



TOWN OF DAVIE
PLANNING & ZONING DIVISION
 8800 SOUTHWEST 36TH STREET • DAVIE, FLORIDA 33328
 Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Type Number Name		
Site Plan	SP25-005	Cameron Cove

Representatives	
Agent	Holland & Knight LLP (c/o Janna Lhota)
Applicant	Sunpointe Cove LLC (c/o Carlos Burno)
Landowner	Sunpointe Cove LLC (c/o Carlos Burno)

Town	
Council District	2
Assigned Planner	David Abramson, Deputy Planning & Zoning Manager
Planning Report Date	01/29/26

Process			
Public Participation (Online)	Presentation Available	From: 10/06/25	To: 10/27/25
Public Notice	N/A		
Board Review	02/10/26		
Council Review (1 st Reading)	03/04/26	Supermajority Required	N/A
Council Review (2 nd Reading)	N/A	Supermajority Required	N/A

Location	
Folio/Identification Number	50-41-21-12-0070
Address	2471-2871 Southwest 79 th Avenue
General Location	On the west of Southwest 79 th Avenue, between Southwest 24 th Street and Southwest 30 th Street
Nearest North/South Road	University Drive
Nearest East/West Road	Nova Drive (Southwest 24 th Street)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	Pine Island Ridge Trail
Nearby Park	Davie Golf and Country Club
Nearby Bus Route	Routes 2 and 12

Description	
Overall Size	22.7 Gross Acres/21.5 Net Acres
Existing Use	Multi-Family Homes
Future Land Use	Residential 10 Dwelling Units/Acre
Zoning	Medium High Dwelling (RM-16) District
Overlay District	N/A
Design Regulation	N/A
Redevelopment Area	N/A
Drainage District	Central Broward Water Control District
Utilities Provider	City of Sunrise
Right-of-Way Acquisition	N/A



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Key Points

- The proposal would modify the existing site by filling an on-site lake to accommodate a new parking lot and removing one (1) of two (2) community pools and patio areas to allow for construction of two (2) three-story apartment buildings. The buildings would contain a total of seventy-two (72) two-bedroom dwelling units. The project also includes reconstruction of the community clubhouse and the addition of new parking spaces throughout the site.
- While the proposed density exceeds that typically permitted under the Residential 10 Dwelling Units per Acre land use category, the applicant is requesting approval of additional density through Policy 2.16.3 of the Broward County Land Use Plan (see attached). Use of the density bonus provisions of Policy 2.16.3 is at the discretion of the Town Council.
- The petitioner has satisfied the public participation requirements (see attached).

History

Zoning Information:

1. Annexation: The subject site was annexed into the Town of Davie through the adoption of Ordinance No. 73-047 on November 21, 1973.

Previous Project(s):

1. Plat - Arrowhead Golf and Tennis Club Phase III: This request was approved by the Town of Davie Town Council through Ordinance No. 79-049 on September 5, 1979, and then later recorded in Broward County Records (P.B. 109, PG. 30).
2. Site Plan - Cameron Cove (fka. Arrowhead Golf and Tennis Club Phase III): This request was approved by the Town of Davie Town Council on November 25, 1980.
3. Site Plan SP06-05-11 Cameron Cove: This request was approved by the Town of Davie for a new parking lot expansion.

Concurrent Project(s)

1. Variance (V25-122, Driveway Width)
2. Delegation (DG 25-006, Restrictive Note)
3. Site Plan (SP25-005, 72 New Multi-Family Homes)

Analysis

1. Site: The subject site is proposed to be developed with 72 multi-family housing units, spread across two three-story residential buildings. The new residential units would share existing community amenities within the Cameron Cove development, including the clubhouse and pool. A mail kiosk is located in the new parking lot, while trash dumpsters are provided throughout the existing community.
2. Architecture: The architecture of the buildings is similar to the existing Cameron Cove buildings and consists of a simple design with features such as stucco wall banding, tile roofs, stone veneer, and balconies with aluminum railings. Mechanical equipment is located on the center roof of the buildings and is shielded by parapet walls. The building color palette utilizes earth tones ranging from a white base color to gray accent colors.



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3. Access: The site design includes vehicular access to the new units from Southwest 24th Street and Southwest 30th Street, just off University Drive to the east, and then through the existing community.
4. Parking: The overall site design includes a total of 506 parking spaces, which is the same amount required by Town Code, including 11 accessible spaces properly located in front of the new buildings.
5. Traffic Concurrency: The applicant submitted a traffic statement (see attachments), which concluded that the project, including the existing multi-family units, would generate a total of 461 net daily trips, 23 net new AM peak-hour trips, and 31 net new PM peak-hour trips. The study found that the project would have a minor impact on the transportation network.
6. Lighting: The photometric design meets Town Code requirements. The proposed light fixtures are “full” cut-off and are compliant with the Town’s Night Sky ordinance.
7. Signage: The plans do not include any signage. All signs will be reviewed for Town Code compliance at the time of building permit.
8. Landscaping: The landscape design meets Town Code requirements and includes the installation of 145 new trees, relocation of 78 palm trees, and the preservation of six (6) trees in place. The applicant also proposes to remove 522 inches of non-specimen trees and will pay \$4,060 into the Tree Preservation Fund.
9. Drainage: The drainage design includes catch basins and exfiltration trenches connecting to dry retention areas and underground storage tanks. The system also includes an outfall to the adjacent lake on the west side of the project. Additional easements and/or dedications may be required by the Central Broward Water Control District (CBWCD) for drainage purposes.
10. Wildlife: A field survey was conducted by the Town’s wildlife consultant; there was no evidence of any threatened or endangered species nesting or foraging (see attachments).
11. School Capacity: The impact of new students associated with the development of garden apartments has been reviewed by the School Board of Broward County through a preliminary School Capacity Availability Determination (SCAD). The development satisfies public school concurrency, as adequate school capacity is anticipated to be available to support the proposal (see attachments).
12. Inclusionary Housing: The applicant proposes to utilize Broward County Land Use Plan Bonus Residential Density by restricting eleven (11) of the new dwelling units as “moderate-income” units (households not exceeding 120% of the area median income) for a period of 30 years. This policy provides six (6) bonus units per every one (1) moderate-income unit and does not require an amendment to the Town nor County land use plans.

Recommendations

Staff finds the application complete and suitable for further review.



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Attachments

1. Application Related Documents
2. School Capacity Availability Determination (SCAD)
3. Traffic Study
4. Wildlife Survey
5. Related Maps
6. Public Participation
7. Noticing Information

Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Fort Lauderdale, FL 33301 | T 954.468.7841 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Janna P. Lhota
(954) 468-7841
janna.lhota@hklaw.com

November 14, 2025

Mr. David Quigley
Planning and Zoning Manager
Town of Davie
8800 SW 36 Street
Davie FL 33328

Re: Cameron Cove - Site Plan Amendment - Narrative

Dear Mr. Quigley:

Holland & Knight LLP and Craven, Thompson & Associates, Inc. represent Sunpointe Cove, LLC (“Applicant”), the owner of the Cameron Cove apartments (the “Development”) located at 2451-2871 SW 79th Avenue (the “Property” or “Cameron Cove”)(Tax Folio No. 5041-21-12-0070) in the Town of Davie (the “Town”). The Applicant seeks, among other things, to add seventy-two (72) new two-bedroom units within two new apartment buildings to diversify the current unit mix for the community. A separate application seeking to amend the Plat Note to add the additional residential units is being concurrently filed.

Description of the Property:

The Property is generally located west of University Drive between SW 24th Street and SW 30th Street and behind the Shoppes of Arrowhead. The overall Property totals 21.42 acres with the development site totaling 4.1 acres. The Property is located within the Arrowhead Golf and Tennis Club Phase III Plat (“Plat”) (Plat Book 109, Page 30). The Property is presently improved with 220 one-bedroom apartments and one two-bedroom apartment located within nine (9) three-story garden apartment buildings located throughout the Property. The initial multi-family apartment community was constructed in the mid-1980s. The overall Development is presently and will continue to be served by the following utilities: water, sewer, electric and telecommunication facilities.



While the Property is designated “Residential (10)” the Town’s Future Land Use Map, the Broward County land use designation for the Property is Medium (16) Residential. The Property is further zoned Medium-High Density Dwelling (RM-16) District.¹

Description of the Project:

Cameron Cove is a unique apartment community as 220 of the 221 apartments are all one (1) bedroom units. With Broward’s growing population, the Property has been constrained with leasing as it effectively has no two-bedroom units to offer to families who seek affordable housing options in the Town. As a result, Applicant proposes to add two (2) new three-story apartments adding a total of seventy-two (72) new two-bedroom units to create a more diverse housing mix

¹ Per Policy 2.16.3 of the BrowardNext – 2017 Broward County Land Use Plan, and as confirmed by the Broward County Planning Council, bonus residential density may be allocated and a local land use map amendment is not required where the additional units incorporate affordable housing units based on the County’s bonus formula. The current application proposes to include eleven (11) moderate-income units within the total additional seventy-two (72) units proposed. Per Policy 2.16.3(6), any allocation of bonus residential density does not require an amendment to the Broward County Land Use Plan or the local land use plan. Attached to this letter is a further letter outlining the current and proposed mix of affordable and market rate housing options that will be associated with the Development if the Application is approved.

