TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, Planning and Zoning Manager / 954-797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Application: SP 6-9-06/04-310/West Oak Estates/1900 SW 145th Avenue

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 6-9-06, West Oak Estates, 1900 SW 145 Avenue

REPORT IN BRIEF: The subject site plan consists of one (1) single family dwelling (existing) on parcel "A", and eight (8) single family dwellings on parcel "B". The lots range in size from 40,936 to 35,213 square feet. All proposed lots comply with the minimum lot area of 35,000 square feet. The lots are arranged facing an internal road (SW 19th Court) and end in a cul-de-sac. Because the petitioner is proposing custom homes compliance with any applicable architectural requirements must be demonstrated at the time of application of any building permit. The proposed vehicular access into the subject site is off 145th Avenue, via a 40 foot wide internal public road (SW 19th Court). The plat, which included the dedication of SW 29th Court, was approved in 2005. Approval from Central Broward Drainage District was obtained on February 17, 2006 (see attached letter of approval).

As part of the plat approval in 2005, the landowner dedicated a 5 foot recreational trail easement along SW 145 Avenue as well as SW 19th Court and the adjacent sidewalk. The proposed single-family dwellings can be considered compatible with existing uses and properties along SW 145th Avenue.

In addition, the applicant has provided a lighting and landscape plans addressing all Site Plan committee recommendations (see attached).

As per Town Council recommendation, the petitioner conducted a third public participation meeting on September 16, 2008. The petitioner's Citizen Participation Report is attached.

PREVIOUS ACTIONS: At the August 20, 2008, meeting, Council tabled this item to the October 15, 2008 meeting, to allow the applicant to conduct a meeting with the adjacent property owners and interested parties to address concerns.

CONCURRENCES: At the July 22, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Lee, to approve based on the "Planning Department comments" and the following: to delete the Pigeon Plum trees and replace them with Live Oak 14- to 16-foot; substitute Silver Buttonwood shrubs with Green Buttonwood shrubs; in the cul-de-sac circle, install one 20-foot Oak with ferns below so there would be no sod; on the specified light fixture, they are to be replaced with fixtures that are compatible with the rural lifestyle ordinance and could be similar to the FPL colonial style as long as the light does not shine upward; and that the roads, sidewalks, swales and street trees would all be installed before the first Certificate of Occupancy. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – 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 Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit "A"
Application: SP 6-9-06/04-310/West Oak Estates
Original Report Date: 07/11/2008 **Revision(s):** 7/25/08
Phone: (954) 325-1836

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

Background Information

Application Request:	The petitioner requests site plan approval for one (1) single family dwelling (existing) on parcel "A", and eight (8) single family dwellings on parcel "B".
Address:	1900 SW 145th Avenue
Location:	Generally located on the east side of SW 145 Avenue, 0.37 miles south of SW 14 Street
Future Land Use Plan Map:	Residential 1 DU/AC
Existing Zoning(s):	R-1, Estate Dwelling District
Existing Use(s):	One (1) single family dwelling
Parcel Size net/gross:	7.82 acres (340,639 sq. ft.) / 9.85acres (428,952 sq. ft.)
Proposed Use(s):	Nine (9) single family dwellings
Proposed Density:	1 unit per acre

Surrounding Use(s):	**Surrounding Land Use Plan Map Designation(s):**

	Surrounding Zoning(s):
North:	R-1, Estate Dwelling District
South:	R-1, Estate Dwelling District
East:	R-1, Estate Dwelling District
West:	R-1, Estate Dwelling District

Zoning History

Related zoning history:
This parcel was annexed into the Town of Davie by referendum on October 1, 1974, as part of the Imagination Farms Annexation Referendum.

Previous requests on same property:
Plat Application (P 4-3-04, West Oak Estates), On June 15, 2005 Town Council approved "West Oak Estates" plat that is restricted to 8 detached single-family units with parcel "B" East portion of the property.

Concurrent Request(s) on same property: none

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

Land Development Code (Section 12-24 (I)(2)), the R-1, Low Estate Dwelling District is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

Land Development Code (Section 12-287) Conventional Single-Family Development Standards, (A) Minimum parcel requirements, Minimum lot area: 35,000 sq. ft., Minimum Lot Frontage/Width: 125 ft., Minimum DU Floor Area: 2,400 sq. ft., Max building coverage: 25%; (B) Front building setbacks 30-40 ft., Side building setbacks 25 ft., Rear building setback 30 ft., and Maximum height 35 ft.

Land Development Code, (Section 12-33(L)(1)(a), Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premises except surplus not required for grading of the premises. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373), Expiration of Site Plans, All site plans approved pursuant to this section shall expire eighteen (18) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the date town council approved the site plan.

Comprehensive Plan Considerations

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

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

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

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

Application Details

1. *Site:* The proposed site plan consists of one (1) single family dwelling (existing) on parcel "A", and 8 single-family lots ranging in size from 40,936 to 35,213 square feet. All proposed lots comply with the minimum lot area of 35,000 square feet. The lots are arranged facing an internal road (SW 19th Court) and end on a cul-de-sac.

2. *Architecture:* The petitioner is proposing custom homes; compliance with any applicable architectural requirements must be demonstrated at the time of application of any building permit.

3. *Access and Parking:* The proposed vehicular access into the subject site is of 145th Avenue, via a 40 foot wide internal public road (SW 19th Court) ending in a cul-de-sac. The plat, which included the dedication of the internal road and cul-de-sac, was approved in 2005. Parking will be provided on each individual home by driveways and/or enclosed car garages.

4. *Lighting:* The petitioner has proposed street lighting poles along SW 19th Court. The proposed lighting is consistent with current lighting regulations.

5. *Signage:* No signage is currently proposed. Any proposed signage must demonstrate compliance with signage regulations prior to the issuance of a building permit.

6. *Landscaping:* The landscape plan indicates species such as Live Oaks, Crape Myrtle, as street trees, Cabbage Palm at the entrance, and Cocoplum as hedge material.

7. *Drainage:* Approval from Central Broward Drainage District was obtained on February 17, 2006 (see attached letter of approval).

8. *Trails:* There is an existing equestrian trail on the east side of SW 145th Avenue located within the 15' wide gravel pathway, within the existing right-of-way. A 5 foot recreational trail easement was dedicated on the western boundary, adjacent to SW 145 Avenue. An interior sidewalk along SW 19th Court was also dedicated by the plat.

9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, schools, Police, and Fire. The applicant obtained concurrency from all town departments. This property is in the City of Sunrise utilities service area. The Town of Davie Utilities Department conditioned its approval to provide a Water and/or Sewer Service Agreement prior to applying for any building permits.

10. *Compatibility:* The proposed 8 single-family dwelling lots can be considered compatible with existing uses and properties along SW 145th Avenue.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

1. Shown radii are insufficient. As per § 12-205 (1), demonstrate internal circulation for service trucks to the loading area with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii.

Engineering Division:

1. At Engineering Division permit, the applicant is required to provide us with the soil boring reports for SW 145th Avenue. A 1.5 inch overlay of roadway will be required by applicant. An off-site plan will be required during engineering permit.

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 November 19, 2007 and November 26, 2007. The petitioner's Citizen Participation Report is attached.
The petitioner's site design meets the intent of the R-1, Estate Dwelling District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The proposed site plan will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 1 DU/Acre.

Staff finds that the site plan complies with the general purpose of the R-1, Estate Dwelling District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with uses and properties located along SW 145th Avenue.

