

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, Planning & Zoning Manager/(954) 797-1075

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing, Variance Application: V 5-2-08/08-85/Davie Manor Townhomes/6482 Palm Garden Court

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: V 5-2-08, Davie Manor Townhomes, 6482 Palm Garden Court

REPORT IN BRIEF: The petitioner (Davie Manor HOA) is requesting a variance from the Land Development Code, Section 12-107 C.5(a) Required landscape buffer for multifamily districts adjacent to existing public right-of-way, FROM: the required twenty (20) foot landscape buffer abutting a collector street (Davie Road) TO: provide a twelve (12) foot landscape buffer for lots 14 through 21 along the eastern property line, and FROM: the required ten (10) foot landscape buffer abutting a street TO: provide an eight (8) foot landscape buffer for lots 7 through 13 along the southern property line. This variance will allow wood deck patios to encroach into the required landscape buffers. The Town landscape inspector reviewed the site and found two trees are missing from the approved landscape plans (A Live Oak and a Calophyllum or Brazilian Beauty Leaf at the southeast corner). These two trees should be replaced as a condition for approval.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the September 10, 2008 Planning & Zoning Board meeting, Mr. Busey made a motion, seconded by Mr. DeArmas, to approve subject to the restriction that it be an elevated wooden deck which would not obstruct the existing drainage system. In a roll call vote, the vote was as follows: Chair McLaughlin – no; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. (**Motion carried 4-1**)

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. If approved, staff recommends the following condition:

1. Missing trees, one Live Oak and one Calophyllum (Brazilian Beauty Leaf) from the approved landscape plan must be replaced prior to the issuance of any building permit for a deck on any lot.

Attachment(s): Planning Report

	<u>Surrounding Use(s):</u>	<u>Surrounding Land</u>	
		<u>Use</u>	<u>Plan Map</u>
North:	Multi-Family Residential	Residential	10
DU/AC			
South:	Vacant	Residential 5 DU/AC	
East:	Commercial/Office	Commercial	
West:	One and two family Residential	Residential	10
DU/AC			

Surrounding Zoning(s):

North: RM-10, Medium Density Dwelling District
South: A-1, Agricultural District
East: B-2, Community Business District
West: RM-10, Medium Density Dwelling District

Zoning History

Related zoning history:

Previous requests on same property:

Site Plan Application (SP 7-2-00 Davie Manor @ Palm Garden Park): On September 20, 2000, Town Council approved a Site Plan application for 21 two-story townhouses.

Concurrent Request(s) on same property: Site Plan Modification (SPM 5-2-08, Staff review) to incorporate the proposed wood decks after variance approval.

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 12-107 C.5 (a)) required landscape buffer for multifamily districts adjacent to existing public right-of-way.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. Planning Area 9 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 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.

Application Details

The petitioner (Davie Manor Homeowners Association) is requesting a variance from the Land Development Code, Section 12-107 C.5(a) Required landscape buffer for multifamily districts adjacent to existing public right-of-way, FROM: the required twenty (20) feet landscape buffer abutting a collector street (Davie Road) TO: provide a twelve (12) foot landscape buffer for lots 14 through 21 along the eastern property line, and FROM: the required ten (10) foot landscape buffer abutting a street TO: provide an eight (8) foot landscape buffer for lots 7 through 13 along the southern property line. This variance will allow wood deck patios to encroach into the required landscape buffers.

Staff Analysis

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought,

The site plan for this development was approved with 12'x12' screened patios at the rear of each townhouse unit. However, as indicated in the petitioner's justification letter, the developer did not build the screened patios and instead, the individual unit owners built wood decks. Some of the wood decks were built encroaching into the required landscape buffer.

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district,

There is no peculiar condition on this development other than the fact that the approved screen enclosures were never built as approved.

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought,

The circumstances or conditions are not such that the strict application of the provisions of this chapter would deprive the applicant of reasonable use of the land or building. The subject site can be reasonably used without a variance.

and that alleged hardship is not self-created by any person having an interest in the property.

The alleged hardship was created by the unit owners who constructed decks encroaching into the required landscape buffer.

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;

The granting of the variance is not necessary for the reasonable use of the land or building. However, the proposed variance is the minimum necessary to accommodate existing wood decks, and would allow other townhouse owners to construct decks of similar size.

- (c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The granting of this variance would not necessarily be noticeable to the general public provided that the landscape buffer provides an effective screen from the rights of way. The Town landscape inspector reviewed the site and found two trees are missing from the approved landscape plans (A Live Oak and a Calophyllum or Brazilian Beauty Leaf at the southeast corner). These two trees should be replaced as a condition for approval.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. If approved, staff recommends the following condition:

Missing trees, one Live Oak and one Calophyllum (Brazilian Beauty Leaf) from the approved landscape plan must be replaced prior to the issuance of any building permit.

Planning and Zoning Board Recommendation

At the September 10, 2008 Planning & Zoning Board meeting, Mr. Busey made a motion, seconded by Mr. DeArmas, to approve subject to the restriction that it be an elevated wooden deck which would not obstruct the existing drainage system. In a roll call vote, the vote was as follows: Chair McLaughlin – no; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-1)**

Town Council Action

Exhibits

1. Justification Letter
2. Mail-out Map
3. Mail-out
4. Site Plan
5. Future Land Use Plan Map

6. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_08\V 5-2-08 Davie Manor

Exhibit 1 (Justification Letter)

Subj: Please forward to Mike
Date: 6/17/2008 9:01:12 A.M. Eastern Daylight Time
From: jaynemontross@mac.com
To: Hnydick@aol.com
CC: buffy1313@aol.com

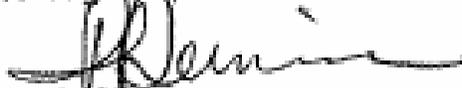
Reference: Davie Manor Town home

Subject: Why Davie Manor is applying for a variance.

To whom it may concern:

We, the residents of Davie Manor Town home, are applying for a variance because when the builder built these townhouses we were suppose to have a screened-in-patio. However, the builder did not build patios and told us to do wooden decks. The builder build a wooden deck on the model town house, so the other residents built decks. In order for the current residents to keep their existing decks we must apply for this variance.

