



Town Council Agenda Report

SUBJECT: QUASI JUDICIAL - REZONING

TITLE OF AGENDA ITEM:

ZB 9-1-99 - "Sheridan Hills Baptist Church", petitioner/ Oron & Barbara Lester and Robert & Shirley Munson - 2400 and 2420 South Pine Island Road - Generally located at the southeast corner of Pine Island Road and Nova Drive.

REPORT IN BRIEF:

The applicant proposes rezoning of the 3.6 acre subject property to develop a church under the provisions of the Community Facilities zoning district. Town Council approved a prior request for rezoning to the CF District on the 7 acres abutting this site to the south, also petitioned by Sheridan Hills Baptist Church, on February 18, 1998. The petitioner states the intent of this request is to combine this site with the previously approved site to create a single development parcel providing for greater open space and a campus-like atmosphere.

Staff is concerned about the creation of an isolated residential zoning district. However, the affected property owners concur with the rezoning request, and staff otherwise finds the proposed rezoning is compatible with existing and adjacent planned uses, consistent with Comprehensive Plan, goals, objectives and policies relating to community facility siting. The petitioner has also offered a voluntary stipulation to restrict certain uses permitted within the CF zoning District for this property. The uses to be restricted include hospitals, mausoleums, cemeteries, mental institutions, residential/life care facilities, flood control, telecommunication towers, civic center, and nursing homes. This will match the existing recorded declaration of restrictions on the 7 acre property to the south. Given the voluntary stipulation, staff believes this request can be supported.

PREVIOUS ACTIONS: None.

CONCURRENCES:

The Planning and Zoning Board recommended approval (4-0, Mr. Pisula Absent) subject to the voluntary deed restriction.

FISCAL IMPACT: Is appropriation required? No
Funding appropriated? No

RECOMMENDATION(S):

Motion to approve the requested rezoning from A-1, Agricultural to CF, Community Facilities District, subject to execution of the voluntary deed restriction.

ATTACHMENTS:

Planning report, rezoning application, land use map, subject site map, and aerial.

TOWN OF DAVIE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
PLANNING REPORT

SUBJECT: Rezoning ZB 9-1-99

APPLICANT: Sheridan Hills Baptist Church, petitioner / Robert Munson, Shirley Munson, Oron Lester, and Barbara Lester, owners

ADDRESS/LOCATION: 2400 & 2420 Pine Island Road / Generally located at the southeast corner of Pine Island Road and Nova Drive.

LAND USE PLAN/ZONING: Residential (10 du/ac) / A-1, Agricultural District

REQUEST: To rezone said property **From:** Section 12-32, et. al., A-1, Agricultural District
To: Section 12-32, et. al., CF, Community Facility District

EXHIBITS TO BE INCLUDED: Rezoning application, subject site map, planning report, aerial, and proposed use restrictions.

ANALYSIS: The subject site is approximately 3.6 acres in area and contains two single family dwelling units. The site is bound on the south by a portion of vacant land zoned CF and by a portion of land zoned R-5 containing one single family dwelling unit. To the east the site is bound by single family homes zoned R-3, to the north across Nova Drive are mobile homes located within Unincorporated Broward County, and to the west, across Pine Island Road, are single family homes within the Forest Ridge Community zoned PRD-3.6.

The applicant proposes rezoning of the subject property to develop a church under the provisions of the Community Facilities zoning district. Town Council approved a prior request for rezoning to the CF District on the 7 acres abutting this site to the south, also petitioned by Sheridan Hills Baptist Church, on February 18, 1998. The petitioner states the intent of this request is to combine this site with the previously approved site to create a single development parcel providing for greater open space and a campus-like atmosphere.

ANALYSIS:

Evaluation of a rezoning request includes consideration of whether 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. Together with the 7 acres site to the south, the petitioner plans to develop the total 10.5 acres for church use with related support facilities such as a day school. The petitioner states the church will be 10,000 square feet in area with a separate related use area of 5,000 square feet. According to the petitioner these numbers are approximate and may change subject to zoning regulations at the time of site plan approval. However, when determining traffic impacts staff must consider the maximum potential use of the property compared to what could be developed under the existing residential land use designation. Based upon other existing church facilities within the Town of Davie, the typical building area for a 10 acre site is 16,600 square feet for a church building, or 151 trips per day, and 13,000 square feet for a day school, or 155 trips per day, for a total of 306 trips per day. If the property

were developed for residential use at 10 units per acre, consistent with the underlying land use designation, the property could generate 662 trips per day. Thus, the proposed rezoning can be expected to generate approximately one-half of the potential traffic impact of residential use under the Residential (10 du/ac) land use plan designation. It is important to note the 7 acre site to the south has already been rezoned to CF, therefore, the subject property represents only a small percentage of the above referenced traffic impact.

