



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

PLANNING REPORT

Project Name
Wendy's Davie Road

Application	
Request/Number:	Variance (V)/15-112
Owner	RM 2660 Davie LLC
Petitioner	Corporate Property Services, Inc.
Project Planner	Lise Bazinet
Date of Report	10/01/2015
Date of Public Participation	N/A
Date of Public Notification	09/30/2015
Date of Board Review	10/14/2015
Date of Town Council Review	11/04/2015

Location/Site	
Folio/Identification Number	50-41-23-03-0070, 0080
Address	2470 Davie Road
Nearest North/South Road	Davie Road
Nearest East/West Road	State Road 84
Size (Approx. Acres)	1.6
Existing Use	Vacant
Future Land Use	Regional Activity Center
Zoning	RAC-RTE
Council District	1
Redevelopment Area	Community Redevelopment Agency (CRA)
Overlay District	Transit Oriented Street
Design Regulation	N/A
Flexibility Zone	97
Planning Area	8
Right-of-way Acquisition	Davie Road
Utilities Provider	Ferncrest
Drainage District	Tyndall Hammock
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

Key Points
<ul style="list-style-type: none">• This request is to reduce the required number of parking spaces to 55 (the code requires 77).• The site is generally located ½ mile south of I-595 and on the east side of Davie Rd.• The site is subject to the “Forman Settlement Agreement” and has been reviewed to meet Broward County code requirements as stipulated in the agreement.• The applicant has provided a parking study justifying the parking reduction.



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- A site plan application is being reviewed concurrently.
- A similar variance was approved for the PDQ fast food restaurant on this site but was never built.

History

1. Related Zoning Information:

- A stipulated settlement agreement or “Forman Agreement” approved in 1985 established the Broward County Code, at the time of the agreement, applicable to the annexed lands.
- On September 17, 1997, the Town of Davie approved the Regional Activity Center Future Land Use Classification for the area including the subject site.
- On February 6, 2008, the Town of Davie adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation.

2. Previous Requests:

Site Plan (SP 14-53 PDQ): to allow the development of a new 4,295 SF fast-food and drive-through restaurant was approved by Town Council on September 3, 2014.

Variance (V 14-54 PDQ): to reduce the required number of parking spaces was approved by Town Council on September 3, 2014.

3. Concurrent Request(s):

Site Plan (SP 15-111); to allow the development of a 3,426 SF fast food restaurant.

Analysis

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

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

There are no special circumstances which are peculiar to the subject site, the site is vacant.

- (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 variance is not necessary for reasonable use of the land as it can be developed meeting code requirements.



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(c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
The intent of the code is to provide “adequate” parking for this type of use. The applicant has provided a parking study showing a maximum parking demand at peak hour of 37 spaces, based on counting at a similar existing restaurant. Therefore, the proposed 55 parking spaces appear to exceed the needs of the use and may not have a negative impact on the neighborhood.

Recommendations

Staff finds the application complete and suitable for transmittal.

Attachments

1. Petitioner Documentation
2. Land Use Map
3. Zoning Map
4. Notification Information

Parking Variance Justification
Wendy's Store #11600
Folio #'s 5041 23 03 0070 & 5041 23 03 0080
Town of Davie
March 31, 2015

The Wendy's Company is proposing to construct a new 3,426 square foot fast restaurant with a drive thru and outdoor seating on the east side Davie Road. This vacant 1.581 acre parcel is bordered to the north by the Nexus gun range and to the south by the ANF Construction Development building. A man-made lake lies to the east and a heavy equipment company is directly across Davie Road, to the west. There are other retail and restaurant establishments in the area and it is in relative proximity to the South Florida Educational Center. The property is zoned RAC-RTE, has a Future Land Use Designation of "Regional Activity Center", and is located within the Transit Oriented Street Overlay District. A fast food restaurant is a permitted use within the RAC-RTE zoning district and is compatible with the "Regional Activity Center" Future Land Use Designation

Wendy's proposes to provide 62 on-site parking spaces. However, based on a previously recorded joint access and parking easement, the adjacent property to the south will have access to seven (7) cross parking spaces on the Wendy's parcel, dedicated for their exclusive use. The Town of Davie code requires this restaurant to provide 77 parking spaces. Therefore, in conjunction with this site plan application, a parking variance is being requested from Code Section 12-208(A) (27). The parking study conducted by KBP Consulting, Inc., will document that proposed parking will be more than adequate to sufficiently serve patrons of this restaurant. In addition, justification for the variance request, based on criteria referenced in Section 12-309(B)(1), is summarized below.

