Surrounding Uses:**  
**North: Single family dwelling, I-595, shopping plaza**  
**South: Single family dwelling**  
**East: Mobile Home Park**  
**West: Single family dwelling**

E. Proposed use of the amendment site including square footage and/or dwelling unit count proposed for each parcel.

**The amendment site has been annexed into the Town of Davie whereby existing land use designations will remain as is.**

2. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service.

A. Sanitary Sewer Analysis

1. Identify whether the site is currently and/or proposed to be serviced by septic tanks.

**Pine Island Ridge – No septic tanks. See attached letter from City of Sunrise- Appendix III.**

2. Identify the sanitary sewer facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on plant capacity, and committed plant capacity.

**Pine Island Ridge – Serviced by City of Sunrise sanitary sewer facilities. There are three wastewater plants currently on line: Springtree with a capacity of 10 MGD, Sawgrass with a capacity of 20 MGD, and Southwest Utility Facility with a capacity of 0.45 MGD**

3. Identify the change in demand on plant capacity resulting from this amendment. Provide calculations, including anticipated demand per square foot\* or dwelling units.

N/A

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan. Provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

**Pine Island Ridge – Serviced by City of Sunrise wastewater facilities. The current capacity for the City of Sunrise service area is 30.45 MGD. The current demand for the Springtree, Sawgrass, and Southwest facilities is 22.05 MGD with a projected demand for the year 2010 of 24.2 MGD. The projected demand is based upon the 1995 Water and Wastewater Master Plan prepared by Montgomery Watson.**

5. Provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.

**Pine Island Ridge – Serviced by City of Sunrise sanitary sewer facilities. Please see attached letter from City of Sunrise.**

6. Letter from utility verifying the information on items 1-5 above.

**See attached letter from City of Sunrise – Appendix III.**

#### B. Potable Water Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**Pine Island Ridge – Serviced by City of Sunrise water facilities**

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.

**Pine Island Ridge – Serviced by City of Sunrise water facilities. There are three water plants currently on line: the Springtree, Saw grass, and SouthWest facility with a capacity of 44.0 MGD. The current demand for the Springtree, Sawgrass, and Southwest facilities is 27.34 MGD. Current capacity for the City of Sunrise water system is 44.0 MGD along with a 5 MGD standby capacity at the Park City Plant.**

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

**Pine Island Ridge – Serviced by City of Sunrise water facilities. See attached letter from City of Sunrise – Appendix III.**

4. Identify the change in potable water demand resulting from this amendment - provide calculations including anticipated demand per square foot or dwelling units.

N/A

5. Identify the projected capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

**Pine Island Ridge – Serviced by City of Sunrise water facilities. See attached letter from City of Sunrise – Appendix III.**

6. Provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.

**Pine Island Ridge – Serviced by City of Sunrise sanitary sewer facilities. See attached letter from City of Sunrise – Appendix III.**

7. Letter from utility verifying the information in items 1-6 above.

**See attached letter from City of Sunrise – Appendix III.**

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**The SFWMD has no level of service for Pine Island Ridge. The Central Broward Water Control District (CBWCD) maintains stormwater management design criteria for the Pine Island Ridge area. The design criteria can be found at the web link: <http://www.centralbrowardwcd.org/criteria.htm>. In the Town's Evaluation and Appraisal Report (EAR) the level of service for water management shall consist of the following minimum criteria:**

**-Federal Emergency Management Administration (FEMA) criteria for minimum floor elevations of building sites, floodplain protection provisions.**

**-Maximum allowable discharge of 1.5 inch per acre per day.**

**-Located in FEMA Flood Zones AH within base flood elevation of 5 & 6 ft. Small part of area is a X Zone.**

2. Identify the drainage systems serving the service area in which the amendment is located.

**The Broward County area is considered a natural groundwater aquifer recharge area for the Biscayne Aquifer. The Pine Island Ridge area is located in the eastern basin and is controlled by a pump station on the C-11 canal. This structure can be opened to control local storms or equalize water levels in the east basin. The Pine Island Ridge area utilizes large retention areas onsite to control its stormwater from its roadways and parking lot areas. The single family homes on the development retain their own onsite drainage. The drainage system for Pine Island is best identified by SFWMD Environmental Resource Permit (EPR) number 06-00218-S.**

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**SFWMD does not have anything planned currently in the Pine Island Ridge area.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**The Pine Island Ridge area currently has 5 (five) SFWMD Environmental Resource Permits (EPR's) on file. The following application numbers are on file: X000009958, X000009957, X000009956, X000009955 & 10258-B.**

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area,

elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Design elements for the respective SWMS's are discussed in the detail with the ERP.**

6. Letter from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above.

**See attached letter Appendix IV.**

D. Solid Waste

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**The service level and service provider for Pine Island Ridge will stay the same as it was prior to annexation. This includes twice a week garbage pickup, once a week recycling pickup and once a month bulk pickup where permitted.**

2. Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.

**All facilities such as the Interim Contingency Landfill, the North, Central and South Trash Transfer stations, the Material Recovery Facility, and the North and South Waste to Energy Plants are county run facilities and as such are used by all Interlocal Agreement member municipalities, including both Pine Island Ridge which was a member previous to annexation. The solid waste generation has always been factored into the total growth capacity, so there would be no additional impact.**

3. Identify the change in demand resulting from this amendment. Provide calculations including assumed demand per square foot or dwelling unit.

**There is very little impact to the Town as a result of this annexation. The service is provided by the same hauler that provided the collection and disposal of solid waste to the community prior to annexation.**

4. Letter from service provider verifying the information in items 1-3 above.

**The information is provided from Town of Davie (the applicant)**

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

**The Level of Service (LOS) standard Broward County has adopted for local and regional parks is 3 acres per 1000 residents. The most current level of service for Pine Island Ridge (based on 2000 population figures) is 15.6 acres per 1000 residents.**

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

**The 20 acre regional park known as the Pine Island Ridge Conservation Area currently services the annexed area and is considered a natural conservation area.**

3. Quantify the change in need for park acreage resulting from this amendment.

**The amendment site will not require additional park acreage as a means of meeting adopted LOS standards for the Town of Davie. With a 2000 population at 5,199 and 20 acres of park, the amendment site currently exceeds Broward County's adopted LOS for parks (3 acres per 1000 residents). The amendment site would not affect the Town from maintaining its adopted LOS for parks (10 acres per 1,000 population). Currently, the Town's LOS for parks and open space is 25.85 acres per 1,000 population. According to the adopted 2005 Evaluation and Appraisal Report of the Town's Comprehensive Plan, in 2005 the Town had 849.65 acres of parks and open space that exceeded the Town's LOS. Therefore, the proposed amendment does not require additional park acreage to meet the Town's adopted LOS.**

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources, and other relevant information.

**According to the Broward County Environmental Protection Department, there are no planned capacity expansions for the Pine Island Ridge area.**

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

**The change in property ownership does not impact the roadways or the traffic volumes.**

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the 2015 planning horizons. Please utilize average daily traffic volumes per the Transportation Element of the Town of Davie Comprehensive Plan.

**The change in property ownership does not impact the roadways or the traffic volumes.**

3. Analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the 2015 planning horizons.

**The change in property ownership does not impact the roadways or the traffic volumes.**

4. Provide any transportation studies relating to this amendment, as desired.

**There are none.**

G. Mass Transit Analysis

1. Identify the mass transit modes serving the amendment area.

**Town of Davie has been serving this area thru a community bus for the past three years. There are Two 2 buses that go into Pine Island Ridge 6 days a week, between the hours of 6:07 am and 7:50 pm. These buses link up to Broward County busses #2, #12, #22, #30 #56 and #88 at the West Regional Broward County Bus Terminal. They also link up with our eastern community bus route at two points on the route. The green route will eventually link up to the Broward Community College free Tri-Rail bus and the South Florida Education Center internal bus. Additionally , the buses link to the Plantation and Cooper city shuttles, as well. Buses that run through Pine Island Ridge Condominiums have a headway of 45 minutes and a round trip of 1-1/2 hours. The buses service supermarkets, libraries, pharmacies, shopping centers, the Broward Mall and the west Regional bus terminal.**

2. Identify the change in demand resulting from this amendment.  
N/A

3. Identify the existing and planned mass transit routes and scheduled service (headway) for the amendment area.

**See attached letter Appendix V.**

4. Letter from service provider verifying the information in items 1-3 above.

**The above information was provided by Town of Davie Community Bus services division.**

5. Describe how the proposed amendment furthers or is consistent with the concept of a “transit-oriented development”.

**N/A. The amendment site has been annexed into the Town of Davie whereby existing land use designations, Residential Irregular 6.380 and Recreation Open Space, will remain as is.**

3. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will protect or mitigated. Staff may request additional information from the Department of Planning and Environmental Protection and the Broward County Historical Commission regarding the amendment’s impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

**Not applicable. The Town of Davie will not be changing the Land Use designations of the annexed area. The area will merely change from an Unincorporated Broward County Land use to Town of Davie Land use.**

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

B. Archaeological sites listed on the Florida Master Site File.

C. Wetlands.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

E. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

G. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

H. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

4. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**The land use designations for the Pine Island Ridge amendment site are Irregular Residential 6.380 DU/AC and Recreation and Open Space. These land uses categories are consistent with existing and future land uses of the surrounding communities. The amendment site is adjacent to existing residential communities to the north, south, east and west. Density of these communities varies from Residential 1 DU/AC to Residential 10 DU/AC.**

5. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE TOWN OF DAVIE COMPREHENSIVE PLAN

List of objectives and policies of the Town of Davie Comprehensive Plan which the proposed amendment furthers.

**Capital Improvement Element, Policy 3.6: The Town will support economic development and the annexation of residential, commercial, and industrial parcels, provided such annexation is consistent with the Goals, Objectives and Policies of this Plan.**

**Intergovernmental Coordination Element, Policy 5.1: The Town shall coordinate with Broward County in the annexation of land currently within the unincorporated area.**

6. POPULATION PROJECTIONS FOR THE TOWN OF DAVIE

A. Population projections for the year 2010 planning horizon.

**96,282 (Source: 2000 Forecast by Broward County)**

B. Population projections resulting from proposed land use (if applicable).

N/A

C. Using population projections for the year 2010 planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

N/A

7. FIRE PROTECTION

Address the availability of essential services for the 2015 planning horizon.

**Comments to be provided.**

8. POLICE PROTECTION

Address the availability of essential services for the 2015 planning horizon.

**There are seven (7) new Police office positions which have been added as a result of the annexation, these officers will be assigned to Pine Island Ridge community. The Town of Davie projected estimates for 2.5 police officers per one thousand house hold and will increase staff accordingly.**

9. SCHOOL SITE AND PUPIL GENERATION

Address the availability of essential services for the 2015 planning horizon.

**Currently, there are no public schools located within the Pine Island Ridge annexed area.**

10. ADDITIONAL SUPPORT DOCUMENTS

Other support documents or summary of support documents on which the proposed amendment is based.

**None.**

11. PLAN AMENDMENT COPIES

A. Five (5) copies for the Town of Davie.

B. Additional copies will be requested for the Local Planning Agency and Town Council meetings.

PETITION #: LA 8-01-06

OWNER'S NAME(S) (PRINT)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

ADDRESS

CITY, STATE, ZIP CODE

TELEPHONE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

SIGN: \_\_\_\_\_

PRINT: \_\_\_\_\_

My Commission Expires:

Gary Shimun  
APPLICANT'S NAME (PRINT)

Gary Shimun  
APPLICANT'S SIGNATURE

12591 Orange Dr  
ADDRESS

Danie, FL 33314  
CITY, STATE, ZIP CODE

TELEPHONE

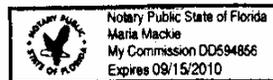
The foregoing instrument was acknowledged before me this 8 day of August, 2007, by Gary Shimun who is personally known to me as has produced Personally known to me as identification and who did take an oath.

NOTARY PUBLIC:

SIGN: Maria Mackie

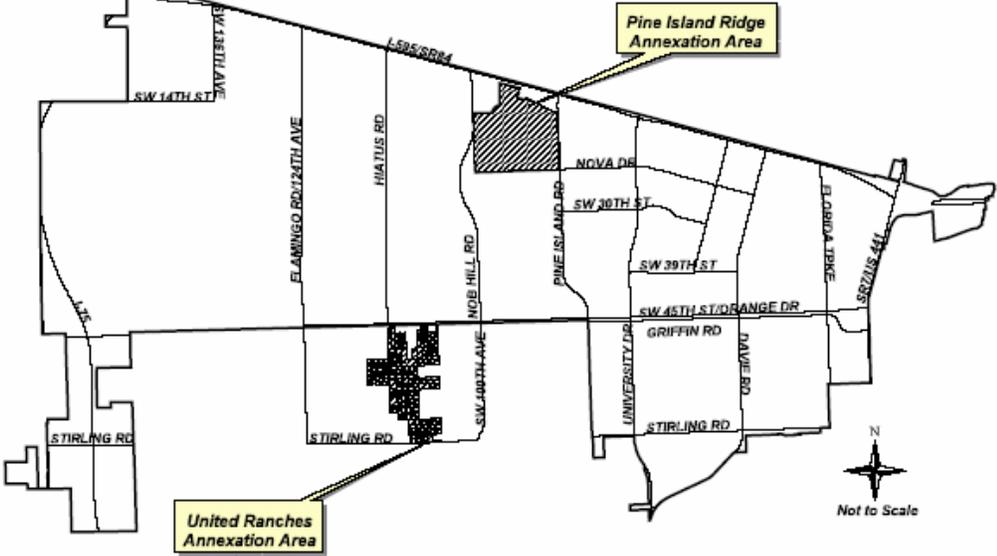
PRINT: MARIA MACKIE

My Commission Expires:

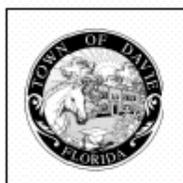
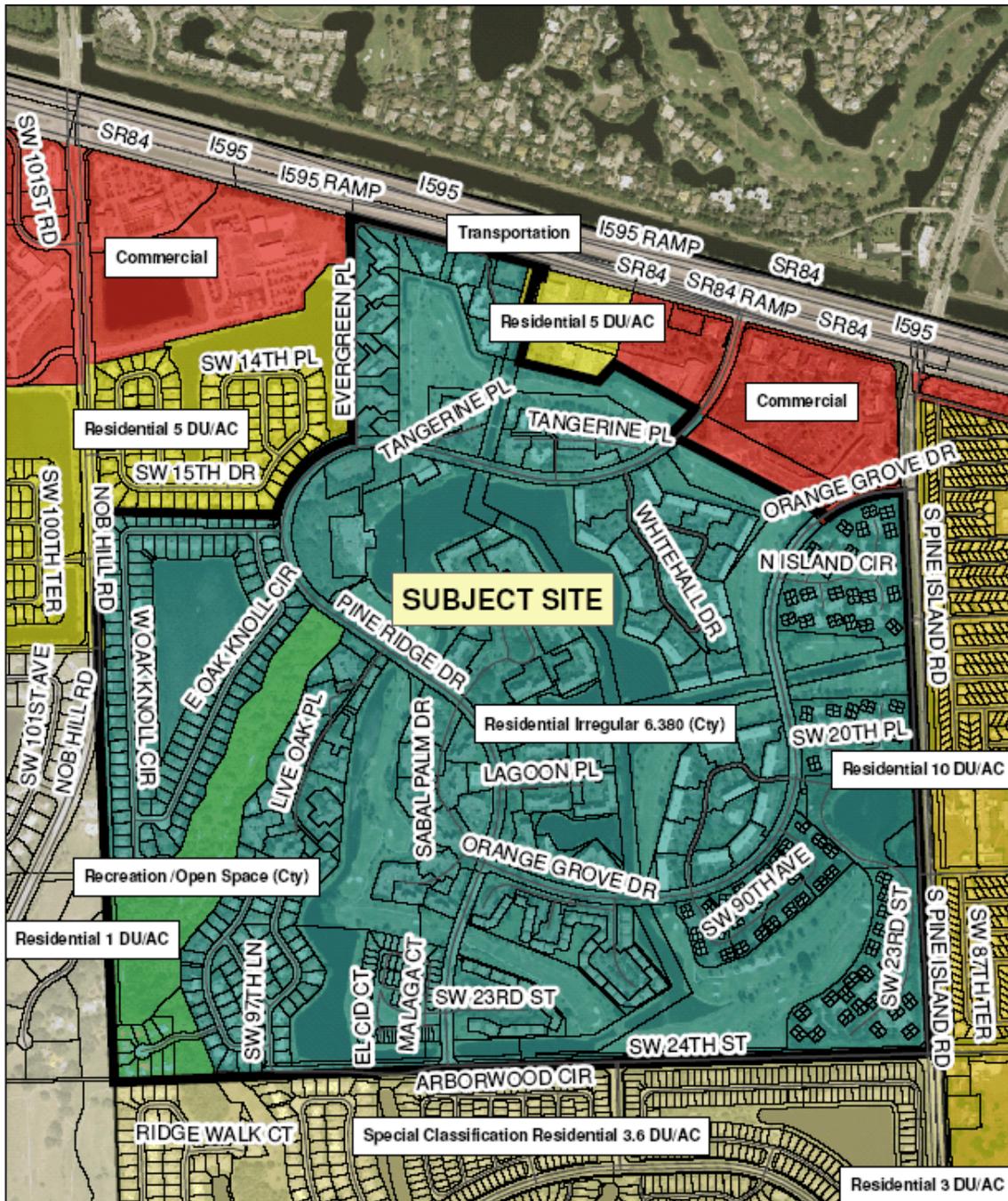


**Exhibit A**  
**Location Map**

# Town of Davie Annexations



**Exhibit B**  
**Current Future Land Use Designation**



Date Flown:  
12/2004

N  
↑

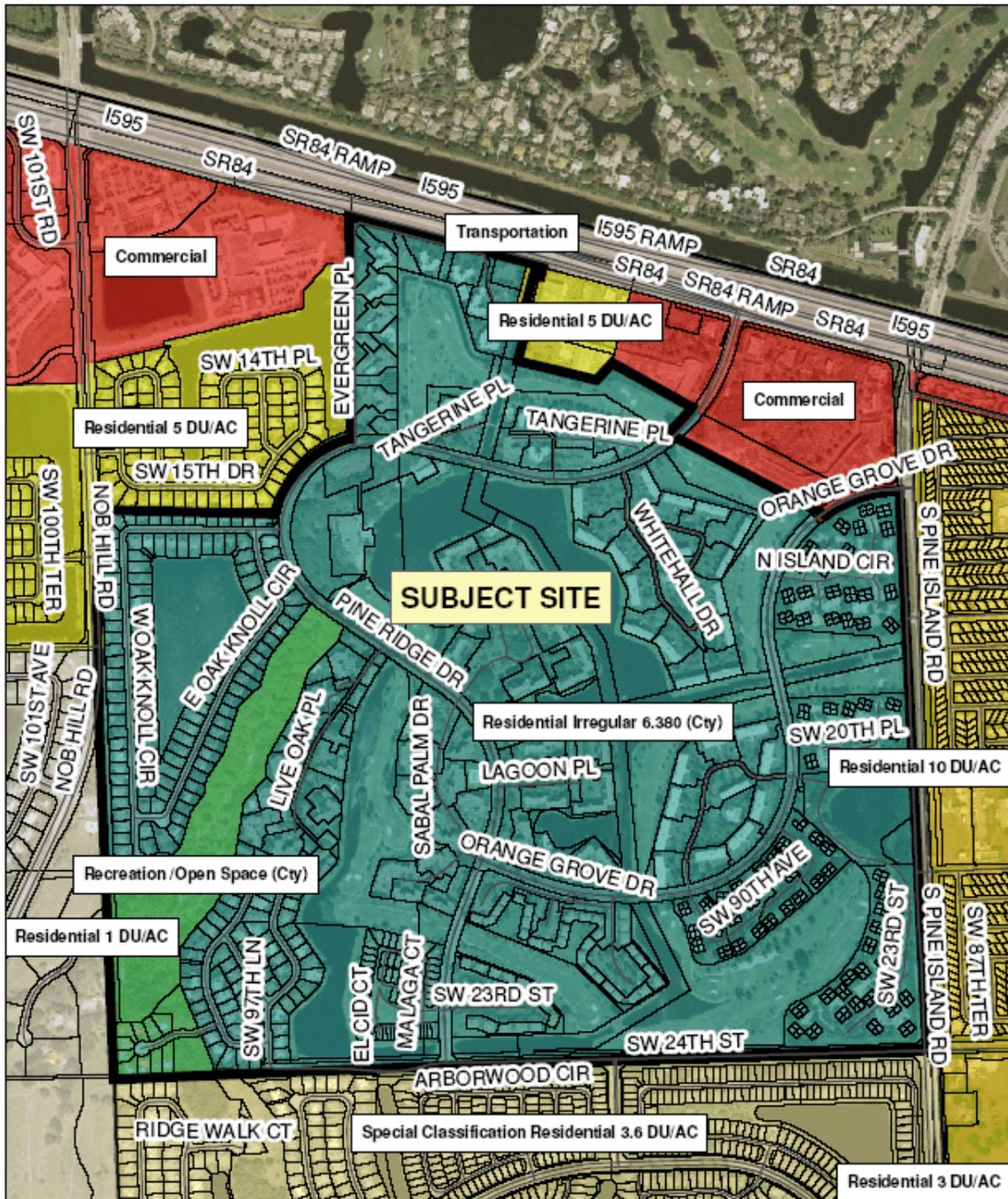
1:11,000

Prepared by the Town of Davie GIS Division

Land Use Plan Amendment  
LA08-01-06  
Current  
Future Land Use Map

Prepared by: ID  
Date Prepared: 4/10/07

**Exhibit C**  
**Proposed Future Land Use Designation**



Date Flown:  
12/2004

N  
↑

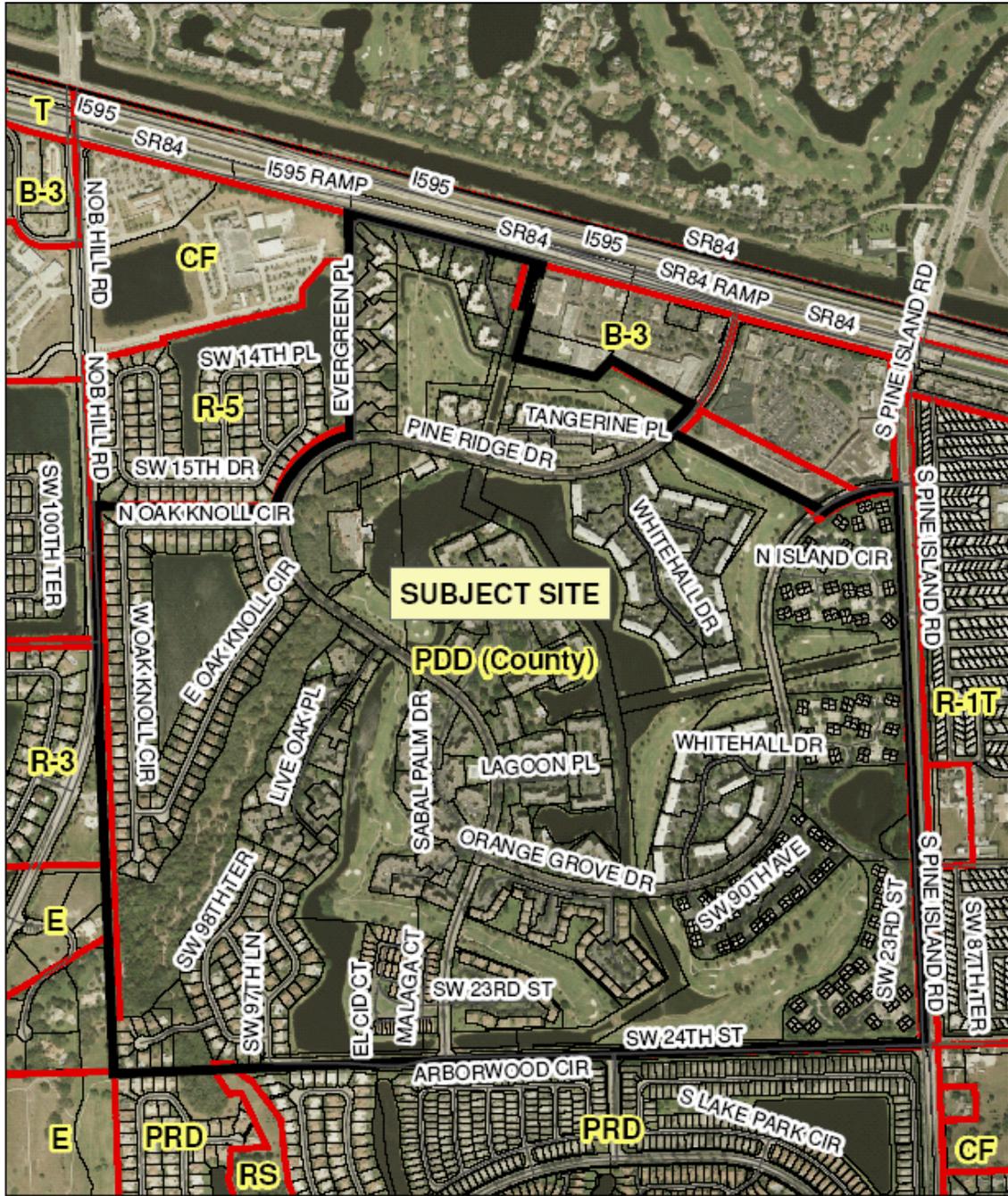
1:11,000

Prepared by the Town of Davie GIS Division

Land Use Plan Amendment  
LA08-01-06  
Proposed  
Future Land Use Map

Prepared by: ID  
Date Prepared: 4/10/07

**Exhibit D**  
**Zoning**



Date Flown:  
12/2004

N  
↑

1:11,000

Prepared by the Town of Davie GIS Division

Land Use Plan Amendment  
LA08-01-06  
Current  
Zoning Map

Prepared by: ID  
Date Prepared: 4/10/07

**Appendix I**  
**List of Property Owners**

FOLIO	NAME_LINE_	NAME_LINE1	ADDRESS_LI	ADDRESS__1
504117020010	PINE ISLAND RIDGE CONDO A-1		9485 EVERGREEN PL	FORT LAUDERDA
504117020030	PINE ISLAND RIDGE CONDO A ASSN		9435 EVERGREEN PL	FORT LAUDERDA
504117020011	PINE ISLAND RIDGE PHASE A-1	CONDOMINIUM ASSN INC	9485 EVERGREEN PL	FORT LAUDERDA
504117170470	MATUSON,MARY LEE 1/2 INT	MATUSON,JESSE L	1940 W OAK KNOLL CIR	FT LAUDERDALE
504117060910	COLLETTE,JEFFREY JAMES &	PHARRIS,ANN MARIE	8910-C SW 20 PL 8901 ORANGE GROVE DR UNIT D	FT LAUDERDALE
504117060960	MULLER,JOHN			FT LAUDERDALE
504117180200	TRONCALE,S J & LINDA		2021 SW 98TH TER	FORT LAUDERDA
504117060020	GRACE,KENNETH & LINDA		9101 B SW 22 CT	FT LAUDERDALE
504117060080	MARSHALL,BRUCE		9100 SW 22 CT UNIT D	FT LAUDERDALE
504117100670	GORDILLO,ROSARIO A		6384 NW 93 DR	PARKLAND FL 330
504117000140	CENTRAL BRO DRAINAGE DISTRICT		8020 STIRLING RD	HOLLYWOOD FL :
504117060430	COMPITELLO,LESLIE &	WOODDELL,BRENT	2141 SW 90TH AVE #C	FORT LAUDERDA
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117060010	GODBEY,JACK W & JUANITA		9101A SW 22ND CT	FORT LAUDERDA
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117060560	HART,DAYNA J &	SYM,STEPHEN	2070 SW 90TH AVE APT D	FORT LAUDERDA
504117060530	PELLINGER,JACK & SELMA		2070 SW 90TH AVE	FORT LAUDERDA
504117020010	PINE ISLAND RIDGE CONDO A-1		9485 EVERGREEN PL	FORT LAUDERDA
504117020020	CENTRAL BROWARD WATER	CONTROL DISTRICT	8020 STIRLING RD	HOLLYWOOD FL :
504117020021	CENTRAL BROWARD WATER	CONTROL DISTRICT	8020 STIRLING RD	DAVIE FL 33024-8:
504117020030	PINE ISLAND RIDGE CONDO A ASSN		9435 EVERGREEN PL	FORT LAUDERDA
504117020030	PINE ISLAND RIDGE CONDO A ASSN		9435 EVERGREEN PL	FORT LAUDERDA
504117000131	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117050030	PINE ISLAND RIDGE CONDO B ASSN		9430 A TANGERINE PL	FT LAUDERDALE
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117000140	CENTRAL BRO DRAINAGE DISTRICT		8020 STIRLING RD	HOLLYWOOD FL :
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117050020	PINE ISLAND RIDGE CONDO B ASSN		9430A TANGERINE PL	FORT LAUDERDA
504117050010	PINE ISLAND RIDGE	CONDOMINIUM B ASSOC INC	9430A TANGERINE PL	FORT LAUDERDA
504117130010	EQUITY ONE INC		1696 NE MIAMI GARDENS DR	N MIAMI BEACH F
504117000080	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117000050	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117102350	RIDGEWOOD AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	PO BOX 290442	DAVIE FL 33329-0:
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117000121	SUN FIRST NATIONAL BANK LK WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	DAVIE FL 33324-4:
504117040010	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117040010	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117040010	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117000100	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE	FT LAUDERDALE,
504117000140	CENTRAL BRO DRAINAGE DISTRICT		8020 STIRLING RD	HOLLYWOOD FL :
504117040010	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117050010	PINE ISLAND RIDGE	CONDOMINIUM B ASSOC INC	9430A TANGERINE PL	FORT LAUDERDA
504117110180	BROWARD COUNTY		115 S ANDREWS AVE	FT LAUDERDALE
504117110190	BROWARD COUNTY		115 S ANDREWS AVE	FT LAUDERDALE
504117000090	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117000019	BROWARD CNTY BOARD COMMISSIONERS		115 S ANDREWS AVE	FT LAUDERDALE
504117171310	LUTRARIO,JOHN & GRACE	% GLENDALE FED ATTN MTG LOAN	4 BANGOR ST	STATEN ISLAND F

