



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

**PLANNING REPORT**

<b>Project Name</b>	
Osprey Preserve	

<b>Application</b>	
Request/Number:	Variance (V)/15-173
Owner	Bishop Kardas Memorial Home, Inc.
Petitioner	Kennedy Homes, LLC
Project Planner	David Abramson
Date of Report	11/04/2015
Date of Public Participation	N/A
Date of Public Notification	10/27/2015
Date of Board Review	11/10/2015
Date of Town Council Review	12/02/2015

<b>Location/Site</b>	
Folio/Identification Number	50-41-34-05-0010 (Northern Tract)
Address	5401 Davie Road
Nearest North/South Road	Davie Road
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	9.86
Existing Use	Vacant (Heavy Vegetation)
Future Land Use	Special Residential 2 DU/Acre and Residential-Office [Proposed Flex – Density of 4.6 DU/Acre]
Zoning	Community Facility (CF) District [Proposed R-5]
Council District	1
Redevelopment Area	N/A
Overlay District	Scenic Corridor
Design Regulation	N/A
Flexibility Zone	102
Planning Area	9
Right-of-way Acquisition	12' Turn-lane (Davie Road)
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Linear Park
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

<b>Key Points</b>	
<ul style="list-style-type: none"> <li>• The variance requests are to:           <ul style="list-style-type: none"> <li>(a) reduce the minimum lot area to 3,422 sq. ft. (code requires 7,000 sq. ft.)</li> <li>(b) reduce the minimum lot frontage to 41 ft. (code requires 75 ft.)</li> <li>(c) reduce the minimum front setback to 18 ft. (code requires 25 ft.)</li> </ul> </li> </ul>	



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(d) reduce the minimum side setback to 0 ft. (code requires 10 ft.). As shown in more detail on the site plan, this would allow a 0ft. setback on one side and typically 12 ft. on the opposite side.

(e) reduce the minimum rear setback to 12 ft. (code requires 15 ft.)

(f) reduce the maximum building coverage to 48 percent (code limits to 40 percent)

- This variance would allow the development of a new single-family residential community consisting of 47 dwelling units.
- The residential community has been designed similar to a planned development with zero lot line single-family homes.
- There are 4 other applications related to the proposed residential community.

### History

1. Related Zoning Information: N/A

2. Previous Request(s): N/A

3. Concurrent Request(s):

- Site Plan (SP) 14-199 Osprey Preserve: A site plan designed to develop the subject property with a new residential community.
- Plat (P) 14-200: A boundary plat restricting the subject property to single-family dwelling units.
- Rezoning (ZB) 14-202 Osprey Preserve: A rezone of the subject property from Community Facility (CF) District to Low Medium Dwelling (R-5) District.
- Flex (FX) 14-252 Osprey Preserve: The allocation of 17 residential flexibility units.
- Variance (V) 15-173 Osprey Preserve: To provide relief from development standards including lot area and frontage, setbacks and lot coverage.

### Analysis

(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 special circumstance in this case is that a proposed land use plan amendment was approved (first reading only) with the recommendation of single-family detached home community, refer to the motion below.*

*“At the February 4, 2015 Town Council meeting, Councilmember Luis Made a motion, seconded by Vice-Mayor Hattan to approve with the change to five units per acre and with the strong recommendation **to redesign with single family homes**. In a roll call vote, the vote was as follows: Mayor Paul - yes; Vice-Mayor Hattan - yes; Councilmember Caletka - no; Councilmember Luis - yes; Councilmember Starkey - yes. (Motion carried 4-1)”*



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

*The granting of this variance is not necessary for the reasonable use of the land, however the resulting plan does appear in alignment with the February 4, 2015 Town Council action on land use plan amendment.*

- (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.

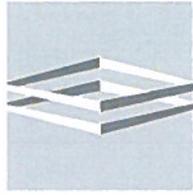
*Development of the site as designed may be in harmony with the surrounding area since no residential uses directly abuts the site. To the north are powerlines, to the south is a place of public assembly and with only the back of 3 single-family homes/ clubhouse, it shouldn't appear as dense community from Davie Road.*

**Recommendations**

Staff finds the application complete and suitable for further review.

**Attachments**

1. Petitioner Documentation
2. Town Maps
3. Noticing Information



**DUNAY  
MISKEL  
BACKMAN** LLP

Gary S. Dunay  
Bonnie Miskel  
Scott Backman  
Dwayne L. Dickerson  
Hope W. Calhoun  
Christina Bitenki  
Heather Jo Allen

October 12, 2015

David Abramson  
Planning & Zoning  
Town of Davie  
6519 Orange Drive  
Davie, FL 33324

**RE: Osprey Landing (2014-50199); Variance Application**

Dear Mr. Abramson:

Kennedy Homes, LLC ("Petitioner") is the owner of the +/- 9.86 acre property that is adjacent to the Saint Joseph's Parish Polish National Catholic Church ("Church") property located at 5401 Davie Road ("Property"), which is generally located approximately six tenths (0.6) of a mile north of the intersection of Stirling Road and Davie Road, on the west side of Davie Road, in the Town of Davie ("Town"). The Property is currently designated as Special Residential 2 DU/AC and Residential/Office (5 DU/AC) on the Town's Future Land Use Map and is currently zoned CF, Community Facility. The Property is currently vacant. Petitioner seeks to develop the Property with forty-seven (47) zero-lot-line, single family homes and a +/- 360 square foot clubhouse ("Project"). In order to develop the Project, Petitioner originally requested a land use plan amendment ("LUPA") from Special Residential 2 DU/AC and Residential/Office (5 DU/AC) to Irregular Residential 6 DU/AC on both the Town and Broward County Comprehensive Plans, as well as rezoning of the Property from CF, Community Facility, to RM8, Medium Density Dwelling District. During the review and approval process, it became apparent that concerned neighbors and the Town Council preferred a lower density and single family homes. On February 4, 2015, the Town Council voted to transmit the LUPA application at a maximum density of five (5) units per acre. Petitioner subsequently redesigned the proposed sixty (60) unit townhouse development to accommodate single-family homes, which ultimately resulted in the Project as presented today. Petitioner is now submitting site plan and rezoning (R5) applications for the Project, along with the variances outlined below.

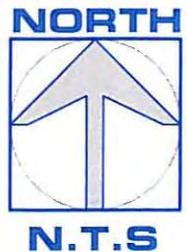
As mentioned above, Petitioner seeks to develop a vacant and underutilized Property with a residential community that complements existing residential uses in the nearby area of the Town. The Property is located north of Stirling Road on the west side of Davie Road in an area of the Town that is characterized by a mix of agricultural, commercial, single-family and multi-family uses. To the south, beyond the existing church, the neighborhood north of the Stirling Road business corridor has been largely developed with single-family residential uses. To the north, beyond the FPL easement, (which contains an existing nursery), the neighborhood has been developed with a mix of single-family and multi-family residential uses. Petitioner seeks to help revitalize the area with the addition of a single-family residential community that is compatible with the existing mixed-use land development pattern that characterizes the area.