November 14, 2025

Page 3

within the community.² The development will be accomplished by removing one of the community's two pools and partially filling one of the many lakes that service the community. In addition to the new building construction, the Applicant will be reconfiguring and adding new parking, as well as constructing a new clubhouse for the benefit of the residents. This application follows an overall refresh of the existing buildings, including new painting and upgraded balconies.

The existing apartment buildings are three-story walk-ups with pitched roofs, designed with a clean modern aesthetic through a gray and white color scheme. While the proposed building massing differs slightly, the new construction maintains the same overall feel, finishes, and building height to ensure harmony across the development. The design explores a clean, contemporary look with a gray and white color palette, featuring pitched roofs. Additionally, all balconies will be covered. The new clubhouse also reflects this same aesthetic and will enhance the community by providing an improved amenity for the residents.

Please feel free to contact our office if you have any questions or require further information to accept this application.

Sincerely yours,

HOLLAND & KNIGHT LLP



Janna P. Lhota

JPL:jjk

² Included in the Application submittal is a Traffic Impact Statement prepared by JFO Group Inc. which provides information on the vested traffic generated by the existing uses and the anticipated traffic to be generated by the seventy-two (72) new units. The net new trips associated with the proposed new units totals 461 daily trips, 23 (5 In/18 Out) and 31 (20 In/11 Out) trips respectively. Per the applicable standards, the addition of the seventy-two (72) units to the existing Development will have a *de minimis* impact on the surround transportation network as all roadway links affected by the project would consume less than one percent (1%) of the adopted LOS.

Holland & Knight

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Janna P. Lhota
(954) 468-7841
janna.lhota@hklaw.com

August 26, 2025

Via Electronic Mail

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
8800 SW 36 Street
Davie FL 33328

Re: Cameron Cove – Inclusionary Housing

Dear Mr. Abramson:

As you are aware, Holland & Knight LLP represents Sunpointe Cove, LLC (“Applicant” or “Owner”), the owner of the Cameron Cove apartments located at 2451-2871 SW 79th Avenue (the “Property” or “Cameron Cove”)(Tax Folio No. 5041-21-12-0070) in the Town of Davie (the “Town”). The Applicant is currently processing several applications¹ with the Town to add seventy-two (72) new two-bedroom units within two new apartment buildings to diversify the current unit mix for the community.

As the Applicant is only seeking to add seventy-two (72) new residential units, the provisions of Section 12-575 of the Town’s Land Development Code do not apply. Notwithstanding the foregoing and as the Applicant is taking advantage of BrowardNext Policy 2.16.3 to accommodate the additional units,² we would like to provide the following information regarding the existing and proposed affordable housing opportunities proposed in connection with the Property.

¹ For reference, the pending applications include a Site Plan amendment (Case No. 2025-00050005), a Delegation Request to amend the restrictive note on the Plat (Case No. 2025-00050006) and a single variance request (Case No. V25-122).

² Per Policy 2.16.3 of the BrowardNext – 2017 Broward County Land Use Plan, and as confirmed by the Broward County Planning Council, bonus residential density may be allocated and a local land use map amendment is not required where the additional units incorporate affordable housing units based on the County’s bonus formula. The current application proposes to include eleven (11) moderate-income units within the total additional seventy-two (72) units proposed.

Description of the Property:

The Property is generally located west of University Drive between SW 24th Street and SW 30th Street and behind the Shoppes of Arrowhead. The overall Property totals 21.42 acres with the development site totaling 4.1 acres. The Property is located within the Arrowhead Golf and Tennis Club Phase III Plat (“Plat”) (Plat Book 109, Page 30). The Property is presently improved with 220 one-bedroom apartments and a single two-bedroom apartment located within nine (9) three-story apartment buildings located throughout the Property. The apartment community was constructed in the mid-1980s.



While the Property is designated “Residential (10)” on the Town’s Future Land Use Map, the Broward County land use designation for the Property is Medium (16) Residential. The Property is further zoned Medium-High Density Dwelling (RM-16) District.³

Description of the Project:

Cameron Cove is a unique apartment community as 220 of the 221 apartments are all one (1) bedroom units. With Broward’s growing population, the leasing of the Property has been constrained as it effectively has no two-bedroom units to offer to families who seek housing

³ Per Policy 2.16.3(6), any allocation of bonus residential density does not require an amendment to the Broward County Land Use Plan or the local land use plan.

options in the Town. As a result, Applicant proposes to add two (2) new three-story apartments adding a total of seventy-two (72) new two-bedroom units to create a more diverse housing mix within the community. The development will be accomplished by removing one of the community's two pools and partially filling one of the many lakes that service the community. In addition to the new building construction, the Applicant will be reconfiguring and adding new parking, as well as constructing a new clubhouse for the benefit of the residents. This application follows an overall refresh of the existing buildings, including new painting and upgraded balconies.

Affordable and Inclusionary Housing Program

The original 221-unit Cameron Cove development was developed through bonds issued by the Florida Housing Finance Agency ("Florida Housing") in 1985 and which was subject to, until this year, a Land Use Restriction Agreement ("LURA") that restricted at least thirty (30%) percent of the units as affordable. While the LURA was set to expire on June 15th, the Owner voluntarily extended the LURA for another five (5) years committing to set aside seventy-one (71) units for low-income households (equal to or below eighty percent (80%) of area median income for Broward County)("2025 LURA"). The 2025 LURA will automatically extend in 2030 (and 2035) for additional five (5) year terms until Owner provides notice to Florida Housing otherwise. In connection with these units, the Owner provides information as required by the Compliance Monitoring and Service Agreement to Florida Housing.

As noted earlier, the additional seventy-two (72) two-bedroom units proposed as part of the current Application are allowed by virtue of Policy 2.16.3 of the BrowardNext – 2017 Broward County Land Use Plan. Policy 2.16.3 allows the allocation of bonus residential density without the need of a local land use map amendment where the additional units incorporate affordable housing units based on the County's bonus formula. The current Application proposes to include eleven (11) moderate-income units⁴ within the total additional seventy-two (72) units proposed. Thus, with the approval of this Application, the Property will diversify its inventory of affordable units to now include two-bedroom units, where only one-bedroom units have historically been provided.

As required by Policy 2.16.3, Owner will provide to the Town a restrictive covenant covering the seventy-two (72) new two-bedroom units assuring that the eleven (11) bonus units will be maintained for a period of at least thirty (30) years. These units will be located within one or both of the two new three-story apartment buildings proposed as part of the Application and will be moderate-income units per Policy 2.16.3 and will be advertised similar to the existing low-income affordable units.

⁴ Moderate-income person includes individuals having a total annual anticipated income for the household that do not exceed 120 percent of the median annual income adjusted for family size for households within Broward County.

August 26, 2025

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Please feel free to contact our office if you have any questions or require further information on this matter.

Sincerely yours,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to read "Janna P. Lhota". The signature is fluid and cursive, with the first name being the most prominent.

Janna P. Lhota

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN

SBBC-4164-2025

Municipality Number: SP25-001

Folio #: 504121120070

Cameron Cove

October 15, 2025



SCAD Expiration Date: April 13, 2026

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date:	October 15, 2025	Single-Family:				Elementary:	21
Name:	Cameron Cove	Townhouse:				Middle:	9
SBBC Project Number:	SBBC-4164-2025	Garden Apartments:	293			High:	14
County Project Number:	N/A	Mid-Rise:				Total:	44
Municipality Project Number:	SP25-001	High-Rise:					
Owner/Developer:	Sunpointe Cove, LC	Mobile Home:					
Jurisdiction:	Davie	Total:	293				

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Over/Under Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Silver Ridge	962	970	841	-129	-7	86.7%	43
Indian Ridge	1,975	1,975	1,837	-138	-6	93.0%	28
Western	3,717	3,717	3,560	-157	-6	95.8%	55

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				25/26	26/27	27/28		
Silver Ridge	884	-118	88.2%	822	782	741	705	663
Indian Ridge	1,865	-368	83.5%	1,797	1,775	1,759	1,749	1,736
Western	3,615	-139	96.3%	3,567	3,552	3,535	3,512	3,506

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark Enrollment	Over/(Under)	Projected Enrollment	
				25/26	26/27
Imagine School- Plantation	1,340	424	-916	424	424
Somerset Academy Davie K_5	800	150	-650	150	150