Evaluation of a rezoning also includes review for compatibility with the surrounding area. Staff believes the proposed rezoning is consistent with the abutting properties, as the request is compatible with the CF zoning of the 7 acres to the south, which property abuts a substantial portion of the residential neighborhood east and south of the subject site, thereby limiting any additional impact to this area. It is also notable that the residential communities to the north and the west are located across an arterial roadway and a collector roadway, respectively, with no access opposite the subject site.

However, the proposed rezoning, along with the previously approved rezoning, would create an isolated zoning district unrelated to adjacent uses (see attached zoning map). This one acre portion of land lies at the southwest corner of the subject site and is zoned R-5, Low Medium Density Dwelling District developed as a single family home. Should the rezoning be approved, this site would abut CF zoning on three sides. The petitioner has indicated that the owners of the one acre parcel do not have any objection to the proposed rezoning and believe the rezoning would be a benefit to them (see Exhibit "A"). Staff believes the proposed rezoning could have an adverse affect on the viability and value of this property for residential use due to the proximity of CF uses on three sides.

Staff also finds the CF zoning district provides for additional public and private facilities which may not be appropriate at this location. The applicant acknowledges these concerns and proposes a voluntary deed restriction to match the "declaration of restrictions" established and recorded at the time the 7 acre property to the south was rezoned. The prohibited uses identified on both the previous and proposed declaration of restrictions are hospitals, mausoleums, cemeteries, mental institutions, residential/life care facilities, flood control, telecommunication towers, civic center , and nursing homes. Staff concurs with the proposed restrictions.

Staff finds the proposed rezoning is compatible with existing and adjacent planned uses, consistent with Comprehensive Plan, goals, objectives and policies relating to community facility siting, and can therefore support the request given the voluntary deed restrictions. Staff is concerned about the creation of an isolated residential zoning district, however, the owners of the one-acre property that would be isolated by the CF rezoning concur with the rezoning request per their letter attached as Exhibit "A."

RECOMMENDATION: The Planning and Zoning Division therefore recommends **APPROVAL** of the requested rezoning from A-1, Agricultural District to CF, Community Facilities District, subject to execution of the voluntary deed restriction, with a finding that the request is consistent with Comprehensive Plan objectives and is in harmony with the general intent and purpose of the code.

PLANNING AND ZONING BOARD RECOMMENDATION: Recommendation to **APPROVE** (4-0, motion by Mr. Stahl, Mr. Kuvin seconded, Mr. Pisula absent), subject to the voluntary deed restriction.

Prepared by: _____
Reviewed by: _____

**TOWN OF DAVIE
CODE OF ORDINANCES
(EXCERPT)**

Section 12-307. Review for rezonings.

- (a) The proposed change is/is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;**
- (b) The proposed change would/would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;**
- (c) Existing zoning district boundaries are/are not illogically drawn in relation to existing conditions on the property proposed for change;**
- (d) The proposed change will/will not adversely affect living conditions in the neighborhood;**
- (e) The proposed change will/will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;**
- (f) The proposed change will/will not adversely affect other property values;**
- (g) The proposed change will/will not be a deterrent to the improvement or development of other property in accord with existing regulations;**
- (h) The proposed change will/will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;**
- (i) There are/are not substantial reasons why the property cannot be used in accord with existing zoning.**
- (j) The proposed zoning designation is/is not the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.**

EXISTING ZONING: A-1
CODE SECTION:
PROPOSED ZONING: CF
CODE SECTION:
LAND USE DESIGNATION:
FOLIO NUMBER 0121-01-01110

TOWN OF DAVIE USE ONLY
PETITION NO. ZB 9-1-99
FEE. \$1,170 (Univer) Non Profit
RECEIPT NO.

(Also - 0121-01-011
See attached)

TOWN OF DAVIE
REZONING APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks payable to Town of Davie

RECEIVED
SEP 15 1999
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

DATE FILED: 8/30/99

PHONE: 954-434-8155

PETITIONER: SHERIDAN HILLS BAPTIST CHURCH, MARK COLEMAN
DBA NEW LIFE BAPTIST CHURCH, DAVIE
MAILING ADDRESS: 5001 S. UNIVERSITY DR. STE D
RELATIONSHIP TO PROPERTY: PURCHASER

OWNER: Robert and Shirley Munson (see attached for additional owners)
MAILING ADDRESS: 2420 S. Pine Island Rd., Davie, FL 33328
ADDRESS OF PROPERTY: Same

LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement of amount of acreage involved MUST be submitted with application):

South 1/2 of Tract 8, Less the South 1016 feet of Sec. 21, T 50 S, R 41 E
ACREAGE: Plat of John W. Newman's Survey, Plat Book 2, Page 26, Dade County;

REQUEST: 1.78 ACRES

Change zoning to "community facility"
REASON FOR REQUEST (attach additional sheet as necessary):

Necessary for church use (see attached)