504117170900	MULGANNON,HARRY & NARDINA		1540 W OAK KNOLL CIR	FORT LAUDERDA
504117102170	PUMA,MICHAEL &	PUMA,DEBORAH	9119 SW 19 CT #C	DAVIE FL 33324
504117102130	GOLDMAN,PATRICIA CARR		9118 SW 20 CT	DAVIE FL 33324
504117170880	HANSMAN,PAUL		1520 W OAK KNOLL CIR	FORT LAUDERDA
504117170170	CAMERMAN,HALE M		PO BOX 695	POMPANO BEACH
504117030010	PINE ISLAND RIDGE CONDO G ASSOC		9301 LAGOON PL	FORT LAUDERDA
504117102140	TOLEDO,RENATO &	TOLEDO,KATHLEEN	9118-D SW 20 CT	FT LAUDERDALE
504117102010	SLABE,BRETT A		10360 NW 18TH PL	FORT LAUDERDA
504117101960	HEUER,DOMINICA		9114 SW 20 CT #14-B	FT LAUDERDALE
504117102210	SCHERMERHORN,WILLIAM H & JILL E		9120 SW 19TH CT	FORT LAUDERDA
504117170190	STENNING,JAN B		1541 W OAK KNOLL CIR	FT LAUDERDALE
504117102020	GANT,MARGARET A		9115 D SW 20 CT	FT LAUDERDALE
504117101950	SIMPSON,VALRIE		9114A SW 20TH COURT	FORT LAUDERDA
504117171340	OAK KNOLL AT PINE ISLAND RIDGE	HOMEOWNERS ASSOC INC	PO BOX 290445	DAVIE FL 33329-04
504117110170	BROWARD COUNTY		115 S ANDREWS AVE	FT LAUDERDALE
504117101920	HETTEL,WALTER C JR & GAIL V		9113 SW 20 CT #B	FT LAUDERDALE
504117170870	SHING,MOON TONG & KAM WON		9920 N OAK KNOLL CIR	FORT LAUDERDA
504117170860	HAGOOD,PATRICIA		9910 N OAK KNOLL CIR	FORT LAUDERDA
504117170850	LETO,MARY &	LETO,RICHARD A	9900 N OAK KNOLL CIRCLE	FT LAUDERDALE
504117170840	FASCIANI,F REV LIV TR LE 1/2 INT	FASCIANI,VITALE TRSTEE LE	9850 N OAK KNOLL CIR	FT LAUDERDALE
504117170830	GINN,ROY O & MARIA A		9840 N OAK KNOLL CIR	FORT LAUDERDA
504117170820	LEVINE,FLOYD & SUSAN		9830 N OAK KNOLL CIR	FORT LAUDERDA
504117170810	JOHNSON,PHYLLIS L 1/2 INT	JOHNSON,GARY L	9820 N OAK KNOLL CIR	FORT LAUDERDA
504117170800	LUX,ARTHUR & IRMA		9810 N OAK KNOLL CIR	FORT LAUDERDA
504117170790	SHERMAN,ABE L &	SHERMAN,LILLIAN	9800 N OAK KNOLL	FT LAUDERDALE
504117170780	KOHL,HENRY D &	KOHL,DAVID W	1501 E OAK KNOLL CIR	FT LAUDERDALE
504117170770	SADOUGH,SIWA		1500 E OAK KNOLL CIR	DAVIE FL 33324
504117102310	MCINTYRE,WILLIAM S		9123-A SW 19 CT	FT LAUDERDALE
504117101910	SMITH,CARY M &	SMITH,DEBORAH P	9113 SW 20 CT #A	DAVIE FL 33324
504117170750	KNOX,CHRISTOPHER B & LINDA S		1520 E OAK KNOLL CIR	FORT LAUDERDA
504117101970	KEIZS,BEVERLY M		9114 SW 20 CT	FT LAUDERDALE
504117170150	COMSA,ALEXANDRA		1501 W OAK KNOLL CIR	DAVIE FL 33324
504117170160	DAY,NAOMI ANNETTE 1/2 INT EA	SEMMENS,CYNTHIA C	1511 W OAK KNOLL CIR	FT LAUDERDALE
504117102320	SHPURIK,VLADIMIR & ZHANNA		9123 SW 19TH CT	FORT LAUDERDA
504117101980	WINGATE,CLYDE P		9510 SEAGRAPE DR #402	FT LAUDERDALE
504117102150	SCHIFFNER,DEBRA P		9470 POINCIANA PL #208	FT LAUDERDALE
504117102270	WITTENSTEIN,DENNIS 1/2 INT	WITTENSTEIN,ELAINE	9122 SW 19 CT	FORT LAUDERDA
504117102230	KENNEDY,JOHN		9121 SW 19 CT	FT LAUDERDALE
504117102080	BOFSHEVER,JOEL & TOBY		9117B SW 20 CT	FT LAUDERDALE
504117171320	ZECHMAN,CHARLES A		1521 E OAK KNOLL CIR	FT LAUDERDALE
504117170890	SACCO,JOSEPH		2634 E 66 ST	BROOKLYN NY 11
504117170180	LOPEZ,JULIO A &	GORIS,IRIS	1531 W OAK KNOLL CIR	FT LAUDERDALE
504117102340	BJORKLUND,ANDERS &	BJORKLUND,HELICE L	9123-D SW 19 CT	FT LAUDERDALE
504117101930	PACHECO,ESTHER &	PACHECO,ROBERT	9113 SW 20 CT #C	FT LAUDERDALE
504117102040	GONZALEZ,BELLA M		9116B SW 20 CT	FT LAUDERDALE
504117102070	ZURI,ABRAHAM		9117 SW 20 CT UNIT A	FT LAUDERDALE
504117102120	ELJAU,PABLO A		9118 SW 20 CT #B	DAVIE FL 33324
504117102240	RUTLEDGE,JUDITH K		9121-B SW 19 CT	FT LAUDERDALE
504117101940	HAMPTON,SAMANTHA J & MICHAEL E		9113 SW 20 CT UNIT D	FT LAUDERDALE
504117102030	CALDERON,GARY S		9116-A SW 20 CT	FT LAUDERDALE

504117102110	GITLIN,MELVIN LE	GITLIN,MARC & FRANKEL,RIKI	9118A SW 20 CT	FT LAUDERDALE
504117102000	BOTTEN,ROSAMOND C 1/2 INT	BIRHANZI,EDWIN O	9115 B SW 20 CT	FORT LAUDERDA
504117102160	LIANG,ZHENGYU &	LIANG,YIN	9119-B SW 19 CT	FT LAUDERDALE
504117102180	LIERS,LEANORA		9119D SW 19TH CT	FORT LAUDERDA
504117102190	MARSDEN,SANDRA L		9120 SW 19 CT UNIT A	DAVIE FL 33324
504117102280	MENGER,RICHARD F SR &	MENGER,MARY NOEL MORAN	9122B SW 19 CT	DAVIE FL 33324-50
504117102330	BRITTENUM,BRET T		9123C SW 19 CT	FT LAUDERDALE
504117102260	TANGEN,WENDY		9121 SW 19 CT #D	FT LAUDERDALE
504117170140	POGREBETSKIY,ARKADYI 1/2INT EA	POGREBETSKIY,NAUM & TATYANA	9931 N OAK KNOLL CIR	FT LAUDERDALE
504117170130	FERRARA,SUSANA R		9921 N OAK KNOLL CIR	FT LAUDERDALE
504117170120	ZEIGER,ALEXANDER & ADRIANA		9911 N OAK KNOLL CIR	FORT LAUDERDA
504117170110	BARRIS,LINDA J		9901 N OAK KNOLL CIR	DAVIE FL 33324-64
504117170100	BERVALDI,PAUL E & JOYCE A		9851 N OAK KNOLL CIR	FORT LAUDERDA
504117170090	GOLDBERG,MEL CHARLES		9841 N OAK KNOLL CIR	FT LAUDERDALE
504117170080	HAUSER,SALVATORE A & PATRICIA L		9831 N OAK KNOLL CIR	FORT LAUDERDA
504117102090	DEVER,PATRICIA A		9117-C SW 20 CT	FT LAUDERDALE
504117170070	QUINN,JUDITH R		9821 N OAK KNOLL CIR	FT LAUDERDALE
504117170060	HILL,HENRY D &	GOLDSTEIN,JULIE	9811 N OAK KNOLL CIR	DAVIE FL 33324
504117170050	GOLDSTEIN,JACK & MARILYN		9801 N OAK KNOLL CIR	FT LAUDERDALE
504117170040	MCLENNON,RUDOLPH W & SHARON		9731 N OAK KNOLL CIR	DAVIE FL 33324-64
504117170030	GOLDMAN,GARY & NORMA		9721 N OAK KNOLL CIR	FORT LAUDERDA
504117171350	OAK KNOLL AT PINE ISLAND RIDGE	HOMEOWNERS ASSOC INC	PO BOX 290445	DAVIE FL 33329-04
504117101990	JANSEN,JON A		9115-A SW 20 CT	DAVIE FL 33324
504117102300	AGUILAR,RAOUL P & BARBARA LYNN		9122D SW 19TH CT	FORT LAUDERDA
504117170020	STAGER,ROY N & LORIETTA I		9711 N OAK KNOLL CIR	FORT LAUDERDA
504117170010	OAK KNOLL AT PINE ISL RIDGE		P O BOX 290445 10770 W OAKLAND PARK BLVD	DAVIE FL 33329-04
504117170011	CITY OF SUNRISE	% FINANCE DIRECTOR		FORT LAUDERDA
504117102050	CARROLL,WILLIAM F		9116C SW 20TH CT	FORT LAUDERDA
504117102100	INCIARTE,IMMER J 1/2 INT EA	MORENO,MARIA	9117-D SW 20 CT	FT LAUDERDALE
504117030040	CENTRAL BROWARD WATER	CONTROL DISTRICT	8020 STIRLING RD	HOLLYWOOD FL :
504117102060	TRAMUTOLA,FRED J JR		9116 SW 20 CT	FT LAUDERDALE
504117102200	CANAL,BETTY L 1/2 INT	RODRIGUEZ,OSWALDO G	9120 B SW 19 CT	FORT LAUDERDA
504117170760	GONZALEZ,AUGUSTIN & SUSANA		1510 E OAK KNOLL CIR	FORT LAUDERDA
504117170740	CHAFFIN,CHARLES J & MARILYN K		1530 E OAK KNOLL CIR	FORT LAUDERDA
504117102250	SANTOMAGGIO,FERNANDO & FELICIA		9121C SW 19 CT	FORT LAUDERDA
504117030010	PINE ISLAND RIDGE CONDO G ASSOC		9301 LAGOON PL	FORT LAUDERDA
504117171330	SCHIEB,MARJORIE		1511 E OAK KNOLL CIR	FORT LAUDERDA
504117102220	STEWART,SUZETTE I REV LIV TR		9120-D SW 19 CT	FT LAUDERDALE
504117102290	MORENO,LUIS 1/2 INT EA	SANCHEZ,LUZ M	9122 SW 19 CT	FT LAUDERDALE
504117170970	PELLINO,RICHARD L & CONCETTA		1088 GRANT AVE	PELHAM NY 10803
504117170260	HOFFMAN,FRANK		1701 W OAK KNOLL CIR	FT LAUDERDALE
504117170680	CARUSO,ROBERT W & CHRISTINE		1650 E OAK KNOLL CIR	FT LAUDERDALE
504117000131	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117170650	MELTON,BONNIE		1710 E OAK KNOLL CIR	FT LAUDERDALE
504117101610	STRONKOWSKY,DIANA F		295 SPENCER ST	NAUGHTACK CT (
504117101670	KITTLE,RACHEL L		9107A SW 20 ST	DAVIE FL 33324
504117101570	CASTELLANOS,CRISTINA		9104 SW 19 PL	FT LAUDERDALE
504117101720	ABOLAFIA,DEBRA A		9108-B SW 19 PL	FT LAUDERDALE
504117101890	ASHA,JOHN E		9112C SW 20 ST	DAVIE FL 33324-50

504117101620	ZIMMERMAN,G T & D M LIV TR	ZIMMERMAN,GLENN T & DORIS M TRST	9105-D SW 19 PL	FT LAUDERDALE
504117101900	ALON-ALON,MARY ROSE		9112 SW 20 ST	FORT LAUDERDALE
504117101580	HALFON,MASHA		9104-D SW 19 PL	FT LAUDERDALE
504117101480	AXELL,WILLIAM C & JOYCE H		9102-B SW 19 PL	FORT LAUDERDALE
504117170700	SHANNON,JAMES T JR & CYNTHIA H		1630 E OAK KNOLL CIR	FORT LAUDERDALE
504117101430	MCCOMBS,ANN L LE	MCCOMBS,RICHARD P	9101 A SW 19 PL	FT LAUDERDALE
504117101760	LOCKWOOD,DANIEL G		9109 SW 20TH ST #B	FORT LAUDERDALE
504117101710	RADLIFF,DAVID &	SCHWARTZ,JAMIE CUNDARI,ROBERT T & CUNDARI,JOHN	9108-A SW 19 PL	DAVIE FL 33324
504117101750	CUNDARI,CHARLES A JR 1/3 INT EA		9109A SW 19 PL	FT LAUDERDALE
504117101470	CIOFFI,ANTHONY &	CIOFFI,BRUNILDA	9102-A SW 19 PL	FT LAUDERDALE
504117170950	COHEN,ROBERT I & DAISY		1640 W OAK KNOLL CIR	FORT LAUDERDALE
504117101650	BANSEE,BALIRAM & MONICA E		PO BOX 520784	MIAMI FL 33152-0784
504117101690	NISULA,ELENA		9107 SW 20 ST	FT LAUDERDALE
504117171270	TACCONI,JOHN & JOSEPHINE		38 OLD PINE DR	MANHASSET NY 10942
504117170240	SANTANGELO,MATTHEW JR &	SANTANGELO,TERESA LEE	1641 W OAK KNOLL CIR	FT LAUDERDALE
504117171250	GURIN,OLGA &	GURIN,SERGEY	1671 E OAK KNOLL CIR	FORT LAUDERDALE
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDALE
504117101660	HILL,JAMES R 1/2 INT EA	MONAHAN,BARBARA	9106-D SW 19 PL	FORT LAUDERDALE
504117101530	GUR,GUY &	ROHER,SAMANTHA B	9103-C SW 19 PL	FT LAUDERDALE
504117101700	SAMMIS,WALTER W		11501 NW 18 CT	PLANTATION FL 33324
504117101450	RYALS,MARIA A		9101 SW 19 PL UNIT C	FORT LAUDERDALE
504117171290	TRIGG-ROSE,LINDA		1601 E OAK KNOLL CIR	FT LAUDERDALE
504117170920	GARNER,BILL M &	GARNER,JANICE	1610 W OAK KNOLL CIR	FT LAUDERDALE
504117101540	WOLFORD,ROBERT L &	WOLFORD,JEAN	9103-D SW 19 PL	DAVIE FL 33324-5000
504117170210	HUGHES,EDWARD S & ENA		1611 W OAK KNOLL CIR	FORT LAUDERDALE
504117101830	RISTAINO,ROBERT &	RISTAINO,EDWARD L	9111-A SW 20 ST	DAVIE FL 33324
504117101730	HUTTER,CAROL		9108-C SW 19 PL	FT LAUDERDALE
504117101800	BAGGETT,CHARLES &	BAGGETT,CECILIA	9110 B SW 20 ST	PLANTATION FL 33324
504117101490	BOYTCHEV,DIMITRI N &	BOYTCHEV,GALINA J	9102-C SW 19 PL	DAVIE FL 33324-5000
504117101460	HABERLAND,MICHAEL R		9101D SW 19TH PL	FORT LAUDERDALE
504117000131	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDALE
504117101790	RIERA-GOMEZ,COREY		9110 SW 20 ST	FT LAUDERDALE
504117101740	FERRO,BONNIE T		89 JEANNE CT	STAMFORD CT 06907
504117101770	SHEFFIELD,LAWRENCE WESLEY		9109 SW 20 ST UNIT C	FT LAUDERDALE
504117101500	BOYD,MELISSA		9102 SW 19 PL	DAVIE FL 33324-5000
504117170940	CONKLIN,SUSAN		1630 W OAK KNOLL CIR	FORT LAUDERDALE
504117170670	KEMPER,WENDY I &	KEMPER,WILLIAM B	1660 E OAK KNOLL CIR	DAVIE FL 33324
504117170730	WOOD,RAYMOND C & NIOVE A		1600 E OAK KNOLL CIR	FORT LAUDERDALE
504117000140	CENTRAL BRO DRAINAGE DISTRICT		8020 STIRLING RD	HOLLYWOOD FL 33024
504117170230	FLEMING,RICHARD A &	FLEMING,VERONICA	1631 W OAK KNOLL CIR	FT LAUDERDALE
504117101780	GAMERO,GONZALO &	SOUSA,CECILIA	9109D SW 19 PL	FT LAUDERDALE
504117101860	ACOSTA,MARTHA L		9111D SW 20TH ST	FORT LAUDERDALE
504117170690	BLOOM,CHARLES & JEROLYN O		1640 E OAK KNOLL CIR	FORT LAUDERDALE
504117101840	PLACIDE,SEYMOUR C &	PLACIDE,SHARON E	9111B SW 20 ST	FT LAUDERDALE
504117101810	LOWELL,DAVID & MARILYN		9110 SW 20TH ST	FORT LAUDERDALE
504117171240	EDWARDS,ELGIA L & NADINE R		1701 E OAK KNOLL CIR	FT LAUDERDALE
504117170960	ROSENFELD,ALVIN		1650 W OAK KNOLL CIR	FORT LAUDERDALE
504117170250	FRAGA,MONA LISA B		1651 W OAK KNOLL CIR	FORT LAUDERDALE
504117040010	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDALE
504117000030	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDALE

504117110200	WHITEHALL CONDO ASSN INC		1708 WHITE HALL DR	FORT LAUDERDA
504117170910	KRUTT,SHIRLEY B LIV TR		1600 W OAK KNOLL CIR W	FT LAUDERDALE
504117171300	EPES,CAMPBELL F III & BARBARA		1541 E OAK KNOLL CIR	FORT LAUDERDA
504117101880	FREITAS,ENDRINA		9112-B SW 20 ST	FT LAUDERDALE
504117101600	GIRAUD,VINCENT P JR A		9105B SW 19 PL	FT LAUDERDALE
504117170710	PUGLIESE,DOMENICK		1620 E OAK KNOLL CIR	DAVIE FL 33324
504117101820	GEISLAND,RICHARD C JR & KIMBERL		9110 SW 20TH ST APT D	FORT LAUDERDA
504117171260	PISANI,JOHN & KATHY		8331 SW 157TH AVE APT 407	MIAMI FL 33193-1
504117101850	PINO,OLGA B 1/2 INT	PINO,ARAMIS	9111 SW 20 ST	FT LAUDERDALE
504117170200	GOLDFARB,LEONARD		1601 W OAK KNOLL CIR	FORT LAUDERDA
504117101560	SLABE,BRETT A		9104 SW 19TH PL	DAVIE FL 33324-50
504117101870	GARRETT,ERIC &	ROSE,CARON	9112 SW 20 ST 12-A	FT LAUDERDALE
504117170660	WEBB,MICHAEL J & DEBORAH M		1700 E OAK KNOLL CIR	FORT LAUDERDA
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117101590	DUARTE,CHRISTINA M		9105A SW 19TH PL	FORT LAUDERDA
504117101640	GROTEN,JEROME & HELENE		9106B SW 20TH ST	FORT LAUDERDA
504117101550	RICHKA,JUDITH		9104 SW 19 PL	FORT LAUDERDA
504117170720	BERRY,ALICE L REV LIV TR		1610 E OAK KNOLL CIR	FT LAUDERDALE
504117101630	FASSMAN,ANITA TR		9106 A SW 19 PL	FT LAUDERDALE
504117101520	ROBERTS,WILLIAM J JR & SHARYN		9103B SW 19TH PL	FORT LAUDERDA
504117101680	BARON,MICHELE		9107 SW 20 ST	FT LAUDERDALE
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117171280	SHWEKY,BRUCE M &	SHWEKY,STACY	1631 E OAK KNOLL CIR	FT LAUDERDALE
504117170930	BROWN,ELAYNE		1620 W OAK KNOLL CIR	FT LAUDERDALE
504117170220	MIZER,DAVID A & RIETA S		1621 W OAK KNOLL CIR	FORT LAUDERDA
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117101510	PRADO,GEORGE & BLANCA		9103 SW 19TH PL	FORT LAUDERDA
504117101440	REYNOLDS,MARTHA B		9101 SW 19TH PL UNIT B	FORT LAUDERDA
504117171230	LIPSCHITZ,CECELIA TR		PO BOX 551236	FT LAUDERDALE
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117100250	GOODMAN,GEROLD L &	GOODMAN,MARY A	9130A SW 20TH PL	FORT LAUDERDA
504117100210	SCHISLER,KEITH R &	QUINONES,JEANNETTE	9129A SW 20 PL	FT LAUDERDALE
504117100260	VANHEYZEN,HENDRICUS & LYNETTE		9130-B SW 20 PL	FT LAUDERDALE
504117100220	WELLS,CYNTHIA		9129 SW 20 PL B	FT LAUDERDALE
504117171030	SILECCHIA,JOSEPHINE 1/2 INT	SILECCHIA,SUSAN,SILECCHIA,TONI	1800 W OAK KNOLL CIR	FORT LAUDERDA
504117100360	HARVEY,CAROL L		9132D SW 20TH PL	PLANTATION FL 3
504117170320	FISHER,GREG & SATOKO		1801 W OAK KNOLL CIR	FORT LAUDERDA
504117100170	PHELPS,P		9128A SW 20 PL	DAVIE FL 33324-50
504117100350	TESTA,ROBERT		9132C SW 20TH PL	FORT LAUDERDA
504117100090	CITRON,EVELYN REV TR		9126-A SW 20 PL	FT LAUDERDALE
504117100060	COBA,PATRICIA		2418 FLAMINGO LANE	FT LAUDERDALE
504117170540	STANG,AARON &	STANG,AUDREY	1850 E OAK KNOLL CIR	FT LAUDERDALE
504117100290	CAMPBELL,KATHERINE V		9131-A SW 20 PL	FORT LAUDERDA
504117171010	GORDON,KENNETH & LORI		1740 W OAK KNOLL CIR	FORT LAUDERDA
504117170610	GOLDSTEIN,ALAN S & AMY M		1750 E OAK KNOLL CIR	FT LAUDERDALE
504117171220	MCHUGH,PATRICK S 1/2 INT EA	KETCHAM,DEBRA	1721 E OAK KNOLL CIR	FT LAUDERDALE
504117170980	SCOTT,SUSAN R		1710 W OAK KNOLL CIR	FORT LAUDERDA
504117100100	HODGES,JON W		4300 S US 1 SUITE 203-229	JUPITER FL 33477
504117100130	WOZNIAK,KATHRYN A		9127A SW 20 PL	DAVIE FL 33324-50
504117100020	ROTH,PATTI		9124 B SW 20 PL	FT LAUDERDALE

