6.2
PUBLIC HEARING

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing: Rezoning Application, ZB 11-1-07/08-20/Norwegian Seamen's Church/2950 South Flamingo Road

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: REZONING - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 11-1-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB 11-1-07, Norwegian Seamen's Church, 2950 South Flamingo Road) {Approved on First Reading December 3, 2008 subject to the deed restrictions as agreed to, that it would be church to church and any other use would revert back to the original zoning and waive sovereign immunity. All voted in favor}

REPORT IN BRIEF: The petitioner requests to rezone the approximately 3.25 acres subject site from A-1, Agricultural District to CF, Community Facility District, to allow the site to be converted into the Norwegian Seamen’s Church. Ancillary uses include 3,200 square feet of church; 5,650 square feet of office for the Norwegian consulate and fellowship hall, 2,300 square feet of three-car garage/storage and a rectory (three units). According to the Land Development Code, the subject site meets the minimum requirements for the CF, Community Facilities District zoning classification, as the minimum lot size required is 1 acre, and a minimum lot frontage of 100 feet. In addition, community facilities, including houses of worship, are allowed in the Residential 1 Dwelling Unit per Acre, land use category provided such development is compatible with and does not adversely affect the development of surrounding land for designated purposes.

PREVIOUS ACTIONS: On October 15, 2008, Town Council tabled this to the December 3, 2008 meeting.

At the December 3, 2008, Councilmember Crowley made a motion, seconded by Vice-Mayor Luis, to approve on first reading with the deed restrictions as agreed to, that it would be church to church and any other use would revert back to the original zoning and waive sovereign immunity.

**Staff has provided additional language in the draft ordinance to ensure that the December 3, 2008 motion is enforceable.*

CONCURRENCES: At the October 22, 2008 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. DeArmas, to table the rezoning to November 12, 2008. In a voice vote, with Ms. Turin being absent, all voted in favor. **(Motion carried 4-0)**

At the November 12, 2008 Planning & Zoning Board meeting, Ms. Turin made a motion, seconded by Mr. DeArmas, to approve subject to any restrictions which the Town had asked for in terms of not for a school use and the residence apartments for none other than rectory/church staff; and subject to staff's comments (none made). In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – absent; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-0)**

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): Ordinance, Planning Report

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 11-1-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO CF, COMMUNITY FACILITIES DISTRICT; 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:** CF, Community Facilities District; 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 hereinafter described is hereby rezoned from A-1, Agricultural District, to CF, Community Facilities District;

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 is hereby amended to show the property described in Section 1, herein, as CF, Community Facilities District.

SECTION 3. Prior to the application for any building permits for new development on the parcel, Norwegian Seamen's Church, Inc. shall, after approval of the Town Attorney as to form, record in the Official Records of Broward County, deed restrictions, providing that:

a. The residential units on the parcel will be used only for church staff.
b. Any consulate office existing on the parcel waives rights to sovereign immunity.
c. The use of the parcel is restricted to "Place of Worship", specifically excluding school use, and will be rezoned back to

A-1, Agricultural District, by the Town of Davie if the use is converted to any other use.

SECTION ~~3~~ 4. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION ~~4~~ 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION ~~5~~ 6. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2008.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2008.

_____
_____
MAYOR/COUNCILMEMBER

ATTEST:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit "A"
Application: ZB 11-1-07/08-20/Norwegian Seamen's Church
Original Report Date: 09/12/08 **Revision(s):** 09/19/08, 11/14/08

TOWN OF DAVIE

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner

Name: Norwegian Seamen's Church, Inc.
Address: 1180 South America Way
City: Miami, Florida 33132
Phone: (305) 358-2814

Petitioner

Name: Tomas Suarez, The Clawson Group
Address: 214 Ponce de Leon Avenue
City: Royal Palm Beach, Florida 33411
Phone: (561) 798-0548

Background Information

Date of Notification: September 17, 2008 **Number of Notifications:** 97

Petitioner's Request: Rezone the approx. 3.25 acres subject site **FROM:** A-1, Agricultural District **TO:** CF, Community Facility District

Address: 2950 South Flamingo Road

Location: Generally located on the east side of Flamingo Road and along frontage road, north of Southwest 36th Court.

Future Land Use Plan Map: Residential 1 DU/Acre

Existing Zoning: A-1, Agricultural District

Proposed Zoning: CF, Community Facility District

Existing Use: Single-family home

Parcel Size: 3.257 gross acres (141,875 sq. ft.)

Proposed Use(s): House of Worship

Proposed Density: n/a

	Surrounding Use(s):	Surrounding Land Use Plan Map Designation(s):
North:	Nursery	Residential 1 DU/Acre
South:	Nursery	Residential 1 DU/Acre
East:	Nursery	Residential 1 DU/Acre
West:	Flamingo Road	Residential 1 DU/Acre

Surrounding Zoning(s):

North:	A-1, Agricultural District
South:	AG, Agricultural District
East:	A-1, Agricultural District/ AG, Agricultural District
West:	E, Estate District

Zoning History

Related zoning history:
Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

Concurrent Request(s) on same property:
Site Plan Application (SP 1-5-08), the petitioner requests a site plan approval for a House of Worship.

Plat Application (P 1-1-08), the petitioner requests approval of the plat known as the "Norwegian Seamen's Church".