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Silver Ridge	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Indian Ridge	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Western	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

There are a total of 293 garden apartment units permitted on the site, as confirmed by the applicant, of which 221 units have been constructed and 72 units remain unbuilt. The site plan application proposes 293 (220 one-bedroom or less and 73 two-bedroom) garden apartment units, which are anticipated to generate 44 (21 elementary, 9 middle, and 14 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2024/25 school year include Silver Ridge Elementary, Indian Ridge Middle and Western High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), these schools are expected to maintain their current status through the 2026/27 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2024/25 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 293 (220 one-bedroom or less and 73 two-bedroom) garden apartment units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on April 13, 2026. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-4164-2025 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

10/16/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title



July 8, 2025

Sent via e-mail: Alan.Rodriguez@nuveen.com

Sunpointe Cove, LLC
 Carlos Bueno
 C/O Alan Rodriguez, Director
 801 Brickell Ave Suite 2310
 Miami, FL 33131

Re: Cameron Cove - 2871 SW 79 Avenue (Davie)
TRAFFIC IMPACT STATEMENT
Property ID: 5041-21-12-0070

Dear Alan,

JFO Group Inc. has been retained to prepare a traffic statement to determine compliance with the *Town of Davie Unified Land Development Code* associated with a site plan application to add 72 multifamily homes to the subject site which currently includes 221 multifamily units.

The site is located west of University Drive, between SW 30th Street and Nova Drive in the Town of Davie, Florida. Figure 1 shows the project location in relation to the transportation network. Property ID associated with this project is 5041-21-12-0070. A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the latest approved site plan while Exhibit 3 includes a copy of the proposed site plan. Project buildout is expected in the year 2028.



Figure 1 : Project Location

Project trip generation rates used for this analysis were based on the 11th Edition of the Institute of Transportation Engineers Trip Generation Manual. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R² of at least 0.75, fitted curve equations were used. Exhibit 4 includes a copy of the ITE trip generation rates and equations.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	220	T = 6.41(X) + 75.31	24%	76%	T = 0.31(X) + 22.85	63%	37%	T = 0.43(X) + 20.55

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the vested trips under the existing conditions and the proposed development. As shown in Table 2, the net daily, AM and PM peak trips potentially generated due to the proposed changes are 461, 23 (5 In/18 Out) and 31 (20 In/11 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
VESTED/EXISTING DEVELOPMENT								
Multifamily (low-Rise)	221 DUs	1,492	22	69	91	73	43	116
Net Vested Traffic		1,492	22	69	91	73	43	116
PROPOSED DEVELOPMENT								
Multifamily (low-Rise)	293 DUs	1,953	27	87	114	93	54	147
Net Proposed Traffic		1,953	27	87	114	93	54	147
Net Traffic		461	5	18	23	20	11	31

Figure 2 illustrates the proposed trip distribution associated with the project. Table 3 identifies the roadways most impacted by the proposed amendment, detailing the number of lanes, existing traffic volumes, adopted level of service (LOS), and current LOS for each roadway segment. Similarly, Table 3 presents the projected LOS for the affected roadways under both existing conditions and the long-range planning horizon.

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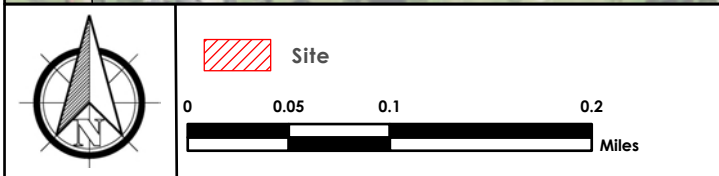
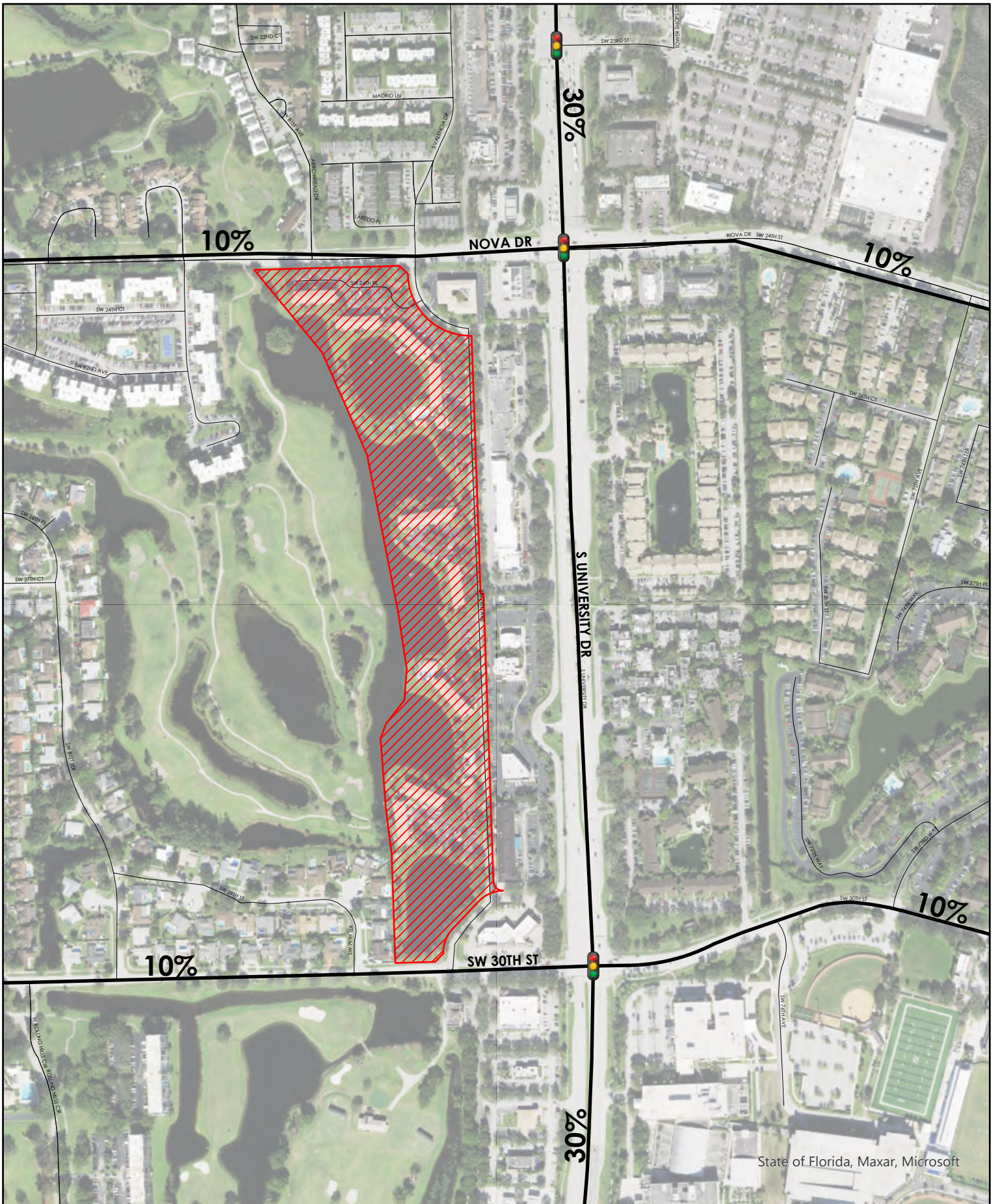