The R-5 zoning district allows for single-family development at a density of five (5) units per

acre. The Town's Land Development Code ("Code") establishes the following development standards for the R-5 zoning district from which the Petitioner is requesting relief: (A) minimum lot area equal to 7,000 square feet; (B) minimum lot frontage of seventy-five feet (75'); (C) minimum twenty-five foot (25') front yard measured from all street frontages; (D) minimum ten foot (10') side yard; (E) minimum fifteen foot (15') rear yard; and (F) maximum building coverage equal to forty percent (40%). Petitioner respectfully requests approval of the variances enumerated above to allow for development of the Property with the Project.

Sincerely,

Scott Backman, Esq.



**SUBJECT SITE**

**Davie Rd**

**THE Chappell GROUP** INC.  
 714 East McNab Road  
 Pompano Beach, Florida 33060  
 tel 954 782 1908  
 fax 954 782 1108 [www.thechappellgroup.com](http://www.thechappellgroup.com)

- Environmental Consultants
- Marine & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

**OSPREY PRESERVE**

PREPARED FOR:  
 KENNEDY HOMES

LOCATION MAP

Date: 7/21/2014	Sheet: 1	of: 1
Proj No.: 14-0061		

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Christina Bilenki  
Heather Jo Allen

**Osprey Landing  
5401 Davie Road  
Variance Application: Criteria Letter**

Kennedy Homes, LLC (“Petitioner”) is the owner of the +/- 9.86 acre property that is adjacent to the Saint Joseph’s Parish Polish National Catholic Church (“Church”) property located at 5401 Davie Road (“Property”), which is generally located approximately six tenths (0.6) of a mile north of the intersection of Stirling Road and Davie Road, on the west side of Davie Road, in the Town of Davie (“Town”).

Petitioner respectfully requests approval of the following variance from Section 12-81, Table 12-81A of the Town’s Land Development Code (“Code”) to allow:

- **Minimum lot area ranging from 3,422 square feet to 4,932 square feet in lieu of the 7,000 square foot minimum lot size required (“Minimum Lot Area Variance”);**
- **Minimum lot frontage of forty-one feet (41’) in lieu of the seventy-five foot minimum lot frontage required (“Minimum Lot Frontage Variance”);**
- **Minimum front yard of eighteen feet (18’) in lieu of the twenty-five foot (25’) front yard required and minimum street side yard on corner lots of five feet (5’) in lieu of the twenty-five foot (25’) street side yard required (“Minimum Front Yard Variance”);**
- **Minimum side yard of zero feet (0’) in lieu of the ten foot (10’) side yard required (“Minimum Side Yard Variance”);**
- **Minimum rear yard of twelve feet (12’) in lieu of the fifteen foot (15’) rear yard required (“Minimum Rear Yard Variance”); and**
- **Maximum building coverage equal to forty-three percent (43%) in lieu of the forty percent (40%) maximum lot coverage permitted (“Maximum Building Coverage Variance”).**

Pursuant to Town Code Section 12-309, Petitioner will demonstrate for each variance request that: (1) special circumstances or conditions apply 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; (2) 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; and (3) 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.

## **Minimum Lot Area Justification**

*(1) Special circumstances or conditions apply 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 special circumstances and conditions that are peculiar to the Property and do not generally apply to property in the same district. The Property is currently a heavily wooded and wetland infused parcel located on the north side of the Church and immediately south of the FPL transmission lines and Batten's Farm. The Property is also located on Davie Road, a major thoroughfare in the Town, and a stone's throw from "Downtown Davie" and the Regional Activity Center. Although the Property may be suitable for a higher density, Petitioner proposes to develop the Property with a low-density, single-family housing product that will accommodate the growing housing demands of the Town attributable to job growth at Nova University and the planned hospital. In order to develop the Property, Petitioner is seeking a rezoning of the Property to R-5, Low Medium Dwelling District, which will allow for single-family development subject to the development standards established in Town Code Section 12-81. Town Code Section 12-81, Table 12-81A, requires a minimum 7,000 square foot lot size for each lot. Unfortunately the Town Code does not contemplate the zero-lot-line product type proposed for this development. Such a community typically demands smaller lot sizes. In addition, the Central Broward Water Control District ("CBWCD") has required that Petitioner construct a +/- 1.40 acre lake bordered on all four sides by a twenty foot (20') lake maintenance easement to provide onsite drainage retention for the Project. Satisfaction of this requirement has significantly reduced the Property's developable acreage, which poses a significant constraint for the single-family development proposed by Petitioner such that strict application of the Code would deprive Petitioner of reasonable use of the Property. This hardship was not created by Petitioner, but rather by the reduced developable acreage due to the significant onsite drainage requirements. Considering the foregoing, Petitioner respectfully requests approval of the Minimum Lot Area Variance in order to provide a marketable and desirable single-family product type.

*(2) 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.*

Granting of the Minimum Lot Area Variance is necessary for the reasonable use of the Property. As discussed above, Petitioner seeks to develop the vacant Property with a single-family residential community in character with the existing neighborhood. The Project was carefully designed such that the majority of the homes are located adjacent to the retention lake, which furthers the rural character of the proposed community. Petitioner is proposing a compact, walkable, residential community on the reduced developable acreage with single-family homes situated on lots that range from 3,422 square feet to 4,932 square feet in size, which represent the minimum variances necessary to accommodate the Project. As such, granting the variance is necessary for the reasonable use of the Property, and the variance requested is the minimum variance necessary to allow for development of the Project.

*(3) 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.*

Granting the Minimum Lot Area Variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The general intent of the R-5 zoning district is to allow development of single-family homes at a density of five

(5) units per acre. Petitioner proposes to develop a vacant and underutilized Property with a quality single-family residential community, which is allowed and consistent with the R-5 zoning district. As noted above, the Minimum Lot Area Variance is the minimum variance necessary to allow for development of the Project as proposed, and the Project is compatible with the existing mixed uses in the surrounding neighborhood. As such, the variance is in harmony with the Town Code and will not be injurious to the neighborhood.

**Minimum Lot Frontage Justification**

*(1) Special circumstances or conditions apply 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 special circumstances and conditions that are peculiar to the Property and do not generally apply to property in the same district. As discussed above, Petitioner is requesting a variance from Town Code Section 12-81, Table 12-81A, to permit reduced lot areas for the development of forty-seven (47) single-family homes on the Property. If the Minimum Lot Area Variance is approved, the minimum overall lot size will be smaller than the Code required minimum. Pursuant to Town Code Section 12-81, Table 12-81A, the minimum lot frontage is seventy-five feet (75'). The forty-one foot (41') lot frontage is appropriate given the reduced lot sizes proposed for the Project. Due to the reduction in the Property's developable acreage, the minimum lot frontage requirement poses a significant constraint for the single-family development proposed by Petitioner such that strict application of the Code would deprive Petitioner of reasonable use of the Property. This hardship was not created by Petitioner, but rather the fact that the Town Code does not currently contemplate a zero-lot-line development, which is ideally situated along this portion of the Davie Road Corridor in close proximity to "Downtown Davie" and the Regional Activity Center. Considering the foregoing, Petitioner respectfully requests approval of the Minimum Lot Frontage Variance in order to provide a desirable residential community.

