



**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>
Staybridge Hotel

<b>Application</b>	
Request/Number	Site Plan (SP)/15-269
Owner	F & F LLC
Petitioner	Pillar Consultants, Inc.
Project Planner	Lise Bazinet
Date of Report	07/18/2016
Date of Public Participation	11/09/2015 and 11/18/2015
Date of Board Review	07/26/2016
Date of Town Council Review	08/17/2016

<b>Location/Site</b>	
Folio/Identification Number	50-41-25-33-0010
Address	4901 Griffin Road
Nearest North/South Road	Florida Turnpike
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	3.08
Existing Use	Vacant
Future Land Use	Transit Oriented Corridor (TOC)
Zoning	Griffin Corridor District (CZ)
Council District	1
Redevelopment Area	Community Redevelopment Agency (CRA)
Overlay District	Transit Oriented Corridor
Design Regulation	N/A
Flexibility Zone	81
Planning Area	6
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Sunny Lake Bird Sanctuary
Nearby Bus Route	Route 18 (State Road 7)

<b>Key Points</b>
<ul style="list-style-type: none"><li>• The request is for site plan approval of a six story hotel with 106 suites, along with guest amenities on the first floor.</li><li>• The subject parcel is triangular in shape and is generally located on the north side of Griffin Road between the Florida Turnpike and State Road 7.</li></ul>



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- The parcel was previously approved as a mixed use development including commercial and residential uses.
- The previous approval included a height design waiver from 45 feet to allow an approximately 88 foot high building.
- Residential flexibility units allocated to the previously approved development are not needed for the proposed hotel. Such units shall be placed back into flex zone 81.
- The applicant is requesting multiple waivers from the Griffin Corridor code requirements.
- As per code, Griffin Corridor architectural requirement do not apply to the Griffin Commerce Use Zone.
- The applicant has fulfilled the Citizen Participation code requirement (see attached report).

**History**

**Related Zoning History:**

Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Commerce Zone (Use Zone 4) on February 2, 2000.

The Town developed/adopted a master plan and a Land Use Plan Amendment (LUPA) for the (TOC) was approved in 2009. The subject property is included within this master plan and (TOC) land use plan.

**Previous Requests:**

Flex FX 5-1-06, An assignment of 24 flexibility units permitted within Flexibility Zone 81 in order for the subject site to be developed with residential use under the current commercial land use category of the Future Land Use Plan Map was approved by Town Council on January 17, 2007 returned to the flexibility pool.

Plat P 12-2-05, A plat to allow 36,411 sq. ft. of commercial and 24 residential units was approved by Town Council on January 17, 2007 and recorded in Broward County Public Records Plat Book 178, Pages 114, 115 and 116.

Site Plan SP 12-5-05, A mixed use development consisting of office, commercial, and residential units was approved by Town Council on January 17, 2007.

**Concurrent Requests:**

Delegation DG 15-270, A request to vacate both existing utility and drainage easements recorded on the Griffin Landmark Plat.

Delegation DG 15-271, A request to change the existing plat note restriction from 24 high rise units, 36,411 sq. ft. of office use and 1,082 sq. ft. of commercial use to 110 Hotel Units.

**Analysis**

1. Site: The proposed six-story hotel will be located at the center of the site, perpendicular to Griffin Road. A lake is proposed at the west part of the parcel to serve as drainage for the entire site. A pool area is shown to the rear of the building (northwest) and adjacent to the lake.  
A fountain and benches are proposed near the main entrance as an entrance feature to the site. Loading areas and a dumpster enclosure are inconspicuously located at the end of the building to minimize visibility from the street.