Best regards,



Board of Directors

Davie Manor Homeowners Association
Board of Directors
President: Tony Mantilla (954) 558-0323
Vice-President: Trish Dumaine (954) 581-9221
Treasurer: Rodney Sobelson (954) 663-3523

Davie Manor HOA
Post Office Box 290428
Davie, FL 33329-0428

August 16, 2008

Attention: Town of Davie

Reference: Davie Manor Townhome

There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property.

The granting of the variance is necessary for the reasonable use of the land and that the variance as requested is the minimum variance that will accomplish this purpose; that granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In addition, we have a landscaper buffer between were the variance will be granted and this variance will be no detriment to the public in any way.

Sincerely,

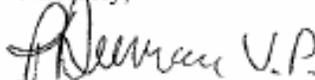
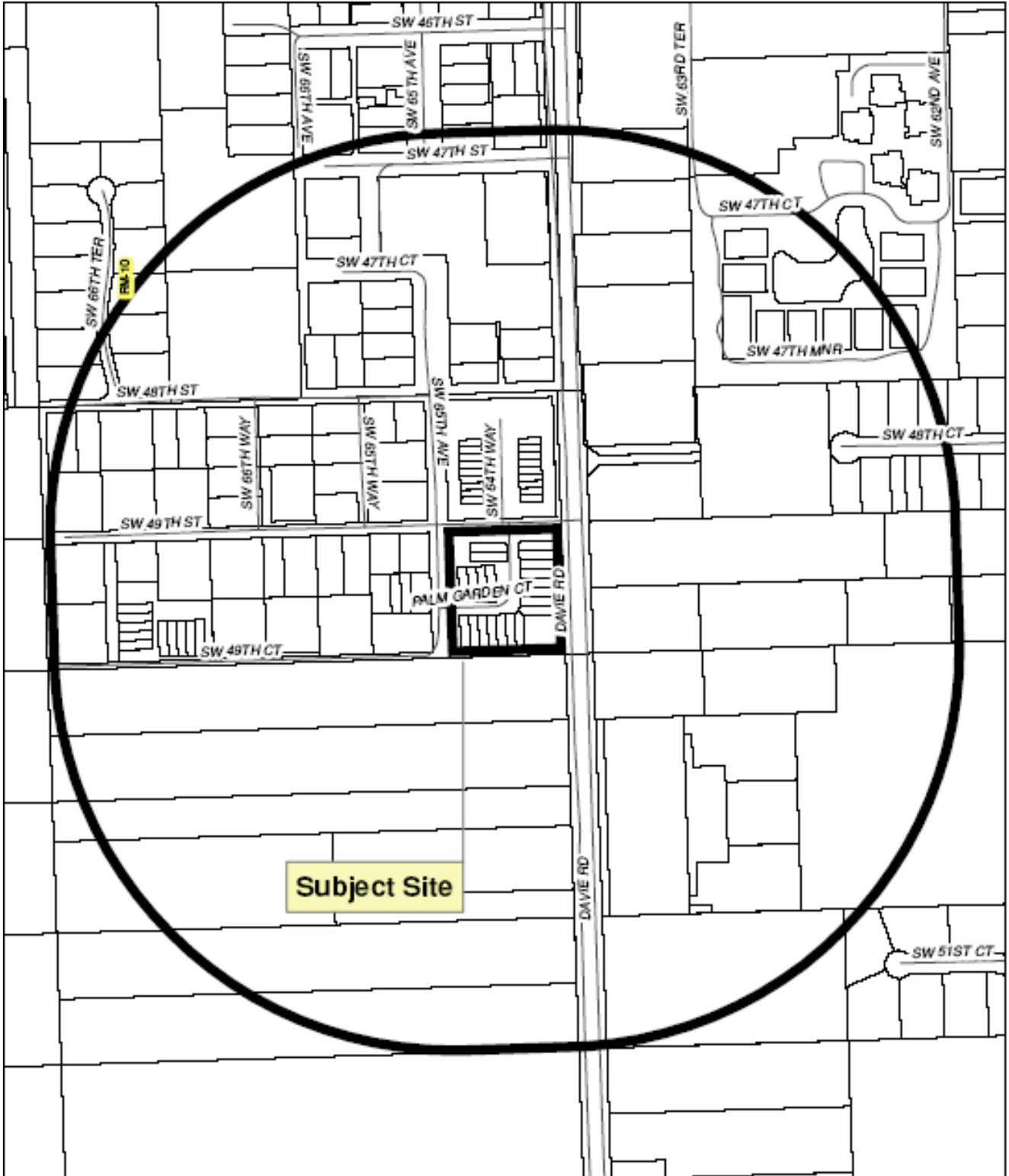
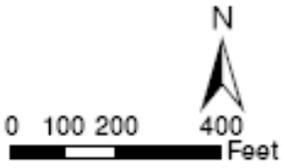

Rodney Sobelson V.P.
Davie Manor Residents

Exhibit 2 (*Mail-out Map*)



Subject Site



Prepared by the Town of Davie GIS Division

Variance
V 5-2-08
1000 Foot Buffer

Prepared by: ID
Date Prepared: 6/25/08

Exhibit 3 (*Mail-out*)

