

## 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:** Quasi Judicial Hearing, Vacation Application: VA 11-1-06/07-51/Oak Hollow/3700 SW 136<sup>th</sup> Avenue

**AFFECTED DISTRICT:** District 4

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

**TITLE OF AGENDA ITEM:** VACATION - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION APPLICATION VA 11-1-06 "OAK HOLLOW" VACATING PORTIONS OF RIGHTS-OF-WAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (VA 11-1-06, Oak Hollow, 3700 SW 136 Avenue) (tabled from October 1, 2008)

**REPORT IN BRIEF:** The petitioner (Pillar Consultants, Inc.) proposes to vacate existing fifteen (15) foot right-of-way. Presently, there are no plans for roadway construction within this right-of-way, nor for this location. This vacation of the right-of-way will allow seven property owners of single-family lots extra square footage to their property. While members of staff and Open Space Advisory Committee have expressed a desire to require that the 15 foot area continue to provide a vegetated buffer between the houses and the trail, it should be recognized that the area will not be under the control of a single entity (i.e. Home Owner's Association) but rather with each individual lot owner.

**PREVIOUS ACTIONS:** At the September 17, 2008 Town Council meeting, this item was tabled to the October 1, 2008 meeting.

At the October 1, 2008 Town Council meeting, due to a tie vote, this item was automatically tabled to the October 15, 2008 meeting.

**CONCURRENCES:** At the July 28th, 2008 Open Space Advisory Committee meeting, a motion was made by Mr. Burgess, seconded by Mr. Greenbaum, to support vacating the right-of-way on the southern boundary of Oak Hollow Estates, subject to the Declaration of restrictive Covenant in the public record on each property, providing that no native trees are remove, no invasive exotic plants are installed, and no fence or structures are installed within the fifteen-foot property vacated to the property owner. In a voice vote, the motion passed with Ms. Greck opposed.

At the August 27, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to table to September 10, 2008. In a voice vote, with Mr. Busey being absent, all voted in favor. **(Motion carried 4-0)**

At the September 10, 2008 Planning and Zoning Board meeting, Mr. DeArmas made a motion, seconded by Ms. Turin, to allow the vacation and to allow the fencing with restrictions to anything that resembles a shed, any type of storage structure, or any type of monolithic slab for boat storage or anything like that which would be unappealing to the open space or to the horse trail as it presently existed – nothing permanent within the 15-feet except for fencing. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – abstained; 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 subject to the completion of this vacation application through Broward County's process.

**Attachment(s):** Ordinance, Staff Report

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA,  
APPROVING VACATION APPLICATION VA 11-1-06 "OAK  
HOLLOW" VACATING PORTIONS OF RIGHT-OF-WAY;  
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR  
AN EFFECTIVE DATE.

WHEREAS, the petitioner proposes to vacate an existing fifteen (15) foot right-of-way  
(Per P.B. 2, PG. 17 D.C.R.)

WHEREAS, the proposed Vacation Application for "Oak Hollow" was considered by the  
Town of Davie Planning and Zoning Board on August 27, 2008;

WHEREAS, vacation of this right-of-way will not adversely affect access to adjoining  
properties and will not be in conflict with the public interest; and,

WHEREAS, the Town Council of the Town of Davie authorized the publication of a  
notice of a public hearing as required by law, and a public hearing was held on the date of the  
adoption of this ordinance; and,

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

SECTION 1. That the right-of-way herein after described be vacated:

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

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the  
extent of such conflict hereby repealed.

SECTION 3. 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 4. 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.

\_\_\_\_\_  
ATTEST:

MAYOR/COUNCILMEMBER

\_\_\_\_\_

TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

**Exhibit "A"**

**Application:** VA 11-1-06/07-51/Oak Hollow

**Original Report Date:** 08/11/08  
09/18/08

**Revision(s):** 8/28/08,

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**TOWN OF DAVIE**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Petitioner:**

**Name:** Pillar Consultants, Inc.  
**Address:** 5230 University Drive, Suite 104  
**City:** Davie, Florida 33328  
**Phone:** (954) 680-6533

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**Background Information**

**Date of Notification:** August 20, 2007 **Number** **of**  
**Notifications:** 134

**Application Request:** The petitioner requests to vacate an existing fifteen (15) foot right-of-way (Per Plat Book 2, Page 17 Dade County Records)

**Address:** 3700 SW 136<sup>th</sup> Avenue

**Location:** Generally located at the south property line of lots 7 through 13 of Oak Hollow Estates, east side of 136<sup>th</sup> Avenue.

**Future Land Use Plan Map:** Residential 1 DU/Acre

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

**Existing Use(s):** Town of Davie Right-of-Way

**Proposed Use(s):** Increase square footage for residential lot sizes

**Parcel Size:** 0.44 Acre (19,360.65 sq. ft.)

**Proposed Density:** n/a

	<b><u>Surrounding Use(s):</u></b>	<b><u>Surrounding Land Use Plan Map</u></b>	
<b>North:</b>	Vacant (Hicks Estates)	<b><u>Designation(s):</u></b>	Residential (1)
DU/AC)			

<b>South:</b> DU/AC)	Single-family residential (Imagination Farms)	Residential	(1
<b>East:</b>	Flamingo Environmentally Sensitive Land Site	Conservation	
<b>West:</b> DU/AC)	Single-family residential	Residential	(1

**Surrounding Zoning(s):**

<b>North:</b>	A-1, Agricultural District
<b>South:</b>	E, Estate District
<b>East:</b>	RS, Recreation and Open Space District
<b>West:</b>	R-1, Estate Dwelling District

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## **Zoning History**

**Related zoning history:**

*Plat Application (P 7-1-06)*, in 2001, the Town Council approved Plat “Oak Hollow Estates”. The Plat note restricted the plat to thirteen (13) detached single family unit.

*Site Plan Application (SP 12-3-02)*, in 2001, the Town Council approved Site Plan for thirteen (13) detached single family units.

**Concurrent Request(s) on same property:** none

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### **Applicable Codes and Ordinances**

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

*Land Development Code (Section 12-24 (I)(1))*, the A-1, Agricultural District is intended to implement the Agricultural and residential one (1) unit per acre classification of the Town of Davie Comprehensive Plan and to maintain, protect, and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

*Land Development Code (Section 12-310)*, review for vacation or abandonment of Right-of-Way.

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### **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 113.

**Applicable Goals, Objectives & Policies:**

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

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### **Application Details**

The petitioner (Pillar Consultants, Inc.) proposes to vacate existing fifteen (15) foot right-of-way (Per P.B. 2, PG. 17 D.C.R.) (See attached sketch and legal description).