Pre-App meeting Satisfied

*** PETITIONER MUST BE PRESENT IN ORDER FOR ACTION TO BE TAKEN ***

OFFICE USE ONLY

APPROVED AS TO FORM: Jat PUBLICATION DATE: 9/15/99
MEETING DATE: PLANNING AND ZONING BOARD: 10/13/99 TOWN COUNCIL: 10/20/99
NOTICES SENT: 132 REPLIES: FOR: _____ AGAINST: _____
UNDELIVERABLE: _____

Robert R. Munson
OWNER'S NAME(S)
X Robert R. Munson
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

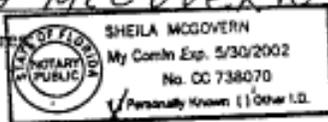
2420 S. Pine Island Rd.
ADDRESS

Davie, FL 33328
CITY, STATE, ZIP

954-475-1651
PHONE

The foregoing instrument was acknowledged before me
this 31 day of Aug, 1999, by
Robert R. Munson who is personally
known to me or who has produced personally
known
as identification and who did take an oath.

NOTARY PUBLIC:
Sign: Sheila McGovern
Print: Sheila McGovern
My Commission Expires



Mark Coleman
PETITIONER'S NAME
Mark Coleman
PETITIONER'S SIGNATURE

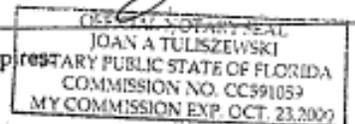
5001 S. UNIVERSITY DR., SUITE 1
ADDRESS

DAVIE, FL 33328
CITY, STATE, ZIP

954-434-8155
PHONE

The foregoing instrument was acknowledged before me
this 15 day of Sept, 1999, by
MARK COLEMAN who is personally
known to me or who has produced Fla
driver's license
as identification and who did take an oath.

NOTARY PUBLIC:
Sign: Joan A. Tuliszevski
Print: Joan A. Tuliszevski
My Commission Expires



OFFICE USE ONLY

Oron Lee Lester
Barbara Lester
OWNER'S NAME(S)
Oron & Barbara Lester
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

2400 S Pine Island Rd
ADDRESS

Davie 33324
CITY, STATE, ZIP

475-8886
PHONE

The foregoing instrument was acknowledged before me this 26th day of August, 1999, by Oron + Barbara Lester who is personally known to me or who has produced _____

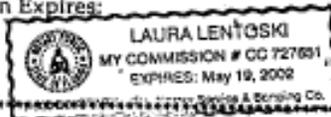
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Laura Lentoski

Print: Laura Lentoski

My Commission Expires:



Mark Coleman
PETITIONER'S NAME
Mark Coleman
PETITIONER'S SIGNATURE

5001 S. UNIVERSITY DR SUITE D
ADDRESS

DAVIE, FL 33328
CITY, STATE, ZIP

954-434-8155
PHONE

The foregoing instrument was acknowledged before me this 15 day of Sept., 1999, by MARK COLEMAN who is personally known to me or who has produced Fla

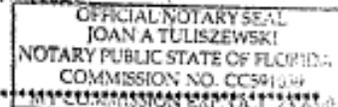
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Joan A. Tuliszewski

Print: _____

My Commission Expires:

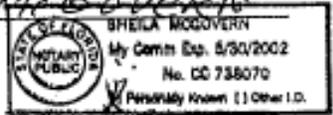


OFFICE USE ONLY

Shirley L. Munson
OWNER'S NAME(S)
X Shirley L. Munson
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
2420 S. Pine Island Rd.
ADDRESS
Davie, FL 33328
CITY, STATE, ZIP
954-475-1651
PHONE

The foregoing instrument was acknowledged before me this 31 day of Aug, 1999, by Shirley L. Munson who is personally known to me or who has produced personally known as identification and who did take an oath.

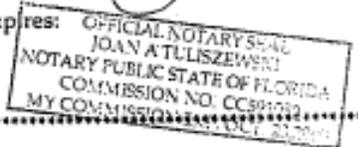
NOTARY PUBLIC:
Sign: Sheila McGovern
Print: Sheila McGovern
My Commission Expires:



Mark Coleman
PETITIONER'S NAME
Mark Coleman
PETITIONER'S SIGNATURE
5001 S. UNIVERSITY DRIVE
ADDRESS SUITE D
Davie, FL 33328
CITY, STATE, ZIP
954-434-8155
PHONE

The foregoing instrument was acknowledged before me this 15 day of Sept, 1999, by MARK COLEMAN who is personally known to me or who has produced Fla. Driver License as identification and who did take an oath.