Code Section	Code Required	Proposed	Variance Request
Article VII, Division 3 Section 12-208(A)(27)	77 parking spaces	62 parking spaces minus 7 cross parking spaces offer to property to the south = 55 parking spaces	22 parking spaces

- 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;**

There are two specific “special circumstances and conditions” that would apply to this individual case.

1. The property had been burdened with the access agreement that included the obligation of seven (7) parking spaces being dedicated to the property to the south, prior to Wendy’s becoming involved with the property. This is an obligation over which Wendy’s had no control and runs with the land. Any user of this property will be similarly burdened with a seven (7) parking space deficit from the outset of site planning.
2. Article VII, Division 3 Section 12-208(I) of the Town of Davie Municipal Ordinances provides as follows:

"Individual parking study: The town administrator or designee, shall have the authority to determine the amount of off-street parking for a proposed development based on an individual parking study submitted by a developer but prepared by a qualified professional. The individual parking study may be used to establish the parking ratio for a single use or the total amount of parking for multiple uses based on peak-demand principles. All costs associated with the review and approval of the individual parking study shall be borne by the developer."

The Wendy’s Company retained the services of KBP Consulting, Inc. to conduct a parking study to determine the specific parking requirements for a Wendy’s at this site. The Parking Study Summary Letter is included with this variance package. The basis of this study was data generated from a similar Wendy’s restaurant located in the Town of Davie, at 3055 South University Drive, in November of 2013. The parking demand rate calculated at that location was projected to the proposed restaurant at this location, and a projected required parking total was calculated. Based on this study, it is projected that at peak parking demand, this restaurant will require 37 parking spaces. Wendy’s is proposing to provide 55 parking spaces dedicated exclusively to restaurant

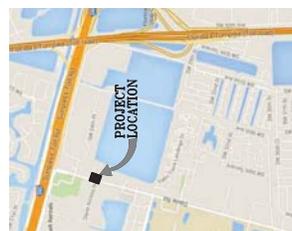
patrons. This represents an 18 parking space surplus on-site for Wendy's patrons.

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 proposed variance is a reasonable solution to the appropriate use of the land. Strict adherence to the minimum code requirements for parking would result in the site being significantly over parked. The proposed amount of parking to be installed will provide adequate parking for the restaurant, with a reasonable surplus as a buffer. This proposed variance of 22 parking spaces is the minimum variance necessary to result in a reasonable and appropriate amount of parking provided for this site.

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

The proposed variance will serve to promote the general purpose and intent of this chapter in several ways. First and foremost, there will be adequate parking on this site for this use. There is nothing to be gained by the installation of parking spaces that are not necessary to the individual land use and will not be used. Areas that would otherwise be paved for parking can be dedicated to additional landscaping and open space. Additional open space allows for a greater sense of natural harmony and an improved streetscape. Allowing this variance will be beneficial to the neighborhood specifically and public welfare generally.



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:
THE SOUTHWEST CORNER OF "JUMP PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 146, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE SOUTHWEST CORNER OF "JUMP PLAT" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF "JUMP PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 146, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE IN THE WEST 14.4232' ALONG THE WESTERLY LINE OF SAID "JUMP PLAT" A DISTANCE OF 9.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89.1000' PARALLEL WITH THE SOUTH LINE OF SAID "JUMP PLAT" A DISTANCE OF 24.10 FEET TO THE EASTERN LINE OF SAID "JUMP PLAT"; THENCE EAST 89.1000' ALONG THE EASTERN LINE OF SAID "JUMP PLAT" A DISTANCE OF 16.69 FEET TO THE WESTERLY LINE OF SAID "JUMP PLAT"; THENCE SOUTH 89.1000' PARALLEL WITH THE SOUTH LINE OF SAID "JUMP PLAT" A DISTANCE OF 29.13 FEET TO THE WESTERLY LINE OF THE SAID PARCELS "2" AND "4", A DISTANCE OF 229.16 FEET TO THE WESTERLY LINE OF SAID PARCELS "2" AND "4", A DISTANCE OF 1.25 FEET TO THE POINT OF BEGINNING; THENCE EAST 1.25 FEET TO THE POINT OF BEGINNING.
BROWARD COUNTY, FLORIDA.

