



**TOWN OF DAVIE**  
**PLANNING & ZONING DIVISION**  
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399  
Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

**PLANNING REPORT**



<b>Project Name</b>
Aloft Hotel

<b>Application</b>	
Request/Number:	Variances (V) /14-340
Owner	Davie Hospitality, LLC
Petitioner	Synalovski Romanik Saye, LLC
Project Planner	Lise Bazinet
Date of Report	06/17/2015
Date of Public Participation	N/A
Date of Public Notification	06/29/2015
Date of Board Review	07/08/2015 (tabled from 06/24/2015)
Date of Town Council Review	07/29/2015

<b>Location/Site</b>	
Folio/Identification Number	50-40-16-07-0010
Address	Southeast Corner of 160th Avenue (Dykes Road) and SW 14th Street
Nearest North/South Road	Interstate-75
Nearest East/West Road	Southwest 14th Street
Size (Approx. Acres)	3
Existing Use	Vacant
Future Land Use	Commercial
Zoning	B-3 (Proposed)
Council District	4
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	113
Planning Area	2
Utilities Provider	City of Sunrise
Drainage District	Central Broward water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	Route 23 (Weston Road)

<b>Key Points</b>
<ul style="list-style-type: none"><li>• The variance requests are as follows:<ol style="list-style-type: none"><li>1) To increase the maximum allowed building height from 35 feet to 70 feet.</li><li>2) To reduce a portion of the required landscape buffers from 20 feet to 5 feet.</li></ol></li></ul>



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- 3) To reduce the minimum required landscape islands from 10 feet to 9 feet.
  - 4) To reduce the minimum required landscape percentage ratio from 30% to 25%.
  - 5) To reduce the required off-street parking requirements from 114 to 99.
  - 6) To reduce the minimum required side (north) setback from 25 to 10 feet.
- A Town-sponsored amendment to the Comprehensive is being processed concurrently to allow a maximum building height of 70 feet contiguous to the western boundary of Interstate-75.
  - The applicant has also submitted concurrent site plan and variances in order to develop a new Hotel.

#### History

1. Zoning History: N/A
2. Previous Requests: N/A
3. Concurrent Requests:
  - *Site Plan SP 14-337 (Aloft)*, to allow the development of a five-story hotel.
  - *Rezoning ZB 14-338 (Aloft)*, to rezone the property from *Community Business (B-2) District* to *Planned Business Center (B-3) District*.

#### Analysis

The following Staff analysis is based on the criteria established in §12-309(B)(1), Town of Davie Code, for variance applications:

- (a) 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 or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property.  
*The site has several challenges such as the triangular shape, the limited access to the site and the location next to a mayor highway. In addition, a required lake/maintenance easement limits the development of the site.*
- (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 shape and location of the property limits possibilities of development of the land. The variances allow for the development of and triangular shaped parcel while providing drainage retention on site and a reasonable size hotel.*
- (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



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the public welfare.

*The location of the parcel allows for extended buffers outside the property such as a 60 foot buffer along the west side of the property to Dykes Road, a 140 foot buffer along the north side of the property to Indian Trace and a 90 foot buffer at the east property line to I-75. In addition, there in no adjoining properties to the south due to the shape of the parcel. Therefore, the proposed reductions and height allowance will not affect immediate areas and may not be detrimental to the neighborhood.*

**Recommendations**

Staff finds the application complete and suitable for transmittal for further consideration.

**Attachments**

1. Petitioner Documentation
2. Land Use Map
3. Zoning Map
4. Citizen Participation Information
5. Noticing Information



## **BUILDING HEIGHT VARIANCE REQUEST – ALOFT HOTEL**

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- (a) Our proposed 5-story hotel building exceeds the 35' building height allowed. Nonetheless, there are special circumstances and conditions applying to both the existing property and the proposed building for which the variance is sought. These special circumstances and conditions are truly unique and do not generally apply to other properties or buildings in the same district. Further, strict application of the 35' building height would deprive our proposed solution of reasonable use of the property and thus this variance is sought. It is certain that our hardship is not self-created as evidenced by the following:
- The unique triangular configuration of the site.
  - The required lake / maintenance easement limits the horizontal development of any proposed hotel building. Proposed parking to the West limits the footprint of any proposed hotel building.
  - North of our proposed 5-story hotel building, an existing project exceeds the 35' building height.
  - South of our proposed 5-story hotel building, all car dealerships, office buildings, and hotels exceed the height of our project.
  - The proposed 5-story hotel building does not reduce the open space and pervious area requirements of the property.
  - The proposed 5-story hotel building does not reduce the provided parking.
  - The proposed 5-story hotel building fronts the West side of I-75 South and is +/- 600' from any existing Town of Davie development.
  - The proposed 5-story hotel building is not visible from any existing Town of Davie development.
  - The proposed 5-story hotel building is the last remaining parcel along the West side of I-75 South in the Town of Davie.
- (b) It is certain that the variance requested is the minimum required to accomplish the reasonable use of the land and develop the 5-story hotel building. Said height variance is necessary in order to insure the expected benefit of the property.
- (c) Granting of the requested variance is in harmony with the purpose and intent of the zoning district and is fully compatible with the intent of Section 12-309 which allows consideration of height variances. Further, the granting of the variance will not injure the neighborhood or be detrimental to the public welfare. The the proposed 5-story hotel building not only will engage urban character, but will be an asset to the Town, the neighborhood and the community.



