



**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>
Anchor Yacht Sales International

<b>Application</b>	
Request/Number:	Rezoning (ZB)/15-342
Owner	Sandra G. Roberts
Petitioner	Anchor Yachts Sales International
Project Planner	Debbie Thomas
Date of Report	04/19/2016
Date of Public Participation	02/01/2016; and 02/08/2016
Date of Public Notification	01/20/2016
Date of Board Review	04/27/2016
Date of Town Council Review	05/18/2016

<b>Location/Site</b>	
Folio/Identification Number	50-42-19-01-0140
Address	3541 W. State Road 84
Nearest North/South Road	State Road 7
Nearest East/West Road	State Road 84
Size (Approx. Acres)	0.73
Existing Use	Sales Office/Retail
Future Land Use	Residential 5 DU/Acre
Zoning	Residential Multifamily (RM-5) District – Hacienda Village
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	58
Planning Area	7
Right-of-way Acquisition	N/A
Utilities Provider	Davie Bulk Agreement – Fort Lauderdale
Drainage District	N/A (under Broward County jurisdiction)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

<b>Key Points</b>
<ul style="list-style-type: none"><li>• The request is to rezone the property from Residential Multifamily (RM-5) District - Hacienda Village to Community Business Marine (B-2M) District.</li><li>• Hacienda Village was absorbed into the Town of Davie as described through Resolution R-84-127.</li><li>• The B2-M District allows limited commercial marine services as well as compatible</li></ul>



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- residential, service-oriented, and retail establishments as detailed in Section 12-34(QQ) of the Town Code.
- The provisions of Section 12-34(QQ) were originally adopted by Ordinance 2015-017 as part of various Town-sponsored amendments to the land development code. Additional changes to Section 12-34(QQ) are proposed to prohibit major repairs and manufacturing. The proposed changes are intended to address some of the public comments received in relation to a Town-sponsored community meeting conducted on December 1, 2014.
  - The Town records indicate that a Business Tax Receipt was issued for a boat brokerage business in 1998 but the type and duration of the zoning approval is not known.
  - In 2002 the Town issued a Business Tax Receipt for an import/export home based office that is currently active.
  - The Town created the B2-M District by ordinance for possible application to the properties fronting the New River Canal along State Road 84, with the intention of facilitating limited marine-related business uses.
  - The proposed rezoning requires the Town Council approval of 0.73 acres of "residential to commercial flex" (separate application).
  - The petitioner has fulfilled the citizen participation requirement (refer to the attachments).
  - Prior to the submittal of the current application, the Town conducted a public participation meeting on December 1, 2014 to solicit comments on a Town-sponsored proposal to rezone the entire Hacienda Flores area (which is approximately 3.4 acres) to B-2M. Written comments from this meeting are attached for reference.
  - In addition to the public hearing notices, on April 13, 2016 the Town provided email notice to the participants of the December 1, 2014 meeting who had provided an e-mail address.

**History**

1. Related Zoning Information: N/A
2. Previous Request(s): N/A
3. Concurrent Request(s):
  - a. Flex (FX15-342) Anchor Yacht: This request is to use 0.73 acres of the available 2.81 acres allocated for residential to commercial flex in Flex Zone 58.

**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 12-307(A)(1) for rezoning applications:

- a. The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;  
*The proposed rezoning from a Hacienda Village zoning district to a Town of Davie zoning district is consistent with the Town's Comprehensive Plan. The B2-M District is intended to provide limited marine services that are compatible with residential and commercial uses. As adopted by Ordinance 2015-017, the B2-M District was specifically designed to be applied to the subject area.*
- b. The proposed change would create an isolated zoning district unrelated and



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incompatible with adjacent and nearby districts;

*The B2-M is designed to be compatible with the existing residential and residential/commercial mixed uses (see attachment).*

- c. Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

*The existing zoning boundaries were not drawn illogically as they were implemented when the property was under Hacienda Village jurisdiction.*

- d. The proposed change will adversely affect living conditions in the neighborhood;  
*As adopted by Ordinance 2015-017, the B2-M District was specifically designed to apply to the subject area and is not expected to adversely affect living conditions in the neighborhood.*

- e. The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*The property is adjacent to State Road 84 which has the capacity to serve the existing use. The proposed rezoning is not expected to create traffic congestion.*

- f. The proposed change will adversely affect other property values;

*The proposed rezoning is for an existing use and is not expected to have a negative impact on the value of the adjacent properties.*

- g. The proposed change will be a deterrent to the improvement or development of other property in accordance with existing regulations;

*The proposed district will not deter improvements to the surrounding properties.*

- h. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

*The B2-M District was created with the intent of encouraging limited marine commercial uses in a manner compatible with surrounding uses. Therefore, rezoning of the subject parcel to B-2M is not considered contrary to the general public interest.*

- i. There are substantial reasons why the property cannot be used in accord with existing zoning;

*Section 12-2.1 of the Town Code prohibits the issuance of development permits unless the land has a current Town of Davie zoning district.*

- j. The proposed zoning designation is the most appropriate designation to enhance



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the town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.  
*The proposed district is appropriate to maximize the use of the waterfront location and should increase the taxable value of the property.*

**Recommendations**

Staff finds the application complete and suitable for further review.

**Attachments**

1. Petitioner Documentation
2. Maps
3. Zoning Text Amendment (ZB-TXT) 16-089 (excerpt)
4. Public Participation
5. Noticing Information
6. Correspondences – Rezoning (ZB)15-342, Anchor Yacht
7. Correspondences – Rezoning (ZB) 15-000, Town of Davie

LAW OFFICES  
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VOIGT, WACHS & ADAIR, LLP

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E. SCOTT ALLSWORTH, P.A.  
MARK E. ALLSWORTH, P.A.

1177 SOUTHEAST THIRD AVENUE  
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TOLL FREE (866) 242-9488  
TELEFAX (954) 525-3423  
WEBSITE: SFLALAW.COM

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RAYMOND A. DOUMAR, P.A.\*  
C. WILLIAM LAYSTROM, JR., P.A.  
JOHN D. VOIGT, P.A.  
JEFFREY S. WACHS, P.A.+

+ALSO ADMITTED IN PENNSYLVANIA  
\*FORMERLY ADMITTED IN MICHIGAN

OF COUNSEL  
JOHN W. PERLOFF, P.A.  
JODIE SIEGEL, P.A.