*(2) 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.*

Granting of the Minimum Lot Frontage Variance is necessary for the reasonable use of the Property. As discussed above, Petitioner seeks to develop the vacant Property with a residential community in keeping with the character of the existing neighborhood. Petitioner has carefully designed the Project to provide a compact, walkable residential community that is in keeping with the Town's rural character, while at the same time accommodating the housing needs associated with significant job growth in the Town. The forty-one foot (41') lot frontage proposed is appropriate given the reduced lot size and represents the minimum variance necessary to allow for the proposed zero-lot-line, single-family community. Without approval of the Minimum Lot Frontage Variance, Petitioner would be unable to create the finished product within the constrained footprint due to the Property's reduced developable acreage. As such, granting the variance is necessary for the reasonable use of the Property and the variance requested is the minimum variance necessary to allow for development of the Project.

*(3) 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.*

Granting the Minimum Lot Frontage Variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The general intent of the R-5 zoning district is to allow development of single-family homes at a density of five

(5) units per acre. Petitioner proposes to develop a vacant and underutilized Property with a quality single-family residential community, which is allowed and consistent with the R-5 zoning district. As noted above, the Minimum Lot Frontage Variance is the minimum variance necessary to allow for development of the Project, and the Project is compatible with the existing mixed uses of the neighborhood. As such, the variance is in harmony with the Town Code and will not be injurious to the neighborhood.

### **Minimum Front Yard Justification**

*(1) Special circumstances or conditions apply 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 special circumstances and conditions that are peculiar to the Property and do not generally apply to property in the same district. Petitioner is requesting a variance from Town Code Section 12-81, Table 12-81A, to permit reduced lot areas for the development of forty-seven (47) single-family homes on the Property. If the Minimum Lot Area Variance is approved, the minimum overall lot size will be smaller than the Code required minimum. Pursuant to Town Code Section 12-81, Table 12-81A, the minimum front yard is twenty-five feet (25'), while Section 12-88 requires corner lots to provide the minimum twenty-five foot (25') front yard for both intersecting streets. Most of the models proposed for the Project provide a minimum twenty foot (20') setback that increases to twenty-five feet (25'). However, some models provide an eighteen foot (18') setback in order to provide optional living features. Seven (7) of the forty-seven (47) single-family homes proposed are located on corner lots. The side street yards provided range from five feet (5') to sixteen feet (16'). The eighteen foot (18') front and five foot (5') side street yards are appropriate given the reduced lot sizes. Furthermore, a four foot (4') sidewalk and additional driveway and landscaped areas, which are buffered from the internal roadway, run along the frontage of each single-family lot such that the front yards and the side street yards are actually much larger than eighteen feet (18') and five feet (5') respectfully. Due to the reduction in the Property's developable acreage, the minimum front yard requirements poses a significant constraint for the single-family development proposed by Petitioner such that strict application of the Code would deprive Petitioner of reasonable use of the Property. This hardship was not created by Petitioner, but rather by the fact that the Town Code does not currently contemplate a zero-lot-line development, which is ideally situated along this portion of the Davie Road Corridor in close proximity to "Downtown Davie" and the Regional Activity Center. Considering the foregoing, Petitioner respectfully requests approval of the Minimum Front Yard Variance in order to provide a desirable residential community.

*(2) 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.*

Granting of the Minimum Front Yard Variance is necessary for the reasonable use of the Property. As discussed above, Petitioner seeks to develop the vacant Property with a single-family residential community in keeping with the character of the existing neighborhood. Petitioner has carefully designed the Project to provide a compact, walkable residential community consistent with the Town's rural character, while at the same time working within the limits of the reduced developable acreage. The minimum eighteen foot

(18') front yard and minimum five foot (5') side street yard are appropriate given the reduced lot size and represent the minimum variance necessary to allow for development of the Project. Without the Minimum Front Yard Variance, Petitioner would be unable to create the finished product within the constrained footprint due to the Property's reduced developable acreage. As such, granting the variance is necessary for the reasonable use of the Property and the variance requested is the minimum variance necessary to allow for development of the Project.

*(3) 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.*

Granting the Minimum Front Yard Variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The general intent of the R-5 zoning district is to allow development of single-family homes at a density of five (5) units per acre. Petitioner proposes to develop a vacant and underutilized Property with a quality single-family residential community, which is allowed and consistent with the R-5 zoning district. As noted above, the Minimum Front Yard Variance is the minimum variance necessary to allow for development of the Project as proposed, and the Project is compatible with the existing mixed uses of the neighborhood. As such, the variance is in harmony with the Town Code and will not be injurious to the neighborhood.

#### **Minimum Side Yard Justification**

*(1) Special circumstances or conditions apply 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 special circumstances and conditions that are peculiar to the Property and do not generally apply to property in the same district. Petitioner is requesting a variance from Town Code Section 12-81, Table 12-81A, to permit reduced lot areas for the development of forty-seven (47) single-family homes on the Property. If the Minimum Lot Area Variance is approved, the minimum overall lot size will be smaller than the Code required minimum. Pursuant to Town Code Section 12-81, Table 12-81A, the minimum side yard is ten feet (10'). Petitioner is proposing zero-lot-line homes such that the minimum side yard provided is zero feet (0'). However, Petitioner has provided side yards in excess of the required ten feet (10') on the non-zero-lot-line side for the majority of the single-family homes. Due to the reduction in the Property's developable acreage, the minimum side yard requirement poses a significant constraint for the single-family development proposed by Petitioner such that strict application of the Code would deprive Petitioner of reasonable use of the Property. This hardship was not created by Petitioner, but rather by the fact that the Town Code does not currently contemplate a zero-lot-line development, which is ideally situated along this portion of the Davie Road Corridor in close proximity to "Downtown Davie" and the Regional Activity Center. Considering the foregoing, Petitioner respectfully requests approval of the Minimum Side Yard Variance in order to provide a desirable residential community.

*(2) 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.*

Granting of the Minimum Side Yard Variance is necessary for the reasonable use of the Property. Petitioner

seeks to develop the vacant Property with a single-family residential community in character with the existing neighborhood. Petitioner has carefully designed the Project to provide a compact, walkable residential community consistent with the Town's rural character, while at the same time working within the limits of the reduced developable acreage. The zero-lot-line homes proposed are appropriate given the reduced lot size, and the zero foot (0') side yard represents the minimum variance necessary to allow for development of the Project. Furthermore, Petitioner has provided side yards in excess of the required ten feet (10') on the non-zero-lot-line side for the majority of the single-family homes. Without the Minimum Side Yard Variance, Petitioner would be unable to create the finished product within the constrained footprint due to the Property's reduced developable acreage. As such, granting the variance is necessary for the reasonable use of the Property and the variance requested is the minimum variance necessary to allow for development of the Project.

*(3) 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.*

Granting the Minimum Side Yard Variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The general intent of the R-5 zoning district is to allow development of single-family homes at a density of five (5) units per acre. Petitioner proposes to develop a vacant and underutilized Property with a quality single-family residential community, which is allowed and consistent with the R-5 zoning district. As noted above, the Minimum Side Yard Variance is the minimum variance necessary to allow for development of the Project as proposed, and the Project is compatible with the existing mixed uses in the surrounding neighborhood. As such, the variance is in harmony with the Town Code and will not be injurious to the neighborhood.

