6.9
PUBLIC HEARING

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning Manager

SUBJECT: Quasi Judicial Hearing: Rezoning Application, ZB 10-2-07/08-11/Trotters Chase/5820 Griffin Road/Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 61st Avenue

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM:
AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 10-2-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM: A-1, AGRICULTURAL DISTRICT TO: GRIFFIN CORRIDOR DISTRICT (EGZ); AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:
The petitioner (The Amedi Companies, LLC) requests to rezone a portion (approx. 11.67 acres) of the subject site in order to allow the development of a new mixed-use project, known as “Trotters Chase,” consisting of residential/commercial and commercial buildings, townhomes, and villas.

The subject site is broken up into three (3) sections; the first section (approx. 10.55 acres) is the northern most section of the site and will maintain a land use designation of Commercial and zoning of Griffin Corridor District (East Gateway Zone); the second section (approx. 11.67 acres) is centrally located and will maintain a land use designation of Residential 3 DU/AC, however, the petitioner proposes to rezone this section FROM: A-1, Agricultural District, TO: Griffin Corridor District (EGZ); the third section (approx. 5.56 acres) is the southern most section of the site and will maintain a land use designation of Residential 3 DU/AC and zoning of A-1, Agricultural District.

Staff finds that the rezoning application complies with the general purpose of the proposed Griffin Corridor District (EGZ). The rezoning application is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding zoning districts. Furthermore, the rezoning request can be considered compatible with the existing adjacent buildings and uses.

PREVIOUS ACTIONS: n/a

CONCURRENCES:
At the November 19, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

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

Attachment(s): Ordinance, Planning Report

ORDINANCE NO._____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 10-2-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM: A-1, AGRICULTURAL DISTRICT TO: GRIFFIN CORRIDOR DISTRICT (EGZ); AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** A-1, Agricultural District, **TO:** Griffin Corridor District, East Gateway (Use Zone 3); and

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

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

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from: A-1, Agricultural District, to: Griffin Corridor District, East Gateway (Use Zone 3);

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

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as Griffin Corridor District, East Gateway (Use Zone 3).

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. 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 5. This Ordinance shall take effect immediately upon its passage and adoption.

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

PASSED ON SECOND READING THIS _____ DAY OF_____, 2007.

ATTEST:

_____
MAYOR/COUNCILMEMBER

_____
TOWN CLERK

APPROVED THIS_____ DAY OF _____, 2007.

Exhibit "A"
Application: ZB 10-2-07/08-11/Trotters Chase
Original Report Date: 10/30/07 **Revision(s):** 11/19/07

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

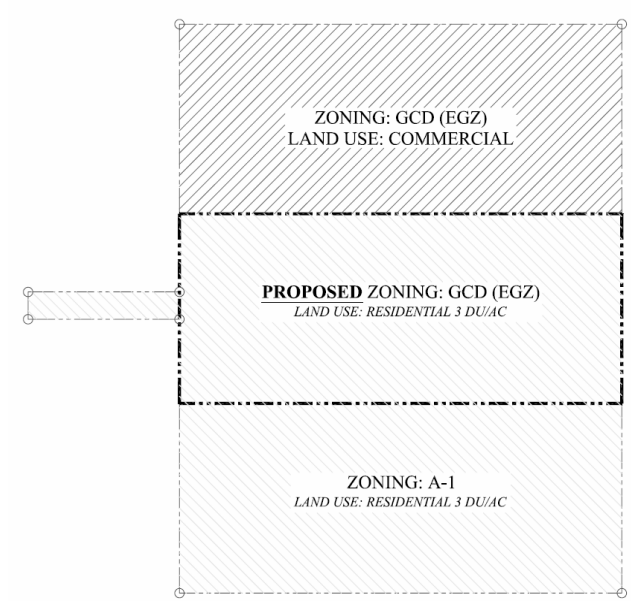
Owner
Name: Trotters Chase, LLC
Address: 7600 Red Road, Suite 300
City: South Miami, Florida 33143
Phone: (786) 268-1349

Petitioner
Name: Frank J. Amedi
The Amedi Companies, LLC
Address: 7600 Red Road, Suite 300
City: South Miami, Florida 33143
Phone: (786) 268-1349

Background Information

Date of Notification: November 7, 2007 **Number of Notifications:** 824

Petitioner's Request: The subject site is broken up into three (3) sections; the first section (approx. 10.55 acres) is the northern most section of the site and will maintain a land use designation of Commercial and zoning of Griffin Corridor District (East Gateway Zone); the second section (approx. 11.67 acres) is centrally located and will maintain a land use designation of Residential 3 DU/AC, however, the petitioner proposes to rezone this section **FROM:** A-1, Agricultural District, **TO:** Griffin Corridor District (EGZ); the third section (approx. 5.56 acres) is the southern most section of the site and will maintain a land use designation of Residential 3 DU/AC and zoning of A-1, Agricultural District. *(See illustration below)*



Address: 5820 Griffin Road

Location: Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 61st Avenue

Future Land Use Plan Map: Commercial *(Northern portion of the subject site, approximately 10.55 acres, 481' south of Griffin Road)* and Residential 3 DU/AC *(Southern portion of the subject site, approximately 16.88 acres, 773' south of the existing Commercial land use line)*

Existing Zoning(s): A-1, Agricultural District

Proposed Zoning(s): Griffin Corridor District (EGZ)

Existing Use(s): Single-family residential homes, accessory buildings, and vacant parcels

Proposed Use(s): This request has been made in order to allow the development of a new mixed-use project, known as "Trotters Chase," consisting of residential/commercial and commercial buildings, townhomes, and villas.

Parcel Size: Overall site, approximately 27.43 Acres (1,231,840 sq. ft.)
Subject site, approximately 11.67 Acres (508,326 sq. ft.)

Surrounding Uses: **Surrounding Land Use Plan Designation:**

North:	C-11 Canal	Recreational/Open Space
South:	Single-family dwelling units, Plant nursery	Residential 1 DU/AC and Residential 3 DU/AC
East:	Commercial building, Residential community	Commercial, Residential 1 DU/AC, and Residential 5 DU/AC
West:	Private school, Single-family dwelling units	Commercial, Residential 3 DU/AC

Surrounding Zoning:

North:	n/a (C-11 Canal)
South:	A-1, Agricultural District, R-2 and R-3 Low Density Dwelling Districts
East:	Griffin Corridor District, East Gateway (Use Zone 3)
West:	Griffin Corridor District, East Gateway (Use Zone 3)

Zoning History

Related Zoning History:
Ordinance No. 2000-007, approved by Town Council, rezoned a portion of the subject site to the Griffin Corridor District East Gateway (Use Zone 3) on February 2, 2000.

Previous Requests on same property:
Plat Application (P 1-4-06, Trotters Chase): On January 3, 2007, the Town of Davie Council approved the "Trotters Chase" Plat.

Concurrent Requests on same property:
Master Site Plan Application (MSP 1-1-06, Trotters Chase): Master site plan for three (3) mixed-use buildings consisting of approx. 89,052 sq. ft. of commercial use and 168 multi-family (apartments) residential dwelling units; one (1) retail building consisting of approx. 36,461 sq. ft.; six (6) townhome buildings consisting of twenty-two (22) residential dwelling units; seven (7) villas consisting of (14) residential dwelling units on the overall subject site.

Flex Application (FX 12-1-05, Trotters Chase): Allocation of 101 Flex Units and 37 Reserve Units from Flexibility Zone 102, as well as 30 Affordable Flex Units in order for the subject site to be developed with residential dwelling units under the current Commercial land use category of the Town of Davie's Future Land Use Plan Map.

Delegation Request (DG 7-1-06, Trotters Chase): Delegation request to amend the approved restrictive note on the plat known as "Trotters Chase."

Delegation Request (DG 10-3-07, Trotters Chase): Delegation request to vacate a twelve (12) foot utility easement on the plat known as "Trotters Chase."

Delegation Request (DG 10-4-07, Trotters Chase): Delegation request to amend twenty (20) foot drainage easement on the plat known as "Trotters Chase."

Special Permit Application (SE 10-1-07 Trotters Chase): Special Permit to utilize existing buildings on the subject site as a temporary construction management office, equipment storage, and sales center.

Applicable Codes and Ordinances

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

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

Land Development Code (Section 12-32.303), Intent, applicability and boundaries

(A) *Intent.* This district is intended to shape urban form and land use along the Griffin Road corridor. The regulations and intent statements contained herein together comprise a policy blueprint for corridor development. Specifically, the district is intended to accomplish the following:

(1) Result in improved living and working environments relative to typical highway commercial development patterns.

(2) Enhance the town's tax base by increasing property values through high-quality development, and assisting in the redevelopment of downtown.

(3) Promote planned developments rather than haphazard speculative development that compromises the integrity of the corridor and the economic health of the town.

(4) Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business.

(5) Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between the State Road 7, Florida Turnpike, Davie Road, and University Drive corridors; the major north-south urban thoroughfares within the town.

(6) Protect the integrity of adjacent residential neighborhoods.

(7) Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels.

(8) Compliment rather than compete with downtown or University Drive commercial corridor development.

(9) Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.

(10) Bring buildings to the roadway and ensure proper proportioning to "enclose" the corridor, and provide a sense of place.
(11) Provide for preservation of historical structures.
(12) Provide for public amenities and pedestrian conveniences.
(13) Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the town.

Land Development Code (Section 12-32.303), (C) *East Gateway (Use Zone 3).* This zone extends eastward from SW 61 Avenue to just east of SW 54 Terrace. Retail, office and complimentary uses are encouraged here, although at a lesser intensity than within the Downtown Use Zone.

Land Development Code (Section 12-32.313), Power lines, lighting, All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 102.

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

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

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

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned

developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Application Details

The petitioner (The Amedi Companies, LLC) requests to rezone a portion (approx. 11.67 acres) of the overall subject site from A-1, Agricultural District to Griffin Corridor District (EGZ) in order to allow the development of a new mixed-use project, known as "Trotters Chase," consisting of residential/commercial and commercial buildings, townhomes, and villas. The Future Land Use Plan Map designations of the overall subject site will remain Commercial (Northern portion of the subject site, approximately 10.55 acres, 481' south of Griffin Road right-of-way) and Residential 3 DU/AC (Southern portion of the subject site, approximately 16.88 acres, 773' south of the existing Commercial land use line).

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on February 28, 2006, March 6, 2006, June 22, 2006, and January 11, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

In accordance with the Land Development Code, this rezoning application maintains the conformity of the portion of the subject site currently zoned Griffin Corridor District (EGZ) zoning classification by meeting minimum technical requirements such as, minimum lot size requirement of 65,000 sq. ft., minimum lot frontage and depth requirement of 250', as well as does not exceed the residential density permitted within the Griffin Corridor District, East Gateway Zone (use zone 3) that allows residential, multi-family five (5) to ten (10) DU/AC.

Furthermore, the associated Master Site Plan Application (MSP 1-1-06, Trotter's Chase) has been designed with the intent of meeting the proposed Griffin Corridor District (EGZ) zoning district. It takes into account the existing surrounding uses by providing for adequate drainage, buffers (including landscaping and a lake buffer adjacent to single-family homes to the south), and access (including a main access point leading from Griffin Road).

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning applications:

> (a) The proposed change <u>is not</u> contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
>
> *The Comprehensive Plan allows parcels within the Future Land Use Plan Map designation of Commercial along Griffin Road to be rezoned to the Griffin Corridor District (EGZ).*

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

Rezoning the parcel from A-1, Agricultural District to Griffin Corridor District (EGZ) will allow the mixed-use project known as "Trotter's Chase" to be developed on the subject site. Based upon the layout of the master site plan with the density and intensity transitioning downward from the north to the south, this rezoning application is considered related and compatible with the adjacent single-family residential developments to the south and future mixed-use developments along Griffin Road.

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

The subject site's boundary lines precisely correspond to the boundaries of the proposed commercial use and the rezoning request is logical since the property meets the requirements to gain the zoning designation.

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

Rezoning the subject site Griffin Corridor District (EGZ) is not expected to adversely affect living conditions in the neighborhood. The design of the project has taken into account the existing single-family residential uses by providing for adequate buffers, drainage, and access.

(e) The proposed change may not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Rezoning the subject site Griffin Corridor District (EGZ) will not generate higher levels of traffic than what is anticipated by the underlying Future Land Use Plan Map designation of Commercial. The multi-family residential component in this development reduces the overall square footage of the commercial buildings, as a result lowering the total automobile trips. Prior to final approval of the plat by Broward County and the Town of Davie, traffic impacts are assessed.

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

The subject site should not have a negative impact on the value of the adjacent properties, as a transition to the existing single-family homes, the development provides a variety of ways that include a lake, canal, and landscape buffers.

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

Rezoning the subject site Griffin Corridor District (EGZ) will demonstrate that properties within the Griffin Corridor District can be developed successfully in accordance with the regulations.

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

Rezoning the subject site does not give the owner a unique benefit that harms the welfare of the general public.

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

The southern portion of the overall subject site is zoned is A-1, Agricultural District, however all agricultural uses have ceased. The A-1, Agricultural zoning district is a transitional zoning district until redevelopment was to occur on the site based on the present land use of Commercial and Residential 3 DU/AC. Therefore, in order for the site to be developed consistent with the existing land use and Griffin Corridor, rezoning is required.

(j) The proposed rezoning may be the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

Rezoning the subject site to Griffin Corridor District (EGZ) to allow Trotters Chase to be developed is appropriate. The proposed master site plan illustrates a development that will enhance the Town's tax base by providing for both commercial uses and residents to support those uses. The design of the site takes into account the existing adjacent single-family residential dwellings by providing adequate buffers, drainage, and access. The master site plan shows a development that is compatible with existing and allowable uses on the surrounding properties.

Staff finds that the rezoning application complies with the general purpose of the proposed Griffin Corridor District (EGZ). The rezoning application is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding zoning districts. Furthermore, the rezoning request can be considered compatible with the existing adjacent buildings and uses.

Staff Recommendation

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

Planning and Zoning Board Recommendation

At the November 19, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Justification Letter
2. Sketch and Legal Description
3. Proposed Site Plan

4. Mail-out Map
5. Mail-out
6. Public Participation Notice
7. Public Participation Sign-in Sheet
8. Public Participation Summaries
9. Future Land Use Plan Map
10. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\ZB_Rezoning\ZB_07\ZB 10-2-07 Trotters Chase

Exhibit 1 (*Justification Letter*)

TROTTERS CHASE
REQUEST FOR REZONING

JUSTIFICATION

Reason for the Request:

The applicant has assembled 28.6 acres of land located on the south side of Griffin Road for redevelopment as a mixed-use project. The northern portion of the site (10.55 net acres) was included in the initial Griffin Corridor District, East Gateway (EGZ). It is designated Commercial on the future land use plan map (see attached survey). The balance of the site is designated Residential 3 du/ac on the future land use plan map (18.3 gross acres). As the land is in agricultural use, it is zoned A-1, an interim classification until the property is developed consistent with the land use designation.

The applicant is seeking to extend the existing Griffin Corridor District zoning south on the site (to a point 250 feet north of the south boundary as indicated on the attached legal sketch and description) to provide for consistent design standards that will accommodate a mixed use project that fosters a sense of community. The 66-foot wide parcel extending from S.W. 61st Avenue to the primary parcel, as well as the southernmost portion of the site are excluded from the rezoning request.

The proposed project is presented as a showcase interpretation of the sprit, intent, and design of the Griffin Corridor. It includes a significant commercial/ retail and office component blended with apartments and townhouses. The southernmost 5.6 acres of the site will be devoted to a lake and associated amenities to serve as a buffer for the adjacent residential area and is hence excluded from the Griffin Corridor rezoning request. The westernmost corridor will serve as the residential access for the site and is also excluded from the rezoning request. The proposed site design and architecture are carefully planned to enhance the Town's image and create a lifestyle that complements the character of the Town.

As noted in the following section, the proposed project, which is dependent upon rezoning to the Griffin Corridor District, forwards the intent of the requested Griffin Corridor District and is consistent with all of the Town's criteria for rezoning. The proposed mixed use project will bring a desirable living and working environment to the Griffin Road corridor and is anticipated to increase property values not only on the subject 28 acres but in the surrounding area as well and spark redevelopment of the downtown area, thereby enhancing the Town's tax base. The project will provide a cohesive planned development that creates an economically sound community and will serve as a destination for employment, shopping and business rather than the typical highway strip business center. The project also addresses the Town's critical need for affordable workforce rental housing. The project will create an architecturally interesting and physically appealing presence along the corridor. It uses building placement and proportion to contribute to the sense of place being developed

along Griffin Road, conceals parking behind and between buildings and buffers adjacent residential neighborhoods with landscaping and attractive facades, and includes a strong pedestrian component to connect the residential, business and amenity elements of the project.

Section 12-307(A)(1) Criteria

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

The zoning request is consistent with all elements of the Town's adopted comprehensive plan as well as the draft recommendations of the Town's Evaluation and Appraisal Report.