- CONSTRUCTION NOTES:**
- ASPHALT PAVEMENT AS PER DETAIL.
 - 6" P.C.C. TYPE "D" CURB AS PER DETAIL.
 - NOT USED.
 - NOT USED.
 - P.C.C. CONCRETE SIDEWALK AS PER DETAIL.
 - P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
 - MINIMUM CLEARANCE OVER ALL OBSTACLES TO BE MAINTAINED AT ALL TIMES. CONSIDERATION MUST BE GIVEN TO THE CLEARANCE OF OVERHEAD UTILITIES AT ALL TIMES.
 - TRASH ENCLOSURE AS PER DETAIL.
 - STEEL BOLLARD AS PER DETAIL.
 - 24"-14" DOUBLE YELLOW.
 - EXISTING STOP BAR WHITE REPAINT AS REQUIRED. (THERMOPLASTIC)
 - TRAFFIC MARKINGS PAINTED WHITE.
 - 6" WHITE STRIPES AT 60" FEET FOOT INDEX (NO. 17246)
 - 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
 - LANDSCAPE AREA
 - HANDICAP PARKING AS PER DETAIL.
 - HANDICAP SIGN 7'-0" X 4'-0".
 - STANDARD E.F.O.I. "DO NOT ENTER" SIGN (NO-1)
 - STANDARD E.F.O.I. HIGH INTENSITY STOP SIGN (HS-1) (30"x30")
 - STD. E.F.O.I. HIGH INTENSITY "RIGHT TURN ONLY" SIGN (RS-59) (30"x30")
 - SENSOR LOOP AT 0.7' MINIMUM
 - FLAG POLE
 - MENU BOARD AND SENSOR LOOP W/ SPEAKER FEEDBACK
 - CLEARANCE BAR
 - PEDESTRIAN CROSSING PER F.E.O.I. INDEX NO. 17246
 - PROPOSED BUILDING
 - TRANSFORMER PAD
 - BUILDING SIGN
 - PROVIDE BUILDING ADDRESS "1234" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
 - PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON LETTERS TO BE CONSIDERED IN STYLE (C-4000)
 - MONUMENT SIGN
 - TRUCK PARKING SIGN
 - TRUCK PARKING SIGN FOR APPROVED SIGN FINISH POWDER COATED RED (SEE DETAIL ON SHEET C-4)
 - 12" WHITE STRIPS (THERMOPLASTIC)
 - ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY FINISH
 - 18" YELLOW STRIPS @ 4' @ 4" (THERMOPLASTIC)
 - DOTTED LINE SHOWN CURB TO BE REMOVED, SWM CUT EXIST. ASPHALT DRIVE TO RECEIVE NEW DRIVEWAY
 - EXISTING ASPHALT PAVEMENT TO REMAIN
 - 24" STOP BAR WHITE PAINT, (THERMOPLASTIC)
 - 5.0' SIDEWALK EASEMENT
 - EXISTING DETECTABLE MARKINGS TO REMAIN
 - PEDESTRIAN CROSSING SIGN
 - PAVEMENT MARKER DETAIL
 - PROPOSED NEW FIRE HYDRANT

- NOTES**
- ALL MARKERS SHOWN ARE TO BE SET BY BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS/MANUAL.
 - ALL MARKERS EXCEPT PARKING SPACES SHALL BE THERMOPLASTIC ASPHALT DRIVE TO RECEIVE NEW DRIVEWAY
 - ALL SIGNS BY SEPARATE PERMIT.
 - ALL SIGN AND MARKINGS ARE TO FACE AS SHOWN/DETAILED.