## **LANDSCAPE BUFFERS/ STREET FRONTAGE FENCE VARIANCE REQUEST – ALOFT HOTEL**

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- (a) Our proposed 5-story hotel building does not provide the required perimeter landscape buffers. Proposed street frontage fences need to be located on property lines and not at inside buffer edge. Nonetheless, there are special circumstances and conditions applying to both the existing property and the proposed building for which the variance is sought. These special circumstances and conditions are truly unique and do not generally apply to other properties or buildings in the same district. Further, strict application of the required 20' buffer along Indian Trace and I-75, and 10' buffer along Dykes Road would deprive our proposed solution of reasonable use of the property and thus this variance is sought. It is certain that our hardship is not self-created as evidenced by the following:
- The unique triangular configuration of the site.
  - The required lake / maintenance easement limits the perimeter development of any proposed landscape buffers.
  - Proposed parking to the West and North limits the perimeter proposed landscape buffers.
  - Without reduced landscape buffers, vehicular area will not be sufficient to comply with the parking requirements and fire apparatus circulation required for this project.
  - The following existing adjacent buffers already provide considerable separation from adjacent roads: +/- 60' buffer on West side from property line to Dykes Road; +/- 140' buffer on North side from property line to Indian Trace; and +/- 90' buffer on East side from property line to I-75. No adjoining properties to the South.
  - Perimeter min. 5' width landscape area with 5' perimeter walk.
- (b) It is certain that the variance requested is the minimum required to accomplish the reasonable use of the land and develop the 5-story hotel building. Said landscape buffer variance is necessary in order to insure the expected benefit of the property.
- (c) Granting of the requested variance is in harmony with the purpose and intent of the zoning district and is fully compatible with the intent of Section 12-309 which allows consideration of buffer reductions. Perimeter fences shall be located on property lines to allow for maintenance of perimeter landscaping, for sufficient clearance from proposed parking areas on north and west sides, and for security and safety of hotel guests. Further, the granting of the variance will not injure the neighborhood or be detrimental to the public welfare. The proposed 5-story hotel building not only will engage urban character, but will be an asset to the Town, the neighborhood and the community.



## **LANDSCAPE ISLANDS/ MEDIANS VARIANCE REQUEST – ALOFT HOTEL**

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- (a) Our proposed 5-story hotel building does not provide the minimum 10' required dimension on some of the proposed landscape islands and median between double parking bays. Nonetheless, there are special circumstances and conditions applying to both the existing property and the proposed building for which the variance is sought. These special circumstances and conditions are truly unique and do not generally apply to other properties or buildings in the same district. Further, strict application of the required 10' landscape island/ median would deprive our proposed solution of reasonable use of the property and thus this variance is sought. It is certain that our hardship is not self-created as evidenced by the following:
- The unique triangular configuration of the site.
  - The required lake / maintenance easement limits the dimension and area of surface parking.
  - Without reducing few landscape islands and landscape median, fire apparatus turning radius will not comply with Fire Department access requirements.
  - Without reduced landscape islands and landscape median, parking provided will have to be reduced.
- (b) It is certain that the variance requested is the minimum required to accomplish the reasonable use of the land and develop the 5-story hotel building. Said landscape island/ median variance is necessary in order to insure the expected benefit of the property.
- (c) Granting of the requested variance is in harmony with the purpose and intent of the zoning district and is fully compatible with the intent of Section 12-309 which allows consideration of landscape island/ median reductions. The majority of landscape islands provided comply with the 10' requirement. Reduced landscape islands/ median widths do not reduce provided landscape. Further, the granting of the variance will not injure the neighborhood or be detrimental to the public welfare. The proposed 5-story hotel building not only will engage urban character, but will be an asset to the Town, the neighborhood and the community.



## **LANDSCAPE SURFACE RATIO VARIANCE REQUEST – ALOFT HOTEL**

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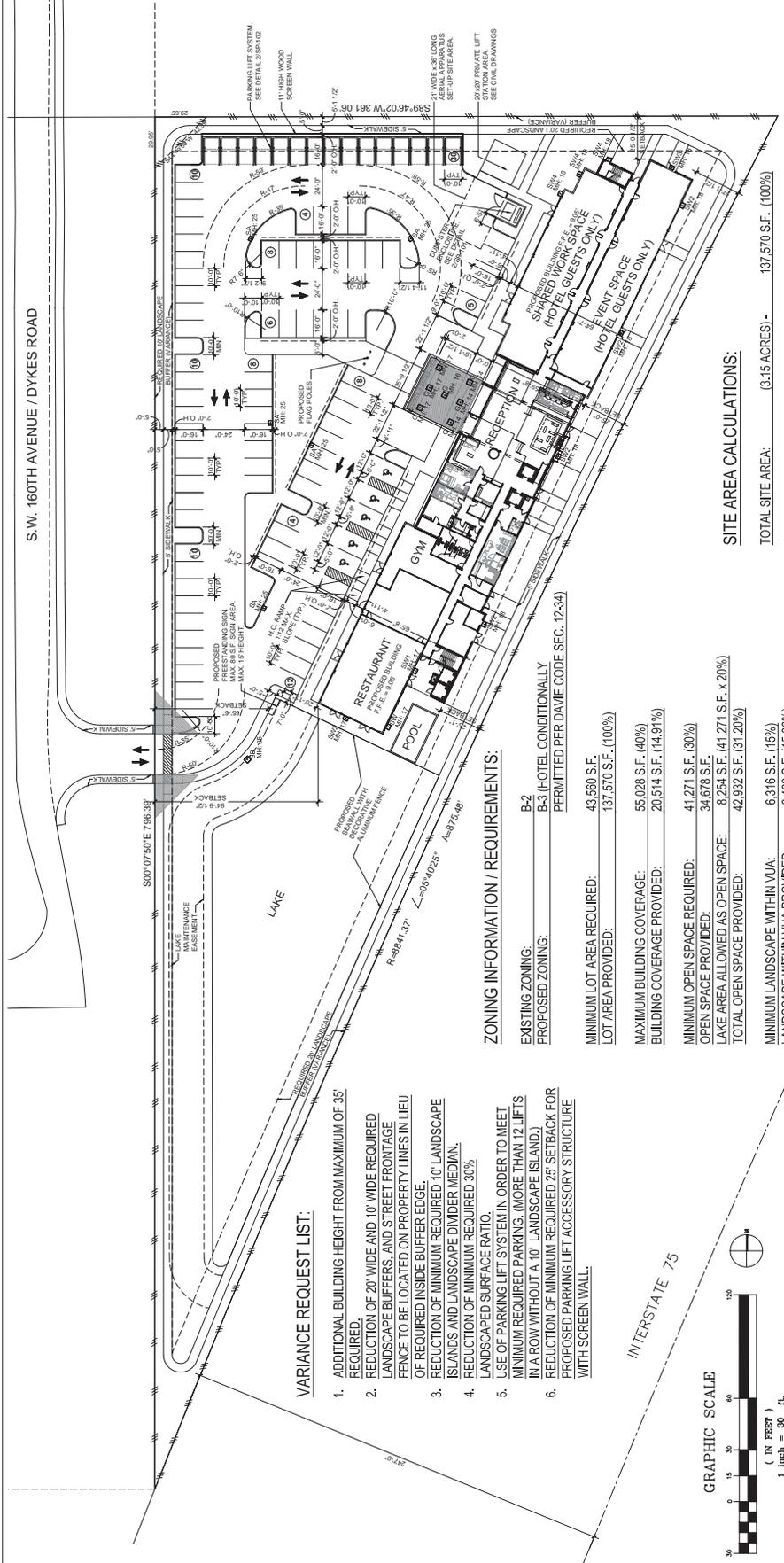
- (a) Our proposed 5-story hotel building does not provide the minimum required 30% landscape surface ratio. Nonetheless, there are special circumstances and conditions applying to both the existing property and the proposed building for which the variance is sought. These special circumstances and conditions are truly unique and do not generally apply to other properties or buildings in the same district. Further, strict application of the required 30% landscape surface ratio would deprive our proposed solution of reasonable use of the property and thus this variance is sought. It is certain that our hardship is not self-created as evidenced by the following:
- The unique triangular configuration of the site.
  - The required lake / maintenance easement limits the dimension and area of landscape surface.
  - Without reduced landscape surface ratio, vehicular area will not be sufficient to comply with the parking requirements and fire apparatus circulation required for this project.
  - The following existing adjacent buffers already provide considerable landscape area and vegetation: +/- 60' buffer on West side from property line to Dykes Road; +/- 140' buffer on North side from property line to Indian Trace; and +/- 90' buffer on East side from property line to I-75. No adjoining properties to the South.
- (b) It is certain that the variance requested is the minimum required to accomplish the reasonable use of the land and develop the 5-story hotel building. Said landscape surface ratio variance is necessary in order to insure the expected benefit of the property.
- (c) Granting of the requested variance is in harmony with the purpose and intent of the zoning district and is fully compatible with the intent of Section 12-309 which allows consideration of landscape surface ratio reductions. Further, the granting of the variance will not injure the neighborhood or be detrimental to the public welfare. The proposed 5-story hotel building not only will engage urban character, but will be an asset to the Town, the neighborhood and the community.