The proposed change particularly supports the following objectives and policies adopted in the Town's comprehensive plan:

Future Land Use Element (FLUE) Objective 4 and Policy Group 6 regarding location of development which promote concentration of intensities and densities to promote an economically sound community; direct moderate density development to locations close to arterial roadways and mass transit routes; and limit the use of residential flexibility to areas east of Pine Island Road:

> Not only is the subject site's location consistent with these policies, but the proposed request will allow for the mix of density and intensity in one cohesive development that will prove an economic and aesthetic asset to the Town.

FLUE Objective 17 which addresses land use compatibility and community appearance with an emphasis on adequate buffering and other measures that provide for compatibility with adjacent existing and planned uses and protect against adverse impacts to residential areas by nonresidential development:

> The requested change to Griffin Corridor zoning will allow for the development of a unified development that offers a high quality of life for the residents, and enhances the character of the surrounding community. The exclusion of the southern portion of the site from the Griffin Corridor and the proposal of a lake in this area is intended to serve as a buffer for adjacent residential lands.

FLUE Objective 18 addresses mixed use development which commits the Town to encouraging mixed-use developments to promote a diverse, imaginative and innovative living and working environment:

> The requested rezoning is needed to accommodate a mixed use retail-business-office-residential project with associated amenities which will provide an attractive array of living and working opportunities in an appealing setting.

Housing Element Objectives 1 and 2 which encourage a wide variety of residential development in an aesthetic manner:

> The requested rezoning will provide for development of several housing types arranged to enhance pedestrian circulation, provide attractive views and foster a sense of community.

Transportation Element Policy 4.1.9 which promotes the location of housing opportunities within close proximity to employment areas and public transit routes, and Objective 7.2 which promotes transit service to concentrations of medium and high density residential areas and employment locations with 50 employees or more:

> The proposed change will allow for the proposed mixed use development which will provide a range of employment, shopping, services and residential opportunities on the same site, which is expected to reduce external vehicular traffic while contributing to the concentration of employees and residents on the Griffin Road route needed for transit success.

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

The proposed change would extend the contiguous Griffin Corridor District (EGZ) boundary south on the site consistent with the existing southern boundaries of the Griffin Corridor District to the east and west. The applicant is proposing to maintain the A-1 zoning on the southernmost 250 feet of the site (more than 5.5 acres) to serve as a buffer for the adjacent land which is still zoned A-1. The gross density on the portion of the site which is currently or is proposed to be zoned Griffin Corridor with the allocation of the requested flex and reserve units will be less than the maximum density permitted in the adjacent Griffin Corridor district. No increase in density is proposed for the portion of the site designated Residential over that permitted by the land use plan. A lake is proposed for the southern portion of the site, excluded from this rezoning request, to serve as a buffer for the adjacent A-1 zoned lands.

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

The entire site is currently in agricultural use. The northern portion of the site has been zoned Griffin Corridor while the balance is zoned A-1 Agricultural. No portion of the site is classified for agricultural use on the future land use plan map. The A-1 zoning district is serving as an interim zoning classification until development of the site consistent with the future land use plan map is imminent. Adjacent and vicinity property have been rezoned to isolated pockets of residential zoning as redevelopment

occurs. All along the corridor, the Griffin Corridor District has been extended south into the A-1 zoning area to promote cohesive redevelopment. The applicant is proposing to redevelop the site from the previous agricultural uses to a mixed use development and is seeking a change to the Griffin Corridor District consistent with the surrounding zoning and development patterns and the proposed development.

(d) The proposed change will not adversely affect living conditions in the neighborhood;

The adopted intent of the requested zoning district includes protection of the integrity of adjacent residential neighborhoods. The zoning district intent and site plan regulations are designed to ensure a high-quality development which is an asset to the surrounding community. The applicant has developed a site plan that provides for a transition of intensity stepping down from retail-office along Griffin Road to townhouses and then duplex townhomes within the subject rezoning parcel and a lake to the south. The proposed rezoning will allow the development on the Residential land use portion of the site to be strategically located on the portion of the site adjacent to property already rezoned from A-1 and create a significant buffer from the surrounding low density residential neighborhoods.

(e) The proposed change will not create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

The mixed use project proposed for the subject site will provide for a density consistent with the intent of the requested zoning district. The flexibility afforded by the Griffin Corridor District development standards will support the proposed layout which is transit and pedestrian friendly and provides for shopping, employment, services and residential opportunities in one location thereby reducing the number of external vehicular trips compared with standard commercial development or residential development permitted by the underlying land use plan designations. Assemblage of the affected parcels and development as a unified project consistent with the standards of the requested Griffin Corridor District will facilitate development of a safe and cohesive on-site vehicular traffic circulation pattern and off-site access pattern.

(f) The proposed change will not adversely affect other property values;

The proposed project will bring upscale residential, retail and office use to the area in an architecturally aesthetic environment which is anticipated to enhance surrounding property values. In addition, the lake buffer proposed by the applicant on the southernmost 6+ acres of the site,

including the portion of the site which will remain in the existing A-1 zoning district, is expected to enhance the property values of the adjacent low density residential property.

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

The applicant has assembled a compact parcel of land, much of which is already zoned Griffin Corridor. The quality of the proposed project as well as the infrastructure improvements associated with development of the site are expected to positively affect the future development of adjacent properties. Access points and site layout and design will take into consideration potential future development/redevelopment of adjacent properties and associated roadway connections. The proposed project is anticipated to encourage the improvement and development of vicinity properties.

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

The proposed zoning change represents a logical extension of the existing Griffin Corridor District boundary consistent with the District boundaries to the east and west. The existing A-1 zoning is generally considered an interim zoning district until the affected land is ready for development. The public's welfare will be served by the tax and permit revenues generated by the zoning change and the development it will accommodate as well as the employment opportunities and the addition of conveniently located quality shopping, dining and service opportunities.

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

The existing zoning would not allow development of any of the uses permitted within the existing future land use plan map designation with the exception of detached single-family homes or group homes. The existing zoning designation is not consistent with the adopted comprehensive plan objectives and policies with respect to this area of the Town.

(j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

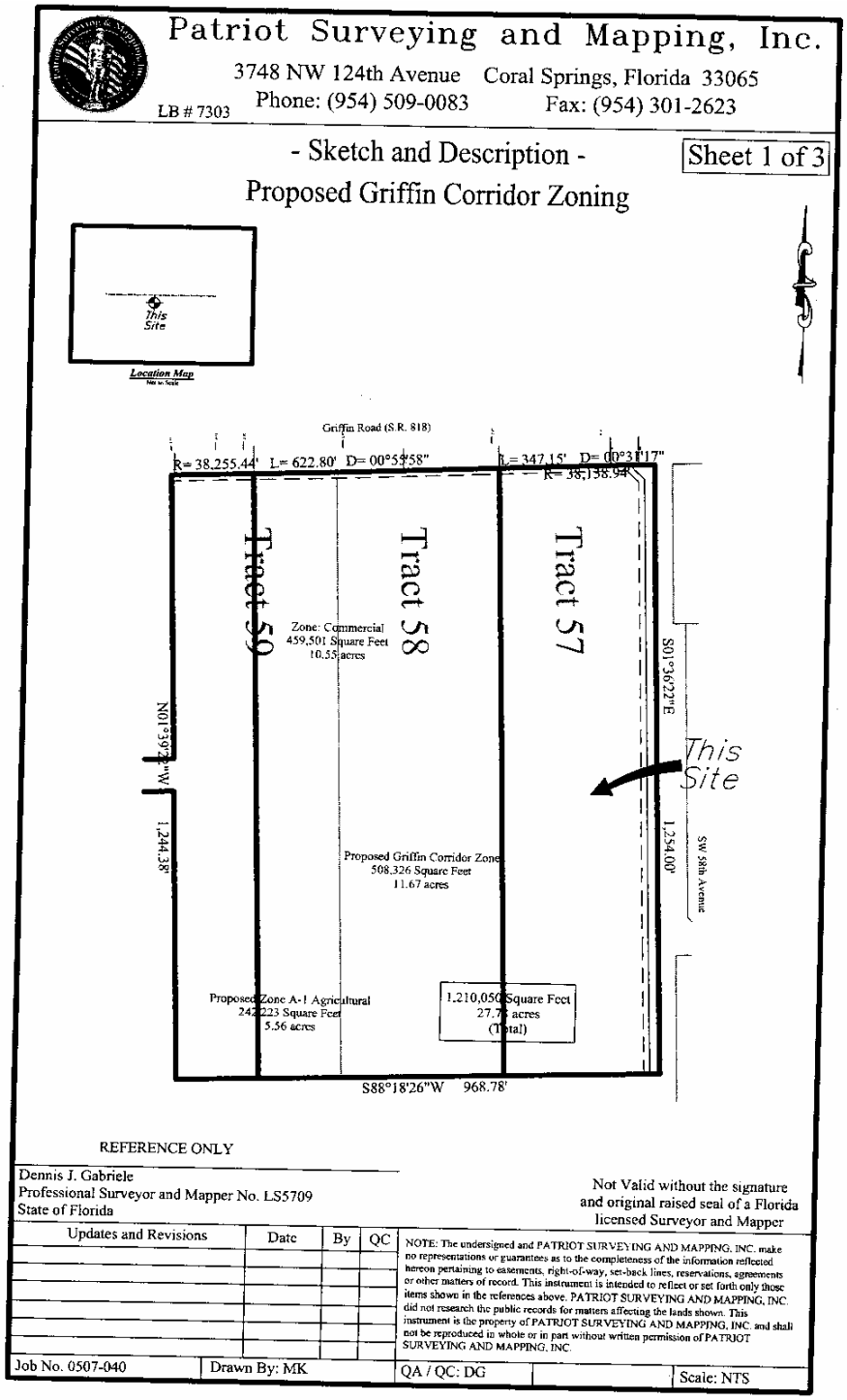
As noted in (a) above, the proposed rezoning is consistent with the Town's adopted comprehensive plan objectives and policies regarding location of development to "promote an economically sound community and

discourage urban sprawl." The request would bring the Griffin Corridor EGZ district to a depth consistent with the vicinity Regional Activity Center land use designation.

Inclusion of the residentially designated portion of the site in the Griffin Corridor zoning district would facilitate development of a true mixed-use project with a complementary residential component to support the significant retail and office element being proposed. The zoning change will serve to foster development of the Commercial portion of the site by addressing buffering and compatibility concerns, supporting the Town's adopted policy of promoting expansion of the economic base. Retention of the existing Residential land use designation on the portion proposed for rezoning will ensure that commercial development will not extend further south on the site.

The proposed change is also consistent with one of the major issues identified in the Town's Evaluation and Appraisal Report: planning for economic vitality to address the loss of viable commercial land and the nearly built-out status of existing commercial corridors. The proposed rezoning will enhance the Town's tax base by facilitating the construction of retail, office and quality residential units to replace agricultural uses which contributed very little to the tax base. The proposed change would facilitate development of a superior mixed-use development with a significant retail-business-office element which will enhance the tax base, generate quality local employment opportunities, and likely spark development and redevelopment in the vicinity of the existing downtown.

Exhibit 2 ***(Sketch and Legal Description)***



Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue Coral Springs, Florida 33065
LB # 7303 Phone: (954) 509-0083 Fax: (954) 301-2623

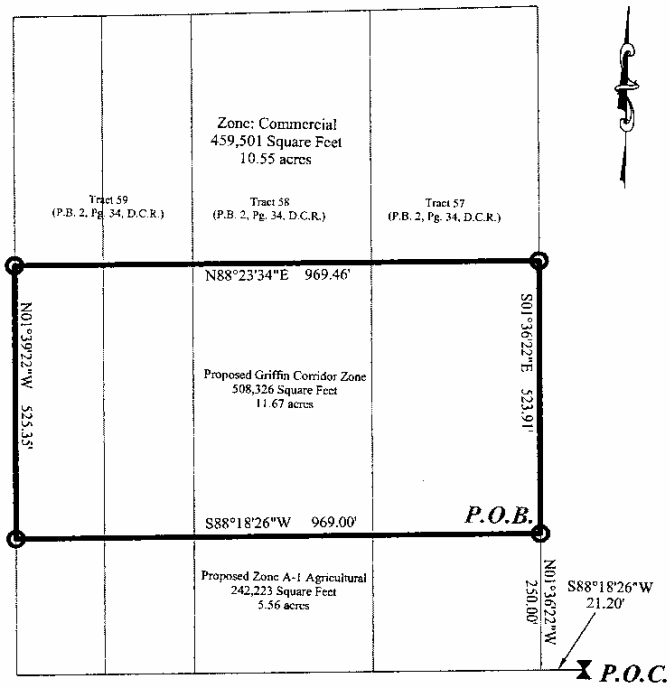
- Sketch and Description -
Proposed Griffin Corridor Zoning

Legend

R/W = Right-of-Way
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
P.B. = Plat Book
Pg. = Page
D.C.R. = Dade County Records
B.C.E.D. = Broward County Engineering Department

Survey Notes

1. This is not a survey, but only a graphic depiction shown hereon.
2. Bearing Reference: The Bearings shown hereon are referenced to the East line of the Southwest one-quarter of Section 26-50-41 as shown on Florida Department of Transportation Right-Of-Way Map Section No. 86015-2506. Said line bears North 01°36'22" West.



REFERENCE ONLY

Updates and Revisions	Date	By	QC

NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.

Job No. 0507-040	Drawn By: MK	QA / QC: DG	Scale: NTS

Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue Coral Springs, Florida 33065
LB # 7303 Phone: (954) 509-0083 Fax: (954) 301-2623

- Legal Description -
Proposed Griffin Corridor Zoning

A Portion of Tracts 57, 58 and 59, ***Everglades Land Sales Company Subdivision***, according to the plat thereof, as recorded in Plat Book 2, Page 34, of the Public Records of Dade County, Florida, lying in Section 26, Township 50 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

Commence at a found Broward County Engineering Department Brass Disc, marking the South one-quarter corner of Section 26, Township 50 South, Range 41 East;
Thence, South 88°18'26" West, along the South line of said Section 26, a distance of 21.20;
Thence, North 01°36'22" West, a distance of 250.00 feet to the ***Point of Beginning;***
Thence, South 88°18'26" West, along the South line of said Section 26, a distance of 969.00 feet;
Thence, North 01°39'22" West, a distance of 525.35 feet;
Thence, North 88°23'34" East, a distance of 969.46 feet;
Thence, South 01°36'22" East, a distance of 523.91 feet to the ***Point of Beginning.***

Said lands lying and being in the Town of Davie, Broward County, Florida, and containing 508,326 square feet (11.67 acres) more or less.

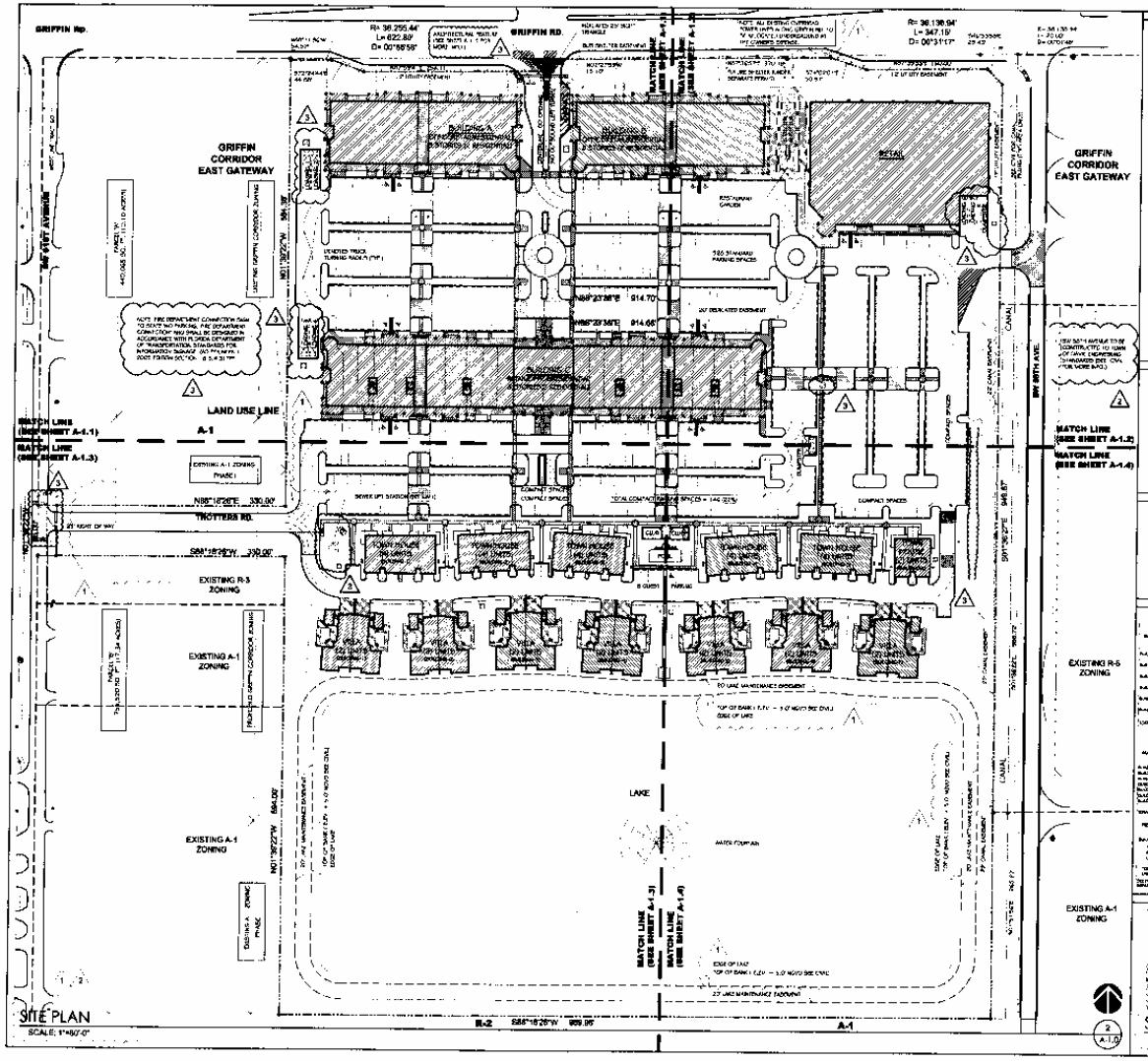
REFERENCE ONLY

Updates and Revisions	Date	By	QC

NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.