### **Minimum Rear Yard Justification**

*(1) Special circumstances or conditions apply 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 special circumstances and conditions that are peculiar to the Property and do not generally apply to property in the same district. Petitioner is requesting a variance from Town Code Section 12-81, Table 12-81A, to permit reduced lot areas for the development of forty-seven (47) single-family homes on the Property. If the Minimum Lot Area Variance is approved, the minimum overall lot size will be smaller than the Code required minimum. Pursuant to Town Code Section 12-81, Table 12-81A, the minimum rear yard is fifteen feet (15'). Most of the models proposed for the Project provide a minimum rear yard of fifteen feet (15') or greater. However, some models provide a twelve foot (12') setback in order to provide optional living features. Furthermore, Petitioner has carefully designed the Project such that the majority of the homes are located adjacent to the retention lake. Therefore, the majority of the rear yards are actually much larger than fifteen feet (15'). Due to the reduction in the Property's developable acreage, the minimum rear yard requirement poses a significant constraint for the single-family development proposed by Petitioner such that strict application of the Code would deprive Petitioner of reasonable use of the Property. This hardship was not created by Petitioner, but rather by the fact that the Town

Code does not contemplate a zero-lot-line development, which is ideally situated along this portion of the Davie Road Corridor in close proximity to “Downtown Davie” and the Regional Activity Center. Considering the foregoing, Petitioner respectfully requests approval of the Minimum Rear Yard Variance in order to provide a desirable residential community.

*(2) 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.*

Granting of the Minimum Rear Yard Variance is necessary for the reasonable use of the Property. Petitioner seeks to develop the vacant Property with a single-family residential community consistent with the character of the existing neighborhood. Petitioner has carefully designed the Project to provide a compact, walkable residential community that is in keeping with the Town’s rural character, while at the same time working within the limits of the reduced developable acreage. The minimum twelve foot (12’) rear yard is appropriate given the reduced lot size and represents the minimum variance necessary to accommodate development of the Project. As mentioned above, the majority of the homes are located adjacent to the retention lake, such that the majority of the rear yards are much larger than the required fifteen feet (15’). Without the Minimum Rear Yard Variance, Petitioner would be unable to create the finished product within the constrained footprint due to the Property’s reduced developable acreage. As such, granting the variance is necessary for the reasonable use of the Property, and the variance requested is the minimum variance necessary to allow for development of the Project.

*(3) 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.*

Granting the Minimum Rear Yard Variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The general intent of the R-5 zoning district is to allow development of single-family homes at a density of five (5) units per acre. Petitioner proposes to develop a vacant and underutilized Property with a quality single-family residential community, which is allowed and consistent with the R-5 zoning district. As noted above, the Minimum Rear Yard Variance is the minimum variance necessary to allow for development of the Project as proposed, and the Project is compatible with the existing mixed uses of the neighborhood. As such, the Variance is in harmony with the Town Code and will not be injurious to the neighborhood.

### **Maximum Building Coverage Justification**

*(1) Special circumstances or conditions apply 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 special circumstances and conditions that are peculiar to the Property and do not generally apply to property in the same district. As discussed above, Petitioner is requesting a variance from Town Code Section 12-81, Table 12-81A, to permit reduced lot areas for the development of forty-seven (47) single-family homes on the Property. If the Minimum Lot Area Variance is approved, the minimum overall lot size will be smaller than the Code required minimum. Pursuant to Town Code Section 12-81, Table 12-

81A, the maximum building coverage is forty percent (40%). “Building coverage” is defined as that portion of a lot covered by any and all buildings including accessory buildings. Under this definition, Petitioner is proposing building coverage only three percent greater than permitted by the Code. The maximum forty-three percent (43%) building coverage proposed will allow Petitioner to develop this vacant Property with a very desirable single-family product, while working within the constraints of the Property’s reduced developable acreage. The building coverage of the Property as a whole is only eighteen percent (18%). As such, Petitioner has provided a much larger amount of open space and pervious area on the Property than required by Code. Due to the reduction in the Property’s developable acreage, the maximum building coverage requirement poses a significant constraint for the single-family development proposed by Petitioner such that strict application of the Code would deprive Petitioner of reasonable use of the Property. This hardship was not created by Petitioner, but rather by the fact that the Town Code does not contemplate a zero-lot-line development, which is ideally situated along this portion of the Davie Road Corridor in close proximity to “Downtown Davie” and the Regional Activity Center. Considering the foregoing, Petitioner respectfully requests approval of the Maximum Building Coverage Variance in order to provide a desirable residential community.

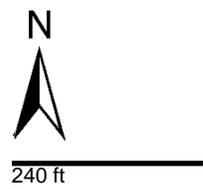
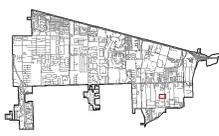
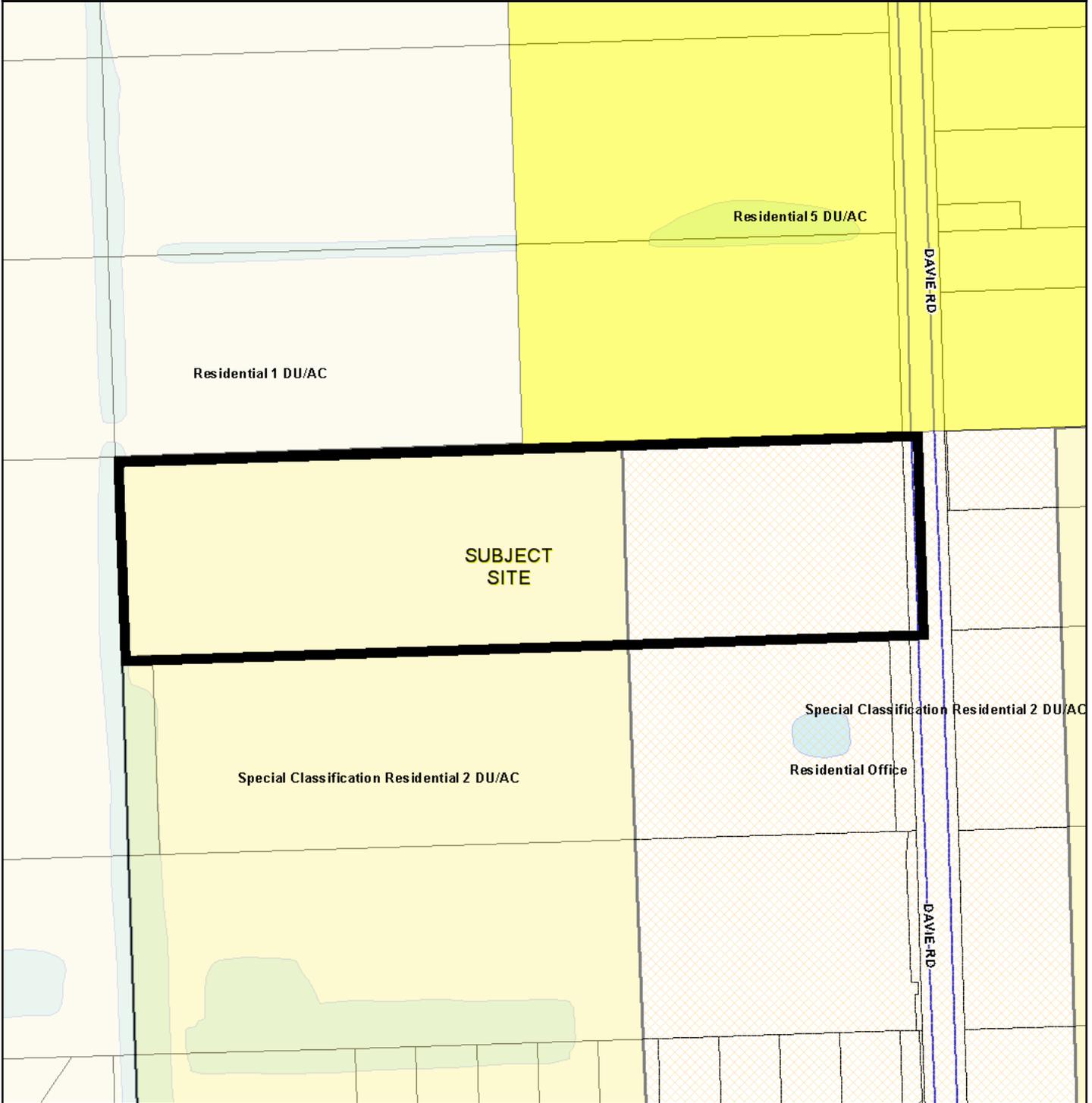
*(2) Granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.*