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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process.

**Landscaping:**

1. Staff recommends that continuous native hedges be planted the entire length of the vacation strip and that a native 12 foot canopy tree be planted a minimum of every 30 feet apart to serve as a buffer between the trail and the houses. The plan should be approved by the Town Landscape Division.

## **Engineering Division:**

1. Vacation of a 15 ft road right-of-way is not recommended. The existing 15 ft right-of-way must remain as a tree buffer between the adjacent recreational trail to the South and the Oaks Hollow Estates boundaries for lots 7-13 to the North.

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## **Staff Analysis**

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-310(A)(1) for vacation applications:

- (a) It will adversely affect access to neighboring properties.

*Presently, there are no plans for roadway construction within this right-of-way, nor was there a need for roadway improvements identified in the recently adopted Local Road Master Plan (LRMP) for this location. However, the LRMP addresses future vacations not listed to be considered based on the following:*

*"The goal of any roadway alignment should be to improve accessibility of the area and reduce reliance on a single roadway for access, provide east-west and pedestrian connectivity, and reduce emergency response time to the area."*

*The proposed right-of-way vacation to give the 15 foot road right-of-way to single-family property owners will make the possibility of a future connection remote. In addition, the proposed vacation will not significantly reduce maintenance expenses for the Town since the abutting trail will still need to be maintained.*

- (b) It will be in conflict with the public interest.

*This vacation of the right-of-way to allow seven property owners of single-family lots extra square footage to their property is not for the public interest but for the sole benefit of the subject property owners. However, because there is already sufficient area for the recreational trail, and there is currently no identifiable need for the subject 15 foot area, the proposed vacation does not appear to be in conflict with the public interest. While members of staff and Open Space Advisory Committee have expressed a desire to require that the 15 foot area continue to provide a vegetated buffer between the houses and the trail, it should be recognized that the area will not be under the control of a single entity (i.e. Home Owner's Association) but rather with each individual lot owner.*

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## **Staff Recommendation**

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

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## **Open Space Advisory Committee Recommendation**

At the July 28th, 2008 Open Space Advisory Committee meeting, a motion was made by Mr. Burgess, seconded by Mr. Greenbaum, to support vacating the right-of-way on the southern boundary of Oak Hollow Estates, subject to the Declaration of restrictive Covenant in the public record on each property, providing that no native trees are

remove, no invasive exotic plants are installed, and no fence or structures are installed within the fifteen-foot property vacated to the property owner. In a voice vote, the motion passed with Ms. Greck opposed.

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### **Planning and Zoning Board Recommendation**

At the August 27, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to table to September 10, 2008. In a voice vote, with Mr. Busey being absent, all voted in favor. **(Motion carried 4-0)**

At the September 10, 2008 Planning and Zoning Board meeting, Mr. DeArmas made a motion, seconded by Ms. Turin, to allow the vacation and to allow the fencing with restrictions to anything that resembles a shed, any type of storage structure, or any type of monolithic slab for boat storage or anything like that which would be unappealing to the open space or to the horse trail as it presently existed – nothing permanent within the 15-foot except for fencing. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – abstained; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-0)**

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### **Town Council Action**

At the September 17, 2008 Town Council meeting, this item was tabled to the October 1, 2008 meeting.

At the October 1, 2008 Town Council meeting, due to a tie vote, this item was automatically tabled to the October 15, 2008 meeting.

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### **Exhibits**

1. Justification Letter
  2. Sketch and Description of Public Right-of-Way to be vacated
  3. Mail-out Radius Map
  4. Mail-out
  5. Correspondence
  6. Future Land Use Plan Map
  7. Aerial, Zoning, and Subject Site Map
- 

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Exhibit 1 (Justification Letter)



November 21, 2006

MR. DAVID ABRAMSON, Planner III Lic. #QB-0015697

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

RE: **Oak Hollow Estates – Vacation of Right-of-Way,  
Section 23, Township 50, Range 40 East - Town of Davie, Broward County, Florida**  
PILLAR Job No. 06001

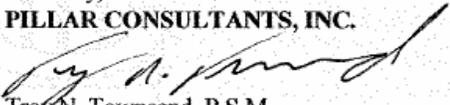
Dear Mr. Abramson:

Our clients and we believe that the requested Vacation of Right-of-Way is justified for the following reasons:

1. The existing 15 foot Right-of-Way was recorded as part of the "Florida Fruit Lands Company's Subdivision No. 1", as recorded in plat book 2, page 17 of the public records of Dade County.
2. The existing 15 foot Right-of-Way is not currently used as a thoroughfare, nor does it provide any public access or services to adjacent properties.
3. There is an existing 12 foot utility easement and 40 foot recreational trail easement, south of the 15 foot Right-of-Way, lying within the "Imagination Farms East" plat, as recorded in plat book 164, page 23 of the public records of Broward County. Therefore the area will not be needed for those purposes.

Should you have any questions, please do not hesitate to contact me.