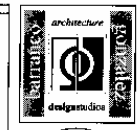
Job No. 0507-040	Drawn By: MK	QA / QC: DG		Scale: NTS

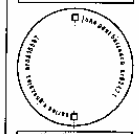
Exhibit 3 ***(Proposed Site Plan)***



SITE NOTES

SCALE: -





5201 griffin road, suite 202
fort lauderdale, fl 33312
(954) 961-7073
(954) 961-7071 fax
info@gpcarchitecture.com

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CONSULTANTS:

3 5.15.07 BLDG. DEPT. COMMENTS

2 10.1.07 BLDG. DEPT. COMMENTS

1 10.26.07 BLDG. DEPT. COMMENTS

REVISIONS

Trotters Chase

GRIFFIN ROAD AND S.W. 56TH AVE.
TOWN OF DAVIE, FLORIDA

DATE:	DRAWN:
6.22.07	051205

REVIEWED	DRAWN	CHECKED
HRG	HRG	JPB

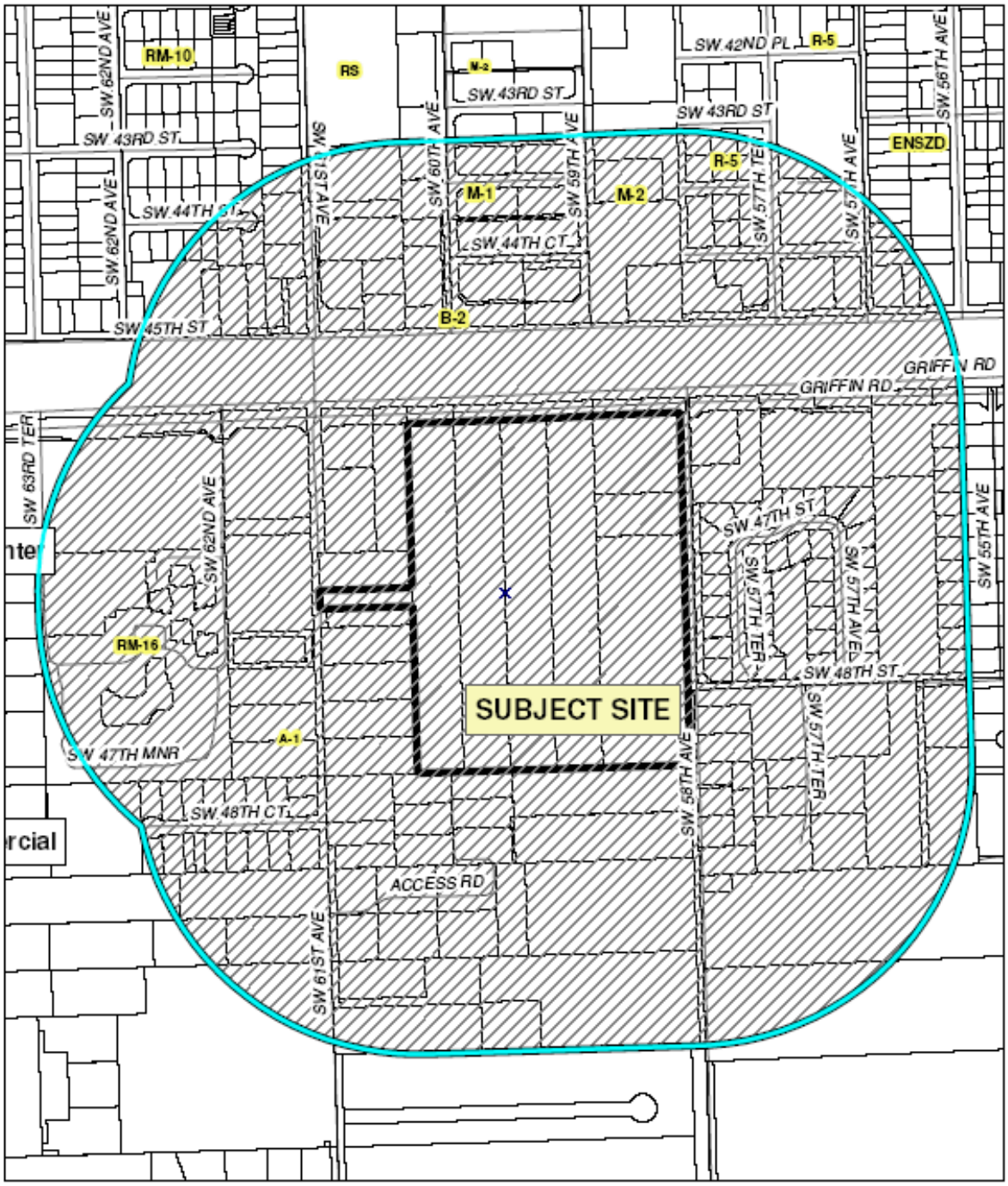
A-1.0

SITE PLAN

DEC 05 SUBMITTAL

A.P. # 2005001

Exhibit 4 ***(Mail-out Map)***



Date Flown:
12/2/06

N

0 250 500 1,000 Feet

Prepared by the Town of Davie GIS Division

1000 Foot Buffer

Prepared by : ID
Date Prepared: 10/22/07

Exhibit 5 *(Mail-out)*

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4810 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5700 GRIFFIN RD
Davie, FL 33314

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5780 GRIFFIN RD
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6302 GRIFFIN RD
Davie, FL 33314

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4955 SW 58 AVE
Davie, FL 33314

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Davie, FL 33314

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Current Occupant
4771 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4875 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4621 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4770 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4701 SW 57 TER
Davie, FL 33314

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Current Occupant
4730 SW 57 TER
Davie, FL 33314

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4740 SW 57 TER
Davie, FL 33314

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Current Occupant
4751 SW 57 TER
Davie, FL 33314

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Current Occupant
4760 SW 57 TER
Davie, FL 33314

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4770 SW 57 TER
Davie, FL 33314

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4810 SW 57 TER
Davie, FL 33314

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Current Occupant
4835 SW 57 TER
Davie, FL 33314

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Current Occupant
4700 SW 58 AVE
Davie, FL 33314

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4800 SW 58 AVE
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4801 SW 58 AVE
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4816 SW 58 AVE
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4816 SW 58 AVE
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4820 SW 58 AVE
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4821 SW 58 AVE
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4830 SW 58 AVE
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4865 SW 58 AVE
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4900 SW 58 AVE
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4900 SW 58 AVE
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5051 SW 58 AVE
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5051 SW 58 AVE
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5053 SW 58 AVE
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4350 SW 59 AVE
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4800 SW 59 TER
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4801 SW 59 TER
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4811 SW 59 TER
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4820 SW 59 TER
Davie, FL 33314

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Current Occupant
4821 SW 59 TER
Davie, FL 33314

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Current Occupant
4375 SW 60 AVE
Davie, FL 33314

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Current Occupant
4395 SW 60 AVE
Davie, FL 33314

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4455 SW 60 AVE
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4475 SW 60 AVE
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4483 SW 60 AVE
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4499 SW 60 AVE
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4311 SW 61 AVE
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4321 SW 61 AVE
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4944 SW 61 AVE
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4790 SW 63 TER
Davie, FL 33314

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4850 SW 63 TER
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Davie, FL 33314

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4702 SW 62 WAY
Davie, FL 33314

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4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5700 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
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5720 GRIFFIN RD
Davie, FL 33314

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5940 GRIFFIN RD
Davie, FL 33314

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Davie, FL 33314

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6100 GRIFFIN RD
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6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5931 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5985 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5987 SW 44 CT
Davie, FL 33314

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Current Occupant
5901 SW 44 ST
Davie, FL 33314

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5903 SW 44 ST
Davie, FL 33314

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5912 SW 44 ST
Davie, FL 33314

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5915 SW 44 ST
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5918 SW 44 ST
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5925 SW 44 ST
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5942 SW 44 ST
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5948 SW 44 ST
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5962 SW 44 ST
Davie, FL 33314

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5965 SW 44 ST
Davie, FL 33314

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5971 SW 44 ST
Davie, FL 33314

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5975 SW 44 ST
Davie, FL 33314

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5992 SW 44 ST
Davie, FL 33314

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6150 SW 44 ST
Davie, FL 33314

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5915 SW 44 ST
Davie, FL 33314

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Current Occupant
5691 SW 45 ST
Davie, FL 33314

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Current Occupant
5850 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6001 SW 45 ST
Davie, FL 33314

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6191 SW 45 ST
Davie, FL 33314

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6191 SW 45 ST
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6191 SW 45 ST
Davie, FL 33314

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Current Occupant
5600 SW 48 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 59 AVE
Davie, FL 33314

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Current Occupant
5601 SW 45 ST
Davie, FL 33314

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5705 SW 45 ST
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5900 SW 45 ST
Davie, FL 33314

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6007 SW 45 ST
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6191 SW 45 ST
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6191 SW 45 ST
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TROTTERS CHASE
Current Occupant
6104 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5079 SW 49 ST
Davie, FL 33314

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Current Occupant
4350 SW 59 AVE
Davie, FL 33314

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4365 SW 60 AVE
Davie, FL 33314

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5621 SW 45 ST
Davie, FL 33314

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5797 SW 45 ST
Davie, FL 33314

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5985 SW 45 ST
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6159 SW 45 ST
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6191 SW 45 ST
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6191 SW 45 ST
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TROTTERS CHASE
Current Occupant
6108 SW 48 CT
Davie, FL 33314

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Current Occupant
4367 SW 57 TER
Davie, FL 33314

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4350 SW 59 AVE
Davie, FL 33314

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Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6005 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5986 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

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4850 SW 63 TER
Davie, FL 33314

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4950 SW 61 AVE
Davie, FL 33314

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4300 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
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5930 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
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5942 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4828 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
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4824 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4826 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4822 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5800 ORANGE DR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5927 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6101 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4810 SW 59 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6220 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4775 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6245 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6270 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4790 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6555 NOVA DR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6235 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6265 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6200 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4755 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4785 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6255 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4780 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5730 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5951 ORANGE DR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4957 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4959 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6113 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6115 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5781 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4705 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4715 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6275 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6260 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4798 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4651 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4737 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6350 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
4850 MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

TROTTERS CHASE
A F INVESTMENTS LTD
PO BOX 291918
FORT LAUDERDALE FL 33329-1918

TROTTERS CHASE
ADAURO,MARY LOU 1/2 INT
FROMER,DEBRA
4944 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
ADRIAN,BRENT &
ADRIAN,IRENE J
5600 SW 48 ST
DAVIE FL 33314

TROTTERS CHASE
ALAYO,TASLIMUN &
ALAYO,LINO
611 NW 74 AVE
PLANTATION FL 33317-1031

TROTTERS CHASE
AMCHIR,DONNA M
4960 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
BARDOUILLE,ALLAN &
BARDOUILLE,JUDITH
4385 SW 57 TER
DAVIE FL 33314

TROTTERS CHASE
BENTON,BERRY A & MILAGRO A
4751 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
BUCKENS,WILLIAM JR
50 CASTLE MEADOW ROAD
NEWTON CT 06470

TROTTERS CHASE
CAIVEAU,STEPHANE
4810 SW 57 TER
DAVIE FL 33314-4526

TROTTERS CHASE
57 TERS MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

TROTTERS CHASE
ACHEMIRE,JAMES B & LINDA S
4770 SW 58TH AVE
DAVIE FL 33314-4530

TROTTERS CHASE
ADLER,ROBIN DIANE
6182 SW 48TH CT
DAVIE FL 33314-4402

TROTTERS CHASE
ALAYO,CELESTINO &
ALAYO,ISABEL
136-40 SW 23 TER
DAVIE FL 33324

TROTTERS CHASE
ALBURY,JAMES H & DEBORAH
4820 SW 59 TER
DAVIE FL 33314-4404

TROTTERS CHASE
ANDERSON,CARROLL RAY TR
4950 SW 111 TER
DAVIE FL 33328-3903

TROTTERS CHASE
BARONE,RONDA B
10032 SCENIC WALK AVE
LAS VEGAS NV 89149

TROTTERS CHASE
BERNARD,MAURICE 1/2 INT
WILLIAMS,MYRNA E
5053 SW 58 AVE
DAVIE FL 33314-5402

TROTTERS CHASE
BURNS,JEFFREY 1/2 INT EA
DE LA TORRE,OLGA
4770 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
CALKINS,CRAIG S & TAMMY L
4821 SW 59 TER
DAVIE FL 33314-4403

TROTTERS CHASE
58 AV MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33312

TROTTERS CHASE
ACOSTA,JUANA C ALVAREZ
4280 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
ADRIAN,BRENT
5600 SW 48TH ST
DAVIE FL 33314-4508

TROTTERS CHASE
ALAYO,LINO & TASLIMUN
611 NW 74 AVE
PLANTATION FL 33317-1031

TROTTERS CHASE
ALVAREZ-ACOSTA,JUANA C
4280 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
ARMSTRONG,SHARON M &
ARMSTRONG,STEVEN J
4860 SW 61 AVE
DAVIE FL 33314-4410

TROTTERS CHASE
BENSON,JACK M & ROSALYN H
4771 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
BRUDZINSKI,JONATHAN & LAURA V
4761 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
BUSETTI,NOVELLA
PO BOX 6632
HOLLYWOOD FL 33081

TROTTERS CHASE
CANDAL PROPERTIES LLC
6045 SW 45 ST
DAVIE FL 33314

TROTTERS CHASE
CLARK,I L & MARY J
5731 SW 44 CT
DAVIE FL 33314-3861

TROTTERS CHASE
COUNTRY HOMES HMOWNERS
ASSN INC
5760 SW 47 ST
DAVIE FL 33314

TROTTERS CHASE
DAVIDSON,JONATHAN & JODI
4741 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
DAVOLI,JOSEPH E LIV TR
MOYLAN,KENNETH P TRSTEE
4531 SW 55 AVE
DAVIE FL 33314-4517

TROTTERS CHASE
DIMEGLIO,EDWARD G & LISA
2510 SW 105 TER
DAVIE FL 33324

TROTTERS CHASE
FERGUSON,WILLIAM & MARY
4701 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
FIORINO,CYNTHIA V
4701 SW 55 AVE
DAVIE FL 33314-4521

TROTTERS CHASE
FORE,RONALD F &
SOZIO,BARBARA J
4731 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
FRIEDER,MARC S
4761 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
GARCIA,GERSON M & TIFFANY D
4750 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
CLAWSON,RICHARD M & DEBORAH
4740 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
CRIOLLO,GABRIEL &
PEREZ-CRIOLLO,EDITH
5765 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
DAVIE ESTATES 2004 LLC
1550 NE MIAMI GDNS DR 2 FL
NORTH MIAMI BEACH FL 33179

TROTTERS CHASE
DENMARK,JAMES & JO MILDRED
4420 SW 55 AVE
DAVIE FL 33314-3837

TROTTERS CHASE
DUANES AUTO WORLD INC
5701 SW 45 ST
DAVIE FL 33314-3848

TROTTERS CHASE
FERRANTE,MICHAEL J & STACEY A
4721 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
FLORIDA DEPT OF
TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

TROTTERS CHASE
FREEMAN,MICHAEL & SHERILL
5750 SW 48TH ST
DAVIE FL 33314-4540

TROTTERS CHASE
FRINK,KEATHAN B 1/2 INT EA
ELIANOR,MARIE W
4771 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
GATI,MICHAEL & JEANETTE
4770 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
COONEY,TERENCE E 1/2 INT
COONEY,SARAH A
4931 SW 61ST AVE
DAVIE FL 33314-4411

TROTTERS CHASE
CUENCA,EDGARD H
4900 SW 61 AVE
DAVIE FL 33314

TROTTERS CHASE
DAVIE UNITED WAREHOUSES INC
4350 SW 59 AVE
DAVIE FL 33314

TROTTERS CHASE
DIMEGLIO,EDWARD G &
DIMEGLIO,LISA
4375 SW 60 AVE
DAVIE FL 33314

TROTTERS CHASE
FARRAR,JAMES R & GRACE M
5741 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
FERRANTI,JAMES A
4821 SW 58 AVE
DAVIE FL 33314-4531