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), Rezoning, Special Permits, Variances, and Vacations or Abandonment of Rights-of-Way, the purpose of this division is to guide the processing and granting of rezoning, special permits, variances and vacations or abandonment 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 12-24 (J)(13)), Community Facilities (CF) District, the CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, CF, Community Facilities District, requires the following minimums: lot area of 43,560 square feet, 100' frontage, 30 percent open space, and 35' maximum building height.

Comprehensive Plan Considerations

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

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Community Facilities Use, policy 13-2: Community Facilities may be permitted in land use categories other than Community Facilities category, provided such development is compatible with and does not adversely affect the development of surrounding land for designated purposes.

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

Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, 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, 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.

Application Details

The petitioner requests to rezone the approx. 3.25 acres subject site from A-1, Agricultural District to CF, Community Facility District to allow the site to be converted into the Norwegian Seamen's Church. Ancillary uses include 3,200 square feet of church; 5,650 square feet of office for the Norwegian consulate and fellowship hall, 2,300 square feet of three-car garage/storage and a rectory (three units). According to the

Land Development Code, the subject site meets the minimum requirements for the CF, Community Facilities District zoning classification, as the minimum lot size required is 43,560 square feet (approximately 1.0 acres), and a minimum lot frontage of 100 feet. In addition, Community Facilities including Houses of Worship are allowed in the Residential 1 Dwelling Unit per Acre, land use category provided such development is compatible with and does not adversely affect the development of surrounding land for designated purposes.

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 January 3, 2008 and January 10, 2008. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

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 application. The planning and zoning board shall make a recommendation upon the application to the town council, based upon its consideration of, where applicable, whether or not:

(a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Town of Davie Comprehensive Plan permits Community Facilities to include Houses of Worship within the Residential 1 DU/AC Future Land Use Plan Map designation and therefore rezoning the site to CF, Community Facilities District, is compatible with the underlying land use category.

(b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The CF, Community Facilities District, is compatible with the adjacent, Agricultural District zoning designations since this district is compatible with the Residential 1 DU/AC, Future Land Use category and the proposed development of the site as a House of Worship will be made compatible through the application of the Land Development Code's setback and buffering requirements.

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

The existing A-1, Agricultural District, boundaries are the original zoning boundaries and are logically drawn.

(d) The proposed change will adversely affect living conditions in the neighborhood;

Designating the site CF, Community Facilities District, in order to allow a House of Worship is not expected to have a negative impact on the neighborhood. Community Facilities including Houses of Worship are permitted in the Residential 1 DU/AC land use category. The Land Development Code requires that the site be designed to account for the adjacent uses by providing for minimum setbacks, limiting building height, and requiring landscape buffers.

(e) The proposed change will 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 traffic generated by the proposed House of Worship may be, at times, more than single family residential development on the site. The petitioner indicated that at peak hour, the maximum trip generation will be 16 trips, and that the community center and chapel will not have concurrent uses.

(f) The proposed change will adversely affect other property values;

Places of worship are uses commonly located with residential areas, and are not expected to have a negative impact on the value of the adjacent properties.

(g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

Rezoning the subject site will not deter improvements to the surrounding developed properties, since all properties are required to meet existing Land Development Code.

(h) The proposed change will 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 existing zoning designation of A-1, Agricultural District, is intended to implement the Agricultural and Residential one (1) dwelling unit per acre classifications of the Town of Davie Comprehensive Plan. Staff is not aware of any reasons why the property cannot be used in accord with the existing zoning.

(j) The proposed rezoning designation is 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.

Places of worship are uses commonly located within residential areas. However, under the existing zoning designation of A-1, Agricultural District, the existing single family residence enhances the Town's tax base.

Staff finds that the rezoning request complies with the general purpose of the proposed CF, Community Facilities District. The rezoning request 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 surrounding properties.

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 October 22, 2008 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. DeArmas, to table the rezoning to November 12, 2008. In a voice vote, with Ms. Turin being absent, all voted in favor. **(Motion carried 4-0)**

At the November 12, 2008 Planning & Zoning Board meeting, Ms. Turin made a motion, seconded by Mr. DeArmas, to approve subject to any restrictions which the Town had asked for in terms of not for a school use and the residence apartments for none other than rectory/church staff; and subject to staff's comments (none made). In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – absent; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-0)**

Town Council Action

On October 15, 2008, Council tabled this to the December 3, 2008 meeting.

At the December 3, 2008, Councilmember Crowley made a motion, seconded by Vice-Mayor Luis, to approve in first reading with the deed restrictions as agreed to, that it would be church to church and any other use would revert back to the original zoning and waive sovereign immunity.

Exhibits

1. Justification Letter

2. Proposed Site Plan
3. 1,000’ Mail out Radius Map
4. Property Owners within 1,000’ of the Subject Site
5. Public Participation Notice
6. Public Participation Sign-in Sheet
7. Public Participation Summaries
8. Future Land Use Plan Map
9. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\ZB_Rezoning\ZB_07\ZB 11-1-07/Norwegian Seamen’s Church

Exhibit 1 (*Justification Letter*)

Ms. Lise Bazinet
Planner II
Town of Davie
Development Services Department
6591 Orange Drive
Davie, FL 33314

Re: Norwegian Seamen's Church - Rezoning Petition

Dear: Ms. Bazinet

I would like to express my thanks for the previously attended pre-application meeting on 3 Oct, 2007 and your continued support in the rezoning and site development process for the Norwegian Seamen's Church project.