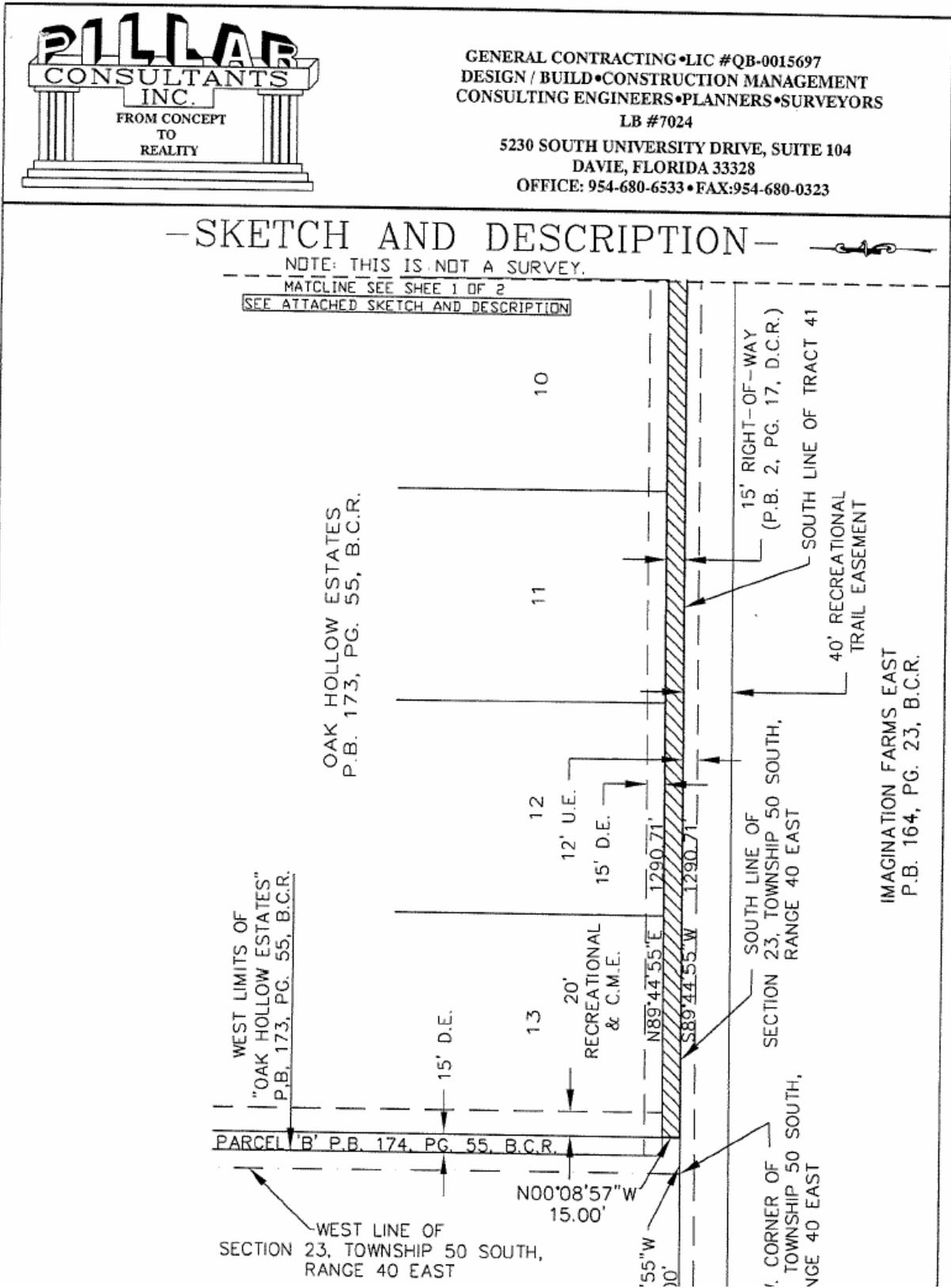
Sincerely,  
PILLAR CONSULTANTS, INC.

  
Troy N. Townsend, P.S.M.  
Director of Surveying

**General Contracting • Design/Build • Construction Management  
Consulting Engineers • Planners • Surveyors**

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

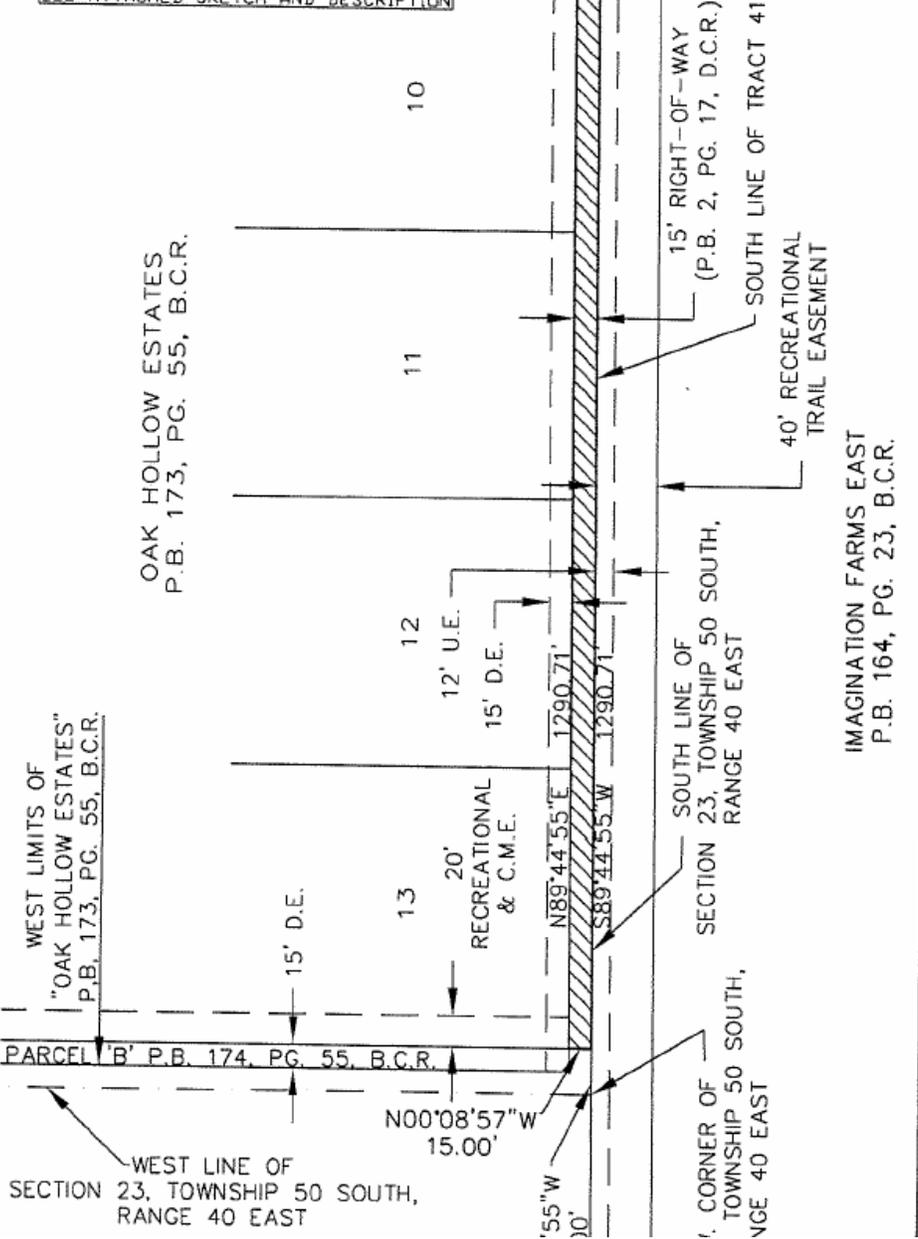
Exhibit 2 (Sketch and Description of Public Right-of-Way to be vacated)



GENERAL CONTRACTING • LIC #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
 LB #7024  
 5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
 DAVIE, FLORIDA 33328  
 OFFICE: 954-680-6533 • FAX: 954-680-0323

- SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY.  
 MATCHLINE SEE SHEE 1 OF 2  
 SEE ATTACHED SKETCH AND DESCRIPTION



WEST LIMITS OF  
 "OAK HOLLOW ESTATES"  
 P.B. 173, PG. 55, B.C.R.