ZONING: RAC-PTE (Davis Regional Research and High Tech District/ East Tech District)
LAND USE: COMMERCIAL
BUILDING HEIGHT: 24'-3"

SITE ANALYSIS

TOTAL LAND AREA:	68,970.05 SQ. FT. (1.5618 ACRES)
TOTAL BUILDING COVERAGE:	3,426.00 SQ. FT. (0.0497 %)
TOTAL UNDEVELOPED AREA:	28,545.44 SQ. FT. (0.4101 %)
TOTAL PAVED AREA & WALLS:	34,432.24 SQ. FT. (0.5014 %)
PARKING AREA:	28,245.44 SQ. FT. (0.4101 %)
IMPERVIOUS AREA:	37,999.24 SQ. FT. (0.5512 %)
IMPERVIOUS AREA:	0.87118 ACRES

BUILDING SETBACKS:

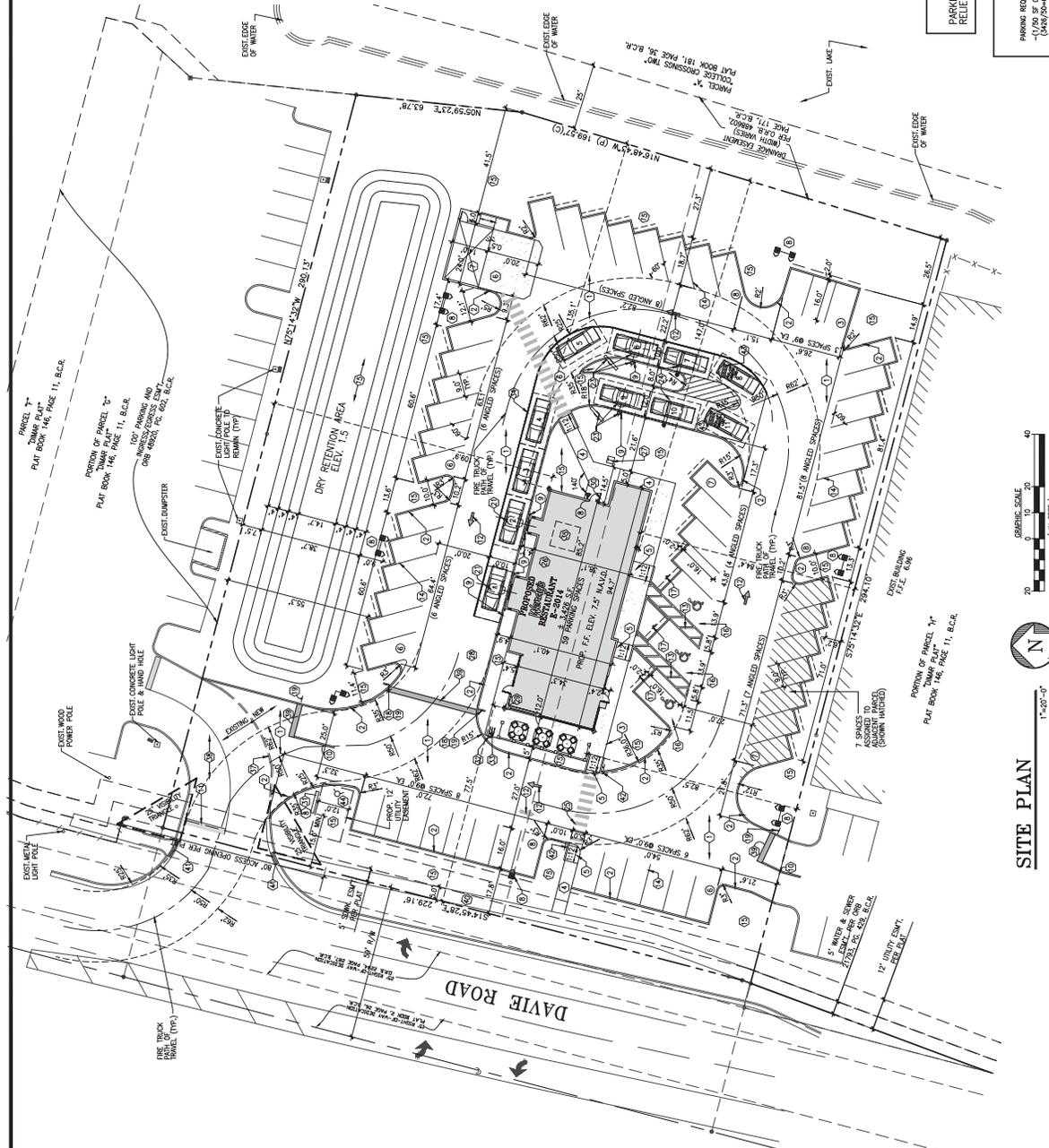
FRONT:	75.0'
REAR:	50.0'
LEFT:	100.00'
RIGHT:	50.0'