Re: Anchor Yacht Sales International  
Rezoning and Flex Applications

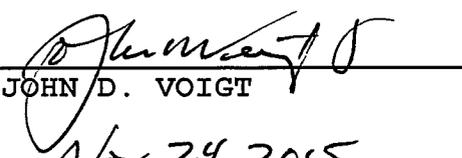
Date: November 24, 2015

SCOPE OF WORK

Anchor Yacht Sales International, Inc. is located at 3541 W. State Road 84, Davie, Florida. As the name indicates, the Applicant is engaged in the business of yacht sales and brokerage services from the one story building which was originally built as a single family residence. Subsequently the building was utilized as the Hacienda Village Municipal Hall where the government of Hacienda Village was conducted. Since Hacienda Village was absorbed into the Town of Davie, the property has been utilized for yacht sales. The Applicant purchased the site in 2001 and has been operating as a business continually in that site.

The property is zoned R-5 under the old Hacienda Village Code, and remains with a residential zoning and land use. The Applicant seeks to rezone the property to the Town of Davie's new B2M Marina District utilizing flex to accomplish this rezoning. At this time, the Applicant is only seeking the rezoning in order to obtain financing for the capital necessary to upgrade and modernize the site. No expansion or any other work is anticipated at this time. Assuming that the flex rezoning is ultimately granted, the Applicant will then be submitting a full site plan package for approval with only minor renovations and additions to parking and landscaping proposed.

Respectfully submitted,

  
\_\_\_\_\_  
JOHN D. VOIGT

Nov. 24, 2015  
\_\_\_\_\_  
Date



# Aerial Map



150 ft

3541 W. State Road 84, Davie, FL

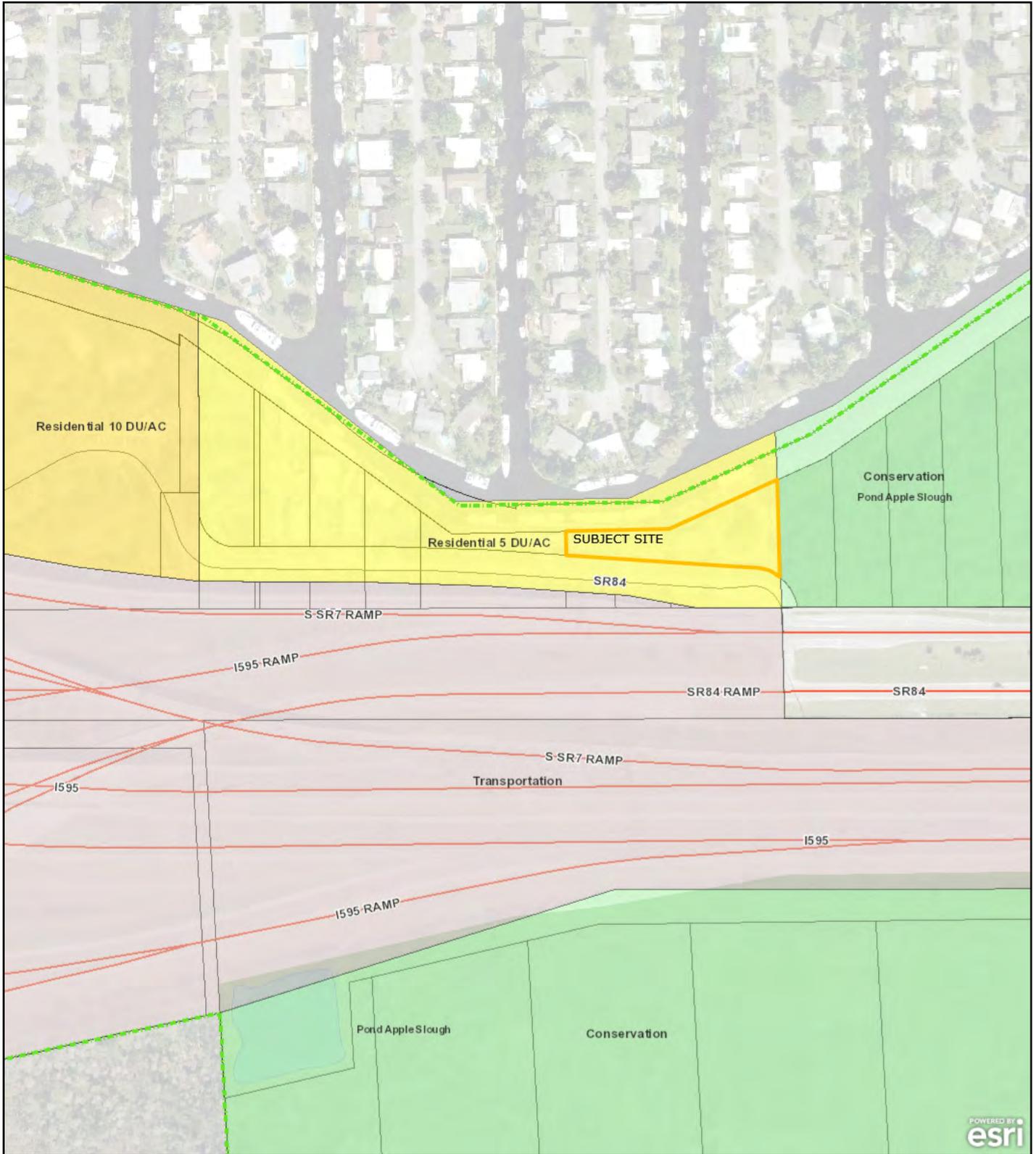


### GIS MAP DISCLAIMER

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.