Granting of the Maximum Building Coverage Variance is necessary for the reasonable use of the Property. Petitioner seeks to develop the vacant Property with a residential community in keeping with the character of the existing neighborhood. Petitioner has carefully designed the Project to provide a compact, walkable residential community consistent with the Town’s rural character, while at the same time working within the limits of the reduced developable acreage. As mentioned above, the variance requested is only three percent (3%) greater than permitted by Code, which is the minimum variance necessary to allow for development of the Property with a marketable and attractive single-family product, and the building coverage of the entire site is only eighteen percent (18%). Without the Maximum Building Coverage Variance, Petitioner would be unable to create the finished product within the constrained footprint due to the Property’s reduced developable acreage. As such, granting the variance is necessary for the reasonable use of the Property, and the variance requested is the minimum variance necessary to allow for development of the Project.

*(3) 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.*

Granting the Maximum Building Coverage Variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The general intent of the R-5 zoning district is to allow development of single-family homes at a density of five (5) units per acre. Petitioner proposes to develop a vacant and underutilized Property with a quality single-family residential community, which is allowed and consistent with the R-5 zoning district. As noted above, the Maximum Building Coverage Variance is the minimum variance necessary to allow for development of the Project as proposed, and the Project is compatible with the existing mixed uses of the neighborhood. As such, the variance is in harmony with the Town Code and will not be injurious to the neighborhood.

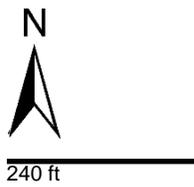
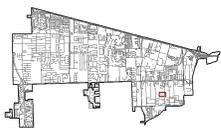
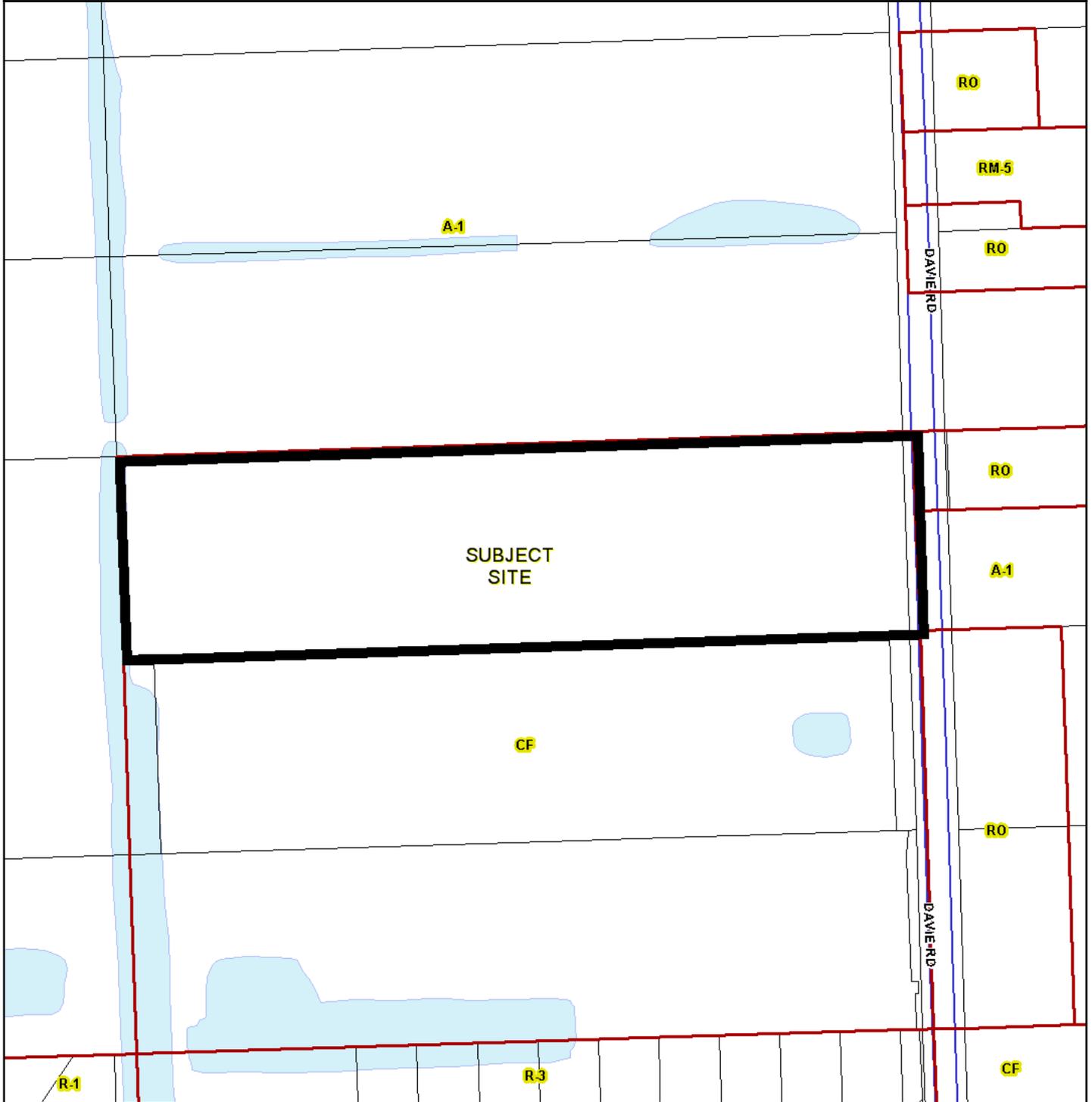
# Land Use Map