TROTTERS CHASE
FLORIDA DRAVA INC
3300 SW 46 AVE
DAVIE FL 33314-2215

TROTTERS CHASE
FREEMAN,PATSY 1/2 INT
FREEMAN,MICHAEL
4800 SW 58 AVE
DAVIE FL 33314-4532

TROTTERS CHASE
FULLER,STEVEN &
FULLER,TERRY
4875 SW 57TH TER
DAVIE FL 33314-4525

TROTTERS CHASE
GILL BROTHERS REALTY LLC
4900 SW 64TH AVE
DAVIE FL 33314-5203

TROTTERS CHASE
GLORIA D NICHOLSON FAM TR
NICHOLSON,GLORIA DUHRKOPP
TRSTEE
11305 9 ST EAST
TREASURE ISLAND FL 33706

TROTTERS CHASE
GOLDBERG,ROBERT
6100 SW 51 CT
DAVIE FL 33314

TROTTERS CHASE
GORTON,SCOTT
3921 SW 4 AVE SUITE 1017
DAVIE FL 33314

TROTTERS CHASE
GRIFFIN,ALFRED D JR
6211 ORANGE DR
DAVIE FL 33314-3422

TROTTERS CHASE
GUTIERREZ,UBERTI &
GUTIERREZ,REBECCA
12569 SW 21 ST
MIRAMAR FL 33027

TROTTERS CHASE
HANSARD,DONALD W &
HANSARD,MARGARET L
4730 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
HARRISON,RODNEY B &
SMITH,KENNETH J
4865 SW 58 AVE
DAVIE FL 33314-4531

TROTTERS CHASE
HOME DYNAMICS STERLING RANCH
LLC
4788 W COMMERCIAL BLVD
TAMARAC FL 33319

TROTTERS CHASE
JACKSON,MARLA DONNA
6104 SW 48TH CT # 6106
DAVIE FL 33314-4402

TROTTERS CHASE
JASMINE LAKES ACQUISITION LLC
2070 N OCEAN BLVD #3
BOCA RATON FL 33431

TROTTERS CHASE
GLORIA D NICHOLSON FAM TR
NICHOLSON,GLORIA DUHRKOPP
TRSTEE
4910 SE 7TH AVE
OCALA FL 34480

TROTTERS CHASE
GONZALEZ,IVAN J &
MENDEZ,DENISE
900 N 70 TER
HOLLYWOOD FL 33024

TROTTERS CHASE
GRIFFIN CORNERS LLC
7600 RED ROAD SUITE 300
SOUTH MIAMI FL 33143

TROTTERS CHASE
GRIFFIN,ALFRED D SR
6143 ORANGE DR
DAVIE FL 33314-3421

TROTTERS CHASE
GUZMAN,JUAN
6180 SW 48TH CT
DAVIE FL 33314-4402

TROTTERS CHASE
HARKER,WAYNE 1/2 INT EA
MERCER,MARIE
4785 SW 61 AVE
DAVIE FL 33314

TROTTERS CHASE
HENAO,ELVIS &
HENAO,VIVIANA
6190 SW 48 CT
DAVIE FL 33314

TROTTERS CHASE
HUMANN,PAUL H
4980 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
JAMES B PIRTLE CONST CO INC
4740 DAVIE ROAD
DAVIE FL 33314-4426

TROTTERS CHASE
JEM PROPERTIES GROUP INC
5641 ORANGE DR
DAVIE FL 33314

TROTTERS CHASE
GM LAND TRUST
MUNOZ,GLORIA TRSTEE
9006 COLUMBIA AVE
NORTH BERGEN NJ 07047

TROTTERS CHASE
GONZALEZ,RAFAEL & TRINA
5500 SW 48 ST
DAVIE FL 33314-4506

TROTTERS CHASE
GRIFFIN,A D SR & MARY C
6143 ORANGE DR
DAVIE FL 33314-3421

TROTTERS CHASE
GROSSMAN,ALEX & M REV LIV TR
4710 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
HANNEMANN,PATRICE M &
HANNEMANN,PEARL G
1300 MONROE ST
HOLLYWOOD FL 33019-1824

TROTTERS CHASE
HARRIS,DAVID M
WIGGINS-HARRIS,PAMELA S
4901 SW 61ST AVE
DAVIE FL 33314-4411

TROTTERS CHASE
HENRY,SYLVESTER P &
HENRY,JENNIFER CUFFY
5755 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
J GRIFFIN DEV INC
1321 SE RIVERSIDE DR
STUART FL 34996-1286

TROTTERS CHASE
JANIGIAN,PETER G
4581 WESTON ROAD #171
DAVIE FL 33331

TROTTERS CHASE
KAUCHER,WILLIAM G & CAROL J
4810 SW 59TH TER
DAVIE FL 33314-4404

TROTTERS CHASE
KC ROYAL INVESTMENTS LLC
9316 BOCA GARDENS PKWY #B
BOCA RATON FL 33496

TROTTERS CHASE
KLIPP,MARY C &
KLIPP,DONALD J & KLIPP,DENNIS G
4760 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
LEWIS,STEPHEN J
9820 BONNIE VISTA PL
LA MESA CA 91941

TROTTERS CHASE
LYONS,TERRY G
4301 SW 61 AVE
DAVIE FL 33314-3615

TROTTERS CHASE
MARSHALL,JOSEPH D &
MARSHALL,MYRLINE I
4930 SW 61 AVE
DAVIE FL 33314-4431

TROTTERS CHASE
MATA,CARLOS A 1/2 INT
PEREZ,JOSEFA
4950 SW 61 AVE
DAVIE FL 33314

TROTTERS CHASE
MEARS,BILL JAMES
6340 SW 41 PL
DAVIE FL 33314

TROTTERS CHASE
MIELE,ANGELO JR & REBECCA C
PO BOX 848006
PEMBROKE PINES FL 33084

TROTTERS CHASE
MONTGOMERY,BILLY &
KATHERINE
5740 SW 44 ST
DAVIE FL 33314-3810

TROTTERS CHASE
MUNNILAL,PAUL & CYNTHIA
4810 SW 58 AVE
DAVIE FL 33314

TROTTERS CHASE
KEESHAN,SERGE
4321 SW 61 AVE
DAVIE FL 33314-3615

TROTTERS CHASE
LASORSA,LINDA
5700 SW 47 ST
DAVIE FL 33314-4548

TROTTERS CHASE
LOVE N CARE HOLDINGS CORP
4848 SW 61 AVE
DAVIE FL 33314-4410

TROTTERS CHASE
LYSFJORD,HANS & LORI E
20242 SW 52 PL
FORT LAUDERDALE FL 33332

TROTTERS CHASE
MARSHALL,MICHAEL P & MELANIE
4525 SW 55 AVE
DAVIE FL 33314-4517

TROTTERS CHASE
MC DERMOTT,TERRI 1/2 INT
MC DERMOTT,SHAWN
5711 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
MEARS,WALTER B &
MEARS,NANCY LEE
6500 GRIFFIN ROAD
DAVIE FL 33314-4329

TROTTERS CHASE
MITTOO,NICHOLAS &
MITTOO,SUNIL &
RAMBARAN,CAROL
8000 S COLONY CIR UNIT 306
TAMARAC FL 33321

TROTTERS CHASE
MRT INVESTMENTS
5901 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
MURCK,EDWARD &
MURCK,MELISSA
4910 SW 61 AVE
DAVIE FL 33314-4412

TROTTERS CHASE
KLIPP,DENNIS
4751 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
LAWSON,PATRICIA J TR
5001 SW 24 AVE
FORT LAUDERDALE FL 33312-6019

TROTTERS CHASE
LUNDRY,ERLAN N
LUNDRY,JOAN M
8712 SHERATON DR
MIRAMAR FL 33025-2708

TROTTERS CHASE
M R T INVESTMENTS
5901 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
MARTIN,ROBERT W
6110-6120 SW 43 ST
DAVIE FL 33314-3418

TROTTERS CHASE
MCCLURE,DARLENE
5051 SW 58 AVE
DAVIE FL 33314-5402

TROTTERS CHASE
MENCONI,ROBERT L & MONICA L
4906 SW 61ST AVE
DAVIE FL 33314-4412

TROTTERS CHASE
MONTELLA,MARGARET V
4720 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
MUNIR,ALMAS
701 SW 27 AVE
FORT LAUDERDALE FL 33312

TROTTERS CHASE
MURPHY,MATTHEW M &
CHRISTINA D
4800 SW 59TH TER
DAVIE FL 33314-4404

TROTTERS CHASE
NEICEN,MARGARET A 1/2 INT
NEICEN,HOWARD III
4801 SW 61 AVE
DAVIE FL 33314-4409

TROTTERS CHASE
NOB HILL PARTNERS LLC
PO BOX 02-9010
FORT LAUDERDALE FL 33302-9010

TROTTERS CHASE
NOVA SOUTHEASTERN UNIVERSITY INC
3301 COLLEGE AVE
DAVIE FL 33314

TROTTERS CHASE
OTTO,MICHELLE
330 1 AVE #11A
NEW YORK NY 10009

TROTTERS CHASE
POVLOCK,DAVID A &
POVLOCK,VERONICA
5721 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
RANKIN,JEFFREY E 1/2 INT
RANKIN,JOSEPHINE ANN
4800 SW 61 AVE
DAVIE FL 33314-4410

TROTTERS CHASE
ROBERTS,ELIZABETH ANN &
ROBERTS,BRYANT BOOTH ETAL
19 BILTMORE DR
BLUFFTON SC 29909-6096

TROTTERS CHASE
ROTH,R & THERESA
5660 GRIFFIN ROAD
DAVIE FL 33314-4537

TROTTERS CHASE
ROWLEY,GERALD
4552 HIGHGATE DR
DELRAY BEACH FL 33445

TROTTERS CHASE
SAELZER,HENRY & ANA L
5761 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
NELSON,STEVEN
6100-6102 SW 48 CT
DAVIE FL 33314-4402

TROTTERS CHASE
NORSTRAND,LEIF L & HOLLIS C
4811 SW 59 TERR
DAVIE FL 33314-4403

TROTTERS CHASE
ORANGE DRIVE PROPERTIES INC
5793 & 5795 SW 45 ST
DAVIE FL 33314

TROTTERS CHASE
PELICAN PROPERTIES MIAMI INC
4868 SW 72 AVE
MIAMI FL 33155

TROTTERS CHASE
PRICE,CAROLE D LE
WYCKSTANDT,CARI P ETAL
4700 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
ROBERTS,BRYANT BOOTH 1/3 INT
ROBERTS,ELIZABETH ANN ETAL
19 BILTMORE DR
BLUFFTON SC 29909-6096

TROTTERS CHASE
ROGERS,WILLIAM M
4700 SW 61 AVE
DAVIE FL 33314-4408

TROTTERS CHASE
ROTH,ROBERT & TERESA
5660 GRIFFIN ROAD
DAVIE FL 33314

TROTTERS CHASE
RUBIN,ARTHUR LAURENCE &
RUBIN,KAREN
5720 SW 47 ST
DAVIE FL 33314-4548

TROTTERS CHASE
SALVINO,ANTHONY M III & PEGGY JO
4775 SW 61 AVE
DAVIE FL 33314-4407

TROTTERS CHASE
NIOSI,ANTHONY M II &
NIOSI,KAREN
5781 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
NORTON,RALPH E & PENELOPE G
5775 ORANGE DR
DAVIE FL 33314

TROTTERS CHASE
ORANGE PROPERTIES-DAVIE LLC
19877 ALLADAIRE LANE
FT MYERS FL 33908

TROTTERS CHASE
PEREZ,SONIA
6147 SW 48 CT
DAVIE FL 33314

TROTTERS CHASE
PRIME ESTATE HOLDINGS
LAHR,JERRY R TRSTEE
5840 STIRLING ROAD STE 128
HOLLYWOOD FL 33021

TROTTERS CHASE
ROBERTS,D C & D TR
4311 SW 61 AVE
DAVIE FL 33314-3615

TROTTERS CHASE
RONAGHI,REBECCA A 1/2 INT
WRIGHT,CATHERINE E
4720 SW 61 AVE
DAVIE FL 33314-4408

TROTTERS CHASE
ROTH,ROBERT A
5660 GRIFFIN ROAD
DAVIE FL 33314-4537

TROTTERS CHASE
RYNNING,DONALD E & MARIA F
4941 SW 61ST AVE
DAVIE FL 33314-4411

TROTTERS CHASE
SALVINO,JOYCE M
4765 SW 61 AVE
DAVIE FL 33314-4407

TROTTERS CHASE
WRL INC
5921 SW 44 CT
DAVIE FL 33314-3640

TROTTERS CHASE
BIELEJESKI,ROSS
4705 SW 62 AVE UNIT 101
DAVIE FL 33314-4459

TROTTERS CHASE
BLUHM,BEATRIZ
4720 SW 62 WAY #302
DAVIE FL 33314

TROTTERS CHASE
BRAGDON-HAYNES,CATHERINE
4850 SW 63 TERR UNIT 3
DAVIE FL 33314-4439

TROTTERS CHASE
BRECHTEFELD,CARSTON
BRECHTEFELD,MARIANNE
4715 SW 62 AVE UNIT 302-3
DAVIE FL 33314-4460

TROTTERS CHASE
BRECHTFELD,MARIANNE
LEOTTA,CARSTEN
4715 SW 62 AVE #301
DAVIE FL 33314-4460

TROTTERS CHASE
BROOKINS,ALICE J
4725 SW 62 AVE #202
DAVIE FL 33314

TROTTERS CHASE
BROWNE,EDWIN A
4705 SW 62 AVE APT 103
DAVIE FL 33314-4459

TROTTERS CHASE
BRUECKMANN,DANUTA A
34743 N 99 WAY
SCOTTSDALE AZ 85262

TROTTERS CHASE
CARDONA,MARIA S
4850 SW 63 TER #211
DAVIE FL 33314-4439

TROTTERS CHASE
CASSELS,JENNIFER
4850 SW 63 TERR #424
DAVIE FL 33314-4445

TROTTERS CHASE
CHAVEZ,NILDA
4730 SW 62 WAY UNIT 201
DAVIE FL 33314

TROTTERS CHASE
COSTELLO,JOSEPH P & PAULINE P
4705 SW 62ND AVE APT 203
DAVIE FL 33314-4459

TROTTERS CHASE
CRENSHAW,CAROL J
4730 SW 62 WAY UNIT 102
DAVIE FL 33314

TROTTERS CHASE
CRISAFULLI,RICHARD EDWARD
4715 SW 62ND AVE APT 204
DAVIE FL 33314-4460

TROTTERS CHASE
CRONKHITE,LEAH
4850 SW 63 TER #113
DAVIE FL 33314

TROTTERS CHASE
CROSBY,VICKI LYNN
4850 SW 63 TER #314
DAVIE FL 33314

TROTTERS CHASE
DECKER,JENIFFER
4850 SW 63 TER #105
DAVIE FL 33314-4443

TROTTERS CHASE
DIAZ,IRAIDA C
4850 SW 63RD TER APT 212
DAVIE FL 33314-4434

TROTTERS CHASE
DIAZ,JOSE M
GAMMON,TERESA M
4850 SW 63 TER #311
DAVIE FL 33315

TROTTERS CHASE
DONA,WAGNER
DONA,MARNY M
4705 SW 62 AVE UNIT 104-2
DAVIE FL 33314-4459

TROTTERS CHASE
DOS SANTOS,ARLEY S
4730 SW 62 WAY APT 302-4
DAVIE FL 33314-4462

TROTTERS CHASE
EDWARDS,RICHARD D
4850 SW 63 TER #134
DAVIE FL 33317

TROTTERS CHASE
ESCOBAR,LUZ
4730 SW 62 WAY UNIT 101-4
DAVIE FL 33314-4462

TROTTERS CHASE
FAIRLIE,BONNIE E
4705 SW 62 AVE APT 301
DAVIE FL 33314-4459

TROTTERS CHASE
FIGUEROA,MOISES &
RODRIGUEZ,ZORAIDA
4730 SW 62 WAY #104-4
DAVIE FL 33314-4462

TROTTERS CHASE
FLORES,LUIS
4850 SW 63 TER #334
DAVIE FL 33314

TROTTERS CHASE
FOURCAND,ANTOINE & KIMBERLY
4850 SW 63 TER APT 433
DAVIE FL 33314-4447

TROTTERS CHASE
FRATARCANGELI,MARY ANN
4850 SW 63 TER UNIT 423
DAVIE FL 33314-4445

TROTTERS CHASE
GAMBLE,ROGER LEE
4850 SW 63RD TER APT 193
DAVIE FL 33314-4436

TROTTERS CHASE
SANTANA,RAMON
2780 UNIVERSITY AVE APT 2C
BRONX NY 10468-2646

TROTTERS CHASE
SCHIPPER,LEO & BARBARA
6196 SW 48 CT
DAVIE FL 33314-4402

TROTTERS CHASE
SCROFANI,JON
4740 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
SMITH,EVE MONTELLA 1/2 INT
SMITH,BRIAN
4515 SW 55 AVE
DAVIE FL 33314-4517