V 5-2-08
ADLER,ROBIN DIANE
6182 SW 48TH CT
DAVIE FL 33314-4402

V 5-2-08
ADOLPHE,MANUELA M
5731 LINCOLN CIR EAST
LAKE WORTH FL 33463

V 5-2-08
ALE,KELLI ANN
4861 SW 64 WAY
DAVIE FL 33314

V 5-2-08
ASIM,MOHAMMAD & BEENISH
PO BOX 694957
MIAMI FL 33269

V 5-2-08
AUCAMP,JAMES JR & MARIE
6483 PALM GARDEN CT
DAVIE FL 33314

V 5-2-08
BAJNATH,PRADEEP R & MOHANI T
& BAJNATH,WASHTI
4938 SW 66 TER
DAVIE FL 33314-4308

V 5-2-08
BAUM,SOPHIA A
5035 DAVIE ROAD
DAVIE FL 33314-5204

V 5-2-08
BOYAJIAN,VICTOR & CAROLYN
4918 PALM GARDEN LANE UNIT 19
DAVIE FL 33314

V 5-2-08
BRACERO,MARLENE R
4923 SW 65 AVE
DAVIE FL 33314

V 5-2-08
BRODSKY,RHONDA
4884 SW 64 WAY
DAVIE FL 33314-4360

V 5-2-08
BUHOT,JOSEPH &
BUHOT,SHAMALA
6620 SW 49 ST
DAVIE FL 33314-4313

V 5-2-08
CALEAN,SYLVIA L
4855 SW 66 WAY
DAVIE FL 33314

V 5-2-08
CCN WORLD CORP
1112 WESTON ROAD #229
WESTON FL 33326

V 5-2-08
CEBALLOS,CARLOS E
9450 LIVE OAK PL APT 109
DAVIE FL 33324-4780

V 5-2-08
CHAPPEL,ROSE M
6550 SW 49 ST
DAVIE FL 33314-4311

V 5-2-08
CHAPPELL,ROSE
6600 SW 49 ST
DAVIE FL 33314-4313

V 5-2-08
COBA,PATRICIA
2418 FLAMINGO LANE
FORT LAUDERDALE FL 33312-4756

V 5-2-08
COLLAZOS,CELINA M
4934 SW 66 TER
DAVIE FL 33314-4308

V 5-2-08
CONROY,JAMES J TR
7340 BAY DR
MIAMI FL 33015

V 5-2-08
COONEY,TERENCE E
COONEY,SARAH A
4931 SW 61 AVE
DAVIE FL 33314-4411

V 5-2-08
D & L INVESTMENT PROPERTIES INC
2640 SW 155 LANE
DAVIE FL 33331

V 5-2-08
D P CENTER INC
4800 SW 64TH AVE STE 104
DAVIE FL 33314-4438

V 5-2-08
DAVIE HOMES ONE LLC
1920 E HLLNDL BCH BLVD #905
HALLANDALE BEACH FL 33009

V 5-2-08
DAVIE MANOR TOWNHOMES
OWNERS'ASSOCIATION INC
PO BOX 290428
FORT LAUDERDALE FL 33329

V 5-2-08
DAVIE ROAD INVESTMENTS LLC
3636 JUNIPER LN
DAVIE FL 33330

V 5-2-08
DAVIE UNITED METHODIST
CHURCH INC
6500 SW 47TH ST
DAVIE FL 33314-4305

V 5-2-08
DAVIS,DENISE R
6580 SW 49 ST
DAVIE FL 33314

V 5-2-08
DORISON,MARY A
4870 SW 64 WAY
DAVIE FL 33314-4356

V 5-2-08
DUMAINE,NORMAND & PATRICIA
6482 PALM GARDEN CT UNIT 8
DAVIE FL 33314

V 5-2-08
ECDS REAL HOLDINGS LLC
5114 MASSY DR
LAKE WORTH FL 33463

V 5-2-08
ECHEVERRY,CATALINA
4934 PALM GARDEN LANE UNIT 17
DAVIE FL 33314

V 5-2-08
ETON COUNTRYSIDE CONDO ASSOC
5090 SW 64TH AVE APT 304
DAVIE FL 33314-5219

V 5-2-08
FEDERICI,DAWN
4780 SW 65 AVE
DAVIE FL 33314

V 5-2-08
FERNANDEZ,JOHN & ANNABELLA
4950 PALM GARDEN LANE
DAVIE FL 33314

V 5-2-08
FLORIDA DRAVA INC
3300 SW 46 AVE
DAVIE FL 33314-2215

V 5-2-08
FOLEY,GAIL S 1/2 INT EA
GRIGLOCK,MATTHEW J
6501 SW 49 ST
DAVIE FL 33314

V 5-2-08
FORERO,ALIDA
4817-4815 SW 65 WAY
DAVIE FL 33314

V 5-2-08
FORERO,ALIDA
4855 SW 65 WAY
DAVIE FL 33314-4339

V 5-2-08
FOX,SUSAN M &