OAK HOLLOW ESTATES  
 P.B. 173, PG. 55, B.C.R.

IMAGINATION FARMS EAST  
 P.B. 164, PG. 23, B.C.R.

PARCEL 'B' P.B. 174, PG. 55, B.C.R.  
 WEST LINE OF  
 SECTION 23, TOWNSHIP 50 SOUTH,  
 RANGE 40 EAST

N00°08'57"W  
 15.00'

55"W  
 10'

CORNER OF  
 TOWNSHIP 50 SOUTH,  
 RANGE 40 EAST

SOUTH LINE OF  
 SECTION 23, TOWNSHIP 50 SOUTH,  
 RANGE 40 EAST

15' RIGHT-OF-WAY  
 (P.B. 2, PG. 17, D.C.R.)

40' RECREATIONAL  
 TRAIL EASEMENT

10

11

12

13

12' U.E.  
 15' D.E.

20'  
 RECREATIONAL  
 & C.M.E.

N89°44'55"E  
 1290.71'

S89°44'55"W  
 1290.71'



GENERAL CONTRACTING • LIC #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
 LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
 DAVIE, FLORIDA 33328  
 OFFICE: 954-680-6533 • FAX: 954-680-0323

## - SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY.

SEE ATTACHED SKETCH

DESCRIPTION: RIGHT-OF-WAY VACATION

THE SOUTH 15.00 FEET OF THE EAST 1290.71 FEET OF THE WEST 1320.71 FEET OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BEING A 15.00 FOOT RIGHT-OF-WAY AS RECORDED IN "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 19,360.89 SQUARE FEET (0.44 ACRES) MORE OR LESS.

LEGEND:

- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- D.C.R. - DADE COUNTY RECORDS
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

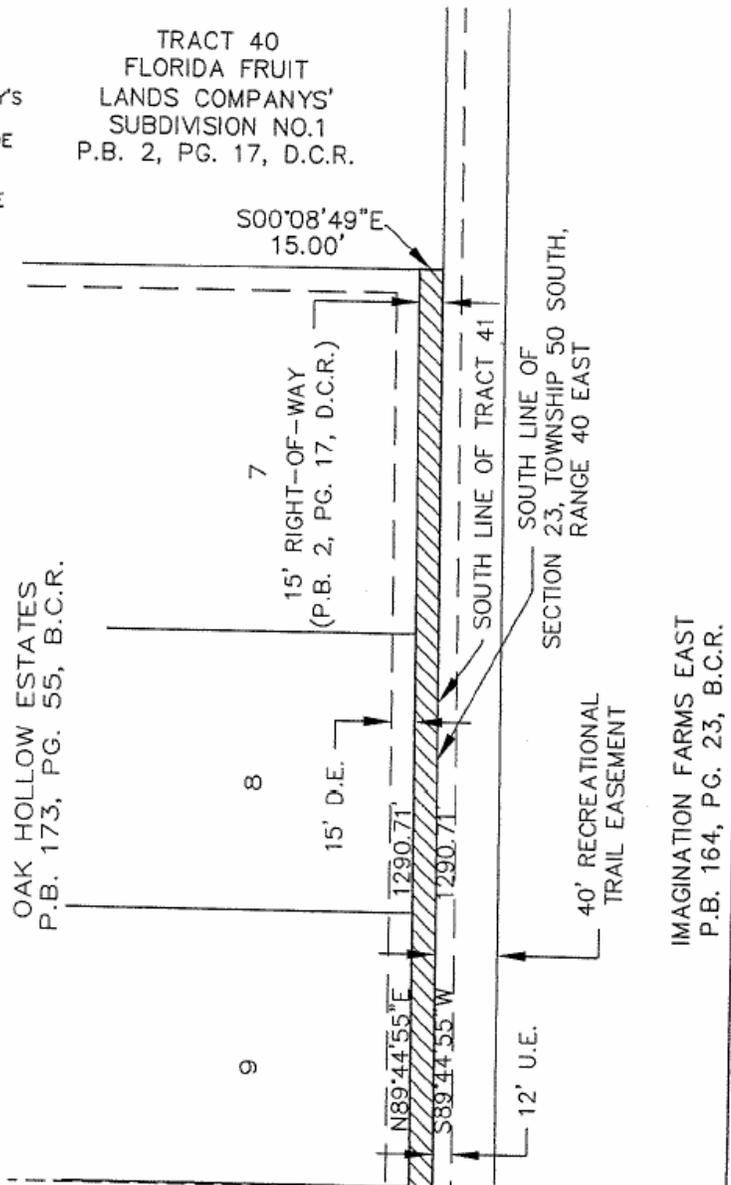
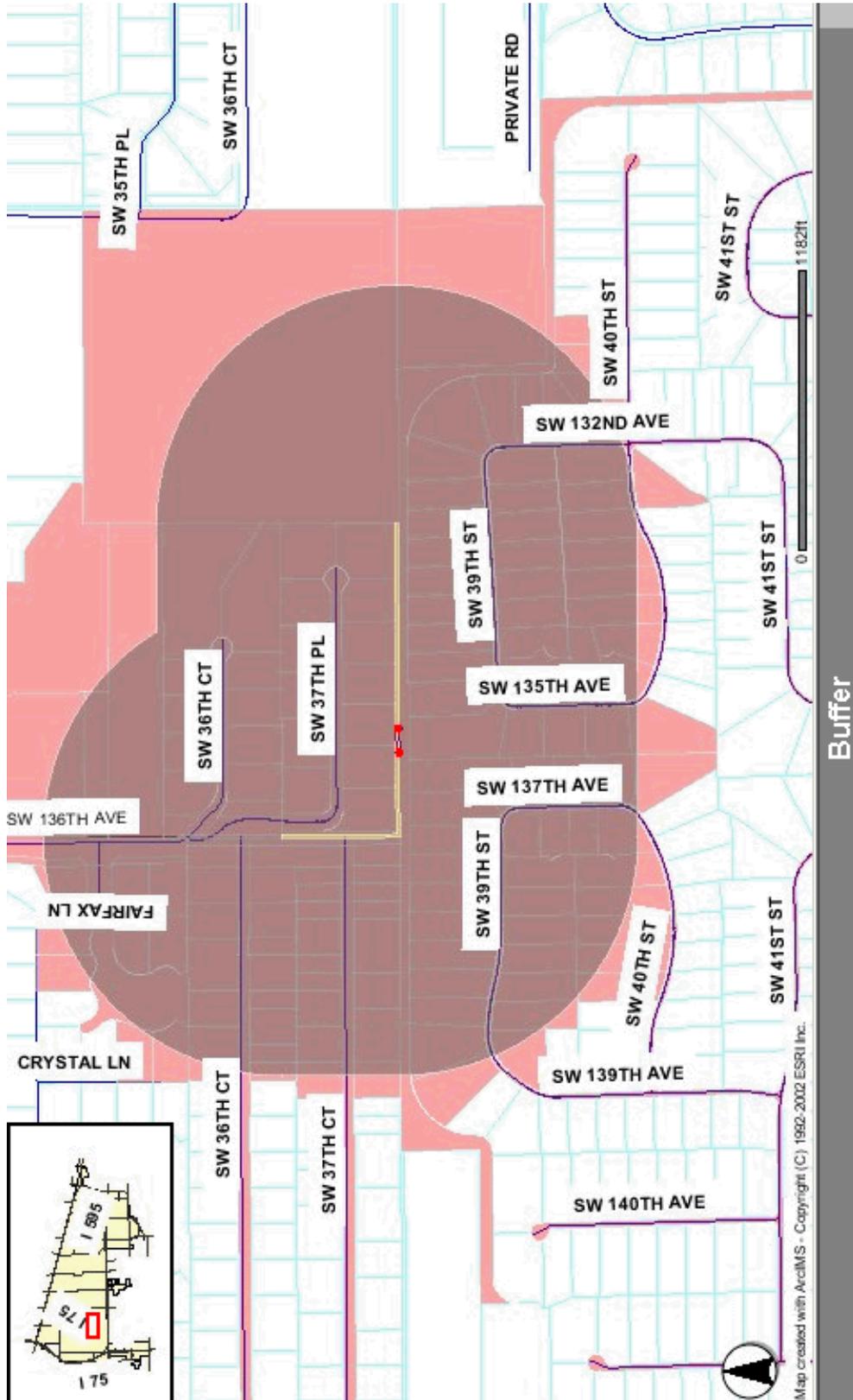