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2. **Architecture:** The proposed architecture design is contemporary with traditional features, such as stone veneer, a metal roof entrance feature, wood shutters facing Griffin Road, balconies, and decorative railings. The proposed paint colors are earth tones that vary from a light brown to terracotta.
3. **Access and parking:** The applicant proposes vehicular access to the parcel via an existing opening along the eastern boundary off SW 48<sup>th</sup> Street. After vehicular traffic enters the parcel, it may maneuver through two-way parking isles.
4. **Lighting:** All proposed lighting meets night sky ordinances with full cut-off lighting on site.
5. **Signage:** Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. **Landscaping:** The applicant is asking for three landscape waivers. The applicant is requesting these waivers due to the special circumstances of the property. The triangular shape of the parcel and its location with relationship to the abutting road elevations makes the site hard to develop with the regulations above mentioned. Staff is in support of the waivers in order to provide a site that provides sufficient landscaping while allowing the property owner to work around the limitations of the site.
7. **Drainage:** Retention is located at the rear of the proposed hotel in the form of a lake. The drainage design provides catch basins and ex-filtration trenches all connected to the lake.
8. **Waiver Requests:** According to Section 12-32.320, Town Council may waive development standards that may impose hardships, or may not serve the intention of the district. Therefore, in order for the subject site to be developed as proposed, the petitioner is requesting waivers from the following development standards as more particularly shown on the site plan:
  - 1) Land Development Code. Section 12-205 (1)(a)(1) from: the minimum size or a parking stall shall be as follows: standard space – ten (10) feet by eighteen (18) feet, to: standard space - nine (9) feet by eighteen (18) feet.
  - 2) Land Development Code. Section 12-436.11(D) from: in the Griffin Commerce use zone, the minimum landscape buffer shall be forty (40) feet along Griffin Road and Southwest 48<sup>th</sup> Street, to: minimum landscape buffer of 10 feet along Griffin Road and Southwest 48<sup>th</sup> Street.
  - 3) Land Development Code. Section 12-436.9(A) from: maximum building height for Griffin Commerce is 45 feet, to: maximum building height for Griffin Commerce of 68'-3".
  - 4) Land Development Code. Section 12-436.10(A(3)). From: all structures shall be built with a minimum forty (40) feet from the right-of-way, to: all structures shall



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be built with a minimum of 26'-5" from the right-of-way.

- 5) Land Development Code. Section 12-112(6)(b) from: intermediate islands shall be provide on the following basis: B) every twelfth space.
  
- 6) Land Development Code. Section 12-436.11(E) from: buffers shall match the grade of the right-of-way at the street side property line, or, in the case of a retaining wall along the right-of-way line, shall match the top elevation of the retaining wall. The landscape buffer shall not exceed a 20:1 slope within the required buffer width abutting the right-of-way, and shall not exceed a 4:1 slope thereafter if necessary to transition to the finished grade of the adjacent property. A retaining wall not to exceed three (3) feet in height may be utilized at the rear of the landscape buffer to transition to the finished grade of the adjacent property to: the landscape buffer shall not exceed a 4:1 slope within the required buffer width abutting the right-of-way.

The following is staff analysis of the criteria to base decisions to approve, approve with conditions, or deny requests for design variation:

Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this division that govern the standard for which variation is requested

*The request will allow the development of a hotel with amenities on a triangular shaped parcel while maintaining the overall intention of the corridor. In addition, due to the location of the parcel, the height waiver will allow visibility of the hotel from the Turnpike.*

Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of the division that govern the standard for which variation is requested.

*Due to the size and shape of the parcel, meeting all above requirements will make the lot very limited to development. The development as proposed is consistent with the intent and principles of the Griffin Corridor by providing a desirable use on the site.*

9. Compatibility: The proposed hotel is compatible with both existing and allowable uses abutting the property and meets the intent of the Griffin Corridor by providing a desirable use for the Griffin Commerce Use Zone.

**Recommendations**

Staff finds the application complete and suitable for further consideration.

**Attachments**

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

**PILLAR CONSULTANTS, INC.**

*Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting*

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533

October 2, 2015

David Abramson  
Planning and Zoning  
Town of Davie  
6591 Orange Drive  
Davie, FL. 33314

Re: Letter of Intent – **Staybridge Hotel Davie** Proposed Site Plan

Dear Mr. Abramson,

The developer's intent is to construct a six floor, 106 room hotel structure as a benefit to the Town as a tourist oriented and pedestrian friendly development. The site is located at 4901 Griffin Road. The property folio number for the site is as follows: 5041-2533-0010.

Respectfully submitted,

**Pillar Consultants, Inc.**

A handwritten signature in black ink, appearing to read "Jason Wilson". The signature is written in a cursive, somewhat stylized font.