TROTTERS CHASE
SMITH,ROBERT A JR & JUDITH A
5740 SW 47 ST
DAVIE FL 33314-4548

TROTTERS CHASE
STONE,JOSEPH D & MARY D
4791 SW 55 AVE
DAVIE FL 33314-4521

TROTTERS CHASE
THOMAS,FRANK A JR
128 ESSEX ROAD
DAVIE FL 33024

TROTTERS CHASE
TROTTERS CHASE LLC
7600 RED ROAD SUITE 300
SOUTH MIAMI FL 33143

TROTTERS CHASE
WEST,ESTHER L
4740 SW 61 AVE
DAVIE FL 33314-4408

TROTTERS CHASE
WOLOWITZ,BELINDA
PO BOX 15693
PLANTATION FL 33318

TROTTERS CHASE
SATTLER,CAROL J
4900 SW 58 AVE
DAVIE FL 33314-5401

TROTTERS CHASE
SCHULTZ,DUANE H
4801 SW 59TH TER
DAVIE FL 33314-4403

TROTTERS CHASE
SCRUGGS,ANNIE
4410 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
SMITH,KENNETH J 1/2 INT
HARRISON,RODNEY B
4920 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
STAFFORD,RAY
171 NC HIGHWAY 127
TAYLORSVILLE NC 28681-6626

TROTTERS CHASE
SZEMKUS,JANICE MARLIN LE
SZEMKUS,GEORGE JOSEPH ET AL
4731 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
TORRES,JUAN & LAZARA
6800 SW 130 AVE
DAVIE FL 33330

TROTTERS CHASE
VELASCO,RICHARD M &
VELASCO,DIANA
4830 SW 58 AVE
FORT LAUDERDALE FL 33314

TROTTERS CHASE
WESTLAKE,CHARLES L & LORI J
4730 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
WONG,MEE
4521 SW 55 AVE
DAVIE FL 33314

TROTTERS CHASE
SCHAEFER,HARRY E & CAROLYN
4940 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
SCOTT,KAREN
PO BOX 48
SMALLWOOD NY 12778

TROTTERS CHASE
SHELLEY,CAROL A &
FLEISCHMAN,MICHAEL
4801 SW 58TH AVE
DAVIE FL 33314-4531

TROTTERS CHASE
SMITH,NORMAN 1/4 INT
SMITH,MURIEL L &
SWALLEY,ELYSE S
1130 102 ST #3
BAY HARBOR ISLAND FL 33154

TROTTERS CHASE
STEIN,MICHAEL L 1/2 INT
STEIN,ELLEN D
5701 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
TEDJADINATA,LIANA
4420 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
TROTTA,STEVEN D &
TROTTA,CHRISTINE L
5760 SW 47 ST UNIT 202 BLDG 1
DAVIE FL 33314-4548

TROTTERS CHASE
WAY,MERICK ALBERT JR & PHYLLIS
A
4760 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
WILLIAMS,SHANA &
WILLIAMS,QUENTIN E
4741 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
WRIGHT,HUBERT JR
1216 NW 53 ST
MIAMI FL 33142

TROTTERS CHASE
GARCIA,JOHN
GARCIA,CARMEN G
4715 SW 62 AVE #101
DAVIE FL 33314-4460

TROTTERS CHASE
GOTTLIEB,LESLIE F &
GOTTLIEB, JACK M
4850 SW 63 TER #123
DAVIE FL 33314

TROTTERS CHASE
GURROLA,SHELLY
4730 SW 62 WAY APT 303
DAVIE FL 33314-4462

TROTTERS CHASE
HARTWELL,MICHAEL L & KIZ LEIGH
4850 SW 63RD TER APT 115
DAVIE FL 33314-4439

TROTTERS CHASE
HERRERO,EMILIO &
HERRERO,AMALIA &
ADAMES,LEONEL
4715 SW 62 AVE #202
DAVIE FL 33314-4460

TROTTERS CHASE
HUARD,RAY & JOAN
4725 SW 62ND AVE APT 303
DAVIE FL 33314-4461

TROTTERS CHASE
JUNCOSA,LUISA &
JUNCOSA,EDUARDO R
4715 SW 62 AVE APT 104
DAVIE FL 33314-4460

TROTTERS CHASE
KINANE,IRENE R
4850 SW 63RD TER APT 132
DAVIE FL 33314-4444

TROTTERS CHASE
KUSKA,BARBARA
4730 SW 62ND WAY APT 304
DAVIE FL 33314-4462

TROTTERS CHASE
MAKOVOS,BORIS & HENRIETTA
4720 SW 62 WAY UNIT 301
DAVIE FL 33314-4463

TROTTERS CHASE
GEUS,MARY E
4850 SW 63 TER #124
DAVIE FL 33314

TROTTERS CHASE
GROSSO,VINCENT &
GROSSO,PALMA C
4850 SW 63 TERR UNIT 125
DAVIE FL 33314-4439

TROTTERS CHASE
HANIF,MALIK & OMAIMA
4725 SW 62 AVE #104
DAVIE FL 33314

TROTTERS CHASE
HAYES,MILDRED
4715 SW 62 AVE APT 303
DAVIE FL 33314-4460

TROTTERS CHASE
HOGG,DAVID R & MARSHA &
DUNN,WILLIAM & AUDREY REV LIV
TR
1201 S OCEAN DR APT 2507 S
HOLLYWOOD FL 33019

TROTTERS CHASE
JACOBS,TERRANCE A
4850 SW 63 TER UNIT 222
DAVIE FL 33314-4441

TROTTERS CHASE
KALICHMAN,CYNTHIA
4850 SW 63 TER #323
DAVIE FL 33314

TROTTERS CHASE
KONSCHNIK,MARTIN
4725 SW 62ND AVE APT 101
DAVIE FL 33314-4461

TROTTERS CHASE
LOVER,RAUSHANAH &
LOVER,SHAWN M
4850 SW 63 TER #321
DAVIE FL 33314

TROTTERS CHASE
MARIN,SEBASTIAN G
4715 SW 62 AVE APT 203
DAVIE FL 33314-4460

TROTTERS CHASE
GONZALEZ,RALPH
4850 SW 63 TER #432
DAVIE FL 33314-4447

TROTTERS CHASE
GROSSO,VINCENT J
4850 SW 63RD TER APT 47
DAVIE FL 33314-4439

TROTTERS CHASE
HARRIS,MARVALINE G
4725 SW 62 AVE UNIT 102
DAVIE FL 33314

TROTTERS CHASE
HAYES,SUSAN JO
4730 SW 62 WAY UNIT 203
DAVIE FL 33314-4462

TROTTERS CHASE
HOPKINS,JOANNE
4850 SW 63RD TER APT 414
DAVIE FL 33314-4436

TROTTERS CHASE
JANKOWSKI,RONALD M
4720 SW 62 WAY APT 202
DAVIE FL 33324

TROTTERS CHASE
KEYS,KELLY R
4705 SW 62 AVE #303
DAVIE FL 33314

TROTTERS CHASE
KSELMAN,BARBARA
4850 SW 63RD TER
DAVIE FL 33314-4439

TROTTERS CHASE
MAGANA,JOHN
4850 SW 63 TER #111
DAVIE FL 33314

TROTTERS CHASE
MAXWELL,STEVEN PAUL
4850 SW 63RD TER APT 95
DAVIE FL 33314-4439

TROTTERS CHASE
MCFARLAND,ANDREW & STACI
4850 SW 63 TER
DAVIE FL 33314

TROTTERS CHASE
MELENDEZ,JENIFER
942 N 32 AVE
HOLLYWOOD FL 33021

TROTTERS CHASE
MICHAYLUK,DAVID
4715 SW 62 AVE #304
DAVIE FL 33314-4460

TROTTERS CHASE
MONTESARCHIO,PAULA
4725 SW 62 AVE UNIT 301
DAVIE FL 33314

TROTTERS CHASE
ONATE,CLEMENCIA
4725 SW 62ND AVE APT 204-5
DAVIE FL 33314-4461

TROTTERS CHASE
PETRILL,ROSEMARY C
4850 SW 63 TER UNIT 421
DAVIE FL 33314

TROTTERS CHASE
POTTINGER,LYNETT
POTTINGER,DON A
4720 SW 62 WAY #103
DAVIE FL 33314

TROTTERS CHASE
PRYOR,TRENT G & HOLLY
4850 SW 63 TER UNIT 221
DAVIE FL 33314-4441

TROTTERS CHASE
RICO,AURA &
RICO,LUIS D
4850 SW 63 TER #213
DAVIE FL 33314-4434

TROTTERS CHASE
ROMAN,SAMUEL
4720 SW 62 WAY UNIT 104-1
DAVIE FL 33314

TROTTERS CHASE
MCHUGH,ANGELA
4720 SW 62 WAY UNIT 304
DAVIE FL 33314

TROTTERS CHASE
MENCHER,MARIA C
4705 SW 62 AVE #302-2
DAVIE FL 33314-4459

TROTTERS CHASE
MIJARES,MARY W
4850 SW 63 TER #122
DAVIE FL 33314-4440

TROTTERS CHASE
MULLIGAN,ROBERT A
7552 STIRLING RD #116
DAVIE FL 33024-1566

TROTTERS CHASE
PACE,DINO REV TR
48 ELLIS AVE
JAMESTOWN NY 14701

TROTTERS CHASE
PINCKNEY,MARGARET
4715 SW 62 AVE UNIT 102-3
DAVIE FL 33314-4460

TROTTERS CHASE
PREJEAN,RAQUEL
4725 SW 62 AVE UNIT 302
DAVIE FL 33314-4461

TROTTERS CHASE
RAGOONAN,SHARON
4705 SW 62 AVE UNIT 304
DAVIE FL 33314

TROTTERS CHASE
RODOWSKAS,CHRISTOPHER A JR
4725 SW 62ND AVE APT 304
DAVIE FL 33314-4461

TROTTERS CHASE
RUSSELL,THOMAS
4850 SW 63 TER #434
DAVIE FL 33314

TROTTERS CHASE
MEISTER,JOHN & LAURA
4850 SW 63 TER #224-A
DAVIE FL 33314-4439

TROTTERS CHASE
METSCHER,JAMES & MARTA M
4850 SW 63 TER APT 131
DAVIE FL 33314-4439

TROTTERS CHASE
MONGELLI,PETER A
4705 SW 62 AVE UNIT 204-2
DAVIE FL 33314

TROTTERS CHASE
OLIVEIRA,PEDRO
4720 SW 62 WAY #203
DAVIE FL 33014

TROTTERS CHASE
PALACIOS,JUAN P
4720 SW 62 WAY #102
DAVIE FL 33314

TROTTERS CHASE
PLAIN,LUIS A JR &
RODRIGUEZ,JOSSIE
4850 SW 63 TER #322-E
DAVIE FL 33314

TROTTERS CHASE
PROSPERE,EMANUEL
4730 SW 62 WAY UNIT 103
DAVIE FL 33314-4462

TROTTERS CHASE
REITSMA,JOY L
4705 SW 62 AVE # 202
DAVIE FL 33314

TROTTERS CHASE
ROJAS,ANA M
4715 SW 62 AVE #103
DAVIE FL 33314-4460

TROTTERS CHASE
SHER,ROBERT
4705 SW 62 AVE UNIT 201
DAVIE FL 33314-4459

TROTTERS CHASE
SHOAFF,V CLYDE JR & SANDRA L
35541 PANTHER RIDGE ROAD
EUTIS FL 32736

TROTTERS CHASE
SOTHERN,WARREN J
4850 SW 63RD TER APT 121
DAVIE FL 33314-4440

TROTTERS CHASE
STETTNER,ALBERT & CONSUELO
4725 SW 62 AVE #201
DAVIE FL 33314-4432

TROTTERS CHASE
THOMAS,THOMAS A JR
1530 LAKEVIEW CIRCLE
CORAL SPRINGS FL 33071

TROTTERS CHASE
URQUILLA,MARCO
NAVARRO,MARTA
4720 SW 62 WAY UNIT 204
DAVIE FL 33314-4463

TROTTERS CHASE
VILLA,JOAQUIN ALBERTO & LEIDYS M
4720 SW 62 WAY
DAVIE FL 33314

TROTTERS CHASE
VOSSLER,NATASCHA
4715 SW 62 AVE UNIT 201
DAVIE FL 33314-4450

TROTTERS CHASE
WELKER,AMBER MELISSA
4850 SW 63 TER #333
DAVIE FL 33314-4439

TROTTERS CHASE
SHRIRA,IZAK
7770 NW 50 ST #105
LAUDERHILL FL 33351

TROTTERS CHASE
SPARROW,SUZANNE
4850 SW 63RD TER APT 214
DAVIE FL 33314-4434

TROTTERS CHASE
SUMMERS,BRUCE R TRSTEE
BRUCE R SUMMERS INTERV DEC TR
4725 SW 62 AVE #203-5
DAVIE FL 33314-4461

TROTTERS CHASE
TOMECEK,DARLENE S REV TR
TOMECEK,RONALD L TRSTEE
2627 AQUA VISTA BLVD
FT LAUDERDALE FL 33301

TROTTERS CHASE
VALIENTE,ALFREDO
4850 SW 63 TER UNIT 40
DAVIE FL 33314

TROTTERS CHASE
VILLACIS,HERNAN
4850 SW 63 TER #422
DAVIE FL 33314-4445

TROTTERS CHASE
WARDLE,RICHARD & VIOLA
4725 SW 62 AVE UNIT 103
DAVIE FL 33314

TROTTERS CHASE
ZELUFF,CHERIE
4850 SW 63 TER 412
DAVIE FL 33314-4439

TROTTERS CHASE
SICILIANO,CATHERINE LE
BRYANT,EMMA
4720 SW 62 AVE #201
DAVIE FL 33314-4450

TROTTERS CHASE
SPORAR,MITCHELL
4850 SW 63 TER #332
DAVIE FL 33314

TROTTERS CHASE
TANCREDI,TERESA
4720 SW 62 WAY UNIT 303
DAVIE FL 33314-4463

TROTTERS CHASE
TRAPNELL,RUSSELL & JULIE
4850 SW 63 TER APT 223
DAVIE FL 33314-4441

TROTTERS CHASE
VELASQUEZ,PIEDAD
4705 SW 62 AVE APT 102
DAVIE FL 33314-4459

TROTTERS CHASE
VITALIS,KATHY &
VITALIS,KALVIN L
4850 SW 63 TER #413
DAVIE FL 33314-4436

TROTTERS CHASE
WEINSTEIN,STUART B 1/2 INT
WEINSTEIN,RENEE M
4730 SW 62 WAY APT 202
DAVIE FL 33314-4462

Exhibit 6 ***(Public Participation Notice)***

CITIZEN PARTICIPATION NOTICE
TROTTERS CHASE

REZONING, FLEX ALLOCATION, MASTER DEVELOPMENT PLAN
5820 Griffin Road

The property owner of the 28-acre parcel depicted on the attached sketch has submitted applications to the Town requesting rezoning of a portion of the site from Agricultural to Griffin Corridor with an associated allocation of residential reserve units, a boundary plat, and a master development plan for a mixed-use project to be known as "Trotters Chase."

Consistent with the Town code, the owner applicant has scheduled two public participation meetings to present the proposed project to vicinity property owners and to respond to questions.

The proposed project is presented as a showcase interpretation of the sprit, intent, and design of the Griffin Corridor. The project will create a physically appealing presence along the corridor which will offer quality employment, shopping, business and residential opportunities, enhance property values and improve the Town's tax base. Nearly 20 percent of the site has been set aside for a lake and landscaped buffer between the development and the adjacent residential area to the south.

Specifically, the applicant is seeking to extend the existing Griffin Corridor District zoning south on the site as indicated on the attached graphic to provide for consistent design standards that will accommodate a mixed-use project. The southernmost 5.5-acre portion of the site is excluded from the rezoning request as it is proposed as part of a lake intended to serve as a buffer for the adjacent residential area. In conjunction with the rezoning, the applicant is requesting an allocation of residential reserve units to the Commercial portion of the site already zoned Griffin Corridor to permit construction of multi-family apartments in conjunction with office and commercial uses, and an allocation of reserve units to the portion of the site to be rezoned to permit construction of townhouses. The applicant has also submitted a master development plan for the proposed mixed-use project.