504117100050	BORDEN,PHILLIP M 1/2 INT EA	HEYER,LESLIE	9125-A SW 20 PL	FT LAUDERDALE
504117100140	SACCO,ANTHONY		9127 SW 20TH PL	FORT LAUDERDA
504117100280	ECOFF,BEVERLY REV TR		9130D SW 20 PL	FT LAUDERDALE
504117170300	OLIVA,ANTHONY & MARIE		1741 W OAK KNOLL CIR	DAVIE FL 33324
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117100450	EDGER,ARTHUR J & JACQUELINE P		9135A SW 20TH PL	FORT LAUDERDA
504117100410	SCHECTER,BARBARA-SUE 1/2 INT EA	CASTRO,DENISE	9134A SW 20TH PL	FORT LAUDERDA
504117100370	AMOROSO,ANTHONY 1/2 INT &	AMOROSO,EILEEN	9133A SW 20TH PL	FORT LAUDERDA
504117171160	BURNSIDE,MICHAEL ROBERT &	BURNSIDE,KAREN GRINDALL	1811 E OAK KNOLL CIR	DAVIE FL 33328
504117100420	CORTES,JULIO A & MONICA E		9134-B SW 20 PL	FT LAUDERDALE
504117100180	JACKSON,MICHAEL &	JACKSON,SHERLYN	9128 B SW 20 PL	FT LAUDERDALE
504117100380	MEIER,EDWARD J JR		9133-B SW 20 PL	FT LAUDERDALE
504117100010	CERDA,CHARLENE GALLO		9124-A SW 20 PL	FT LAUDERDALE
504117170560	SHAW,DAVID A & ROBERTA		1830 E OAK KNOLL CIR	FT LAUDERDALE
504117171060	RODRIGUEZ,ALDO D 1/2 INT	RODRIGUEZ,TARA L	1830 W OAK KNOLL CIR	FT LAUDERDALE
504117171130	WEINSTOCK,NOEL & SUSAN E		1841 E OAK KNOLL CIR	FORT LAUDERDA
504117170270	MARTINEZ,TONY & SONIA		1711 W OAK KNOLL CIR	DAVIE FL 33324
504117100530	SHEINFELD,ZELDON 1/2 INT	SHEINFELD,LINDA L	9137 SW 20 PL APT A	FT LAUDERDALE
504117100200	CAMERON,KATHLEEN HODGE,RICHARD WAYNE NOEL 1/2		9128-D SW 20 PL	FT LAUDERDALE
504117100540	INT	HODGE,JULIE	9137-B SW 20 PL	FT LAUDERDALE
504117100160	CROWLEY,EUGENE C & MAUREEN A		9127D SW 20TH PL	FORT LAUDERDA
504117100120	KRICHBAUM,MARY S		9126-D SW 20 PL	FT LAUDERDALE
504117100070	MINETTI,BARBARA ANN		9125C SW 20TH PL	FORT LAUDERDA
504117120120	WHITEHALL CONDO ASSN INC		1708 WHITE HALL DR	FORT LAUDERDA
504117171110	SEDLEY,DENNIS M & CATHLEEN A		1901 E OAK KNOLL CIR	FORT LAUDERDA
504117171080	DRIESEN,RUSSELL & ANDREA		1850 OAK KNOLL CIR	FT LAUDERDALE
504117170370	SOUKUP,JOSEPH FRANCIS		1851 W OAK KNOLL CIR 10770 W OAKLAND PARK BLVD	FORT LAUDERDA
504117100571	CITY OF SUNRISE	% FINANCE DIRECTOR		FORT LAUDERDA
504117100300	HENRY,JOHN E &	HENRY,CYNTHIA CASOFF	9131-B SW 20 PL	FORT LAUDERDA
504117100240	BASONE,ANTHONY J & DEBBI J		9129D SW 20TH PL	FORT LAUDERDA
504117100460	MC INTOSH,PATRICIA M FAM TR		9135B SW 20 PL	FT LAUDERDALE
504117100270	ESCOBAR,KAREN		9130C SW 20TH PL	FORT LAUDERDA
504117100490	JARRETT,MICKEY M LE	BURNS,STACY & PAQUIN,LISA	9136A SW 20TH PL	FORT LAUDERDA
504117100230	PIEKARSKY,BRUCE & DEBRA		250 GEORGE ROAD	CLIFFSIDE PARK I
504117100500	MURRAY,BRIAN T		9136B SW 20 PL	FT LAUDERDALE
504117100440	XIPOLITIDIS,JOHN 1/2 INT EA	MARK,BETTY	9143-D SW 20 PL	FT LAUDERDALE
504117100430	MANSON,SETH C		9134C SW 20 PL	FT LAUDERDALE
504117100190	CARUSO,GYPSY REV TR		9128C SW 20 PL	FT LAUDERDALE
504117100400	TANENBAUM,ALBERT P & MARIA E		9133-D SW 20 PL	FT LAUDERDALE
504117170580	MICHAELI,ASHER & ALICE		1810 E OAK KNOLL CIR	FORT LAUDERDA
504117100150	ROWLEY,MARY LOUISE		9127C SW 20TH PL	FORT LAUDERDA
504117100110	AUSTIN,DOROTHY M 1/2 INT	TULLOCH,MICHELLE D	9126-C SW 20 PL	DAVIE FL 33324
504117100030	MULCAHY,BRIAN 1/2 INT EA	ADIA,LILJEAN	9124-C SW 20 PL	FT LAUDERDALE
504117120150	WHITEHALL CONDO ASSN INC		1708 WHITE HALL DR	FORT LAUDERDA
504117100080	ESAN,MORTON L TR		9125D SW 20TH PL	FORT LAUDERDA
504117080040	SABAL PALM CONDO OF PINE ISLAND		1901 PINE RIDGE DR	FORT LAUDERDA
504117170350	ROSTIN,CLIFFORD L & L J FAM TR		1831 W OAK KNOLL CIR	FT LAUDERDALE
504117100040	GRITTER,SUSAN E LE	SHIEL,BRENDEN & SHIEL,JOHN	9124D SW 20 PL	FORT LAUDERDA
504117170640	O'BRIEN,RICHARD F III & MARCIA		1720 E OAK KNOLL CIR	FORT LAUDERDA
504117171180	TALPASZ,THEODORE N & CAROLYN T		1761 E OAK KNOLL CIR	FORT LAUDERDA

504117100480	BERRY,JAMES KEN &	BERRY,VIVIEN V	9135-D SW 20 PL	FT LAUDERDALE
504117100320	SEAMON,MATTHEW		9131D SW 20 PL UNIT D	FT LAUDERDALE
504117100390	PINO,HADA J &	PEREZ,ROBERT L	9133C SW 20 PL	FORT LAUDERDA
504117100560	JOCELYN,PERELE		9137-D SW 20 PL	FT LAUDERDALE
504117171040	DORENFEST,ALBERT &	DORENFEST,LENORA	1810 W OAK KNOLL CIR	DAVIE FL 33324-6
504117171200	CORK,FRANK T & HENRIETTE E		1741 E OAK KNOLL CIR	FORT LAUDERDA
504117100470	STRAW,CARL B & SHARON K		9135 C SW 20 PL	FT LAUDERDALE
504117100310	MARCANO,MERLINE		9131-C SW 20 PL	FT LAUDERDALE
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117100550	CARUSO,JEFFREY		9137C SW 20TH PL	FORT LAUDERDA
504117170330	MARSH,SEAN A &	CECIL,ELIZABETH	1811 W OAK KNOLL CIR	FT LAUDERDALE
504117171150	ANGUS,CLAUDE & MARIE ANGE		1821 E OAK KNOLL CIR	FORT LAUDERDA
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117000140	CENTRAL BRO DRAINAGE DISTRICT		8020 STIRLING RD	HOLLYWOOD FL :
504117100520	ROTGER,JESUS & NYDIA		9136D SW 20 PL	FT LAUDERDALE
504117100510	DAVIDSON,GERALD H		9136C SW 20 PL	DAVIE FL 33324-50
504117170600	MURRAY,INEZ		6031 SW 20 ST	PLANTATION FL 3
504117171020	FIERO,LORETTA		1750 W OAK KNOLL CIR	FT LAUDERDALE
504117080030	SABAL PALM CONDOS PINE ISLD RDG		1901 PINE RIDGE DR	FORT LAUDERDA
504117170310	WASHAM,DAWN MARIE		1751 W OAK KNOLL CIR	FT LAUDERDALE
504117171210	FANELLE,JOANNE V		1731 E OAK KNOLL CIR	FORT LAUDERDA
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117170570	KUBLER,N DEAN & JANE E		1820 E OAK KNOLL CIR	FORT LAUDERDA
504117030020	PINE ISLAND RIDGE CONDO G ASSOC		9301 LAGOON PL	FORT LAUDERDA
504117170990	ALGE,ROBERT C & GLORIA K		1720 W OAK KNOLL CIR	FORT LAUDERDA
504117170550	SMITH,TERRY LEE & RETA		1840 E OAK KNOLL CIR	FORT LAUDERDA
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117171000	WARNER,STEPHEN R & CAROLINE N		1730 W OAK KNOLL CIR	FORT LAUDERDA
504117171170	SCHWARTZ,S & BETTY REV LIV TR LE		1801 E OAK KNOLL CIR	FT LAUDERDALE
504117171050	OREFICE,STEVEN D & BRENDA K		1820 W OAK KNOLL CIR	FORT LAUDERDA
504117171140	ROTH,KARYN S 1/2 INT	KNIGIN,LOUIS M	1831 E OAK KNOLL CIR	FT LAUDERDALE
504117170340	KIBLER,PATRICK &	KIBLER,KRISTOFER	1821 W OAK KNOLL CIR	FT LAUDERDALE
504117000171	KAIRALLA,ROBERT S TR &	BASIE,JOHN TR	9400 PINE RIDGE DR	FORT LAUDERDA
504117170280	HOBBS,KEITH E & JEAN M		1721 W OAK KNOLL CIR	FORT LAUDERDA
504117170630	HEALY,SAUNDRA 1/2 INT	HEALY,STEVEN	709 NW 10 AVE	DANIA FL 33004-2:
504117171120	BANNER,HARVEY & FRANCINE		1851 E OAK KNOLL CIR	FORT LAUDERDA
504117171070	SWARTZ,EVAN T SANKEWITSCH,MICHAEL & ANTONINA		1840 W OAK KNOLL CIR	FT LAUDERDALE
504117170360			1841 W OAK KNOLL CIR	FT LAUDERDALE
504117170290	ABIKARAM,TALAL S 1/2 INT EA	CHAMMA,NORMA G	1731 W OAK KNOLL CIR	FT LAUDERDALE
504117170620	SEITZ,HARRY & BARBARA REV LIV TR		1740 E OAK KNOLL CIR	FT LAUDERDALE
504117100570	RIDGEWOOD AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	PO BOX 290442	DAVIE FL 33329-04
504117120140	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117100330	BONNER,STEVEN W & CATHERINE		9132A SW 20TH PL	FORT LAUDERDA
504117171190	BELL,CRAIG & ROBYN		1751 E OAK KNOLL CIR	FORT LAUDERDA
504117100340	JONES,NORMA T LE	JONES,DAVID & FIXLER,BEVERLY	9132-B SW 20 PL	FT LAUDERDALE
504117170590	GIESE,ALLEN P 1/2 INT	GIESE,GAYLE B	1800 E OAK KNOLL CIR	FORT LAUDERDA
504117100620	LANCASTER,JOEL & KATHRYN		9139A SW 23RD ST	FORT LAUDERDA
504117180230	WESSEL,MARIAN R TR		2101 SW 98TH TER	FORT LAUDERDA
504117060340	LINO,ROBERT J & ANGELA		836 N INDIANA AVE	LINDENHURST NY
504117100650	MYERS,RHODA		9139 SW 23 ST # D	FORT LAUDERDA

504117070020	GARDENS AT PINE ISLAND RDG INC		9360 SW 23RD ST	FORT LAUDERDA
504117060790	ODIERNO,PAMELA E		8930 SW 20 PL #C	FT LAUDERDALE
504117100600	MANDELBLOOM,ADAM		9138 SW 23 ST	DAVIE FL 33324
504117060680	SHAW,GEORGANN G		2061 SW 90 AVE	FT LAUDERDALE
504117060330	MOORADIAN,HARRY & CAROLYN A		2161 ORANGE GROVE DR	DAVIE FL 33324
504117061000	PATIO HOMES OF PINE ISLAND RIDGE	HOMEOWNERS ASSOCIATION INC	2130 ORANGE GROVE DR	FORT LAUDERDA
504117060720	BANSEE,BALIRAM & MONICA E		20 VALSAYN AVE	*VALSAYN TRINI
504117060690	FHIMA,RAFAEL Y		2060 NW 90 AVE #A	PLANTATION FL 3
504117180400	GLASSCOCK,SUSAN		2101 SW 97 LANE	FT LAUDERDALE
504117060900	MILLER,SHARON A		8910B SW 20TH PL	FORT LAUDERDA
504117170410	CONA,VINCENT J & MARY		1931 W OAK KNOLL CIR	FORT LAUDERDA
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117060650	FELDMAN,EVELYN S		2061A SW 90TH AVE	FORT LAUDERDA
504117060420	STERNLICHT,MARGOT E REV LIV TR	STERNLICHT,DANIEL E M	2141-B SW 90 AVE	FT LAUDERDALE
504117180140	LOELKE,CARSTEN & ELIZABETH Y		2100 SW 97 LANE	FT LAUDERDALE
504117060360	PERCY,IDANIA &	PERCY,JONATHAN	2161 ORANGE GROVE DR #D	FORT LAUDERDA
504117060060	FREITAS,CASIMIRO A & SOLANGE S		9100 SW 22ND CT UNIT B B-2	FORT LAUDERDA
504117060710	MCCRANIE,JANICE		2060 SW 90 AVE UNIT C	FT LAUDERDALE
504117060350	GONZAGA,GERARDO V & HOLLY		2161 ORANGE GROVE DR APT C	FT LAUDERDALE
504117070040	GARDENS AT PINE ISLAND RDG INC		9360 SW 23RD ST	FORT LAUDERDA
504117060890	SILVER,SAMUEL		8910 SW 20 PL #A	FT LAUDERDALE
504117060920	BERLIN,DEBRA		8930 STATE ROAD 84 #166	FT LAUDERDALE
504117060940	SHOCKLEY,WILLIAM T		8901 ORANGE GROVE DR UNIT B	FORT LAUDERDA
504117070020	GARDENS AT PINE ISLAND RDG INC		9360 SW 23RD ST	FORT LAUDERDA
504117060440	HAPP,HARVEY H & RUTH		2211 WEBSTER DR	SCHENECTADY N
504117060410	JOHN,AMELIA D		2141 SW 90 AVE UNIT A	FT LAUDERDALE
504117060540	WITTINGHAM,KRISTI 1/2 INT EA	BRUNO,WILLIAM E	2070 SW 90 AVE UNIT B	PLANTATION FL 3
504117060050	CHASE,CHRISTIAN D		5192 SW 90 TER	COOPER CITY FL 3
504117180240	MCDANIEL,ELIZABETH D &	THIBODEAU,JOHN A	2111 SW 98 TER	FORT LAUDERDA
504117061030	PATIO HOMES OF PINE ISLAND RIDGE	HOMEOWNERS ASSOCIATION INC	2130 ORANGE GROVE DR	FORT LAUDERDA
504117030010	PINE ISLAND RIDGE CONDO G ASSOC		9301 LAGOON PL	FORT LAUDERDA
504117060860	HAIRE,CAROL S		8920B SW 20TH PL	FORT LAUDERDA
504117060930	WILLIAMSON,NANCY		8901-A ORANGE GROVE DR	FT LAUDERDALE
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117060740	SCOTT,CHARLES E & NANCY A		8940 SW 20TH PL APT 8	FORT LAUDERDA
504117170530	LEONARD,RALPH J TRSTEE	RALPH J LEONARD REV TR	1900 E OAK KNOLL CIR	FORT LAUDERDA
504117010010	PINE ISLAND RIDGE CONDO F ASSN		9400 PINE RIDGE DR	FORT LAUDERDA
504117170420	KANAFANI,RICHARD C &	KANAFANI,ANGELA	1941 W OAK KNOLL CIR	FT LAUDERDALE
504117030010	PINE ISLAND RIDGE CONDO G ASSOC		9301 LAGOON PL	FORT LAUDERDA
504117060950	DUPONT,KATHLEEN M		8901 ORANGE GROVE DR UNIT C	FORT LAUDERDA
504117060850	DIPASQUALE,CHARLES D		8920 A SW 20 PL	FT LAUDERDALE
504117100580	SARALEGUI,GUSTAVO I &	FURMAN-SARALEGUI,JAMIE F	9138 SW 23 ST	FT LAUDERDALE
504117060880	MEHLIN,MARC C & LORI A		8920 SW 20 PL UNIT D	FT LAUDERDALE
504117061020	PATIO HOMES PINE ISLAND RIDGE	HOMEOWNERS ASSOC INC	2130 ORANGE GROVE DR	FORT LAUDERDA
504117170390	HILLGARDNER,WILLIAM J		1911 W OAK KNOLL CIR	FORT LAUDERDA
504117030030	PINE ISLAND CONDO PHASE G ASSOC		9301 LAGOON PL	FORT LAUDERDA
504117030010	PINE ISLAND RIDGE CONDO G ASSOC		9301 LAGOON PL	FORT LAUDERDA
504117170510	GORE,STEPHEN H		1920 E OAK KNOLL CIR	FORT LAUDERDA
504117180190	ACETO,THEODORE P & SUZANNE Z		2011 SW 98 TER	FT LAUDERDALE
504117060870	SHANAHAN,CAROL &	SHANAHAN,PATRICK	8920C SW 20TH PL	FORT LAUDERDA

504117060620	FLYNN,CYNTHIA J		2071-B ORANGE GROVE DR	FT LAUDERDALE
504117120130	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117060670	BOOTHE,BRENDA L		2061 SW 90 AVE	FT LAUDERDALE
504117171100	ZOLLO,LUCIANO & THERESA		1921 E OAK KNOLL CIR	FORT LAUDERDA
504117171090	COROZA,PILAR R		1900 W OAKNOLL CIRCLE	FT LAUDERDALE
504117170380	STAMES,PETER B &	STAMES,ALMEDA	1901 W OAK KNOLL CIR 2071 ORANGE GROVE DR UNIT D	FT LAUDERDALE
504117060640	MOORE,DEBORAH L		1950 W OAK KNOLL CIR	FT LAUDERDALE
504117170460	GANDEE,LESTER SMITH		2071 ORANGE GROVE DR	FT LAUDERDALE
504117060610	LIGHTBOURN,CYNTHIA A		2071 ORANGE GROVE DR	FT LAUDERDALE
504117180690	OAK KNOLL II AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	P O BOX 221,8930 STATE RD 84	DAVIE FL 33324-4
504117100610	ALEMAN,ALILENY P		9138-D SW 23 ST	FORT LAUDERDA
504117060760	LOPEZ,WILLIAM 1/2 INT EA	SALAZAR,ELSA	8940 SW 20 PL #8940-D	FT LAUDERDALE
504117060730	MCGREGOR,EDWARD M		8940 SW 20TH PL	FORT LAUDERDA
504117170520	VESTAL,DONALD J & STEPHANIE J		1910 E OAK KNOLL CIR	FORT LAUDERDA
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117000172	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE	FT LAUDERDALE,
504117180180	BUCHOLTZ,TRUDY		2001 SW 98 TER	FORT LAUDERDA
504117060820	SIEGELMAN,LEE M		8911 SW 20 PL UNIT B	FT LAUDERDALE
504117060810	BLACK,JULIAN		8911 SW 20 PL	FT LAUDERDALE
504117170430	TODD,CHRISTOPHER & JENNIFER		1951 W OAK KNOLL CIR 2071 ORANGE GROVE DR UNIT C	DAVIE FL 33324-6
504117060630	ADKINS,RAY REV TR		2041 SW 98TH TER	FORT LAUDERDA
504117180220	COWART,ROBERT D & DRENA D		2151 ORANGE GROVE DR APT B	FT LAUDERDALE
504117060380	WAXMAN,AMY D		8940 SW 20 PL UNIT C	DAVIE FL 33324-6
504117060750	WHITE,ALAN H REV TR		9400 PINE RIDGE DR	FT LAUDERDALE
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117180170	SANDSTROM,THEODORE L & EDIE A		2000 SW 97 LANE	DAVIE FL 33324
504117060840	DONNELL,DAVID J SR & MARY		8911 SW 20 PL #D	DAVIE FL 33324
504117060830	AMEERALLY,AADIL F		8911 SW 20 PL #C	FT LAUDERDALE
504117180210	AYLOR,SHIRLEY L		2031 SW 98 TER	FT LAUDERDALE
504117060370	MCARTHUR,DONNA E		2151-A ORANGE GROVE DR	FT LAUDERDALE
504117180390	SPINKS,JOSEPH E & PAULETTE		2021 SW 97TH LN	FORT LAUDERDA
504117100630	SMITH,CARY M & DEBORAH P		9139B SW 23 ST	DAVIE FL 33324-5
504117060400	RAMEY,CAROL ANN REV LIV TR		2151 ORANGE GROVE DR #D 2081 ORANGE GROVE DR APT B	DAVIE FL 33324
504117060580	RUSSELL,MARCIA L 1/2 INT &	DALY,DANIEL J	9400 PINE RIDGE DR	FT LAUDERDALE
504117010010	PINE ISLAND RIDGE CONDO F ASSN		8900 SW 20TH PL APT A	FORT LAUDERDA
504117060970	SUGGS,LUTHER B & RETHA R		8900 SW 20 PL UNIT D	DAVIE FL 33324-6
504117060990	REINGOWSKY,STEFAN &	REINGOWSKY,TATIANA	1921 W OAK KNOLL CIR	FORT LAUDERDA
504117170400	HARRISON,HENRY F JR & PAULA		2030 SW 97TH LN	FORT LAUDERDA
504117180150	MORRISON,THOMAS J & BARBARA		9139-C SW 23 ST	FT LAUDERDALE
504117100640	LONGO,ANTHONY		1940 E OAK KNOLL CIR	DAVIE FL 33324
504117170490	HECK,JOSEPH P		1930 W OAK KNOLL CIR	FORT LAUDERDA
504117170480	ABRAHAMS,ROBERT & SHARON		1930 E OAK KNOLL CIR	FORT LAUDERDA
504117170500	GALE,ROBERT & PATRICIA C		8930 SW 20TH PL APT B	FORT LAUDERDA
504117060780	MEHLIN,CARLOS V & SONIA C		PO BOX 290442	DAVIE FL 33329-0
504117101420	RIDGEWOOD AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	1960 W OAK KNOLL CIR	FT LAUDERDALE
504117170450	PUJOLS,JORGE R & MELVIS M		1961 W OAK KNOLL CIR	DAVIE FL 33324
504117170440	DESMOND,SANDRA		2081 D ORANGE GROVE DR	FT LAUDERDALE
504117060600	JEHAD,THOMAS		9360 SW 23RD ST	FORT LAUDERDA
504117070030	GARDENS AT PINE ISLAND RDG INC			

504117060390	ELDRIDGE,JAIME		2151-C ORANGE GROVE DR APT C	FT LAUDERDALE
504117060980	PENA,GLORIA A		8900 SW 20 PL # 25-C	FT LAUDERDALE
504117060570	RYANT,ROBERT		1961 SW 67 TER	PLANTATION FL 3
504117060800	ROBINSON,HAROLD R & RUTH E		8930 SW 20TH PL # D	FORT LAUDERDA
504117180160	BELL,GRETCHEN D		2020 SW 97TH LN	FORT LAUDERDA
504117060770	JACOBY,BRIAN		8930 SW 20 PL UNIT A	FT LAUDERDALE
504117061010	PATIO HOMES OF PINE ISLAND RIDGE	HOME OWNERS ASSOC INC	2130 ORANGE GROVE DR	FORT LAUDERDA
504117060660	CODY,WILLIAM D JR & DENA		2061 SW 90 AVE	FT LAUDERDALE
504117060700	GEMMA,JERRY B &	GEMMA,JANICE C	2060 B SW 90 AVE	FT LAUDERDALE
504117000120	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117060590	VIOLA,PATRICA		1465 SUMMIT AVE	PEEKSKILL NY 10
504117100590	RUBIN,MARVIN & REVA S		9138B SW 23RD ST	FORT LAUDERDA
504117090150	RODRIGUES,SUSAN E LE	ROBERTS,BETH ANN ETAL	9565 TOLEDO LANE	FORT LAUDERDA
504117180110	JACKSON,DIANE M 1/2 INT	JACKSON,SCOTT	2130 SW 97 LANE	DAVIE FL 33323
504117090140	MOORE,TERRENCE P REV TR	MOORE,PAULETTE REV TR	9555 TOLEDO LN	DAVIE FL 33324
504117101030	GARNETT,DAVID A 1/2 INT	GARNETT,LUANN M	9149B SW 23 ST	FORT LAUDERDA
504117090290	HARREISON,NEIL S 1/2 INT EA	THOMAS,EMILY	9525 SEVILLA LANE	FT LAUDERDALE
504117090050	RANDA,SANDRA		2230 MALAGA CT	PLANTATION FL 3
504117101010	MAJOROS,GABRIELLA		9148-D SW 23 ST	FT LAUDERDALE
504117090280	FOSTER,KATHY ANN		9515 SEVILLA LN	FORT LAUDERDA
504117090270	AVILA,ADELA E LE	ENRIQUEZ,VALERIO ETAL	9505 SEVILLA LANE	FT LAUDERDALE
504117090220	RODRIGUEZ,RAYMOND		7 EMERALD DR	KEY WEST FL 330
504117190110	OAK KNOLL II AT PINE ISL RIDGE	HOMEOWNER ASSOC	P O BOX 221,8930 STATE RD 84	DAVIE FL 33324-4
504117101270	GIESLER,ALLAN & JOYCE		9155B SW 23RD ST	FORT LAUDERDA
504117090603	WELLNER,ROBERT & ROBERTA L		23 ALGONQUIN LANE	COMMACK NY 11'
504117101310	GREY,MARC &	GREY,DEBRA	9156-B SW 23 ST	FORT LAUDERDA
504117090130	KOCAB,FRANK &	KOCAB,KATHY	9545 TOLEDO LANE	FT LAUDERDALE
504117180510	COOK,ROBERT W JR & DEBRA H		2140 SW 97TH RD	FORT LAUDERDA
504117090120	ROSENBERG,HOWARD G & MARA P		9535 TOLEDO LN	FORT LAUDERDA
504117101040	SHERMAN,RICHARD A JR & AIMEE		9149 C SW 23 ST	FT LAUDERDALE
504117101020	PHILLIPS,RAY & ROSEMARY		9149A SW 23 ST	FORT LAUDERDA
504117190080	COHEN,MYRIAM L		9921 SW 23 ST	FT LAUDERDALE
504117101190	FERRO,MICHAEL F & CAROL REV TR		49 DE LEO DR	STAMFORD CT 06'
504117101260	MISCIO,RENEE		9155-A SW 23 ST	FT LAUDERDALE
504117190070	CAMEJO,NIKOLAS REV TR		9931 SW 23 ST	FT LAUDERDALE
504117090390	BARR,LINDA L		9500 ALCAZAR LANE	FT LAUDERDALE
504117180300	VAN DUYS,PETER & VICKIE		2211 SW 98TH TER	DAVIE FL 33324-4'
504117180560	GOMEZ-TUTHILL,LUZ D 1/2 INT EA	TUTHILL,MICHAEL	2221 SW 97TH RD	FORT LAUDERDA
504117180470	KROLL,MARY V		2230 SW 97 ROAD	DAVIE FL 33324
504117101050	OBEROI,RAJINDER S		9149D SW 23 ST	FT LAUDERDALE
504117090400	FRANK,KARYN A 1/2 INT	DANHEISER,EDWARD M	9510 ALCAZAR LN	DAVIE FL 33324-5'
504117090410	DIERS,LYNN M		9520 ALCAZAR LANE	DAVIE FL 33324
504117101230	COHEN,FREDERICK L		9154-B SW 23 ST	FT LAUDERDALE
504117090420	KURNIA,YVONNE		9530 ALCAZAR LN	FORT LAUDERDA
504117090430	FOY,ROBERT J JR REV TR EST		9540 ALCAZAR LN	FT LAUDERDALE
504117180030	SHEFFIELD,MICHAEL		2310 SW 97 LANE	FT LAUDERDALE
504117090440	HERRERA,ALICIA 1/2 INT EA	SALAZAR,FRANCISCO E	9550 ALCAZAR LN	FORT LAUDERDA
504117090450	LOPEZ,CESAR &	WEISS,URSULA PATRICIA LAZO	9560 ALCAZAR LANE	DAVIE FL 33314
504117090707	STEIN,DAVID		9570 ALCAZAR LANE	FT LAUDERDALE
504117101280	KELLY,DUSTIN		10 COMPASS POINT	FORT LAUDERDA