ANDERSON,SHAYNA ROZELE
P O BOX 291055
DAVIE FL 33329

V 5-2-08
FRONTIER VILLAGE LLC
6181 SW 51 CT
DAVIE FL 33314

V 5-2-08
GELOSI,JOHN
PO BOX 1313
DANIA BEACH FL 33004

V 5-2-08
GIANNELLI,FAUST R & ROSEMARY
205 PACIFIC ST
MASSAPEQUA PARK NY 11762-1802

V 5-2-08
GILL BROTHERS REALTY LLC
4900 SW 64TH AVE
DAVIE FL 33314-5203

V 5-2-08
GILL,BRENT D
2111 NW 93 AVE
PEMBROKE PINES FL 33024

V 5-2-08
GILL,HULLY R & SHARON J &
GILL,THOMAS F & CAROLYN C
4900 SW 64 AVE
DAVIE FL 33314-5203

V 5-2-08
GOMEZ,CLAUDIO &
PRESTAN,MARCELA
6666 SW 48 ST
DAVIE FL 33314-4358

V 5-2-08
GRAJALES,YOLANDA
6621 SW 49 CT
DAVIE FL 33314-4303

V 5-2-08
GRANT,GUY WESLEY &
GRANT,JENNIFER
4125 SW 76TH AVE
DAVIE FL 33328-3106

V 5-2-08
GURDYAL,TRIBHOWAN & ANITA
4860 SW 64 WAY
DAVIE FL 33314-4356

V 5-2-08
GUZMAN,JUAN
6180 SW 48TH CT
DAVIE FL 33314-4402

V 5-2-08
HARRIS,DAVID M
WIGGINS-HARRIS,PAMELA S
4901 SW 61ST AVE
DAVIE FL 33314-4411

V 5-2-08
HAYDU,THOMAS A & JUDITH L
12040 SW 26 ST
DAVIE FL 33325-5205

V 5-2-08
HENAO,ELVIS &
HENAO,VIVIANA
6190 SW 48 CT
DAVIE FL 33314

V 5-2-08
HIDDEN HOLLOWS TOWNHOMES
ASSOCIATION INC
13860 ALEXANDRIA CT
DAVIE FL 33325-1201

V 5-2-08
HIGHLAND GROWERS LLC
20533 BISCAYNE BLVD STE 4-456
AVENTURA FL 33180

V 5-2-08
HOWARD,EMILY S &
BRANLY,ROLANDO M
4927 SW 65 AVE
DAVIE FL 33314

V 5-2-08
HUBER,TIMOTHY F & ANN R
4690 SW 65 AVE
DAVIE FL 33314

V 5-2-08
IZQUIERDO,LOUIS & YANIRE
11043 BOSTON DR
HOLLYWOOD FL 33026

V 5-2-08
J J K INTERNATIONAL INC
1940 SE 19 AVE
LAUD BY THE SEA FL 33062

V 5-2-08
JAMES B PIRTLE CONST CO INC
4740 DAVIE ROAD
DAVIE FL 33314-4426

V 5-2-08
JASMINE LAKES ACQUISITION LLC
2070 N OCEAN BLVD #3
BOCA RATON FL 33431

V 5-2-08
JIMENEZ,FREDDY A
4942 PALM GARDEN LN UNIT 5
DAVIE FL 33314

V 5-2-08
JOHNS,M T & DENISE A
2700 SW 155TH LN
DAVIE FL 33331-1515

V 5-2-08
JSW PROPERTIES DAVIE LLC
PO BOX 292493
DAVIE FL 33329

V 5-2-08
KAISER,RICHARD
29305 INDIAN POND CT
DADE CITY FL 33523-1902

V 5-2-08
KELLER,GENEVIEVE
PERKINS,BONNIE J
4881 SW 64TH WAY
DAVIE FL 33314-4360

V 5-2-08
KINGSBURY,JANET
2431 W SABLE PALM DR
MIRAMAR FL 33023-4559

V 5-2-08
KOBIEROWSKI,WALTER &
KOBIEROWSKI,STASIA
3 BUTTERNUT LN
PLAINVILLE CT 06062-1005

V 5-2-08
KOSICKA,DANUTA
6474 PALM GARDEN CT
DAVIE FL 33314

V 5-2-08
KRACKER,ROBERT
5256 SW 116 TER
COOPER CITY FL 33330

V 5-2-08
LA RIVA,DESIREE C
13352 NW 7TH ST
PLANTATION FL 33325-6136

V 5-2-08
LE,TUAN &
TUYEN,PHAN
4088 DAKOTAA DR
MOORPARK CA 93021

V 5-2-08
LEE,EUGENE F & DORSEY R
15038 SW 10 ST
SUNRISE FL 33326

V 5-2-08
LEE,LAURY C
5115 SW 64TH AVE
DAVIE FL 33314-5206

V 5-2-08
LEWIS,STEPHEN J
9820 BONNIE VISTA PL
LA MESA CA 91941