Staff Recommendation

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

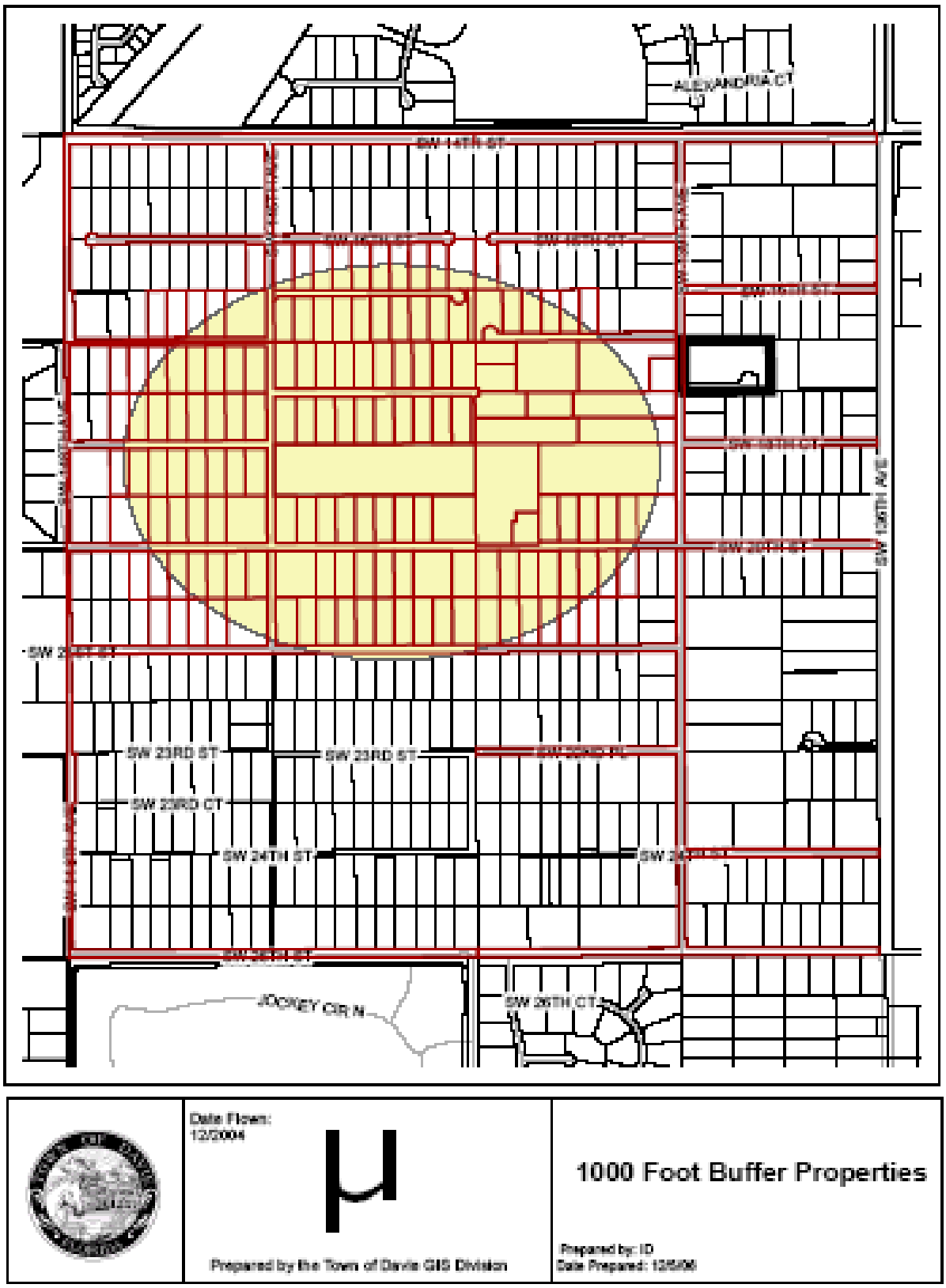


Exhibit 2 *(Property Owners within 1,000' of the Subject Site)*

SP 6-9-06
ABECASSIS,JOEL & NANCY L
14691 SW 20 ST
DAVIE FL 33325-4936

SP 6-9-06
AGUILAR,CARLOS & MARIA
14021 SW 20 ST
DAVIE FL 33325-5420

SP 6-9-06
ALEXIS,GHISLANE & RAQUL
14061 SW 21ST ST
DAVIE FL 33325

SP 6-9-06
ALONSO,ARMANDO L &
ALONSO,ROSA M
1704 SW 142 AVE
DAVIE FL 33325-5429

SP 6-9-06
BAUER,RONALD K & CHERYL R
14510 SW 20TH ST
DAVIE FL 33325-4933

SP 6-9-06
BECKER,EDWARD T
13950 SW 20 ST
DAVIE FL 33325-5417

SP 6-9-06
BEHE,DANIELLE
14410 SW 17TH ST
DAVIE FL 33325-5929

SP 6-9-06
BENEVENTO,VINCENT
14161 SW 17TH ST
DAVIE FL 33325-5933

SP 6-9-06
BERRY,JOHN O
14291 SW 21 ST
DAVIE FL 33325-5402

SP 6-9-06
BOYCE,ROBERT O & KAREN S
14660 SW 18TH CT
DAVIE FL 33325-4931

SP 6-9-06
BRADSHAW,JOHNNY ELBERT
14201 SW 21 ST
DAVIE FL 33325-5402

SP 6-9-06
BROCK,H C & MARY L
14311 SW 20TH ST
DAVIE FL 33325-5426

SP 6-9-06
BUTLER,DALE MICKEY & KOREEN
14011 SW 20 ST
DAVIE FL 33325-5420

SP 6-9-06
CAMACHO,AURELIO & BELKIS
14190 SW 20 ST
DAVIE FL 33325-5421

SP 6-9-06
CARBONELL,JOSE L & ELIZABETH
14301 SW 21ST ST
DAVIE FL 33325-5410

SP 6-9-06
CARLTON,CHRISTOPHER & CAROLINE
14330 SW 20TH ST
DAVIE FL 33325-5425

SP 6-9-06
CARROLL,B & JEAN
14501 SW 20TH ST
DAVIE FL 33325-4934

SP 6-9-06
CASTRO,JOSE & OLGA M
14400 SW 24TH ST
DAVIE FL 33325-5037

SP 6-9-06
CHAPLES,ARNOLD SIDNEY & IRENE
14401 SW 21ST ST
DAVIE FL 33325-5412

SP 6-9-06
COLEMAN,CHERISE
14202 SW 16TH ST
DAVIE FL 33325-5907

SP 6-9-06
COLON,JOSE A
14601 SW 17 CT
DAVIE FL 33325-5922

SP 6-9-06
CORBETT,SUSAN J
14100 SW 20 ST
DAVIE FL 33325-5421

SP 6-9-06
CORNELIA,NATALIE
943 SW 149 WAY
SUNRISE FL 33326

SP 6-9-06
COWHEARD,DAVID & EDERLINDA
14644 SW 17 CT
DAVIE FL 33325

SP 6-9-06
CROWL,JAMES A & DOROTHY D
14290 SW 17 ST
DAVIE FL 33325-5925

SP 6-9-06
DAMIANI,FRANCES R
REYES,CLARA
14241 SW 21 ST
DAVIE FL 33325-5402

SP 6-9-06
DAYRINGER,HOWARD W & VIOLA J
14180 SW 20TH ST
DAVIE FL 33325-5421

SP 6-9-06
DE JESUS,ANDREW &
WISHART,NICOLE
14490 SW 16 ST
DAVIE FL 33325-5911

SP 6-9-06
DEBLASIO,NAT
DEBLASIO,MARILYN
14490 SW 17 ST
DAVIE FL 33325-5929

SP 6-9-06
DEMOCKO,DAVID &
DEMOCKO,FRANCINE S
14233 SW 16 CT
DAVIE FL 33325

SP 6-9-06
DILIDDO,SABINO & FAUSTINA
14030 SW 20TH ST
DAVIE FL 33325-5419

SP 6-9-06
ELLIOTT,RAYMOND O
ELLIOTT,SANDRA J
14260 SW 16 ST
DAVIE FL 33325-5907

SP 6-9-06
FERRARI,GINA T
14031 SW 20TH ST
DAVIE FL 33325-5420

SP 6-9-06
FLYNN,BRIAN & ASELA
14031 SW 17 ST
DAVIE FL 33325-5934

SP 6-9-06
FREEMAN,DONALD D III & CATHY A
14261 SW 21ST ST
DAVIE FL 33325-5402

SP 6-9-06
GAFANOVICH,NATALIA&
STEWAT,MITCHELL
14200 SW 20 ST
DAVIE FL 33325-5423

SP 6-9-06
GEOGHEGAN,GLENN & NANCY
14051 SW 17 ST
DAVIE FL 33325-5934

SP 6-9-06
GONZALEZ,OSCAR & LAURA
14551 SW 17 CT
DAVIE FL 33325-5920

SP 6-9-06
GREEN,KENNETH & CAROL S
14500 SW 17 CT
DAVIE FL 33325

SP 6-9-06
GREY,HAROLD L & JESSICA L
14601 SW 20TH ST
DAVIE FL 33325-4936

SP 6-9-06
DRAKE-WAGNER,ELAINE &
WAGNER,RAYMOND J
14300 SW 16 ST
DAVIE FL 33325-5909

SP 6-9-06
ENTREKIN,ALFRED H & MARTHA B
14560 SW 18TH CT
DAVIE FL 33325-4951

SP 6-9-06
FISHER,PETER
14360 SW 20 ST
DAVIE FL 33325-5425

SP 6-9-06
FOWLER,STANLEY RAE &
ELIZABETH
14611 SW 17TH CT
DAVIE FL 33325-5922

SP 6-9-06
FRISENDA,FRANK & LINDA
14333 SW 16 CT
DAVIE FL 33325

SP 6-9-06
GALE,STEVEN C
STONE,VICKY A
14481 SW 20 ST
DAVIE FL 33325-5428

SP 6-9-06
GOLDSTEIN,L & MIRIAM E
14450 SW 17TH ST
DAVIE FL 33325-5929

SP 6-9-06
GORE,R L & TRINA R
14321 SW 20TH ST
DAVIE FL 33325-5426

SP 6-9-06
GREENBERG,MICHAEL C &
MARQUITA
14647 SW 18TH CT
DAVIE FL 33325-4932

SP 6-9-06
HAIGHT,FRANCIS K & LATRICIA D
14511 SW 17 CT
DAVIE FL 33325-5920

SP 6-9-06
EARLY,MARK & JOANN
14541 SW 18 CT
DAVIE FL 33325-4952

SP 6-9-06
ESTIS,PETER & BARBARA
14141 SW 17TH ST
DAVIE FL 33325-5933

SP 6-9-06
FLORIDA REALTY REV TR
757 SE 17 ST #355
FT LAUDERDALE FL 33316

SP 6-9-06
FRAGINALS,ANGELA M
14691 SW 18 CT
DAVIE FL 33325-4932

SP 6-9-06
FRONDA,PAUL & JEANNETTE
14220 SW 20 ST
DAVIE FL 33325-5423

SP 6-9-06
GEMMA,JERRY
14631 SW 21ST ST
DAVIE FL 33325-4928

SP 6-9-06
GONZALEZ,ORLANDO & MILADY
14121 SW 17TH ST
DAVIE FL 33325-5933

SP 6-9-06
GREB,G J & CYNTHIA A
14001 SW 20TH ST
DAVIE FL 33325-5420