504117090706	DAWSON,SANDRA MARTIN REV TR	DAWSON,CREE STELLING TRSTEE	9580 ALCAZAR LANE	FT LAUDERDALE
504117180610	STEAD,TIMOTHY & SUSAN P		2310 SW 98TH TER	FORT LAUDERDA
504117090604	MALCOLM,CHRISTOPHER & ADELE		2345 EL CID CT	FT LAUDERDALE
504117090705	CORNELIUS,BRIAN & NANCY		9590 ALCAZAR LANE	FT LAUDERDALE
504117090704	JOASSIN,PATRICIA		9600 ALCAZAR LANE	FT LAUDERDALE
504117180600	HILLEY,JUDY E &	HILLEY,WILLIAM J	2311 SW 97 LANE	FT LAUDERDALE
504117090703	SHERMAN,ALAN & HARRIET		9610 ALCAZAR LANE	FT LAUDERDALE
504117101320	SHEVLIN,MARTIN J &	MURPHY,PATRICIA M	9156 SW 23 ST #C	FT LAUDERDALE
504117090702	SMITH,BRIAN T		9620 ALCAZAR LANE	FT LAUDERDALE
504117090701	CACCIA,ANTHONY A & NORMA FAM TR		220 OLD RIVER ROAD	LINCOLN RI 02865
504117101300	PAULIN,JOHN F JR & JOHANNA P		9156A SW 23RD ST	FORT LAUDERDA
504117100790	CONTI,BERNIE & MARLENE		9143B SW 23RD ST	FORT LAUDERDA
504117090110	SCHLEIN,LAURENCE C		9525 TOLEDO LN	FORT LAUDERDA
504117060260	SEDEN,AHMET & SHARON LEE		2150B SW 90TH AVE	PLANTATION FL 3
504117090040	JARA,EDUARDO		6125 SW 59 ST	FORT LAUDERDA
504117180070	VINCI,PAUL J & EILEEN L		2220 SW 97TH LN	FORT LAUDERDA
504117101180	MUSE,JUNE		9153A SW 23RD ST	FORT LAUDERDA
504117101240	HERNANDEZ,NANCY		9154C SW 23RD ST	FT LAUDERDALE
504117101200	BELL,GRANT & LISA		9153C SW 23 ST	FT LAUDERDALE
504117101290	MARIN,ALVARO ALEX		9155 SW 23 ST	FT LAUDERDALE
504117101220	MUNK,WILLIAM F		9154A SW 23 ST	FT LAUDERDALE
504117090605	ANGHEL,TRACY D		2355 EL CID CT	FT LAUDERDALE
504117101330	HARTE,JULIE		9156D SW 23 ST	FT LAUDERDALE
504117060180	DAVIDS,WILLIAM		9121 SW 22 CT UNIT B	DAVIE FL 33324-6
504117090100	BROWN,RICHARD 1/2 INT	BROWN,SHERMAN J L JR & TERESA I	9515 TOLEDO LANE	FT LAUDERDALE
504117100800	BAQUERIZO,GUILLERMO F & ERCILIA		9143C SW 23RD ST	FORT LAUDERDA
504117180440	ROGERS,HEATHER 1/2 INT EA	BARROW,SCOTT	2125 SW 97 LANE	DAVIE FL 33324
504117060170	TOMLINSON,PAUL E		9121 SW 22 CT	FORT LAUDERDA
504117090090	DAVID,BOBBIE L		9505 TOLEDO LANE	FT LAUDERDALE
504117060250	ROSEN,STEVEN E		2150 SW 90TH AVE APT A	FORT LAUDERDA
504117180100	AVERSANO,FRANK J		2140 SW 97 LANE	DAVIE FL 33324-4
504117101070	DINGMAN,LAURENCE O REV TR		9150-B SW 23 ST	FORT LAUDERDA
504117000017	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE	FT LAUDERDALE,
504117090591	IVERS,JEFFREY 1/2 INT	IVERS,SYDELLE	2255 EL CID CT	FT LAUDERDALE
504117090030	BRUNS,RICK		2250 MALAGA CT	FT LAUDERDALE
504117180340	MEYERS,RICHARD &	MOSS,LAURIE	2311 SW 98 TER	FT LAUDERDALE
504117101210	KELLY,DOROTHY CLARE		9153 SW 23RD ST	FORT LAUDERDA
504117090606	MOYE,JOAN L		2365 EL CID CT	FT LAUDERDALE
504117101250	GOMEZ,PATRICIA		9154 D SW 23 ST	PLANTATION FL 3
504117060070	DEEN,SHIREEN		9100 SW 22 CT UNIT C-2	FORT LAUDERDA
504117100680	DUFFY,DANIEL P &	DUFFY,PAULINE M	9140 SW 23 ST	FT LAUDERDALE
504117060280	ERDEMAN,VICTOR J & GERALDINE		2150 SW 90 AVE #D	FORT LAUDERDA
504117180530	MC QUAID,KEVIN S & GERI H		2141 SW 97TH RD	FORT LAUDERDA
504117070020	GARDENS AT PINE ISLAND RDG INC		9360 SW 23RD ST	FORT LAUDERDA
504117090080	TAFEEN,BERNARDINE S TR & LE	% STEPHAN TAFEEN	10681 SW 47 ST	FORT LAUDERDA
504117100780	HABERLAND,ROBERT & PATRICIA		9143 A SW 23 ST	DAVIE FL 33324
504117180060	CAPELETTI,SANDRA M		2230 SW 97 LANE	DAVIE FL 33324
504117180570	CARDAMONE,LORI A &	HOLDEN,PAUL T	2231 SW 97 RD	DAVIE FL 33324
504117101060	PAYNE,LINDA		9150 SW 23 ST	FT LAUDERDALE
504117070010	GARDENS AT PINE ISLAND RDG INC		9360 SW 23RD ST	FORT LAUDERDA

504117180640	GUARACINO,BILLIE JEAN &	GUARACINO,DENNIS	2230 SW 98 TER	FT LAUDERDALE
504117090230	JOHNSON,DONA L		9540 SEVILLE LANE	DAVIE FL 33324
504117180310	DUKE,WALTER B III & VICTORIA R		2221 SW 98TH TER	FORT LAUDERDA
504117101110	BOYD,TIM & LAURA		9151-B SW 23 ST	FT LAUDERDALE
504117101080	WAIN,PAUL & CAROL M		164 PRIMROSE RD	WILLISTON PARK
504117090240	FERRARO,LINDA C		9530 SEVILLA LN	FORT LAUDERDA
504117000070	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117000018	NORTH AMERICAN COMPANY LLLP		312 SE 17 ST SUITE 300	FT LAUDERDALE
504117180410	DAVIS,JOHN R & KRISTEN P		2111 SW 97TH LN	FORT LAUDERDA
504117060040	AZZARO,BENEDICT JR & CARMELA		305 NIELSON ST	DIX HILLS NY 117
504117180130	WALLACE,RONALD G & DONNA S		2110 SW 97TH LN	FORT LAUDERDA
504117060550	BELL,LYNN GELMAN 1/2 INT	BELL,MICHAEL	2070 C SW 90TH AVE	FORT LAUDERDA
504117100660	MONTGOMERY,NANCY L		9140-A SW 23 ST	FT LAUDERDALE
504117180500	FERSCHKE,RAYMOND & SUSAN D		2200 SW 97 RD	FT LAUDERDALE
504117060220	BOEHM,WILLIAM & PATRICIA		9131 SW 22 CT UNIT B-6	FT LAUDERDALE
504117060200	IRWIN,W ROBERT JR		9121D SW 22ND CT	FORT LAUDERDA
504117060270	NARANJO,KELVIN 1/2 INT	LACKEY MELISA	2150 SW 90 AVE	DAVIE FL 33324
504117100810	SHERMAN,JAMES WARREN		9143-D SW 23 ST	FT LAUDERDALE
504117100870	PECK,KENNETH & KAREN &	PECK,JHEANELLE R	9145 SW 23 ST APT B	FORT LAUDERDA
504117101390	BAQUERIZO,ERIK G		9158 SW 23 ST	FT LAUDERDALE
504117090250	DAVIS,MICHAEL		9520 SEVILLA LANE	FT LAUDERDALE
504117180020	O'BRIEN,PATRICK G & DEBBIE L		2320 SW 97 LANE	FT LAUDERDALE
504117190060	LAURELLA,RALPH & STELLA V ALHAMBRA CIRCLE HOMEOWNERS ASSN	% BLANDER	9941 SW 23 ST	FT LAUDERDALE
504117090010	ROGERS,LOUISA		9540 TOLEDO LANE	FORT LAUDERDA
504117060190	ROGERS,LOUISA		9121 SW 22 CT	FT LAUDERDALE
504117090180	CLEMENTI,CONSTANCE E TR		2205 EL CID CT	FT LAUDERDALE
504117090592	KOEPER,JAMES C & MARILYN R		2265 EL CID CT	FT LAUDERDALE
504117101120	ROSENBERG,ETHEL		9151C SW 23RD ST	FORT LAUDERDA
504117101090	YAVAS,YALCIN 1/2 INT EA &	ROBERGE,SYLVIE	9150-D SW 23 ST	FORT LAUDERDA
504117090260	BRUCATO,MARION 1/2 INT	MARTINEZ,BARBARA	9510 SEVILLA LN	FT LAUDERDALE
504117000060	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117190010	LEGG,ROBERT P & LINDA K		9900 SW 23 ST	FT LAUDERDALE
504117180350	INKLEBARGER,JAMES W & CYNTHIA		2321 SW 98TH TER	FORT LAUDERDA
504117060030	RIMMELS,E RICHARD JR & T AGNES		159 ROCKAWAY AVE	GARDEN CITY NY
504117180250	CARRILLO,MARCO A & ALINA L		2121 SW 98 TER	FT LAUDERDALE
504117100690	WUNDER,LINDA L		9140D SW 23RD ST	FT LAUDERDALE
504117100710	HOLLIDAY,GAY		9141 SW 23 ST #B	FT LAUDERDALE
504117060210	DORIA,ANDREA		9131 SW 22 CT APT A	DAVIE FL 33324
504117180280	MICHAELS,JAMES J & ANDREA LEE		2151 SW 98TH TER	FORT LAUDERDA
504117060240	MC DONALD,GERALD M & MARGARET		9131 SW 22ND CT APT D	FORT LAUDERDA
504117180450	DUDASH,EUGENE P & CHERYL A		2135 SW 97TH LN	FORT LAUDERDA
504117090330	LAPIERRE,NORMAND M &	LAPIERRE,MARGARET	9560 TOLEDO LANE	FT LAUDERDALE
504117101100	ROEGGE,MICHAEL A & JOAN A		9151A SW 23RD ST	FORT LAUDERDA
504117090020	FABIAN,FRANK R & MARY		2260 MALAGA CT	FT LAUDERDALE
504117101380	JULSONNET,MICHAEL M		9158 SW 23 ST	FORT LAUDERDA
504117180360	MASCH,JAN D		9750 SW 23 PL	DAVIE FL 33324-47
504117190020	GONSALVES,DAVID E & JANE B		9910 SW 23RD ST	FORT LAUDERDA
504117060300	PETRUZZELLA,O,PETRUZZELLA,D	C/O FRANCISCO MONAGAS	2171-B SW 90 AVE	FORT LAUDERDA
504117100720	SEISDEDOS,ANTONIO &	SEISDEDOS,DALILA	253 ROYAL COVE WAY	DAVIE FL 33325-67
504117060500	FROGEL,ADAM DAVID		2080-B SW 90 AVE	FT LAUDERDALE

504117060290	WITKOSKI,STEPHANIE &	WITKOSKI,THOMAS JR	2171 SW 90 AVE UNIT A	DAVIE FL 33324-68
504117180090	OWENS,ROSEMARIE		2200 SW 97 LANE	DAVIE FL 33324-47
504117060230	ABRAMS,TERRY D		9131 SW 22 CT UNIT C	FORT LAUDERDA
504117070011	CITY OF SUNRISE	% FINANCE DIRECTOR	10770 W OAKLAND PARK BLVD	FORT LAUDERDA
504117090340	OHLRICH,JANET P		9550 TOLEDO LANE	DAVIE FL 33324-59
504117090190	GOODMAN,ROY &	GOODMAN,RENA LYNN	2215 EL CID CT	DAVIE FL 33324
504117070010	GARDENS AT PINE ISLAND RDG INC		9360 SW 23RD ST	FORT LAUDERDA
504117090350	DONZELLA,JOHN & ADELINA		9540 TOLEDO LANE	FT LAUDERDALE
504117180050	CRANEY,JEFFREY &	CRANEY,STEPHANIE	3640 EAST BELL DRIVE	DAVIE FL 33328
504117100880	HATTON,SUSAN A		9145 SW 23 ST #C	FT LAUDERDALE
504117100860	SEIBERT-DESKO,CONSTANCE T		9145A SW 23RD ST	FORT LAUDERDA
504117101400	VERVILLE,DAVID A & ANNE Y		9158C SW 23RD ST	FORT LAUDERDA
504117090593	LASKO,A		8930 ST ROAD 84 #329	FT LAUDERDALE
504117180580	REYNOLDS,JOHN P II & TRICIA M		2241 SW 97 ROAD	FT LAUDERDALE
504117100910	ESTRADA,JOSE		9146B SW 23RD ST	FORT LAUDERDA
504117101130	GALDAMEZ,CARLOS M & ROXANA E		9151 SW 23 ST UNIT D	FT LAUDERDALE
504117180670	OAK KNOLL II AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	P O BOX 221,8930 STATE RD 84	DAVIE FL 33324-44
504117180380	PEREZ,GERARDO & PATRICIA C		9730 SW 23RD PL	FORT LAUDERDA
504117180370	WHITCOMB,BRENDA &	WHITCOMB,ELWYN R	9740 SW 23 PL	FT LAUDERDALE
504117180010	ROBINSON,RICHARD A SR & LOUISE		2330 SW 97TH LN	FORT LAUDERDA
504117190030	ROGERS,WILLIAM T & CHRISTINE A		9920 SW 23RD ST	DAVIE FL 33324-64
504117060320	BLISS,WAYNE F & REBECCA A		2171 SW 90 AVE	FT LAUDERDALE
504117100700	RUDOLPH,MICHAEL E		9141A SW 23 ST	DAVIE FL 33324
504117060520	DOYLE,CAROL C		2080 SW 90TH AVE APT D	FORT LAUDERDA
504117060490	BERGER,JAMES		2080 SW 90 AVE	DAVIE FL 33324
504117180260	ZVEIBIL,ANDREA		2131 SW 98 TER	FORT LAUDERDA
504117180490	HESTER,NICOLA J		2210 SW 97 ROAD	DAVIE FL 33324-47
504117100830	GABRIEL,DEAN & JUDITH M		9144 SW 23RD ST	FORT LAUDERDA
504117090360	RUSSELL,GWEDOLYN D		9530 TOLEDO LN	FORT LAUDERDA
504117180540	VITUS,JEFFRY JAMES &	ORLOVSKAYA,MARINA L	2201 SW 97 RD	FORT LAUDERDA
504117180630	SHINN,TREVOR B &	SHINN,KIMBERLY A	2240 SW 98 TER	FT LAUDERDALE
504117100890	PAOLELLA,CINDY		9145D SW 23 ST	FT LAUDERDALE
504117101410	MUELLER,RANDY J & KELLY ANN		9158-D SW 23 ST	DAVIE FL 33324-50
504117180320	HIGGS,MARY		2231 SW 98 TER	DAVIE FL 33324
504117090594	GOTOWALA,MARIE J		2285 EL CID CT	FT LAUDERDALE
504117090013	MURPHY,MARTIN W & JULIA E		2270 MALAGA CT	FT LAUDERDALE
504117000071	PINE ISLAND RIDGE INC		9400 PINE RIDGE DR	FT LAUDERDALE
504117190040	POLINO,ANTHONY M & DENISE		9930 SW 23RD ST	FORT LAUDERDA
504117100730	SIMMONS,DAVID S		9141 SW 23 ST #D	DAVIE FL 33324
504117060310	MARCHETTI,SUZETTE C		2171 C SW 90 AVE	FT LAUDERDALE
504117180520	MILLER,CHARLES & CAROL J		2130 SW 97TH RD	FORT LAUDERDA
504117100750	SOHN,SHERI		9142B SW 23 ST	FT LAUDERDALE
504117060510	DEL CAMPO,FRANK & MARIE		2080-C SW 90 AVE	FT LAUDERDALE
504117000130	SUN FIRST NATL BANK LAKE WALES	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FT LAUDERDALE
504117180120	OLECH,PETER & ROSEMARIE		2120 SW 97TH LN	FORT LAUDERDA
504117180420	ROSE,HARRY M & DONNA M		2115 SW 97TH LN	FORT LAUDERDA
504117090370	OSPINA,JUAN		9520 TOLEDO LANE	FT LAUDERDALE
504117090070	KERR,JEAN S TRSTEE	WILLIAM S & JEAN S KERR REV TR	2210 MALAGA CT	FORT LAUDERDA
504117090380	MEJIA,ANGELA MARIA		3735 OAK RIDGE CIR	WESTON FL 33331
504117100900	REGAN,LINDA K		9146A SW 23 ST	FT LAUDERDALE

504117101350	VARONE,BARBARA A &	VARONE,PASQUALE M	9157-B SW 23 ST	FT LAUDERDALE
504117100920	OLD DOMINIUM PROPERTIES LLC		925 N RIO VISTA BLVD	FORT LAUDERDA
504117180040	CRONIN,EDWARD D		2300 SW 97TH LN	FORT LAUDERDA
504117101150	MAPLETON,MARIE M		9152B SW 23RD ST	FORT LAUDERDA
504117090595	MACERA,JENNIE & MARTINI,JENNIFER	CARNEVALE,CHERYL A	2295 EL CID CT	FORT LAUDERDA
504117100820	GUNDY,JOSEPH		9144-A SW 23 ST	FT LAUDERDALE
504117180680	OAK KNOLL II AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	P O BOX 221,8930 STATE RD 84	DAVIE FL 33324-4
504117180460	SCHEIDT,JOHN L & JO A		2211 SW 97TH LN	FORT LAUDERDA
504117090200	MAY,DOLORES M 1/2 INT	WILLSEY,JIMMIE L	2225 EL CID CT	FT LAUDERDALE
504117100840	PALMIERI,JANE B 1/2 INT EA	BARROCAS,NANCY W LYNN,TOBY & LYNN- THOMPSON,LORI	9144-C SW 23 ST	FT LAUDERDAEL
504117100930	LYNN,CHARLES G & H SUE LE		9146-D SW 23 ST	FT LAUDERDALE
504117101360	NEALE,CHRISTOPHER		9157C SW 23 ST	FT LAUDERDALE
504117101340	WRIGHT,JOAN M		9157A SW 23RD ST	FORT LAUDERDA
504117101160	GOLDBERG,HARVEY S		9152 SW 23 ST	FT LAUDERDALE
504117100950	TARANTOLA,JACQUELINE L		9147B SW 23 ST	FT LAUDERDALE
504117090596	MAINELLI,ROBERT D & STELLA A		2305 EL CID CT	FT LAUDERDALE
504117180660	OAK KNOLL II AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	P O BOX 221,8930 STATE RD 84	DAVIE FL 33324-4
504117060130	AVISCHAI,RENA		9110A SW 22ND CT	FORT LAUDERDA
504117100760	MULVEY,BERNARD JOSEPH JR		9142C SW 23 ST	FT LAUDERDALE
504117060460	SHUK,RONALD & PATRICIA		2140B SW 90TH AVE	FORT LAUDERDA
504117000040	SUN FIRST NATL BANK	% PINE ISLAND RIDGE INC	9400 PINE RIDGE DR	FORT LAUDERDA
504117060140	BURLONE,KAREN		9110 SW 22 CT UNIT B	FT LAUDERDALE
504117060100	MARCANO,EFREN C & ROSA F	% WIEDER REALTY INC	900 S POWERLINE RD	POMPANO BEACH
504117100990	LIVIGNI,ROY P & BARBARA J		9148B SW 23RD ST	FORT LAUDERDA
504117180290	WAGNER,MICHAEL L & MARY R		2201 SW 98TH TER	FORT LAUDERDA
504117100850	DIAMOND,ROBERTA YVONNE 1/2 INT	DIAMOND,JEFFREY B	9144 SW 23 ST #D	FT LAUDERDALE
504117101140	CARLTON,EARNEST & MARY E		9152 A SW 23 ST	FT LAUDERDALE
504117180620	NOWELL,FREDERICK BRADLEY JR & K		2300 SW 98 TER	DAVIE FL 33324-4
504117101370	SANTINI,LETICIA LYNN		9157 SW 23 ST	FT LAUDERDALE
504117180330	HAACK,MEYEL &	HAACK,WERONIKA	2241 SW 98 TER	FT LAUDERDALE
504117100960	DRIESEN,RUSSELL S 1/2 INT EA	WALLACE,ANDREA B	9147C SW 23RD ST	FORT LAUDERDA
504117100740	BYERS,MICHAEL &	NINO,ANGELA	9142-A SW 23 ST	FT LAUDERDALE
504117060090	SWINSON,JAMES T &	PUERTO-SWINSON,MARTHA C	9111 A SW 22 CT	FT LAUDERDALE
504117060480	CUCCI,PATRICK E & E REV LIV TR		2140 SW 90 AVE UNIT D	FT LAUDERDALE
504117180270	RIZZO,JACK R & SELENA R		2141 SW 98TH TER	FORT LAUDERDA
504117060450	PEHOTA,DENNIS & CARLA		2140-A SW 90 AVE	FT LAUDERDALE
504117090170	GUNST,WILLIAM M & MERCEDES		2195 EL CID CT	FT LAUDERDALE
504117090160	CASAS,JUAN V & OLIVIA		9575 TOLEDO LANE	FT LAUDERDALE
504117100770	DEATON,BARBARA J		9142-D SW 23 ST	FT LAUDERDALE
504117090060	FRIDDLE,LOUISE M 1/2 INT	CUMMINS,CHARLENE J	2220 MALAGA CT	FT LAUDERDALE
504117090320	DELLA-PENTA,LORETTA		9555 SEVILLA LANE	FT LAUDERDALE
504117180650	SILVERMAN,RICK & PAMELA C		2210 SW 98TH TER	FORT LAUDERDA
504117180480	LOPEZ,ROBERTO &	LOPEZ,JENNIFER C	2220 SW 97 RD	FT LAUDERDALE
504117180550	INERFELD,HOWARD & LYNN		2211 SW 97 ROAD	DAVIE FL 33324-4
504117100980	CARLTON,JAMES		9148A SW 23 ST	FT LAUDERDALE
504117090210	GONSALVES,ELAINE		2235 EL CID CT	FT LAUDERDALE
504117101170	TREPPARD,CYNTHIA GAYE		9152 SW 23RD ST	FORT LAUDERDA
504117100940	ZENO,LOUIS & JO ANN		9147A SW 23RD ST	FORT LAUDERDA
504117090601	ANDERSEN,RUTH A		2315 EL CID CT	FT LAUDERDALE
504117180590	RICHARDS,CRAIG L &	RICHARDS,TIFFANY C	2301 SW 97 LANE	FT LAUDERDALE

504117190100	TAYLOR,ROBERT T JR & M ELIZABETH		9901 SW 23RD ST	FORT LAUDERDA
504117060150	DEVER,ROBERT ALLEN LIV TR		9110C SW 22 CT	FT LAUDERDALE
504117180430	EDWARDS,JAMES D &	EDWARDS,KEMI RAATTAMA	2119 SW 97 LANE	FORT LAUDERDA
504117060160	ANNUCCI,LINDA A		9110 SW 22ND CT APT D	FORT LAUDERDA
504117060120	KUHNS,RONALD & VERONICA		9111 SW 22 CT UNIT D	DAVIE FL 33324-6
504117060470	STAMP,BRIAN 1/2 INT EA	MAYER,BRENDA	2140 SW 90 AVE UNIT C	FT LAUDERDALE
504117060110	JOHNSON,LARAIN M		9111 SW 22 CT #C	DAVIE FL 33324
504117090310	KUZAVA,GEORGE & JOSEPHINE		9545 SEVILLA LANE	FT LAUDERDALE
504117101000	WALKER,JAMES L &	WALKER,PATRICIA S	9148 SW 23 ST #C	FORT LAUDERDA
504117180080	COFFMAN,LOWELL & TAMIRA		2210 SW 97 LANE	DAVIE FL 33324-4
504117090300	FORD,KEVIN C & KIMBERLY		2561 SW 102 DR	DAVIE FL 33324
504117100970	ZARRELLA,EMIL L &	ZARRELLA,CATHERINE	9147-D SW 23 ST	FT LAUDERDALE
504117190090	ARCHER,DOUGLAS L &	ARCHER,BARBARA J	9911 SW 23 ST	FT LAUDERDALE
504117090602	MARSTEIN,RANDI		2325 EL CID CT	FT LAUDERDALE

**Appendix II**  
**Legal Description**

## LEGAL DESCRIPTION

The legal description of the Pine Island Ridge Area is as follows:

That portion of Section 17, Township 50 South, Range 41 East, Broward County, Florida, described as follows:

Beginning at a point on the municipal boundary of the Town of Davie, as established by Chapter 84-420, Laws of Florida, being the point of intersection of the West right-of-way line of Pine Island Road (Southwest 88 Avenue) and the South line of said Section 17;

Thence along said municipal boundary of the Town of Davie the following seven (7) courses;

Thence Northerly along said West right-of-way line to a point of intersection with the Southerly right-of-way line of Orange Grove Drive;

Thence Westerly and Southwesterly along said Southerly right-of-way line to a point of inter-section with the Southeasterly projection of the Southerly line of Tract "C", PINE ISLAND PLAZA ASSOCIATES, according to the Plat thereof, as recorded in Plat Book 115, Page 35, of the Public Records of Broward County, Florida;

Thence Northwesterly along said Southeasterly projection and the Southerly line of said Tract "C" and the Northwesterly projection to a point of intersection with the Westerly right-of-way line of Pine Ridge Drive;

Thence Northeasterly along said westerly right-of-way line to the Southeast corner of Tract "Q", RIDGE PLAZA, according to the Plat thereof, as recorded in Plat Book 116, Page 27 of the Public Records of Broward County, Florida;

Thence Northwesterly along the Southerly line of said Tract "Q" to the Southwest corner of said Tract "Q" and a point on the boundary of Tract "A", PINE ISLAND RIDGE SECTION TWO, according to the Plat thereof, as recorded in Plat Book 83, Page 20, of the Public Records of Broward County, Florida;

Thence Southwesterly and Westerly along said boundary of Tract "A" to the Westerly line of Tract 1, Tier 81, NEWMAN'S SURVEY, according to the Plat thereof, as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida and the Southwesterly projection of the Westerly line of ROUTE 84 SQUARE, according to the Plat thereof, as recorded in Plat Book 117, Page 11 of the Public Records of Broward County, Florida;

Thence Northeasterly along said Westerly line to the Southerly line of the Northerly 330.00 feet of the land included within the existing 100 foot wide canal easement, per Official Records Book 5192, Page 899, of the Public Records of Broward County,

Florida, in said Tract "A", PINE ISLAND RIDGE SECTION TWO and the municipal boundary of the Town of Davie, as established by Ordinance 85-60 of the Town of Davie;

Thence along said municipal boundary the following two (2) courses;

Thence Northwesterly along said Southerly line to the Westerly line of said existing 100 foot wide canal easement;

Thence Northeasterly along said Westerly line to the Southerly right-of-way line of State Road 84 and the municipal boundary of the Town of Davie, as established by aforesaid Chapter 84-420, Laws of Florida;

Thence continuing along said municipal boundary the following two (2) courses;

Thence Northwesterly along said Southerly right-of-way line to a point of intersection with the Easterly line of T. BRYAN'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 32, Page 16 of the Public Records of Broward County, Florida and the East line of Tracts "A" and "B", "CALUSA RIDGE", according to the Plat thereof, as recorded in Plat Book 147, Page 47, of the Public Records of Broward County, Florida;

Thence Southerly along said Easterly line to the Southerly line of said T. BRYAN'S SUBDIVISION;

Thence along the municipal boundary of the Town of Davie, as established by Ordinance 87-30 of the Town of Davie, the following three (3) courses and distances;

Thence Southerly along the Southerly extension of the East line of said T. BRYAN'S SUBDIVISION a distance of 1.24 feet to a point of intersection with a 655 foot radius non-tangent curve concave to the Southeast, a radial line through said point bears North  $14^{\circ}31'36''$  West;

Thence Southwesterly along said curve through a central angle of  $63^{\circ}20'39''$  an arc distance of 724.14 feet to an intersection with a line being parallel with and 500.00 feet Southerly of the South line of said T. BRYAN'S SUBDIVISION;

Thence North  $89^{\circ}43'11''$  West along said parallel line to an intersection with the Easterly right-of-way line of Nob Hill Road (Southwest 100 Avenue) and a point on the municipal boundary of the Town of Davie, as established by aforesaid Chapter 84-420, Laws of Florida;

Thence along said municipal boundary the following two (2) courses;

Thence Southerly along said Easterly right-of-way line and the Southerly projection of said Easterly right-of-way line to a point of intersection with the South line of said Section 17;

Thence Easterly along said South line to the POINT OF BEGINNING.