V 5-2-08
LLOYD,C W & ETHELYN
4760 SW 64 AVE
DAVIE FL 33314-4426

V 5-2-08
LOFTS OF PALM GDN
HOMEOWNERS
4871 SW 64TH WAY
DAVIE FL 33314-4356

V 5-2-08
LOH,DAWN MARIE
4875 SW 64 WAY
DAVIE FL 33314-4360

V 5-2-08
LYSFJORD,HANS & LORIE
20242 SW 52 PL
FORT LAUDERDALE FL 33332

V 5-2-08
MANTILLA,ANTONIO & CRISTINA
6442 PALM GARDEN CT
DAVIE FL 33314

V 5-2-08
MARSHALL,TERRANCE K
6591 SW 48 ST
DAVIE FL 33314-4338

V 5-2-08
MAR-VENICI,MARIA
6664 SW 48 ST
DAVIE FL 33314-4358

V 5-2-08
MATTHEWS,BRETT
3290 SW 131 TER
DAVIE FL 33330

V 5-2-08
MILLER,SUSAN F
4885 SW 64 WAY
DAVIE FL 33314

V 5-2-08
MITTOO,NICHOLAS &
MITTOO,SUNIL &
RAMBARAN,CAROL
8000 S COLONY CIR UNIT 306
TAMARAC FL 33321

V 5-2-08
MONTROSS,ANDY &
MONTROSS,JAYNE
6490 PALM GARDEN CT
DAVIE FL 33314

V 5-2-08
MORRIS,KENNETH R
16334 SEGOVIA CIR SOUTH
DAVIE FL 33331-4614

V 5-2-08
NELSON,DEANNA
4864 SW 64 WAY
DAVIE FL 33314-4356

V 5-2-08
NOB HILL PARTNERS LLC
PO BOX 02-9010
FORT LAUDERDALE FL 33302-9010

V 5-2-08
OSORIO,ALEJANDRO &
PAZ,PATRICIA
4865 SW 64 WAY APT 6
DAVIE FL 33314-4356

V 5-2-08
PEREZ,SONIA
6147 SW 48 CT
DAVIE FL 33314

V 5-2-08
PEREZ-DIAZ,WILFREDO &
FIGUEROA,NILDA
8945 HARRIVAN LANE
FAIRFAX STATION VA 22039

V 5-2-08
PERSTROPE,CHRISTOPHER &
REBECCA
53953 COUNTY ROAD 17
BRISTOL IN 46507-9722

V 5-2-08
POLLARD-CABRERO,ANGELA
4929 SW 65 AVE
DAVIE FL 33314

V 5-2-08
PRESTIGE GROWERS INC
3300 BURRIS RD
DAVIE FL 33314-2215

V 5-2-08
PRICE,JEFFREY
5000 SW 126 AVE
DAVIE FL 33330

V 5-2-08
QUINN,JANE HILL
4874 SW 64 WAY
DAVIE FL 33314-4356

V 5-2-08
RADUCHA,GREGORY
34 ROWLAND ROAD
OLD LYME CT 06371

V 5-2-08
RADUCHA,HENRY & CHRISTINE
6600 SW 56 ST
DAVIE FL 33314-7104

V 5-2-08
RE SOLUTIONS GROUP INC
3003 TERRAMAR ST #1402
FORT LAUDERDALE FL 33304

V 5-2-08
RICCELLI,CHRISTINA M
4850 SW 64 WAY APT 18
DAVIE FL 33314-4356

V 5-2-08
RIVERO,ALICIA
6458 PALM GARDEN CT
DAVIE FL 33314

V 5-2-08
ROBERTS,CHARLES LARRY &
ROBERTS,EDITH
1209 SW PINE TREE LANE
PALM CITY FL 34990-1968

V 5-2-08
RODRIGUEZ,JUAN
RODRIGUEZ,KIM
6645 SW 49 ST
DAVIE FL 33314

V 5-2-08
RYNNING,DONALD E & MARIA F
4941 SW 61ST AVE
DAVIE FL 33314-4411

V 5-2-08
SAATHOFF,HENDRIK
6467 PALM GARDEN CT UNIT 3
DAVIE FL 33314

V 5-2-08
SAHADAT,NURELENE &
SHIVBARAN,DEONAND
4901 PALM GARDEN CT
DAVIE FL 33314

V 5-2-08
SCHECHTER,JOEL A & ELLEN T
7528 SW 28TH ST
DAVIE FL 33314-1005

V 5-2-08
SCHIPPER,LEO & BARBARA
6196 SW 48 CT
DAVIE FL 33314-4402

V 5-2-08
SEVER,MARK
5580 NE 28 AVE
FORT LAUDERDALE FL 33308-3444

V 5-2-08
SHIVBARAN,DEORAM K
6491 PALM GARDEN CT
DAVIE FL 33314

V 5-2-08
SHIVBARAN,SUNIL & NADIA
4910 PALM GARDEN LANE
DAVIE FL 33314

V 5-2-08