# Land Use Map



279 ft



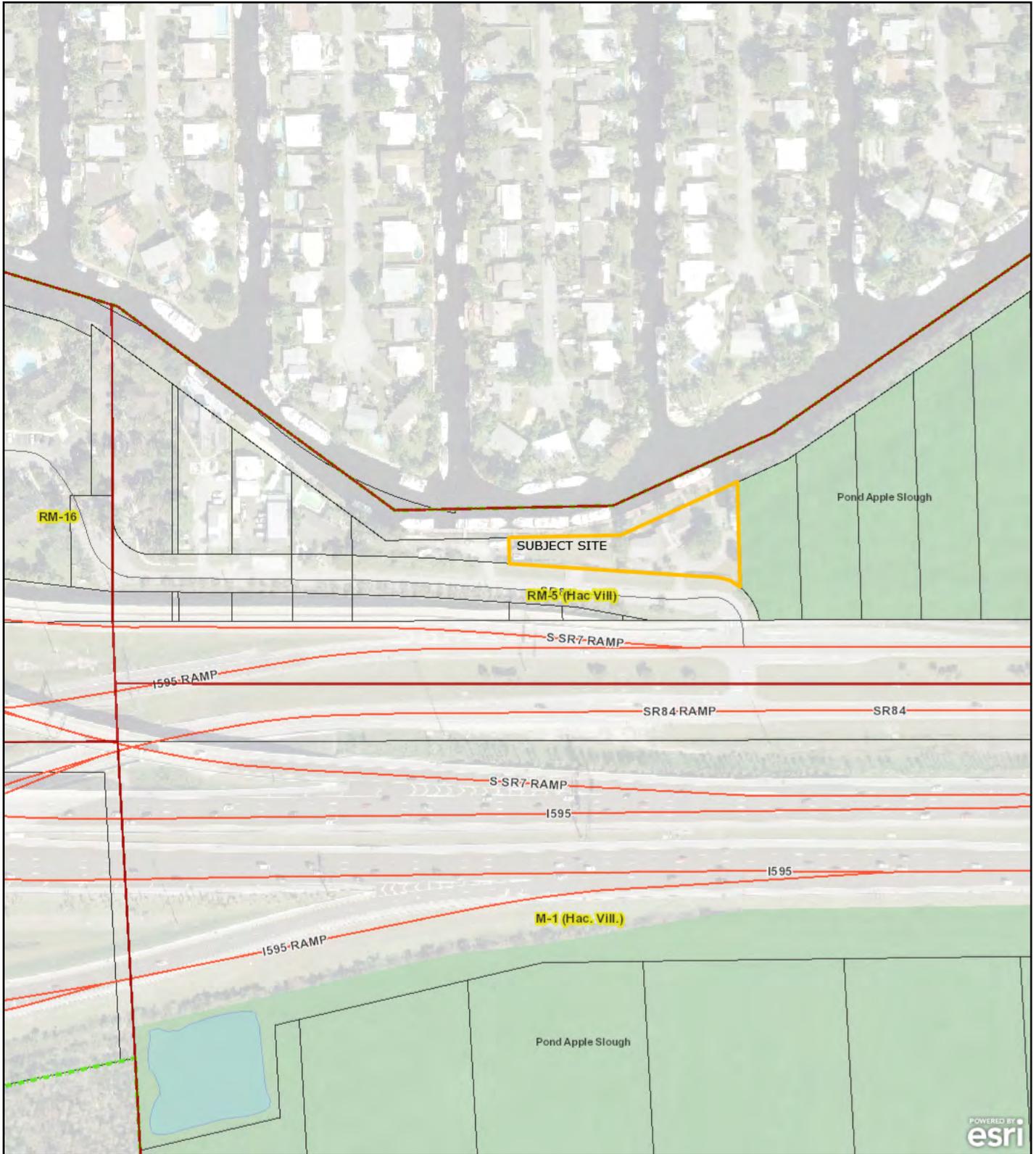
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3541 W. State Road 84, Davie, FL



# Zoning Map



258 ft



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3541 W. State Road 84, Davie, FL

Powered by  
**VANTAGEPOINTS**

From: [David Quigley](#)  
To: [Debbie Thomas](#)  
Subject: B-2M  
Date: Thursday, April 21, 2016 3:21:06 PM  
Attachments: [image003.png](#)

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### Excerpt of Proposed Ordinance Dated 04-03-16

(QQ) B-2M District uses.

(1) In the B-2M district, marinas are permitted pursuant to site plan approval provided that:

- (a) The following uses are prohibited: Commercial seafood offloading operations, [liveaboards](#), fuel sales, boat or personal watercraft rental, salvage operations, boat manufacturing ~~and major or manufacturing of any kind~~, hull [repair](#) and engine repair.
- (b) Any retail sales shall be incidental to the marina use itself.
- (c) Boats need not be screened but all other outdoor storage areas shall be enclosed by an opaque fence or wall at least six (6) feet in height.
- (d) Boats stored outside of an enclosed building shall be in operable condition. [Work on boats shall be limited to cleaning and installation of electronics, carpeting, furnishings and similar components. Work shall not involve hull painting, refinishing or fiberglass repair of any kind.](#)
- (e) ~~All manufacturing and repair work shall follow the "Best Management Practices for Marine Facilities" published by Broward County(Reserved).~~
- (f) Residential buildings lawfully established prior to September 1, 2014, shall be considered conforming uses and may be modified or expanded consistent with the development standards for the B-2M zoning district.
- (g) After September 1, 2014, new residential dwelling units may only be approved by way of a special permit pursuant to article X of this chapter.

Sincerely,

David Quigley, AICP  
Planning and Zoning Manager  
954-797-1075

LAW OFFICES  
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OF COUNSEL  
JOHN W. PERLOFF, P.A.  
JODIE SIEGEL, P.A.

VIA EMAIL AND REGULAR U.S. MAIL

February 9, 2016

Debbie A. Thomas, Planner I  
Town of Davie  
Development Service Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, Florida 33314

SUMMARY OF PUBLIC PARTICIPATION MEETINGS

Re: Citizen Participation Plan for:  
Anchor Yacht Sales International, Inc.  
Project Numbers: ZB15-342 and FX15-343

Dear Ms. Thomas,

As you know this office represents Anchor Yacht Sales International, Inc. as the property owner with regard to the rezoning and flex applications pending for the property located at 3541 W. State Road 84, Davie, Florida. As required by the Town of Davie Land Development Code, Chapter 12, Division 7, the petitioner advertised and notified all property owners surrounding the subject property within 1,000 feet and invited them to two (2) Public Participation Meetings. A copy of the notice, which included a location map, is attached hereto.

Both meetings were held at the Pine Island Multipurpose Center at 3801 S. Pine Island Road, Davie, Florida 33328. The first meeting was held on Monday, February 1, 2016, at 6:00 pm in the Oak Room, and the second meeting was held on Monday, February 8, 2016, at 6:00 pm in the Oak Room.