NOTARY PUBLIC:
Sign: Joan A. Tuliszewski
Print: Joan A. Tuliszewski
My Commission Expires:



OFFICE USE ONLY

Additional owners participating in application for re-zoning

Lee and Barbara Lester

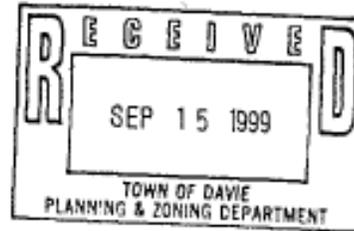
Address of Property: 2400 S. Pine Island Road (corner of Nova and Pine Island)

Mailing Address: 17570 SW 61 CT., Ft. Laud. FL 33331

Tax Folio # -121-01-011

North 1/2 of Tract 8, less the South 1016 ft. of Sec. 21, T505, R41E, Plat of John W. Newman's Survey, Plat book 2, page 26, Dade County

Acreage: 1.78



LEGAL DESCRIPTION:

NORTH 1/2 TRACT 8, LESS THE SOUTH 1016 FEET OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF THE PLAT OF "JOHN W. NEWMAN'S SURVEY", AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

2400 SOUTH PINE ISLAND ROAD
DAVIE, FLORIDA

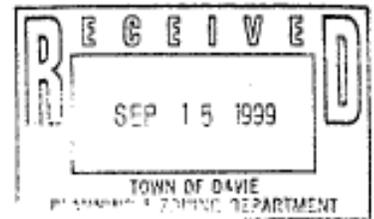
LEGAL DESCRIPTION:

SOUTH 1/2 TRACT 8, LESS THE SOUTH 1016 FEET OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF THE PLAT OF "JOHN W. NEWMAN'S SURVEY", AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

2420 SOUTH PINE ISLAND ROAD
DAVIE, FLORIDA

September 15, 1999



RE: Application for rezoning of 2400 & 2420 S. Pine Island Road

Dear Town of Davie:

It is our desire to re-zone and purchase the two home sites (3.6 acres total) which are immediately adjacent to our existing property.

This additional property is available to us now and may not be at a later date. By purchasing it now we can include it in our overall plan, producing a better design for our future facility. We believe this will make for a site plan which will be aesthetically pleasing to the community and more functional for our purposes. It will also give us ample room to create a campus with open space and opportunity to impact our immediate neighbors as little as possible.

Concerning traffic: According to a lengthy conversation with the Town's Chief Engineer, the church would not adversely affect traffic on Pine Island Road or Nova Drive. He also said that an entrance on Nova Drive and use of existing entrances on Pine Island Road are viable options. The church's attitude should also be noted. We wish to build our campus without any queuing on either road creating a safe traffic situation for the community. Loop roads inside our property can maintain this commitment if necessary.

This proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts. Since the Town permits CF zoning within all land use categories, the proximity to the one acre residential site on Pine Island Road is appropriate. Certainly the church is considered a support organization especially in residential areas. The owners of the parcel are friends of the church and are happy to have us as their neighbors. Additionally, they intend to sell their property to the church when they no longer wish to reside there.

We believe property values will be enhanced by our purchase of this property. Surrounding owners are concerned about who will own this land. They are especially concerned about multi-family dwellings such as apartment buildings. A beautifully landscaped, well thought out church campus will certainly be more "valuable" to our neighbors. All of our contact with surrounding neighbors has been very positive.

Thank you for considering this application as we try to be available to serve the Town of Davie and the Ridge area specifically.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Coleman".

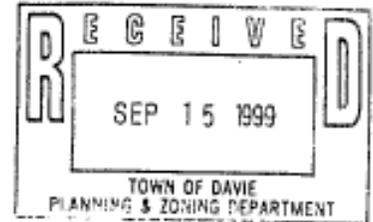
Mark Coleman
Pastor and Davie Police Chaplain

Mark Coleman, Pastor

Meeting at Silver Ridge Elementary School, 9100 S.W. 36th Street, Davie

Mailing Address: 5001 University Drive, Suite D, Davie, Florida • Phone (954) 434-8155 • Fax (954) 680-3955

Carlos and Gloria Cortez
2440 S. Pine Island Road
Davie, Florida 33328
954-452-0941



September 15, 1999

To the Town of Davie:

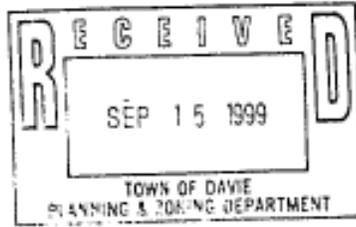
My husband and I would like to express our feelings concerning New Life Baptist Church's purchase and rezoning of the property to our North.

We have had an excellent relationship with the church and are happy to have them as our neighbors. We understand that they would like to extend their present property to the corner of Nova Drive and Pine Island Road. We have no problems with this and are glad to know who will be on either side of us. We hope that you will grant the rezoning.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gloria Cortez".

Gloria Cortez



2420 South Pine Island Road

Davie, Florida 33324.

August 25, 1999

When we bought our property and built our home here on S. Pine Isl. Rd. in 1964, the county advised us this area would be two acre estates, but that didn't happen. The S.E. corner of S. Pine Isl. Rd./S.W. 88 Ave. and Earl Morrel Pass/Nova Dr. is no longer the quiet residential homesite that it was. The New Life Baptist Church owns the seven acres on the south side of our property and they would like to add to their site by buying our property. Therefore this rezoning application is before you. We feel the New Life Baptist Church will develop the site in a way that will be an asset to the community we have been a part of for so many years, and to the Town of Davie, which we will continue to be a part of. The neighbors we have spoken to all agree.