Exhibit 3 (Mail-out Radius Map)



Map created with ArcIMS - Copyright (C) 1992-2002 ESRI Inc.

**Exhibit 4 (Mail-out)**

**VA 11-1-06**  
ABBOTT,SCOTT &  
ABBOTT,JORI  
13421 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
ADAMS,MARIA E  
13161 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
ALBA,VICTOR &  
MITTET,ROBERT  
815 VERONA LAKE DR  
WESTON FL 33326

**VA 11-1-06**  
ALMONTE,WILLIAM & MARLENY  
3550 FAIRFAX LANE  
DAVIE FL 33330

**VA 11-1-06**  
AMANN,ROBERT J  
3910 SW 132 AVE  
DAVIE FL 33330

**VA 11-1-06**  
ANDERSON,JAMES W & SVETLANA  
13882 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
ANNUNZIATA,FRED J & MARIA M  
3501 FAIRFAX LN  
DAVIE FL 33330-4628

**VA 11-1-06**  
AURIEMMA,JOHN E  
13621 SW 36 CT  
DAVIE FL 33330-1501

**VA 11-1-06**  
BAGGETT,V & MARJORIE  
13715 SW 36TH CT  
DAVIE FL 33330-1503

**VA 11-1-06**  
BAKER,JIMMY  
3450 FAIRFAX LANE  
DAVIE FL 33330-4627

**VA 11-1-06**  
BANKS,RONALD & BARBARA  
13601 SW 37TH CT  
DAVIE FL 33330-1507

**VA 11-1-06**  
BARR,MARGO REV TR  
BARR,DANIEL A TRSTEE  
13323 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
BASELICE,JOSEPH A & BARBRA B  
13842 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
BAZIN,ROY F  
13247 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
BORBOUSE,VINCENT &  
SIRAVO-BORBOUSE,JODI  
13274 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
BORGHI,GEORGE A  
WINKLER,CHRISTINA M  
13881 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
BOWMAN,THOMAS & TERRY  
13700 SW 36TH CT  
DAVIE FL 33330-1504

**VA 11-1-06**  
BRASSINGTON,MICHAEL F JR TR  
1935 NW 167 TER  
PEMBROKE PINES FL 33028

**VA 11-1-06**  
BRENDA DI IOIA REV LIV TR  
DI IOIA,BRENDA TRSTEE  
3924 SW 139 AVE  
DAVIE FL 33330

**VA 11-1-06**  
BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
115 S ANDREWS AVE  
FORT LAUDERDALE FL 33301-1801

**VA 11-1-06**  
BROWN,TROY & KARIN T  
13243 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
BRUMANT,SHELANDA & RONNIE  
250 DELAVAN AVE  
NEWARK NJ 07104

**VA 11-1-06**  
C & C DEVELOPMENT LLC  
12555 ORANGE DR STE 108  
DAVIE FL 33330

**VA 11-1-06**  
CARLTON ESTATES H O A  
C/O GERALD M CHANIN  
211 E 70 ST  
NEW YORK NY 10021

**VA 11-1-06**  
CARLTON ESTATES H O A  
17801 NW 2ND AVE  
MIAMI FL 33169-5029

**VA 11-1-06**  
CARTER,HOWARD & JACQUELIN  
13630 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
CENTRAL BROWARD WATER CONTROL  
DISTRICT  
8020 STIRLING ROAD  
HOLLYWOOD FL 33024

**VA 11-1-06**  
CHAMORRO,LUIS A & ANNA M  
3930 SW 132 AVE  
DAVIE FL 33330

**VA 11-1-06**  
CHEN,JOHNNY & SOPHIA  
13862 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
CONLEY,JEFFREY  
13771 SW 36TH CT  
DAVIE FL 33330-1503

**VA 11-1-06**  
CORTES,JOSE I & YAMILA  
13298 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
COTARELO,GEORGE L & FELICIA  
931 NW 179 AVE  
PEMBROKE PINES FL 33029

**VA 11-1-06**  
CROFT,MARK A & VILMA  
3953 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
CRUZ,JOSE M & ALMA E  
3451 FAIRFAX LANE  
DAVIE FL 33330-4629

**VA 11-1-06**  
CUESTA,KATHLEEN  
13370 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
DAVIS,THOMAS S & MAUREEN  
13651 SW 37TH CT  
DAVIE FL 33330-1507