PARKING VARIANCE
PARKING VARIANCE REQUEST FOR 25 SPACES
RELIEF UNDER CODE SECTION 12-208 (A) 27

PARKING ANALYSIS

PARKING REQUIREMENTS:
- (1,750 SF GROSS AREA OF BLDG.)
- (1,400 SQ. YARDS - 69 SPACES)
- (1,000 SQ. YARDS - 53 SPACES)
- (500 SQ. YARDS - 27 SPACES)
- (250 SQ. YARDS - 14 SPACES)
- (100 SQ. YARDS - 5 SPACES)
- (50 SQ. YARDS - 3 SPACES)
- (25 SQ. YARDS - 2 SPACES)
- (10 SQ. YARDS - 1 SPACE)
- (5 SQ. YARDS - 1 SPACE)
- (2 SQ. YARDS - 1 SPACE)
- (1 SQ. YARD - 1 SPACE)

* ADJACENT PARCEL - PER CROSS ACCESS AGREEMENT - 7 SPACES
TOTAL PARKING SPACES REQUIRED: 84 SPACES
TOTAL PARKING SPACES PROVIDED: 59 SPACES
HANDICAP SPACES REQUIRED: 3 SPACES
HANDICAP SPACES PROVIDED: 3 SPACES
TOTAL BICYCLE PARKING PROVIDED: 3 SPACES



SITE PLAN

KBP CONSULTING, INC.

March 18, 2015

Mr. Craig McDonald
Corporate Property Services, Inc.
1239 E. Newport Center Drive, Suite 113
Deerfield Beach, FL 33442

**Re: Wendy's Restaurant – Parking Study
2470 Davie Road – Davie, Florida**

Dear Craig:

As we discussed, Wendy's Restaurants proposes to construct a fast-food restaurant with drive-through lane on a vacant parcel located at 2470 Davie Road in Davie, Broward County, Florida. The new fast-food restaurant will consist of 3,426 square feet and vehicular access will be provided via one (1) driveway on Davie Road (toward the north end of the property) and cross-access with the adjacent properties to the north and the south.

According to the Town of Davie Code of Ordinances, the number of parking spaces required for this development is 84. The site plan, as proposed, includes 62 parking spaces, of which seven (7) have been allocated to the adjacent property to the south in exchange for a cross-access agreement. As a result, the number of parking spaces specifically assigned to the Wendy's Restaurant is 55. The purpose of this correspondence is to assess the adequacy of the proposed parking supply.

Previously, our firm collected parking data at an existing Wendy's restaurant located at 3055 S. University Drive in Davie, Florida. The building area of this facility (at the time of data collection) was 3,051 square feet. Those field observations and data collection efforts were performed between the hours of 11:00 AM and 2:00 PM on Wednesday, November 13, 2013. This data collection effort involved documenting the maximum number of parked vehicles in each of the site's parking areas in 15-minute intervals. The resulting data is presented in Table 1 below.

Table 1 Parking Accumulation Study Wendy's - 3055 S. University Drive - Davie, Florida						
Time Period	Parking Area					Total
	North	South	East	West	HC	
11:00 - 11:15 AM	1	5	9	1	0	16
11:15 - 11:30 AM	3	7	10	1	0	21
11:30 - 11:45 AM	1	6	11	0	0	18
11:45 - 12:00 PM	2	4	12	0	0	18
12:00 - 12:15 PM	8	8	11	0	1	28
12:15 - 12:30 PM	8	6	11	0	1	26
12:30 - 12:45 PM	6	7	12	0	1	26
12:45 - 1:00 PM	11	9	13	0	0	33
1:00 - 1:15 PM	11	7	12	0	1	31
1:15 - 1:30 PM	8	7	10	2	1	28
1:30 - 1:45 PM	12	6	11	1	1	31
1:45 - 2:00 PM	10	6	10	0	1	27
2:00 - 2:15 PM	9	7	9	1	0	26

Source: KBP Consulting, Inc. November 13, 2013

HC = Handicap Spaces

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

KBP CONSULTING, INC.