As a synopsis of the previously mentioned project I provide the following:
The current site address is 2950 Flamingo Road, Davie, Fl. 33467 and is comprised of two parcels which shall be referred to as current site or property (Aka: FLAMINGO GROVES UNIT A SUB OF NW1/4 10-52 B 24-50-40 TRACT 28 E 145 OF W 305, LESS PT DESC'D AS, COMM AT SW COR OF NW1/4 OF SEC 24, ELY 34.74, NLY 990.26, ELY 175.18 TO POB, NLY 329.91, ELY 20, SLY 329.91, WLY 20 TO POB.
and
FLAMINGO GROVES UNIT A SUB OF NW 1/4 10-52 B 24-50-40 TRACT 28, LESS W 305).

The Property consists of a 3.256+/- acre site located on the East side of Flamingo Rd (Estate Rd) #823, approximately 1320'south of SW 26th Street, in the Town of Davie, also being within the limits of Broward County, Florida.
The site currently houses a Single Family Residence, Multiple car detached garage, two small storage sheds and an Accessory Structure with apartments and warehouse area all joined with interconnecting driveways, also located adjacent and north of the residence is an above ground pool with built up perimeter wood deck. Site landscaping has a vegetated pond (+/- .175 acres) with an overlooking cantilevered kiosk along with primarily sodded grounds and landscaped areas around the site with young to moderate aged trees and a few mature trees.

Norwegian Seamens Church desires to rezone the property from its current A1 (Agricultural District) zoning to CF (Community Facilities) to allow for the operation of a Church / House of Worship center to be developed on site with accessory dwellings and structures which is consistent with the Current future land use as Residential 1 D.U /acre.

It is our intent to further develop the site based on the following:

- The existing residence +/- 2,910 sf. will have +/- 300 Sf. added on; the intended use is that of a sanctuary and supporting a café, gift shop, fellowship space, offices, rest rooms etc… for a new sanctuary area +/- 3,200 sf. total.
- The new sanctuary will be joined via canopies to the new +/- 5,400 sf. community center and will provide the church with the banquet room, conference room, kitchen area and offices for the churches use as well as offices for use by the Norwegian / Scandinavian Honorary Consulate, all in support of the current church operational procedures.
- The existing +/- 1,600 sf. garage structure will be demolished and replaced with a combined 3 car garage with storage building of approximately +/- 1,225 sf. in support of the main Reverend staff housing.
- The existing +/- 2,800 sf. structures with apartments and warehouse area will be demolished and be replaced with 4 apartment units (3 at 2,060 sf. +/-, and a unit for an intern at +/- 600 Sf.) in support of the church staff.
- Driveways and parking areas will be modified to meet the needs as required to support the new uses and will be kept to the west of the property near the road as per code requirements.

The intent behind demolishing and replacing two (2) of the existing structures with new same use structures is to comply with codes, make the site more practical with enhanced flow between the structures and modernize the buildings to enhance the aesthetics of the site.

The subject property upon the approval of the rezoning will still be consistent with the Town of Davie Comprehensive plan insofar as a church / house of worship being an accepted use in the requested CF zoning, and fall adjacent to A1 and AG. This change will also be consistent with the land development code intent of implementing CF into the community. This would also comply with the minimum distance requirement of 2,500' between churches / house of worship within the Town of Davie.
The subject property is also located along a stretch of major thoroughfare along Flamingo Road characterized mainly by agricultural and residential uses, preliminary estimates for the traffic flow increases are expected to be insignificant for the site.
The approval of this rezoning will not negatively impact adjacent property values; it is a community type use which brings a positive impact to the community and would not adversely impact the current property values or deter future development of adjacent properties. The change can also be approved with no special favors to this property as it is consistent with current zoning combinations found throughout the area and would bring additional community facilities to the area.
This rezoning is required as the proposed use for the site as a church would not be an approved use under the current zoning.
The sites proposed landscaping and building uses will be that of a family environment thus being an enhancement to the surrounding area communities and existing site conditions.

I endeavor to say that the preceding provides a brief project outline and vision in support of the Town of Davie and expect both positive feedback to both the Town and owners of the property as we develop this project.

We look forward to working with you and once again thank you for your time.

Sincerely,

Tomas Suarez Jr.