Jason Wilson  
Director of Engineering

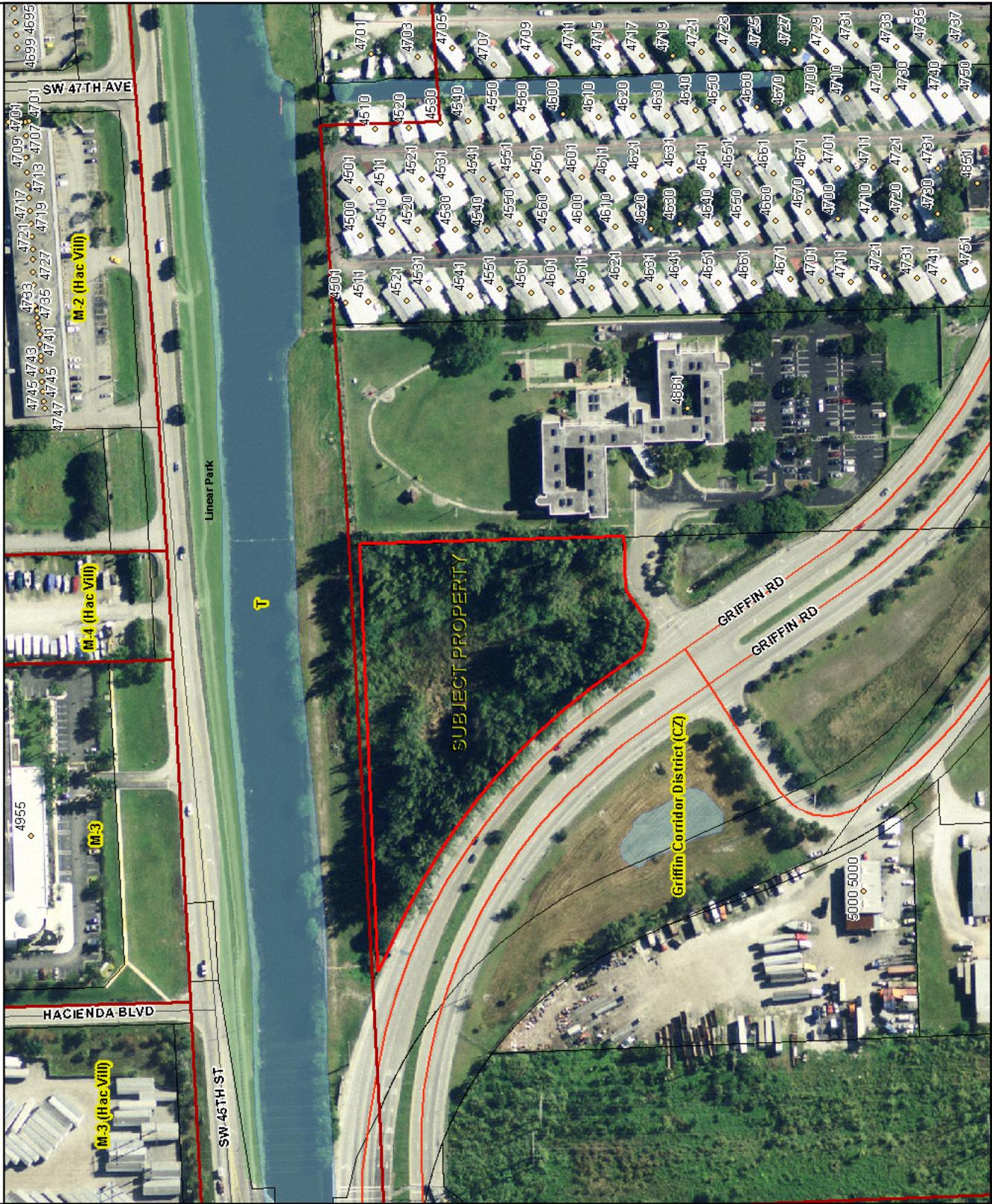
# Zoning Map



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



203 ft



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## **PILLAR CONSULTANTS, INC.**

*Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting*  
5230 South University Drive – Suite 104  
Davie, Florida 33328  
Phone (954) 680-6533 Fax (954) 680-0323

October 23, 2015

Mrs. Lise Bazinet  
Town of Davie Planning & Zoning Division  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

Re: Staybridge Suites, Davie: Site Plan (TOD: 2015-00050269)  
Citizen Participation Plan  
15007

Dear Lise:

As required by Davie Ordinance No. 2004-31, we are enclosing a copy of the proposed citizen participation plan related to the referenced project. We have also enclosed the following materials:

- A list of affected parties as provided by your office
- A copy of a notification letter which contains a description of the proposed project, time and place for the two public hearings, and that the residents are invited to examine the plans for the proposed improvements and provide us with comments about the project.