As presented in the preceding table, the peak parking demand at this Wendy's occurred between 12:45 PM and 1:00 PM with 33 occupied parking spaces, or one (1) parking space per 92.5 square feet of building area. With a proposed building area of 3,426 square feet at the 2470 Davie Road site, the corresponding parking demand is projected to be 37 parking spaces (i.e. 3,426 square feet x 1 parking space / 92.5 square feet = 37 parking spaces). As a result, the proposed parking supply of 55 spaces appears to be adequate to meet the projected demand.

Please contact me if you have any questions or comments on the subject data.

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

**CITIZEN PUBLIC PARTICIPATION MEETING RESULTS
MEMORANDUM**

DATE: August 6, 2015
TO: Ms. Lise Bazinet
FROM: Craig McDonald *cm*
RE: Wendy's
2470 Davie Blvd.
Davie, Florida
Citizen Public Participation Meeting for SP15-111 & V15-112

Attached to this memo are the Citizen Public Participation Meeting Notice and the Public Participation Sign in Logs from May 12, 2015 and May, 19, 2015. No one from the public showed up to either meeting, therefore, there are no Citizen Participation comments to note.

Please give me a call at (954) 426-5144 if you have any questions.

MEETING NOTICE

April 23, 2015

**Re: Citizen Participation Plan Meeting for: Wendy's on Davie Road
Project Number: (SP15-111 & V15-112)**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Wendy's on Davie Road for a parcel located at 2660 Davie Road. The Wendy's Company proposes to construct a new Wendy's Restaurant with drive through facility on the vacant property located at 2660 Davie Road. Applications have been filed for Site Plan Approval and a Variance request related to the number of parking stalls provided. A location map and proposed site plan are enclosed.

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

First Citizen Participation Meeting:

Date: Tuesday, May 12th, 2015

Time: 7:00 to 8:00 P.M.

Location: Pine Island Park Multi-Purpose Center, Palm Room 1 - 3801 S. Pine Island Road, Davie, FL

Second Citizen Participation Meeting:

Date: Tuesday, May 19th, 2015

Time: 7:00 to 8:00 P.M.

Location: Pine Island Park Multi-Purpose Center, Palm Room 1 - 3801 S. Pine Island Road, Davie, FL

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

Corporate Property Services
ATTN: Jeff Evans
1239 East Newport Center Drive, Suite 113
Deerfield Beach, FL 33442
(954) 426-5144

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

Sincerely,

Jeff Evans
Corporate Property Services
1239 East Newport Center Drive, Suite 113
Deerfield Beach, FL 33442
(954) 426-5144

Attachments: Location Map, Proposed Site plan.

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

Zoning Map



- Town Boundary
- Zoning
- Streets**
- DEDICATION**
- STATE RD
- COUNTY RD
- LOCAL PAVED RD
- LOCAL UNPAVED RD
- PRIVATE RD
- Parcels
- Water_Features
- Parks and Open Space



138 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.