**Appendix III**  
**Regional Water & Wastewater Utility**

October 12, 2006

Marjan Mazza  
Planning and Zoning  
6591 Orange Dr.  
Davie, FL 33314

Re: **Pine Island Ridge**

Dear Ms. Mazza:

This letter is being written in response to your correspondence dated October 6, 2006 regarding the above referenced project. The treatment plant servicing this parcel is the Sawgrass Plant located at 14140 N.W. 8<sup>th</sup> Street, Sunrise, FL 33325.

1. *Wastewater*

There are 3 wastewater plants currently on line: Springtree with a capacity of 10 MGD, Sawgrass with a capacity of 20 MGD, and Southwest Utility Facility with a capacity of 0.45 MGD.

The current capacity for the City of Sunrise service area is 30.45 MGD. The current demand for the Springtree, Sawgrass, and Southwest facilities is 22.05 MGD with a projected demand for the year of 2010 of 24.2 MGD. The projected demand is based upon the 1995 Water and Wastewater Master Plan prepared by Montgomery Watson.

2. *Water*

There are 3 water plants currently on line: the Springtree, Sawgrass, and Southwest facility with a capacity of 44.0 MGD.

The current demand for the Springtree, Sawgrass, and Southwest facilities is 27.34 MGD. Current capacity for the City of Sunrise water system is 44.0 MGD along with a 5 MGD standby capacity at the Park City Plant.

Also, please find attached a spreadsheet specifying the current committed capacity for the City of Sunrise water system.

The City of Sunrise makes no representation to any party that water and sewer plant capacity is available until a party has executed a Developer Permit with the City. Availability of water and sewer plant capacity or reservation will only be determined at such time as a signed Developer Permit is submitted to the City for approval.

Should you have any further questions, please do not hesitate to contact me at (954) 746-3285.

Sincerely,

CITY OF SUNRISE



Sean F. Dinneen, P.E.  
Acting City Engineer

Attachment

cc: Mark S. Lubelski, P.E., Director, Planning & Development  
Philip Gildan  
Walter Garrard, Director of Utility Support, Utilities Department

### Waste Water Data Collection Form

**Facility Locations:** Springtree Plant (Plant #1) – 4350 Springtree Drive, Sunrise  
Sawgrass Plant (Plant #3) – 14140 N.W. 8<sup>th</sup> Street, Sunrise  
Southwest Utility Facility – 15400 Watermill Rd, Davie  
\*\*Regional System, fully integrated with force mains.

**Operational Responsibility:** City of Sunrise, Utilities Department

**System FDEP Permit Capacity:** 30.0 MGD (Issued by FDEP July 29, 2003, for Sawgrass Plant and November 4, 2002 for Spring Tree Plant)

**Actual Treatment Capacity:** Springtree Plant – 10.0 MGD (Average Daily Flow)  
Sawgrass Plant – 20.0 MGD  
Southwest Utility – 0.45 MGD (Separate DPEP Permit)

**Actual Disposal Capacity:** 3 operating Deep Injection Wells, 56.1 MGD – 3 wells  
44.8 MGD – 2 wells  
  
1 Constructed Deep Injection Concentrate Well

**Current Demand:** September 2006  
Average 12 Month Demand 22.05 MGD  
Peak Month Demand – 24.93 (August, 2004)

**Service Area Boundaries:** See attached diagram

**Flow Projections:**

<u>Year</u>	<u>Average Day Flows (mgd)</u>
2005	22.70
2010	24.20
2015	25.59
2020	25.89

**Planning:** Sawgrass Plant – There are no immediate plans for expansion. A 10 MGD expansion has just been completed.  
  
Springtree Plant – There are no immediate plans for expansion.

**Water Data Collection Form**

Facility Address: Springtree Plant (Plant #1) – 4350 Springtree Drive, Sunrise  
 Park City Plant (Plant #2) – 8700 S.W. 19<sup>th</sup> Place, Davie  
 Sawgrass Plant (Plant #3) – 14140 N.W. 8<sup>th</sup> Street, Sunrise

Operational Responsibility: City of Sunrise, Utilities Department

Design Capacity of Facility: Springtree Plant – 24 MGD  
 Sawgrass Plant – 18 MGD  
 \*\*Regional system, fully integrated with water mains.  
 Southwest Plant – 2.0 MGD

Permit Capacity of Facility: Springtree Plant – 24.00 MGD  
 Southwest Plant – 2.0 MGD  
 Sawgrass Plant – 18 MGD

Well Capacity: Springtree Plant – 28.73 MGD (17 Wells)  
 Park City 6.5 MGD (on standby)  
 Southwest Plant – 2.0  
 Sawgrass Plant – 15.26 (6 Wells)  
 Flamingo – 7.24 (4 Wells)

Storage Capacity: Indian Trace – 2 MG                      Springtree – 9.0 MG  
 Bonaventure – 1 MG                              Sawgrass – 5 MG  
 Malaleuca – 2.3 MG  
 Southwest – 1.5 MG

Current Demand on System: September 2006  
 Average 12-Month Demand – 27.28 MGD  
 Peak Month Demand – 30.803 (May 2002)

Service Area Boundaries: See attached diagram

Planning: Flamingo well field pipeline to the Sawgrass Plant.  
 Completion of this system is anticipated by December of 2006.  
 Sawgrass 5 MG storage and pump station expansion completion anticipated by May of 2006.

Flow Projections:

<u>Flow</u>	<u>Annual Average Daily Demand (mg)</u>
2005	27.22
2010	28.84
2015	30.43
2020	32.76

**Appendix IV**  
**Drainage District Letter**



## CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)  
HOLLYWOOD, FLORIDA 33024

### BOARD OF COMMISSIONERS

Kevin Biederman, Chair  
Douglas R. Bell, Vice-Chair  
Judy Ann Bunce  
David Donzella  
Cris Fardelmann  
Tom Green

TELEPHONE: (954) 432-5110  
FAX: (954) 432-6603  
E-Mail: [mtcrowley@bellsouth.net](mailto:mtcrowley@bellsouth.net)

March 28, 2007

Mr. Michael Mungal  
Town of Davie Engineering  
6591 Orange Drive  
Davie, FL 33314

Subject Pine Island and United Ranches Land Use Plan

Dear Mr. Mungal:

The Central Broward Water Control District (CBWCD) is in receipt of your memorandum relative to the subject property. We offer the following comments:

We suggest that your engineers review the CBWCD's drainage design criteria manual to ensure compliance with the requirements of the CBWCD. The manual can be found on our web site at the following address: <http://www.centralbrowardwcd.org>.

In particular, please note the requirements relative to floodplain encroachment and retention of the 25-year storm event, both of which can impact the amount of land needed for on-site water management. The allowable discharge in the C-11 West Basin is  $\frac{3}{4}$  inch per day for United Ranches and  $1 \frac{1}{2}$  inch per day for Pine Island Ridge, which is in the C-11 East Basin.

I have reviewed your drainage analysis and am in agreement with your comments.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Bryon Boyd  
Operations Manager

### Engineering Responses - Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The SFWMD has no level of service in these two areas. The PIMV IV is the manual which provides design criteria for the permitting of stormwater management systems (SWMS). The Central Broward Water Control District (CBWCD) maintains stormwater management design criteria for the two areas in question. The design criteria can be found on the following web link: <http://www.centralbrowardwcd.org/criteria.htm>.

#### Pine Island Ridge

In the Town's Evaluation and Appraisal Report (EAR) the level of service for water management shall consist of the following minimum design criteria:

- Federal Emergency Management Administration (F.E.M.A) criteria for minimum floor elevations of building sites, floodplain protection provisions.
- Maximum allowable discharge of 1.5 inch per acre per day.
- Located in FEMA Flood Zones AH within base flood elevation of 5 & 6 ft. Small part of area is a X zone.

#### United Ranches

In the Town's EAR the level of service for water management shall consist of the following minimum design criteria: ✓

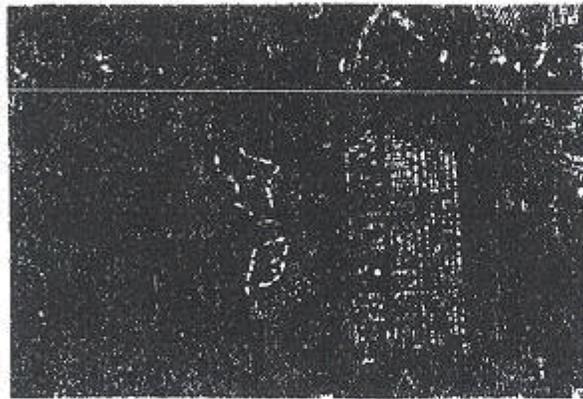
- Federal Emergency Management Administration (F.E.M.A) criteria for minimum floor elevations of building sites, floodplain protection provisions.
- Maximum allowable discharge of .75 inch per acre per day.
- Located in FEMA Flood Zone AH within base elevation of 6 ft.

2. Identify the drainage systems serving the service area in which the amendment is located.

### Pine Island Ridge

The Broward County area is considered a natural groundwater aquifer recharge area for the Biscayne Aquifer. The Pine Island Ridge area is located in the eastern basin and is controlled by a pump station on the C11 canal. This structure can be opened to control local storms or equalize water levels in the east basin.

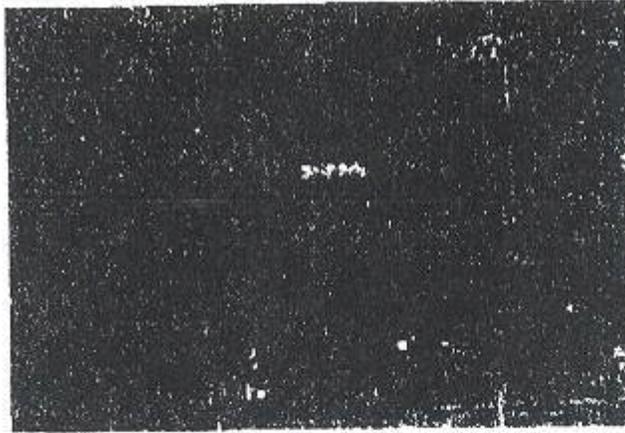
The Pine Island Ridge area utilizes large retention areas on-site to control its stormwater from its roadways and parking lot areas. The single family homes on the development retain their own onsite drainage. The drainage system for Pine Island is best identified by SFWMD Environmental Resource Permit (ERP) number 06-00218-S.



### United Ranches

The Broward County area is considered a natural groundwater aquifer recharge area for the Biscayne Aquifer. The United Ranches area is located in the western basin and is controlled by a pump station on the C11 canal. This structure can be opened to control local storms or equalize water levels in the west basin.

Most of the United Ranches area consists of one acre plus single family homes. Only one development with approximately 40 homes called Rio Ranches has a pre-designed retention area. Generally, most single family homes in the area retain their own stormwater. Some of the homes have small ponds that are used to retain their own stormwater. The drainage system for United Ranches is best identified by SFWMD ERP number 06-00151-S.



3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Pine Island Ridge

SFWMD does not have anything planned currently in the Pine Island Ridge area.

United Ranches

SFWMD does not have anything planned currently in the United Ranches area.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Pine Island Ridge

The Pine Island Ridge area currently has 5 SFWMD Environmental Resource Permits (ERP's) on file. Below are a list of the application numbers on file: X000009958, X000009957, X000009956, X000009955 & 10258-B.

United Ranches

The United Ranches area currently has 2 SWMD Environmental Resource Permits (ERP's) on file. Below is a list of the application numbers on file: 060627-15 & 11047-C.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Pine Island Ridge

Design elements for the respective SWMS's are discussed in the detail with the ERP.

United Ranches

Design elements for the respective SWMS's are discussed in the detail with the ERP.

6. Letter from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above

Pine Island Ridge

The local drainage district is Central Broward Water Control District.

United Ranches

The local drainage district is Central Broward Water Control District.

**Appendix V**  
**Mass Transit Letter**



**Community Services Department - MASS TRANSIT DIVISION**

3201 W. Copans Road • Pompano Beach, Florida 33069

Administration 954-357-8300 • FAX 954-357-8305 - Maintenance 954-357-8423 • FAX 954-357-8350

Marketing and Communications 954-357-8355 • FAX 954-357-8371 - Operations 954-357-8363 • FAX 954-357-8378

Paratransit 954-357-8329 • FAX 954-357-8345 - Service Development 954-357-8375 • FAX 954-357-8342

Transit Information Systems 954-357-6792 • FAX 954-357-8305

April 6, 2007

Marjan Mazza  
Town of Davie  
Planning and Zoning Dept.  
6591 Orange Drive,  
Davie, FL 33314

**RE: Verification of Mass Transit Services  
Land Use Plan Amendments – Annexed Areas**

Dear Ms. Mazza:

Mass Transit has reviewed your request of September 29 2006, regarding the Land Use Change Amendments – Annexed Areas, for current and planned bus service.

Current Fixed-Route BCT Bus service near the amendment areas is currently **NOT** provided by BCT.

The Town of Davie operates Community Bus Services in the amendment areas.

For specific details, please see:

[http://www.davie-fl.gov/Gen/DavieFL\\_Programms/communitytransiteast](http://www.davie-fl.gov/Gen/DavieFL_Programms/communitytransiteast)

[http://www.davie-fl.gov/Gen/DavieFL\\_Programms/communitytransitwest](http://www.davie-fl.gov/Gen/DavieFL_Programms/communitytransitwest)

Cooper City's bus services: <http://www.co.broward.fl.us/bct/pdfs/coopmap.pdf>

Future bus services are programmed in the TDP (Transit Development Plan), Transit Investment Plan, and LRTP (Long Range Transportation Plan).

Any changes in service demand, as a result of these amendments will be met with the programmed improvements in the transit plans.

Please call me at 954-357-8351, if you require any additional information.

Sincerely,

David Daniels  
Principal Planner  
Broward County Transit

Broward County Board of County Commissioners

Josephus Eggleston, Jr. • Ben Graber • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • John E. Rodstrom, Jr. • Jim Scott • Diana Wasserman-Rubin • Lois Wexler  
[www.broward.org](http://www.broward.org)

**UNITED RANCHES  
ANNEXATION**

**APPLICATION FOR AMENDMENT TO THE TOWN OF DAVIE  
LAND USE PLAN**

**TABLE OF CONTENTS**

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	<i>Page</i>
<i>1. Land Use Plan Designations</i>	<i>2</i>
<i>2. Applicant</i>	<i>2</i>
<i>3. Legal Description</i>	<i>2</i>
<i>4. Reason for Amendment Request</i>	<i>2</i>
<i>5. Existing and Proposed Uses</i>	<i>3</i>
<i>6. Analysis of Public Facilities and Services</i>	<i>4</i>
<i>A. Sanitary Sewer</i>	<i>4</i>
<i>B. Potable Water</i>	<i>5</i>
<i>C. Drainage</i>	<i>6</i>
<i>D. Solid Waste</i>	<i>8</i>
<i>E. Recreation and Open Space</i>	<i>8</i>
<i>F. Traffic Circulation</i>	<i>9</i>
<i>G. Mass Transit</i>	<i>9</i>
<i>7. Analysis of Natural and Historic Resources</i>	<i>10</i>
<i>8. Land Use Compatibility</i>	<i>11</i>
<i>9. Consistency with GOP's of the Town's Comprehensive Plan</i>	<i>11</i>
<i>10. Population Projections</i>	<i>11</i>
<i>11. Fire Protection</i>	<i>11</i>
<i>12. Police Protection</i>	<i>11</i>
<i>13. School Site and Pupil Generation</i>	<i>12</i>
<i>14. Additional Support Documents</i>	<i>12</i>

**EXHIBITS**

<i>Location Map</i>	<i>A</i>
<i>Current Future Land Use Designation</i>	<i>B</i>
<i>Proposed Future Land Use Designation</i>	<i>C</i>
<i>Zoning</i>	<i>D</i>

**APPENDIX**

<i>List of Property Owners</i>	<i>I</i>
<i>Legal Description</i>	<i>II</i>
<i>Drainage District Letter</i>	<i>III</i>
<i>Mass Transit Letter</i>	<i>IV</i>

**Land Use Plan Amendment  
Application  
Planning and Zoning Division  
Development Services Department**

TOWN OF DAVIE USE ONLY

Petition Number: \_\_\_\_\_

Initial Fee: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Received By: \_\_\_\_\_

Information must be typed and notarized  
Make checks payable to Town of Davie

  X   TOWN OF DAVIE LAND USE PLAN AMENDMENT

       BROWARD COUNTY & TOWN OF DAVIE LAND USE PLAN  
AMENDMENT

**PUBLIC HEARINGS**

(To be filled in by the Town)

LOCAL PLANNING AGENCY \_\_\_\_\_ PUBLICATION

DATE \_\_\_\_\_

RECOMMENDATION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TOWN COUNCIL \_\_\_\_\_ ACTION \_\_\_\_\_

PUBLICATION \_\_\_\_\_

TOWN COUNCIL \_\_\_\_\_ ACTION \_\_\_\_\_

PUBLICATION \_\_\_\_\_

BROWARD COUNTY PLANNING COUNCIL \_\_\_\_\_ ACTION

\_\_\_\_\_

BROWARD COUNTY PLANNING COUNCIL \_\_\_\_\_ ACTION

\_\_\_\_\_  
BROWARD COUNTY COMMISSION \_\_\_\_\_

ACTION \_\_\_\_\_

BROWARD COUNTY COMMISSION \_\_\_\_\_

ACTION \_\_\_\_\_

Notices Sent: \_\_\_\_\_

Replies: \_\_\_\_\_

**APPLICATION**

**I. LAND USE PLAN DESIGNATIONS:**

	<u>Existing</u>	<u>Requested</u>
Town of Davie Plan <b>Residential</b>	N/A	<b>Estate</b>
<b>Residential</b>		<b>Low (3)</b>
Broward County Plan <b>Residential</b>	<b>Estate Residential</b>	<b>Estate</b>
<b>Residential</b>	<b>Low (3) Residential</b>	<b>Low (3)</b>

**II. APPLICANT:**

Name: **TOWN OF DAVIE**  
Address: **6591 Orange Drive, Davie, FL 33314**  
Telephone: **(954) 797- 1074**  
Relationship to Property: **Municipality (governing body)**

**PROPERTY OWNER(S):**

Name: **See List of Property Owners (Appendix I)**  
Address:  
Telephone:

Does the applicant and/or representative own any of the property that is the subject of this application? YES \_\_\_ NO **X**

If yes, describe interest:

*The Town of Davie through a legislative mandate annexed the said property*

a) Gross Acreage **520** Net Acreage **340.77**

b) Delineate on survey and attach to application

**BROWARD COUNTY TAX FOLIO NUMBER(S): 16-11-196811-54C**

**FED ID# 596046527**

**III. LEGAL DESCRIPTION:** (Sealed survey indicating gross and net acreage must be submitted with application).

**See attached Appendix II.**

**PROPERTY LOCATION:** Generally located on

North side of **Stirling Road**

South side of **Griffin Road**

East side of **Flamingo Rd**

West side of Nob Hill Road

**IV. APPLICANT’S REASON(S) FOR AMENDMENT REQUEST:**

*(Use additional sheets as necessary)*

**The Town through Legislative mandate annexed the said property.**

**V. APPLICATION CHECKLIST FOR LOCAL LAND USE PLAN AMENDMENT:** The application shall address the following items in the format of the attached checklist.

1. EXISTING AND PROPOSED USES

A. Current and proposed Land Use Plan designation(s) for the amendment site. If multiple designations, describe acreage within each designation.

	<u>Current Land Use Plan designation</u>	<u>Proposed Land Use Plan</u>
Acre	Estate Residential (442.65 acres)	Residential 1 Dwelling Unit per
Acre	Low (3) Residential (85.96 acres)	Residential 3 Dwelling Units per

B. Current land use designations for the surrounding properties.

**North: Recreation/Open Space**

**South: Multiple\***

**East: Multiple\***

**West: Multiple\***

**\* to include Low (3) Residential, Low (5) Residential, Low Medium (10) Residential, Estate (1) Residential, Commercial**

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.

**The amendment site is located within flexibility zone 101. Flexibility provisions of the Broward County Land Use Plan have not been used on this flexibility zone. However, since the amendment site has been annexed with the existing uses as they are, they match in its integrity the current Broward County Land Use Plan. New applications of flexibility provisions will be submitted to the Broward County Planning Council for recertification as they occur.**

D. Existing use of amendment site and adjacent areas.

Existing Use of amendment site:  
**Single Family Dwelling**

Surrounding Uses:  
**North: Canal**  
**South: Single Family Dwelling**  
**East: Shopping Center & Single  
Family Dwelling**  
**West: Single Family Dwelling,**

**Utility site**

E. Proposed use of the amendment site including square footage and/or dwelling unit count proposed for each parcel.

**The amendment site has been annexed into the Town of Davie whereby existing land use designations will remain as is.**

2. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service.

A. Sanitary Sewer Analysis

1. Identify whether the site is currently and/or proposed to be serviced by septic tanks.

**United Ranches – Currently on septic tanks**

2. Identify the sanitary sewer facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on plant capacity, and committed plant capacity.

**United Ranches – Currently no sewer facilities are available in the area. The area could be serviced by Town of Davie if wastewater transmission mains were installed. The area will have to be sewerred which includes an approximately 520 acre area served with approximately 250 homes. However, there are no plans to extend service to the area.**

**Town of Davie Wastewater**

<i>Current Plant Capacity</i>	<i>5 mgd</i>
<i>Planned Plant Capacity - completion 2008</i>	<i>7 mgd</i>
<i>Current Demand</i>	<i>3.99 mgd</i>
<i>Committed Demand</i>	<i>4.14 mgd</i>
<i>Committed Plant Capacity(2020)</i>	<i>4.92 mgd</i>

3. Identify the change in demand on plant capacity resulting from this amendment. Provide calculations, including anticipated demand per square foot\* or dwelling units.

**United Ranches – 0.088 mgd(based on 350 gpd/du)**

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive

plan. Provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

**United Ranches – see above in item 2.**

5. Provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.

**United Ranches - The wastewater transmission main would be extended from SW 106th Terr. in Davie just north of Orange Drive, directionally drilled under the C-11 canal and extend into the community. A collection system and pumping facilities would be needed.**

6. Letter from utility verifying the information on items 1-5 above.

**Information provided by Town of Davie Utilities Department.**

**B. Potable Water Analysis**

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**United Ranches – Currently no water facilities are available in the area. The area could be serviced by Town of Davie if water mains were installed. Fire hydrants would also be added at various locations within the community at approximately 800 feet intervals. The area includes an approximately 520 acre area to be served with approximately 250 homes. However, there are no plans to extend service to the area.**

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.

**United Ranches –**

**Town of Davie Potable Water**

<i>Plant capacity: Town of Davie</i>	<i>7.4 mgd</i>
<i>Capacity Expansion complete 2009 which is developer funded</i>	<i>11.4 mgd</i>

<i>Current demand: Town of Davie</i>	<i>4.63 mgd ADF 7.06 mgd MAX day</i>
<i>*Estimated committed demand</i>	<i>4.69 mgd ADF 7.66 mgd MAX day(2010) 5.24 mgd ADF 8.54 mgd MAX day(2025)</i>

*SFWMD permitted withdrawal:* *5.33 mgd*

**\* WTP must be able to meet MAX day demands(max/adf = 1.454)**

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

**United Ranches**

**Town of Davie Wellfield**

<i>Permitted capacity</i>	<i>5.53 mgd</i>
<i>Permit expiration date</i>	<i>2010</i>

4. Identify the change in potable water demand resulting from this amendment - provide calculations including anticipated demand per square foot or dwelling units.

**United Ranches – 0.088 mgd(based on 350 gpd/du)**

5. Identify the projected capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

**United Ranches – see above in item 2.**

6. Provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.

**United Ranches - The water main would be extended from SW 106th Terr. in Davie just north of Orange Drive, directionally drilled under the C-11 canal and extend into the community. A distribution system would be needed.**

7. Letter from utility verifying the information in items 1-6 above.

**Information provided by Town of Davie Utilities Department**

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**The SFWMD has no level of service for United Ranches. The Central Broward Water Control District (CBWCD) maintains stormwater management design criteria for the United Ranches area. The design criteria can be found at the web link: <http://www.centralbrowardwcd.org/criteria.htm>. In the Town's Evaluation and Appraisal Report (EAR) the level of service for water management shall consist of the following minimum criteria:**

- Federal Emergency Management Administration (FEMA) criteria for minimum floor elevations of building sites, floodplain protection provisions.**
- Maximum allowable discharge of .75 inch per acre per day.**
- Located in FEMA Flood Zone AH within base elevation of 6 ft.**

2. Identify the drainage systems serving the service area in which the amendment is located.

**The Broward County area is considered a natural groundwater aquifer recharge area for the Biscayne Aquifer. The United Ranches area is located in the western basin and is controlled by a pump station on the C-11 canal. This structure can be opened to control local storms or equalize water levels in the west basin. Most of United Ranches area consists of one acre plus single family homes. Only one development with approximately 40 homes called Rio Ranches has a pre-designed retention area. Generally, most single family homes in the area retain their own stormwater. Some of the homes have small ponds that are used to retain their own stormwater. The drainage**

**system for United Ranches is best identified by SFWMD EPR number 06-00151-S.**

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**SFWMD does not have anything planned currently in the United Ranches area.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**The United Ranches area currently has 2 (two) SFWMD Environmental Resource Permits (EPR's) on file. The following application numbers are on file: 060627-15 and 11047-C.**

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Design elements for the respective SWMS's are discussed in the detail with the ERP.**

6. Letter from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above.

**See attached letter Appendix III.**

D. Solid Waste

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**The service level and service provider for United Ranches will stay the same as it was prior to annexation. This includes twice a week**

**garbage pickup, once a week recycling pickup and once a month bulk pickup where permitted.**

2. Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.

**All facilities such as the Interim Contingency Landfill, the North, Central and South Trash Transfer stations, the Material Recovery Facility, and the North and South Waste to Energy Plants are county run facilities and as such are used by all Interlocal Agreement member municipalities, including United Ranches who was a member previous to annexation. The solid waste generation of these two areas has always been factored into the total growth capacity, so there would be no additional impact.**

3. Identify the change in demand resulting from this amendment. Provide calculations including assumed demand per square foot or dwelling unit.