We will provide a certification letter stating that all affected parties have been notified accordingly. Also, upon completion of the public hearings we will prepare a citizen participation report in accordance with Section 12-319.8 of the Davie code.

We hope that the above satisfies the requirement of public participation in the Site Plan review process.

Sincerely,

Pillar Consultants, Inc.



Jason Wilson  
Director of Engineering

Staybridge Suites, Davie  
CITIZEN PARTICIPATION PLAN

SCHEDULE PUBLIC HEARINGS FOR MONDAY, NOVEMBER 9, 2015 AT 6:00 P.M., LOCATED AT PINE ISLAND PARK CYPRESS ROOM, 3801 S. PINE ISLAND ROAD AND WEDNESDAY, NOVEMBER 18, 2015 AT 6:00 P.M. LOCATED AT PINE ISLAND PARK CYPRESS ROOM, 3801 S. PINE ISLAND ROAD TO DISCUSS THE PROPOSED SITE PLAN AND LISTEN TO RECOMMENDATIONS.

|

NOTIFY PROPERTY OWNERS AND INTERESTED PARTIES ABOUT MEETING AS PER LIST SUPPLIED BY TOWN OF DAVIE.

|

PRESENT PROJECT AT PUBLIC MEETING AND LISTEN TO COMMENTS AND SUGGESTIONS MADE BY PARTICIPANTS.

|

WORK OUT POSSIBLE SOLUTION TO ADDRESS CONCERNS RAISED BY THE PUBLIC.

|

ATTEND SECOND PUBLIC HEARING TO PRESENT POSSIBLE SOLUTIONS TO CONCERNS RAISED BY THE PUBLIC.

|

WRITE A WRITTEN RESPONSE SETTING FORTH THE RESULTS OF THE CITIZEN PARTICIPATION PLAN PRIOR TO TOWN COUNCIL MEETING.

## MEETING NOTICE

10/23/15

**Re: Citizen Participation Plan Meeting for: Proposed Site Plan  
Project Number: 2015-50269**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to proposed Site Plan for a development called Staybridge Suites of Davie (please see attached location map). The Applicant proposes to construct a hotel at the subject site. The site is located at 4901 Griffin Road. The property folio number for the site is as follows: 5041-2533-0010.

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 1000 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, November 9<sup>th</sup>, 2015**  
Time: **6:00 pm**  
Location: **Pine Island Park Cypress room  
3801 S. Pine Island Rd.  
Davie, FL 33328**

Second Citizen Participation Meeting:

Date: **Wednesday, November 18<sup>th</sup>, 2015**  
Time: **6:00 pm**  
Location: **Same as above**

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

**Jason Wilson  
5230 S. University Dr., Davie, FL 33328  
954-680-6533**

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

Sincerely,



Jason Wilson  
Pillar Consultants, Inc.  
Attachments: Location Map  
**(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)**

## **PILLAR CONSULTANTS, INC.**

*Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting*

5230 South University Drive – Suite 104  
Davie, Florida 33328  
Phone (954) 680-6533 Fax (954) 680-0323

April 15, 2016

Mr. Lise Bazinet  
Town of Davie Planning & Zoning Division  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

Re: Staybridge Davie – Site Plan  
Citizen Participation Plan Report and Mailing Certification

Dear Lise:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1<sup>st</sup> meeting.

The first meeting was held on Monday, November 9<sup>th</sup>, 2015, 6:00 p.m., at the Pine Island Park, located at 3801 S Pine Island Rd. Davie FL. 33328. There was one attendee. Please see attached sign in sheet. Attendee had a concern regarding the lack of meeting rooms in the Town of Davie and recommended this development include one, therefore a meeting room has been proposed on the first floor plan.