## **PARKING VARIANCE REQUEST – ALOFT HOTEL**

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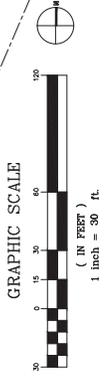
- (a) Our proposed 5-story hotel building does not provide the minimum required parking. Nonetheless, there are special circumstances and conditions applying to both the existing property and the proposed building for which the variance is sought. These special circumstances and conditions are truly unique and do not generally apply to other properties or buildings in the same district. Further, strict application of the required parking would deprive our proposed solution of reasonable use of the property and thus this variance is sought. It is certain that our hardship is not self-created as evidenced by the following:
- The unique triangular configuration of the site.
  - The required lake / maintenance easement limits the dimension and area of parking surface.
  - The required fire apparatus turning radius provided within tight site geometry.
  - Required 20'x20' accessible private lift station.
- (b) It is certain that the variance requested is the minimum required to accomplish the reasonable use of the land and develop the 5-story hotel building. Said parking variance is necessary in order to insure the expected benefit of the property.
- (c) Granting of the requested variance is in harmony with the purpose and intent of the zoning district and is fully compatible with the intent of Section 12-309 which allows consideration of parking reductions. Proposed parking lifts are provided in order to meet the total number of required parking spaces. Further, the granting of the variance will not injure the neighborhood or be detrimental to the public welfare. The proposed 5-story hotel building not only will engage urban character, but will be an asset to the Town, the neighborhood and the community.



**VARIANCE REQUEST LIST:**

- ADDITIONAL BUILDING HEIGHT FROM MAXIMUM OF 35' REQUIRED.
- REDUCTION OF 20' WIDE AND 10' WIDE REQUIRED LANDSCAPE BUFFERS, AND STREET FRONTAGE FENCE TO BE LOCATED ON PROPERTY LINES IN LIEU OF REQUIRED INSIDE BUFFER EDGE.
- REDUCTION OF MINIMUM REQUIRED 10' LANDSCAPE ISLANDS AND LANDSCAPE DIVIDER MEDIAN.
- REDUCTION OF MINIMUM REQUIRED 30% LANDSCAPED SURFACE RATIO.
- USE OF PARKING LIFT SYSTEM IN ORDER TO MEET MINIMUM REQUIRED PARKING, (MORE THAN 12 LIFTS IN A ROW WITHOUT A 10' LANDSCAPE ISLAND.)
- REDUCTION OF MINIMUM REQUIRED 25' SETBACK FOR PROPOSED PARKING LIFT ACCESSORY STRUCTURE WITH SCREEN WALL.

INTERSTATE 75



**ZONING INFORMATION / REQUIREMENTS:**

- EXISTING ZONING: B-2  
 PROPOSED ZONING: B-3 HOTEL CONDITIONALLY PERMITTED PER DAVE CODE SEC. 12-34
- MINIMUM LOT AREA REQUIRED: 43,560 S.F.  
 LOT AREA PROVIDED: 137,570 S.F. (100%)
- MAXIMUM BUILDING COVERAGE: 55,028 S.F. (40%)  
 BUILDING COVERAGE PROVIDED: 20,514 S.F. (14.91%)
- MINIMUM OPEN SPACE REQUIRED: 41,271 S.F. (30%)  
 OPEN SPACE PROVIDED: 34,678 S.F.  
 LAKE AREA ALLOWED AS OPEN SPACE: 8,254 S.F. (41,271 S.F. x 20%)  
 TOTAL OPEN SPACE PROVIDED: 42,932 S.F. (31.20%)
- MINIMUM LANDSCAPE WITHIN VUA: 6,316 S.F. (15%)  
 LANDSCAPE WITHIN VUA PROVIDED: 6,488 S.F. (15.36%)
- MINIMUM FRONT, SIDE REAR SETBACKS: 25'-0"  
 MINIMUM SETBACK PROVIDED: 25'-0"
- MAXIMUM HEIGHT REQUIRED: 35'-0"  
 PROPOSED HEIGHT: 70'-0"