SP 6-9-06
GREGO,DAVID & DAWN
14400 SW 16TH ST
DAVIE FL 33325-5911

SP 6-9-06
HARRELL,WESLEY & LAURA
14040 SW 20TH ST
DAVIE FL 33325-5419

SP 6-9-06
HICKS,KENNETH R JR & MARY E
14475 SW 16 CT
DAVIE FL 33325

SP 6-9-06
HIGGINS,KATHLEEN M
14430 SW 16TH ST
DAVIE FL 33325-5911

SP 6-9-06
HIRSCH,MARC IVAN
14460 SW 17TH ST
DAVIE FL 33325-5929

SP 6-9-06
HLAY,DAVID M III
14291 SW 17TH ST
DAVIE FL 33325-5926

SP 6-9-06
HOLOBAUGH,THELMA R
PO BOX 267762
WESTON FL 33326-7762

SP 6-9-06
HOUSE,FREDERICK A
14201 SW 20 ST
DAVIE FL 33325

SP 6-9-06
HUSSMANN,BETZABE & HARALD
14461 SW 17 ST
DAVIE FL 33325-5930

SP 6-9-06
IGLESIAS,RAY &
IGLESIAS,EUNICE
14463 SW 16 CT
DAVIE FL 33325-5937

SP 6-9-06
INDUISI,ANTHONY & LINDA
14370 SW 16TH ST
DAVIE FL 33325-5909

SP 6-9-06
ITEN,JAMES KENNETH
14319 SW 17TH ST
DAVIE FL 33325-5928

SP 6-9-06
JOHNSTON,JOSEPH R & CAROL
14575 SW 20 ST
DAVIE FL 33325-4934

SP 6-9-06
JULIANO,ENRICO SR
14597 SW 18 CT
DAVIE FL 33325

SP 6-9-06
K&P HOMEOWNERS ASSOCIATION
% KODSI,JOSEPH TR
11701 ROYAL PALM BLVD
CORAL SPRINGS FL 33065-3372

SP 6-9-06
KENNEDY,GLENN & NONA J
PESTER,STU
1900 SW 145 AVE
DAVIE FL 33325-4900

SP 6-9-06
KHAN,MOHAMAD Y & NUSRAT
14211 SW 17 ST
DAVIE FL 33325-5926

SP 6-9-06
KINSEY,GLEN THOMAS & DONNA M
14101 SW 17TH ST
DAVIE FL 33325-5933

SP 6-9-06
KLIKA,MILTON JR & ELIZA F
14500 SW 20TH ST
DAVIE FL 33325-4933

SP 6-9-06
KOUTSOGIANNIS,VICKY
14391 SW 20 ST
DAVIE FL 33325-5426

SP 6-9-06
LAMBERT,STEVE M & GINA M
14350 SW 17TH ST
DAVIE FL 33325-5927

SP 6-9-06
LINN,ALBERT H & KAREN A
14401 SW 20TH ST
DAVIE FL 33325-5428

SP 6-9-06
LODGE,EDMOND M & JANET L
14640 SW 17 CT
DAVIE FL 33325-5921

SP 6-9-06
LORENZO,RENE & NORMA
14647 SW 17 CT
DAVIE FL 33325

SP 6-9-06
MADISON,SAMUEL JR & SASKIA
1831 SW 139 AVE
DAVIE FL 33325

SP 6-9-06
MANISCALCO,CARMEN & DANEEN
14441 SW 21ST ST
DAVIE FL 33325-5412

SP 6-9-06
MANTILLA,BENJAMIN & ANNA B
1791 SW 139 AVE
DAVIE FL 33325

SP 6-9-06
MARINO,GERALD & JANE
1710 SW 142 AVE
DAVIE FL 33325-5429

SP 6-9-06
MARRERO,LUIS
14310 SW 17 ST
DAVIE FL 33325-5927

SP 6-9-06
MARSH,NORMAN F & CARLENE M
14141 SW 21 ST
DAVIE FL 33325

SP 6-9-06
MATHEWS,KEVIN W & ELISH P
14351 SW 21ST ST
DAVIE FL 33325-5410

SP 6-9-06
MAZIE,RANDY & DEBRA L
14161 SW 21 ST
DAVIE FL 33325-5408

SP 6-9-06
MCGRATH,CLAIRE K
CARROLL,GREGORY D
14450 SW 20 ST
DAVIE FL 33325-4934

SP 6-9-06
MEDLEY,CRAIG A & RHONDA J
BROWN
14630 SW 17 CT
DAVIE FL 33325-5921

SP 6-9-06
MENDEZ,PETER & CHRISTINE D
14180 SW 15TH CT
DAVIE FL 33325-5917

SP 6-9-06
MENDOZA,JOSE A
BURGOS,MICHELLE
14430 SW 17 ST
DAVIE FL 33325

SP 6-9-06
MERCHANT,JOHN MARK & DONNA
14520 SW 20TH ST
DAVIE FL 33325-4933

SP 6-9-06
MOORE,EDWARD L
14601 SW 21ST ST
DAVIE FL 33325-4928

SP 6-9-06
MOORE,JAMES R & NEALIE PEARL
14300 SW 20 ST
DAVIE FL 33325-5425

SP 6-9-06
NACEWICZ,LINDA R
NACEWICZ,WILLIAM
14101 SW 20 ST
DAVIE FL 33325-5422

SP 6-9-06
NAPOLITANO,GEORGE & THELMA
14651 SW 18TH CT
DAVIE FL 33325-4932

SP 6-9-06
NENCHECK,STEVEN L & CLAIRE F
14363 SW 16 CT
DAVIE FL 33325

SP 6-9-06
NEWMAN,JEFFERY & MICHELLE
14501 SW 17TH CT
DAVIE FL 33325-5920

SP 6-9-06
NG,KENBIAN ANGEL & ANNABEL A
14690 SW 18 CT
DAVIE FL 33325-4931

SP 6-9-06
OLESIEWICZ,STANLEY T & LORRAINE
14400 SW 20TH ST
DAVIE FL 33325-5427

SP 6-9-06
O'NEIL,TERENCE &
O'NEIL,DEBORAH W
1708 SW 142 AVE
DAVIE FL 33325-5429

SP 6-9-06
ORR,WILLIAM & CYNTHIA
14051 SW 21ST ST
DAVIE FL 33325-5406

SP 6-9-06
ORTEGA,OLGA IRIS
14010 SW 20TH ST
DAVIE FL 33325-5419

SP 6-9-06
PATRONAGGIO,V E & HEATHER L
14389 SW 17TH ST
DAVIE FL 33325-5928

SP 6-9-06
PAYNE,HERBERT & HEIDI S
14501 SW 21 ST
DAVIE FL 33325-4926

SP 6-9-06
PEREZ,FRANCISCO J & SANDRA N A
14620 SW 17TH CT
DAVIE FL 33325-5921

SP 6-9-06
PEREZ,VIDAL R & ANA L
14561 SW 18TH CT
DAVIE FL 33325-4952

SP 6-9-06
PESOLA,PETER A
PESOLA,REGLA M
14221 SW 21 ST
DAVIE FL 33325-5402

SP 6-9-06
PFISTER,THOMAS &
PFISTER,JANE C
14303 SW 16 CT
DAVIE FL 33325

SP 6-9-06
PIEIGA,ROLANDO &
LEON,JENNY
14000 SW 20 ST
DAVIE FL 33325

SP 6-9-06
PINEYRO,ROBERT & LORRAINE
19086 NW 23 ST
PEMBROKE PINES FL 33029

SP 6-9-06
PORIO,DEAN L
14650 SW 20TH ST
DAVIE FL 33325-4935

SP 6-9-06
PRUETT,SHEREE D
14600 SW 20TH ST
DAVIE FL 33325-4935

SP 6-9-06
RAINES,W D SR & SHIRLEY M
14230 SW 17 ST
DAVIE FL 33325-5925

SP 6-9-06
REED,EVANGELINE L F
14330 SW 16TH ST