**There is very little impact to the Town as a result of this annexation. The service is provided by the same hauler that provided the collection and disposal of solid waste to the community prior to annexation.**

4. Letter from service provider verifying the information in items 1-3 above.

**The information is provided by Town of Davie (the applicant).**

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

**The Level of Service (LOS) standard Broward County has adopted for local and regional parks is 3 acres per 1000 residents. The current level of service for United Ranches is not available.**

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

N/A

3. Quantify the change in need for park acreage resulting from this amendment.

**The amendment site will not require additional park acreage as a means of meeting adopted LOS standards for the Town of Davie. With a 2000 population at 827, the amendment site would not affect the Town from maintaining its adopted LOS for parks (10 acres per 1,000 population). Currently, the Town's LOS for parks and open space is 25.85 acres per 1,000 population. According to the adopted 2005 Evaluation and Appraisal Report of the Town's Comprehensive Plan, in 2005 the Town had 849.65 acres of parks and open space that exceeded the Town's LOS. Therefore, the proposed amendment does not require additional park acreage to meet the Town's adopted LOS.**

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources, and other relevant information.

N/A

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

**The change in property ownership does not impact the roadways or the traffic volumes.**

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the 2015 planning horizons. Please utilize average daily traffic volumes per the Transportation Element of the Town of Davie Comprehensive Plan.

**The change in property ownership does not impact the roadways or the traffic volumes.**

3. Analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the 2015 planning horizons.

4. Provide any transportation studies relating to this amendment, as desired.

G. Mass Transit Analysis

1. Identify the mass transit modes serving the amendment area.

**See attached letter from Broward County Mass Transit – Appendix**

**IV**

2. Identify the change in demand resulting from this amendment.

**No changes in demand will result from the annexation**

3. Identify the existing and planned mass transit routes and scheduled service (headway) for the amendment area.

**See attached letter from Broward County Mass Transit. The Town of Davie does not supply service to United Ranches.**

4. Letter from service provider verifying the information in items 1-3 above.

**See attached letter from Broward County Mass Transit –Appendix**

**IV.**

5. Describe how the proposed amendment furthers or is consistent with the concept of a “transit-oriented development”.

**The Transit oriented development is not applicable since this is an existing land use and the intent of the amendment is due to the annexation.**

3. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will protect or mitigated. Staff may request additional information from the Department of Planning and Environmental Protection and the Broward County Historical Commission regarding the amendment’s impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

**Not applicable. The Town of Davie will not be changing the Land Use designations of the annexed area. The area will merely change from an Unincorporated Broward County Land use to Town of Davie Land use.**

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

B. Archaeological sites listed on the Florida Master Site File.

C. Wetlands.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

E. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

G. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

H. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

4. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**The land use designation for the United Ranches amendment site is Estate Residential and Low (3) Residential DU/AC. The amendment site has been annexed into the Town of Davie whereby existing land use designations will remain as is.**

5. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE TOWN OF DAVIE COMPREHENSIVE PLAN

List of objectives and policies of the Town of Davie Comprehensive Plan which the proposed amendment furthers.

**Capital Improvement Element, Policy 3.6: The Town will support economic development and the annexation of residential, commercial, and industrial parcels, provided such annexation is consistent with the Goals, Objectives and Policies of this Plan.**

**Intergovernmental Coordination Element, Policy 5.1: The Town shall coordinate with Broward County in the annexation of land currently within the unincorporated area.**

6. POPULATION PROJECTIONS FOR THE TOWN OF DAVIE

A. Population projections for the year 2010 planning horizon.

**96,282 (Source: 2000 Forecast by Broward County)**

B. Population projections resulting from proposed land use (if applicable).

N/A

C. Using population projections for the year 2010 planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

N/A

7. FIRE PROTECTION

Address the availability of essential services for the 2015 planning horizon.

**Comments to be provided.**

8. POLICE PROTECTION

Address the availability of essential services for the 2015 planning horizon.

**There are no new Police officer positions as a result of the annexation. The Town of Davie's projects estimates for 2.5 police officers per one thousand house hold and will increase staff accordingly.**

9. SCHOOL SITE AND PUPIL GENERATION

Address the availability of essential services for the 2015 planning horizon.

**Currently, there are no public schools located within the United Ranches annexed area**

10. ADDITIONAL SUPPORT DOCUMENTS

Other support documents or summary of support documents on which the proposed amendment is based.

**None.**

11. PLAN AMENDMENT COPIES

A. Five (5) copies for the Town of Davie.

B. Additional copies will be requested for the Local Planning Agency and Town Council meetings.

PETITION #: LA08-02-06

OWNER'S NAME(S) (PRINT)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

ADDRESS

CITY, STATE, ZIP CODE

TELEPHONE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

SIGN: \_\_\_\_\_

PRINT: \_\_\_\_\_

My Commission Expires:

Gary Shimun  
APPLICANT'S NAME (PRINT)

Gary Shimun  
APPLICANT'S SIGNATURE

6591 Orange #  
ADDRESS

Nacole, FL - 33314  
CITY, STATE, ZIP CODE

TELEPHONE

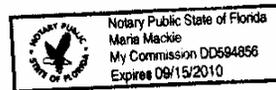
The foregoing instrument was acknowledged before me this 8 day of August, 2007 by Gary Shimun who is personally known to me or has produced Who is personally known to me as identification and who did take an oath.

NOTARY PUBLIC:

SIGN: Maria Mackie

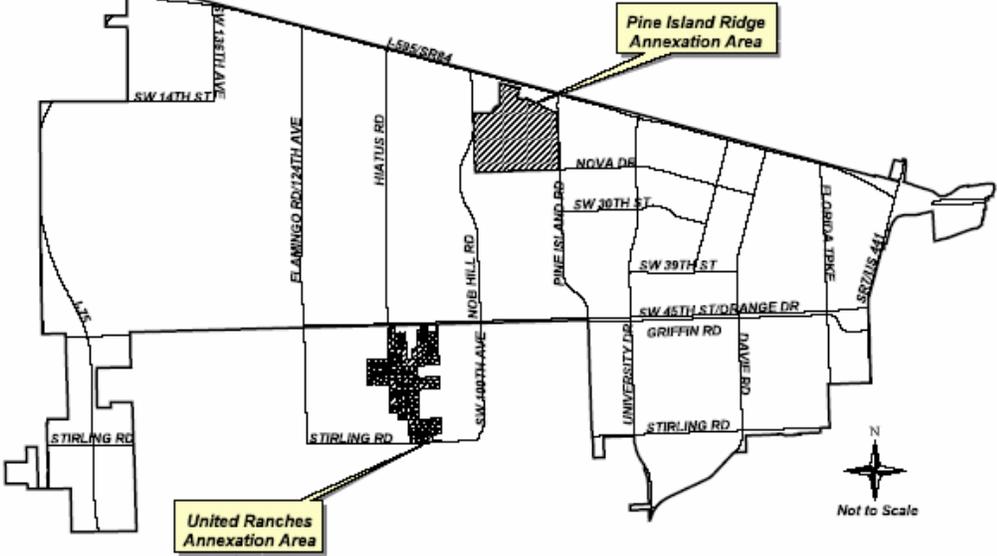
PRINT: Maria Mackie

My Commission Expires:

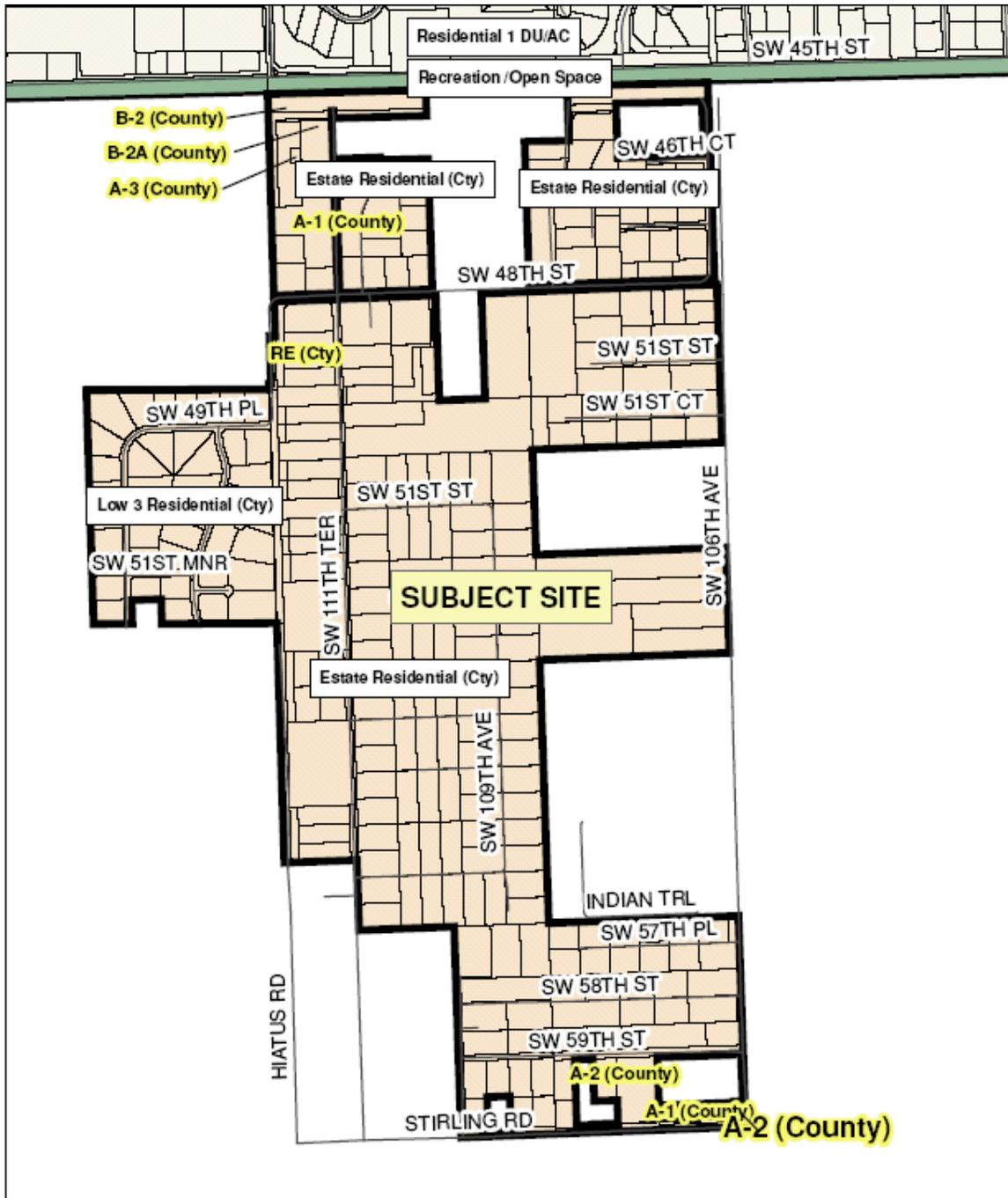


**Exhibit A**  
**Location Map**

# Town of Davie Annexations

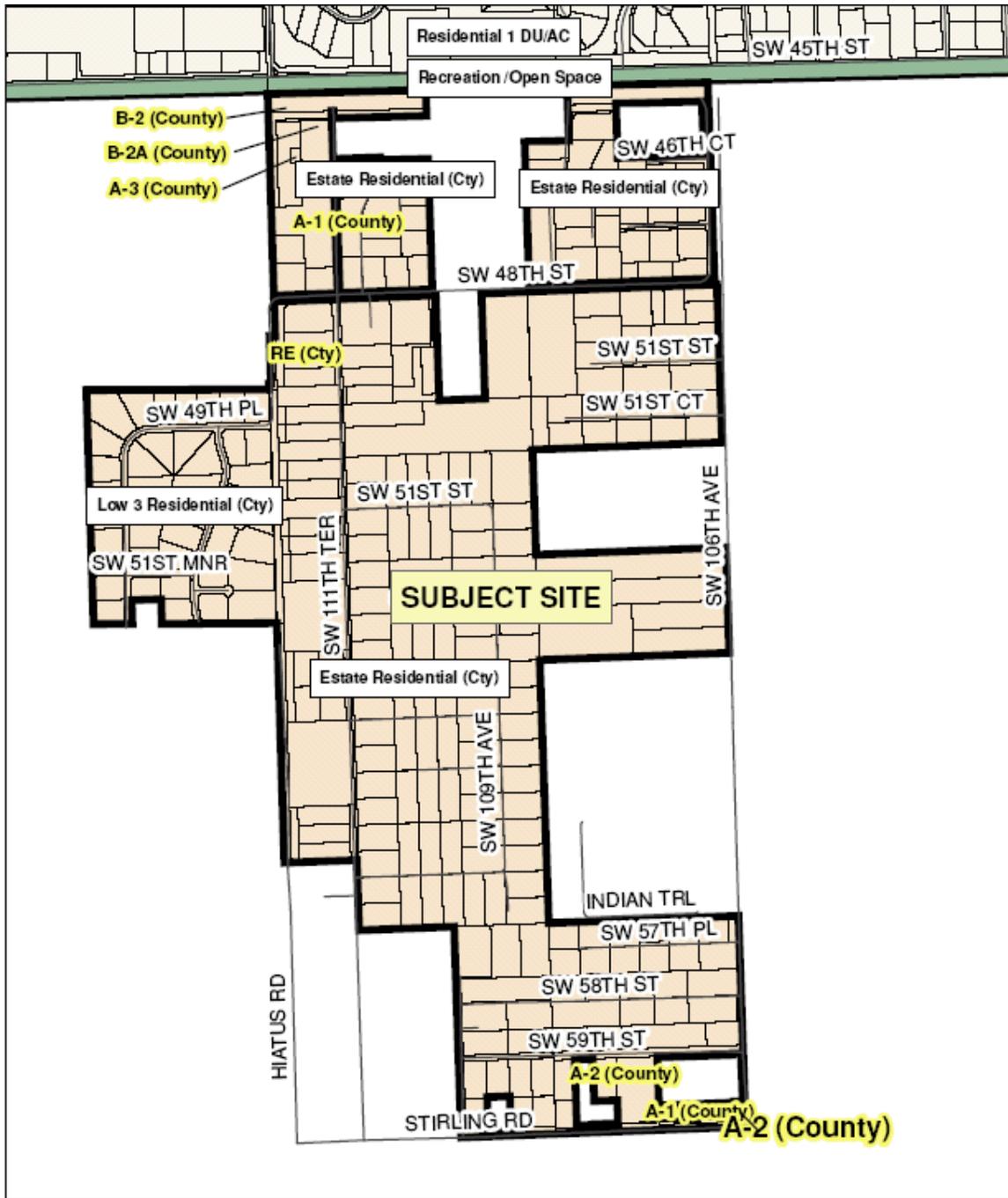


**Exhibit B**  
**Current Future Land Use Map**



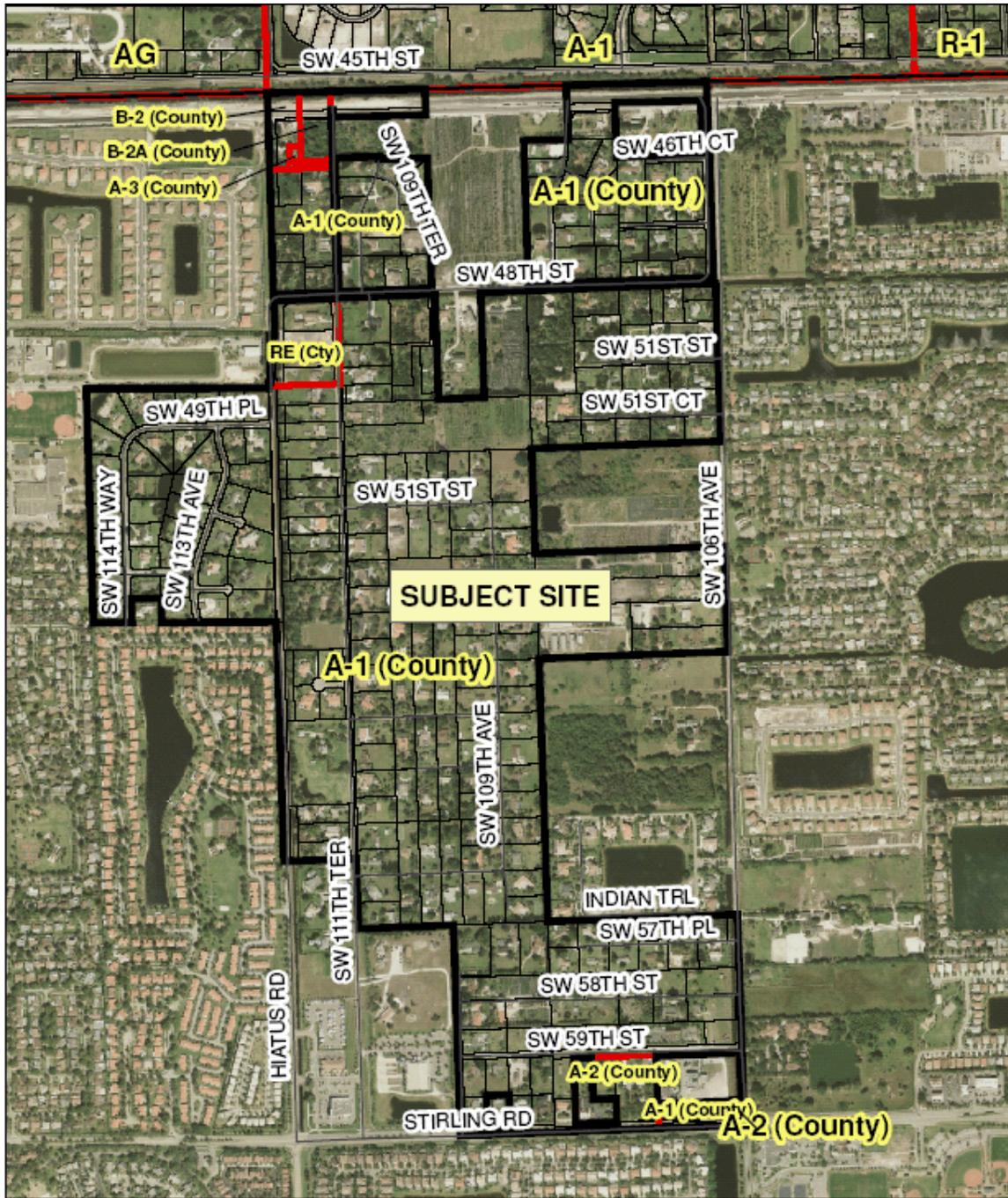
	Date Flown: 12/2004	N 	Land Use Plan Amendment LA08-02-06 Current Future Land Use Map
1:12,000			Prepared by: ID Date Prepared: 4/10/07
Prepared by the Town of Davie GIS Division			

**Exhibit C**  
**Proposed Future Land Use Map**



	<p>Date Flown: 12/2004</p>	<p>N ↑</p>	<p>Land Use Plan Amendment LA08-02-06 Proposed Future Land Use Map</p>
<p>1:12,000</p>			<p>Prepared by: ID Date Prepared: 4/10/07</p>
<p>Prepared by the Town of Davie GIS Division</p>			

**Exhibit D**  
**Zoning**



	Date Flown: 12/2004		Land Use Plan Amendment LA08-02-06 Current Zoning Map
		1:12,000	
	Prepared by the Town of Davie GIS Division		Prepared by: ID Date Prepared: 4/10/07

**Appendix I**  
**List of Property Owners**

FOLIO	NAME_LINE_	NAME_LINE1	ADDRESS_LI	ADDRESS__1
504130010011	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE	FT LAUDERDALE, I
504037000023	DOUGHERTY,TERESA CARLO		PO BOX 292760	DAVIE FL 33329
504130010064	ATLAS INVESTMENTS LLC		5510 CASTLEGATE AVE	DAVIE FL 33331
504037000020	EL-DEIRY,SUBHI K B		15 BROOK ST	RENSSELAER NY 1
504037000022	JOHNSON,GEORGE W & IRENE M TRS		7551 SW 42ND CT	DAVIE FL 33314-300
504130010053	FLORIDA DEPT. OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 WEST COMMERCIAL BLVD.	FORT LAUDERDAL
504130010058	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE	FT LAUDERDALE, I
504130010028	GARMIZOS INC		10796 GRIFFIN RD	FT LAUDERDALE F
504130010020	NIETRONICS INC		958 GREENWOOD RD	WESTON FL 33327-1
504130010026	WITKOP,TERENCE J & COLLEEN H		4646 SW 107 TER	FT LAUDERDALE F
504130010051	DYKES,F D & KATHLEEN A		4590 SW 108TH AVE	FORT LAUDERDAL
504131100032	HAYDEN,KEITH		10970 SW 48 ST	FT LAUDERDALE F
504131010443	BULLIS,JOHN A		4840 SW 111TH TER	FT LAUDERDALE F
504036020410	MARTIN,THOMAS F & BEATRICE J		5120 SW 114TH WAY	FORT LAUDERDAL
504037000051	STONE,D L & DONNA B		5201 SW 111TH TER	FORT LAUDERDAL
504131010352	FOX RUN RANCH INC		5220 SW 109 AVE	FT LAUDERDALE F
504131250060	COOPER ESTATES INC		782 NW 42ND AVE #340	MIAMI FL 33126
504037010010	HANLON,WILLIAM F III & MARJORIE		5021 SW 111 TER	FT LAUDERDALE F
504036020390	VROTSOS,G D & EVANGELINE TR		5100 SW 114TH WAY	FORT LAUDERDAL
504036020210	BEMBANASTE,JAMES J 1/2 INT	BEMBANASTE,DOLLY	11200 SW 51 ST	FT LAUDERDALE F
504131010402	BOND,TRACY L & SANDRA M		5120 SW 109TH AVE	FORT LAUDERDAL
504131010398	OSCEOLA,ELISA &	OSCEOLA,MITCHELL	5311 SW 109 AVE	FORT LAUDERDAL
504131010671	CARIERI,FRANK C		5491 SW 109 AVE	FORT LAUDERDAL
504131110030	SCARBOROUGH,DALE & JEAN		10809 INDIAN TRL	COOPER CITY FL 3
504131010517	SAFFIE,ALIMUDIN &	SAFI,NAZIEMUL	5717 SW 110 AVE	FORT LAUDERDAL
504131010630	CLAUSS,ROBERT & CINDY		5800 SW 110TH AVE	FORT LAUDERDAL
504131010513	CLAUSS,ROBERT & CINDY		5800 SW 110TH AVE	FORT LAUDERDAL
504131010631	CLAUSS,ROBERT & CINDY M		5800 SW 110TH AVE	FORT LAUDERDAL
504130010065	ATLAS INVESTMENTS LLC		5510 CASTLEGATE AVE	DAVIE FL 33331
504130010023	DORF,HOWARD J & LINDA L		4611 SW 108TH AVE	FORT LAUDERDAL
504130010060	MORGAN,JOSEPH W JR & CHERYL A		4796 SW 110TH AVE	FORT LAUDERDAL
504130010025	NAVARRETE,MAURICIO		4631 SW 108 AVE	FORT LAUDERDAL
504130010015	MORRIS,RONALD L & ELLEN		4700 SW 110TH AVE	FORT LAUDERDAL
504130010047	VALDES,JORGE &	VALDES,MARIA E	4701 SW 110 AVE	FT LAUDERDALE F
504130010052	MUSUMECL,FRANK P & LINDA L		4654 SW 107 TER	FT LAUDERDALE F
504130010050	PATELLA,MICHAEL & DEBORAH		10700 SW 46 CT	FORT LAUDERDAL
504130010055	CASARI,MARIO & KAREN		10761 SW 48TH ST	FORT LAUDERDAL
504130010027	LANCASTER,CLARICE E 1/2 INT	KIND,ROBERT E & HEATHER M	4790 SW 108 AVE	FT LAUDERDALE F
504130010017	HUSAIN,MANSUR A &	HUSAIN,BIBI N	4691 SW 110 AVE	FORT LAUDERDAL
504130010024	SHAW,JAMES B		4621 SW 108 AVE	FT LAUDERDALE F
504130010018	MITCHELL,DOUGLAS L &	MITCHELL,NORMA	4650 SW 110 AVE	COOPER CITY FL 3
504130010019	FLEMING,KEVAN E & REBECCA L		4725 SW 109TH TER	FORT LAUDERDAL
504130010061	MORGAN,RUSS B &	POWERS,MINDY T	4730 SW 109TH TER	FORT LAUDERDAL
504130050010	JOHNSON,GEORGE W & IRENE M		7551 SW 42ND CT	DAVIE FL 33314-300
504130010036	MEARS,JOHN W & SUSAN A		4661 SW 106TH TER	FORT LAUDERDAL
504130010033	JONES,MARTHA G		4641 SW 106 TER	FT LAUDERDALE F
504130010039	TERRY,JOSEPH L & SANDRA L		10620 SW 46TH CT	FORT LAUDERDAL
504130010032	TAFEEEN,STEPHAN		10681 SW 47 ST	FORT LAUDERDAL