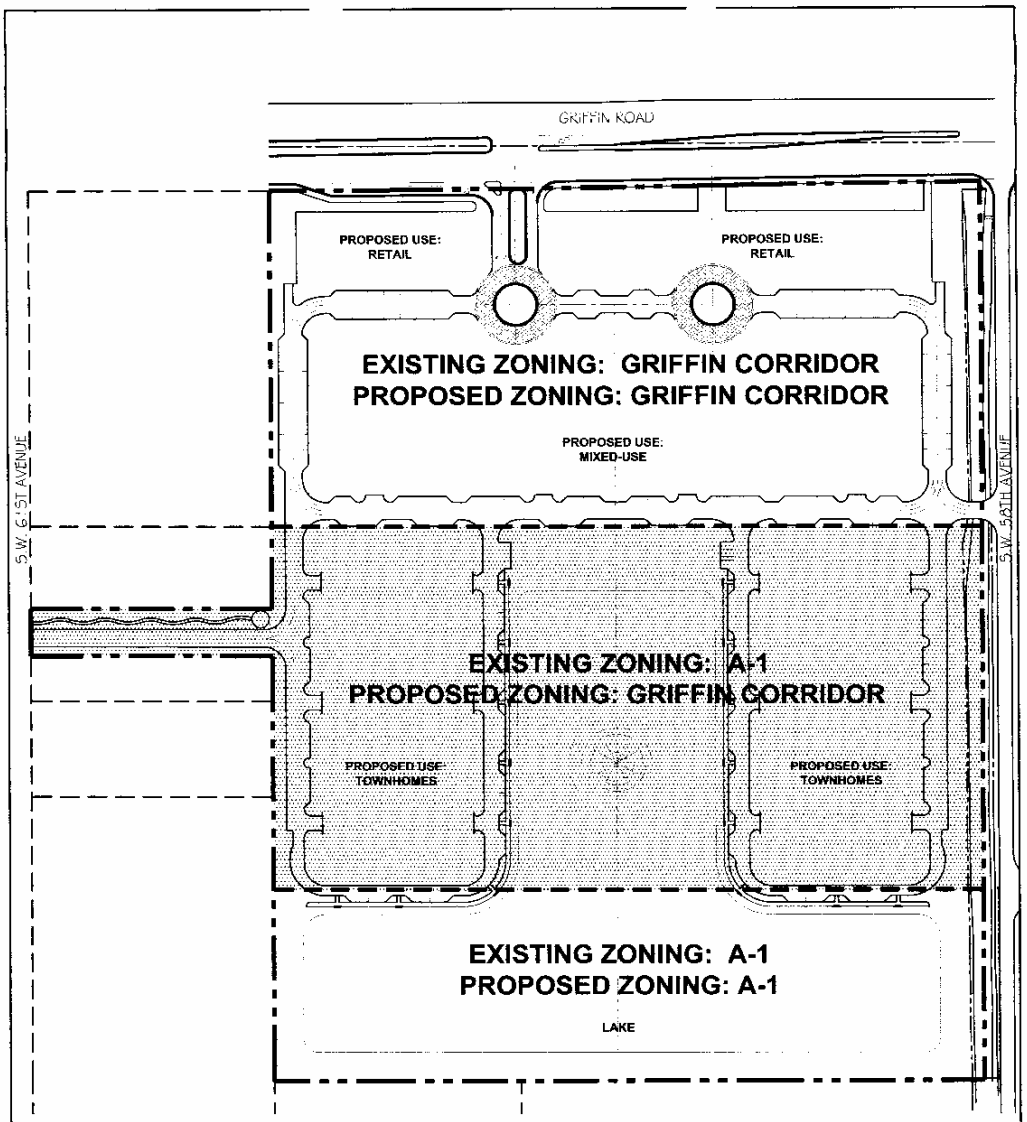
As a property owner within 1,000 feet of the subject property or identified as an interested party, you are invited to attend the public meetings scheduled for this application. The project will be presented at the February 28 meeting with a follow-up meeting scheduled for March 6. These meetings will be held at the Old Davie School at 6650 Griffin Road:

February 28, 2006 @ 6:00 p.m. Old Davie School 6650 Griffin Road

March 6, 2006 @ 6:00 p.m. Old Davie School 6650 Griffin Road

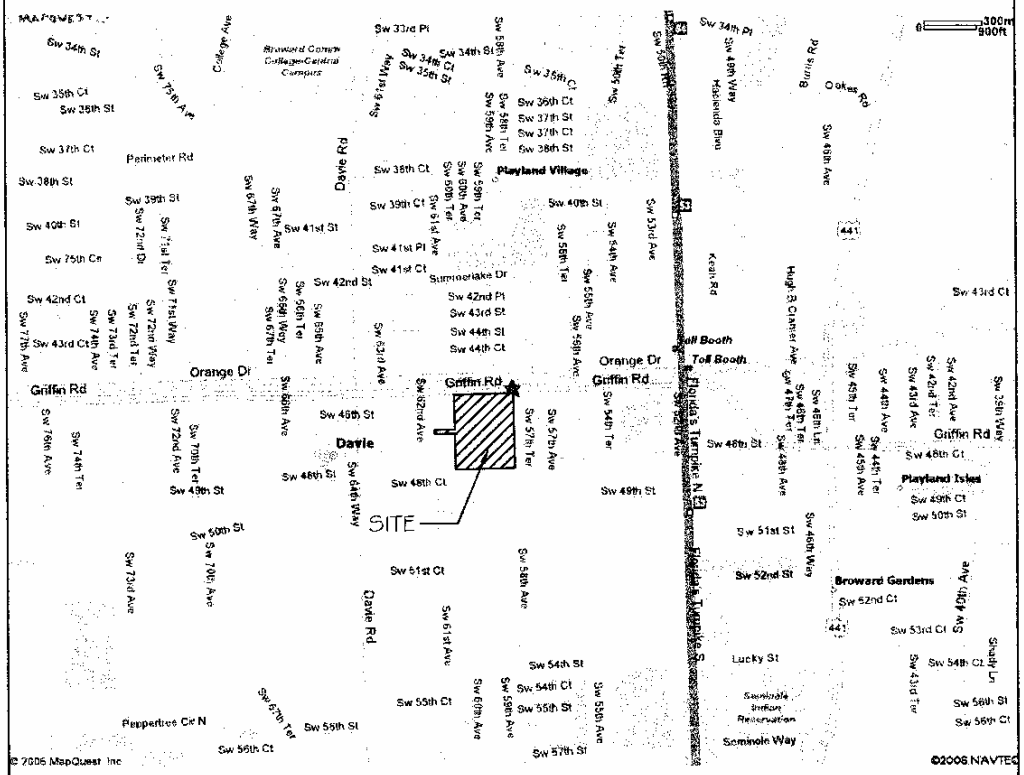
Should you require additional information or have any questions regarding this meeting, please contact Linda Strutt at (954) 426-4305.

Members of the Davie Town Council May be Present



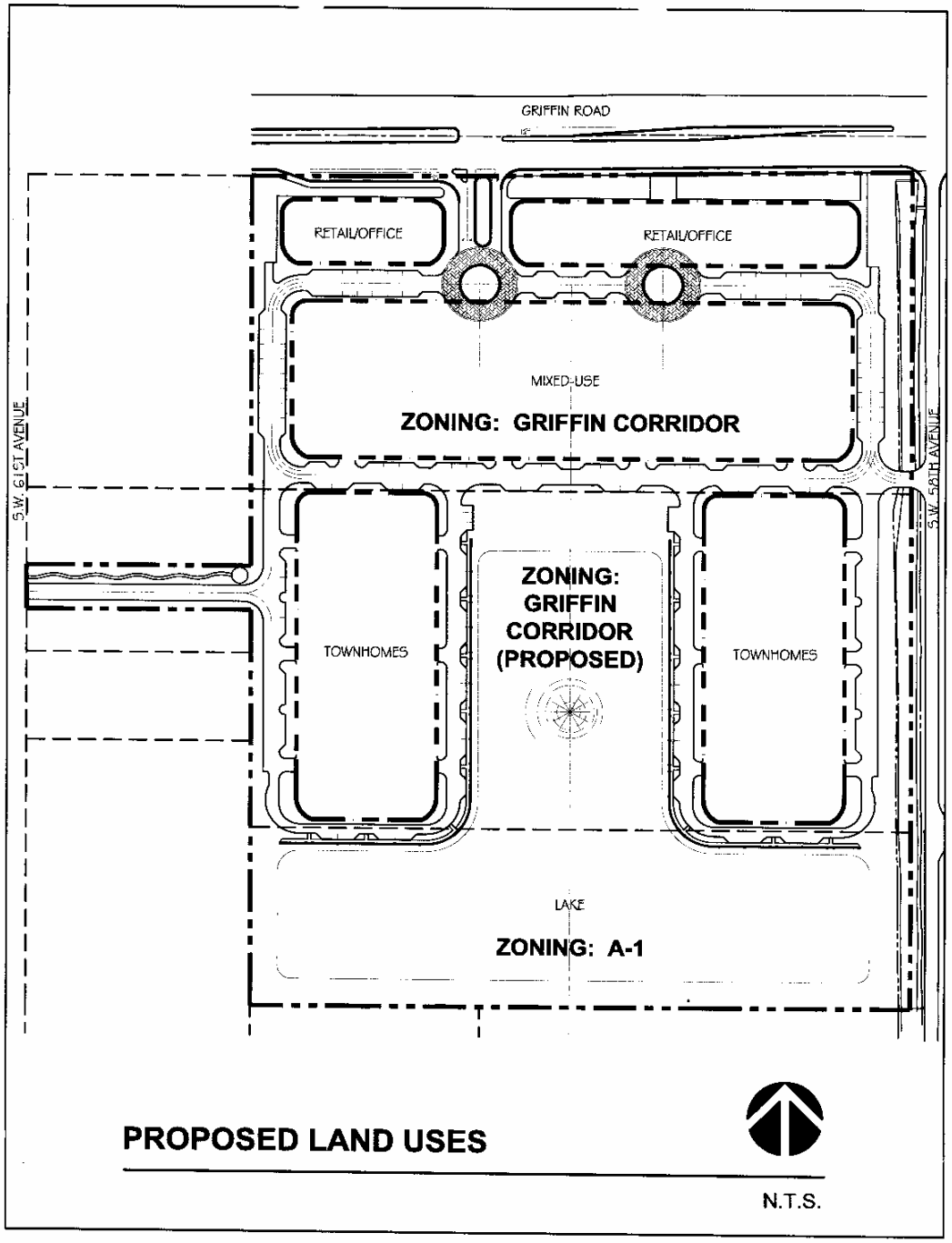
PROPOSED LAND USES

N.T.S.



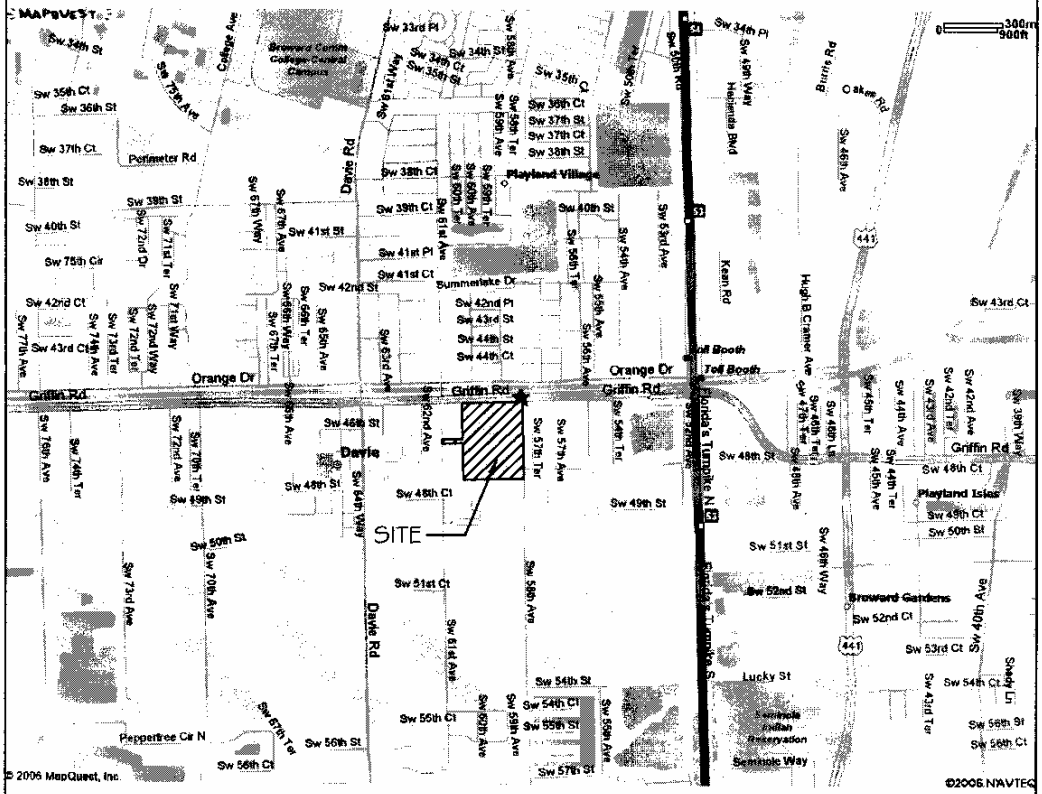
LOCATION MAP

N.T.S.



PROPOSED LAND USES

N.T.S.


SITE
Orange Dr
Griffin Rd
Davie Rd
Perimeter Rd
Summerlake Dr
Playland Village
Broward Gardens
Playland Isles
Lucky St
Peppertree Cir N
Sw 56th St
Sw 56th Ct
Sw 55th Ct
Sw 54th St
Sw 54th Ct
Sw 55th St
Sw 57th St
Sw 51st Ct
Sw 51st St
Sw 52nd St
Sw 52nd Ct
Sw 53rd Ct
Sw 49th St
Sw 48th St
Sw 48th Ct
Sw 46th St
Sw 45th Ave
Sw 44th Ave
Sw 40th Ave
Sw 56th St
Sw 56th Ct
Sw 43rd Ct
Sw 42nd Ct
Sw 42nd Pl
Sw 43rd St
Sw 44th St
Sw 44th Ct
Sw 41st Pl
Sw 41st Ct
Sw 41st St
Sw 42nd St
Sw 40th St
Sw 39th St
Sw 39th Ct
Sw 38th Ct
Sw 38th St
Sw 37th Ct
Sw 36th St
Sw 35th Ct
Sw 34th St
Sw 33rd Pl
Sw 34th Pl
Sw 35th St
Sw 36th Ct
Sw 37th St
Sw 37th Ct
Sw 38th St
Sw 75th Cir
Sw 43rd Ct
Sw 77th Ave
Sw 76th Ave
Sw 74th Ave
Sw 73rd Ter
Sw 72nd Way
Sw 72nd Ave
Sw 70th Ave
Sw 73rd Ave
Sw 67th Ter
Sw 67th Way
Sw 67th Ave
Sw 68th Ter
Sw 65th Ave
Sw 63rd Ave
Sw 62nd Ave
Sw 61st Ave
Sw 60th Ave
Sw 59th Ave
Sw 58th Ave
Sw 57th Ave
Sw 56th Ave
Sw 55th Ave
Sw 54th Ave
Sw 53rd Ave
Sw 50th Ter
Sw 49th Ter
Sw 48th Ter
Sw 45th Ter
Sw 42nd Ave
Sw 39th Way
Sw 46th Way
Sw 49th Way
Sw 40th Ave
Sw 43rd Ter
Sw 56th St
Sw 56th Ct
Sw 57th St
Sw 54th Ct
Sw 55th Ct
Sw 55th St
Sw 54th St
Sw 51st Ct
Sw 51st St
Sw 52nd St
Sw 52nd Ct
Sw 53rd Ct
Sw 49th St
Sw 48th St
Sw 48th Ct
Sw 46th St
Sw 45th Ave
Sw 44th Ave
Sw 40th Ave

June 9, 2006

Dear Interested Neighbor:

TROTTERS CHASE UPDATE MEETING
5829 GRIFFIN ROAD

We wish to cordially invite you to join us at the Old Davie School at 6650 Griffin Road at 6:00 p.m. on Thursday, June 22, 2006.

As you are aware, two public participation meetings for the Trotters Chase development were held last February and March to review the draft plan with the neighboring residents. The site plan has since been modified to address comments expressed by the residents attending these meetings.

As a neighbor who previously attended a participation meeting, you are invited to preview the changes with us and to share a little time in fellowship afterwards as we enjoy some refreshments and snacks together.

Should you require additional information or have any questions regarding this meeting, please contact Linda Strutt at (954) 426-4305.

Lord willing, I look forward to seeing you on June 22nd.