Figure 2:
Trip Distribution
CAMERON COVE



Table 3: Link Analysis Summary

2020 Daily											
ID	Roadway	Segment	Number of Lanes	2020 AADT	Adopted Level of Service	Project Distribution	Project Trips	Project Significance	Daily Traffic with Project	2020 V/C without project	2020 V/C with project
336	Nova Dr	E of Pine Island Rd	2	6,700	13,320	10%	46	0.35%	6,746	0.50	0.51
338	Nova Dr	E of University Dr	2	8,700	13,320	10%	46	0.35%	8,746	0.65	0.66
1022	SW 30 St	E of Pine Island Rd	2	4,300	13,320	10%	46	0.35%	4,346	0.32	0.33
1024	SW 30 St	E of University Dr	2	4,000	13,320	10%	46	0.35%	4,046	0.30	0.30
345	University Dr	N of Griffin Rd	6	47,500	59,900	30%	138	0.23%	47,638	0.79	0.80
347	University Dr	N of Nova Dr	6	57,500	59,900	30%	138	0.23%	57,638	0.96	0.96
2020 Peak Hour											
ID	Roadway	Segment	Number of Lanes	2020 Peak Hour	Adopted Level of Service	Project Distribution	Project Trips	Project Significance	PH Traffic with Project	2020 V/C without project	2020 V/C with project
336	Nova Dr	E of Pine Island Rd	2	637	1,197	10%	3	0.25%	640	0.53	0.53
338	Nova Dr	E of University Dr	2	827	1,197	10%	3	0.25%	830	0.69	0.69
1022	SW 30 St	E of Pine Island Rd	2	409	1,197	10%	3	0.25%	412	0.34	0.34
1024	SW 30 St	E of University Dr	2	380	1,197	10%	3	0.25%	383	0.32	0.32
345	University Dr	N of Griffin Rd	6	4,513	5,390	30%	9	0.17%	4,522	0.84	0.84
347	University Dr	N of Nova Dr	6	5,463	5,390	30%	9	0.17%	5,472	1.01	1.02
2045 Daily											
ID	Roadway	Segment	Number of Lanes	2045 AADT	Adopted Level of Service	Project Distribution	Project Trips	Project Significance	Daily Traffic with Project	2045 V/C without project	2045 V/C with project
336	Nova Dr	E of Pine Island Rd	2	13,100	13,320	10%	46	0.35%	13,146	0.98	0.99
338	Nova Dr	E of University Dr	2	14,700	13,320	10%	46	0.35%	14,746	1.10	1.11
1022	SW 30 St	E of Pine Island Rd	2	8,700	13,320	10%	46	0.35%	8,746	0.65	0.66
1024	SW 30 St	E of University Dr	2	9,076	13,320	10%	46	0.35%	9,122	0.68	0.68
345	University Dr	N of Griffin Rd	6	63,000	59,900	30%	138	0.23%	63,138	1.05	1.05
347	University Dr	N of Nova Dr	6	67,900	59,900	30%	138	0.23%	68,038	1.13	1.14
2045 Peak Hour											
ID	Roadway	Segment	Number of Lanes	2045 Peak Hour	Adopted Level of Service	Project Distribution	Project Trips	Project Significance	PH Traffic with Project	2045 V/C without project	2045 V/C with project
336	Nova Dr	E of Pine Island Rd	2	1,245	1,197	10%	3	0.25%	1,248	1.04	1.04
338	Nova Dr	E of University Dr	2	1,397	1,197	10%	3	0.25%	1,400	1.17	1.17
1022	SW 30 St	E of Pine Island Rd	2	827	1,197	10%	3	0.25%	830	0.69	0.69
1024	SW 30 St	E of University Dr	2	862	1,197	10%	3	0.25%	865	0.72	0.72
345	University Dr	N of Griffin Rd	6	5,985	5,390	30%	9	0.17%	5,994	1.11	1.11
347	University Dr	N of Nova Dr	6	6,451	5,390	30%	9	0.17%	6,460	1.20	1.20

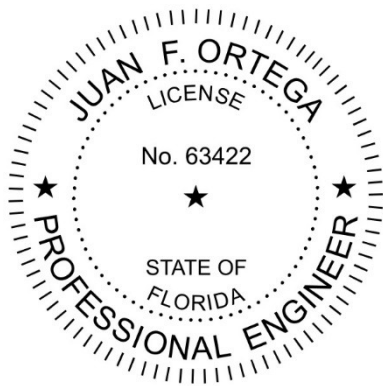
The proposed changes to the Cameron Cove property have been evaluated in accordance with the Town of Davie Unified Land Development Code. This analysis demonstrates that the addition of 72 multifamily units to the existing 221-unit development will have a *De Minimis* impact on the transportation network, as all roadway links affected by the project would consume less than one percent (1%) of the adopted level of service capacity.

Furthermore, Nova Drive and University Drive will be backlogged under background traffic conditions in the year 2045. Therefore, no additional improvements beyond those necessary to address the existing deficiencies due to background traffic are required. According to Florida Statutes, for concurrency purposes, any such necessary improvements are considered to be in place.

As a result, this analysis confirms that the proposed changes to the Cameron Cove development comply with the Town of Davie Unified Land Development Code and do not require a Traffic Impact Analysis.

Sincerely,

JFO GROUP INC
COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
 - Exhibit 2: Approved Site Plan
 - Exhibit 3: Proposed Site Plan
 - Exhibit 4: ITE Trip Generation Rates
 - Exhibit 5: Roadway Capacity and Level of Service

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PROPERTY SUMMARY

Tax Year: 2025	Property Use: 03-03 Multi-family 100 units +	Deputy Appraiser: Damon Pierce
Property ID: 504121120070	Millage Code: 2412	Appraisers Number: 954-357-6835
Property Owner(s): SUNPOINTE COVE LLC % RYAN LLC	Adj. Bldg. S.F.: 145318	Email: commercialtrim@bcpa.net
Mailing Address: 4055 RIVEREDGE DR #320 TAMPA, FL 33637	Bldg Under Air S.F.:	Zoning : RM-16 - MULTI-FAMILY RESIDENTIAL
Physical Address: 2451 - 2871 SW 79 AVENUE DAVIE, 33324	Effective Year: 1987	Abbr. Legal Des.: ARROWHEAD GOLF AND TENNIS CLUB PHASE III 109-30 B TRACT G LESS PT DESC'D AS,BEG ATSW COR OF TRACT D,WLY 10,NLY 927.49,ELY 0.34,ELY 34.84,SWLY ARC DIST 39.44,SLY 902.24 TO POB
	Year Built: 1986	
	Units/Beds/Baths: 221 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$5,919,720	\$28,870,680	0	\$34,790,400	\$34,790,400	
2024	\$5,919,720	\$28,870,680	0	\$34,790,400	\$34,790,400	\$70,363.30
2023	\$5,919,720	\$26,206,290	0	\$32,126,010	\$31,854,760	\$67,562.50

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$34,790,400	\$34,790,400	\$34,790,400	\$34,790,400
Portability	0	0	0	0
Assessed / SOH	\$34,790,400	\$34,790,400	\$34,790,400	\$34,790,400
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$34,790,400	\$34,790,400	\$34,790,400	\$34,790,400
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/09/2002	Special Warranty Deed	\$12,750,000	33110 / 1145
11/01/1992	Certificate of Title	\$1,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$8.00	737.518	Square

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
01/01/1991	Quit Claim Deed	\$100				
11/01/1985	Warranty Deed	\$100			SqFt	Foot
05/01/1985	Special Warranty Deed	\$1,662,500		\$0.10	195,750	Square Foot

RECENT SALES IN THIS SUBDIVISION

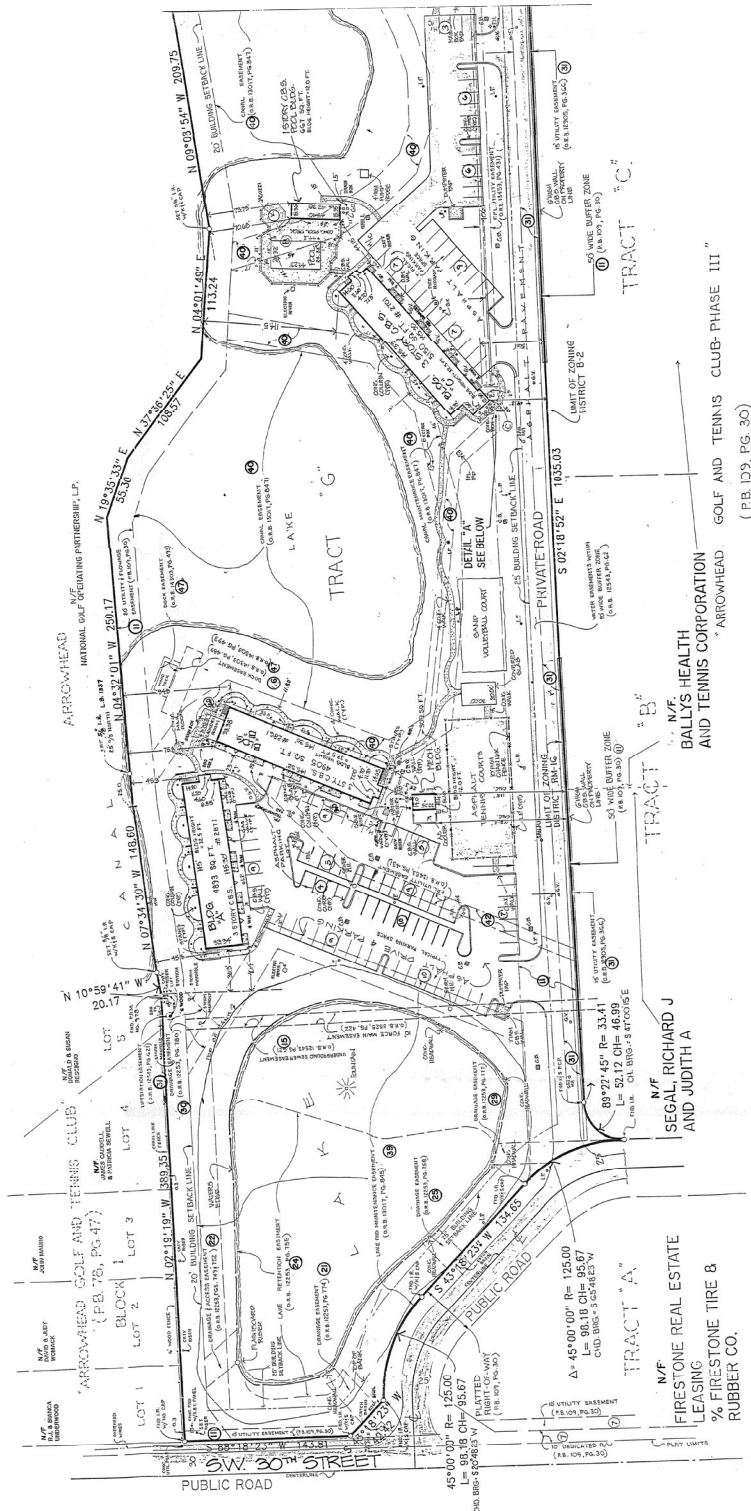
Property ID	Date	Type	Qualified/Disqualified	Price	CIN	Property Address
504121120021	03/08/2024	Special Warranty Deed	Qualified Sale	\$7,975,000	119467854	2853 S UNIVERSITY DR DAVIE, FL 33328