504130010044	HYDE,LINDA 1/3 INT EA	GONZALEZ,IVAN & ENRIQUEZ,XIOMARA	10711 SW 47TH ST	DAVIE FL 33328-325
504130010063	FERNANDEZ,MANUEL & ELIZABETH		4780 SW 110TH AVE	FORT LAUDERDAL
504130010013	ADKINS,NATALIE RITA		4700 SW 108 AVE	FORT LAUDERDAL
504130010062	SMITH,TIMOTHY JAMES & MARY E		4740 SW 110TH AVE 3900 COMMONWEALTH BLVD	DAVIE FL 33328-325
504130010054	TIITF/HRS-YOUTH SERVICES	GROUP TREATMENT FACILITY		TALLAHASSEE FL 32309
504130010070	GODFREY,ANDREA V &	GODFREY,RONALD R	10600 SW 47 ST	FORT LAUDERDAL
504130010014	KELLEY,W P & ELIZABETH N		4650 SW 107TH TER	FORT LAUDERDAL
504130010043	CHAMBLISS,JAMES W & ALYSON		10660 SW 47 ST	FT LAUDERDALE FL 32635
504130010049	MORGAN,JEFFREY		4730 SW 109 TER	FT LAUDERDALE FL 32635
504130010042	DYER,STEVAN B & DIANE B		10760 SW 47 ST	FT LAUDERDALE FL 32635
504130010029	HARDY,ROBERT F		4600 SW 107 TER	FT LAUDERDALE FL 32635
504037000041	DOUGHERTY,TERESA CARLO		PO BOX 292760	DAVIE FL 33329
504130010012	TELLO,MIGUEL		4650 SW 108 AVE	DAVIE FL 33328-325
504130010048	MORGAN,J W & CAROLYN		485 OCEAN SHORE BLVD	ORMOND BEACH FL 32054
504037000031	DOUGHERTY,TERESA CARLO		PO BOX 292760	DAVIE FL 33329
504037000032	FOX,MARTIN J & JANICE D		11191 SW 48TH ST	FORT LAUDERDAL
504131010230	EBELHAR,JOSEPH V & ARLENE G		4851 SW 106TH AVE	FORT LAUDERDAL
504037030010	ESCOBEDO,MARCIA & JESUS		4801 SW 111 TER	FT LAUDERDALE FL 32635
504131010300	HARRIS,KEVIN O & COLLEEN E		10611 SW 51ST ST	FORT LAUDERDAL
504131010290	HARRIS,KEVIN O & COLLEEN E		10611 SW 51 ST	FT LAUDERDALE FL 32635
504131010285	SHAW,HENRY REV TR &	SHAW,BETTY REV TR	5601 SW 57 ST	FT LAUDERDALE FL 32635
504131010284	EGAN,STEVEN M		10600 SW 51 ST	DAVIE FL 33328-391
504131010283	HARRIS,KEVIN O & COLLEEN E		10700 SW 51 ST	FT LAUDERDALE FL 32635
504131010272	KAUFMAN,GARY L		10707 SW 51ST ST	FORT LAUDERDAL
504131100033	HAYDEN,KEITH		10970 SW 48 ST	FT LAUDERDALE FL 32635
504130010046	LOPEZ,LUIS & BLANCA		11080 SW 48TH ST	FORT LAUDERDAL
504130010045	305 DEVELOPERS LLC		5722 FLAMINGO ROAD #325	COOPER CITY FL 33009
504130010010	CUNNINGHAM,ALLEN & JULIA		4790 SW 110 AVE	COOPER CITY FL 33009
504130010016	LOSSEN,R H & JOAN		4791 SW 110TH AVE	FORT LAUDERDAL
504131010260	MARQUOZ,EDUARDO DE LA PLATA		7560 NW 70 AVE	PARKLAND FL 33069
504131010250	BOATNER,ROBERT E &	HENRIQUEZ,NELSON E	10650 SW 48 ST	FT LAUDERDALE FL 32635
504131010251	BOATNER,ROBERT E &	HENRIQUE,NELSON E	10650 SW 48 ST	FT LAUDERDALE FL 32635
504131010242	DELGADO,HERMINO & GLADYS		10700 SW 48TH ST	FORT LAUDERDAL
504130010041	POZO,KIM		10601 SW 48 ST	FT LAUDERDALE FL 32635
504131010270	ALFONSO,JUSTIN 1/2 INT	SUAU,LUIS O	10770 SW 48 ST	COOPER CITY FL 33009
504131010271	MAURER,LAWRENCE & LAUREN		10741 SW 51ST ST	FORT LAUDERDAL
504130010035	DECKER,NELSON L & SHIRLEY A		10731 SW 48 ST	FT LAUDERDALE FL 32635
504131010240	PAGNI,JAMES &	PAGNI,EVELYN	1700 SW 68 AVE	PLANTATION FL 33324
504131100020	MCVAY,KIRK & VALERIE DARBHANGA,RAJESH K & SUKRAINE V		10960 SW 48 ST	FT LAUDERDALE FL 32635
504037030030			10442 SW 56 ST	COOPER CITY FL 33009
504130010031	MOSLEY,RUTH		10751 SW 48TH ST	FORT LAUDERDAL
504037000030	FOX,MARTIN J & JANICE D		11191 SW 48TH ST	FORT LAUDERDAL
504131010241	PAGNI,JAMES &	PAGNI,EVELYN	1700 SW 68 AVE	PLANTATION FL 33324
504037000050	WALLENSTEIN,WALTER F & SUE M		11131 SW 48TH ST	FORT LAUDERDAL
504131100010	JOAD SERVICES CORP		10900 SW 48TH ST	FT LAUDERDALE FL 32635
504131100022	ADAMS,FRANCES		10950 SW 48 ST	COOPER CITY FL 33009
504131100021	HAYDEN,KEITH R		10970 SW 48 ST	FT LAUDERDALE FL 32635
504131010450	LOPRINZO,ARTHUR R & SUE K		4850 SW 111TH AVE	FORT LAUDERDAL
504131100032	HAYDEN,KEITH		10970 SW 48 ST	FT LAUDERDALE FL 32635
504131100033	HAYDEN,KEITH		10970 SW 48 ST	FT LAUDERDALE FL 32635

504131100030	HAMID,MUSTAFA & LETICIA		5207 HAYES ST	FORT LAUDERDAL
504131100033	HAYDEN,KEITH		10970 SW 48 ST	FT LAUDERDALE F
504131100031	LEWIS,ROBIN A & EDNA A		11721 NW 22 ST	PEMBROKE PINES 1
504037030020	PARE,CLAUDE J & MARIE JOSIE		4851 SW 111 TER	FORT LAUDERDAL
504036020180	CAMEJO,ARMANDO J & CONCEPCION		4920 SW 113TH AVE	FORT LAUDERDAL
504131010311	EGAN,STEVEN & CELESTE		4951 SW 106 AVE	FT LAUDERDALE F
504036020330	HARPER,DELBERT D &	MOSS-HARPER,CHARLENE M	4911 SW 113 AVE	FT LAUDERDALE 4
504036020350	WALES,GEORGE & L REV LIV TR		11332 SW 49 PL	FT LAUDERDALE F
504037000110	FESTA,JOANN 1/2 INT EA	FESTA,CYNTHIA	4975 SW 111 TER	FT LAUDERDALE F
504036020150	DRESSON,DENNIS & MARY ANN		1345 NW 122ND TER	HOLLYWOOD FL 3:
504036020140	SURECK,DOLORES H		11211 SW 49TH PL	FORT LAUDERDAL
504036020360	O'HARE,JAMES & BRIDGET		4910 SW 114 WAY	FT LAUDERDALE F
504037000081	PALLINI,BIANICA		5001 SW 111TH TER	FORT LAUDERDAL
504036020130	LOZINSKI,RAYMOND J		11301 SW 49TH PL	COOPER CITY FL 3:
504036020120	VILLAVISANIS,LEONIDES D & LITHIA		11311 SW 49TH PL	FORT LAUDERDAL
504036020110	SKLAR,HILLARY N		11321 SW 49TH PL	DAVIE FL 33330-28(
504036020100	FOSTER,WILLIAM		11401 SW 49 PL	FT LAUDERDALE F
504036020090	OWOC,AMY S &	OWOC,VINCENT J	11411 SW 49 PL	COOPER CITY FL 3:
504036010163	BROWARD COUNTY THE SCHOOL BOARD OF BROWARD	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE	FT LAUDERDALE, I
504036010200	CO	ATTN:PROPERTY MANAGEMENT	600 SE 3RD AVE	FT LAUDERDALE F
504131010441	PROSSER,LORI 1/2 INT	FALKOWSKI,WILLIAM & IRENE	4900 SW 111 TER	FT LAUDERDALE F
504131010281	SAFFIE,SAMSODEEN & NADIRA		10732 SW 51 ST	FT LAUDERDALE F
504037030040	MASON,PATRICK J & SHERILYN S		4907 SW 111 TER	COOPER CITY FL 3:
504131010315	LEDFORD,MARGIE LE	KELLEY,SHARON L ETAL	10641 SW 51 CT	FT LAUDERDALE F
504131250010	COOPER ESTATES INC		782 NW 42 AVE #340	MIAMI FL 33126
504131250020	COOPER ESTATES INC		782 NW 42 AVE #340	MIAMI FL 33126
504131010316	FRIED,STEVEN & JOANNE		10801 SW 51ST CT	FORT LAUDERDAL
504131010314	BUFALIERI,PATRICK JAMES & MARA		10600 SW 51 CT	FT LAUDERDALE F
504131250050	COOPER ESTATES INC		782 NW 42 AVE #340	MIAMI FL 33126
504131010317	PERPICH,CATHERINE		10640 SW 51ST CT	FORT LAUDERDAL
504036020080	MAIMONE,SALVATORE & MARIE		4901 SW 114 WAY	FT LAUDERDALE F
504131010422	AMANNA,LAWRENCE & PANAGIOTA L		5030 SW 109 AVE	FT LAUDERDALE F
504131010318	RIALS,DAVID N TR & ALISON C TR		10811 SW 51ST CT	FORT LAUDERDAL
504131010309	EDWARDS,MICHAEL R & PATRICIA		10821 SW 51 CT	COOPER CITY FL 3:
504131010313	ROSSLEDWARD & RENEE		10720 SW 51 CT	FT LAUDERDALE F
504131010312	LYNAM,RALPH L		10800 SW 51ST CT	FORT LAUDERDAL
504131010423	CARLTON,JOHN D & MARY E		10951 SW 51ST ST	FORT LAUDERDAL
504131010424	MAGRISSE,ELIZABETH	LEVY,OPHER	2600 SW 55 ST	FT LAUDERDALE F
504131010425	GORADESKY,HAROLD SCOTT & ILENE		11001 SW 51 ST	FT LAUDERDALE F
504131010310	SCRUBY,ROBERT M & MARY K		10831 SW 51 CT	FT LAUDERDALE F
504131010431	ANDERSON,ROSE MARIE TR OF THE	ROSE MARIE ANDERSON REVOC TRUST	4950 SW 111TH TER	FORT LAUDERDAL
504131010319	LYNAM,RALPH L		10800 SW 51ST CT	FORT LAUDERDAL
504131010420	D ANGELO,GAETANO & ANNA M		11031 SW 51ST ST	FORT LAUDERDAL
504131010421	BORGE,ALEYDA M & GUSTAVO		11071 SW 51ST ST	FORT LAUDERDAL
504037000120	HARTMAN,R P & NORMA G		4977 SW 111TH TER	FORT LAUDERDAL
504131010426	ANDERSON,JAMES R		5051 SW 111TH TER	FORT LAUDERDAL
504036020070	ALMAND,WILLIAM J JR		4911 SW 114 WAY	FT LAUDERDALE F
504131010430	ANDERSON,CARROLL RAY & ROSE M		4950 SW 111TH TER	FORT LAUDERDAL
504037000082	GINGRICH,THOMAS D		5011 SW 111 TER	FT LAUDERDALE F
504036010014	CITY OF COPER CITY		PO BOX 290910	COOPER CITY FL 3:

504131100040	AUSTIN,DAVID & TAMMY		4910 SW 111TH TER	FORT LAUDERDAL
504037000101	MUZZARELLI,GARY L & LINDA		4911 SW 111 TER	FT LAUDERDALE F
504036020160	WALLACE,RUSSELL K & LENORA		11200 SW 49 PL	FT LAUDERDALE F
504036020170	CRISSEY,JEFFERY & STEPHANIE		11210 SW 49 PL	FT LAUDERDALE F
504036020340	ELLIOTT,MICHAEL N &	ELLIOTT,KATHRYN	11330 SW 49 PL	FT LAUDERDALE F
504131010371	RYAN,JEFFREY T & KELLY A		5273 SW 106 AVE	FT LAUDERDALE F
504036081780	GONZALEZ,RAUL T & ANGELINA D		5120 SW 115TH AVE	COOPER CITY FL 3:
504131010360	FOX RUN RANCH INC		5220 SW 109 AVE	FT LAUDERDALE F
504036020200	MONTESI,TONI M REV TR		607 N 13 AVE	HOLLYWOOD FL 3:
504131060010	PERKINS,FREDERICK M & TOBY E		5220 SW 109TH AVE	FORT LAUDERDAL
504036020310	BOGLE,ROBERT & ROSEMARIE J		5011 SW 113TH AVE	FORT LAUDERDAL
504131010395	PETERSON,CHARLES R & MARY E		5221 SW 109 AVE	FORT LAUDERDAL
504131010390	WARD,DOROTHY O		11030 SW 52ND CT	FORT LAUDERDAL
504131010393	GILL,THOMAS F & CAROLYN		11052 SW 52 CT	FORT LAUDERDAL
504036072520	KRATISH,MARTIN L & AMY RUTH		5200 SW 115TH AVE	COOPER CITY FL 3:
504131010392	SCHWARTZ,TODD R & JODI W		11070 SW 52 CT	FT LAUDERDALE F
504131010340	GRANT,STEPHEN & ANITA		3300 SW 142 AVE	COOPER CITY FL 3:
504131010416	PESTRICHELLI,RICHARD H		5120 SW 111 TER	FT LAUDERDALE F
504037000091	URBAN,RONALD C & PATRICIA B		5111 SW 111TH TER	FORT LAUDERDAL
504037000080	COLEMAN,HOLLIS D & TONI K		5041 SW 111TH TER	FORT LAUDERDAL
504036020380	VROTSOS,GEORGE & EVANGELINE TR		5100 SW 114TH WAY	FORT LAUDERDAL
504036081760	PRENDES,ADRIAN & ZAIDA A		11501 SW 51ST ST	COOPER CITY FL 3:
504036081770	BLEUS,EMMANUEL V & SUZIE M		5100 SW 115TH AVE	COOPER CITY FL 3:
504036020290	MADIWALE,MUNIR A & FRANCES M		5111 SW 113TH AVE	FORT LAUDERDAL
504131010413	BOSTWICK,RONI LE 1/2 INT	BOSTWICK,BRIAN FAM REV LIV TR LE	5140 SW 109 AVE	FORT LAUDERDAL
504131010414	BERGER,STEVEN F		5101 SW 109 AVE	FORT LAUDERDAL
504036020050	KROVETZ,STUART A & DARA L		5011 SW 114TH WAY	FORT LAUDERDAL
504131010418	MERTENS,MILDRED D		11000 SW 51ST ST	FORT LAUDERDAL
504131010410	HEINTZ,STEVEN M & HEIDI		11030 SW 51 ST	FT LAUDERDALE F
504036081790	ARRAZOLA,NORMAN R & DIANE L		5140 SW 115 AVE	COOPER CITY FL 3:
504131010351	SHEA,EDWARD M & KAREN L		5271 SW 106TH AVE	FORT LAUDERDAL
504036020020	HILL,BRUCE J 1/2 INT EA	HILL,S DIANE DAVENPORT	5121 SW 114 WAY	FORT LAUDERDAL
504036020280	DEMAREST,STEVEN R &	DEMAREST,SHERRI L	5205 SW 113 AVE	FT LAUDERDALE F
504131010417	STARK,DAVID & ELIZABETH		1000 NE 4 ST	HALLANDALE FL 3
504131010415	DELLARIA,MARIE 1/2 INT EA	DELLARIA,RICHARD J	5100 SW 111TH TER	FT LAUDERDALE F
504036020400	GOTSHALL,MANDA &	GOTSHALL,RICHARD	5110 SW 114 WAY	FT LAUDERDALE F
504131010350	BOYD,CHARLES W		39519 HARBOR HILLS BLVD	LADY LAKE FL 321
504131010403	WESLEY,BENJAMIN E &	BALLMAN,DONNA M	5200 SW 109 AVE	FT LAUDERDALE F
504131010404	ALBERT,LINDSEY 1/2 INT	ALBERT,DAVID J	5191 SW 109TH AVE	FT LAUDERDALE F
504036020320	RUNGE,ERNEST & ELEANOR		5001 SW 113TH AVE	FORT LAUDERDAL
504036020300	AUERBACH,SEAN & ADRIANA		5101 SW 113 AVE	FT LAUDERDALE F
504037000090	DAVIS,JOHN		5101 SW 111 TER	FT LAUDERDALE F
504036020030	GIBSON,JOHN H &	GIBSON,LAURA E	5111 SW 114TH WAY	FORT LAUDERDAL
504037000160	FRIEDMAN,MYRA TR		5121 SW 111 TER	COOPER CITY FL 3:
504036020230	CARUANA,ALBERT G & SHERYL		11211 SW 52ND ST	FORT LAUDERDAL
504036020370	VOSKOVITCH,PATRICIA R		5000 SW 114 WAY	FT LAUDERDALE F
504036020220	BARRY-AUSTIN,SAMUEL		11210 SW 51 ST	FORT LAUDERDAL
504131010401	RASBERRY,RONALD L & DEBRA E		5250 SW 111TH TER	FORT LAUDERDAL
504131010400	WILBUR,RICHARD J & DEBORAH B		5141 SW 109TH AVE	DAVIE FL 33328-47:
504036020240	CHAJET,SEYMOUR &	CHAJET,JOY	11201 SW 52 ST	FT LAUDERDALE F

504036020250	ALBURY,KENNETH S & VIRGINIA I		11200 SW 52ND ST	FORT LAUDERDAL
504036020040	ZAMOR,PAULETTE		5101 SW 114TH WAY	FORT LAUDERDAL
504131010406	GILL,THOMAS F TR		4900 SW 64TH AVE	DAVIE FL 33314-520
504036020060	DAGATI,DEAN P & SUZANNE M		5001 SW 114TH WAY	FORT LAUDERDAL
504131010412	BOND,LAWRENCE & SANDRA M		5120 SW 109TH AVE	FORT LAUDERDAL
504131010411	NOBLE,JERRY L & ELIZABETH L		5131 SW 109 AVE	FT LAUDERDALE FL 33
504036020260	WEINBRENNER,ERIC & YOLANDA		5200 SW 113 AVE	COOPER CITY FL 330
504131010427	MARTIN,RONALD		5000 SW 111 TER	FT LAUDERDALE FL 33
504036020190	DEHARDE,MICHAEL A & VIRGINIA L		11211 SW 51ST ST	FORT LAUDERDAL
504131010405	PISCIOTTI,J & CATHERINE		5200 SW 111TH TER	FORT LAUDERDAL
504036020270	MUZICKA,THOMAS		5201 SW 113 AVE	FORT LAUDERDAL
504036020420	BREAKSTONE,ADAM L &	BREAKSTONE,ANNE M	5200 SW 114 WAY	COOPER CITY FL 330
504036020010	HARRISON,BRIAN C & PATRICIA C		5201 SW 114TH WAY	FORT LAUDERDAL
504037060020	SCHWARTZMAN,MORTON & MARILYN W		5305 SW 111TH TER	FORT LAUDERDAL
504131010380	SHAW,ALBERT E &	SHAW,BARBARA	5390 SW 111 TER	PLANTATION FL 333
504131010397	NOTCHIE,TAMMY L		5310 SW 109TH AVE	FORT LAUDERDAL
504131010381	DEUTSCHLANDER,HARRY REV LIV TR		5351 SW 109 AVE	FT LAUDERDALE FL 33
504131010386	ZUGAR,KENNETH W III & PAULA		5331 SW 109TH AVE	FORT LAUDERDAL
504131010391	COOPER,WALTER L		5260 SW 111TH TER	FORT LAUDERDAL
504131010385	SCOTT,HOWARD A & KATHY ANN		11003 SW 54 ST	COOPER CITY FL 330
504131010384	HILL,MARGARET L &	MASSEY,JEFFREY S	11031 SW 54 ST	FORT LAUDERDAL
504131010388	PISTONE,PIETRO & GIUSEPPINA		11041 SW 54TH ST	COOPER CITY FL 330
504131010383	DAVID,JOHN P		5380 SW 111TH TER	FORT LAUDERDAL
504131010470	INDIAN POND II CORPORATION		1022 CORALINA LANE	DELRAY BEACH FL 334
504131010394	PROPIS,MELVIN M		5300 SW 111TH TER	FORT LAUDERDAL
504131010670	PISTONE,JOHN C & CAROLINE R		5400 SW 109 AVE	FT LAUDERDALE FL 33
504036121450	PINO,JAMES M & DOROTHY J		11201 SW 55TH ST	COOPER CITY FL 330
504036121440	DEITADO,ROSE		11219 SW 55 ST	COOPER CITY FL 330
504036121430	HERARD,ANITE		11237 SW 55 ST	COOPER CITY FL 330
504036121410	MENDEZ,CARLOS E &	OTOYA,MARIE E	11273 SW 55 ST	COOPER CITY FL 330
504036121400	NAVARRO,ALBERTO V H		11291 SW 55 ST	COOPER CITY FL 330
504036121370	FONTECILLA,FLORENCIO &	FONTECILLA,SOLEDAD	11343 SW 55 ST	COOPER CITY FL 330
504036120720	WISUN,HAL & MARTHA		11401 SW 55TH ST	COOPER CITY FL 330
504037060050	SHEHATA HOMEOWNERS ASSOC	% KARL A SHEHATA	5309 SW 111 TER	FT LAUDERDALE FL 33
504131010672	MENENDEZ,LANNY & MERY A		10940 SW 54 ST	FORT LAUDERDAL
504131010673	BLIND,STEVEN & JULIA		11020 SW 54 ST	DAVIE FL 33314
504131010678	KOHN,GREGORY 1/2 INT EA	BERRY-KOHN,ROBIN L	11030 SW 54TH ST	FORT LAUDERDAL
504131010372	FOX RUN RANCH INC		5220 SW 109 AVE	FT LAUDERDALE FL 33
504131010674	HUSSAIN,SAFDAR & SAVITRI		11001 SW 54 ST	FT LAUDERDALE FL 33
504131010675	BURDEN,WILLIAM L & ALFREDA G		5400 SW 111TH TER	FORT LAUDERDAL
504037000054	DAVIS,M K & KAREN A		5411 SW 111TH TER	FORT LAUDERDAL
504037060030	GUNVILLE,ROBERT M & LINDA		5307 SW 111 TER	COOPER CITY FL 330
504131010382	BRYSON,TINA		5340 SW 109 AVE	COOPER CITY FL 330
504037060010	BENDER,GILBERT A &	BENDER,JEANNE B	5303 SW 111 TER	FT LAUDERDALE FL 33
504131010387	BENDIT,MOSHE		4336 WALNUT BEND	JACKSONVILLE FL 32
504037060040	ZACHARIAS,BOBBY &	ZACHARIAS,AKKAMMA B	5309 SW 111 TERR	FT LAUDERDALE FL 33
504131110130	ROUSE,DAVID W & LINDA S		10712 INDIAN TRL	COOPER CITY FL 330
504037020010	SARLEY,DONALD J & ORNA		5675 SW 111TH TER	FORT LAUDERDAL
504131010741	HAPSAS,J & MARY		5600 SW 109TH AVE	FORT LAUDERDAL
504131010723	MESSINA,ANTHONY J & BARBARA D &	MESSINA,LAUREL S	5500 SW 109 AVE	FORT LAUDERDAL

504131010701	HAMMOND,ALBERT & CRISTINA		5501 SW 109 AVE	FORT LAUDERDAL
504131010667	CLARK,DAVID A & JOANNE FAM TR		5601 SW 109TH AVE	FORT LAUDERDAL
504131010702	NELSON,ROBERT C 1/2 INT EA	BEDOS,REGINA	10950 SW 55 ST	FT LAUDERDALE F
504131010709	WIEDEKE,ROBERT & JANICE		11000 SW 55TH ST	FORT LAUDERDAL
504131010705	MULLIGAN,MYRL W		11050 SW 55 ST	FT LAUDERDALE F
504131010703	GROSS,OLING OTIS 1/2 INT	FITZPATRICK,DONALD W	5500 SW 111 TER	FT LAUDERDALE F
504037020030	KROHN,GIL		5475 SW 111 TER	FT LAUDERDALE F
504131010722	MILLIGAN,TIMOTHY JOE		11101 SW 57 ST	COOPER CITY FL 3
504131110190	BARNEY, JANICE H	BARNEY,WILLIAM R	10604 INDIAN TRL	COOPER CITY FL 3
504131010710	TAYLOR,BRYAN &	MESA-TAYLOR,ANGELA	5750 SW 109 AVE	FT LAUDERDALE F
504131010676	MOGERMAN,MICHAEL A &	MOGERMAN,LINDA D	5431 SW 109 AVE	FORT LAUDERDAL
504131110170	SHAH,NEHA & SHITAL		12186 NW 31 DRIVE	POMPANO BEACH I
504131010677	ROMANAC,N J REV TR 1/2 INT EA	BERNAY,LYNETTE TRUSTEE	5420 SW 111 TER	DAVIE FL 33328
504131010706	WINDER,GIZELLA &	WINDER,PETER	5540 SW 109 AVE	DAVIE FL 33328-47
504131010668	TANNENBAUM,PAUL & BARBARA		5531 SW 109 AVE	FT LAUDERDALE F
504131110160	CASTRO,FABIO A &	CASTRO,CYNTHIA	10700 INDIAN TRL	COOPER CITY FL 3
504131010669	GALLETTA,A & CATHERINE M		10951 SW 57TH ST	FORT LAUDERDAL
504131110150	SCOTT,ERIKA		10232 CAYMAN ST	COOPER CITY FL 3
504131110140	ARONSON,NEAL B & JODI A		10708 INDIAN TRAIL	COOPER CTY FL 33
504131010707	SCHARF,KENNETH A &	SCHARF,JANIS FORER	11021 SW 57 ST	FT LAUDERDALE F
504131010700	MC LEROY,ROBERT P & SYLVIA B		11051 SW 57TH ST	FORT LAUDERDAL
504037020020	JAFFE,LINDA M		5575 SW 111 TER	COOPER CITY FL 3
504131010660	ABRAHAMOFF,HAIM &	ABRAHAMOFF,SUZANNE	5600 111 TER	DAVIE FL 33328-47
504131010720	MORRIS,DAVID M & ELEANOR Q		5710 SW 109TH AVE	FORT LAUDERDAL
504131010661	BROWN,SCOTT D & LESLIE N		10940 SW 57 ST	FT LAUDERDALE F
504131010664	WIDLE,LISA M 1/2 INT	WIDLE,CHARLES M	11090 SW 57 ST	FT LAUDERDALE F
504131010704	ZAGARI,FRANK R & PAULINE D		5530 SW 109TH AVE	FT LAUDERDALE F
504131010665	DAVIS,CHARLES E JR & JANET L TR		11000 SW 57 ST	FT LAUDERDALE F
504131010662	STONE,ROGER D		11020 SW 57TH ST	FT LAUDERDALE F
504131010663	ALEXANDER,BENJAMIN L REV TR	ALEXANDER,KENNETH L TRSTEE ETAL	11050 SW 57 ST	FORT LAUDERDAL
504131010708	TREECE,JEFFREY & KAREN		5521 SW 109 AVE	FT LAUDERDALE F
504131010666	HERNANDEZ,ERIC S &	HERNANDEZ,NANETTE C	11100 SW 57 ST	FORT LAUDERDAL
504131010721	FRIEDMAN,GEORGE H & JULIE B		5550 SW 111TH TER	FORT LAUDERDAL
504131110020	SHULA,DAVID & LESLIE M		10805 INDIAN TRAIL	COOPER CITY FL 3
504131110040	WAGNER,BRIDGETTE 1/2 INT	WAGNER,DAVID	10813 INDIAN TRAIL	COOPER CITY FL 3
504131070010	TAYLOR,ASHLEY T & SALLY 3/4 INT	TAYLOR,DOROTHY K	10911 STIRLING ROAD	FT LAUDERDALE F
504131010616	FORBESS,MARTHA JOAN		9241 SW 55 ST	COOPER CITY FL 3
504131010511	APPLEGATE,WILLIAM P & PENNY		10801 SW 58TH ST	FORT LAUDERDAL
504131010522	MINORE,JOHN & CYAN M		10520 SW 153RD CT APT 2	MIAMI FL 33196-27
504131010613	OPPENHEIM,DONALD &	OPPENHEIM,PAMELA	10901 SW 59 ST	FORT LAUDERDAL
504131130010	SONEY FLORIDA INVESTMENT INC		11350 NW 70 ST	MIAMI FL 33178
504131010615	FORBESS,BILLY W & MARTHA JOAN		10940 STIRLING RD	FORT LAUDERDAL
504131010580	DE LA FLOR,AUGUSTO		10781 STIRLING RD	COOPER CITY FL 3
504131010614	PLATTON,MAUREEN C		11000 SW 59TH ST	FORT LAUDERDAL
504131010618	OUR CHILDREN COME FIRST INC		10945 STIRLING RD	COOPER CITY FL 3
504131010611	HESFORD,MICHAEL D & A M FAM TR		10950 STIRLING ROAD	FT LAUDERDALE F
504131010512	BRINSON,BARBIE		10851 SW 58 ST	FT LAUDERDALE F
504131010640	STANLEY,YVELISE P 1/2 INT	STANLEY,HERBERT E	5741 SW 109 AVE	FT LAUDERDALE F
504131010652	MCDONALD,ERNEST & IVETT		10951 SW 58 CT	FT LAUDERDALE F
504131010612	SISTLR A & MARY J		5900 SW 110TH AVE	FORT LAUDERDAL