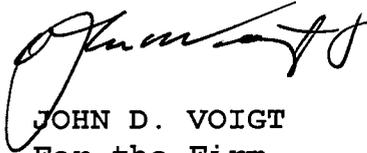
Debbie A. Thomas, Planner I  
February 9, 2016  
Page 2

At the first public participation meeting, in addition to the undersigned, the two owners of Anchor Yacht Sales International, Inc. attended the meeting. In addition, two owners of Certified Diesel Corp., 3621 W. State Road 84, Davie, Florida, which is two doors down from Anchor Yacht Sales, also attended the meeting as support for Anchor and to see how surrounding residents reacted to the application. None of the other residents notified, however, attended the meeting. The friends and neighbors of Anchor Yacht Sales who attended obviously did not have any issue with the proposed rezoning and flex applications. Attached hereto is the Sign in Sheet and the summary with regard to the first meeting.

At the second public participation meeting, the undersigned and two representatives of Anchor Yacht Sales International, Inc. again attended, but there were no members of the public present and, therefore, no further discussion. Attached hereto is the Sign in Sheet and the summary with regard to that second meeting.

We hope that this information has fulfilled the requirements of the public participation ordinance concerning the rezoning and flex applications. Please let me know if anything further is required in this regard or if you need any additional information.

Sincerely,



JOHN D. VOIGT  
For the Firm

JDV/kdr  
encs.

**MEETING NOTICE**

January 15, 2016

**Re: Citizen Participation Plan Meeting for: Anchor Yacht Sales International, Inc.  
Project Numbers: ZB15-342 and FX15-343**

**Dear Neighbor:**

This letter is to invite you to a citizen participation meeting relating to rezoning and flex applications for a parcel located at 3541 West State Road 84. Anchor is seeking to rezone the property from residential to business, so that it may obtain business financing and do minor cosmetic upgrades to the 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 the Town initiating their review of the application. We have scheduled the following meetings.

**First Citizen Participation Meeting:**

**Date: Monday, February 1, 2016  
Time: 6:00 pm  
Location: Pine Island Multipurpose Center  
3801 S. Pine Island Road-Oak Room  
Davie, Florida 33328**

**Second Citizen Participation Meeting:**

**Date: Monday, February 8, 2016  
Time: 6:00 pm  
Location: Pine Island Multipurpose Center  
3801 S. Pine Island Road-Oak Room  
Davie, Florida 33328**

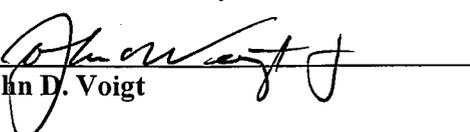
**If you wish to submit written comments, please send them to:**

**John D. Voigt, Esquire  
Doumar, Allsworth, Laystrom, Voigt & Adair  
1177 S.E. 3<sup>rd</sup> Avenue  
Fort Lauderdale, Florida 33316  
954-762-3400  
jdvoigt@aol.com**

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

**Sincerely,**

**Attorneys for Applicant  
Doumar, Allsworth, Laystrom, Voigt & Adair**

**By:   
John D. Voigt**

**Attachments: Location Map**

**(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)**

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

(Date) 2/1/16

NAME	ADDRESS	PHONE
SANDRA ROBERTS	3541 W. STATE RD 84	954-298-7462
FOREST ROBERTS	Anchor Heights	954-298-4546

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

(Date) 2/1/16

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Jeanne Jackson	10836 NW 26 St Sunrise, FL	954-214-1142
Bob Jackson	3641 S.R. 84 Davie FL	954-214-7457

**SUMMARY OF DISCUSSION**  
**AT PUBLIC PARTICIPATION MEETING I**

*(The following information should be minutes of the first public hearing meet)*

*(All letters and/or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)*

This meeting was held on Monday, February 1, 2016, at 6:00 pm and no members of the general public attended. Only the owners of Certified Diesel Corp., who are friends and neighbors of the Anchor Yacht Sales owners, attended the meeting as a show of support and to see how any residents might react. As a result, there was no discussion of any matters regarding the rezoning and flex applications.

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

2/8/16  
(Date)

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
FOREST G. ROBERTS	3541 CANAL DR.	954-298-4546
SANDRA G. ROBERTS	3541 CANAL DR.	954-298-7462

**SUMMARY OF DISCUSSION**  
**AT PUBLIC PARTICIPATION MEETING II**

*(The following information should be minutes of the second public hearing meet)*

*(All letters and/or phone calls received by the applicant from the public prior to the second Public Participation Meeting shall be attached to this section)*

This meeting was held on Monday, February 8, 2016, at 6:00 pm. Since no members of the public attended this meeting, there was no discussion or any issues raised.

Application ZB_15-342 Anchor Yacht Sales, 3541 State Road 84 (Property Folio 504219010140)					
1000-Foot Notification Buffer by Site & Owner					
NAME	NAME 2	ADDRESS_1	ADDRESS_2	CITY	STATE ZIP
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP		FORT LAUDERDALE, FL	33301
CERTIFIED DIESEL CORP		3641 W STATE ROAD 84		DAVIE, FL	33312
EQR MARINA BAY APT LLC	%TAX DEPT	PO BOX 87407 (35394)		CHICAGO, IL	60680
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD		FORT LAUDERDALE, FL	33309
JACKSON,JEANNE A EST		3641 W STATE ROAD 84		DAVIE, FL	33312
MARINA MILE RECOVERY LLC		11810 NW 5 ST		PLANTATION, FL	33325
RESIDENT		3641 CANAL DR		DAVIE FL	33312
RESIDENT		3641 CANAL DR		DAVIE FL	33312
RESIDENT		3641 CANAL DR		DAVIE FL	33312
RESIDENT		3641 CANAL DR		DAVIE FL	33312
RESIDENT		3641 CANAL DR		DAVIE FL	33312
RESIDENT		3641 CANAL DR		DAVIE FL	33312
RESIDENT		3641 CANAL DR		DAVIE FL	33312
RESIDENT		3651 CANAL DR		DAVIE FL	33312
RESIDENT		3541 STATE RD 84		DAVIE FL	33312
RESIDENT		3621 STATE RD 84		DAVIE FL	33312
RESIDENT		3621 STATE RD 84		DAVIE FL	33312
RESIDENT		3641 STATE RD 84		DAVIE FL	33312
RESIDENT		3661 STATE RD 84		DAVIE FL	33312
RESIDENT		3711 STATE RD 84		DAVIE FL	33312
RESIDENT		3721 STATE RD 84		DAVIE FL	33312
RESIDENT		3741 STATE RD 84		DAVIE FL	33312
RESIDENT		3751 STATE RD 84		DAVIE FL	33312
RESIDENT		3761 STATE RD 84		DAVIE FL	33312
RESIDENT		3661 STATE RD 84		DAVIE FL	33312
RESIDENT		3711 STATE RD 84	UNIT 10	DAVIE FL	33312
RESIDENT		3721 STATE RD 84	UNIT 104	DAVIE FL	33312
RESIDENT		3751 STATE RD 84	UNIT 105	DAVIE FL	33312
RESIDENT		3751 STATE RD 84	UNIT 104	DAVIE FL	33312
RESIDENT		3721 STATE RD 84	UNIT 101	DAVIE FL	33312
RESIDENT		3721 STATE RD 84	UNIT 102	DAVIE FL	33312
RESIDENT		3721 STATE RD 84	UNIT 103	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 205	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 107	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 105	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 106	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 304	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 103	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 203	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 101	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 305	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 207	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 208	DAVIE FL	33312
RESIDENT		3741 STATE RD 84	UNIT 206	DAVIE FL	33312