SHIVBARAN,YOMATTI & GANESH
4909 PALM GARDEN LANE
DAVIE FL 33314

V 5-2-08
SILVA,ISABEL
4855 SW 64 WAY
DAVIE FL 33314

V 5-2-08
SOBELSON,RODNEY
4926 PALM GARDEN LANE
DAVIE FL 33314

V 5-2-08
STAGE,KRISTEN E
6553 SW 49 CT
DAVIE FL 33314

V 5-2-08
TEEN CHALLENGE OF FL INC
24 W 10TH ST
COLUMBUS GA 31901-2734

V 5-2-08
THOMAS,DELICIE
4851 SW 64 WAY
DAVIE FL 33314

V 5-2-08
TIMO,PAT G LEGRAND-
TIMO,REMY
4871 SW 64 WAY
DAVIE FL 33314

V 5-2-08
TINDALL,PRISCILLA R
6529 SW 47TH ST
DAVIE FL 33314-4304

V 5-2-08
TOTAL PROFESSIONAL BLDG LLC
3107 STIRLING ROAD STE 208
DAVIE FL 33312

V 5-2-08
TUPLER,A W & RUTH
6570 SW 47 CT
DAVIE FL 33314-4335

V 5-2-08
VARUGHESE,SHIBU
4760 SW 66 TER
DAVIE FL 33314

V 5-2-08
VRASTIL,WILLIAM R & TERRI H
5920 CUDDLES CT
N LAS VEGAS NV 89081-6451

V 5-2-08
WELLS FARGO
7105 CORPORATE DR
PLANO TX 75024

V 5-2-08
WIGIGNS,LILY M
6181 SW 51 CT
DAVIE FL 33314-5201

V 5-2-08
WILLIAMS,JODY
4946 SW 66 TER
DAVIE FL 33314-4308

V 5-2-08
WILLIAMS,TOD E
4728 SW 66 TER
DAVIE FL 33314-4325

V 5-2-08
WOLOWITZ,BELINDA
PO BOX 15693
PLANTATION FL 33318

V 5-2-08
YARBOROUGH,DAVID A
1707 SE 4 ST
FORT LAUDERDALE FL 33301

V 5-2-08
ZONA 2 DEVELOPERS LLC
13860 ALEXANDRIA CT
DAVIE FL 33325

V 5-2-08
ZONA DEVELOPERS LLC
8930 W STATE ROAD 84 #112
DAVIE FL 33324-4456

V 5-2-08
ABENSUR,ARTURO
5100 SW 64 AVE #305
DAVIE FL 33314

V 5-2-08
ACOSTA,ROSALBA M
5080 SW 64 AVE UNIT 101
DAVIE FL 33314

V 5-2-08
ALEJO,PASCUAL &
ALEJO,BRUNILDA
5090 S 64 AVE #107
DAVIE FL 33314-5217

V 5-2-08
ALVAREZ,SOL M
5100 SW 64 AVE UNIT 207
DAVIE FL 33314-5222

V 5-2-08
ARDELJAN,VIORIEL & VIORIKA &
ARDELJAN,ADRIANA
5080 SW 64 AVE UNIT 207
DAVIE FL 33314-5215

V 5-2-08
AUGUSTA,PAMELA
5100 SW 64 AVE #307A
DAVIE FL 33314-5220

V 5-2-08
AVERBUJ,ROGER
6623 SIMMS ST
HOLLYWOOD FL 33024-2966

V 5-2-08
BAILEY,ANNMARIE
5080 SW 64 AVE UNIT 305
DAVIE FL 33314-5216

V 5-2-08
BLOCK,RICHARD & IRENE
PO BOX 155
NEWBERRY FL 32669-0155

V 5-2-08
BOLIVAR,JUAN CARLOS
5060 SW 64 AVE #113
DAVIE FL 33314

V 5-2-08
BRELAND,BARBARA S
5080 SW 64TH AVE APT 206
DAVIE FL 33314-5215

V 5-2-08
BRUSH,SANDRA J
1630 NW 48TH PL
POMPANO BEACH FL 33064-1025

V 5-2-08
BUDINA,JOSEPH C &
TRAVERS,MICHELLE
6 UPLAND ROAD
BURLINGTON MA 01803

V 5-2-08
CAMPOS,LINDSEY
5080 SW 64 AVE APT 102
DAVIE FL 33314-5211

V 5-2-08
CAPASSO,VIRGINIA
5080 SW 64 AVE #307-C
DAVIE FL 33314

V 5-2-08
CECCHINI,SHELBY J
5100 SW 64TH AVE APT 306
DAVIE FL 33314-5220

V 5-2-08
CESAR,EMMANUEL
5060 SW 64 AVE #201
DAVIE FL 33314

V 5-2-08
CHAMBERS,KATHRYN D
5090 SW 64TH AVE APT 101B
DAVIE FL 33314-5213

V 5-2-08
MATHIAS,DONALD
5080 SW 64 AVE #304-C
DAVIE FL 33314-5215

V 5-2-08
MATHIAS,DONALD