**BUILDING AREA CALCULATION:**

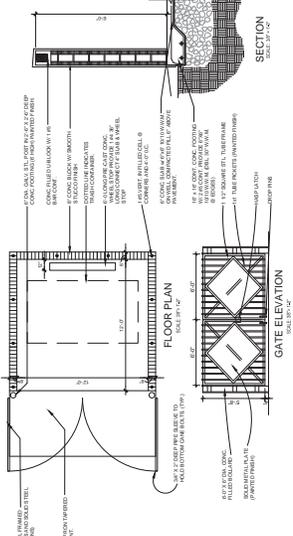
- GROUND FLOOR AREA: 8,375 S.F.  
 RECEPTION / SERVICE AREA: 3,674 S.F.  
 SHARED WORK SPACE: 3,674 S.F.  
 EVENT SPACE: 3,650 S.F.  
 RESTAURANT / KITCHEN: 3,650 S.F.  
 GYM: 965 S.F.  
 GROUND FLOOR AREA: 20,514 S.F.  
 AREA FLOORS 2, 3, 4 & 5: (14,470 S.F. (34 ROOMS)) x 4 = 57,880 S.F. (136 ROOMS)  
 TOTAL BUILDING AREA: 78,394 S.F.

**SITE AREA CALCULATIONS:**

- TOTAL SITE AREA: (3.15 ACRES) - 137,570 S.F. (100%)
- PERVIOUS AREA: 34,678 S.F. (25.21%)  
 LAKE AREA: 20,172 S.F. (14.66%)  
 BUILDING AREA: 20,514 S.F. (14.91%)  
 VEHICULAR USE AREA: 42,106 S.F. (30.61%)  
 PEDESTRIAN AREA (COVERED/UNCOVERED): 20,100 S.F. (14.61%)

**PARKING CALCULATIONS:**

- GUEST ROOMS: (1 SPACE / 2 GUEST ROOMS) 136 ROOMS / 2 = 68 SPACES  
 + (1/2 THE REQUIREMENT FOR ACCESSORY USE):  
 ACCESSORY SHARED WORK SPACE: 3,674 S.F. / 300 S.F. / 2 = 6 SPACES  
 ACCESSORY SHARED WORK SPACE: 2,400 S.F. / 200 S.F. / 2 = 6 SPACES  
 ACCESSORY EVENT ASSEMBLY SPACE: 1,450 S.F. / 40 S.F. / 2 = 18 SPACES  
 + NON-FIXED SEATING:  
 ACCESSORY GYM: 965 S.F. / 200 S.F. / 2 = 2 SPACES  
 ACCESSORY RESTAURANT: 2,300 S.F. / 80 S.F. / 2 = 14 SPACES  
 TOTAL SPACES REQUIRED: = 114 SPACES  
 TOTAL SPACES PROVIDED: = 85 SPACES  
 VARIANCE REQUEST FOR USE OF LIFT SYSTEM = 30 SPACES  
 TOTAL SPACES PROVIDED INCLUDING LIFT SYSTEM = 115 SPACES



2 DUMPSTER DETAIL  
 SCALE: 3/8" = 1'-0"

1 SITE PLAN  
 SCALE: 1" = 30'-0"



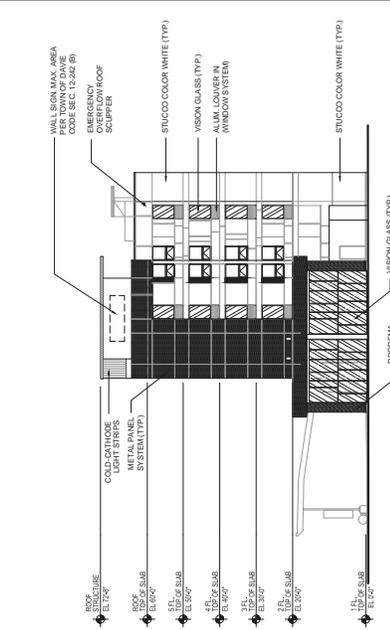
PROJECT: 1607H HOTEL & KITCHEN  
 CLIENT: WINTRO HOTEL & KITCHEN  
 LICENSE NO. AA0001980

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 CLIENT: WINTRO HOTEL & KITCHEN  
 LICENSE NO. AA0001980

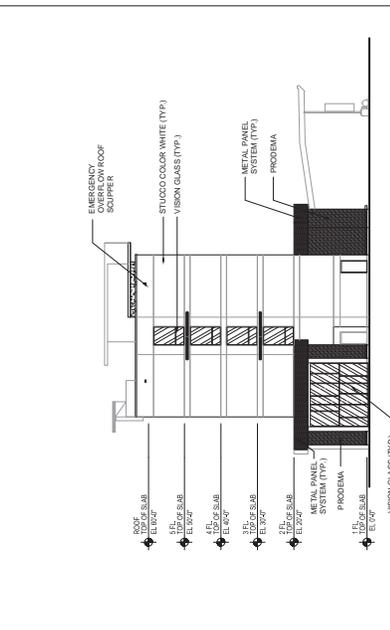
NO.	DATE	DESCRIPTION
1	11/14/2014	ISSUE FOR PERMIT
2	11/14/2014	ISSUE FOR PERMIT
3	11/14/2014	ISSUE FOR PERMIT
4	11/14/2014	ISSUE FOR PERMIT
5	11/14/2014	ISSUE FOR PERMIT

DESIGN: DEWENBERG DRG SUBMITTAL  
 ISSUE DATE: 11/14/2014  
 PROJECT NUMBER: 1245-1004-04  
 DRAWN BY: JS  
 CHECKED BY: JS  
 DATE: 11/14/2014  
 PROJECT: 1607H HOTEL & KITCHEN