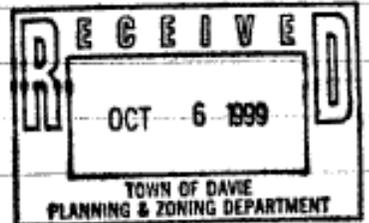
Robert R.&Shirley L. Munson.

Robert R. Munson
Shirley L. Munson



Shirley Clovance
8760 SW 23 PL
Davie Florida
33324

Town of Davie
6591 Orange Dr
Davie Florida 33314



Re: ZB 9-1-99

To Whom It May Concern

I strongly object to the property at 2400 & 2420 Pine Island Road, being rezoned. I live on the opposite corner. The noise from the increased traffic going to Frost Ridge & Pine Island Ridge has been horrendous, now you want to add more. The exhaust smells from the cars plus the blaring horns & music thumping,

and makes searching.

I pay high Taxes \$2100.00 for my mobile home property and I do not think this is fair to add more problems than I already ~~tax~~ have.

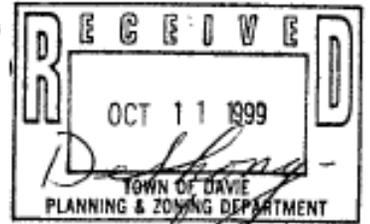
I would appreciate being informed as to the outcome & that you have received & read this letter.

Sincerely

Shirley Chavenc

Oct. 7, 1999

To Whom it May Concern



My name is Dorothea
My husband, George Deshong and my
children reside at 2401 S.W. 86th Ave
Davie, Florida. We are lot 1 of Annotka
Homes.

We are strongly opposed to the
re zoning of the property behind our home
(Pine Island and Nova) to a community
facility.

Since we bought our home in 1991
we have had nothing but problems with
the Cable Company, F.P.Z and people
contractors working for them. They park
next to my bedroom window and on our
lawn all hours of the day and night.
They play music and make loud noises
I have small children that can't play
outside of their own home because of
the terrible Traffic and speeding
cars

I feel that making this a community facility will only make matters much worse.

There will be more cars, more traffic and more danger to my family.

We are not able to make the meeting.

We pay our taxes and mortgage and we feel that we have put up with too much already.

We are strongly against a community facility.

Very Truly Yours
Dorothea A. DeShong

I believe the meeting is scheduled for Oct. 13 7:30

Planning & Zoning Meeting **TOTAL RESIDENT: 13**
Attendees who are "for" the re-zoning of **TOTAL NON RESIDENT, 21**
Pine Island & Nova Drive to Community Facility
October 13, 1999 **TOTAL: 34**

Name	Address	Signature	Davie Resident
1. Phillip W. Lester	9217 Goodwood Cir	Phillip W. Lester	✓ if Davie Resident <input type="checkbox"/>
2. Linda Williams	844 SW 40th St, Davie	Linda Williams	✓ if Davie Resident <input checked="" type="checkbox"/>
3. Big Shandy	13400 Stadium Rd	Big Shandy	✓ if Davie Resident <input type="checkbox"/>
4. Beverly Spaulley	13400 Stadium Rd	Beverly Spaulley	✓ if Davie Resident <input type="checkbox"/>
5. Barbara Nelson	4979 SW 90th Ave	Barbara Nelson	✓ if Davie Resident <input type="checkbox"/>
6. Ray Fleming	2880 Alhambra Dr	Ray Fleming	✓ if Davie Resident <input type="checkbox"/>
7. Barbara Lester	17570 SW 61st Ct	Barbara Lester	✓ if Davie Resident <input type="checkbox"/>
8. LEE LESTER	17570 S.W. 61st	Lee Lester	✓ if Davie Resident <input type="checkbox"/>
9. Isolda Cahill	14644 Mastars Trl	Isolda Cahill	✓ if Davie Resident <input type="checkbox"/>
10. Elizabeth Iszler	803 N. 32 Ct. Hnd.	Elizabeth Iszler	✓ if Davie Resident <input type="checkbox"/>

Planning & Zoning Meeting
Attendees who are "for" the re-zoning of
Pine Island & Nova Drive to Community Facility
October 13, 1999