Application ZB_15-342 Anchor Yacht Sales, 3541 State Road 84 (Property Folio 504219010140)					
1000-Foot Notification Buffer by Site & Owner					
NAME	NAME 2	ADDRESS_1	ADDRESS_2	CITY	STATE ZIP
RESIDENT		3741 STATE RD 84	UNIT 104	DAVIE	FL 33312
RESIDENT		3741 STATE RD 84	UNIT 204	DAVIE	FL 33312
RESIDENT		3741 STATE RD 84	UNIT 102	DAVIE	FL 33312
RESIDENT		3741 STATE RD 84	UNIT 201	DAVIE	FL 33312
RESIDENT		3741 STATE RD 84	UNIT 108	DAVIE	FL 33312
RESIDENT		3741 STATE RD 84	UNIT 306	DAVIE	FL 33312
RESIDENT		3741 STATE RD 84	UNIT 202	DAVIE	FL 33312
RESIDENT		3741 STATE RD 84	UNIT 303	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 203	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 103	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 305	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 205	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 207	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 111	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 110	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 109	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 211	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 303	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 106	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 307	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 107	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 209	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 210	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 309	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 311	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 206	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 306	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 108	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 208	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 308	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 310	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 312	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 212	DAVIE	FL 33312
RESIDENT		3751 STATE RD 84	UNIT 112	DAVIE	FL 33312
RESIDENT		3761 STATE RD 84	UNIT 104	DAVIE	FL 33312
RESIDENT		3761 STATE RD 84	UNIT 105	DAVIE	FL 33312
RESIDENT		3761 STATE RD 84	UNIT 106	DAVIE	FL 33312
RESIDENT		3761 STATE RD 84	UNIT 107	DAVIE	FL 33312
RESIDENT		3761 STATE RD 84	UNIT 108	DAVIE	FL 33312
ROBERTS,SANDRA G		6415 BAY CLUB DR APT 1		FORT LAUDERDALE, FL	33308
ROSENBERG,HOWARD		3661 W STATE ROAD 84		DAVIE, FL	33312
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680		WEST PALM BEACH, FL	33416
SYLVIA MYINT	TOWN OF DAVIE, P&Z DIVISION	6591 ORANGE DRIVE		DAVIE, FL	33314
TR NO 2401-2925-00	% EQR MARINA BAY APT LLC	PO BOX 87407 (35394)		CHICAGO, IL	60680

CORRESPONDENCES

REZONING (ZB) 15-342

ANCHOR YACHT

**From:** [Vincent Valldeperas](#)  
**To:** [David Abramson](#); [Debbie Thomas](#)  
**Subject:** proposed zoning change along SR84  
**Date:** Wednesday, April 20, 2016 12:02:31 PM

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Dear Sirs,

I am a resident of Lauderdale isles, like many here I am horrified at your plans to rezone allowing two residential lots across the new river from us to be used as commercial businesses. As you have been reminded by many in our area these lots are already being used as an engine repair facility and a boat broker facility. The engine facility constantly has a crane there pulling engines and in a recent pass I noticed they had a fairly large fuel spill in the river which we reported to the city of ft Lauderdale although I doubt much was done as this property is actually in your city.

I am not able to attend the hearing next week but wanted you to note we are all against this change of zoning, this part of the new river is too narrow for large boats such as the ones the broker has docked there, its causing an unsafe situation in navigating the area, the repair facility is unsightly and unclean and both are eroding our property values, our access to the river and also likely harming our local wildlife.

I trust you will do the right thing and deny this change, oh and maybe enforce the codes you do have in place.

Regards,

Vincent Valldeperas.

**From:** [Penny](#)  
**To:** [Debbie Thomas](#)  
**Cc:** [David Abramson](#); [David Quigley](#)  
**Subject:** Fwd: Folio NO. 50421-19-0140 Anchor Yacht Sales, Inc Sandra G. Roberts  
**Date:** Wednesday, April 20, 2016 6:58:38 PM

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**Subject: Folio NO. 50421-19-0140 Anchor Yacht Sales, Inc Sandra G. Roberts**

Property location. 3541 W. State Road 84  
Folio NO. 50421-19-0140

I was present at the August 25 ,2015 meeting and we were told that since no one and I do mean no one got the notice of meetings until after the first meeting had taken place that another meeting would be held. Well I guess that was a lie as for there has not been notice of a public hearing that any of the Lauderdale Isles community residents have received and until this notice being exiled to me there has been no other communication from David Quigly to us. Now we all oppose this land change and we want to know why there has been absolutely no code violations being done and how do you have a home business lic and no one lives in the house which has been renovaded into offices obviously with no permits.

We do not want another marine business here or anywhere over there. As it is they are already doing stuff that impacts our neighborhood and the marine( aquatic) environment now and how do the wetlands figure into this.Has there been environmental studies and if so are they public so we may see them. None of the Isles residents bought property to have there values go down due to this or any marine business to go in across the river from us. This is not being good neighbors to us or to Broward county.

This man Forest and his wife Sandra knew what they bought when they bought it and only lived there a short period of time, I ask you why did they move? Maybe because they did not want to live at a boat yard. Trust me I have seen plenty go on with the vessels they bring in and out. Not only do these owners not care about the waterway they hire captains who run these vessels and they certainly do not worry about there wake coming or going.

There's not just one business at this address but multiple license when I last checked so my question is why and how did the Town of Davie let this happen and why is it allowed to continue. And there purchase of the property did not give them a grandfather clause i.e. 2002 purchase and no valid active business license at the address upon closing. Much less keeping the same business name. Again why has Davie turned. Blind eye?

When you purchase a residential property regardless of where it is it is still residential and just because you the new owner wants to shove something done an entire communities throat doesn't make it right.