DAVIE FL 33325-5909

SP 6-9-06
RESANDA CORP
1751 SW 139 AVE
DAVIE FL 33325-6024

SP 6-9-06
ROSENTAL,DAVID & G
COHN,HANS E & SILVIA
14500 SW 16 ST
DAVIE FL 33325-5903

SP 6-9-06
SALAZAR,LAZARO A & CELINA G
14521 SW 21ST ST
DAVIE FL 33325-4926

SP 6-9-06
SCHARF,WILLIAM L & LINDA M
14551 SW 21ST ST
DAVIE FL 33325-4926

SP 6-9-06
SILVERMAN,MARK & JOANNE
14530 SW 18TH CT
DAVIE FL 33325-4951

SP 6-9-06
SPARKS,WILLIAM G & JONI
14403 SW 16 CT
DAVIE FL 33024

SP 6-9-06
STEELE,RICKY & BARBARA
14480 SW 16 ST
DAVIE FL 33325

SP 6-9-06
STUMPF,LARRY
14261 SW 16TH ST
DAVIE FL 33325-5908

SP 6-9-06
UNSINN,DOUGLAS & JOAN
14081 SW 21 ST
DAVIE FL 33325-5406

SP 6-9-06
WASTENEY,RICHARD L & CHERRY SUE
14035 SW 20 ST
DAVIE FL 33325-5420

SP 6-9-06
RIHA,GERALYN
HUERTA,ROBERT
14431 SW 21 ST
DAVIE FL 33325

SP 6-9-06
ROTH,KEITH & KAREN
14631 SW 20 ST
DAVIE FL 33325-4936

SP 6-9-06
SAMPSON,ERIK M & LINDA M
14701 SW 18TH CT
DAVIE FL 33325-4940

SP 6-9-06
SCHROEDER,SUE F
14571 SW 17 CT
DAVIE FL 33325-5920

SP 6-9-06
SLADE,SALLY B
CHASE,LYNN D
14530 SW 20 ST
DAVIE FL 33325-4933

SP 6-9-06
STAEHELI,ROBERT C & MARIA
14501 SW 18 CT
DAVIE FL 33325-4952

SP 6-9-06
STEIER,FRANCES J
STEPP,KONRAD
14263 SW 16 CT
DAVIE FL 33325

SP 6-9-06
TROWBRIDGE-CRUMP,MARY C
CRUMP,DARRYL W
14690 SW 20 ST
DAVIE FL 33325-4935

SP 6-9-06
WANSCHEK,LAWRENCE D
14600 SW 18TH CT
DAVIE FL 33325-4931

SP 6-9-06
WELLS,KENTON N & CHARLENE
14590 SW 18TH CT
DAVIE FL 33325-4951

SP 6-9-06
RIVERA,OSCAR & M
VARGAS,JULIO C & ROSLYN
14203 SW 16TH CT
DAVIE FL 33325-5938

SP 6-9-06
RUDDY,CORNELIUS J II & AMANDA
14241 SW 20 ST
DAVIE FL 33325-5424

SP 6-9-06
SAUNDERS,BENITA FRANKLIN TRSTE
SAUNDERS,NICOLE TR
1981 SW 139 AVE
DAVIE FL 33325-6040

SP 6-9-06
SEVEN LOTS HOMEOWNERS ASSN INC
8666 SW 14TH ST
HOLLYWOOD FL 33025-3391

SP 6-9-06
SPARKS,WILLIAM G & JONI
14403 SW 16 CT
DAVIE FL 33325

SP 6-9-06
STAGER,RANDY
14650 SW 17TH CT
DAVIE FL 33325-5921

SP 6-9-06
STONE,NEALIE P
14300 SW 20TH ST
DAVIE FL 33325-5425

SP 6-9-06
TSIOLIS,GEORGE N
PATSAVOS,PANAGIOTIS
14441 SW 17TH ST
DAVIE FL 33325-5930

SP 6-9-06
WAREHAM,THOMAS J & MELINE K
14500 SW 18TH CT
DAVIE FL 33325-4951

SP 6-9-06
WENTWORTH,MITCHELL M
WIDHALM,MEAGAN K
14701 SW 20 ST
DAVIE FL 33325-4938

SP 6-9-06
WEZYK,THEODORE & LINDA B REV TR
13575 SW 28 ST
DAVIE FL 33330

SP 6-9-06
WOZNICKI,PETER D & IVY G
14700 SW 18TH CT
DAVIE FL 33325-4939

SP 6-9-06
ZERO,ANDREW & MICHELLE
14301 SW 17 ST
DAVIE FL 33325-5928

Exhibit 3 (*Public Participation Notice*)

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD, DAVIE, FL. 33314

November 2, 2007

Dear Property Owner,

RE: Notice of public hearing

This letter is to invite you to a citizen participation meeting related to the West Oak Estates, residential project, located at 1900 S.W. 145th Ave., Davie, FL. The project consists of nine (9) detached single family homes (1 existing and 8 proposed). The proposed homes will be custom made with each house having a minimum living area of 3,500 s.f.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notices to all the property owners within 1000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings at the Town of Davie Shenandoah Park Community Room, located at 14601 S.W. 14th Street, Davie, FL 33325:

First meeting date: November 19, 2007 at 6:00 p.m.
Second meeting date: November 26, 2007 at 6:00 p.m.

We will have plans of the proposed project and will be ready to answer any questions you may have, and will listen to any suggestions. If you wish to submit written comments, please send them to Associated Engineers of South Florida, Inc., 5450 Griffin Road, Davie, FL 33314, Telephone No. (954) 689-7464.

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

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

By: Pres.
Gustavo X. Aguirre, President

Attachments: Location map & reduced site plan

cc: Town of Davie Planning Division
Mr. Stuart Pester

03-128mailmerge letter 02

Phone: (954) 584-6880 **Fax: (954) 584-2862**

Exhibit 4 (*Public Participation Sign-in Sheets*)

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date) 11/19/07

NAME	ADDRESS	PHONE
Neil Ruddy	14241 S.W. 20 St.	954 472-2567
Amanda Ruddy	14241 SW 20 St	954 472-2567
Pete Fisher	14360 SW 20th St.	954-410-6319
Steve/Gina Lambert	14350 SW 17 St	954-452-0061