Name	Address	Signature	Davie Resident
1. Michelle Rodriguez	2450 SW 43 Ave ³³³¹⁷ (Land)	<i>M. Rodriguez</i>	✓ if Davie Resident <input type="checkbox"/>
2. Trigg S. Shuecklin	2204 Nova Village Dr. Davie	<i>Trigg S. Shuecklin</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
3. MOSES B. BIRNBAUM	2204 Nova Village ^{FL 33317} Drive	<i>Moses Birnbaum R.S.D.</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
4. William Masley	1302 SW 118 Terr, Davie	<i>William Masley</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
5. Sue Mosley	1302 SW 118 Terr, Davie	<i>Sue Mosley</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
6. John Terry	2880 ALBERTA DR.	<i>John Terry</i>	✓ if Davie Resident <input type="checkbox"/>
7. Mark Coleman	4479 SW 20 Myladych	<i>Mark Coleman</i>	✓ if Davie Resident <input type="checkbox"/>
8. Shirley Munson	3420 SW 1288 Ave Davie	<i>Shirley Munson</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
9. Robert Munson	"		✓ if Davie Resident <input checked="" type="checkbox"/>
10.			✓ if Davie Resident <input type="checkbox"/>

Planning & Zoning Meeting
Attendees who are "for" the re-zoning of
Pine Island & Nova Drive to Community Facility
October 13, 1999

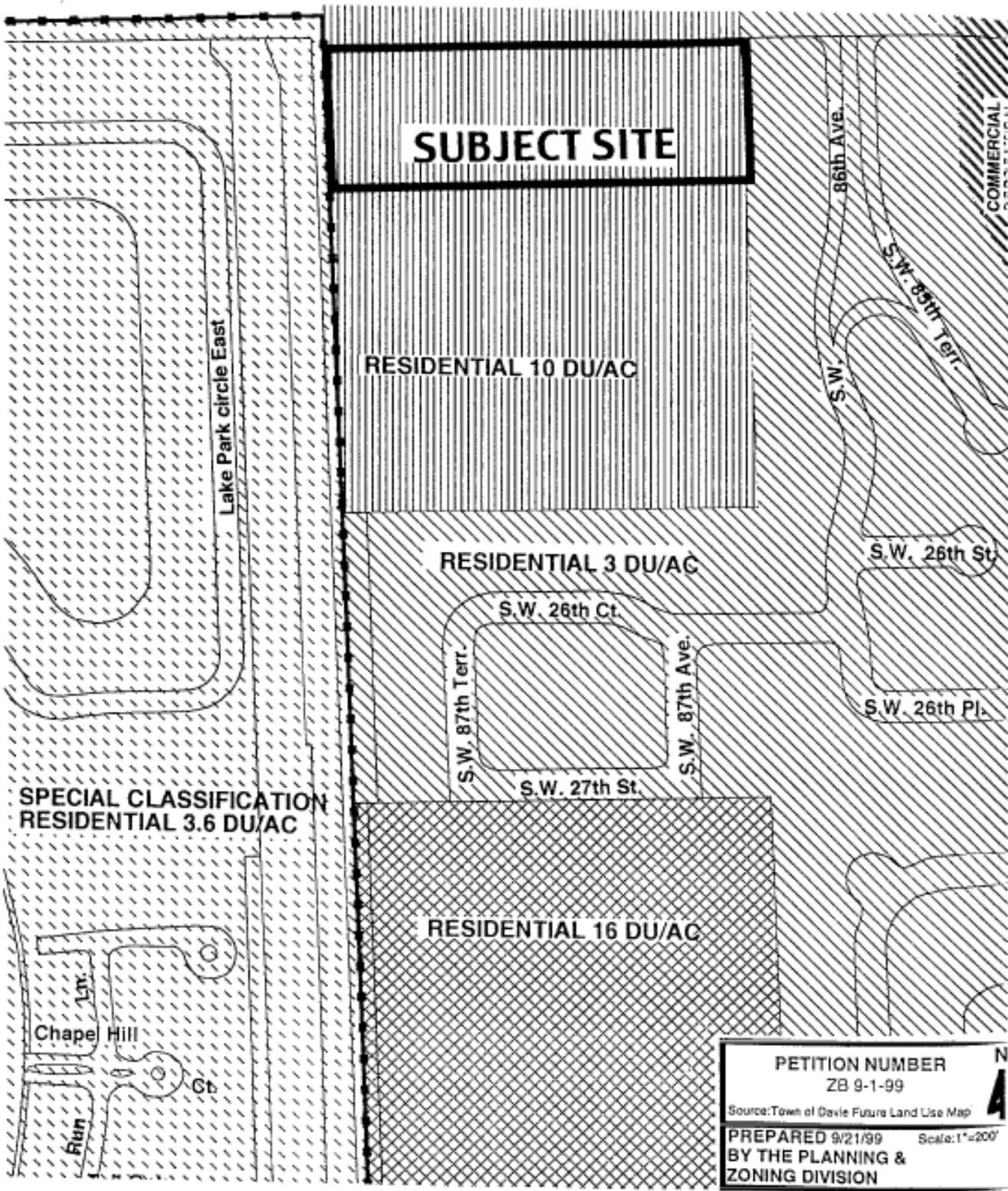
Name	Address	Signature	Davie Resident
1. <i>Kate Davie</i>	<i>4429 West 33rd St 3445 Buchanan St</i>	<i>Kate Davie</i>	✓ if Davie Resident <input type="checkbox"/>
2. <i>Karin Fowler</i>	<i>14431 NW 15th St. Arundel</i>	<i>Karin Fowler</i>	✓ if Davie Resident <input type="checkbox"/>
3. <i>Ann & Hacer</i>	<i>4570 NW 85th St. Sunrise FL 33322</i>	<i>Ann Hacer</i>	✓ if Davie Resident <input type="checkbox"/>
4. <i>Scott Bentley Sadler</i>	<i>1316 SW 112 Way Davie, 33325</i>	<i>Scott Sadler</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
5. <i>Brenda Sadler</i>	<i>1316 SW 112 Way Davie FL 33325</i>	<i>Brenda Sadler</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
6. <i>Laura L. Canoga</i>	<i>2921 Dorchester Ln Copper 33426</i>	<i>Laura L. Canoga</i>	✓ if Davie Resident <input type="checkbox"/>
7. <i>Joel Canoga</i>	<i>2921 Dorchester Ln Copper 33426</i>	<i>Joel Canoga</i>	✓ if Davie Resident <input type="checkbox"/>
8.			✓ if Davie Resident <input type="checkbox"/>
9.			✓ if Davie Resident <input type="checkbox"/>
10.			✓ if Davie Resident <input type="checkbox"/>