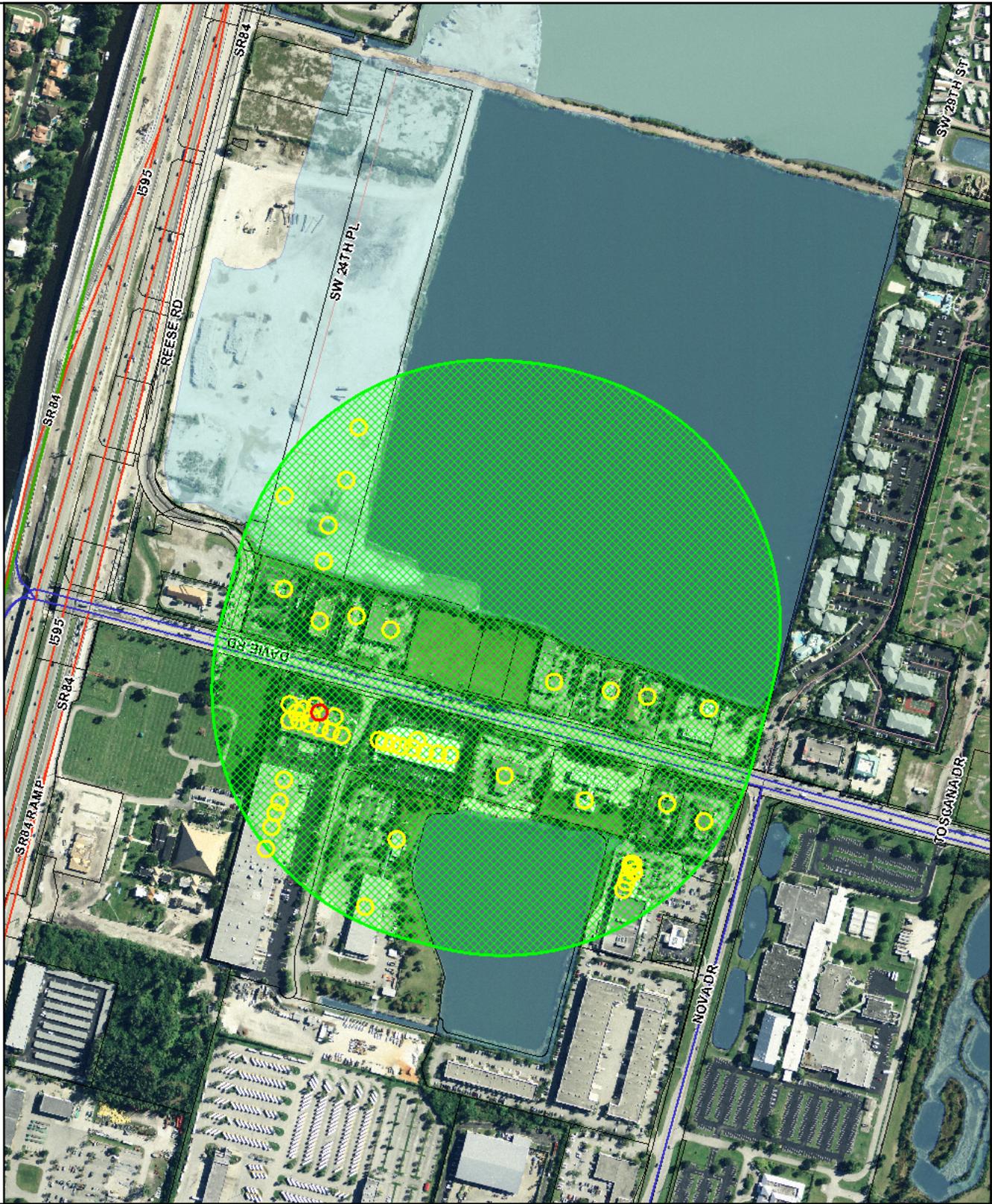
1,000' Radius Buffer Map



- Town Boundary
- Streets
- DEDICATION
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels
- Water_Features
- Parks and Open Space



553 ft



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NAME	ADDRESS	CITY	STAT	ZIP
2590 LLC	2590 DAVIE RD	DAVIE	FL	33317
2700 DAVIE ROAD LLC	2700 DAVIE RD	DAVIE	FL	33314
2800 DAVIE ROAD INC	19464 39 AVE	SUNNY ISLES BEACH	FL	33160
AVR DAVIE LLC	ONE EXECUTIVE BLVD	YONKERS	NY	10701
BROWARD COUNTY	115 S ANDREWS AVE RM 326	FORT LAUDERDALE	FL	33301
BROWARD SCHOOLS CREDIT U.	5901 DEL LAGO CIR	SUNRISE	FL	33313
CITY NAT'L BANK OF FL TRSTEE	PO BOX 87407	CHICAGO	IL	60680
DUKE WESTPORT 1-3 LLC	PO BOX 40509	INDIANAPOLIS	IN	46240
EQUITY ONE (WESTPORT) INC	1600 NE MIAMI GARDENS DR	NORTH MIAMI BEACH	FL	33179
FLORIDA DEPT OF TRANSPORT.	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
FORMAN INDUSTRIAL LAND LLC	888 SE 3 AVE STE 501	FORT LAUDERDALE	FL	33316
FORMAN,MILES AUSTIN TR	1600 NE MIAMI GARDENS DR	NORTH MIAMI BEACH	FL	33179
HESS REALTY LLC	1 HESS PLAZA	WOODBIDGE	NJ	7095
J & L HOSPITALITY INC	2860 W STATE ROAD 84 STE 119	FORT LAUDERDALE	FL	33312
JM PARTNERS INC	PO BOX 14035	FORT LAUDERDALE	FL	33302
KOVAC,HARVEY P & JOAN H	2770 DAVIE ROAD	DAVIE	FL	33314
MILES AUSTIN FORMAN TR	PO BOX 292037	DAVIE	FL	33329
NEXUS PROPERTY HOLDINGS LLC	3210 HUNTER RD	WESTON	FL	33331
NORBERTO H LOPEZ TR	2695 SW 64 AVE	DAVIE	FL	33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL	33314
RACETRAC PETROLEUM INC	500 E BROWARD BLVD STE 2300	FORT LAUDERDALE	FL	33394
RM 2660 DAVIE LLC	3325 S UNIVERSITY DR STE 210	DAVIE	FL	33328
SCI FUNERAL SERVICES OF FL INC	PO BOX 130548	HOUSTON	TX	77219
SFASSIE FAMILY III LTD PRTNR	5949 CHESAPEAKE PARK	ORLANDO	FL	32819
SOUTH FLORIDA WATER MANAG.	PO BOX 24680	WEST PALM BEACH	FL	33416
SPG UNIVERSITY PARK TR	100 FRONT ST STE 1370	WEST CONSHOHOCKEN	PA	19428
TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL	33314