Exhibit 2 ***(Proposed Site Plan)***

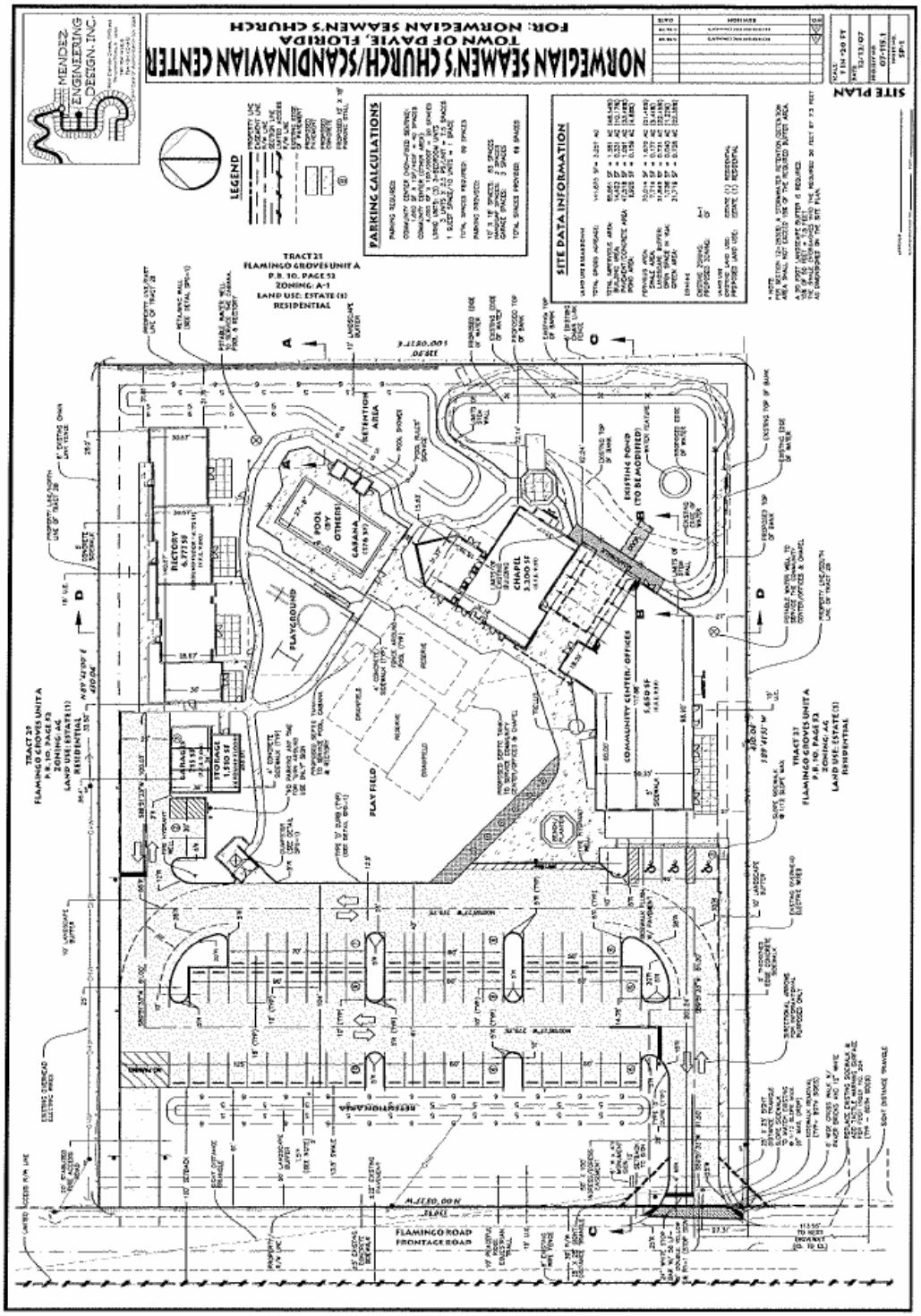

Exhibit 3 ***(1,000' Mail out Radius Map)***

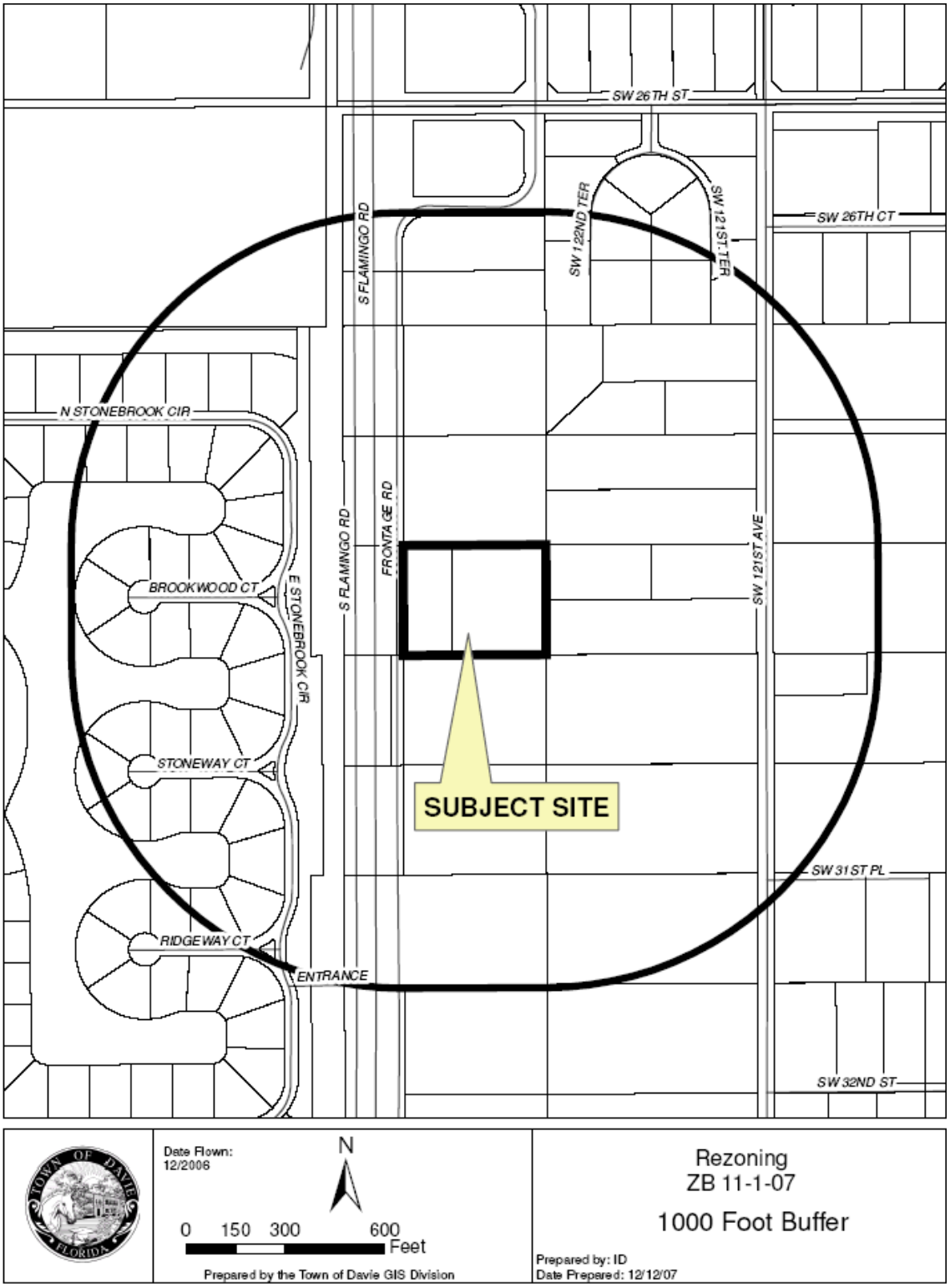

Exhibit 4 ***(Property Owners within 1,000' of Subject Site)***

SPM 1-5-08, P 1-1-08
ABRAHAM,HARVEY S &
CHARLOTTE G
12542 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
ARMSTRONG,BRUCE
12543 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
BOVIE,JOSEPHINE
2695 SW 121ST TER
DAVIE FL 33330-1319

SPM 1-5-08, P 1-1-08
CHARLES,MARIE Y
CHARLES,PAUL PATRICK
12481 N STONEBROOK CIR
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
CUTINO,VICTOR
2995 SW 121 AVE
DAVIE FL 33330-1315

SPM 1-5-08, P 1-1-08
DIBIASE,DOROTHY FAM LTD
PARTNERSHIP
PO BOX 780
LYNNFIELD MA 01940

SPM 1-5-08, P 1-1-08
FLORIDA FRESH HERBS INC
3100 FLAMINGO RD
DAVIE FL 33330-1602

SPM 1-5-08, P 1-1-08
GLAZER,RONALD & REBECCA
2770 SW 121 AVE
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
GRINER,W B & CHERYL L LE
2675 SW 121ST TER
DAVIE FL 33330-1319

SPM 1-5-08, P 1-1-08
HOOD,SCOTT D &
HOOD,STACY A
12583 BROOKWOOD CT
DAVIE FL 33325

SPM 1-5-08, P 1-1-08
AMADOR,FELIPE JOSE
3101 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
BATISTA,LUCIANO &
PEREZ,VENECIA
2751 SW 121 AVE
DAVIE FL 33330-1311

SPM 1-5-08, P 1-1-08
CARDONA,MARTHA L
2691 SW 122 TER
DAVIE FL 33330-1300

SPM 1-5-08, P 1-1-08
CHWOJKO,EDWARD & KATARZYNA
2901 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
DAVID,MARTHA LAURIE &
PENARANDA,ALVARO VILLA
2851 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
ECATS 2 LLC
10885 NW 6 ST
CORAL SPRINGS FL 33071

SPM 1-5-08, P 1-1-08
FROHRING,C A & LINDA J
2690 SW 122ND TER
DAVIE FL 33330-1333

SPM 1-5-08, P 1-1-08
GREEN,MICHELLE TRSTEE
BRYANT D MCKINNIE JR IRREV TR
12535 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
GRODSKY,ALAN &
GRODSKY,ADELE