Planning & Zoning Meeting
Attendees who are "for" the re-zoning of
Pine Island & Nova Drive to Community Facility
October 13, 1999

Name	Address	Signature	Davie Resident
1. Timothy O'Sullivan	803 Wood Ct Hayward FL 33041		<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
2.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
3.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
4.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
5.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
6.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
7.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
8.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
9.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>
10.			<input checked="" type="checkbox"/> if Davie Resident <input type="checkbox"/>

Planning & Zoning Meeting
Attendees who are "for" the re-zoning of
Pine Island & Nova Drive to Community Facility
October 13, 1999

Name	Address	Signature	Davie Resident
1. <i>Larry A. Piper</i>	19469 NW 14 th St <i>Parabola Riv</i>	<i>Larry A. Piper</i>	✓ if Davie Resident <input type="checkbox"/>
2. <i>Lisa Piper</i>	19469 NW 14 th St <i>Florida</i>	<i>Lisa Piper</i>	✓ if Davie Resident <input type="checkbox"/>
3. <i>Marena Grazer</i>	8871 Southern Orchard Dr	<i>Marena Grazer</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
4. <i>DAVID GRAZER</i>	8871 S. Decided Rd. <i>DAVIE</i>	<i>David Grazer</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
5. <i>DAVID Rowless</i>	14431 N.W. 13 th St <i>Parabola Riv</i>	<i>David Rowless</i>	✓ if Davie Resident <input type="checkbox"/>
6. <i>Julie Nevils</i>	13571 SW 6 St <i>Fortland</i>	<i>Julie Nevils</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
7. <i>Edward Shack</i>	6250 Air Tractor Ln <i>Dr 2011</i>	<i>Edward Shack</i>	✓ if Davie Resident <input checked="" type="checkbox"/>
8.			✓ if Davie Resident <input type="checkbox"/>
9.			✓ if Davie Resident <input type="checkbox"/>
10.			✓ if Davie Resident <input type="checkbox"/>



SUBJECT SITE

RESIDENTIAL 10 DU/AC

RESIDENTIAL 3 DU/AC

SPECIAL CLASSIFICATION
RESIDENTIAL 3.6 DU/AC

RESIDENTIAL 16 DU/AC

Lake Park Circle East

S.W. 86th Ave.

S.W. 85th Terr.

S.W. 26th St.

S.W. 26th Pl.

S.W. 26th Ct.

S.W. 87th Terr.

S.W. 87th Ave.

S.W. 27th St.

Chape Hill

Ln.

Ct.

Flun

PETITION NUMBER

ZB 9-1-99

Source: Town of Davie Future Land Use Map

PREPARED 9/21/99

Scale: 1"=200'