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Davie Fire Protection (24)			Central Broward (B)			Davie Stormwater (DV)			Silver Ridge Elementary School: A
Spec./Comb. (S)			Central Broward (B)						Indian Ridge Middle School: B
145,318						46.68			Western High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	35	Barbara Sharief	Brenda Fam

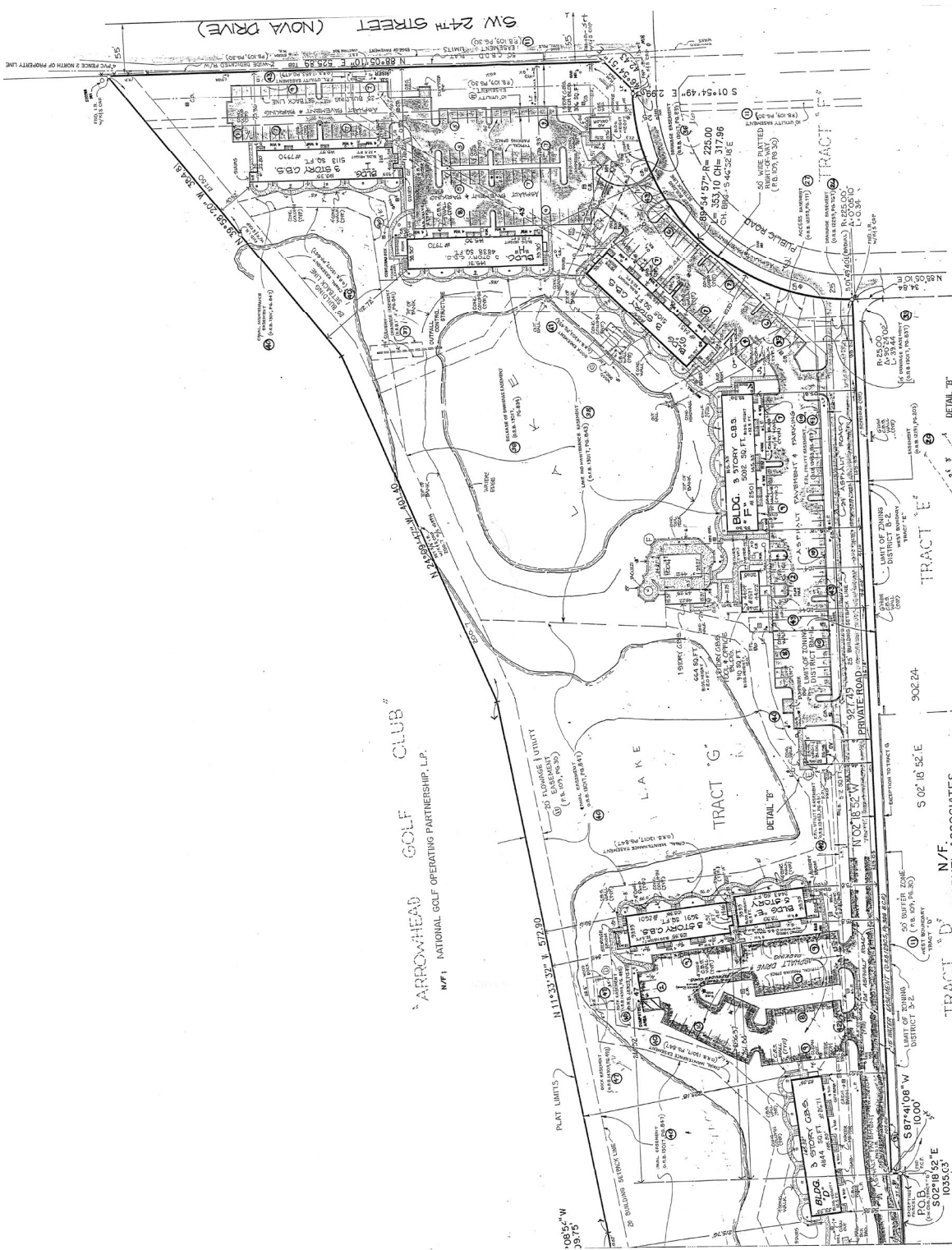


N/F
FIRESTONE REAL ESTATE
LEASING
% FIRESTONE TIRE &
RUBBER CO.

N/F
SEGAL, RICHARD J
AND JUDITH A

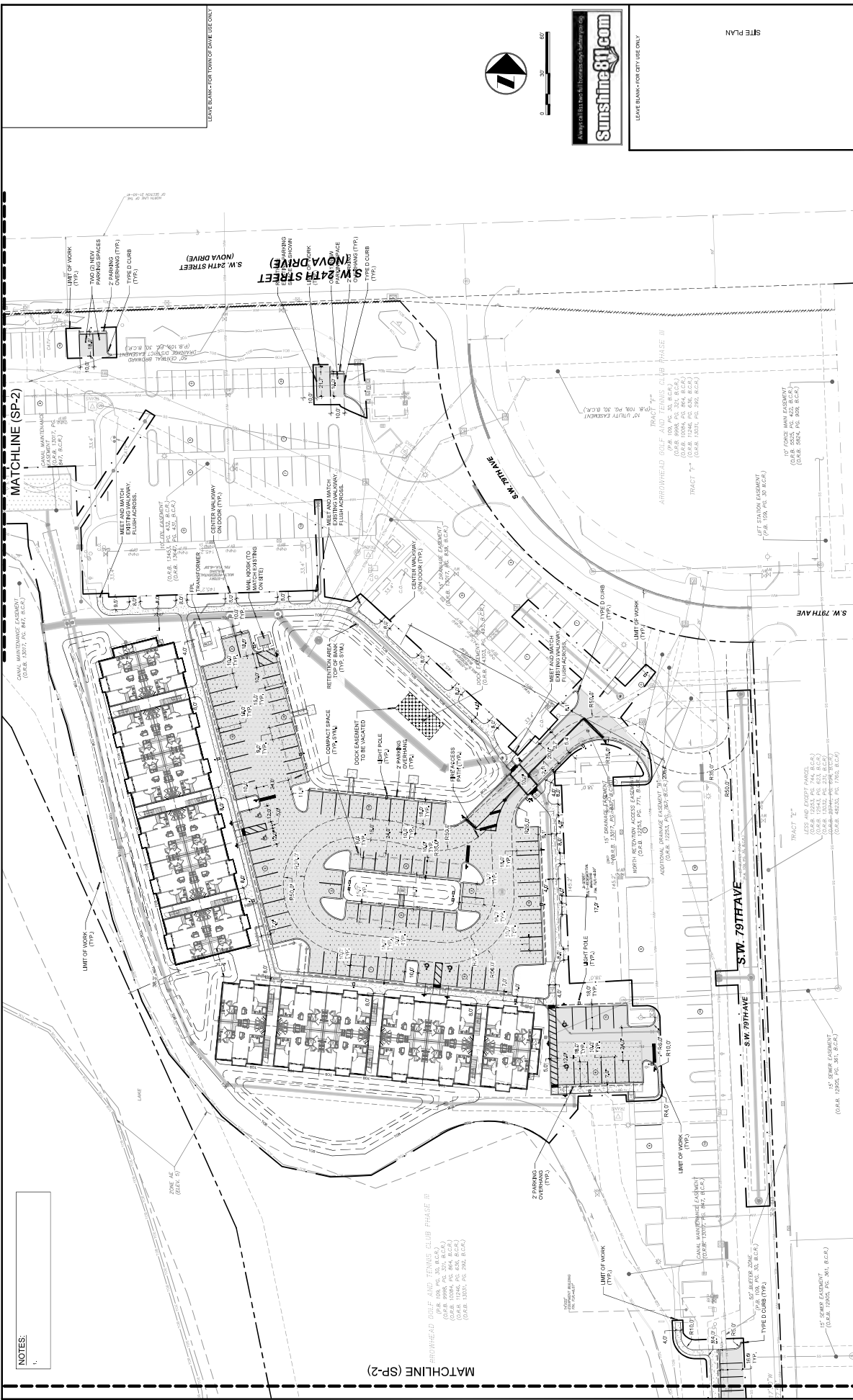
N/F
BALLY'S HEALTH
AND TENNIS CORPORATION
ARROWHEAD