James Crowl	14290 SW 17 ST	
"	14240 SW 17 ST	954 347-5870
HENRY BROCK	14311 SW 20 ST	954-473-4600
MARY LOU BROCK	" "	"
KAREN LINN	14401 SW 20 St	954 474-7525
ALBER LINN	14401 SW 20 St	954 474 7525
FREDERICK HOUSE	14201 SW. 20TH ST.	954-445-3397
STEVEN GALE	14481 SW 20 ST.	954 423 8978

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date) 11/26/07

NAME	ADDRESS	PHONE
Neil Rudolf	14241 S.W. 20 St	954-472-2067
Amanda Rudolf	14241 S.W. 20 St	954-472-2067
KAREN LINN	14401 SW 20 St	954 474 7525
ALBERT LINN	14401 SW 20 St	954 474 7525
James Crowl	14290 SW 17 ST	954 347-5870
	14240 SW 17 ST	
Frederick House	14201 S.W. 20th ST.	954-445-3397
Marlon Lois	13251 S.W. 16th ct.	954-559-5095
STEVEN GALE	14481 SW 20 ST.	954.423.8978
MARY LOU BROCK	14311 SW 20 St	954-473-4600
HENRY BROCK	14311 SW 20 ST	954-473-4600

ALSO ATTENDED: EX COUNCILMEMBER JUDITH PAUL
MRS. NONA KENNEDY, OWNER

Exhibit 6 (Public Participation Report)

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD, DAVIE, FL. 33314

December 17, 2008

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

ATT: Lise Bazinet, Planner II

RE: West Oak Estates
Public Participation Meetings
Your Project SP 6-9-06/04-310
Our Project No. 03-128

Dear Lise:

Please be advised that as required by Davie Code we did advertise and notified all property owners within 1,000 ft. of subject property to invite them to two (2) Public Hearings. The first took place on Monday, November 19, 2007, and the second on Monday, November 26, 2007. The Meetings were scheduled to take place at 6.00 P.M. on both dates.
To the first meeting 12 neighbors attended, as per the enclosed Sign-in Sheet. The items discussed were as follows:

1.- There was general consensus between all attendants that Street Lights should be eliminated from this project.
I explained to them that Davie code requires the installation of Street Lights, however I told them that the Lighting System was designed to minimize the light overspill onto the adjoining properties. Their response was that even if the lighting does not overspill onto their properties, they will be able to see the illumination on the adjoining property. I told them that I will check with Davie Planning Department about the possibility of eliminating the Street Lights.

2.- Some neighbors wanted the access Road to be shifted to the Northern property Line or to the middle of the property. Owners of properties North of this project objected to the suggested change of the road to the North property Line.
I responded to the attendants, that the location of the entrance Road was already set, because the Plat placing the Road along the South Property Line was already recorded, and that it could not be changed, without going through a costly and lengthy process of re-plating the property. I mentioned to them that the Plat was originally designed with the access Road along the North property Line, however after lengthy discussions with. Davie Engineering

Phone: (954) 584-6880 **Fax: (954) 584-2862**

Department we had to move the Road to the South to avoid, what Davie Engineering called a misalignment of the proposal access Road with existing S.W. 18th Court, and finally the Road could not have been placed at the middle of the property, because there is an existing residence placed at the middle of the property. Those were the reasons why the Plat was recorded with the access Road along the South side of the property.

3.- Some residents were requesting a higher Berm and more Landscaping along the 10 Ft. Landscape Buffer Easement, along the South property Line, others were requesting that instead of a Berm a 6 ft. masonry wall be constructed. I explained to the attendants, that the height of the Berm as shown on the drawings was designed to keep all the storm run-off up to a 25 years event, inside the property, and that this elevation was already approved by the Central Broward Water Control District. With regards to the 6 ft. masonry wall, I explained to the attendants that the existing zoning of this parcel does not allow the construction of a continuous perimeters wall. With regards to the Landscaping along the South property Line I told them that I was going to check with the property owners if they will agree to a different scheme.