We would like to see this Folio denied and all of this area continue being a residential area as to maintain the values of the river and surrounding communities. Why should families who have bought and made this area there home in good faith knowing there was no true marine industry across the water from them.

We ask this for our quality of life and the quality and equality of marine life and

water quality.  
Penny

CORRESPONDENCES

REZONING (ZB) 15-000

TOWN OF DAVIE

**From:** [Audrey](#)  
**To:** [David Stallworth](#)  
**Cc:** [Judy Paul](#); [Lee Bacall](#); [JEREMY Chancy](#); [Tony Spaulding](#); [RRogers@fortlauderdale.gov](mailto:RRogers@fortlauderdale.gov); [tryan@broward.org](mailto:tryan@broward.org); [Joan Sheridan](#); [Gerard The Guard](#); [Ginny & Cindy Chin](#); [Jim Mertz](#)  
**Subject:** Rezoning to Marina use in a residential neighborhood?  
**Date:** Thursday, August 20, 2015 1:56:09 PM  
**Attachments:** [image1.JPG](#)  
[ATT1162717.txt](#)

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Dear Mr. Stallworth,

Imagine what I thought as I entered my home yesterday to find a flyer that only arrived in our mailbox yesterday. According to your bulk rate postage flyer, the first meeting on this subject was held on August 18 that was TWO nights ago. After contacting several of my immediate neighbors (AND driving over to several blocks near my house to ask other neighbors), I was not the only one who received your flyer past the date of the meeting - some people have not even received one. Below is a copy of that flyer.

The proposed change of land use is not compatible with the existing land use which is currently residential. The south side of the river is only a stones throw away from the north side in this part of the river, it's not a wide body of water (as it is as you travel eastward). ANY type of change will affect the residents of the area, which have already been heavily impacted by the airport and trash incinerator. Enough already, the Riverland Area has had it up its eyeballs.

The New River is the heart and soul of Fort Lauderdale, any current considerations in land uses changes should only be in preserving the integrity of it, and its surrounding residents. If there's a change to be made, it should be a green space, not rezoned for the monetary gain of others.

Sincerely, Audrey J.Edwards, 2661 Gulfstream Lane, Fort Lauderdale, FL. (954-812-0799)

**From:** [David Quigley](#)  
**To:** [David Stallworth](#)  
**Subject:** FW: New Marina District in Davie  
**Date:** Monday, August 24, 2015 1:49:16 PM

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File

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**From:** Dirk Lowry [mailto:[dlowry137@comcast.net](mailto:dlowry137@comcast.net)]  
**Sent:** Monday, August 24, 2015 1:25 PM  
**To:** David Quigley  
**Subject:** Re: New Marina District in Davie

Mr. Quigley,

Thanks for showing up at our Association meeting last Thursday. You are always welcome to drop in. I would like to thank you for your timely response to the inquiries by Mr. Rames. If you have any questions of us please to feel free to inquire or Mr. Rames or myself. We're putting a committee together to stay abreast of the zoning.

Have a great week.

Best regards,

Dirk Lowry, President  
Lauderdale Isles Civic  
Improvement Association.  
2512 Bimini Lane  
Ft. Lauderdale, FL,33312  
Home: 954.584.3783  
cell: 954.261.2875  
E-mail: [dlowry137@comcast.net](mailto:dlowry137@comcast.net)  
SKYPE Name:dirk.lowry

"Guns are a lot like parachutes. If you need one and don't have one, you'll probably never need one again." --Major, Richard Winters

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**From:** "David Quigley" <[David\\_Quigley@davie-fl.gov](mailto:David_Quigley@davie-fl.gov)>  
**To:** "Geoff Rames" <[g.rames.licia@gmail.com](mailto:g.rames.licia@gmail.com)>  
**Cc:** "Dirk Lowry" <[dlowry137@comcast.net](mailto:dlowry137@comcast.net)>, "David Stallworth" <[David\\_Stallworth@davie-fl.gov](mailto:David_Stallworth@davie-fl.gov)>, "David Abramson" <[David\\_Abramson@davie-fl.gov](mailto:David_Abramson@davie-fl.gov)>

**Sent:** Friday, August 21, 2015 5:40:52 PM  
**Subject:** RE: New Marina District in Davie

Mr. Rames,

It was nice meeting you and some of the residents last night. Thanks for allowing me to speak on short notice and to provide background materials. I am available to continue discussions as needed but in response to your questions:

**1. Mailed notice.**

First, some background. Please be aware that no public hearings to adopt the proposed rezoning have been scheduled at this time. Additional mailed notice will be provided in advance of any public hearings. For rezonings and most new development applications, the Town requires two "public participation meetings". The "Public Participation Report" that is ultimately provided to Town Council will include not only the written comments submitted on this matter but (in this case) staff responses to the concerns raised.

As to the mailing itself, as with most mailings of this size, the Town used one of the on-line mailing services provided on the US Post Office site. We have used this system many times over the years and it normally works well. As shown in the attached invoice, the Town submitted the order on 08-06-15 with instructions for the mailing to be done on 08-07-15. That should have been enough time for the notices to be delivered at least 7 days prior to the first meeting. I regret if anyone received the notice late. If anyone is unable to make the August 25 meeting, I will be more than happy to meet with them at my office, even after the normal workday if necessary.

**2. Town Contact.**

Mr. Stallworth's "out of office" notice included the following:

*I will be out of the office on indefinite paternity leave, starting Thursday, August 13, 2015. I will be checking voice- and e-mails periodically and will respond at the earliest opportunity. For immediate assistance, please call (954) 797-1103. Thank you.*

Through no fault of his own, David was not able to connect to email remotely using a Town laptop as planned but did forward emails to my attention when he was able (which lead to me attending the Civic Association meeting last night). As far as I am aware, no one attempted to contact the main number for other assistance.

Again, I will make myself available as needed to ensure that all interested parties understand what is proposed and to ensure that their comments are made available to the Town Council.

Sincerely

David Quigley, AICP

Planning and Zoning Manager  
Town of Davie, FL  
954-797-1075

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**From:** [grames.liwmd@gmail.com](mailto:grames.liwmd@gmail.com) [<mailto:grames.liwmd@gmail.com>] **On Behalf Of** Geoff Rames  
**Sent:** Friday, August 21, 2015 3:56 PM  
**To:** David Quigley  
**Cc:** Dirk Lowry  
**Subject:** New Marina District in Davie

Mr. Quigley-

Thanks for attending the Lauderdale Isles Civic Improvement Association General Meeting last night. I wish we had known ahead of time that you were going to attend so we could have scheduled more time for you on our busy agenda.