12480 N STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
JACOBS,JEROME F &
CARNET-JACOBS,DELBY
3201 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
ANIMALS RECREATION &
REHAB CENTER LLC
2670 S FLAMINGO ROAD
DAVIE FL 33330-1302

SPM 1-5-08, P 1-1-08
BEHAR,ROBERT J
BEHAR,DERETH A
12090 SW 26 CT
DAVIE FL 33330-1328

SPM 1-5-08, P 1-1-08
CHANCE,VICTOR B & KIMBERLI A
12560 N STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
COLE,JAMIE A & DEBRA L
12462 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
DEVINE,MICHAEL J
3000 S FLAMINGO RD
DAVIE FL 33330-1310

SPM 1-5-08, P 1-1-08
FLORIDA DEPT OF
TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

SPM 1-5-08, P 1-1-08
GARCIA,PEDRO JOSE &
DE GARCIA,DENISE FISCHER
12455 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
GREY,CAROL LYNNE REV TR
2670 SW 122 TER
DAVIE FL 33330-1333

SPM 1-5-08, P 1-1-08
HAKOPIAN,AMBAKUM & NINA
2951 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
JAROLEM,KENNETH & ALISA
12520 N STONEBROOK CIR
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
JIMRUSTI,INGRID REV LIV TR
4085 SW HONEY TER
PALM CITY FL 34990

SPM 1-5-08, P 1-1-08
LEWIN,ROBERT & LISA
12441 N STONEBROOK CIR
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
MARAJ,KESHWAR &
MARAJ,VIDIA
12454 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
MUNSON,ROBERT ALLEN
3010 SW 121 AVE
DAVIE FL 33330-1318

SPM 1-5-08, P 1-1-08
OLIVER-VIDAUD,RAFAEL & MARIA
PO BOX 551506
FORT LAUDERDALE FL 33355

SPM 1-5-08, P 1-1-08
PRIOR,PETER W & GAIL A
2780 S FLAMINGO RD
DAVIE FL 33330-1304

SPM 1-5-08, P 1-1-08
SCHUBERT,ROBERT
12502 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
SMITH,AUDREY S &
SMITH,THOMAS A
12494 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
STONEBROOK ESTATES COMM ASSO INC
% ST ANDREWS COUNTRY CLUB REALTY
7227 CLINT MOORE ROAD
BOCA RATON FL 33496-1402