The second meeting was held on Wednesday, November 18<sup>th</sup>, 2015, 6:00 p.m. also at the Pine Island Park, located at 3801 S Pine Island Rd. Davie FL. 33328. There was one attendee. Please see attached sign in sheet. Attendee recommended including two Electric Vehicle parking stalls in the parking count. Two Electric Vehicle parking stalls have therefore been proposed on the site plan.

In conclusion, we trust the above satisfies the requirement of citizen participation required for the Site plan process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,  
**PILLAR CONSULTANTS, INC.**



Jason Wilson  
Director of Engineering

# *Staybridge Suites of Davie*

Town of Davie, Florida

## Location Map



Prepared by

**Pillar Consultants, Inc.**

5230 S. University Drive Suite 104

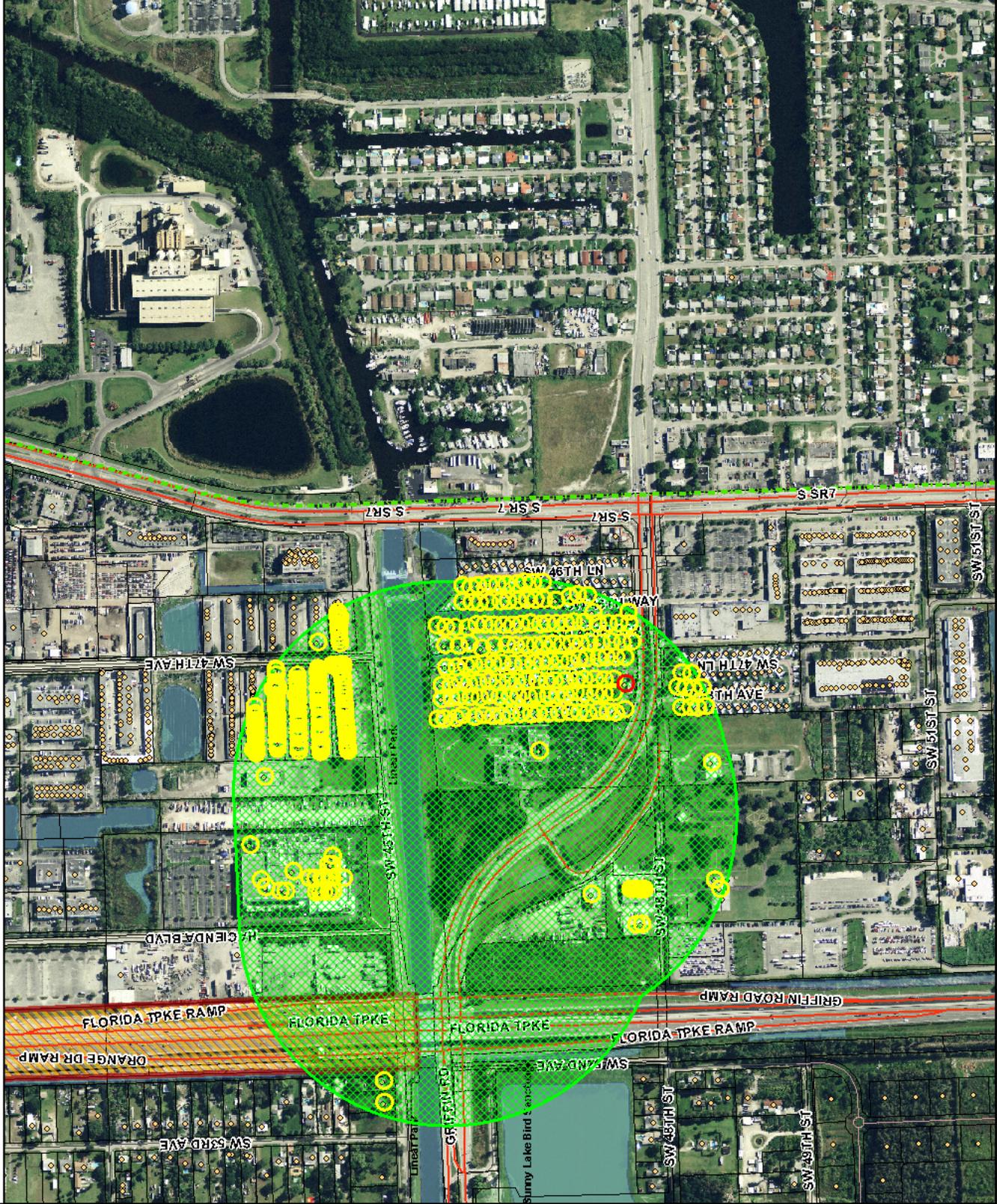
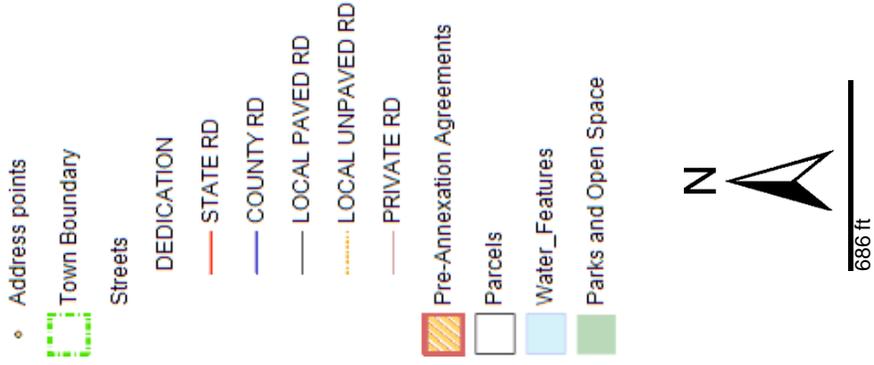
Davie, Florida 33328