4.- Mr. Steven Gale, the property owners to the South of Parcel "A" indicated that along their common property line, within Parcel "A" there is a Row of Ficus Hedge that is not properly maintained by the subject project owners, and that he has to maintain this hedge. He did shown pictures confirming his statement. I told him that I was going to notify the owners about his complaint.

5.- Finally most of the attendants indicated that because of security reasons they will prefer that this project be allowed to be a gated community, to avoid possible breaking-into their properties from the new access Road. I told them that Davie will not allow a gated community within the existing zoning for this project, however I said to them that I was going to mention their request to the Davie Planning Department.

Their final request it was that for the second meeting they want it to see a representative from the Planning Department, a representative from the Town Council, and the owner at the meeting. Between the meetings I conveyed all of the above information to you, who confirmed to me that I was correct with my responses, and indicated that the purpose of the meetings was to establish direct communication between neighbors and developers, and that Staff and Council was not obligated to be present, although they may choose to attend.

To the second meeting 10 Neighbors, Councilman Marlon Luis, Ex-councilperson Judith Paul and Mrs. Nona Kennedy, owner, attended, as per the enclosed Sign-in Sheet. The item discussed were as follows:

I opened the meeting saying that Davie Staff had confirmed to us that the Street Lights, were required by Code, that the masonry Wall, and gated subdivision were not allowed by code within this property zoning.

I told Mr. Steve Gale that the owners had agree to take care of the existing ficus hedge, which at time of development is to be removed and replaced with the elaborate Landscaping shown on the proposed Landscape Plans. With regards to the Landscaping enhancement, I told Mr. Brock, a neighbor who indicated to be a Landscape Contractor, that the owners had agreed to follow any recommendations the neighbors might have to improve the proposed landscape. However, he refused to give any suggestions.

Again the discussions were basically the same as the first meeting, mainly with regards to the access Road Location. Mrs. Paul confirmed that the Plat approval of the Location of the access Road along the South Property Line was based on the recommendation of the Town engineer to avoid conflicting traffic caused by the misalignments of the proposed Road with S.W. 18th Court. In conclusion there were a number of negative comments from the neighbors toward the owners, basically saying that they will prefer the property to remain vacant. We closed the Public hearing at 7.00 P.M.

We hope that the above satisfies the requirement for Public Participation in the Site Plan review process.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

Gustavo X. Aguirre, President
enclosure

cc: Mrs. Nona Kennedy
Mr. Stuart Pester

03-128PUBLIC PART MEETINGS REPORT LISE _ gxaletters

Exhibit 7 (CBWCD Letter of Approval)

CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

David Donzelia, Chair
Kevin Biederman, Vice-Chair
Douglas R. Bell
Cris Fardelmann
Tom Green
Casey K. Lee

TELEPHONE: (954) 432-5110
FAX: (954) 432-8603
E-Mail: mtcrowley@bellsouth.net

February 17, 2006

Mr. Gus Aguirre
Associated Engineers & Surveyors, Inc.
5450 Griffin Road
Davie, FL 33314

Re: West Oaks Estate - PD

Dear Mr. Aguirre:

Please be advised that the above mentioned property was approved subject to: *Correcting the discrepancies between the plan view and the section for the dry retention and flowage easement areas, and also identifying areas that were dedicated by plat since this was not a plat*, by the Board of Commissioners of the Central Broward Water Control District at their regularly scheduled meeting on Wednesday, February 8, 2005. Attached is a copy of the minutes for your convenience.

If you have any questions, please feel free to call me at 954 432-5110.