## 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



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Parcels

ALBELO,GABRIEL & PATRICIA	6201 SW 55 CT	DAVIE	FL33314
ALLEN,MICHAEL JOSEPH	1120 N DOUGLAS RD	DAVIE	FL33024
AMATULLI-BOONE,DANIELLE &	6591 SW 56 ST	DAVIE	FL33314
ARGYRIOU,STRATOS & EMILY	6601 SW 56 ST	DAVIE	FL33314
AST,ALAN & JOAN T	6180 SW 51 CT	DAVIE	FL33314
BABYAK,CARRIE &	5510 SW 70 AVE	DAVIE	FL33314
BABYAK,JOSHUA & CARRIE	5510 SW 70 AVE	DAVIE	FL33314
BALMA,JACQUELINE	6590 SW 56 ST	DAVIE	FL33314
BAPTIST CHURCH OF THE GOOD	PO BOX 292470	FORT LAUDERDALE	FL33329
BARTLETT,GEORGE & PATRICIA M	6611 SW 57 ST	DAVIE	FL33314
BETHARDS,LEONARD G & DIANNE B	6482 SW 55 PLQ	DAVIE	FL33314
BISHOP KARDAS MEMORIAL HOME INC	5401 SW 64 AVE	DAVIE	FL33314
BREEN,ROBERT J & SALLY M	6740 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6741 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6741 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6920 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6920 SW 55 ST	DAVIE	FL33314
CAMPBELL,JOANNE &	6471 SW 56 ST	DAVIE	FL33314
CAMPUZANO PROCEL INVESTMENT	1820 N CORPORATE LAKES BLVD #201	WESTON	FL33326
CARAMAX FARMS LLC	5500 SW 70 AVE	DAVIE	FL33314
CARRIER,LEO D & VALENTINE P	6450 SW 56 ST	DAVIE	FL33314
CASPANELLO,RICHARD & ELIZABETH M	5650 SW 67 TER	DAVIE	FL33314
CENTRAL BROWARD WATER CONTROL	8020 STIRLING ROAD	HOLLYWOOD	FL33024
CENTRAL BROWARD WATER CONTROL	8020 STIRLING ROAD	HOLLYWOOD	FL33024
CIMINO,JOSEPH W & HOLLY M	6425 SW 55 PL	DAVIE	FL33314
DAVIE RECOVERY CENTER LLC	2149 OAKDALE AVE	GLENSIDE	PA19038
DLJS HOLDINGS INC	3510 NW 89 TER	COOPER CITY	FL33024
FAROOQ,SAMEER	6432 SW 55 PL	DAVIE	FL33314
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD	JUNO BEACH	FL33408
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD	JUNO BEACH	FL33408
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD	JUNO BEACH	FL33408
FLORIDIAN COMMUNITY BANK	701 BRICKELL AVE SUITE 1550	MIAMI	FL33131
FORMAN,HOWARD C & BRENDA D	6402 SW 55 PL	DAVIE	FL33314
GARTHWAIT,MERRILL	15875 SW 3 CT APT 102	PEMBROKE PINES	FL33027
GILL,HULLY R H/E	6641 SW 57 ST E	DAVIE	FL33314
GOLDEN,GARY L & LEILA O	6521 SW 57 ST	DAVIE	FL33314
GONZALEZ,NECTALIER & BETTY	5550 SW 67 TER	DAVIE	FL33314
GRZESIAK,MICHELLE	6741 SW 55 ST	DAVIE	FL33314
HOLMES,RANDALL L H/E	6511 SW 57 ST	DAVIE	FL33314
JACOB,THOMAS & VERONICA	5500 SW 70 AVE	DAVIE	FL33314
JEDCO INC	5451 DAVIE RD	DAVIE	FL33314
JOSEPH DEBALLAS REV TR	6051 N OCEAN DRIVE #1004	HOLLYWOOD	FL33019
JULIAN,THERESA M	5838 CROSSFIELD AVE	LAS VEGAS	NV89122
KALPANA,AGRAWAL &	2611 FOXFIRE W	FINDLAY	OH45840
KELLY,ROBERT B JR	6570 SW 56 ST	DAVIE	FL33314
KENNEDY HOMES LLC	6400 CONGRESS AVE STE 2175	BOCA RATON	FL33487
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Parcels

KHAVANIN,GHASEM	13420 SW 36 CT	DAVIE	FL33330
LEE,LAURY C	5115 SW 64 AVE	DAVIE	FL33314
LEGAULT-BARFIELD,NANCY	5601 SW 67 TER	DAVIE	FL33314
LEIBELL,ARTHUR J III & SILVIA N	6435 SW 55 PL	DAVIE	FL33314
LEVY,SALVADOR J & NORMA	5500 SW 67 TER	DAVIE	FL33314
LEWIS,RICHARD A JR & CRISTHIAN D	6462 SW 55 PL	DAVIE	FL33314
LOPERA,JULIAN A	6412 SW 55 PL	DAVIE	FL33314
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARTA,FLORIAN & MONICA D	6275 SW 56 ST	DAVIE	FL33314
MASTALERZ,WALTER S	6551 SW 56 ST	DAVIE	FL33314
MELGAR,EDUARDO	6472 SW 55 PL	DAVIE	FL33314
MILNTHORPE,ROBERT W & NICOLE	6215 SW 56 ST	DAVIE	FL33314
MINEO,PETER JR	5400 S UNIFERSITY DR STE 502	DAVIE	FL33328
MINEO,PETER JR & DIANE	6820 SW 55 ST	DAVIE	FL33314
NAGIB,MUYASSAR	6421 SW 57 ST	DAVIE	FL33314
NAGIB,THAYER D	6421 SW 57 ST	DAVIE	FL33314
NG,HO-KIN	6531 SW 56 ST	DAVIE	FL33314
NORTH,PATRICIA REED	5575 SW 64 AVE	DAVIE	FL33314
PADGETT,KYLE R & KELLY	6422 SW 55 PL	DAVIE	FL33314
PARISI,JOSEPH	6155 SW 55 CT	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PEREZ,EDWIN	6202 SW 55 CT	DAVIE	FL33314
PIRTLE,JAMES & LAURA	5050 SW 70 AVE	DAVIE	FL33314
POULOS,EVANGELOS & MELINDA	5100 SW 70 AVE	DAVIE	FL33314
POULOS,EVANGELOS & MELINDA	5400 SW 70 AVE	DAVIE	FL33314
PRESTIGE GROWERS INC	3300 BURRIS RD	DAVIE	FL33314
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PRESTIGE GROWERS INC	3300 BURRIS RD	DAVIE	FL33314
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
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PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
RADUCHA,HENRY & CHRISTINE	456 MORRO HILLS RD	FALLBROOK	CA92028
RANDOLPH,DANNY K	6411 SW 57 ST	DAVIE	FL33314
REIN,SEAN P & CHRISTINE L	6451 SW 56 ST	DAVIE	FL33314
RICCELLI,CHRISTINA MARIE	6475 SW 55 PL	DAVIE	FL33314
RIDGE,MARY LOU	6840 SW 55 ST	DAVIE	FL33314
RITVO,TIMOTHY & KATHERINE	5600 SW 67 TER	DAVIE	FL33314
RODRIGUEZ,CHRISTINA G	2109 NOVA VILLAGE DR	DAVIE	FL33317
ROMANO,ANTHONY & MICHELLE	6445 SW 55 PL	DAVIE	FL33314
ROYAL LEGACY LAND TRUST	5220 DAVIE RD	DAVIE	FL33314
RUFFER,JADE J	6470 SW 56 ST	DAVIE	FL33314
RUS,IOAN & MARY	6280 SW 56 ST	DAVIE	FL33314