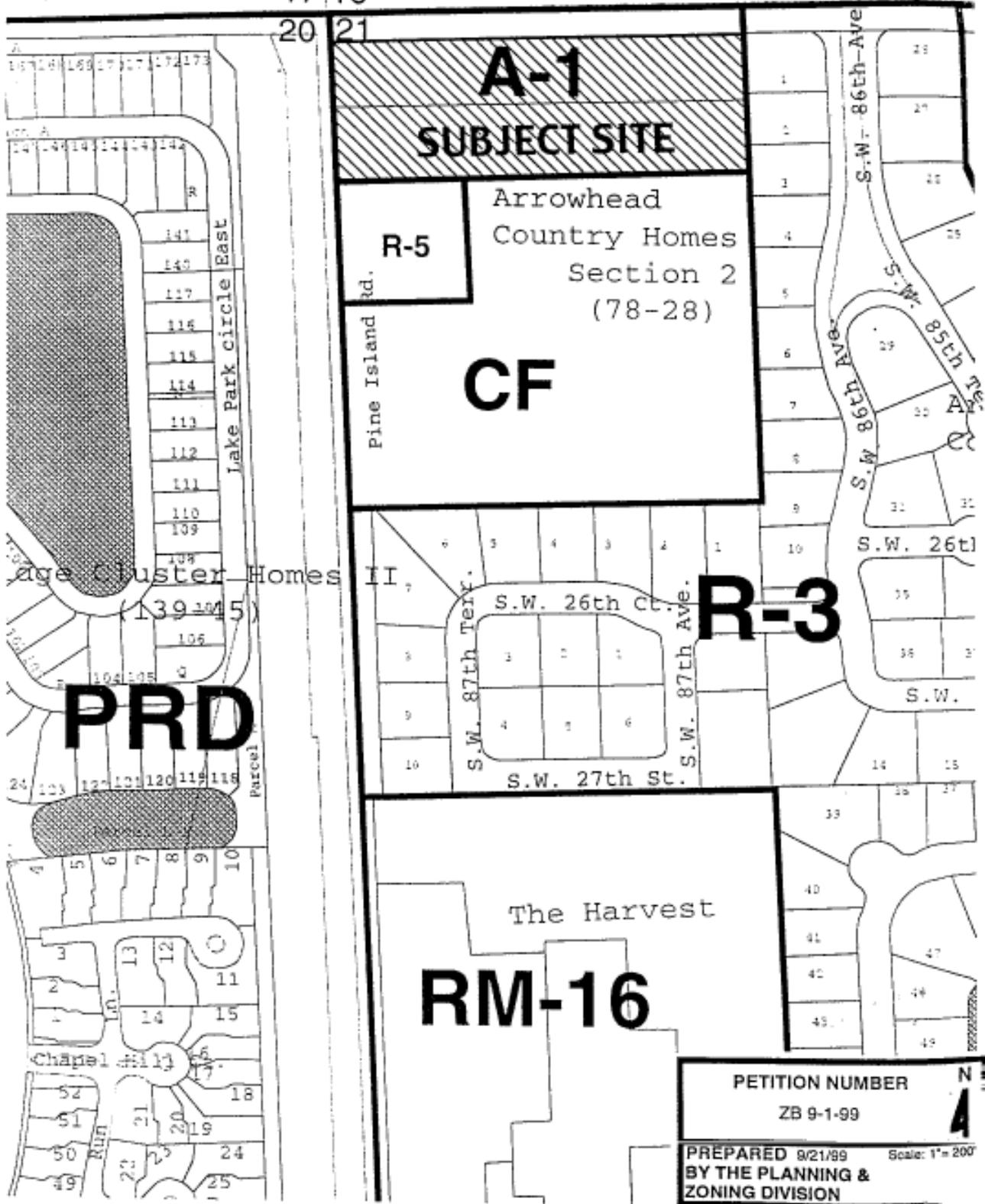
BY THE PLANNING &
ZONING DIVISION

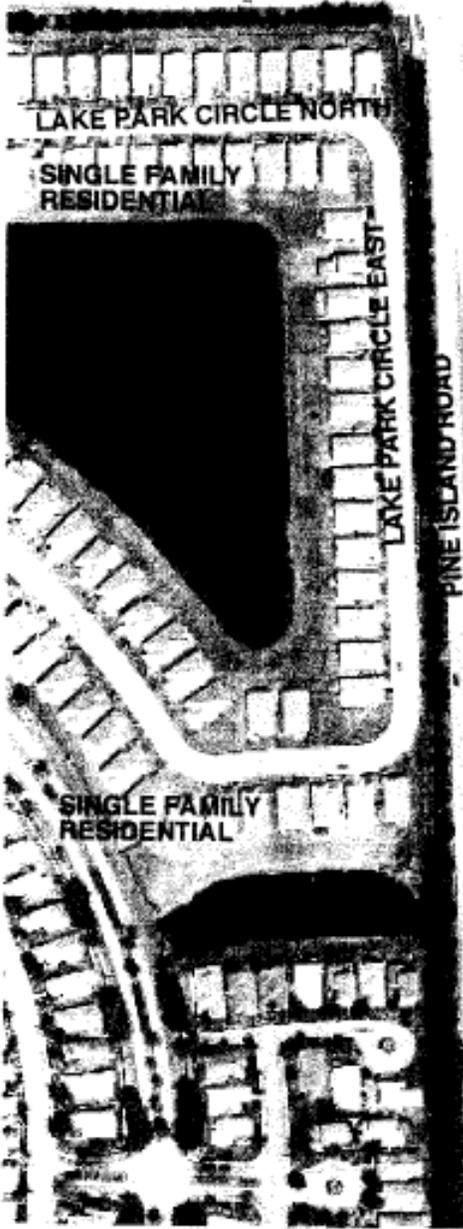
COMMERCIAL

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17 16

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N
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 DATE FLOWN
 JANUARY 1998
 SCALE: nts
 ZB 9-1-99