Later in our meeting, the topic of the Marina District came up again, and the following two specific issues were raised:

1. The flyer, "Citizen Participation Meetings Notice," that was sent out to many neighbors in Lauderdale Isles, was received by them on August 19th, the day after the First Citizen Participation Meeting of August 18th. This caused a great deal of consternation for many of our neighbors, and comments like " This is just the same way that Davie operated when we had problems with them years ago." I understand that the Town of Davie has a totally different staff than it did years ago when the City Manager actually became belligerent with people from our neighborhood at Town meetings. However, I think you would agree that mailing this flyer so late as to cause it to be delivered after the first meeting occurred would raise a lot of questions on our side of the River. Perhaps you can explain to us what happened with this mailing.
2. The person given on the flyer as the contact point at your department for "Any inquiries, concerns, or written comments..." is Mr. David Stallworth, Planner II. I sent an email to Mr. Stallworth yesterday afternoon, requesting information on your B-2M Zoning District. Checking emails this morning, I found that I received an automated 'out of office reply': *I will be out of the office on indefinite paternity leave, starting Thursday, August 13, 2015.* Other neighbors at our meeting stated last night that they had received the same reply. The primary contact on your flyer we received August 19th has been out of the office since August 13th????

I think based on the above two issues regarding your Department's "notification" to our neighbors, a reasonable person would question your Town's sincerity in wanting to notify your neighbors across the river and keep them informed regarding this project.

I would appreciate a response to this email explaining if and how the Town of Davie intends to be a "good neighbor" as this project progresses.

Geoff Rames

Geoff Rames  
Secretary & Newsletter Editor  
Lauderdale Isles Civic Improvement Association  
[grames.licia@gmail.com](mailto:grames.licia@gmail.com)  
954-327-9095

From: [David Townsend](#)  
To: [David Stallworth](#)  
Subject: Rezoning (ZB)15-227 and (FX)15-228  
Date: Tuesday, August 25, 2015 3:05:09 PM

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Planner II at the Town of Davie, FL.  
Planning and Zoning Division  
6591 Orange Drive  
Davie, Fl. 33314

Dear Mr. Stallworth;

I am writing to protest the proposed rezoning Of Lots 13 - 21, Hacienda Flores Subdivision from the Special Low to Medium Density Residential (RM - 5, Hacienda Village) Residential Zoning District to the Community Business/Marina (B -2M) Commercial Zoning District.

I reside and have been residing at 2684 Key Largo Lane, Ft Lauderdale, Fl. 33312 for the past 37 years and have seen many changes to the community that reduce the quality of life here. The airport is much busier and noisier. I - 595 was built and has become so noisy that a normal conversation can not be held in my yard at certain times of the day - mainly during rush hours (high traffic times of the day). The proposed change to zoning is directly across the river from my residence and can only increase noise above current levels. My view of the river will also be greatly affected if a marina or any business is built across the river from me. I do not want the quality of my life and my neighbors lives to be reduced because someone wishes to make some money at our expense.

Please do not change the zoning as proposed. I am motivated and have time to fight the proposed changes.

I did not receive any notification of the proposed changes until one of my neighbors informed me of the proposed changes.

Sincerely,  
David Townsend  
2684 Key Largo Lane

Ft Lauderdale, Fl. 33312



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

**From:** [David Quigley](#)  
**To:** [David Stallworth](#)  
**Subject:** FW: Rezoning Project ZB 15-227 "Opposed to the project" Davie Florida  
**Date:** Sunday, August 23, 2015 2:11:08 PM  
**Attachments:** [Letter of Opposition Robert & Alice.pdf](#)

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For file

-----Original Message-----

From: Richard J. Lemack  
Sent: Saturday, August 22, 2015 4:21 PM  
To: David Quigley  
Cc: Phillip Holste  
Subject: FW: Rezoning Project ZB 15-227 "Opposed to the project" Davie Florida

Dave,

Please see that the attached letter is included in the backup.

Thank you,

Rick

-----Original Message-----

From: Judy Paul  
Sent: Saturday, August 22, 2015 3:54 PM  
To: Richard J. Lemack  
Subject: FW: Rezoning Project ZB 15-227 "Opposed to the project" Davie Florida

Respectfully yours,

Judy Paul, Mayor  
Town of Davie

Think Green  
Preserve our precious natural resources  
Reuse and Recycle

-----Original Message-----

From: FutureCan@aol.com [<mailto:FutureCan@aol.com>]  
Sent: Fri 8/21/2015 1:59 PM  
To: David Quigley  
Cc: Judy Paul; RRogers@fortlauderdale.gov; Tryan@broward.org  
Subject: Rezoning Project ZB 15-227 "Opposed to the project" Davie Florida

Dear sir or madam;

I have attached a document I would like you to file as an official protest regarding the property in question.

I would also request this letter be read at any meetings regarding the rezoning of the property in our letter.

Thanking you in advance for your cooperation.

Robert & Alice Krycki  
Property owners

\_Futurecan@aol.com\_ (<mailto:Futurecan@aol.com>)  
647 291 9978

Date August 2015

Subject: Proposed Land Use Change Project (ZB)15-227 (Rezoning) FX 15-228 Flex

Location: Lots 13-21 Hacienda Flores Subdivision- at 2451 – 2721 State Road 84,  
Davie Florida

Robert & Alice Krycki  
2673 Gulfstream Lane  
Fort Lauderdale 33312 E mail [Futurecan@aol.com](mailto:Futurecan@aol.com) Phone 954 587 8333  
Location to subject property is less than 100 yards across the New River.

I (Robert & Alice) who owns the property at 2673 Gulfstream Lane, Fort Lauderdale, 33312, oppose the rezoning of the property as stated in the subject line of this letter.

Our community is a residential area established in the early 1950s. Our family has valued the quality of life which we are entitled to enjoy.

A commercial change to the property in question will have a negative impact on the value of my property.

Problems could arise for us, if a marina or other manufacturing facility was to be established on the proposed property. This could create pollution and noise that should not have to be tolerated by the current or future inhabitants of the surrounding communities.

I am looking for a reply to this letter.

Concerned Property Owner & Neighbor

My printed name is to be considered as my electronic signature.