Parcels

SALEMI,THERESA L	6442 SW 55 PL	DAVIE	FL33314
SANCHEZ,JOSE	6204 SW 55 CT	DAVIE	FL33314
SELBY,DAVID & KATHERINE	6721 SW 55 ST	DAVIE	FL33314
SEYOUM,BELAY	6465 SW 55 PL	DAVIE	FL33314
SHANAHAN,KEIRIN T & SUSAN M	6485 SW 55 PLACE	DAVIE	FL33314
SHEEHAN,DANIEL	6621 SW 56 ST	DAVIE	FL33314
SHEEHAN,DANIEL & KATHLEEN	6621 SW 56 ST	DAVIE	FL33314
SHORT,JOHN LAWRENCE & LEELA S	6550 SW 56 ST	DAVIE	FL33314
SLAUGHTER,STEPHANIE S	6500 SW 56 ST	DAVIE	FL33314
SUNDAR,LEWIS A & ANGELA L	6571 SW 56 ST	DAVIE	FL33314
SUNSHINE STATE BUILDERS INC	6310 SW 56 ST	DAVIE	FL33314
TAYLOR AUSTIN LLC	6420 SW 57 ST	DAVIE	FL33314
THOMAS,MARIAMMA & THOMAS C	6530 SW 56 ST	DAVIE	FL33314
THREE LEFT FEET	5150 SW 70 AVE	DAVIE	FL33314
TINDALL,MATTHEW D & STEPHANIE	5483 SW 60 AVE	DAVIE	FL33314
TINDALL,MATTHEW D & STEPHANIE	5483 SW 60 AVE	DAVIE	FL33314
TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL33314
TRAVERT,CHRISTIAN & NICOLE	6245 SW 56 ST	DAVIE	FL33314
TRUONG,JACKY TRUNG	6415 SW 55 PL	DAVIE	FL33314
VON MINDEN,RICHARD S & M ANN	6821 SW 55 ST	DAVIE	FL33314
WOJTASIK,GEORGIA D	6305 SW 56 ST	DAVIE	FL33314
WU,TAO LING & YEN LING	5555 SW 61 AVE	DAVIE	FL33314
YADEL HOLDING CO INC	5151 SW 61 AVE	DAVIE	FL33314
YATAK,BASHAR M	2121 N OCEAN BLVD	POMPANO BEACH	FL33062
ZARBAFI,MOHAMMAD H/E	6310 SW 56 ST	DAVIE	FL33314

Parcels

ALBELO,GABRIEL & PATRICIA	6201 SW 55 CT	DAVIE	FL33314
ALLEN,MICHAEL JOSEPH	1120 N DOUGLAS RD	DAVIE	FL33024
AMATULLI-BOONE,DANIELLE &	6591 SW 56 ST	DAVIE	FL33314
ARGYRIOU,STRATOS & EMILY	6601 SW 56 ST	DAVIE	FL33314
AST,ALAN & JOAN T	6180 SW 51 CT	DAVIE	FL33314
BABYAK,CARRIE &	5510 SW 70 AVE	DAVIE	FL33314
BABYAK,JOSHUA & CARRIE	5510 SW 70 AVE	DAVIE	FL33314
BALMA,JACQUELINE	6590 SW 56 ST	DAVIE	FL33314
BAPTIST CHURCH OF THE GOOD	PO BOX 292470	FORT LAUDERDALE	FL33329
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BETHARDS,LEONARD G & DIANNE B	6482 SW 55 PLQ	DAVIE	FL33314
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BREEN,ROBERT J & SALLY M	6740 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6741 SW 55 ST	DAVIE	FL33314
CALDER FARMS HOME OWNERS ASSN	6741 SW 55 ST	DAVIE	FL33314
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GOLDEN,GARY L & LEILA O	6521 SW 57 ST	DAVIE	FL33314
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GRZESIAK,MICHELLE	6741 SW 55 ST	DAVIE	FL33314
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JOSEPH DEBALLAS REV TR	6051 N OCEAN DRIVE #1004	HOLLYWOOD	FL33019
JULIAN,THERESA M	5838 CROSSFIELD AVE	LAS VEGAS	NV89122
KALPANA,AGRAWAL &	2611 FOXFIRE W	FINDLAY	OH45840
KELLY,ROBERT B JR	6570 SW 56 ST	DAVIE	FL33314
KENNEDY HOMES LLC	6400 CONGRESS AVE STE 2175	BOCA RATON	FL33487
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Parcels

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LEE,LAURY C	5115 SW 64 AVE	DAVIE	FL33314
LEGAULT-BARFIELD,NANCY	5601 SW 67 TER	DAVIE	FL33314
LEIBELL,ARTHUR J III & SILVIA N	6435 SW 55 PL	DAVIE	FL33314
LEVY,SALVADOR J & NORMA	5500 SW 67 TER	DAVIE	FL33314
LEWIS,RICHARD A JR & CRISTHIAN D	6462 SW 55 PL	DAVIE	FL33314
LOPERA,JULIAN A	6412 SW 55 PL	DAVIE	FL33314
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARINEL SAY ESTATES LLC	1925 BRICKELL AVE D-506	MIAMI	FL33129
MARTA,FLORIAN & MONICA D	6275 SW 56 ST	DAVIE	FL33314
MASTALERZ,WALTER S	6551 SW 56 ST	DAVIE	FL33314
MELGAR,EDUARDO	6472 SW 55 PL	DAVIE	FL33314
MILNTHORPE,ROBERT W & NICOLE	6215 SW 56 ST	DAVIE	FL33314
MINEO,PETER JR	5400 S UNIFERSITY DR STE 502	DAVIE	FL33328
MINEO,PETER JR & DIANE	6820 SW 55 ST	DAVIE	FL33314
NAGIB,MUYASSAR	6421 SW 57 ST	DAVIE	FL33314
NAGIB,THAYER D	6421 SW 57 ST	DAVIE	FL33314
NG,HO-KIN	6531 SW 56 ST	DAVIE	FL33314
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PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL33314
PEREZ,EDWIN	6202 SW 55 CT	DAVIE	FL33314
PIRTLE,JAMES & LAURA	5050 SW 70 AVE	DAVIE	FL33314
POULOS,EVANGELOS & MELINDA	5100 SW 70 AVE	DAVIE	FL33314
POULOS,EVANGELOS & MELINDA	5400 SW 70 AVE	DAVIE	FL33314
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PUBLIC LAND	6591 ORANGE DR	DAVIE	FL33314
RADUCHA,HENRY & CHRISTINE	456 MORRO HILLS RD	FALLBROOK	CA92028
RANDOLPH,DANNY K	6411 SW 57 ST	DAVIE	FL33314
REIN,SEAN P & CHRISTINE L	6451 SW 56 ST	DAVIE	FL33314
RICCELLI,CHRISTINA MARIE	6475 SW 55 PL	DAVIE	FL33314
RIDGE,MARY LOU	6840 SW 55 ST	DAVIE	FL33314
RITVO,TIMOTHY & KATHERINE	5600 SW 67 TER	DAVIE	FL33314
RODRIGUEZ,CHRISTINA G	2109 NOVA VILLAGE DR	DAVIE	FL33317
ROMANO,ANTHONY & MICHELLE	6445 SW 55 PL	DAVIE	FL33314
ROYAL LEGACY LAND TRUST	5220 DAVIE RD	DAVIE	FL33314
RUFFER,JADE J	6470 SW 56 ST	DAVIE	FL33314
RUS,IOAN & MARY	6280 SW 56 ST	DAVIE	FL33314