GOLF AND TENNIS CLUB - PHASE III
(P.B. 109, PG. 30)



ARROWHEAD GOLF CLUB
 NATIONAL GOLF OPERATING PARTNERSHIP, L.P.
 M/F

TRACT E
 TRACT D
 TRACT F
 TRACT G
 TRACT H
 TRACT I
 TRACT J
 TRACT K
 TRACT L
 TRACT M
 TRACT N
 TRACT O
 TRACT P
 TRACT Q
 TRACT R
 TRACT S
 TRACT T
 TRACT U
 TRACT V
 TRACT W
 TRACT X
 TRACT Y
 TRACT Z



NOTES:
1.

MATCHLINE (SP-2)

ARRHEADHEAD GOLF AND TENNIS CLUB PHASE III
(O.B.B. 10000, P.C. 300, B.C.A.)
(O.B.B. 10000, P.C. 300, B.C.A.)
(O.B.B. 10000, P.C. 300, B.C.A.)
(O.B.B. 10000, P.C. 300, B.C.A.)



LEAVE BLANK - FOR CITY USE ONLY

SITE PLAN

SEAL	DATE	02/01/2025
	NO. OF SHEETS	02/01/2025
	PROJECT NO.	24-0035-001-01
	SHEET	SP-1 of X

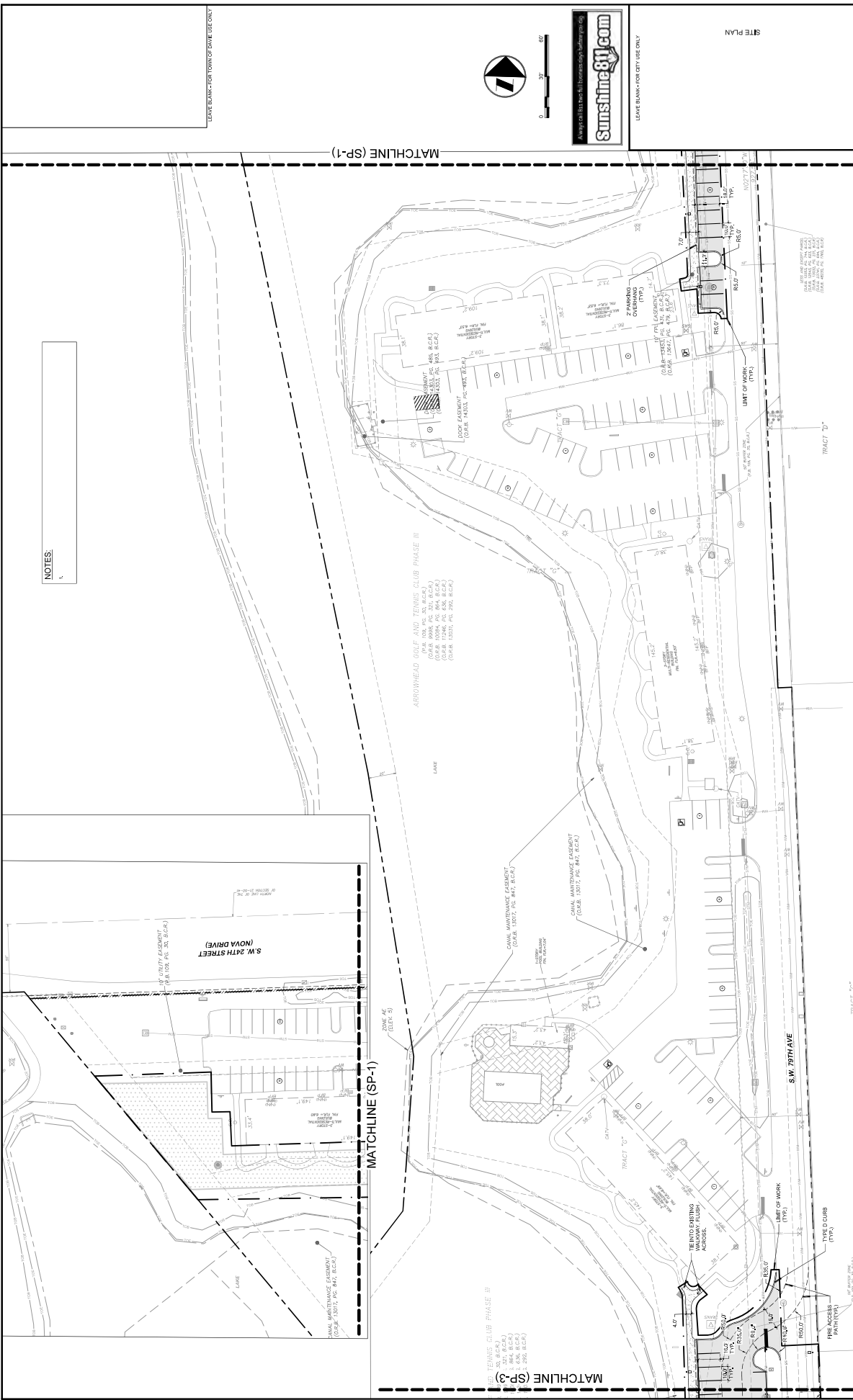
SITE PLAN

CAMERON COVE
2451+2871 SW 79TH AVENUE, DAVIE, FLORIDA 33324
PREPARED FOR
NUVEEN REAL ESTATE

CEAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS + PLANNERS + SURVEYORS
5000 SW 11TH STREET, SUITE 200
DAVIE, FLORIDA 33314
TEL: 954.944.1111
WWW.CEAVEN-THOMPSON.COM

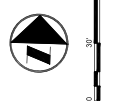
SCALE	DATE	BY	FOR
DESIGNED BY	THUR		
DRAWN BY	THUR		
CHECKED BY	CE		

NO.	REVISIONS	DATE	BY	FOR



NOTES:
1.

LEAVE BLANK - FOR TOWN OF DAVIE USE ONLY



LEAVE BLANK - FOR CITY USE ONLY

SITE PLAN

SEAL	DATE	02/01/2025
	DRAWN BY	
	PROJECT NO.	24-0035-01-01
	SHEET	SP-2 of X

SITE PLAN

CAMERON COVE
2451+2871 SW 79TH AVENUE, DAVIE, FLORIDA 33324
 PREPARED FOR
 NUVEEN REAL ESTATE

CREVEN THOMPSON AND ASSOCIATES, INC.
 ENGINEERS & PLANNERS + SURVEYORS
 5000 SW 11TH STREET, SUITE 200
 MIAMI, FLORIDA 33135
 PHONE: (305) 666-1111 FAX: (305) 666-1112
 WWW.CREVEN-THOMPSON.COM

NO.	REVISIONS	DATE	BY	CHKD BY

Land Use: 220 Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ¼ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

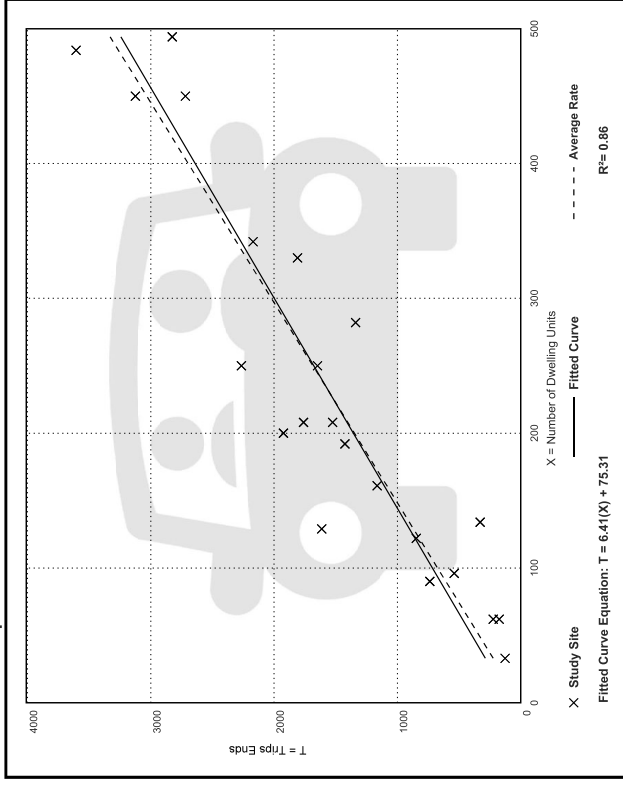
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