Sincerely,

Michael Crowley
District Manager

MC/vg

Attachment

Exhibit 8 ***(Future Land Use Map)***

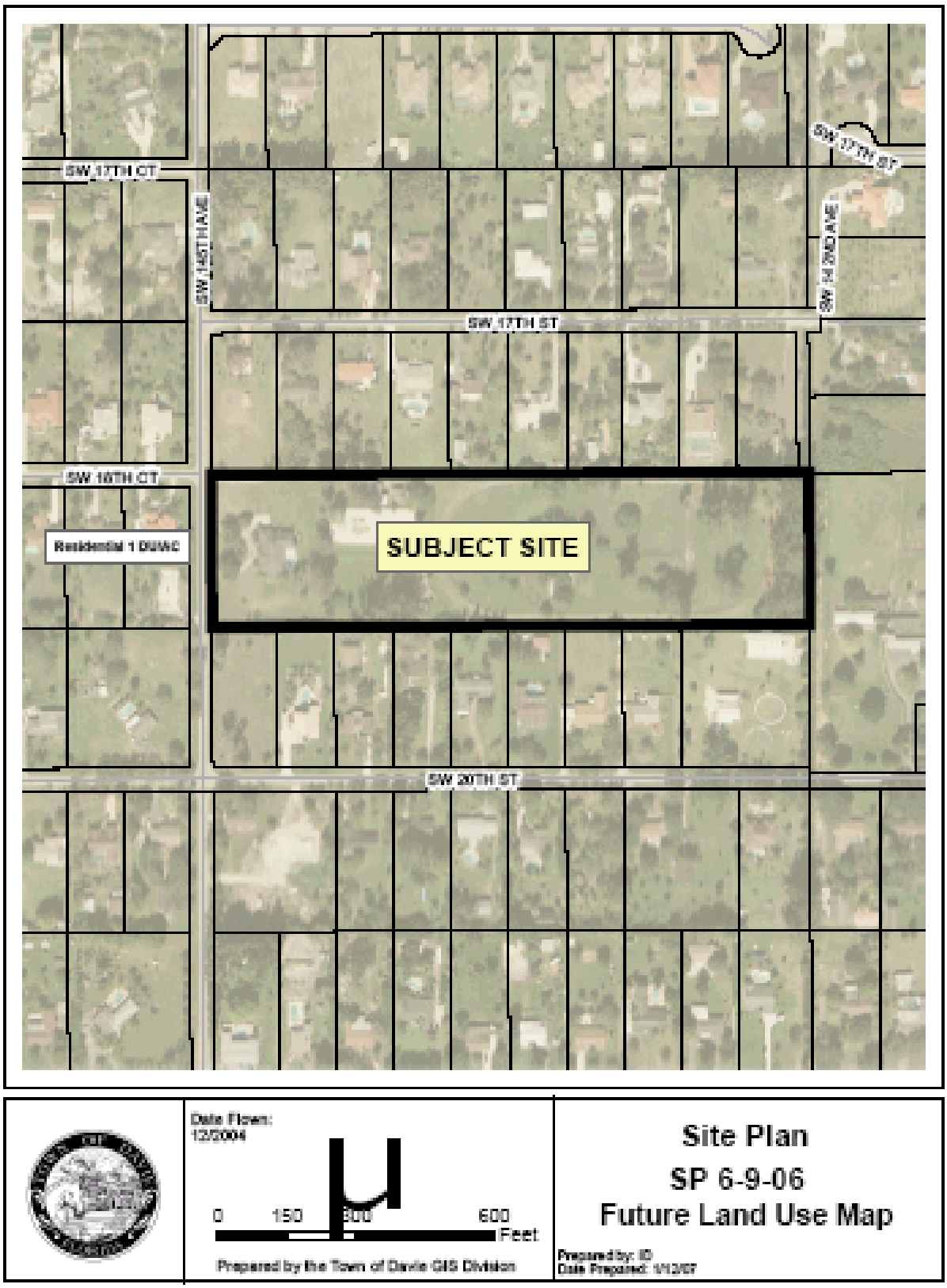
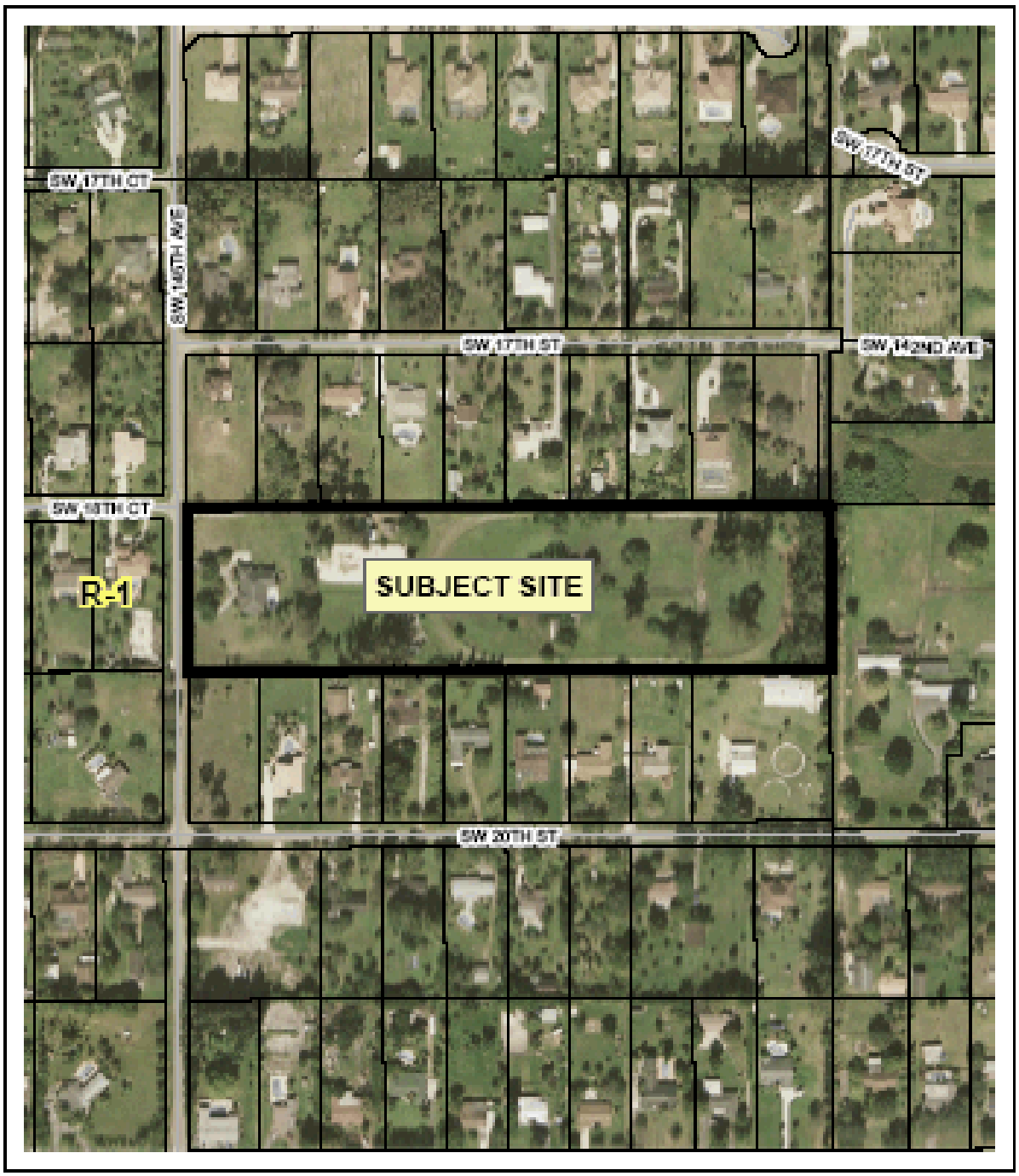


Exhibit 9 ***(Aerial, Zoning, and Subject Site Map)***



Date Flown:
12/2004

0 150 300 600
Feet

Prepared by the Town of Davie GIS Division

Site Plan
SP 6-9-06
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 1/12/07

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD, DAVIE, FL. 33314

September 5, 2008

Dear Property Owner,

RE: Notice of public hearing

This letter is to invite you to a citizen participation meeting related to the West Oak Estates, residential project, located at 1900 S.W. 145th Ave., Davie, FL. The project consists of nine (9) detached single family homes (1 existing and 8 proposed). The proposed homes will be custom made with each house having a minimum living area of 3,500 s.f.

Although we had already held two (2) citizen participation meetings with property owners within 100 feet of the subject site, at the request of Town Council we agreed to meet once again with the same property owners and/or other interested parties. In a effort to resolve objections to the development of the subject site, as recommended for approval by Town of Davie and Board Members of Site Plan Committee. For this reason we have scheduled a third meeting at The Town of Davie Shenandoah Park Community Room, located at 14601 S.W. 14th Street, Davie, Fl., on:

Meeting date: September 16, 2008 at 6:00 p.m.

We will have plans of the proposed project and will be ready to discuss any suggestions you may have. Property owners will attend this meeting.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

By: Gust X. Aguirre Pres.
Gustavo X. Aguirre, President

Attachments: Reduced site plan & Aerial Map

cc: Town of Davie Planning Division
Mr. Stuart Pester & Mrs. Nona Kennedy
Town Council

03-128 Public Hearing 3.doc

Phone: (954) 584-6880 **Fax: (954) 584-2862**

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD, DAVIE, FL. 33314

September 17, 2008

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

Attn: Lise Bazinet, Planner II

RE: West Oak Estates
Third Public Participation Meeting
Your Project SP 6-09-06/ 04-310
Our Project No. 03-128

Dear Lise:

As recommended by Davie Town Council at their meeting of August 20, 2008 we did readvertise and notifieD all property owners within 1,000 ft. of the subject property to invite them to a third Public Hearing, which took place on Tuesday September 16, 2008 at 6:00 PM at the Shenandoah Park Community Room.

The enclosed sign-in sheet shows that 15 neighbors did attend the meeting in addition to the engineers and Mrs. Nona Kennedy and Mr. Stuart Pester owners and developers of this project. The developers opened the discussion, asking the attendants for a list of concerns related to the development of the proposed project.

The major concern expressed, was the location of the Road along the South Property Line. They indicated, that the 9 lots along the South property Line were going to have 2 frontage Roads. They also indicated that if the Access Road in our Plat was dedicated as a Public Road, why they could not have direct access to that Road from their Lots, and they also expressed concern about the security of their property, created by the addition of another paved access to the rear of their properties.