(954) 680-6533

10/23/15

Project No. 15007

# 1,000 Radius Buffer



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NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
5000 GRIFFIN INC	9120 NW 38 ST		DAVIE	FL	33024
ANDRX PHARMACEUTICALS	400 INTERPACE PKWY BLDG A		PARSIPPANY	NJ	7054
BOLTON,GEORGE C &	12901 83 LN N		WEST PALM BEACH	FL	33412
BROWARD COUNTY	115 S ANDREWS AVE RM 326		FORT LAUDERDALE	FL	33301
BURCH,CAROL J	5201 ORANGE DR		DAVIE	FL	33314
CASTLE ENTERPRISES, INC	PO BOX 841226		PEMBROKE PINES	FL	33084
DIAZ,LORENZO	4350 SW 53 AVE		DAVIE	FL	33314
DRIFTWOOD ACRES MHP LLC	300 MAPLE RD STE 200		BIRMINGHAM	MI	48009
F&F LLC	4680 S ORANGE BLOSSOM TRL		ORLANDO	FL	32839
FINK,BLANCHE & KAUFMAN,L & I	505 S FLAGLER DR STE 1010		WEST PALM BEACH	FL	33401
FLORIDA AUTO AUCTION OF	6205 PEACHTREE DUNWOODY RD		ATLANTA	GA	30328
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD		FORT LAUDERDALE	FL	33309
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD		JUNO BEACH	FL	33408
FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069		OCOOE	FL	34761
GRIFFIN COMMERCE CENTER INC	3300 N 29 AVE		HOLLYWOOD	FL	33020
GRIFFIN GARDENS APARTMENTS LLC	4780 N STATE ROAD 7		LAUDERDALE LAKES	FL	33319
HILL,JOHN L & JEAN M	4340 SW 53 AVE		DAVIE	FL	33314
JONES,SHARON L	3232 COVE RD		JUPITER	FL	33469
OFFICE UNO LLC	301 N 13 AVE		HOLLYWOOD	FL	33019
ORANGE DRIVE DEPOT LLC	4749 SW 45 ST		DAVIE	FL	33314
PUBLIC LAND	6591 ORANGE DR		DAVIE	FL	33314
RUPP,WILLIAM R TRSTEE	1322 SE 17 ST		FORT LAUDERDALE	FL	33316
SIGMA 3 INC	9709 N NEW RIVER CANAL RD #206		DAVIE	FL	33324
SOUTH FLORIDA WATER MANAGEMENT	PO BOX 24680		WEST PALM BEACH	FL	33416
SOUTHERN MOBILE HOME PARK LLC	370 E MAPLE ROAD 3 FLOOR		BIRMINGHAM	MI	48009
ST PHILIP EASTERN ORTHODOX	4870 GRIFFIN ROAD		DAVIE	FL	33314
SWAYING PALMS L L C	370 E MAPLE ROAD FL 3		BIRMINGHAM	MI	48009
TEMPLE BETH EL OF HOLLYWOOD	1351 S 14 AVE		HOLLYWOOD	FL	33020
TOWN OF DAVIE	6591 ORANGE DR		DAVIE	FL	33314
WILENSKY,HERMAN	4330 SW 53 AVE		DAVIE	FL	33314
Current Occupant	4851 GRIFFIN RD		DAVIE	FL	33314
Current Occupant	4870 GRIFFIN RD		DAVIE	FL	33314
Current Occupant	4881 GRIFFIN RD		DAVIE	FL	33314
Current Occupant	4900 GRIFFIN RD		DAVIE	FL	33314
Current Occupant	5000 GRIFFIN RD		DAVIE	FL	33314
Current Occupant	4900 GRIFFIN RD	UNIT NORTH	DAVIE	FL	33314
Current Occupant	4675 SW 45 ST		DAVIE	FL	33314
Current Occupant	4679 SW 45 ST		DAVIE	FL	33314
Current Occupant	4683 SW 45 ST		DAVIE	FL	33314
Current Occupant	4687 SW 45 ST		DAVIE	FL	33314
Current Occupant	4691 SW 45 ST		DAVIE	FL	33314
Current Occupant	4699 SW 45 ST		DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 6-2 & 4	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT B 8	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST		DAVIE	FL	33314
Current Occupant	4701 SW 45 ST		DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT B 3 & 4	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-33	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-5	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-6	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-10	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-11	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-29	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5-5	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 6-18	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 6-28	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-6	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7 - 8	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-10	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-10	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-25	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-16	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT D	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT G 8	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 26 - 28	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 29	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-1	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-22	DAVIE	FL	33314