**VA 11-1-06**  
DECKELBAUM,MARC & MELISSA  
13750 SW 37 CT  
DAVIE FL 33330-1510

**VA 11-1-06**  
DELGADO,LINDA MARIE  
3985 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
DIAZ,DAGOBERTO  
5230 SW 115 AVE  
DAVIE FL 33330

**VA 11-1-06**  
DUPONT,ALAIN & MONIQUE  
3935 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
EIDELSTEIN,RAFAEL C & VELQUIZ  
13831 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
ELLIS,JOHN DEAN & MARY  
FRANCES  
13670 SW 36TH CT  
DAVIE FL 33330-1502

**VA 11-1-06**  
FERIA,RAFAEL A & MARIA  
3908 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
FERNANDEZ,ANTONIO H &  
ZORALDA  
13250 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
FLETCHER,KAREN  
3551 FAIRFAX LANE  
DAVIE FL 33330-4628

**VA 11-1-06**  
FRADE,LISA  
1706 SW 108 TER  
DAVIE FL 33324

**VA 11-1-06**  
G L M REAL ESTATE INVESTMENTS  
INC  
5155 SW 192 TER  
DAVIE FL 33332

**VA 11-1-06**  
GARNER,JAMES R & DORIENNE L  
13223 NW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
GHANI,ABDOOL B & NAZEELA  
13299 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
GLENN,SUSAN K  
13801 SW 36 CT  
DAVIE FL 33330-1505

**VA 11-1-06**  
GORDON,ARTHUR L & SHERRIE S  
13801 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
GREENE,RICHARD P & REGINA L  
3972 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
GURIDI,EDUARDO &  
HICKS,PEGGY S  
13481 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
GUTIERREZ,WILLIAM F JR & DENISE  
13822 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
HERDEAN,NICOLAE & F  
HERDEAN,DANNIELA  
3959 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
HERNANDEZ,BRIGITTE M &  
LOPEZ-SANTINI,JUAN  
1019 NW 130 TER  
FORT LAUDERDALE FL 33323

**VA 11-1-06**  
HERNANDEZ,JOSEFINA &  
MONTILVA,WILMER & CATHERINE  
810 BRIAR RIDGE RD  
WESTON FL 33327

**VA 11-1-06**  
HICKS,JOHN M & GLENDA D  
2750 SW 121 AVE  
DAVIE FL 33330

**VA 11-1-06**  
HICKS,JOHN M & GLENDA D  
13351 SW 36 CT  
DAVIE FL 33330-4685

**VA 11-1-06**  
HICKS,MICHAEL JOHN  
13541 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
HICKS,RODNEY W  
13300 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
HICKS,RYAN O'NEAL & LORI  
13540 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
HINTZ,BRYAN C &  
HINTZ,LEAH M  
13675 SW 36 CT  
DAVIE FL 33330-1501

**VA 11-1-06**  
HOSANG,IVA & AUDREY  
13222 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
IMAGINATION FARMS COMM ASSN INC  
12505 ORANGE DR STE 906  
DAVIE FL 33330

**VA 11-1-06**  
JOHN,CHERIAN P & MARIAMMA  
13803 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
JOHNSTON,ANGELA S &  
JOHNSTON,ERIC D  
7421 SW 7 ST  
PLANTATION FL 33317

**VA 11-1-06**  
JONES,MARVEL NAUREAN  
13785 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
KAUFMAN,JEFFREY N & TRACY  
13221 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
KHAVANIN,GHASEM  
13420 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
KOPPENHAVER,STEPHEN & ALEIDA  
13265 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
KORN,CHRISTOFER & DONNA  
PILGER  
13360 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
LEEDS,MICHAEL D & KELLY A  
13650 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
LEVERETT,E & MARGIE  
13600 SW 37TH CT  
DAVIE FL 33330-1508

**VA 11-1-06**  
LI,WEI & MEI  
13802 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
MAHER,DAVID &  
MAHER,DEBORAH  
13631 SW 37TH CT  
DAVIE FL 33330-1507

**VA 11-1-06**  
MAHMOODI,SAEED A  
3950 SW 132 AVE  
DAVIE FL 33330

**VA 11-1-06**  
MARTIN,JAMES J REV TR  
13845 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
MARTIN,RICHARD M & SUSAN Y  
3958 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
MAXFIELD,RICHARD D  
13690 SW 36TH CT  
DAVIE FL 33330-1502

**VA 11-1-06**  
MAXWELL,CHRISTINA VICTORIA &  
MAXWELL,JOHN TODD  
1583 SW 191 AVE  
PEMPROKE PINES FL 33029

**VA 11-1-06**  
MCFADDEN,JOHN J III & NANCY E  
3933 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
MELERO,ANTONIO & ILEANA M  
3909 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
MILLER,JESS E & SHARI  
13305 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
MORENO,ALAN &  
MORENO,LORIE  
13733 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
MOSS,MATTHEW & DONNA  
13611 SW 37 CT  
DAVIE FL 33330-1507

**VA 11-1-06**  
MOYER,RONALD EDWARD & JESSICA &  
ALVAREZ,DELEIDE & ZORAIDA  
595 SW 200 TER  
PEMBROKE PINES FL 33029

**VA 11-1-06**  
NEWMAN,DENISE & JAMES  
3973 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
NICHOLS,KENNETH R &  
TROPININA,JOULIA R  
8 KEEFER ROAD  
\* ST CATHERINES ON CD L2M 7N9

**VA 11-1-06**  
NORWOOD,BRIDGET &  
NORWOOD,DARYL  
3552 CRYSTAL LANE  
DAVIE FL 33330-4660

**VA 11-1-06**  
OAK HOLLOW ESTATES HOA  
% C & C DEVELOPMENT LLC  
12555 ORANGE DR #108  
DAVIE FL 33330

**VA 11-1-06**  
PAPASTAVROS, ARGYROULA C  
TRSTEE  
2730 SW 131 TER  
DAVIE FL 33325

**VA 11-1-06**  
PAPASTAVROS, ARISTOTLE D  
TRSTEE  
2730 SW 131 TER  
DAVIE FL 33325

**VA 11-1-06**  
PATEL, LATABEN S & SITARAM J  
13833 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
PEREZ, RENE E & CHRISTINA J  
3934 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
PICARELLO, JOHN J & JOAN L  
13287 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
PIERRO, MICHAEL JR & MICHELE  
13346 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
PLA, ENRIQUE A & MAYRA L  
13204 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
PRATT, TERRY RHYS  
13650 SW 36 CT  
DAVIE FL 33330-1502

**VA 11-1-06**  
REISS, RICHARD & DEBORAH  
3993 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
RICARD, WILLIAM B JR & JESSICA R  
1879 NW 141 AVE  
PEMBROKE PINES FL 33028