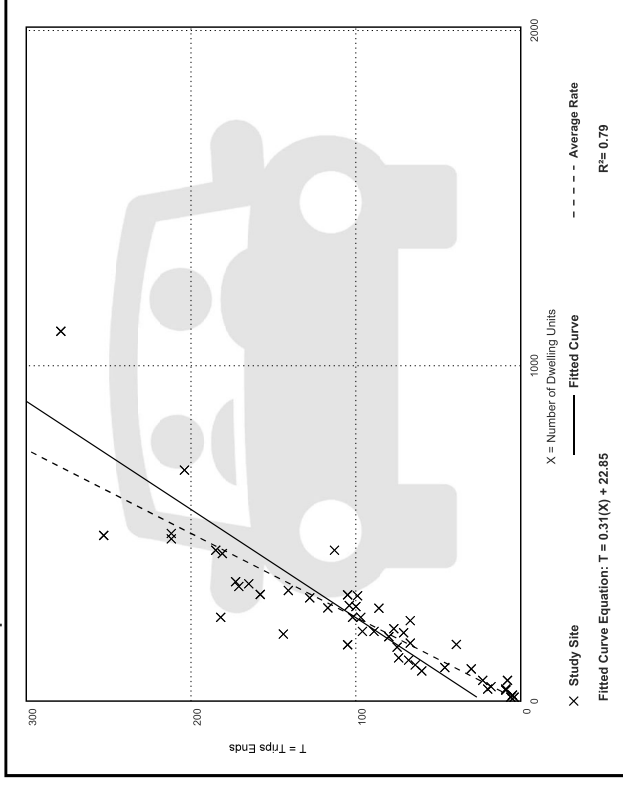
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

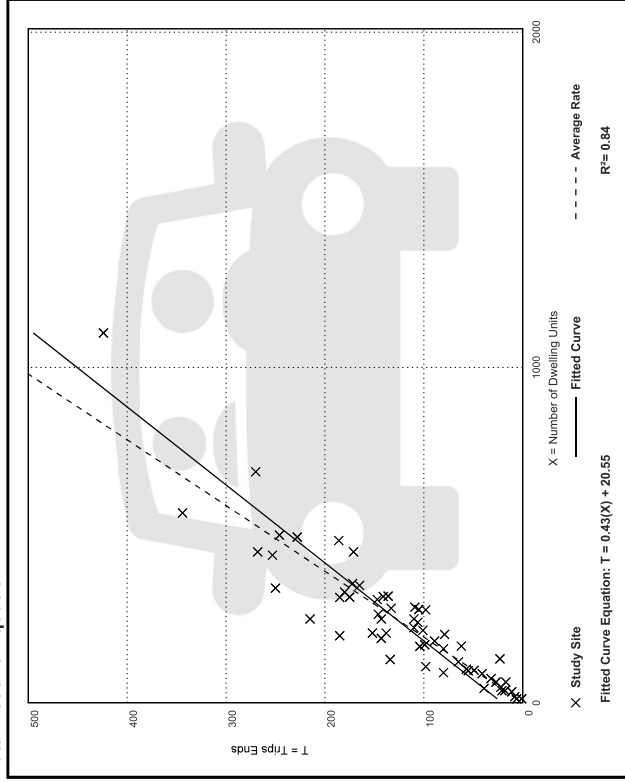
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



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APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2020 & 2045

ID	E/W Roadway	Segment	2020						2045											
			Daily Conditions			Peak Hour Conditions			Daily Conditions			Peak Hour Conditions								
			Design Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS				
1022	SW 30 St	E of Pine Island Rd	264	4300	13320	0.32	C	409	1197	0.34	C	264	8700	13320	0.65	D	827	1197	0.69	D
1024	SW 30 St	E of University Dr	264	4000	13320	0.30	C	380	1197	0.32	C	264	9076	13320	0.68	D	862	1197	0.72	D
336	Nova Dr	E of Pine Island Rd	264	6700	13320	0.50	D	637	1197	0.53	D	264	13100	13320	0.98	D	1245	1197	1.04	E
338	Nova Dr	E of University Dr	264	8700 e	13320	0.65	D	827	1197	0.69	D	264	14700	13320	1.10	F	1397	1197	1.17	F

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; f - maximum LOS "D" service volume reduced by 5%

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2020 & 2045

ID	N/S Roadway	Segment	2020						2045											
			Daily Conditions			Peak Hour Conditions			Daily Conditions			Peak Hour Conditions								
			Design Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Design Code	Volume	Capacity	V/C	LOS				
345	University Dr	N of Griffin Rd	622	47500	59900	0.79	C	4513	5390	0.84	C	622	63000	59900	1.05	F	5985	5390	1.11	F
347	University Dr	N of Nova Dr	622	57500	59900	0.96	C	5463	5390	1.01	F	622	67900	59900	1.13	F	6451	5390	1.20	F

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; f - maximum LOS "D" service volume reduced by 5%

Cameron Cove – 2471-2871 Southwest 79th Avenue
Parcel Folio No. 504121120070

NATURAL RESOURCES



FLORA & FAUNA

*"Improving
Communities ...*

*... Creating
Environments"*

Wildlife Field Assessment
per
Town of Davie Code of Ordinances
Chapter 12, Article VI, Div.4
Sec. 12-176- Wildlife Protection
Project No: 2025-00050005
January 28th, 2026

prepared for:
Town of Davie

**CAMERON COVE
PARCEL FOLIO NOS. 504121120070
WILDLIFE FIELD ASSESSMENT**

Town of Davie Project No: 2025-00050005

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE NUMBER</u>
INTRODUCTION	2
SITE LOCATION.....	2
QUALIFICATIONS	2
OBSERVATIONS	2
SUMMARY	3

APPENDICES

- A. PHOTO PAGES
- B. SITE PLAN

**CAMERON COVE
PARCEL FOLIO NOS. 504121120070
WILDLIFE FIELD ASSESSMENT**

INTRODUCTION

The scope of this report is to provide a Wildlife Field Assessment to determine whether the proposed activity may adversely impact any state or federally listed endangered or threatened species, in accordance with the Town of Davie Code of Ordinances, Chapter 12, Article VI, Division 4, Section 12-176 – Wildlife Protection. A qualified field biologist conducted a site visit on January 28th, 2026, to assess the project area for the presence of any protected wildlife species regulated under state and federal law, including those listed by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS).

SITE LOCATION

The project site, known as Cameron Cove (Project Number 2025-00050005), is located at 2471-2871 Southwest 79th Avenue in Broward County. The project site includes part of one (1) parcel identified by Folio Number 504121120070. See Appendix B – Site Plan. The project site can be generally described as a stormwater retention pond and the waterfront property of an apartment complex.

QUALIFICATIONS

Miller Legg (ML) is a statewide award-winning consulting firm that brings together the elements of engineering, planning, landscape architecture and urban design, surveying, environmental consulting, environmental engineering and geographic information systems services. Field biologists have advanced degrees in the biological fields and extensive experience in identifying Florida faunal and floral species. Certifications include: Professional Wetland Scientist, Certified Environmental Professional, Wetland Delineation Certification, Certified Landscape Inspector, and Certified Arborist.

OBSERVATIONS

During the field review, a ML biologist conducted pedestrian transects across the project site, working generally from west to east and north to south. A large retention lake occupies the majority of the project site. Very sparse emergent and aquatic plants were observed within or along the periphery of the lake. Landscaped trees and shrubs of native and oriental varieties were observed throughout the project site. These were planted among sodded lawn areas and hardscape, located east of the retention lake. Notable tree species observed within the site included slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), gumbo limbo (*Bursera simaruba*), pink trumpet (*Tabebuia heterophylla*), weeping bottlebrush (*Callistemon viminalis*). Notable shrub species observed included dwarf schefflera (*Schefflera arboricola*) and croton (*Codiaeum variegatum*) hedges. In close proximity to the project site, but outside of the proposed footprint, mature black olives (*Terminalia buceras*) were located in the adjacent eastern parking lot. Potential roosting trees and buildings were visually inspected for potential roosting features suitable for the Florida

bonneted bat (*Eumops floridanus*), including cavities, exfoliating bark, and other features that could provide roosting opportunities.