Current Occupant	4701 SW 45 ST	UNIT 3-34	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-17	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-4	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 40	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 6-17	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-10	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-18	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-29	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-7	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-23	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-27	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-32	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-33	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 33 & 34	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-5	DAVIE	FL	33314
Current Occupant	4707 SW 45 ST		DAVIE	FL	33314
Current Occupant	4711 SW 45 ST		DAVIE	FL	33314
Current Occupant	4713 SW 45 ST		DAVIE	FL	33314
Current Occupant	4715 SW 45 ST		DAVIE	FL	33314
Current Occupant	4717 SW 45 ST		DAVIE	FL	33314
Current Occupant	4723 SW 45 ST		DAVIE	FL	33314
Current Occupant	4725 SW 45 ST		DAVIE	FL	33314
Current Occupant	4729 SW 45 ST		DAVIE	FL	33314
Current Occupant	4731 SW 45 ST		DAVIE	FL	33314
Current Occupant	4735 SW 45 ST		DAVIE	FL	33314
Current Occupant	4737 SW 45 ST		DAVIE	FL	33314
Current Occupant	4739 SW 45 ST		DAVIE	FL	33314
Current Occupant	4739 SW 45 ST		DAVIE	FL	33314
Current Occupant	4741 SW 45 ST		DAVIE	FL	33314
Current Occupant	4741 SW 45 ST		DAVIE	FL	33314
Current Occupant	4743 SW 45 ST		DAVIE	FL	33314
Current Occupant	4745 SW 45 ST		DAVIE	FL	33314
Current Occupant	4747 SW 45 ST		DAVIE	FL	33314
Current Occupant	4755 SW 45 ST		DAVIE	FL	33314
Current Occupant	5201 SW 45 ST		DAVIE	FL	33314
Current Occupant	5221 SW 45 ST		DAVIE	FL	33314
Current Occupant	4737 SW 46 TER		DAVIE	FL	33314
Current Occupant	4739 SW 46 TER		DAVIE	FL	33314
Current Occupant	4740 SW 46 TER		DAVIE	FL	33314
Current Occupant	4717 SW 46 WAY		DAVIE	FL	33314
Current Occupant	4749 SW 46 WAY		DAVIE	FL	33314
Current Occupant	4751 SW 46 WAY		DAVIE	FL	33314
Current Occupant	4710 SW 47 AVE	UNIT 21	DAVIE	FL	33314
Current Occupant	4531 SW 48 AVE		DAVIE	FL	33314
Current Occupant	4551 SW 48 AVE		DAVIE	FL	33314
Current Occupant	4640 SW 48 AVE		DAVIE	FL	33314
Current Occupant	4670 SW 48 AVE		DAVIE	FL	33314
Current Occupant	4710 SW 48 AVE		DAVIE	FL	33314
Current Occupant	5079 SW 48 ST	UNIT 8	DAVIE	FL	33314
Current Occupant	5079 SW 48 ST	UNIT 4	DAVIE	FL	33314
Current Occupant	5079 SW 48 ST		DAVIE	FL	33314
Current Occupant	5081 SW 48 ST	UNIT 1	DAVIE	FL	33314
Current Occupant	4679 SW 45 ST		DAVIE	FL	33314
Current Occupant	5000 GRIFFIN RD		DAVIE	FL	33314
Current Occupant	4745 SW 45 ST	UNIT 1/2	DAVIE	FL	33314
Current Occupant	4663 SW 45 ST		DAVIE	FL	33314
Current Occupant	4667 SW 45 ST		DAVIE	FL	33314
Current Occupant	4671 SW 45 ST		DAVIE	FL	33314
Current Occupant	4671 SW 45 ST	UNIT 8	DAVIE	FL	33314
Current Occupant	4695 SW 45 ST		DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT A 35	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-6	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5-13	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-4	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-8	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-18	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-9	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-13	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-18	DAVIE	FL	33314