504131130010	SONEY FLORIDA INVESTMENT INC		11350 NW 70 ST	MIAMI FL 33178
504131010512	BRINSON,BARBIE		10851 SW 58 ST	FT LAUDERDALE F
504131010523	KHAN,NADEER		4096 SW 132 AVE	DAVIE FL 33330
504131180030	NATIONAL ORGANIZATION OF THE NEW	APOSTOLIC CHURCH OF N AMERICA	3753 N TROY ST	CHICAGO IL 60618-
504131180020	ELDEMIRE-MARTIN,EDELWEISS		10703 SW 59 ST	FT LAUDERDALE F
504131010540	MEEKS,ELISE M CHABAD LUBAVITCH OF SW BROWARD		PO BOX 11799	FT LAUDERDALE F
504131220010			9700 STIRLING RD	COOPER CITY FL 3:
504131110050	BELIARD,FRED MARIE &	BELIARD,HERMINE MONEREAU	10817 INDIAN TRAIL	COOPER CITY FL 3:
504131010501	ESPADA,MICHAEL J & RHONDA M		10700 SW 57TH PL	FORT LAUDERDAL
504131010499	SHORT,JAMES S & MARCIA		10710 SW 57TH PL	FORT LAUDERDAL
504131180010	HERNANDEZ,MARIA		10751 SW 59 ST	FT LAUDERDALE F
504131010601	WALDREP,GARY & DONNA		5640 SW 111TH TER	FORT LAUDERDAL
504131010496	ROBERTS,JOSEPH H & VIRGINIA		10800 SW 57TH PL	DAVIE FL 33328-64J
504131010495	HUNT,STEPHEN C & FAY		10820 SW 57TH PL	COOPER CITY FL 3:
504131010494	HART,WALTER M III & DIANE S		10840 SW 57TH PL	FORT LAUDERDAL
504131010620	SKAR,NORMAN D & DIANE L		10905 SW 59 ST	FT LAUDERDALE F
504131010621	TEACHMAN,JAMES D & PATRICIA		5801 SW 110TH AVE	FORT LAUDERDAL
504131010491	STONE,JAMES		1700 NW 88 WAY	PLANTATION FL 33
504131010497	FERNANDEZ,RALPH ANTONIO		10620 SW 57TH PL	FORT LAUDERDAL
504131010280	WILLIS,DANIEL J & PAULA A		10641 SW 57TH PL	FORT LAUDERDAL
504131010515	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE	FT LAUDERDALE, I
504131010510	NUR-UL-ISLAM OF SOUTH FLORIDA		10600 SW 59 ST	FT LAUDERDALE F
504131010514	ORTIZ,MARLEY E		10750 SW 58 ST	FORT LAUDERDAL
504131010498	SCURA,SUNDAY JR & CHERYL L		10721 SW 57TH PL	FORT LAUDERDAL
504131010493	PEREZ-CLAVIJO,FRANCISCO &	CLAVIJO,RACHEL	10801 SW 57TH PL	FORT LAUDERDAL
504131010502	MARCOS,GEORGE & PATRICIA		10821 SW 57TH PL	FORT LAUDERDAL
504131010492	SHILLINGLAW,JOHN F TR	SHILLINGLAW,NANCY A TR	10841 SW 57TH PL	FORT LAUDERDAL
504131010652	MCDONALD,ERNEST & IVETT		10951 SW 58 CT	FT LAUDERDALE F
504131010653	HECTOR FAMILY FOUNDATION INC		8585 OLD CUTLER ROAD	CORAL GABLES FL
504131070010	TAYLOR,ASHLEY T & SALLY 3/4 INT	TAYLOR,DOROTHY K	10911 STIRLING ROAD	FT LAUDERDALE F
504131010650	SAFFIE,ALIMUDIN		5717 SW 109TH AVE	FORT LAUDERDAL
504131230010	CHRIST THE ROCK COMMUNITY CHURCH		11000 STIRLING ROAD	COOPER CITY FL 3:
514105010231	MANLY,THOMAS P & PATRICIA A		3751 NW 95 AVE	HOLLYWOOD FL 3:
504131010618	OUR CHILDREN COME FIRST INC		10945 STIRLING RD	COOPER CITY FL 3:
504131010550	NURI-AL ISLAM OF S FL INC		10600 SW 59 ST	COOPER CITY FL 3:
504131210010	NURI-AL ISLAM OF S FL INC		10600 SW 59 ST	COOPER CITY FL 3:
504131010561	DITTO,KELLY CHRISTINE	DITTO,JERRY R & SARAH I	1618 E LAKE DR	FORT LAUDERDAL
504131010500	SMITH,JAMES O JR		5799 SW 106TH AVE	FORT LAUDERDAL
504130110010	NEW DAWN COOPER CITY LTD		2601 S BAYSHORE DR STE 200	COCONUT GROVE
504131010590	SALAM,GHAZALA		10881 STIRLING ROAD	COOPER CITY FL 3:
504131010591	SALAM,GHAZALA K		3732 HERON RIDGE LANE	WESTON FL 33331

**Appendix II**  
**Legal Description**

The legal description of the United Ranches area is as follows:

Portions of Tracts 25, 27 and 28, in Section 30, Township 50 South, Range 41 East, of "John W. Newman's Survey", according to the plat thereof as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, together with that portion of the hiatus lying

West of said Section 30 and together with that portion of the South New River Canal right-of-way lying adjacent to said tracts and hiatus, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest one-quarter (SW 1/4) of said Section 30; thence Westerly along the South line of said Southwest one-quarter (SW 1/4) to an intersection with a line parallel with and 15 feet West of the East line of the Southwest one-quarter (SW 1/4) of said Section 30; thence Northerly along said parallel line to the South line of said Tract 28 and the POINT OF

BEGINNING; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following nine (9) courses; thence Westerly along the South line of said Tracts 28 and 27 to the Southwest corner of said Tract 27; thence Northerly along the West line of said Tract 27 to the Northwest corner thereof; thence Westerly along the Easterly prolongation of the North line of Tract 26 of said "John W.

Newman's Survey" to the Northeast corner of

said Tract 26; thence Southerly along the East line of said Tract 26 to the Southeast corner

thereof; thence Westerly along the South line of said Tracts 26 and 25 to the Southwest corner of said Tract 25; thence Northerly along the West line of said Tract 25, being on a line Parallel with and 15 feet East of the West line of said Section 30, and along a portion of the municipal limits of Cooper City per Ordinance number 87-2-2 to the Northwest corner of said Tract 25; thence Westerly along the Westerly prolongation of the North line of said Tract 25 to the West line of said Section 30; thence Southerly

along said West line to the Westerly prolongation of the South line of said Tract 25; thence Westerly along said Westerly Prolongation to the East line of the municipal limits of Cooper City per Ordinance number 2001-4-2; thence Northerly along said municipal limits line and along the Northerly prolongation thereof to the centerline of the South New River Canal right-of-way; thence

Easterly along said centerline and along the municipal limits of the Town of Davie per Chapter 84-420, Laws of Florida, to the Northerly prolongation of the East line of said Tract 28; thence Southerly along said prolongation and along a portion of the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the POINT OF BEGINNING;

LESS therefrom the following:

That portion of Cooper City per Ordinance number 85-6-1 described as follows; the North 378 feet of that portion of Tract 28, Section 30, Township 50 South, Range 41 East according to, John W. Newman's Survey, lying South of the South right of way line of South New River Canal, as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida; less the East 45 feet for road right-of-way.

And also LESS:

That portion of Cooper City per Ordinance number 87-2-2 being a part of Tract 25, Section 30, Township 50 South, Range 41 East, "John W. Newman's Survey", as recorded in Plat Book 2, Page 26 Dade County Records, more particularly described as follows:

COMMENCE at the Southeast corner of said Tract 25; thence on an assumed bearing of North  $00^{\circ}16'37''$  East along the East line of said Tract 25 a distance of 907.59 feet to the POINT OF BEGINNING; thence North  $89^{\circ}15'43''$  West 340.58 feet to a point on the arc of a non-tangent curve

concave to the West, a radial line of said curve through said point having a bearing of South 83°45'04" East; thence Northerly along the arc of said curve to the left, having a central angle of 01°42'38" and a radius of 620.00 feet for an arc distance of 18.51 feet to a point on a non-tangent line; thence North 89 °43'23" West 306.07 feet to the West line of said Tract 25; thence North 00°16'37" East along the said West line a distance of 284.02 feet to a line 50.00 feet South of and parallel with the North line of said Tract 25; thence South 89°15'43" East along the said parallel line a distance of 645.01 feet to the said Eastline; thence South 00°16'37" West along the said East line a distance of 300.01 feet to the POINT OF BEGINNING.

And also LESS:

All of Tract 26 and a portion of Tract 27, in

Section 30, Township 50 South, Range 41 East, of "John W. Newman's Survey", according to the plat thereof as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, together with portions of the South New River Canal right-of-way lying adjacent to said tracts, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest one-quarter (SW 1/4) of said Section 30; thence Westerly along the South line of said Southwest one-quarter (SW 1/4) to an intersection with a line parallel with and 15 feet West of the East line of the Southwest one-quarter (SW 1/4) of said Section 30; thence Northerly along said parallel line to the South line of Tract 28 of said "John W. Newman's Survey"; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following two (2) courses; thence Westerly along the South line of said Tracts 28 and 27 to the Southwest corner of said Tract 27; thence Northerly along the West line of said Tract 27 to a point on the South line of a parcel of land described in Official Records Book 33192, Page 1763 of the Public Records of Broward County, Florida, and the POINT OF

BEGINNING; thence Easterly along the South line of said parcel and along the Easterly prolongation thereof to the centerline of S.W. 108 Avenue; thence Northerly along said centerline to the centerline of the South New River Canal right-of-way; thence Westerly along said centerline and along the municipal limits of the Town of Davie, per Chapter 84-420, Laws of Florida to the Northerly prolongation of the West line of said Tract 26; thence Southerly along said Northerly prolongation and along said West line of Tract 26, a portion of which

is along the municipal limits of Cooper City per Ordinance number 87-2-2, to the Southwest corner of said Tract 26; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following four

4) courses; thence Easterly along the South line of said Tract 26 to the Southeast corner thereof; thence Northerly along the East line of said Tract 26 to the Northeast corner thereof; thence Easterly along the Westerly prolongation of the North line of said Tract 27 to the Northwest corner of said Tract 27; thence Southerly along the West line of said Tract 27 to the POINT OF BEGINNING.

**TOGETHER WITH:**

Portions of Section 31, Township 50 South, Range 41 East and a portion of Section 25, Township 50 South, Range 40 East of "Florida Fruit Lands Company's Subdivision No. 1", as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, together with a portion of "F.M. Brown's Subdivision of Section 36, Township 50 South, Range 40 East", as recorded in Plat Book 4, Page 5 of the Public Records of Broward County, Florida, and also together with a portion of the hiatus between Range 41 East and Range 40 East, more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest one-quarter (SW 1/4) of said Section 31; thence Westerly along the South line of said Section 31, also being the municipal limits of Cooper City per Ordinance number 83-6-4, to the East line of the West one-half (W 1/2) of Tracts 41,

42, 43 and 44 of said,"Florida Fruit Lands Company's Subdivision No.1";  
thence Northerly along said East line and  
along the municipal limits of Cooper City per Ordinance number 98-9-3 to  
the South line of the Northwest one-quarter (NW 1/4) of the Southwest  
one-quarter (SW 1/4) of said Section 31; thence Westerly along said South  
line and along said municipal limits to the Southwest corner of the  
Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of  
said Section 31; thence Northerly along the West  
line of said Section 31, also being the Eastline of the hiatus between  
Range 40 East and Range 41 East and along the municipal limits of  
Cooper City per Ordinance number 89-5-3 to a point 3901.54 feet South  
of the Northwest corner of said Section 31 (as measured along said  
Section line); thence Westerly along said municipal limits to the East line  
of Block 2 of the aforesaid "F.M. Brown's Subdivision of Section 36,  
Township 50 South, Range 40 East";thence Northerly along said East line  
and along the municipal limits of Cooper City per Ordinance number 84-  
3-1 and Chapter 59-1195, Laws of Florida, as amended by Chapter 61-  
2050,Laws of Florida, to the Northeast corner of Lot 22 of said Block 2  
and the Southeast corner of "Rio Ranches", according to the plat thereof as  
recorded in Plat Book 91, Page 30 of the Public Records of Broward  
County, Florida; thence Easterly along the Easterly prolongation of the  
South line of said "Rio Ranches" to the East line of said Section 36; thence  
Northerly along said East line to a point of intersection with the Easterly  
prolongation of the North line of said "Rio Ranches", being 40 feet South  
of the North line of said Section 36; thence Westerly along said Easterly  
prolongation to a point on the municipal limits of Cooper City per  
Ordinance number 95-10-1 said point being on a line parallel with and  
55.00 feet west of the East line of said Section 36; thence Northerly along  
said parallel line, and said municipal limits to the North line of said  
Section 36;thence Easterly along said North line and along the municipal  
limits of Cooper City per Ordinance number 93-9-1 to a line parallel with

and 50 feet West of the East line of said Section 25; thence Northerly along said parallel line and along said municipal limits to the South line of Tract 55 in said Section 25; thence Easterly along said South line and along the municipal limits of Cooper City per Ordinance number 2001-4-2 to the East limits of said Cooper City per Ordinance number 2001-4-2; thence Northerly along said East limits to the Westerly prolongation of the North line of said Section 31; thence Easterly along said Westerly prolongation and along the North line of said Section 31 and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the East line of the Northwest one-quarter (NW 1/4) of said Section 31; thence Southerly along said East line and along the municipal limits of Cooper City per Ordinance numbers 73-11-2 and 74-1-5 to the North line of Tract 20 in said Section 31; thence Westerly along said North line and along the municipal limits of Cooper City per Ordinance number 83-5-3 to the Northwest corner of said Tract 20; thence Southerly along the West line of said Tract 20 and along the West line of Tract 21 of said Section 31 and along the municipal limits of Cooper City per Ordinance numbers 83-5-3 and 76-9-2 to the Southwest corner of said Tract 21; thence Easterly along the South line of said Tract 21 and along the municipal limits of Cooper City per Ordinance numbers 76-9-2 and 89-9-1 to the East line of the Northwest one-quarter (NW 1/4) of said Section 31; thence Southerly along the East line of said Northwest one-quarter (NW 1/4) and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northeast corner of the Southwest One-Quarter (SW 1/4) of said Section 31; thence Southerly along the East line of said Southwest one-quarter (SW 1/4), a portion of which is along the municipal limits of Cooper City per Ordinance number 2002-03-01 and Ordinance number 84-8-7, to the POINT OF BEGINNING. LESS therefrom the following:

That portion of Cooper City per Ordinance number 92-8-1 described as follows; the West 156.875 feet of the East 470.625 feet of the North 216.25 feet of the South 256.25 feet of tract 41 in Section 31, Township 50 South, Range 41 East of said "Florida Fruit Lands Company's Subdivision No. 1".

And also LESS:

That portion of Cooper City per Ordinance number 2001-5-1 described as follows; the South 143.50 feet of the West 125.00 feet of the East 1172.50 feet of tract 39, and the West 125.00 feet of the East 1172.50 feet less the South 35.00 feet of tract 40 in Section 31, Township 50 South, Range 41 East of said "Florida Fruit Lands Company's Subdivision No. 1".

And also LESS:

That portion of Cooper City per Ordinance number 89-5-6 described as follows; the South 215.37 feet of the West 450.00 feet of the East 1047.50 feet of tract 40 in Section 31, Township 50 South, Range 41 East of said "Florida Fruit Lands Company's Subdivision No.1", less the South 55.00 feet; and less the East 287.49 feet thereof.

And also LESS:

That portion of Cooper City per Ordinance number 2000-3-2 described as follows; Parcel A, "Nur-ul Islam", according to the plat thereof, as recorded in Plat Book 149, at Page 28, of the Public Records of Broward County, Florida. Together with: the South 143.5 feet of the East 75 feet of Tract 39, and the North 190.5 feet of the East 75 feet of Tract 40 in Section 31, Township 50 South, Range 41 East (as measured from the East line of the Northeast quarter of Section 31) of said "Florida Fruit Lands Company's Subdivision No. 1"; less: the East 15 feet thereof.

And also LESS:

All of Tracts 24, 33 and 34 and a portion of Tracts 35 and 36 of Section 31, Township 50 South, Range 41 East of "Florida Fruit Lands Company's Subdivision No. 1", as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, and all of the plat of "Indian Pond", as

recorded in Plat Book 139, Page 21 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the Northeast corner of said Tract 24; thence Southerly along the East line of the Northwest one-quarter (NW 1/4) of said Section 31 and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northeast corner of the Southwest One-Quarter (SW 1/4) of said Section 31; thence Southerly along the East line of said Southwest One-Quarter (SW 1/4), a portion of which is along the municipal limits of Cooper City per Ordinance number 2002-03-01, to the Southeast corner of said Tract 36; thence Westerly along the South line of said Tract 36 and along the South line of said "Indian Pond" to the Southwest corner of said Tract 36, also being the Southwest corner of said "Indian Pond"; thence Northerly along the West line of "Indian Pond" and along the West line of said Tracts 34, 33 and 24 to the Northwest corner of said Tract 24; thence Easterly along the North line of said Tract 24 to the POINT OF BEGINNING.

And also LESS:

A portion of "Pleasant Acres", according to the plat thereof, as recorded in Plat Book 131, Page 48, of the public records of Broward County, Florida, and a portion of "Florida Fruit Lands Company's Subdivision No. 1", as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, in Section 31, Township 50 South, Range 41 East, more particularly described as follows: BEGIN at the Southeast corner of Tract B of said "Pleasant Acres"; thence Westerly along the South line of said Tract B to the Southwest corner thereof; thence Northerly along the West line of said Tract B and along the Northerly prolongation thereof to the North line of said Section 31; thence Easterly along said North line and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to a point of

intersection with the Northerly prolongation of the East line of said Tract B; thence Southerly along said prolongation and along said East line to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of "F.M. Brown's Subdivision of Section 36, Township 50 South, Range 40 East", as recorded in Plat Book 4, Page 5 of the Public Records of Broward County, Florida, and all of "Rio Ranches", according to the plat thereof as recorded in Plat Book 91, Page 30 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the intersection of the East line of said Section 36 with the Easterly prolongation of the South boundary of said "Rio Ranches"; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 22, Block 2 of said "F.M. Brown's Subdivision of Section 36, Township 50 South, Range 40 East"; thence Westerly along the North line of said Lot 22 and the South line of said "Rio Ranches" and along the municipal limits of Cooper City per Ordinance number 84-3-1 and per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida to the Southeast corner of Lot 42 of said "Rio Ranches"; thence Northerly along the East line of said Lot 42 and along the municipal limits of Cooper City per Ordinance number 89-5-4 to the Northeast corner of said Lot 42; thence Westerly along the North line of said Lot 42 and along said municipal limits to the Northwest corner of said Lot 42; thence Southerly along the West line of said Lot 42 and along said municipal limits to the Southwest corner of said Lot 42 and the North line of the aforesaid Lot 22; thence Westerly along said North line and along the municipal limits of Cooper City per Ordinance number 84-3-1 to the Northwest corner of said Lot 22; thence Northerly along the West line of said "Rio Ranches" and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northwest corner of said "Rio Ranches"; thence Easterly

along the North line of said "Rio Ranches", being 40 feet South of the North line of said Section 36, and along the municipal limits of Cooper City per Ordinance number 95-10-1 and along the Easterly prolongation thereof to the East line of said Section 36; thence Southerly along said East line to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

**Appendix III**  
**Drainage District Letter**



## CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)  
HOLLYWOOD, FLORIDA 33024

### BOARD OF COMMISSIONERS

Kevin Biederman, Chair  
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Cris Fardelmann  
Tom Green

TELEPHONE: (954) 432-5110  
FAX: (954) 432-6603  
E-Mail: [mtcrowley@bellsouth.net](mailto:mtcrowley@bellsouth.net)

March 28, 2007

Mr. Michael Mungal  
Town of Davie Engineering  
6591 Orange Drive  
Davie, FL 33314

Subject Pine Island and United Ranches Land Use Plan

Dear Mr. Mungal:

The Central Broward Water Control District (CBWCD) is in receipt of your memorandum relative to the subject property. We offer the following comments:

We suggest that your engineers review the CBWCD's drainage design criteria manual to ensure compliance with the requirements of the CBWCD. The manual can be found on our web site at the following address: <http://www.centralbrowardwcd.org>.

In particular, please note the requirements relative to floodplain encroachment and retention of the 25-year storm event, both of which can impact the amount of land needed for on-site water management. The allowable discharge in the C-11 West Basin is  $\frac{3}{4}$  inch per day for United Ranches and  $1 \frac{1}{2}$  inch per day for Pine Island Ridge, which is in the C-11 East Basin.

I have reviewed your drainage analysis and am in agreement with your comments.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Bryon Boyd  
Operations Manager

### Engineering Responses – Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The SFWMD has no level of service in these two areas. The PIMV IV is the manual which provides design criteria for the permitting of stormwater management systems (SWMS). The Central Broward Water Control District (CBWCD) maintains stormwater management design criteria for the two areas in question. The design criteria can be found on the following web link: <http://www.centralbrowardwcd.org/criteria.htm>.

#### Pine Island Ridge

In the Town's Evaluation and Appraisal Report (EAR) the level of service for water management shall consist of the following minimum design criteria:

- Federal Emergency Management Administration (F.E.M.A) criteria for minimum floor elevations of building sites, floodplain protection provisions.
- Maximum allowable discharge of 1.5 inch per acre per day.
- Located in FEMA Flood Zones AH within base flood elevation of 5 & 6 ft. Small part of area is a X zone.

#### United Ranches

In the Town's EAR the level of service for water management shall consist of the following minimum design criteria:

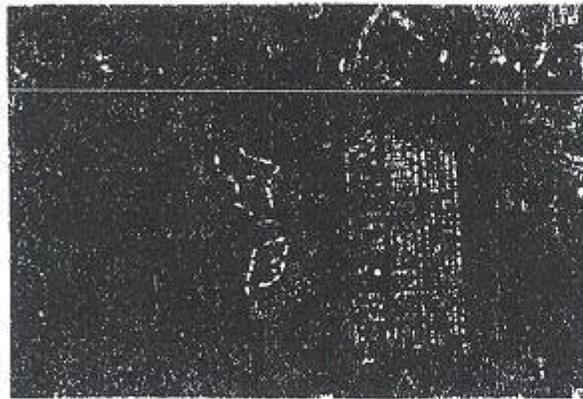
- Federal Emergency Management Administration (F.E.M.A) criteria for minimum floor elevations of building sites, floodplain protection provisions.
- Maximum allowable discharge of .75 inch per acre per day.
- Located in FEMA Flood Zone AH within base elevation of 6 ft.

2. Identify the drainage systems serving the service area in which the amendment is located.

### Pine Island Ridge

The Broward County area is considered a natural groundwater aquifer recharge area for the Biscayne Aquifer. The Pine Island Ridge area is located in the eastern basin and is controlled by a pump station on the C11 canal. This structure can be opened to control local storms or equalize water levels in the east basin.

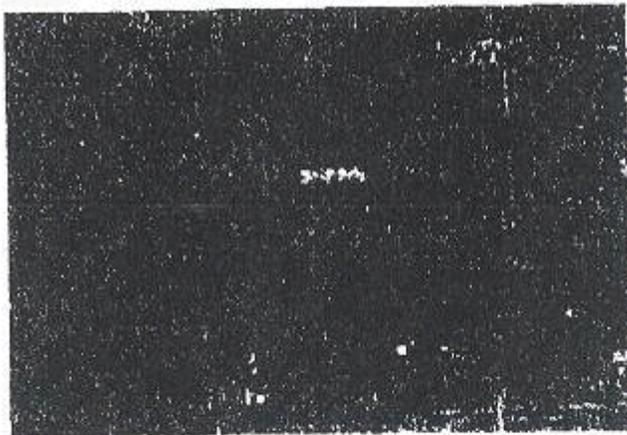
The Pine Island Ridge area utilizes large retention areas on-site to control its stormwater from its roadways and parking lot areas. The single family homes on the development retain their own onsite drainage. The drainage system for Pine Island is best identified by SFWMD Environmental Resource Permit (ERP) number 06-00218-S.



### United Ranches

The Broward County area is considered a natural groundwater aquifer recharge area for the Biscayne Aquifer. The United Ranches area is located in the western basin and is controlled by a pump station on the C11 canal. This structure can be opened to control local storms or equalize water levels in the west basin.

Most of the United Ranches area consists of one acre plus single family homes. Only one development with approximately 40 homes called Rio Ranches has a pre-designed retention area. Generally, most single family homes in the area retain their own stormwater. Some of the homes have small ponds that are used to retain their own stormwater. The drainage system for United Ranches is best identified by SFWMD ERP number 06-00151-S.



3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Pine Island Ridge

SFWMD does not have anything planned currently in the Pine Island Ridge area.

United Ranches

SFWMD does not have anything planned currently in the United Ranches area.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Pine Island Ridge

The Pine Island Ridge area currently has 5 SFWMD Environmental Resource Permits (ERP's) on file. Below are a list of the application numbers on file: X000009958, X000009957, X000009956, X000009955 & 10258-B.

United Ranches

The United Ranches area currently has 2 SWMD Environmental Resource Permits (ERP's) on file. Below is a list of the application numbers on file: 060627-15 & 11047-C.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Pine Island Ridge

Design elements for the respective SWMS's are discussed in the detail with the ERP.

United Ranches

Design elements for the respective SWMS's are discussed in the detail with the ERP.

6. Letter from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above

Pine Island Ridge

The local drainage district is Central Broward Water Control District.

United Ranches

The local drainage district is Central Broward Water Control District.

**Appendix IV**  
**Mass Transit Letter**



**Community Services Department - MASS TRANSIT DIVISION**

3201 W. Copans Road • Pompano Beach, Florida 33069

Administration 954-357-8300 • FAX 954-357-8305 - Maintenance 954-357-8423 • FAX 954-357-8350  
Marketing and Communications 954-357-8355 • FAX 954-357-8371 - Operations 954-357-8363 • FAX 954-357-8378  
Paratransit 954-357-8329 • FAX 954-357-8345 - Service Development 954-357-8375 • FAX 954-357-8342  
Transit Information Systems 954-357-6792 • FAX 954-357-8305

April 6, 2007

Marjan Mazza  
Town of Davie  
Planning and Zoning Dept.  
6591 Orange Drive,  
Davie, FL 33314

**RE: Verification of Mass Transit Services  
Land Use Plan Amendments – Annexed Areas**

Dear Ms. Mazza:

Mass Transit has reviewed your request of September 29 2006, regarding the Land Use Change Amendments – Annexed Areas, for current and planned bus service.

Current Fixed-Route BCT Bus service near the amendment areas is currently **NOT** provided by BCT.

The Town of Davie operates Community Bus Services in the amendment areas.

For specific details, please see:

[http://www.davie-fl.gov/Gen/DavieFL\\_Programms/communitytransiteast](http://www.davie-fl.gov/Gen/DavieFL_Programms/communitytransiteast)

[http://www.davie-fl.gov/Gen/DavieFL\\_Programms/communitytransitwest](http://www.davie-fl.gov/Gen/DavieFL_Programms/communitytransitwest)

Cooper City's bus services: <http://www.co.broward.fl.us/bct/pdfs/coopmap.pdf>

Future bus services are programmed in the TDP (Transit Development Plan), Transit Investment Plan, and LRTP (Long Range Transportation Plan).

Any changes in service demand, as a result of these amendments will be met with the programmed improvements in the transit plans.

Please call me at 954-357-8351, if you require any additional information.

Sincerely,

David Daniels  
Principal Planner  
Broward County Transit

Broward County Board of County Commissioners

Josephus Eggleston, Jr. • Ben Graber • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • John E. Rodstrom, Jr. • Jim Scott • Diana Wasserman-Rubin • Lois Wexler  
[www.broward.org](http://www.broward.org)