**VA 11-1-06**  
ROBINSON, ERIC  
ROBINSON, RUBY E  
13141 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
RODRIGUEZ, JORGE I & TRACY M  
3932 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
RODRIGUEZ, NELSON & LIZETTE R  
3952 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
SADOUGHI, SAEID  
SADOUGHI, AROUSHA S  
13769 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
SCHNEEBAUM, SYLVIA  
BLANK, CHARLES & LYN  
13734 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
SCHOFFEL, ROBERT & DEBRA  
13121 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
SENISES, SIOMARA  
3500 FAIRFAX LANE  
DAVIE FL 33330-4628

**VA 11-1-06**  
SHARP, W E & KATHERINE P  
13661 SW 37TH CT  
DAVIE FL 33330-1507

**VA 11-1-06**  
SHINABERRY, KENT D & CHRISTINA  
13817 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
SHINN, CHRISTOPHER &  
SHINN, JINEAL  
13361 SW 36 CT  
DAVIE FL 33330

**VA 11-1-06**  
SIMMONS, LOWELL L II &  
CATHERINE  
13801 SW 37 CT  
DAVIE FL 33330

**VA 11-1-06**  
SIMMS, ROBIN E  
13761 SW 37 CT  
DAVIE FL 33330-1509

**VA 11-1-06**  
SMITH, OLIVER D & HELEN T  
13353 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
SMITH, SERGIO & LISA  
13849 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
STAMILE, BRUCH & NANCY G  
13273 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
SWINDLING, STANLEY W JR &  
SWINDLING, EILEEN L  
13700 CARLTON DR  
DAVIE FL 33330-4634

**VA 11-1-06**  
TANNEN, WILLIAM H & TERRY L  
3984 SW 137 AVE  
DAVIE FL 33330

**VA 11-1-06**  
TEMPKINS, PHIL & DEBRA COHN  
3911 SW 139 AVE  
DAVIE FL 33330

**VA 11-1-06**  
TODD, DONALD F & INGRID  
MARCELA  
3970 SW 132 AVE  
DAVIE FL 33330

**VA 11-1-06**  
TUCKER,WANDA KAY  
TUCKER,ROY EDWARD  
13780 SW 37 CT  
DAVIE FL 33330-1510

**VA 11-1-06**  
ULRICH,ROBERT J & SANDRA L  
13347 SW 40 ST  
DAVIE FL 33330

**VA 11-1-06**  
WHITE,KELWYN L  
DOUGLAS,TRACEY D  
13865 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
WHITTAKER,JONATHAN M & STACY  
3992 SW 135 AVE  
DAVIE FL 33330

**VA 11-1-06**  
WILLIAMSON,NATHANIEL &  
WILLIAMSON,TAMMI  
13534 SW 37 PL  
DAVIE FL 33330

**VA 11-1-06**  
WILLIS,DANIEL & ELLEN L  
13799 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
WILLOUGHBY,ROY & JACKIE L  
13375 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
WOODLIEF,LOUIS H & MADELINE M  
13800 SW 37 CT  
DAVIE FL 33330

**VA 11-1-06**  
XIE,JIANBO & KUN WU  
13815 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
YALE MORTGAGE CORP  
4100 NE 2 AVE #206  
MIAMI FL 33137

**VA 11-1-06**  
YANCEY,PAUL A & CYNTHIA  
13710 SW 36 CT  
DAVIE FL 33330-1504

**VA 11-1-06**  
YANCEY,PAUL A CYNTHIA  
13710 SW 36 CT  
DAVIE FL 33330-1504

**VA 11-1-06**  
ZACHARIASZ,MELISSA G REV LIV TR  
ZACHARIASZ,RYSZARD M TRSTEE  
13331 SW 39 ST  
DAVIE FL 33330

**VA 11-1-06**  
ZULUAGA,CARLOS E  
ZULUAGA,LAURA LEE  
13322 SW 39 ST  
DAVIE FL 33330

**Exhibit 5 (Correspondence)**

**TO: Town of Davie,**

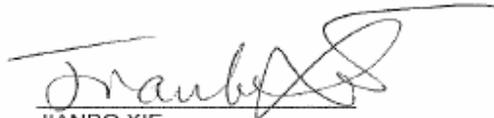
6591 Orange Drive, Davie FL 33314  
Broward County, Florida

**RE: VA 11-1-06 Oak Hollow (Vacation Application).**

We, JIANBO XIE & KUN WU, of 13815 SW 39<sup>th</sup> Street, Davie FL 33330, City of Broward County State of Florida.

Do hereby **OPPOSE** the " request to vacate an existing fifteen(15) foot right-of-way along the south line of Section 23, Township 50, at Oak Hollow Estates Plat, along lots 7 through 13".