Current Occupant	4701 SW 45 ST	UNIT 3-28	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-29	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3-9	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 3/9	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 34-11	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4 -2	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4- 9	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-22	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-23	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-25	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-30	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-31	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-32	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-5	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5-10	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5-22	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5-26	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5-27	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 6-22	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 6-7	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-14	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-22	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-29	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-31	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-33	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-BA	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-24	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-3&4	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-33	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-6&8	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-1	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-19	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-2	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 17-22	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 24-34	DAVIE	FL	33314
Current Occupant	4707 SW 45 ST		DAVIE	FL	33314
Current Occupant	4709 SW 45 ST		DAVIE	FL	33314
Current Occupant	4719 SW 45 ST		DAVIE	FL	33314
Current Occupant	4721 SW 45 ST		DAVIE	FL	33314
Current Occupant	4727 SW 45 ST		DAVIE	FL	33314
Current Occupant	4745 SW 45 ST		DAVIE	FL	33314
Current Occupant	4675 SW 45 ST	UNIT 7	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 9-31	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 4-17	DAVIE	FL	33314
Current Occupant	4713 SW 46 LN		DAVIE	FL	33314
Current Occupant	5079 SW 48 ST	UNIT 5	DAVIE	FL	33314
Current Occupant	5079 SW 48 ST	UNIT 5-6	DAVIE	FL	33314
Current Occupant	5081 SW 48 ST		DAVIE	FL	33314
Current Occupant	5079 SW 48 ST	UNIT 10-11	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-32	DAVIE	FL	33314
Current Occupant	4733 SW 45 ST		DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 6-15	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 7-28	DAVIE	FL	33314
Current Occupant	5079 SW 48 ST	UNIT 7	DAVIE	FL	33314
Current Occupant	4955 SW 45 ST	UNIT 1301Y	DAVIE	FL	33314
Current Occupant	4955 SW 45 ST	UNIT 1301S	DAVIE	FL	33314
Current Occupant	4955 SW 45 ST		DAVIE	FL	33314
Current Occupant	4955 SW 45 ST	UNIT 1821	DAVIE	FL	33314
Current Occupant	4750 SW 47 TER		DAVIE	FL	33314
Current Occupant	4730 SW 46 TER		DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 5-2 & 4	DAVIE	FL	33314
Current Occupant	4641 SW 48 AVE		DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 15-3	DAVIE	FL	33314
Current Occupant	4701 SW 45 ST	UNIT 8-14	DAVIE	FL	33314
Current Occupant	4955 SW 45 ST	UNIT 5A	DAVIE	FL	33314
Current Occupant	4955 SW 45 ST	UNIT 5B	DAVIE	FL	33314
Current Occupant	4955 SW 45 ST	UNIT 5C	DAVIE	FL	33314
Current Occupant	4955 SW 45 ST	UNIT 5D	DAVIE	FL	33314