Robert and Alice Krycki

CC

David Quigley, P&Z Manager” (954) 797-1103 E mail - [david\\_quigley@davie-fl.gov](mailto:david_quigley@davie-fl.gov)

Judy Paul, Mayor, Davie Florida, 954 797 1000, E mail [Judy\\_Paul@davie-fl.gov](mailto:Judy_Paul@davie-fl.gov)  
[judy\\_paul@davie-fl.gov](mailto:judy_paul@davie-fl.gov)

Romney Rogers, Commissioner Rogers 954-828-5004 e-mail at [RRogers@fortlauderdale.gov](mailto:RRogers@fortlauderdale.gov).

Tim Ryan, Commissioner **Phone:** 954-357-7007 **email:** [Tryan@Broward.org](mailto:Tryan@Broward.org)

**From:** [grooms@att.net](mailto:grooms@att.net)  
**To:** [David Stallworth](#)  
**Subject:** B-2M Zoning district  
**Date:** Thursday, August 20, 2015 3:59:17 PM

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Mr. Stallworth:

I am unable to find the description of the recently created B-2M Community Business/Marina zoning district on the Town's website.

Would you be kind enough to email it to me?

Thank you

Geoff Rames  
[grooms@att.net](mailto:grooms@att.net)

**From:** [John Anderson Sr.](#)  
**To:** [David Stallworth](#)  
**Subject:** Reasoning along New River South fork.  
**Date:** Friday, August 21, 2015 4:22:34 PM

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Mr. Stallworth,

I wish to register our families objection to your town proposed industrial park. It would adversely affect air quality and the enjoyment of our home and neighborhood.

Sincerely,

John Anderson  
2442 Okeechobee La.  
Ft. Lauderdale, FL

**From:** [jacqueline zumwalt](#)  
**To:** [David Stallworth](#)  
**Subject:** Projects (ZB) 15-227 (FX) 15-228  
**Date:** Thursday, August 20, 2015 12:48:09 PM  
**Attachments:** [20150820\\_121251.jpg](#)

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Hi David, I live directly across from this project and will be directly impacted. The postcard was delivered too late for me to attend the first meeting I am very unhappy about the late Notice.

I have attached an image of a boat sitting at this property as we speak. We do not need a business so someone can bring all their derilic boats to and liveaboard....on the cheap while property owners like myself pay Taxes.

This particular boat Has people living on it and on Superbowl sunday they had a fire on board. I also do not want a working marina where they fix up and repair these boats it directly impacts my rights to enjoy my home. It will also impact my and the neighborhoods property values.

Do you know if the boat in the picture is properly licensed?

Please keep me updated on this project as I am also a member of Lauderdale Isles Civic Assc.

We will be discussing the impact of this project to our community tonight at 7pm at Lauderdale Isles Yacht Club. You are welcome to attend. Sorry for the short notice.

Regards Jackie Zumwalt.

Sent from my T-Mobile 4G LTE Device



**From:** [jbmastermariner@aol.com](mailto:jbmastermariner@aol.com)  
**To:** [David Stallworth](#)  
**Subject:** [BULK] ENOUGH DEVELOPMENT OF THE NEW RIVER ALREADY !!  
**Date:** Saturday, August 22, 2015 12:02:05 PM

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**From:** [David Quigley](#)  
**To:** [David Stallworth](#)  
**Subject:** FW: DavieProposed Land Use Change  
**Date:** Tuesday, August 25, 2015 9:23:47 AM

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For file

-----Original Message-----

From: Penny [<mailto:turtlep@comcast.net>]  
Sent: Monday, August 24, 2015 8:54 PM  
To: David Quigley  
Cc: Judy Paul  
Subject: DavieProposed Land Use Change

I would very much like to know why we were not notified in any way shape or form at our residence of this proposed change and why we had to find out from a neighbor who got the notice in the mail after the first meeting? Why be shady?

We oppose this land use change as for this is not conducive to our area. Since the boat ramp went in at 441 park the boating traffic has quadrupled with no added police presence, which means more boaters not obeying the no wake zone near land and man made canals. We already have an influx I. Extra large yachts at that area. I do not believe waking up to additional. Lise and pollution is in my neighbor hoods best interest.

I remember when Hacienda village was were the now art complex is and we were told, at that land use change that we would have no more, big industry to over whelm the river. Has anyone stopped and thought about what this impact will do to the wet lands right next door to this planned site and what does the wetlands commission say.

Our community is a residential area that was changed from an orchard In The early 1950s. The families in our community value the beauty and we clean up the river. If a boat yard and boat work comes in we will be faced with poor water quality and trash and pollutants in the water.

We are the Box Family at 2652 Flamingo Lane Fort Lauderdale, 33312 WE OPPOSE THE REZONING OF THE Property AS STATED IN SUBJECT LINE OF THIS LETTER.

We believe that any further commercial zoning so of this property and similar properties in that area will have a negative impact on the value of my property and the Quality of our lives.

We are looking for a reply to this letter Concerned Property Owner and Neighbor

My printed name is to be considered as my electronic signature Dan Box and Penny Shea

**From:** [David Quigley](#)  
**To:** [David Stallworth](#)  
**Subject:** FW: Davie Proposed Land Use Change  
**Date:** Monday, August 24, 2015 1:49:43 PM

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file

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**From:** susan moustaki [mailto:susanrtw@yahoo.com]  
**Sent:** Monday, August 24, 2015 12:51 PM  
**To:** David Quigley  
**Cc:** Judy Paul; Tryan@broward.org; RRogers@fortlauderdale.gov  
**Subject:** Davie Proposed Land Use Change

The use of industrial manufacturing need to stay in industrial areas, which are plentiful in the area just south of this proposed site.

We do not need to damage our residential neighborhoods with marine industrial waste or otherwise potentially hazardous materials into our waterway and closely parks.

Please stop this idea before it goes further,

Thank you,

Susan Moustaki

Fort Lauderdale Isles resident.

**From:** [Yelka Mikolji](#)  
**To:** [David Stallworth](#)  
**Subject:** I oppose Projects (ZB)15-227 (Rezoning) and (FX)15-228 (Flex)  
**Date:** Friday, August 21, 2015 11:24:29 PM

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Hello David,

My name is Yelka Mikolji and my home is in Lauderdale Isles. I am writing to you to tell you I oppose the rezoning the property on the other side of the river to Marine use. We live in a residential neighborhood and I oppose having facilities there that would repair boats, especially with all the pollutants that come with it.

Regards,  
Yelka Mikolji