Very truly yours,

Frank Amedia

TROTTERS CHASE PUBLIC PARTICIPATION MEETING
February 28, 2006

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1	Y	VINCENT DEL BORRELLO (BEN BARBA)	4640 SW 55TH AVE DAVIE 33314	954-792-2912	vdelborrello@comcast.net
2	N	Bryan Calerka	6332 SW 39th CT Davie, FL 33314	954-587-5894	bryancalerka@[illegible]
3	Y	Darlene McClure (& Richard) (Lindsay)	Same 5051 SW 58 Ave.	954-587-2320	dmcclure@traci.net
4	Y	MARIE J. KAPLAN	5721 SW 54 CT DAVIE	954.329-0515	melmar5@bellsouthnet
5	Y	Betty Jo O'Connor	5280 SW 48 St. DAVIE		
6	Y	Tom Truex		954-792-6800	truex@tom-truex@davie-fl.gov
7	Y	MIRIAM GROSSMAN	4710 S.W. 57 Ave		MSUGAR@yahoo.com
8	Y	Eric Swalley (and MS)	4680 SW 61 Ave	954 321 1936	
9	Y	Carol Olson			
10					

Exhibit 7 (*Public Participation Sign-in Sheets*)

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
23	Y	DAVID HARRIS	4901 SW 61 st Ave.	954-587-1393	
24	Y	DONALD E. RYNNING	4941 SW 61st Ave.	954 792 8792	
25	[illegible]	[illegible]		[illegible]	
26	Y	PETER SZATBO	6130 SW 56th St.	954 583 1958	
27	Y	DORIS MONIER	5305 SW 48 St	954-791 4425	
28	Y	Terry Fuller	[illegible]	954-321-1642	
29	Y	Matthew Murphy	4800 SW 59 Ter	954 792-5313	X
30	Y	John Lohse	6160 SW 51 ct	954 327-0502	
31	Y	Terry Conney	4931 SW 61 Ave	954-792-2453	
32	Y	Cindy Griffin	5394 SW 61 Ave	954 792-2341	
33					
34					

engineer

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
47	Yes	JOAN + ALAN AST correct	6180 SW 51 ST CT.	954-587-6472	
48	yes	Grace Tamar	5741 SW 47 ST		
49	yes	TERRIE GRAY	5411 S. W. 58 AVE	954-583-4824	TAG 1 ON 2 aol.com
50	YES	BOB SANFORD	7711 NW 15 ST	954-444-9757	
51	YES	MEL KAPLAN	5721 SW 54th CT	954 3270515	
52	YES	Chrystina Murphy	4800 SW 59 Terrace	954-792-5313	
53	Yes.	MARIO VITA.	5200 Harrison St Hollywood		
54	Yes	Carrie Green	5530 SW 55 Ave DAVIE	(954) 610.2967	
55	Yes	Piedad DeBoer	6120 SW 51st Ct	954-581935	
56	YES	SAM ENGEL Jr	4800 SW 64 AVE DAVIE		
57	Yes	Carol Shelley Fleischman	4801 SW 78 Ave Davie	954-584-5867	
58	Yes	John Thurlong	6220 SW 56 ST		

call with next meeting

TROTTERS CHASE March 6, 2006

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
11	N	Bryan Calotka			
12	N	Jack Griffin	6050 Griffin Rd Davie		
13	Y	Councilmember Judy Paul			
14	Y	DORIS MOMIER			
15	Y	John B. McCluskey	5470 SW 59th Ave, DAVIE		
16	N	Sherrie + John Campbell	3861 S.W. 59 Terr. Davie		
17		MIRIAM GROSSMAN			
18		Betty Jo O'Donnell			
19		MARIE T KAPLAN			
20		Melvin D Kaplan			
21		MATTHEW MURPHY			
22		JOAN + ALAN AST			

TROTTERS CHASE MARCH 6, 2006

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
35	Y	Terry + Steve Fuller			
36	Y	Grace Jara			
37	Y	[illegible]	5740 SW 47 St.	(954) 792-7893	
38	Y	[illegible] McClure Richard Lampkin			
39	Y	Carrie Green			
40	Y	Linda Lawson	5700 SW 47 St.		
41	N	Carole Preis	4700 S.W. 57 Ave		
42	Y	Eric [illegible]			
43		Carol Skelly	4801 SW 58 Ave		
44	Y	Patrice Hammemann	4760 SW 61 AVE		
45	Y	WILLIAM / CINDY ROGERS	4710 SW 61 AVE	CELL (CON) 954-931-3377	
46		[illegible]			

[illegible]

	NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
59	Y	VALERIE LOSIO	5740 SW 54 St		
60	N	HARVEY MATTEL	PO Box 02-9010 Fort Lauderdale		Fl 33302-9010
61	N	Mark Schmidt	8320 W Sunrise Blvd	Plantation	FL 33322
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65					
66					
67					
68					
69					
70					

22-Jun-06

	ATTENDED INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1		Alan and Joan Ast	6180 SW 51st Court		
2		Vincent del Borrello	4540 SW 55th Avenue		
3		Sherrie and John Campbell	3861 SW 59th Terrace		
4		Terry and Sarah Cooney	4931 W 61st Avenue		
5		Piedad DeBoer	6120 SW 51st Court		
6		Sam Engel, Jr.	4800 SW 64th Avenue, Suite 104		
7		Grace Farrar	5741 SW 47th Street		
8	T.F.	Terry Fuller	4875 SW 57th Terrace		
9	TG	Terrie Gray	5411 SW 58th Avenue		
10	CG	Carrie Green	5530 SW 55th Avenue		

ATTENDED	INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
11	CA	Cynthia Griffin	5394 SW 61st Avenue		
12		Jack Griffin	6050 Griffin Road		
13	MG	Miriam Grossman	4710 SW 57th Avenue		
14	ph	Patrice Hannemann	4760 SW 61st Avenue		
15		David Harris	4901 SW 61st Avenue		
16	MK MK	Melvin and Marie Kaplan	5721 SW 54th Court		
17		Linda Lasorsa	5700 SW 47th Street		
18		Valerie Losio	5740 SW 54th Street		
19		Harvey Mattel	P.O. Box 02-9010, Fort Lauderdale FL 33302		
20	RL	Darlene McClure/Richard Linthicum	50501 SW 58th Avenue		
21		John McCluskey	5470 SW 59th Avenue		
22		Doris Monier	5305 SW 48th Street		

	ATTENDED INITIAL	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
23	CM	Mathew and Christina Murphy	4800 SW 59th Terrace		
24	BJO	Betty Jo O'Connor	5280 SW 48th Street		
25	CO	Carol Olson & Bill Kaucher	4810 SW 59T		
26	CP	Carol Price	4700 SW 57th Avenue		
27	CR	William and Cindy Rogers	4710 sw 61st Avenue		
28		Donald Rynning	4941 SW 61st avenue		
29		Robert Sanford	7711 NW 15th Street		
30		Mark Schmidt	8320 West Sunrise Blvd., Sunrise, FL 33322		
31	✓	Carol Shelly/Michael Fleischman	4801 SW 58th Avenue		
32	✓	Judy Smith	5740 SW 47th Street		
33		DANIEL WASZKOWSKI	5401 SW 58 AV		
34		Jim & Debbie Dean Ferranti	4821 SW 58 Ave.	also attended #2	

ATTENDED INITIAL		NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
35		Pam Pelkey	4810 SW 54 Terr		
36		Scott McLaughlin	V. Chase PD		
37		Rebecca Miele	5251 SW 49 St.	954-583 0011	
38		Mr. Elyse Swalley			
39					
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45					
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Thursday, January 11, 2007

ATTENDED INITIAL		NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1		[illegible]	4[illegible] 760 SW 61 AVE		
2	Traffic Letters	Karen Stenzel-Nowicki	5480 SW 55 Av Davie		Karenstenzel@netzero.net
3		Albert Way & Phyllis Way	4740 S.W. 57th Terr Davie		
4		Jodi Davidson	4741 SW 57 Terr Davie		
5		Doris Monler	5305 SW 48 Street, Davie		
6		Terrie Gray	5411 S.W. 58 AVE Davie		TAG1ON@BELLSOUTH.NET
7		Brian Caletka			
8		Grace Jaura	5741 SW 47 St. Davie		graceoszzo@bellsouth.net
9		Mark [illegible]	4761 SW 57 AVE Davie FL		
10		Tiffany Garcia			

	ATTENDED	NAME	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
11		LAURA V. BRUZZINSKI	4761 S.W. 57th ter.	954-791-8050	LBRUZZINSKI
12		Olga Borns / Jeff Borns	4770 SW 57th Ter	954-689-7322	BHrFly01656@Bellsouth.net
13		Pam Pelkey	4810 SW 54 ter	954-649-2816	
14		Rick & Debbie Clawson	4740 SW 57th Ter	954-327-0916	
15		VALERIE LOSIO	5740 SW 54 ST	954 584-3646	
16		RICHARD LAUDANUM	5051 SW 58 AVE	954-258-376	
17		[illegible]	5740 SW 47 St.	954-792-7849	
18					
19					
20					
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Exhibit 8 *(Public Participation Report)*

Citizen Participation Report
Trotters Chase
Flex, Rezoning and Site Plan Applications

1. **A written summary of the results of the citizen participation effort prior to the first public meeting in which the application was heard.**

   The applicant notified all property owners within 1,000 feet of the site of the scheduled public participation meetings by mail, as required by the Town Code. We also notified the owners of property located in the area between Davie Road and the Turnpike south to Stirling Road. These owners were identified by staff as potentially interested parties as they use SW 58th and SW 61st Avenues. The owners were notified by mail and their addresses are on the attached list provided by staff.

2. **Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.**

February 28, 2006	Public meeting located at Old Davie School, 6650 Griffin Road at 6:00 p.m.
March 6, 2006	Public meeting located at Old Davie School, 6650 Griffin Road at 6:00 p.m.
June 22 2006	Project update meeting at Old Davie School, 6650 Griffin Road at 6:00 p.m. Follow-up meeting to provide information to those who participated in the previous meetings. All persons who participated in the process at the required public participation meetings as well as Town Council members were invited to attend and review the plans which were submitted for DRC review.
January 11, 2007	East Side Community Center, 4300 SW 55 Avenue 6:00 p.m. Meeting with Country Home Estates homeowners requested by the Homeowners Association

It came to our attention, that the notices that were mailed to the property owners within 1000' of the project may not have been received by everyone in this particular neighborhood. Therefore, an additional meeting was held for this neighborhood to introduce the project and answer questions that the residents may have had. Meeting notification was handled by the Homeowners Association officers.

In addition, a number of unstructured discussions were held with smaller groups of affected residents during 2006 and early 2007. The applicant promised the

homeowners who attended the January 2007 meeting that they would present the revised site plan, lighting plan, the east elevation for the one-story commercial building closest to SW 58th Avenue, and the latest traffic study to the HOA representatives once completed. This was accomplished on July 19, 2007.

3. **The names, dates and addresses, and number of people that participated in the process.**

A total of 51 different individuals, including 2 council members and one future councilmember, attended the two public participation meetings. One additional individual arrived after the first meeting and briefly discussed the project. Four **additional** residents and the Planning and Zoning Board Vice-Chair attended the courtesy meeting in June. An **additional** 11 residents attended the courtesy meeting held in January.

February 28 Meeting: (35 + 1)

Alan and Joan Ast	6180 SW 51st Court
Vincent del Borrello	4540 SW 55th Avenue
Bryan Caletka	6332 SW 39th Court
Terry and Sarah Cooney	4931 SW 61st Avenue
Sam Engel, Jr.	4800 SW 64th Avenue, Suite 104
Piedad DeBoer	6120 SW 51st Court
Grace Farrar	5741 SW 47th Street
Terry Fuller	4875 SW 57th Terrace
Terrie Gray	5411 SW 58th Avenue
Carrie Green	5530 SW 55th Avenue
Cynthia Griffin	5394 SW 61st Avenue
Miriam Grossman	4710 SW 57th Avenue
David Harris	4901 SW 61st Avenue
Melvin and Marie Kaplan	5721 SW 54th Court
John Lohse	6160 SW 51st Court
Darlene McClure with Richard Linthicum	5051 SW 58th Avenue
Doris Monier	5305 SW 48th Street
Matthew and Christina Murphy	4800 SW 59th Terrace
Betty Jo O'Connor	5280 SW 48th Street
Carol Olson	(not provided)
Donald Rynning	4941 SW 61st Avenue
Robert Sanford	7711 NW 15th Street
Carol Shelly & Michael Fleischman	4801 SW 58th Avenue
Eric and Elise Swalley	4680 SW 61st Avenue
Peter Szabo	6130 SW 56th Street
John Thurling	6220 SW 56th Street
Mario Vita	5200 Harrison Street (Hollywood)

Mayor Tom Truex

The following person arrived after the meeting on February 28th was adjourned:

Harry Schaefer	4940 SW 61st Avenue

March 6 Meeting: (35)

Alan and Joan Ast	6180 SW 51st Court
Bryan Caletka	6332 SW 39th Court
Sherrie and John Campbell	3861 SW 59th Terrace
Grace Farrar	5741 SW 47th Street
Debbie Dean Ferranti	4821 SW 58 Avenue
Terry Fuller and Steve Fuller	4875 SW 57th Terrace
Carrie Green	5530 SW 55th Avenue
Jack Griffin (and companion)	6050 Griffin Road
Miriam Grossman	4710 SW 57th Avenue
Patrice Hannemann	4760 SW 61st Avenue
Melvin and Marie Kaplan	5721 SW 54th Court
Linda Lasorsa	5700 SW 47th Street
Valerie Losio	5740 SW 54th Street
Harvey Mattel	P.O. Box 02-9010 Ft. Lauderdale 33302-9010
Darlene McClure with Richard Linthicum	5051 SW 58th Avenue
John B. McCluskey	5470 SW 59TH Avenue
Doris Monier	5305 SW 48th Street
Matthew Murphy	4800 SW 59th Terrace
Betty Jo O'Connor	5280 SW 48th Street
Carole Price	4700 SW 57th Avenue
William and Cindy Rogers	4710 SW 61st Avenue
Mark Schmidt	8320 W. Sunrise Blvd. Plantation, FL 33322
Carol Shelly & Michael Fleischman	4801 SW 58th Avenue
Judy Smith	5740 SW 47th Street
Eric and Elise Swalley	4680 SW 61st Avenue

Mayor Tom Truex
Councilmember Judy Paul

June 22 Follow-up Courtesy Meeting: (30)

Terry Cooney	4931 SW 61st Avenue
Grace Farrar	5741 SW 47th Street
Jim and Debbie Dean Ferranti	4821 SW 58th Avenue
Terry Fuller	4875 SW 57th Terrace

Terrie Gray	5411 SW 58th Avenue
Carrie Green	5530 SW 55th Avenue
Cynthia Griffin	5394 SW 61st Avenue
Miriam Grossman	4710 SW 57th Avenue
Patrice Hannemann	4760 SW 61st Avenue
Melvin and Marie Kaplan	5721 SW 54th Court
Richard Linthicum	not provided
Rebecca Miele	5251 SW 49th Street
Matthew and Christina Murphy	4800 SW 59th Terrace
Betty Jo O'Connor	5280 SW 48th Street
Carol Olson and Bill Kaucher	4810 SW 59th Terrace
Pam Pelkey	4810 SW 54th Terrace
Carole Price	4700 SW 57th Avenue
Cindy Rogers	4710 SW 61st Avenue
Carol Shelly & Michael Fleischman	4801 SW 58th Avenue
Judy Smith	5740 SW 47th Street
Eric and Elise Swalley	4680 SW 61st Avenue
Daniel Waszkowski	5401 SW 58th Avenue
Bryan Caletka	District Councilmember
Scott McLaughlin	Vice Chair, Planning & Zoning Board

January 11, 2007 Courtesy Meeting (Country Home Estates HOA) (20)

Laura Brudzinski	4761 SW 57th Terrace
Olga and Jeff Burns	4770 SW 57th Terrace
Rick and Debbie Clawson	4740 SW 57th Terrace
Jodi Davidson	4741 SW 57th Terrace
Grace Farrar	5741 SW 47th Street
Marc Frieder	4761 SW 57th Avenue
Tiffany Garcia	4750 SW 57th Terrace
Terrie Gray	5411 SW 58th Avenue
Patrice Hanneman	4760 SW 61st Avenue
Richard Linthicum	5051 SW 58th Avenue
Valerie Losio	5740 SW 54th Street
Doris Monier	5305 SW 48th Street
Pam Pelkey	4810 SW 54th Terrace
Judy Smith	5740 SW 47th Street
Karen Stenzel-Nowicki	5480 SW 55th Avenue
Albert and Phyllis Way	4760 SW 57th Terrace
Bryan Caletka	District Councilmember

4. **A written summary of the issues and/or concerns raised by residents and how the applicant proposes to resolve these issues and/or concerns. If the applicant is unable or unwilling to resolve the issues, the summary should state the reason why these issues cannot be resolved.**

The issues raised by residents at the first meeting were grouped into categories which were used at the subsequent meetings to discuss plan revisions proposed to address resident concerns. The issues/concerns are summarized by category below with the applicant's response provided in italics.

A conceptual plan was provided with the notice and at the first meeting with more development details presented at the second meeting held the following week. The conceptual plan proposed 96 townhouses on the Residentially designated portion of the site (subject of the rezoning application) arranged along the western and eastern boundaries within 250 feet of the southern property line, with a lake proposed on the southernmost portion of the site (to retain A-1 zoning) extending between the two blocks of townhouses 48 units. In the northern portion of the site (with a Commercial land use designation and Griffin Corridor zoning) two-story retail-office buildings were proposed on the Griffin Road frontage flanking the entry drive with a three-story parking garage proposed behind, wrapped around by ground floor retail and office with apartment units and professional office space on the upper floors. Access was proposed to SW 58th and 61st Avenues (via the existing private drive, denoted as Trotters Road on the site plan) in addition to Griffin Road.

<u>Residential Uses</u>

Resident Issues/Concerns:

- Density of townhouse area
- Potential impact of multi-family/sales prices on vicinity single-family property values
- Potential impact of rental units on community
- Privacy/ trespassing
- Property management entities

The primary area proposed for residential development on the initial plan was the parcel immediately south of the northern parcel zoned Griffin Corridor and designated Commercial on the land use plan. The original application requested reserve units to increase the density as well as rezoning to Griffin Corridor for unity of design. Multi-family residential is proposed in the Commercial/Griffin Corridor portion of the site which fronts on Griffin Road. A request for an allocation of flex units to this parcel has been submitted.