Parcels

SALEMI, THERESA L	6442 SW 55 PL	DAVIE	FL33314
SANCHEZ, JOSE	6204 SW 55 CT	DAVIE	FL33314
SELBY, DAVID & KATHERINE	6721 SW 55 ST	DAVIE	FL33314
SEYOUM, BELAY	6465 SW 55 PL	DAVIE	FL33314
SHANAHAN, KEIRIN T & SUSAN M	6485 SW 55 PLACE	DAVIE	FL33314
SHEEHAN, DANIEL	6621 SW 56 ST	DAVIE	FL33314
SHEEHAN, DANIEL & KATHLEEN	6621 SW 56 ST	DAVIE	FL33314
SHORT, JOHN LAWRENCE & LEELA S	6550 SW 56 ST	DAVIE	FL33314
SLAUGHTER, STEPHANIE S	6500 SW 56 ST	DAVIE	FL33314
SUNDAR, LEWIS A & ANGELA L	6571 SW 56 ST	DAVIE	FL33314
SUNSHINE STATE BUILDERS INC	6310 SW 56 ST	DAVIE	FL33314
TAYLOR AUSTIN LLC	6420 SW 57 ST	DAVIE	FL33314
THOMAS, MARIAMMA & THOMAS C	6530 SW 56 ST	DAVIE	FL33314
THREE LEFT FEET	5150 SW 70 AVE	DAVIE	FL33314
TINDALL, MATTHEW D & STEPHANIE	5483 SW 60 AVE	DAVIE	FL33314
TINDALL, MATTHEW D & STEPHANIE	5483 SW 60 AVE	DAVIE	FL33314
TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL33314
TRAVERT, CHRISTIAN & NICOLE	6245 SW 56 ST	DAVIE	FL33314
TRUONG, JACKY TRUNG	6415 SW 55 PL	DAVIE	FL33314
VON MINDEN, RICHARD S & M ANN	6821 SW 55 ST	DAVIE	FL33314
WOJTASIK, GEORGIA D	6305 SW 56 ST	DAVIE	FL33314
WU, TAO LING & YEN LING	5555 SW 61 AVE	DAVIE	FL33314
YADEL HOLDING CO INC	5151 SW 61 AVE	DAVIE	FL33314
YATAK, BASHAR M	2121 N OCEAN BLVD	POMPANO BEACH	FL33062
ZARBAFI, MOHAMMAD H/E	6310 SW 56 ST	DAVIE	FL33314

**Additional Noticing**

ALLEN,MICHAEL JOSEPH	ALLEN,JENNIFER LEIGH	1120 N DOUGLAS RD	DAVIE	FL	33024
AMATULLI-BOONE,DANIELLE &	BOONE,MICHAEL P	6591 SW 56 ST	DAVIE	FL	33314
BALMA,JACQUELINE	JACQUELINE BALMA REV TR	6590 SW 56 ST	DAVIE	FL	33314
BARTLETT,GEORGE & PATRICIA M		6611 SW 57 ST	DAVIE	FL	33314
CAMPBELL,JOANNE &	CAMPBELL,RANDOLPH L	6471 SW 56 ST	DAVIE	FL	33314
CARRIER,LEO D & VALENTINE P		6450 SW 56 ST	DAVIE	FL	33314
CASA FACIL INTERNATL FIVE LLC		7436 NW 55 ST	DORAL	FL	33166
CHANCE,DENNIS & MARLENE C		6610 SW 57 ST	DAVIE	FL	33314
CLAUSS,ROBERT & CINDY		5800 SW 110 AVE	DAVIE	FL	33328
CLAYTON,WILLIAM HARRISON	WILLIAM HARRISON CLAYTON TR	6651 SW 57 ST	DAVIE	FL	33314
CONRAD,NEAL A & CLARA NELL		6620 SW 57 ST	DAVIE	FL	33314
EASY HOME OF DAVIE LC		14011 NW 13 ST	PEMBROKE PINES	FL	33028
GILL,HULLY R H/E	GILL,SHARON J	6641 SW 57 ST E	DAVIE	FL	33314
GOLDEN,GARY L & LEILA O		6521 SW 57 ST	DAVIE	FL	33314
HEYDER,KENNETH & SUSAN A		6510 SW 57 ST	DAVIE	FL	33314
HOLMES,RANDALL L H/E	HOLMES,CRAIG R	6511 SW 57 ST	DAVIE	FL	33314
JULIAN,THERESA M		5838 CROSSFIELD AVE	LAS VEGAS	NV	89122
KELLY,ROBERT B JR		6570 SW 56 ST	DAVIE	FL	33314
KENNEDY HOMES LLC		6400 CONGRESS AVE STE 2175	BOCA RATON	FL	33487
MARRON,BRIAN A		6601 SW 56 ST	DAVIE	FL	33314
MASTALERZ,WALTER S		6551 SW 56 ST	DAVIE	FL	33314
NAGIB,MUYASSAR		6421 SW 57 ST	DAVIE	FL	33314
NG,HO-KIN		6531 SW 56 ST	DAVIE	FL	33314
NORTH,PATRICIA REED	PATRICIA REED NORTH REV TR	5575 SW 64 AVE	DAVIE	FL	33314
PAESANI,MICHAEL J	VASTARDIS,JUDY C	6410 SW 57 ST	DAVIE	FL	33314
PATRICIA REED NORTH REV TR	NORTH,PATRICIA REED TRSTEE	5575 SW 64 AVE	DAVIE	FL	33314
PUBLIC LAND	% TOWN OF DAVIE, DAVID ABRAMSON	6591 ORANGE DR	DAVIE	FL	33314
RADUCHA,HENRY & CHRISTINE		456 MORRO HILLS RD	FALLBROOK	CA	92028
RAMOS,JADE J		6470 SW 56 ST	DAVIE	FL	33314
RANDOLPH,DANNY K		6411 SW 57 ST	DAVIE	FL	33314
REIN,SEAN P & CHRISTINE L		6451 SW 56 ST	DAVIE	FL	33314
SANDS,JAMES DAVID		6420 SW 57 ST	DAVIE	FL	33314
SHEEHAN,DANIEL & KATHLEEN		6621 SW 56 ST	DAVIE	FL	33314
SHERMAN,PAUL D & DONNA L		6520 SW 57 ST	DAVIE	FL	33314
SHORT,JOHN LAWRENCE & LEELA S		6550 SW 56 ST	DAVIE	FL	33314
SLAUGHTER,STEPHANIE S		6500 SW 56 ST	DAVIE	FL	33314
SUNDAR,LEWIS A & ANGELA L		6571 SW 56 ST	DAVIE	FL	33314
TAYLOR AUSTIN LLC		6420 SW 57 ST	DAVIE	FL	33314
THOMAS,JOHN M & MOLLY M	JOHN & MOLLY THOMAS REV LIV TR	6640 SW 57 ST	DAVIE	FL	33314
THOMAS,MARIAMMA & THOMAS C		6530 SW 56 ST	DAVIE	FL	33314
YATAK,BASHAR M		740 NE 28 AVE	POMPANO BEACH	FL	33062