5080 SW 64 AVE UNIT 304-C
DAVIE FL 33314-5216

V 5-2-08
MC MULLEN,ROBERT & MARY LOI
5100 S DAVIE ROAD #206-A
DAVIE FL 33314-5221

V 5-2-08
MICHAYLUK,JOYCE A
5090 SW 64TH AVE APT 305
DAVIE FL 33314-5219

V 5-2-08
MIRET,ROGELIO
11-15 46 ROAD #4-E
LONG ISLAND NY 11101

V 5-2-08
MOLENARI,JAMES M & MAUREEN
PO BOX 21042
FORT LAUDERDALE FL 33335-1042

V 5-2-08
MONTES,ANA C &
CANEL,EDY F
5060 SW 64 AVE APT 206
DAVIE FL 33314

V 5-2-08
MONTOYA,JIMMY
5100 SW 64 AVE # 303
DAVIE FL 33314

V 5-2-08
MOORE,PATRICIA LYNN
5080 SW 64TH AVE APT 105
DAVIE FL 33314-5211

V 5-2-08
MULLENNIX,LISA
5100 SW 64 AVE UNIT 304
DAVIE FL 33314-5232

V 5-2-08
NEAL,TIFFANY
5100 SW 64 AVE UNIT 107-A
DAVIE FL 33314

V 5-2-08
OSORIO,CELMIRA
5090 SW 64 AVE APT 301
DAVIE FL 33314

V 5-2-08
OWENS,LESTER DAVID
5090 SW 64TH AVE APT 306
DAVIE FL 33314-5219

V 5-2-08
PEREZ,PABLO J
5090 SW 64TH AVE APT 204
DAVIE FL 33314-5217

V 5-2-08
PICO,MONICA
5080 SW 64 AVE UNIT 303
DAVIE FL 33314-5215

V 5-2-08
POWELL,STEVE
5090 SW 64TH AVE APT 302
DAVIE FL 33314-5218

V 5-2-08
RUIZ,DIANA A
5100 DAVIE ROAD EXT #102A
DAVIE FL 33314

V 5-2-08
RUSSO,CARL M &
RUSSO,KIMBERLEY
5100 SW 64 AVE APT 204 A
DAVIE FL 33314

V 5-2-08
SALDARINI,HERBERT C
731 ROCK HILL AVE
DAVIE FL 33325

V 5-2-08
SANTAGE,SHEILA M
5080 S DAVIE ROAD #104
DAVIE FL 33314

V 5-2-08
SCHULTZ,JUDITH C
5100 SW 64 AVE UNIT 201
DAVIE FL 33314-5221

V 5-2-08
SINGH,VICKRAM
11654 QUAIL ROOST DR
MIAMI FL 33157

V 5-2-08
SMITH,CECILIA MARY
4326 MAHOGANY RIDGE DR
WESTON FL 33331

V 5-2-08
SMITH,LAWRENCE A & ELAINE M
5100 SW 64TH AVE APT 202
DAVIE FL 33314-5221

V 5-2-08
TEJADA,JASON
5090 S DAVIE ROAD EXT UNIT 103
DAVIE FL 33314-5213

V 5-2-08
TEPPS,DAVID
521 CARAVELLE DR
JUPITER FL 33458

V 5-2-08
TEPPS,JEROME L
PO BOX 25644
TAMARAC FL 33320

V 5-2-08
TORRES,EMMA
6550 HAYES ST
HOLLYWOOD FL 33024

V 5-2-08
VALDOVINO,ELIA
5080 SW 64 AVE # 203C
DAVIE FL 33314-5214

V 5-2-08
WANDRUM,MARLA
5080 SW 64 AVE APT 301
DAVIE FL 33314-5202

V 5-2-08

WELTER, RAYMOND J JR
5080 SW 64TH AVE
DAVIE FL 33314-5202

V 5-2-08

WESTVIEW PROPERTIES INC
% TEPPS
PO BOX 25644
TAMARAC FL 33320

V 5-2-08

WIGGINS, JENNIFER
WIGGINS, RICHARD A & PATRICIA
5080 SW 64 AVE APT 308C
DAVIE FL 33314-5202

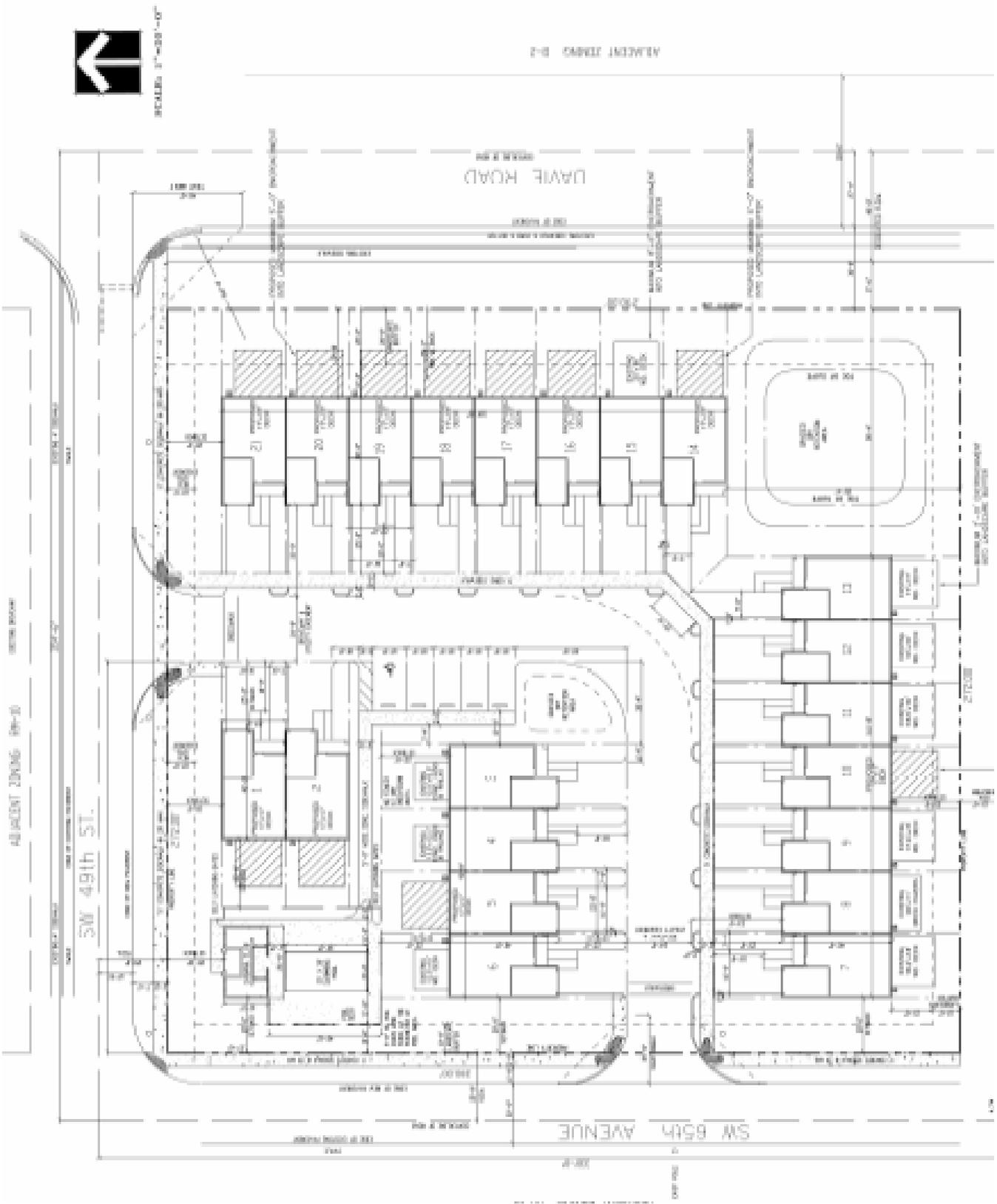
V 5-2-08

WILLMORE, MARIA C
3681 BROADWAY #65
NEW YORK NY 10031

V 5-2-08

YAMAMOTO, RYO & RIRI
5090 SW 64 AVE APT 102
DAVIE FL 33314-5213

Exhibit 4 (*Site Plan*)



ADJACENT ZONING (R-1) OTHER ZONING

SW 49th ST.

SW 65th AVENUE

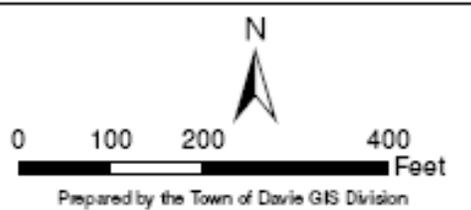
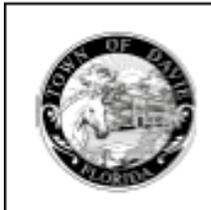
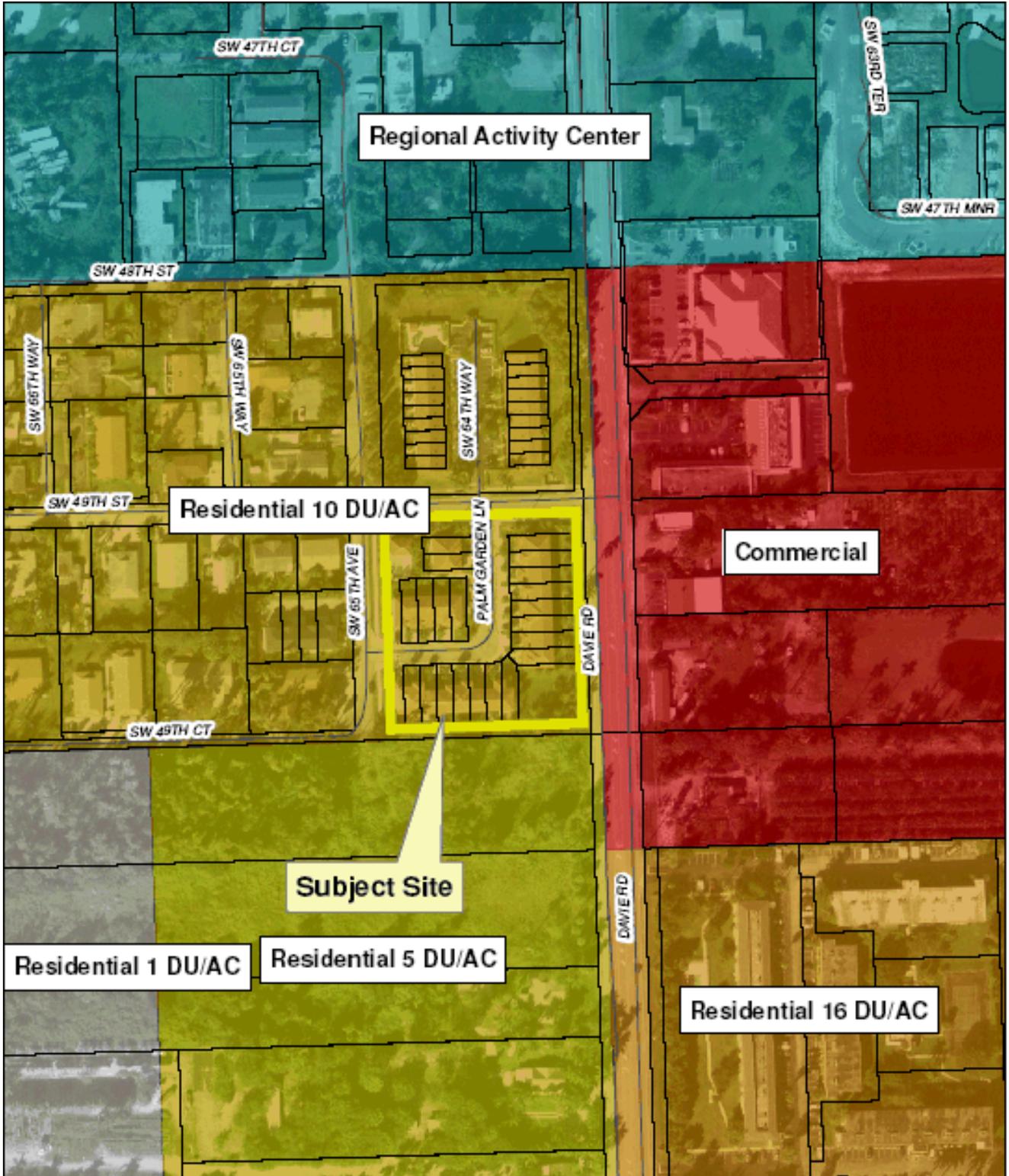
DAVIS ROAD