SPM 1-5-08, P 1-1-08
YOUNES,JOHN A & ALEXANDRA
3151 E STONEBROOK CIR
DAVIE FL 33331-1217

SPM 1-5-08, P 1-1-08
KNIGHT,SAMMY D & FREDA L
12463 BROOKWOOD CT
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
LEWIS,JACK A &
LEWIS,VALERIE
12503 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
MITCHELL,JAMES E & VIRGINIA M
2761 SW 121ST AVE
DAVIE FL 33330-1311

SPM 1-5-08, P 1-1-08
MUNSON,ROBERT R & SHIRLEY L
3030 SW 121 AVE
DAVIE FL 33330-1318

SPM 1-5-08, P 1-1-08
PATEL,DAXA &
PATEL,DILIP
3051 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
REGENCY AT STONEBROOK ESTS L C
2852 UNIVERSITY DR
CORAL SPRINGS FL 33065

SPM 1-5-08, P 1-1-08
SHANNON,JOHN J
3150 SW 121ST AVE
DAVIE FL 33330-1621

SPM 1-5-08, P 1-1-08
SOHMER,PAUL & DONNA
2651 SW 122ND TER
DAVIE FL 33330-1300

SPM 1-5-08, P 1-1-08
THOMPSON,ADAM M
12440 N STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
YOUNG,KEVIN D & HEATHER L
2801 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
LECHNER,ROBERT L
DULLUM,MERCEDES K
2750 SW 121 AVE
DAVIE FL 33330-1312

SPM 1-5-08, P 1-1-08
LONGMAN,FITZ
12534 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
MUNN,HENSLEY R & CYNTHIA E
235-15 129 AVE
LAURELTON QUEENS NY 11422

SPM 1-5-08, P 1-1-08
NORWEGIAN SEAMENS CHURCH INC
1180 SOUTH AMERICA WAY
MIAMI FL 33132

SPM 1-5-08, P 1-1-08
PEACEFUL RIDGE LLC
2800 SW 121 AVE
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
SANCHEZ,ALFONSO &
SANCHEZ,MARIA
3001 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
SHOUA,DAVID & ALISA
2800 SW 121ST AVE
DAVIE FL 33330-1314

SPM 1-5-08, P 1-1-08
STARKS,ALETHIA & DUANE
12495 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
WALTON,SHIRLEY
WALTON,ROBERT
2700 SW 121 TER
DAVIE FL 33330-1322

SPM 1-5-08, P 1-1-08
ZAFRANI,ABRAHAM
2800 S FLAMINGO ROAD
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12401 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12440 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12441 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12454 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12455 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12462 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12463 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12480 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12481 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12494 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12495 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12502 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12503 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12520 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12542 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12543 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2591 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2670 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2670 SW 122 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2690 SW 122 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2691 SW 122 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2695 SW 121 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2730 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2780 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2800 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2801 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2851 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2900 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2901 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3000 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3001 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3051 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3100 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3101 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3150 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3151 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3201 E Stonebrook Cir
Davie, FL 33330

Exhibit 5 ***(Public Participation Notice)***

MEETING NOTICE

December 17, 2007

Re: Citizen Participation Plan Meeting for: Norwegian Seamen's Church
Project Number: ZB 11-1-07\0820

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Norwegian Seamen's Church for a parcel located at 2950 S. Flamingo Road Davie, Florida 33330. Norwegian Seamen's Church desires to rezone the property from its current A1 (Agricultural District) zoning to CF (Community Facilities) to allow for the operation of a Church / House of Worship center to be developed on site with accessory dwellings and structures. It is our intent to further develop the site based on the following:

Convert existing residence for use as a sanctuary and supporting a café, gift shop, fellowship space, offices, rest rooms etc. Build a new +/- 5,400 sf. community center that will provide the church with a banquet room, conference room, kitchen area and offices for the churches use as well as offices for use by the Norwegian / Scandinavian Honorary Consulate. Build four new apartment units and garage, in order to provide church staff housing. Driveways and parking areas will be modified to meet the needs as required. The sites proposed landscaping and building uses will be that of a family environment thus being an enhancement to the surrounding area communities and existing site conditions.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:
Date: 3 January, 2008
Time: 6:00pm-8:00pm
Location: **SHENANDOAH PARK**:
14601 SW 14 Street
Davie, FL 33325

Second Citizen Participation Meeting:
Date: 10 January, 2008
Time: 6:00pm-8:00pm
Location: **SHENANDOAH PARK**:
14601 SW 14 Street
Davie, FL 33325

If you wish to submit written comments, please send them to:
Covenant Consulting Group, LLC
214 Ponce De Leon Ave,
Royal Palm Beach, Florida
561-798-7922

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

Sincerely,

Tomas Suarez

Exhibit 6 ***(Public Participation Sign-in Sheets)***

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I
Re: Citizen Participation Plan Meeting for: Norwegian Seamen's Church
Project Number: ZB 11-1-07\0820

Thursday, January 03, 2008

NAME	ADDRESS	PHONE
Robert R Munson	3030 SW 121 Ave Davie Fl	954-475-1651
Shirley Munson	" 33330	"
Ronald Fritz	Schwebke-Shiskin - Surveyors	954-435-7010
PETER PRIOR		954-401-4080
ALBERT ZAFRANI	2800 S. PLAMINGO ROAD	(954) 452-6000
TOM TRUPX		954-792-6800
	NOTHING FOLLOWS	