We responded that the Road was located along the South Property Line as directed by Town of Davie Engineering Department. Our original Design, in fact, showed the Road along The North Property Line, however, The Town Engineer indicated that Road as proposed had a misalignment with S.W. 18th Court, which could create some safety problems, because of that, he directed us to place the Road along the South Property Line, which is the way Town Council approved the Plat, and finally the Plat got Recorded in Broward County Records. The owners did indicate that they had no preference for the Road being in either side, but changing the location of the Road at this time will represent at least $ 50,000.00 in engineering and governmental fees to do a new Plat and at least another 3 years delay in re-platting, and re-engineering the entire

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project including the re-processing of all approvals from regulatory agencies, which represents an additional cost in Real Estate Taxes and interests.

There was also a brief discussion as to why we did not place the road in the middle of the Tract, to which we responded that there is an existing house on S.W. 145th Avenue, which will remain in place and finally we had maps of the neighborhood which clearly indicates that all of the houses in the area are developed on similar Lots as the ones that we are proposing 125' x 280'±, and to develop otherwise it will not be in harmony to the existing developments.

With regards to direct access from the Lots to the South to our access Road we told them that their Lots did not abut directly to the new access Road Right-of -Way, that there was a strip of Land or Landscape Buffer with a 2'± high Berm separating their properties from the new access Right-of-Way. This Buffer area will prevent the directly access onto the proposed Paved Road. Also the Berm cannot be eliminated because it will be used to contain all the Storm run-off within our property. Finally considering their concern about security, we offered on behalf of the developers to install a 6 ft. high Vinyl Clad Chain Link fence on top of the berm. In response to questions regarding the strength of the Berm to restrain their horses, we told them that we will plant a hedge in front of the fence on their side of the fence.

There were other questions regarding the lighting, drainage, and gating of the access Road, which were answered as per our previous response in the previous meeting, which appeared to satisfy the neighbors. They were also some questions as to the traffic to be generated on S.W. 20th Street by Truck handing Construction material in, and out of the property.

Mrs. Judy Paul, advised the neighbors, that if the project is going to be approved, that the neighbors could request to Council that certain conditions be observed during the developmet of the project such as establishing the hours that work could take place and also the routing of the Vehicles carrying Construction Material to avoid the use of S.W. 20th Street.

We closed the Public hearing at 7:00 Pm.

The above shows our effort in trying to address the concerns of the neighbors, and although some people appeared to be satisfied with our responses, others were not, just keep in mind that we have done everything needed to be in compliance with Town Code, and Town Council should consider that fact in this Quasi-Judicial process.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

Gustavo X. Aguirre, President.

cc: All Councilmembers
Mr. Stuart Pester
Mrs. Nona Kennedy

03-128Councilmember gxaletters

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING III

(Date) 9/16/08

NAME WEST OAK ESTATES ADDRESS PHONE

RICHARD & TRINA GORE
14321 SW 20 St (954) 473-2459

Danielle & Paul Bowers
14410 SW 17 St 954/473-6004

HENRY & MARYLOU BROCK 954-473-4600
14311 SW 20 ST

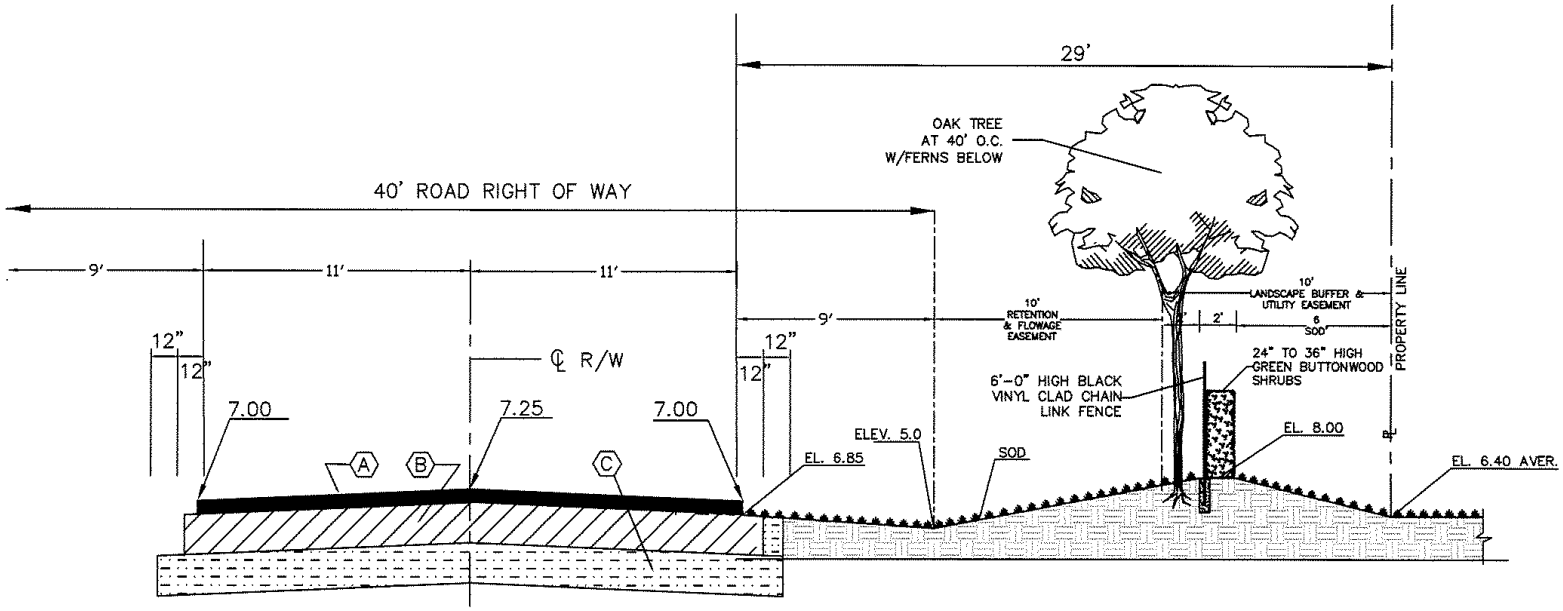
Reed, Evangeline 14330 SW 16 St
Judy Paul 954 476-2515 473-9168

Steve Gale 954 423 8978

John Holobaugh Gina Lambert 954-452-0061
14301 - SW 20st
Davie FL 33325 (954) 475-9647

KAREN + AL LINN
14401 SW 20 St
DAVIE 33325 954 474 7525

Jeannette & Paul Fronda 14220 S.W 20 St Davie FL 33325
Jean & Bob Carroll 14501 SW 20 St. DAVIE


29'
OAK TREE
AT 40' O.C.
W/FERNS BELOW
40' ROAD RIGHT OF WAY
9'
11'
11'
9'
12"
12"
12"
12"
℄ R/W
7.00
7.25
7.00
A
B
C
EL. 6.85
ELEV. 5.0
SOD
10'
RETENTION
& FLOWAGE
EASEMENT
10'
LANDSCAPE BUFFER &
UTILITY EASEMENT
2'
6
SOD
6'-0" HIGH BLACK
VINYL CLAD CHAIN
LINK FENCE
24" TO 36" HIGH
GREEN BUTTONWOOD
SHRUBS
EL. 8.00
PROPERTY LINE
EL. 6.40 AVER.

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.
PLANNING · STUDIES · DESIGN · INSPECTION SERVICES
5450 GRIFFIN ROAD · SUITE [illegible] · DAVIE, FL [illegible]
PHONE: [illegible] · FAX: [illegible]
CERTIFICATE OF AUTHORIZATION NO. [illegible]

WEST OAK ESTATES NEIGHBOURHOOD

SCALE:
N.T.S.