SCALE: 1"=30'-0"

ADJACENT ZONING (R-1)

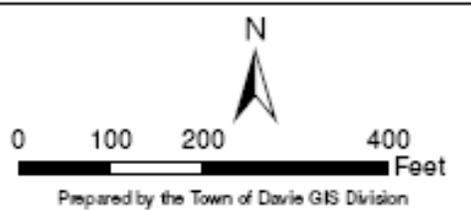
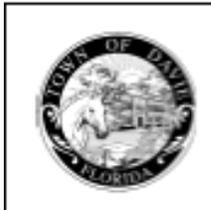
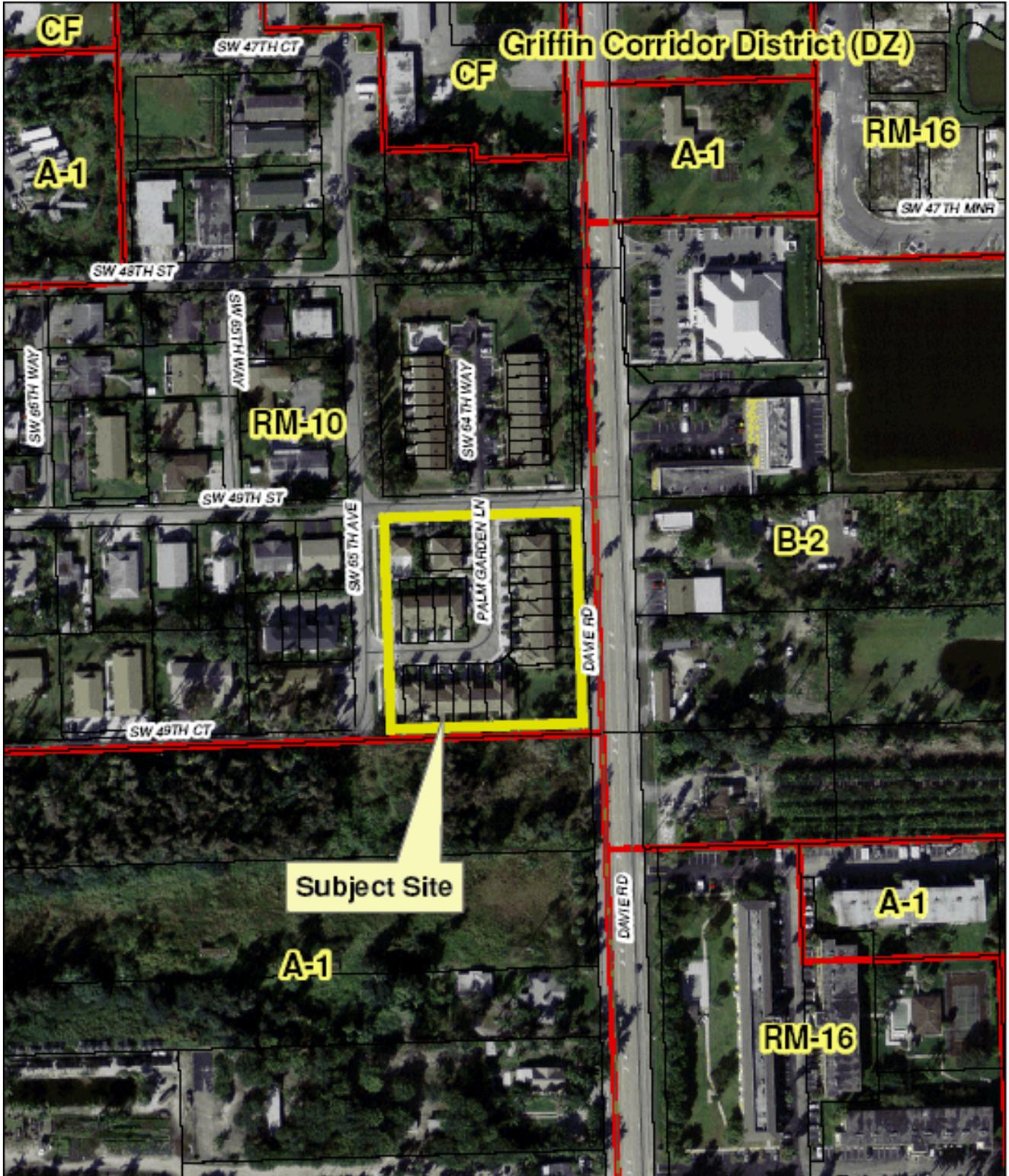
Exhibit 5 (*Future Land Use Map*)



Variance
 V 5-2-08
 Future Land Use Map

Prepared by: ID
 Date Prepared: 6/25/08

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



Variance
V 5-2-08
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 6/25/08