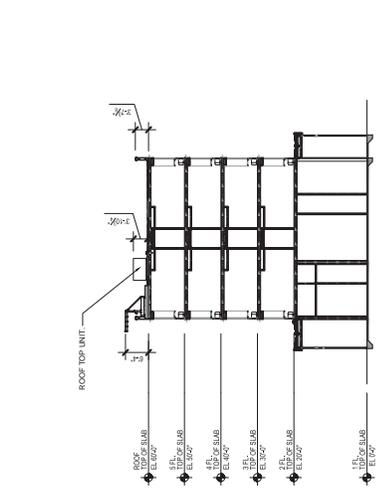
**ELEVATIONS**  
 SHEET NUMBER: A-201



**5 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**3 BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



SYNALOVSKI ROMANIK SAYE  
Architecture • Planning • Interior Design

**MEETING NOTICE**

December 12<sup>th</sup>, 2014

**Re:     *Citizen Participation Plan Meeting – Aloft Hotel***  
***Town of Davie Project Numbers: 2014-00050337 (Site Plan)***  
***2014-00050338 (Rezoning)***  
***2014-00050339 (Delegation)***  
***2014-00050340 (Variance)***

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to the above-referenced project for a parcel located at the SE Corner of SW 160<sup>th</sup> Avenue and SW 14<sup>th</sup> Street in Davie, Florida. We are petitioning the Town of Davie to allow the construction of a new five-story hotel on this property.

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

First Citizen Participation Meeting:

Date: **Tuesday, December 23<sup>rd</sup>, 2014**

Time: 7:00 PM

Location: Cafeteria, Old Davie School, 6650 Griffin Road, Davie, FL 33314

Second Citizen Participation Meeting:

Date: **Tuesday, January 6<sup>th</sup>, 2015**

Time: 7:00 PM

Location: Shenandoah Park, 14601 SW 14th Street, Davie, FL 33325

If you wish to submit written comments, please send them to:

Mr. Manuel Synalovski, AIA, LEED AP  
SYNALOVSKI ROMANIK SAYE  
1800 Eller Drive, Suite 500  
Fort Lauderdale, FL 33316  
(954) 961.6806

Also, please be advised that there will be additional opportunities for public input at the Town of Davie public hearings. Thank you.

Sincerely,

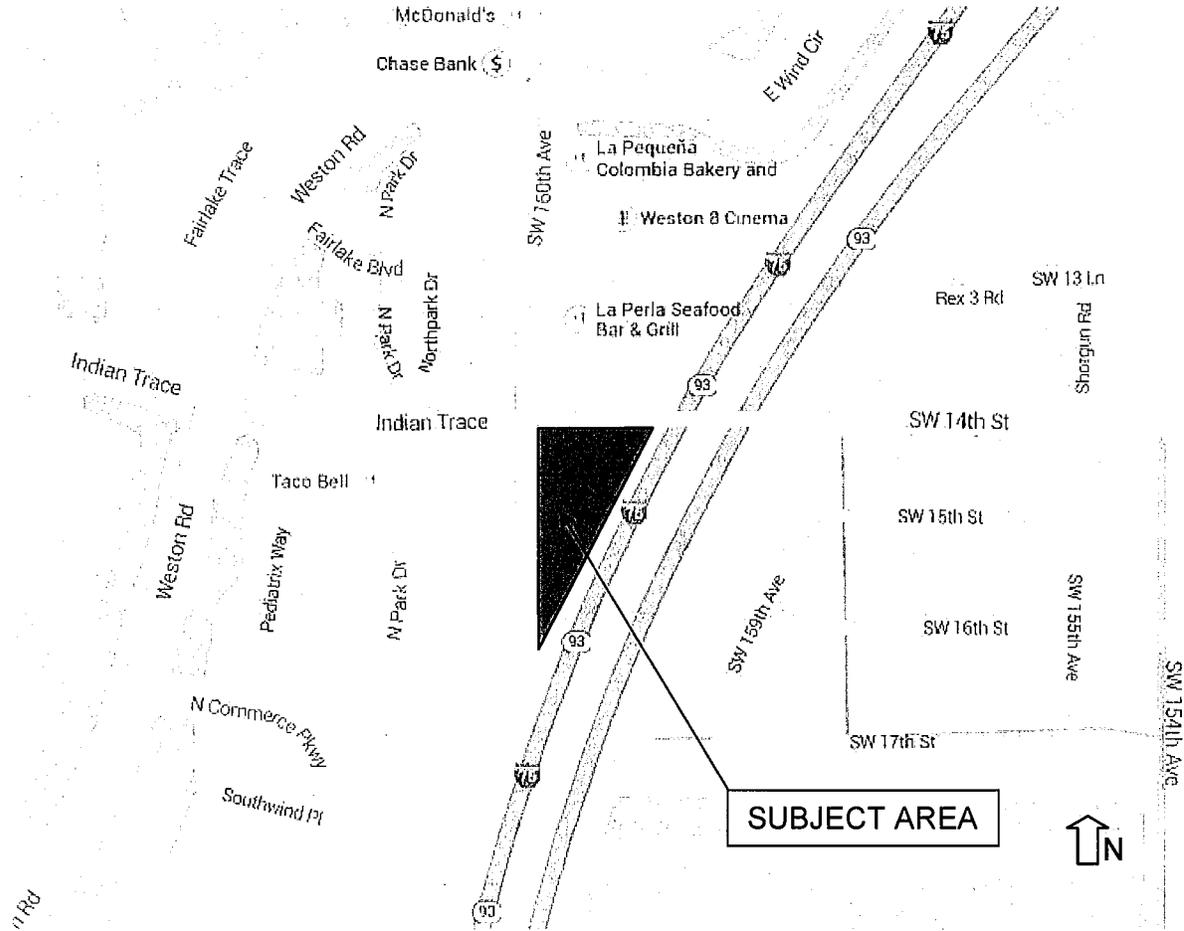
Manuel Synalovski, AIA, LEED AP

Attachments: Location Map



SYNALOVSKI ROMANIK SAYE  
 Architecture • Planning • Interior Design

**(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)**  
 LOCATION MAP



SYNALOVSKI ROMANIK SAYE  
 Architecture • Planning • Interior Design

1800 Eler Drive, Suite 500 • Fort Lauderdale, FL 33316  
 T 954.961.6806 • F 954.961.5807 • www.synalovski.com

**SYNALOVSKI ROMANIK SAYE, LLC**

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316 • Telephone 954.961.6806 • Facsimile 954.961.6807

December 23, 2014

**SUMMARY OF PUBLIC PARTICIPATION MEETING I  
December 23, 2014**

Aloft Hotel Project Number: 2014-00050337337 (Site Plan)

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- Meeting I was held in the Cafeteria at the Old Davie School located at 6650 Griffin Road, Davie, FL 33314.
- We had no Public Participation at this meeting.
- See attached Sign-In Sheet of the Public Participation Meeting I.