Current Occupant	ADDRESS_1	ADDRESS_2	CITY	STATE	ZIP
Current Occupant	2500 SW 64 AVE		Davie	FL	33314
Current Occupant	2501 DAVIE RD	UNIT 2-260	Davie	FL	33317
Current Occupant	2501 DAVIE RD	UNIT 210	Davie	FL	33317
Current Occupant	2501 DAVIE RD	UNIT 230	Davie	FL	33317
Current Occupant	2501 DAVIE RD	UNIT 3 & 4	Davie	FL	33317
Current Occupant	2501 DAVIE RD	UNIT 370	Davie	FL	33317
Current Occupant	2501 DAVIE RD	UNIT 220	Davie	FL	33317
Current Occupant	2501 DAVIE RD	UNIT 240	Davie	FL	33317
Current Occupant	2501 DAVIE RD	UNIT 250	Davie	FL	33317
Current Occupant	2525 DAVIE RD	UNIT 320	Davie	FL	33317
Current Occupant	2525 DAVIE RD	UNIT 322	Davie	FL	33317
Current Occupant	2525 DAVIE RD	UNIT 330	Davie	FL	33317
Current Occupant	2525 DAVIE RD	UNIT 310	Davie	FL	33317
Current Occupant	2525 DAVIE RD	UNIT 340	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 110	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 100	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 170	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 160	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 150	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 140	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 130	Davie	FL	33317
Current Occupant	2555 DAVIE RD	UNIT 120	Davie	FL	33317
Current Occupant	2580 DAVIE RD		Davie	FL	33314
Current Occupant	2590 DAVIE RD		Davie	FL	33314
Current Occupant	2695 DAVIE RD		Davie	FL	33317
Current Occupant	2700 DAVIE RD		Davie	FL	33314
Current Occupant	2770 DAVIE RD		Davie	FL	33314
Current Occupant	2800 DAVIE RD		Davie	FL	33314
Current Occupant	2855 DAVIE RD		Davie	FL	33317
Current Occupant	2860 DAVIE RD		Davie	FL	33314
Current Occupant	2895 DAVIE RD		Davie	FL	33317
Current Occupant	6200 SW 24 PL		Davie	FL	33314
Current Occupant	6230 SW 24 PL		Davie	FL	33314
Current Occupant	6261 SW 24 PL		Davie	FL	33314
Current Occupant	6290 SW 24 PL		Davie	FL	33314
Current Occupant	6300 SW 24 PL		Davie	FL	33314
Current Occupant	6405 NOVA DR		Davie	FL	33317
Current Occupant	6501 NOVA DR	UNIT B 3	Davie	FL	33317
Current Occupant	6501 NOVA DR	UNIT B 4	Davie	FL	33317
Current Occupant	6505 NOVA DR		Davie	FL	33317
Current Occupant	6507 NOVA DR		Davie	FL	33317
Current Occupant	6511 NOVA DR		Davie	FL	33317
Current Occupant	6517 NOVA DR		Davie	FL	33317