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING II

January 10, 2008

NAME	ADDRESS	PHONE
TOMAS SUAREZ	214 Ponce De Leon Ave, Pb. FL 33411	561-391-1635
JONAH CALI	4600 SW 34TH AVE DAVIDA	954 961 -0194

Exhibit 7 (Public Participation Report)

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I

Meeting Minutes

Norwegian Seamen's Church Citizen Participation Meeting I

Time and Location:
Date: 3 January, 2008
Time: 6:00pm-8:00pm
Location: **SHENANDOAH PARK**:
14601 SW 14 Street
Davie, FL 33325

Present: Tomas Suarez Jr., Jonah S. Cali, see attached sign-in log
Next meeting:
Date: 3 January, 2008
Time: 6:00pm-8:00pm
Location: **SHENANDOAH PARK**:
14601 SW 14 Street
Davie, FL 33325

I. Introduction

Tomas Suarez narrated and Jonah Cali took minutes. A brief description of the purpose of the meeting was given. The location of the property and its general description as well as a description of the owners and their indented use for the property was discussed.

II. Site plan

The following items were discussed:

- Orientation of existing site and current use and structures.
- Proposed site plan description outlining removal and improvement of the existing structures.
- The description and location of proposed new structures and parking areas.
- A 24"x36" graphical board depicting proposed site plan was used to orientated meeting members.

III. Building and structures

The following items were discussed:

- Removal of all existing structures except for main residence.
- The remodeling of existing main residence to become new sanctuary.
- The addition of a new structure to house community facility, banquet area and office along with space for honorary consulate.
- The construction of new residence with small one story parking garage to house church staff members.

- Construction of new parking area with small sign as per ordinance.
- A 24"x36" graphical board depicting proposed structures was used to orientate members.

IV. Questions and Concerns

1. What type of diplomatic status would be given the spaces in which the consulate shall occupy.
2. Did not receive notice. Albert Zafrane of 2800 S Flamingo Road
3. Concerned about apartments overlooking my planned future residential development one parcel north.
4. Do apartments meet density, we are 1 per acre?
5. Can the apartments be rented out or used by others which are not staff members of the church?
6. Why so much parking?
7. Is the hall available for anyone to rent or church members only?

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II

Meeting Minutes

Norwegian Seamen's Church Citizen Participation Meeting II

Time and Location:
Date: 10 January, 2008
Time: 6:00pm-8:00pm
Location: **SHENANDOAH PARK**:
14601 SW 14 Street
Davie, FL 33325

Present: Tomas Suarez Jr., Jonah S. Cali, see attached sign-in log

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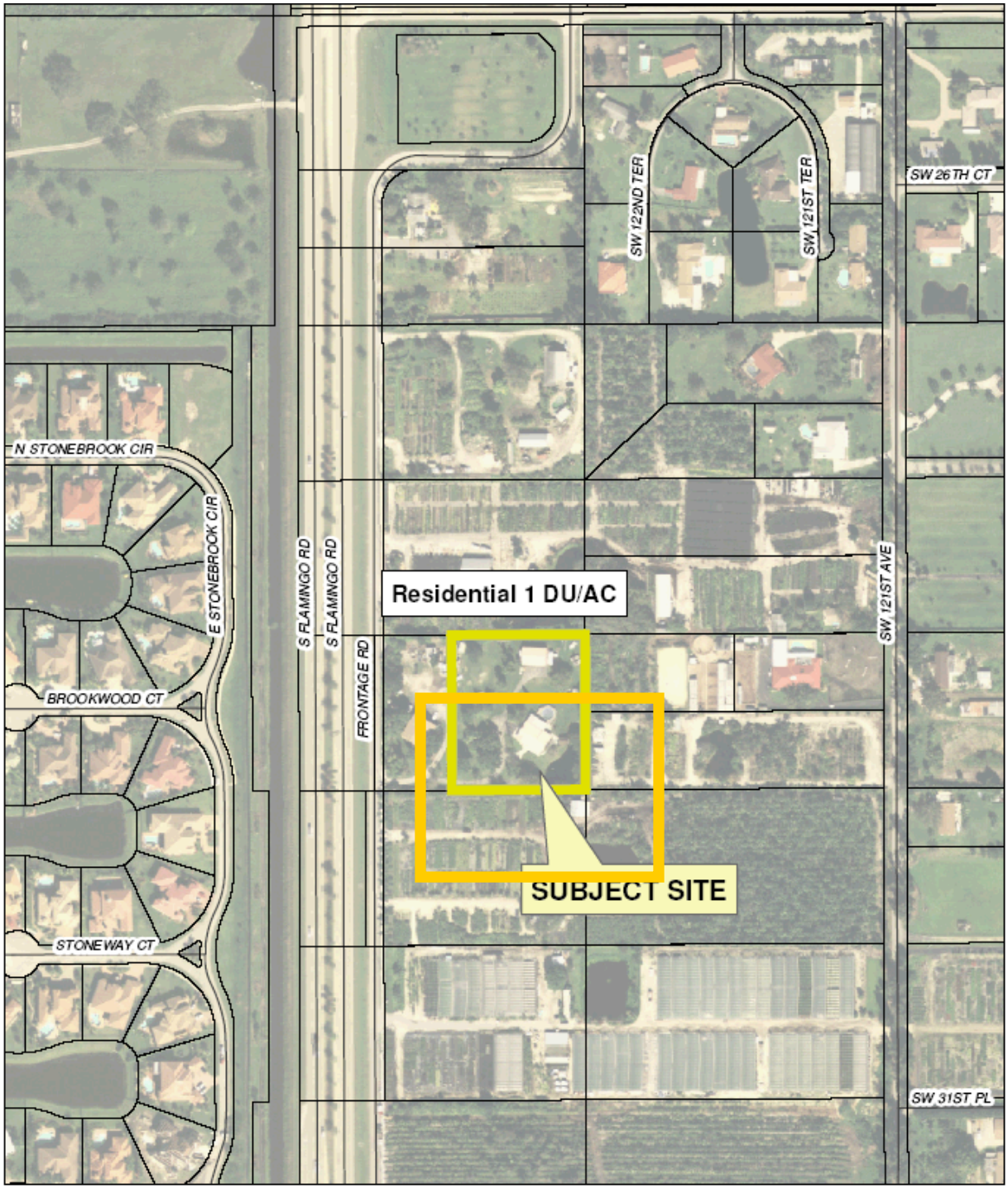
I. Introduction