**SIGN IN SHEET - PUBLIC PARTICIPATION MEETING I**

December 23, 2014

Aloft Hotel

Project Number: 2014-00050337337 (Site Plan)

<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE</b>
No Attendees		

**SYNALOVSKI ROMANIK SAYE, LLC**

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316 • Telephone 954.961.6806 • Facsimile 954.961.6807

January 6, 2015

**SUMMARY OF PUBLIC PARTICIPATION MEETING II**  
**January 6, 2015**

Aloft Hotel Project Number: 2014-00050337337 (Site Plan)

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- Meeting II was held in the Meeting Room at Shenandoah Park located at 14601 Southwest 14th Street, Davie, FL 33325.
- We had no Citizen Participation at this meeting.
- See attached Sign-In Sheet of the Public Participation Meeting II.

**SIGN IN SHEET - PUBLIC PARTICIPATION MEETING II**

January 6, 2015

Aloft Hotel

Project Number: 2014-00050337337 (Site Plan)

<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE</b>
No Attendees		

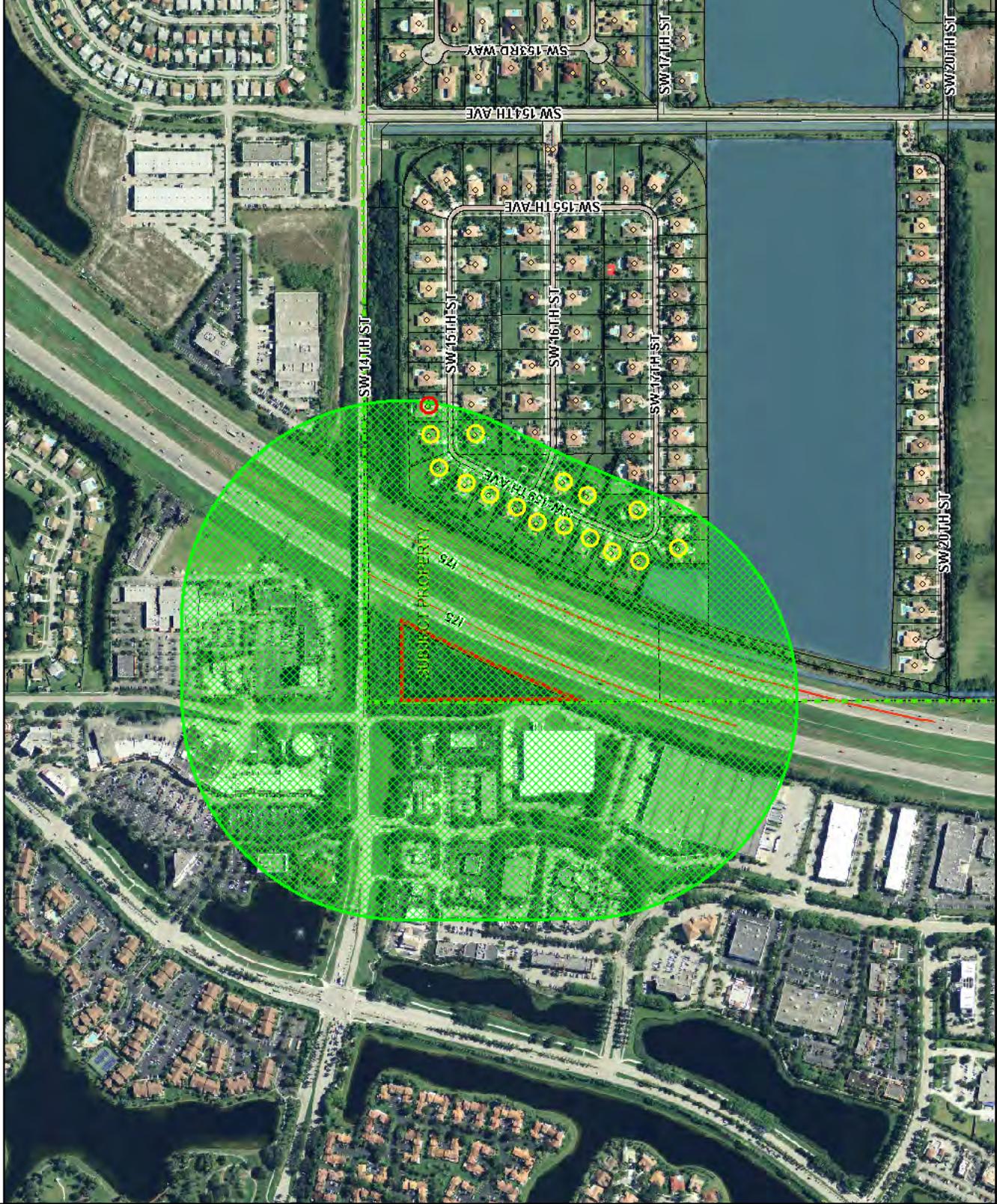
# 1,000 Radius Buffer



- Address points
- ▭ Town Boundary
- Streets
- DEDICATION
  - STATE RD
  - COUNTY RD
  - LOCAL PAVED RD
  - LOCAL UNPAVED RD
  - PRIVATE RD
- ▭ Parcels
- ▭ Water\_Features
- ▭ Parks and Open Space