Residents in the immediate area expressed concern regarding the residential density on the portion proposed for townhome development. Some expressed a preference for large-

lot single-family homes with a horse barn to board vicinity horses and an equestrian trail. Several objected to the requested (reserve unit) increase in density above the 3 du/ac permitted by the Future Land Use Plan. Visual and privacy impacts of two or three-story townhomes was of concern to adjacent residents as was the potential for trespassing.

Residents expressed concern that townhome sales prices and rental units might depress vicinity property values. Residents also expressed concern about the nature of the tenants in the rental units. They questioned how the residential areas, both fee simple and rental, would be managed.

Applicant Response:

The original plan has been revised a number of times since the initial meeting in February 2006 in response to resident input at the two public meetings and several informal meetings follow-up meetings with neighbors.

In response to density concerns regarding the portion south of the Commercial parcel, the request for reserve units to increase density above the 3 du/acre allowed by the Land Use Plan has been withdrawn and the number of townhouses proposed has been significantly reduced, from 96 to 22 two story townhomes and 14 single story townhomes along the lake. The reduction of density and scale was in direct response to resident concerns. The proposed density on the Residential site acreage is less than the 3 dwelling units per gross acre permitted by the Future Land Use Map and consistent with the R-5 zoning on the residential property on the east side of 58th Avenue.

To address concerns regarding privacy, height and other potential visual impacts, the site plan has been revised to create a gradual transition from the Griffin Road arterial to the existing low density single family development south of the site. Only one two story townhome façade and one single story townhome façade face the roadway (the four homes in Country Home Estates which align with the residential portion of the project). The residential development has been shifted north with the closest façade now +/- 445 feet from the southern property line with a 6.93-acre lake with adjacent landscaping serving as an extensive natural buffer for the adjacent single-family homes to the south and west as well as east of SW 58th Avenue. Along the north side of the lake a row of attached one-story townhomes line the proposed residential drive with a single row of two story townhomes lining the north side of the drive.

As was explained to the residents, there are complications involved in selling units in a mixed-use structure as fee simple. Moreover, the applicant has researched the local situation and determined that there is a critical need for rental units, particularly for the workforce. The apartments included within the Griffin Corridor development are provided to help address the Town's significant shortage of affordable workforce and rental housing options.

The applicant is proposing to develop a true mixed-use lifestyle center on this site with a mix of commercial and residential uses, including both fee simple and rental options, that

will support the nonresidential component and provide housing options for local employees. Where comparable centers have been developed, property values have increased by an average of 35%. The applicant feels that the quality of the proposed development as well as the mix of housing prices and types will have a positive influence on surrounding property values.

A homeowners association will be created for the townhome portion of the project which will be responsible for management and maintenance of the common areas; a professional management company will have comparable responsibilities for the rental units.

Commercial Uses

Resident Issues/Concerns:

- Types of retail and office uses anticipated
- Tenancy: condominium or rental
- Ability to keep office and retail space leased

The primary concern expressed about the commercial component of the project regarded the ability to keep the spaces leased so they would not become a target for loitering, graffiti and vandalism. Residents were also interested in the identity/nature of potential tenants, the total square footage and whether space would be leased or sold.

Applicant Response:

The preliminary plan for the project included 87,600 square feet of retail and 130,600 square feet of office space. After listening to the concerns of vicinity residents, the site plan has been adjusted to reduce commercial and office uses to a total of approximately 113,157 useable square feet.

A mix of national and regional chains as well as local businesses is proposed, with an anchor tenant for the one-story building. The applicant has extensive experience with marketing and leasing retail and office space and has established relationships with several national and regional companies which have expressed an interest in locating within the Trotters Chase development. Commercial tenants are being aggressively pursued. It is the applicant's intent to lease, rather than sell, the commercial space.

Traffic Control

Resident Issues/Concerns:

- Access points
- Traffic on SW 58th and SW 61st Avenues, particularly rush hour
- Use of Trotters Road (existing private road)
- Adequacy of turn lane storage at Griffin Road entrance

Residents west of the site were particularly concerned about the use of SW 61st Avenue via the Trotters Road (now a private access drive) connection while residents on the east side expressed concern about the addition of project traffic to SW 58th Avenue. Residents questioned why project access couldn't be restricted to Griffin Road. A few residents sought assurance that the eastbound right turn lane into the project drive on Griffin Road would include adequate storage to avoid conflicts with the SW 61st intersection.

A number of residents expressed concerns about existing traffic problems on SW 58th and SW 61st Avenues. These included traffic queues northbound on SW 58th Avenue, especially due to attempted westbound left turns onto Griffin Road during morning rush hour; blocking residents east of the project from accessing 58th Avenue. Some residents noted the volume of traffic traveling north from Stirling Road to access the turnpike. Evening rush hour bottlenecks at SW 58th and 61st Avenues were also noted.

Applicant Response:

The applicant has commissioned several professional traffic studies, including traffic counts on adjacent roadways and traffic projections for a range of residential and nonresidential use mixes. The potential traffic volume generated by the project has been reduced by the changes to the proposed residential and non-residential uses made in response to citizen input.

One primary outcome of the traffic studies was the need to maintain multiple access points to balance the traffic impact. In addition, the canal improvements and guard rail to be constructed by the applicant along the west side of SW 58th Avenue and construction of a right turn lane eastbound on Griffin Road at the SW 58th Avenue intersection will improve that currently inadequate intersection.

The revised site plan provides one east-west drive to serve the project townhomes with the east end of the drive providing access through the commercial parcel and the west end of the drive to the Trotters Road connection to SW 61st Avenue.

Trotters Road is currently an unpaved driveway. Once the development is completed, it will be a two-lane drive with a 10-foot wide recreational trail located on the south side and landscape buffering it from adjacent properties on both sides.

The site is designed to establish Griffin Road as the primary site access for the commercial development and the apartments, which will generate most of the project traffic. The addition of a westbound left turn lane and eastbound right turn lane into this project entrance will make this the desirable access choice. These turn lanes will be designed to meet FDOT and Broward County standards which will ensure adequate storage length to avoid conflicts with intersections.

A secondary connection to SW 58th Avenue from the commercial portion of the site is proposed on the revised site plan. The site layout encourages use of Griffin Road by all commercial and multi-family traffic.

Project Design

Resident Issues/Concerns:

- Parking garage
- Location of townhouses and associated parking
- Height of buildings, particularly facing residential property.
- Perimeter buffers and landscaping
- Off-site lighting impact
- Proposed recreational uses of lake and lake perimeter

Overall site plan concerns expressed included adequate buffering to ensure compatibility with vicinity residential development and the compatibility of architectural style with the community. Of particular concern in the Commercial portion of the site was the parking garage: height, size, number of spaces, screening from adjacent sites, protection for apartment units proposed in the same building. For the balance of the site, primary concerns related to views from adjacent residences of townhouse parking, architecture, height, lighting, and perimeter landscaping. Privacy and trespassing concerns discussed in the Residential uses section above were expressed by a few residents living adjacent to the proposed lake with respect to the use of the lake and any perimeter trails.

Applicant Response:

The preliminary plan for the project included a three-story parking garage wrapped with retail uses on the first floor and residential units on the second and third floors. Due to the comments from the Public Participation meetings, the proposed plan has been altered to remove the parking garage from the plan and replace it with surface parking areas for the multi-family and commercial uses. This parking is more easily buffered from view by perimeter landscaping.

The townhomes (96) were initially proposed along the east and west perimeters of the site south of the Commercial area. The number has been reduced to 22 two-story townhomes, the orientation changed to north-south along an internal drive and the location pushed northward virtually aligned with Trotters Road. The 14 single-story townhome residences, which were added in response to neighbor preferences, are located along the south side of the internal drive facing the lake. Only one townhome façade and one single-family façade are visible from 58th Street and the homes to the east. These facades will have attractive architectural features and will be significantly set back from the roadway with a landscape buffer along the site perimeter. The parking is provided only along the internal drive between the two-story townhomes and single-story residences, mostly enclosed. The northward shift of the residences (now more than +/-445 feet from the southern property line), the placement of the one-story two-unit townhomes and large lake with perimeter landscaping are intended to address the concerns of the residents to the south regarding compatibility and privacy.

The proposed non-residential square footage has been reduced and the building heights adjusted in response to resident concerns regarding the original proposal. The two three-story mixed-use buildings have been located in the center of the development, set back approximately feet from the SW 58th Avenue property line. The one-story commercial building is now proposed closest to SW 58th Avenue, at the Griffin Road intersection. The applicant has committed to enhancing the architectural treatment for the eastern façade.

All site lighting will be designed to avoid off-site spill-over. While no recreational uses are proposed for the project lake, a landscaped recreational trail is proposed around the lake's west and south edge. A recreational path is proposed around the lake outside the required 20-foot maintenance buffer terminating at the existing canal. The town of Davie has future plans to extend a recreational trail along the east side of 58th Avenue that can connect to our path in the future.

Drainage and Construction Activity

Resident Issues/Concerns:

- Proposed drainage system (including role of lake and existing canal)
- Potential effect of run-off from the development
- Lake maintenance, potential for flooding
- Use of blasting to create the lake
- Phasing of construction and construction truck traffic management

Several residents expressed concern about the potential of flooding from the on-site lake, whether it would become a breeding ground for mosquitoes and who would be responsible for lake maintenance. Several expressed interest in how the site would be drained and whether site run-off would affect neighboring properties. Some questioned whether the canal would remain and whether the site will drain into the lake or the canal.

Residents questioned whether blasting would be used to create the lake and whether fill from the lake would be used for the townhome site. Residents requested that the buffer be constructed first so they would not have to look at the construction. Residents also expressed concern about how construction trucks would utilize the site.

Applicant Response:

To create the lake, a permit will be required from the Central Broward Water Control District. This permit will approve the specifications of the lake as well as ensure that the lake will be maintained in perpetuity. The design, which includes a fountain that continually circulates water, ensures that the lake will not include stagnant water – the breeding ground for mosquitoes.

The applicant will be reconstructing the canal along the eastern property line to meet CBWCD standards. The lake is an integral part of the project's drainage plan in addition to providing a visual buffer. The project drainage plan, which is reviewed by

both the Town's Engineering Department and the Central Broward Water Control District, will be designed to ensure that all of the run-off caused by the site's development will be maintained on the current property, in compliance with CBWCD standard. Currently, run-off from the site tends to drain into neighboring low-lying properties. The development of the project and implementation of the associated drainage plan will improve the current drainage conditions, not only for the subject property, but for the neighboring properties as well.

Blasting will not be utilized at this site. Lake fill is proposed to be used on the site. By keeping fill on-site, construction traffic should be reduced. In response to resident concerns, the applicant has agreed to phase construction to facilitate access from Griffin Road and minimize construction truck traffic on local roads. In addition, to the extent feasible, perimeter buffers will be installed to screen the residents from construction activities on site.

Meeting with Country Home Estates Homeowners

As mentioned previously, a separate informational meeting was held in January at the request of the Country Home Estates Homeowners Association to afford their residents who may have missed the original meetings an opportunity to discuss the proposed project. At the time revisions to the site plan were being finalized, pending the outcome of the most recent professional traffic study.

Most of the discussion focused on the traffic circulation pattern, particularly the use of SW 58th Avenue. The applicant explained the need for multiple access points, based on previous traffic studies, and how the site circulation was designed to direct the lower density residential traffic to SW 58th and SW 61st Avenues while directing most of the commercial and multi-family traffic to Griffin Road. The applicant agreed to present the revised site plan, lighting plan, the east elevation for the one-story commercial building closest to SW 58th Avenue, and the latest traffic study to the HOA representatives once completed.

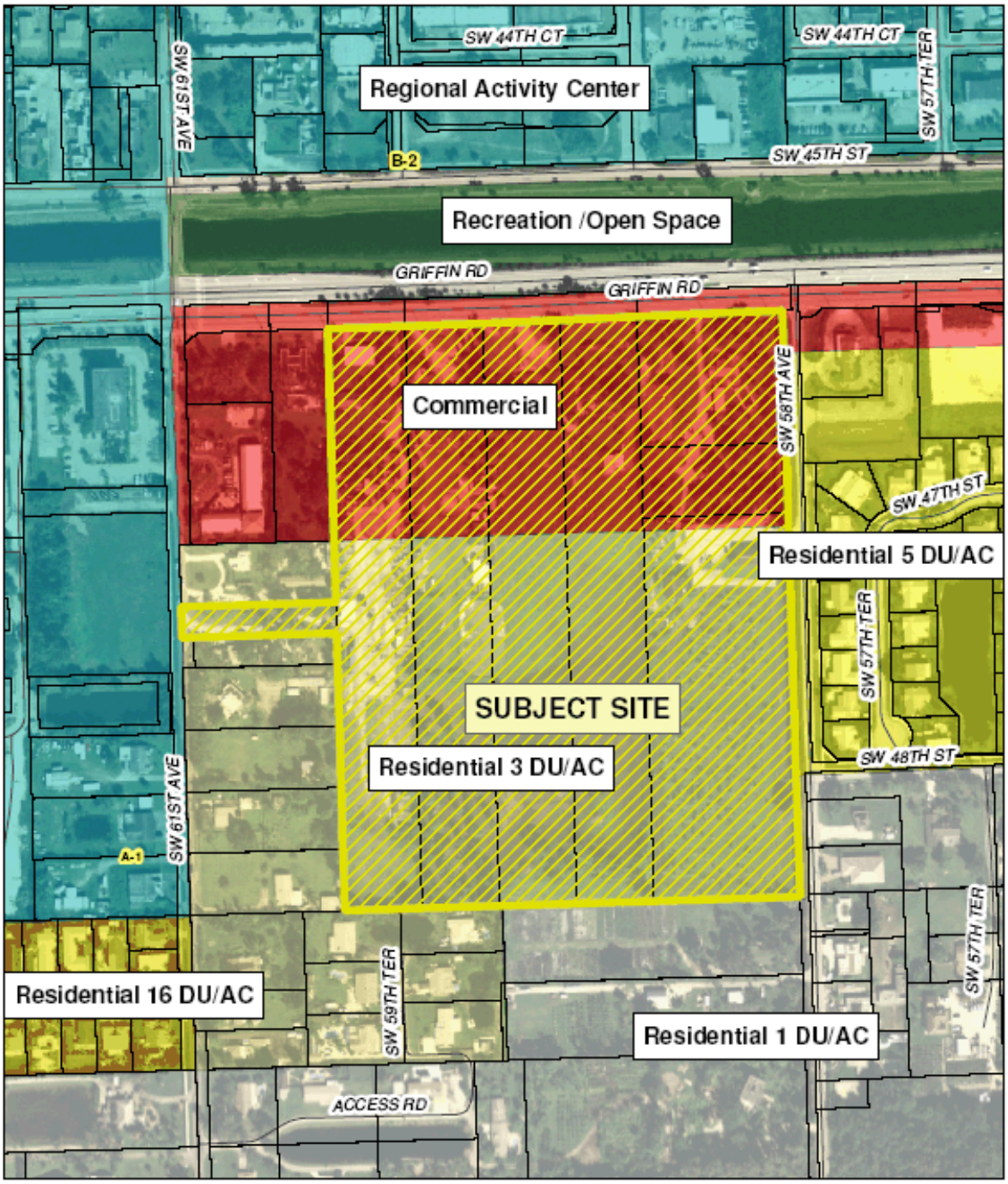
One issue these residents raised as of particular interest to them was the lack of a traffic signal at the SW 58th Avenue intersection with Griffin Road. The applicant shared with the residents that he concurs with this concern and has approached FDOT for consideration of a traffic signal, but the request was denied. The applicant also confirmed discussions with the Town Engineer to re-design SW 58th Avenue at the northeast intersection with Griffin Road to accommodate a future right turn lane onto Griffin Road. This would need to be coordinated with the owner of the abutting property either now or in the future since that site is likely to be developed. During the meeting, the applicant also agreed to investigate the process by which the applicant and residents might jointly pursue with FDOT the installation of the traffic signal or alteration of the median cut at SW 58th Avenue to mitigate their traffic concerns.

Related to the traffic issues was interest in the residential component of the project. Residents were particularly interested in the number and type of units, especially the apartments.

The other component generating discussion was the single-story commercial building proposed for the northeast corner of the site. The residents expressed concern about both the design and lighting for the building. The applicant assured residents that the building would include aesthetic architectural design features on all sides of the building, that the trash bins would be located interior to the building and that the lighting would be designed so as not to spill over to vicinity residences. The applicant also agreed to present to them a rendering of this building along with a final site plan once the redesign of the project was completed.

Other items that were discussed, but not specifically related to this project included whether the site development and associated canal modifications would preclude continued use by their development, and the existing FPL power lines at the edge of their property. The applicant assured the residents that project-related modifications to the canal would improve its ability to accept their outfall.

Exhibit 9 (*Future Land Use Map*)



Date Flown:
12/2/06

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Future Land Use Map

Prepared by : ID
Date Prepared: 10/22/07

Exhibit 10 (*Aerial, Zoning, and Subject Site Map*)

Date Flown:
12/2/06

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0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by : ID
Date Prepared: 10/22/07