Tomas Suarez Jr., Jonah S Cali and Pastor Dag Magnus Havgar were the only attendees of the meeting. No new business or old business was discussed. Sign in sheet is attached.

Exhibit 8 (*Future Land Use Map*)



Date Flown:
12/2006

N

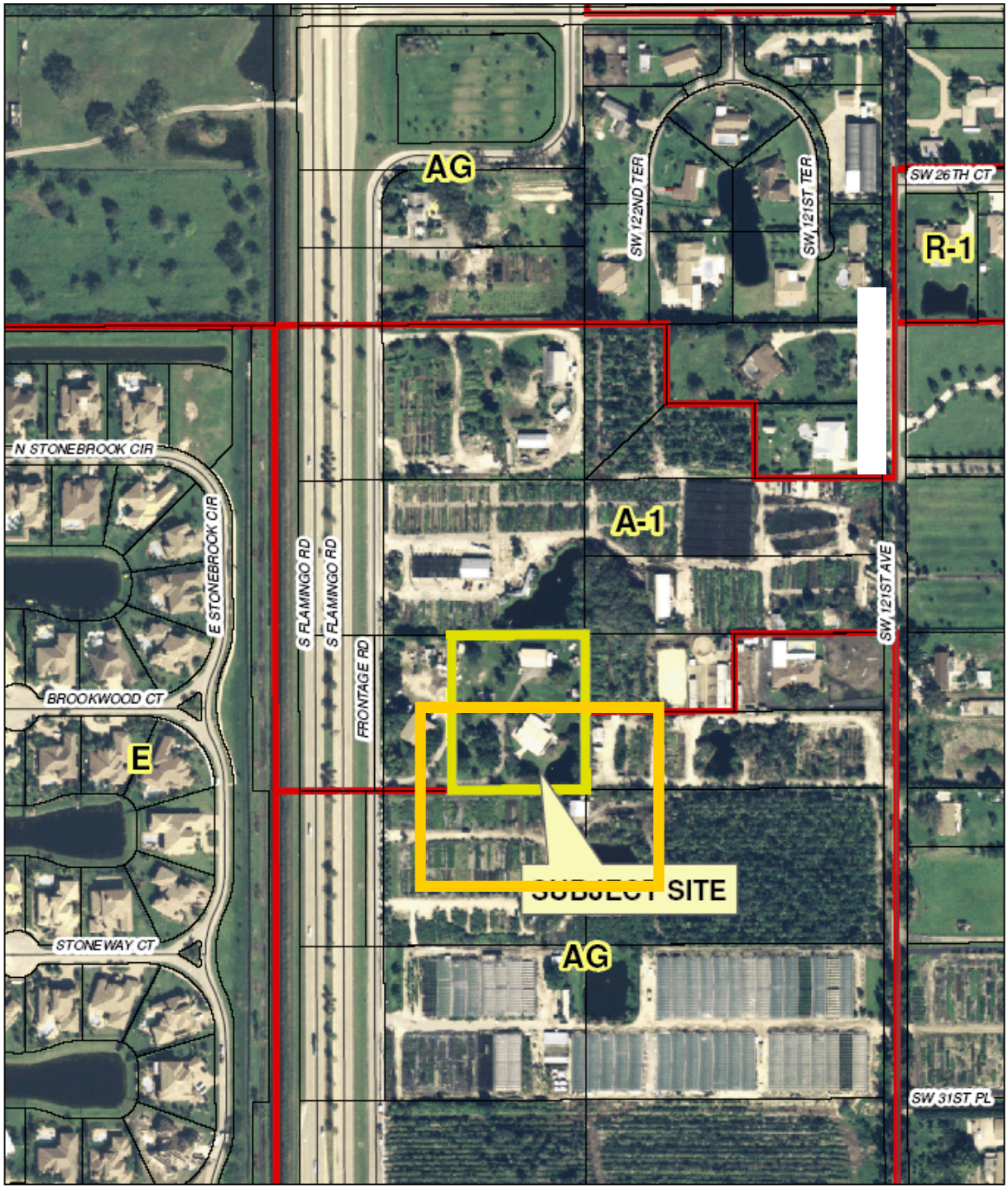
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Plat
P 1-1-08
Future Land Use Map

Prepared by: ID
Date Prepared: 2/8/08

Exhibit 2 ***(Aerial, Zoning, and Subject Map)***



Date Flown:
12/2006

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Plat
P 1-1-08
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 2/8/08