651 ft



**GIS MAP DISCLAIMER**  
 The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

NAME	ADDRESS
AZOR,JEAN B & RINA F	1573 SW 159 AVE
BAGLIERO,IRMA	15875 SW 17 ST
CAMPBELL,PAUL J	1693 SW 159 AVE
CARDOSO,GEORGE	15853 SW 16 ST
CARRION,GULLERMO	15851 SW 15 ST
CARTY,PAUL A	1632 SW 159 AVE
CHADROW,DEBORAH L & MICHAEL S	15801 SW 15 ST
CORADO,LPEDRO R & CINDY	15906 SW 17 ST
FERNANDEZ,PEDRO L &	15876 SW 17 ST
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD
GROSS,BRUCE &	15815 SW 17 ST
GUTIERREZ,MERCEDES & ANDRES	1603 SW 159 AVE
HELFF,JAMES & STEPHANIE	1602 SW 159 AVE
HIGHLAND RANCH ESTATES HOA	11784 WEST SAMPLE RD STE #103
JINNAH,ISHTIAQ A &	15846 SW 17 ST
KIM,CANDICE S	1633 SW 159 AVE
LAI,GARY & THAO P	15854 SW 16 ST
LUMSDEN,MARK & PATRICIA	15901 SW 15 ST
MATA,ANGEL & MARIA DEL CARMEN	1483 SW 159 AVE
MORA,OSCAR A &	2347 TERRAZA RIBERA
PARRAO,JESUS HECTOR CASTILLA	1513 SW 159 AVE
PEREZ,JORGE & TERESITA	15802 SW 15 ST
SAPP PLAT 3 1/2 ACRES LLC	PO BOX 268658
SMITH,CARLA	15852 SW 15 ST
SYED ATHER ABBAS REV LIV TR	1543 SW 159 AVE
WESTON PARK OF COMMERCE ASSN IN	5000 T-REX AVE SUITE 160

Current Occupant	ADDRESS_1	CITY	STATE	ZIP
Current Occupant	15801 SW 15 ST	DAVIE	FL	33326
Current Occupant	15851 SW 15 ST	DAVIE	FL	33326
Current Occupant	15852 SW 15 ST	DAVIE	FL	33326
Current Occupant	1483 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1513 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1543 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1602 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1603 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1633 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1693 SW 159 AVE	DAVIE	FL	33326
Current Occupant	15875 SW 17 ST	DAVIE	FL	33326
Current Occupant	15906 SW 17 ST	DAVIE	FL	33326
Current Occupant	15901 SW 15 ST	DAVIE	FL	33326
Current Occupant	1573 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1632 SW 159 AVE	DAVIE	FL	33326
Current Occupant	1663 SW 159 AVE	DAVIE	FL	33326

CITY	STATE	ZIP
DAVIE	FL	33326
FORT LAUDERDALE	FL	33301
DAVIE	FL	33326
DAVIE	FL	33326
DAVIE	FL	33326
CORAL SPRINGS	FL	33065
DAVIE	FL	33326
CARLSBAD	CA	92009
DAVIE	FL	33326
DAVIE	FL	33326
WESTON	FL	33326
DAVIE	FL	33326
DAVIE	FL	33326
BOCA RATON	FL	33431