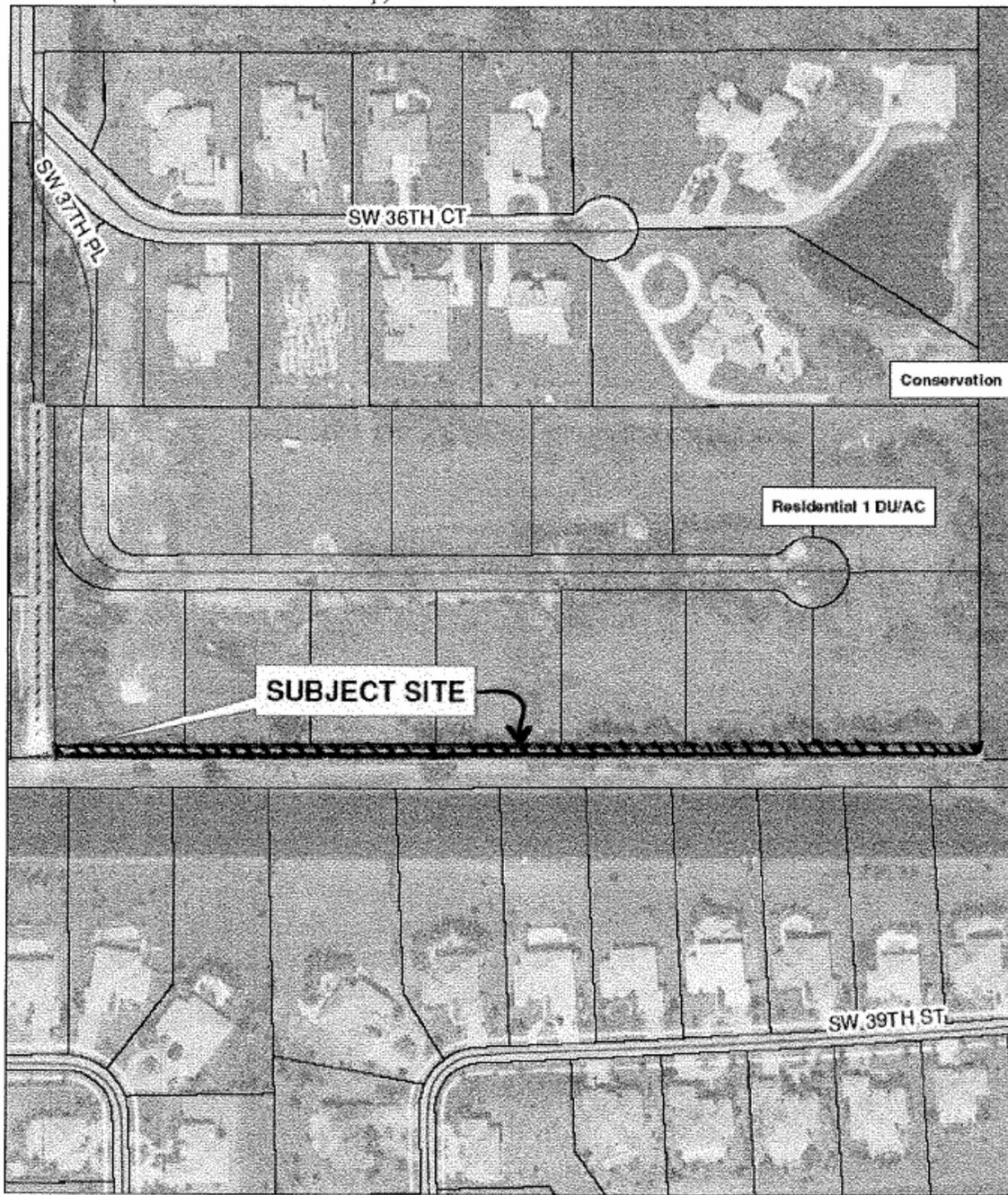
Shall you have any question, please contact us via us postal mail.

  
\_\_\_\_\_  
JIANBO XIE

  
\_\_\_\_\_  
KUN WU

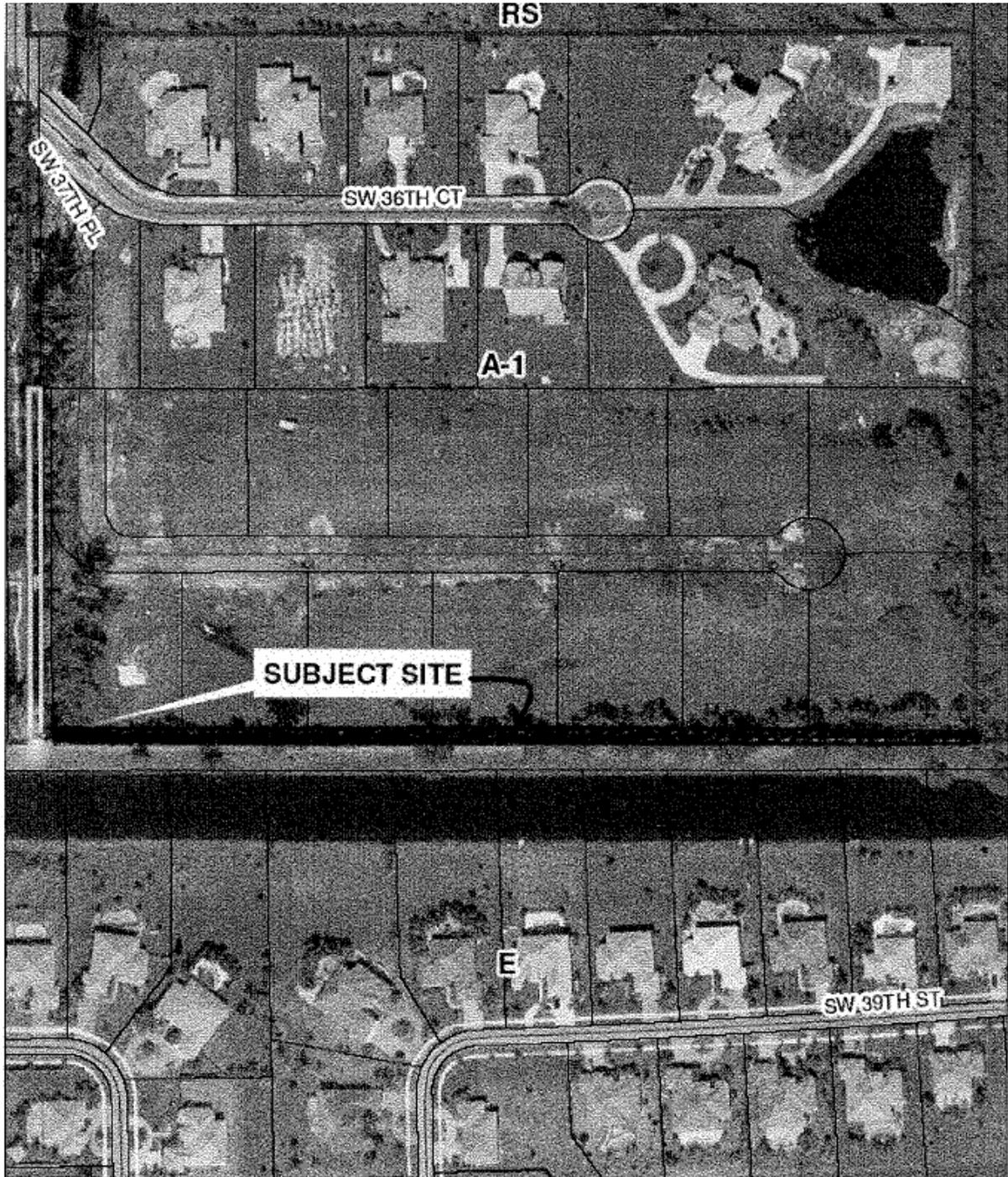
08-21-2008  
Date

**Exhibit 6 (Future Land Use Plan Map)**



	<p>Date Flown: 12/2004</p> <p>N</p> <p>0 100 200 400 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Vacation of Right of Way VA 11-1-06 Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 4/2/07</p>
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Exhibit 7 (Aerial, Zoning, and Subject Site Map)



	<p>Date Flown: 12/2004</p> <p>N</p> <p>0 100 200 400 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Vacation of Right of Way VA 11-1-06 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 4/2/07</p>
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