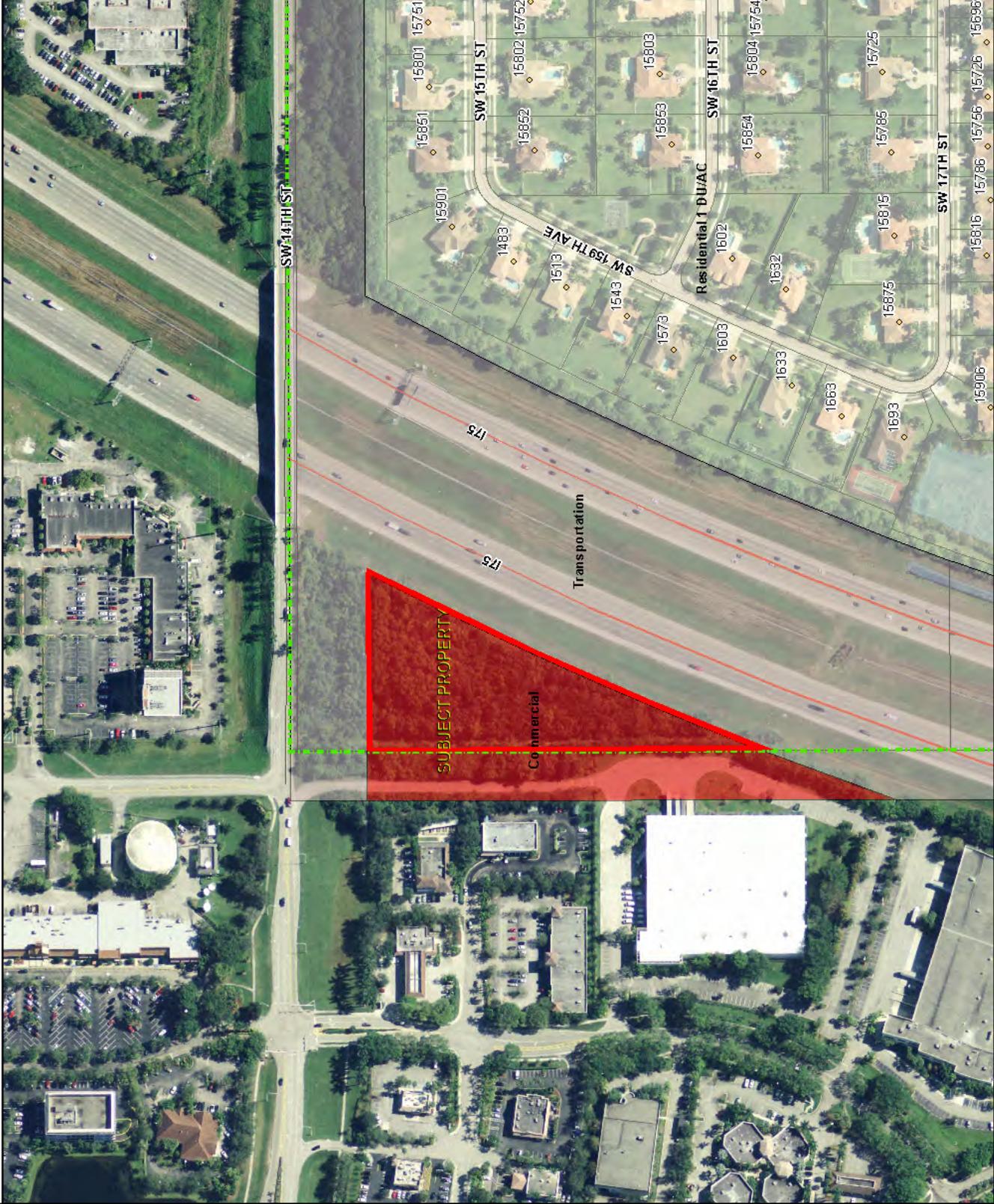
# Land Use Map



- Address points
- Town Boundary
- Land Use Code
- FU/Zone
- Commercial Office
- Commercial
- Commercial Recreation
- Community Facility
- Conservation
- Elite Residential
- Industrial
- Low 2 Residential
- Recreation/Open Space
- Public Use
- Residential 1 DU/AC
- Residential 10 DU/AC
- Residential 18 DU/AC
- Residential 22 DU/AC
- Residential 3 DU/AC
- Residential 4 DU/AC
- Residential 6 DU/AC
- Residential/Impar 6 3/8
- Residential Office
- Special Classification Residential 2 DU/AC
- Special Classification Residential 3 DU/AC
- Special Classification Residential 4 DU/AC
- Special Classification Residential 5 DU/AC
- Special Classification Residential 6 DU/AC
- Special Classification Residential 7 DU/AC
- Special Classification Residential 8 DU/AC
- Special Classification Residential 8.5 DU/AC
- Transit Oriented Center
- Transportation
- Utility



289 ft



## GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

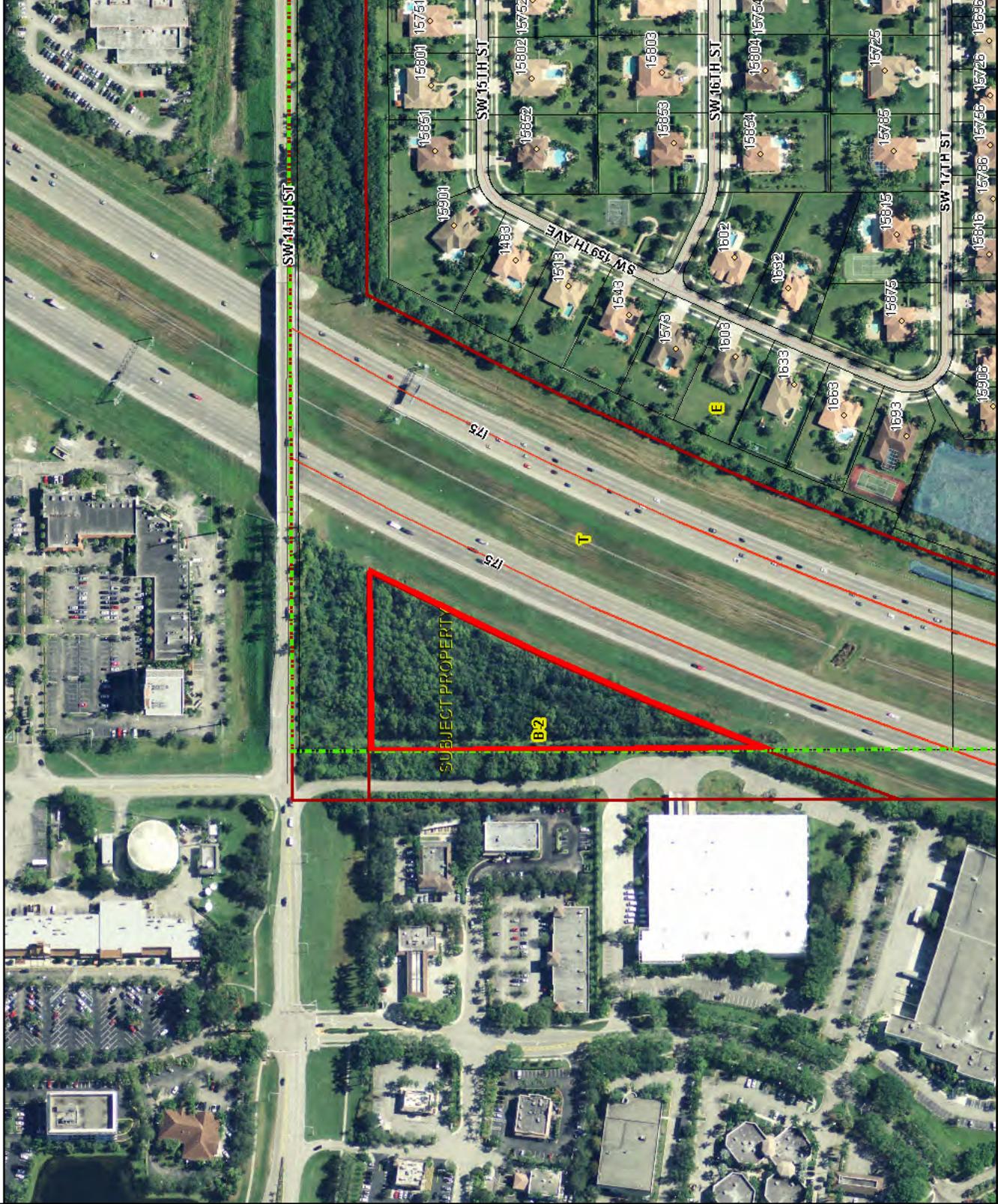
# Zoning Map



- Address points
- Town Boundary
- Zoning
- Streets
- DEDICATION
  - STATE RD
  - COUNTY RD
  - LOCAL PAVED RD
  - LOCAL UNPAVED RD
  - PRIVATE RD
- Parcels
- Water\_Features
- Parks and Open Space



289 ft



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