Several wood stork (*Mycteria americana*), a federally Threatened species, and white ibis (*Eudocimus albus*), a state Imperiled species, were observed loafing and traveling through the site along the edge of the retention lake and perched within nearby trees. The man-made lake shoreline consists of what appeared to be engineered banks with permanently inundated depths exceeding typical wood stork foraging ranges and lacking extensive shallow littoral shelves. No foraging, nesting, or courtship behavior was observed. As such, the shoreline does not function as suitable wood stork foraging habitat. See Appendix A – Photo Pages. Within hedges and trees onsite, several bird nests were observed. However, no signs of active roosting, nesting or denning, such as guano staining, audible chirps, eggs, un-fledged young or defensive behaviors were observed during the field review. No other protected species, other than Migratory Bird Treaty Act (MBTA) protected birds, were observed during the site visit. It should be noted that protected species may not be harassed or harmed and must leave the site naturally prior to any construction and related work activities.

The federal Migratory Bird Treaty Act (MBTA) protects migratory birds’ in-use nests, eggs, and nest-dependent nestlings from “take” and other means of harm or collection. However, the MBTA does not prohibit the destruction of *inactive* migratory bird nests that are empty, contain non-viable eggs or young, or are being built, but do not yet have an egg in them. No in-use nests were observed during this field visit. See table, below, regarding Endangered Species Act (ESA) and state protected species with potential to be observed during the assessment.

Common Name	Scientific Name	Habitat Observed	Species Observed
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	No	No
Florida Panther	<i>Puma concolor</i>	No	No
Eastern Black Rail	<i>Laterallus jamaicensis spp.</i>	No	No
Eastern Indigo Snake	<i>Drymarchon couperi</i>	No	No
Everglade Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	No	No
Florida Bonneted Bat	<i>Eumops floridanus</i>	Yes	No
Gopher Tortoise	<i>Gopherus polyphemus</i>	No	No
Wood Stork	<i>Mycteria americana</i>	No	Yes
White Ibis	<i>Eudocimus albus</i>	No	Yes
Southeastern Beach Mouse	<i>Peromyscus polionotus niveiventris</i>	No	No

Notes: Relevant ESA / state-protected species found on IPAC and FNAI species list.

SUMMARY

On January 28, 2026, Miller Legg conducted a wildlife field assessment to determine if proposed activities, on the Cameron Cove property and in accordance with the Town of Davie Wildlife Protection Ordinance, may impact state or federally listed species. The project site consist of a

stormwater retention pond and the waterfront property of an apartment complex that includes native and ornamental trees.

Trees, shrubs, and man-made structures were visually inspected for active bird nesting and potential Florida bonneted bat roosting habitat, but no signs of roosting or active nesting were observed. Open areas were inspected for evidence of burrowing activity; however, none were found. At the time of the field review, federally protected wood stork and state protected white ibis were observed, however, not actively foraging or displaying nesting behaviors. It should be noted that protected species may not be harassed or harmed and must leave the site naturally prior to any construction and related work activities.

Appendix A – PHOTO PAGES

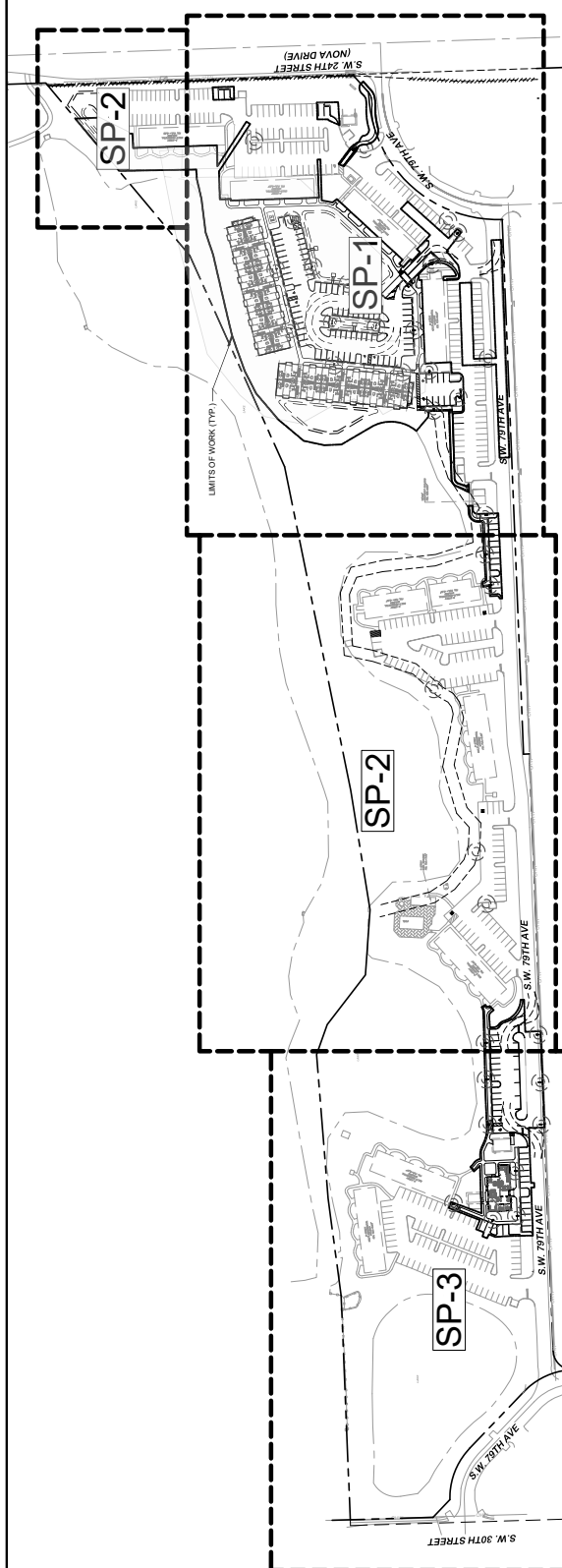


Photo 1 : Wood stork, cormorant, and muscovy duck loafing along edge of retention lake. Viewing west.



Photo 2: White ibis perched in tree canopy overhanging the project site.

LEAVE BLANK FOR TOWN OF DAVIE USE ONLY



DEVELOPMENT SITE DATA:

ZONING:	RM-16
EXISTING LAND USE DESIGNATION:	RESIDENTIAL TO DUJ ACRE
GROSS SITE AREA:	960,630 SF
NET SITE AREA:	935,164 SF
WORK AREA:	203,970 SF
	(LIMITS OF WORK ONLY)

OPEN SPACE CALCULATIONS	AREA (SF)	REQUIRED	PROVIDED
IMPERVIOUS AREA:	116,363 SF	75% Max.	57.1%
OPEN SPACE/PERVIOUS AREA:	87,587 SF	25% Min.	42.9%

SETBACK REQUIREMENTS	LOCATION	REQUIRED	PROVIDED
FRONT SETBACK	NORTH	25'	N/A
REAR SETBACK	WEST	25'	36.3'
INTERIOR WEST SIDE BUILDING SETBACK	SOUTH	20'	N/A
INTERIOR EAST SIDE BUILDING SETBACK	EAST	20'	N/A

LANDSCAPE BUFFERS	LOCATION	REQUIRED	PROVIDED
ABUTTING GOLF COURSE (NEW BUILDINGS ONLY)	NORTH	10'	10'

NEW APARTMENT BUILDINGS

NUMBER OF DWELLING UNITS:	72
GROSS FLOOR AREA (TOTAL OF BOTH BUILDINGS):	267,736
NUMBER OF 1 BEDROOM UNITS	0
NUMBER OF 2 BEDROOM UNITS (964 sq. ft.)	72
NUMBER OF STORIES (EACH BUILDING):	3 STORIES
BUILDING HEIGHT (35' MAX.):	28.5'

TABLE 12-32.8(F)(1): PARKING REQUIREMENTS BY UNIT (ENTIRE SITE)

UNIT TYPE	UNITS	SPACES / UNIT TYPE	REQUIRED	PROVIDED
1 BEDROOM	220	1.5 spaces / unit	330	
2 BEDROOM	72 (1 ex. + 72 new)	2 spaces / unit	144	
GUEST SPACES		1 space / 10 units	30	
TOTALS:	292 UNITS		506	506

PARKING BY TYPE

STANDARD SURFACE PARKING SPACES	476	(Total Existing + New Spaces)
COMPACT SURFACE PARKING SPACES (25% Max. of total standard parking spaces)	26	(New Spaces Only - 50% Total)
AC ACCESSIBLE PARKING SPACES (included in total parking count)	11	(Total Existing + New Spaces)
TOTAL PARKING PROVIDED:	506	

NOTES:

- IN CONNECTION WITH THE CONCURRENT APPLICATION TO AMEND THE EXISTING SITE PLAN FOR THE EXISTING RESTRICTIVE NOTE ON THE ARROWHEAD GOLF AND TENNIS CLUB PHASE III PLAT (PLAT) PLAT BOOK 109, PAGE 30) AS FOLLOWS:
FROM: 220 ONE-BEDROOM GARDEN APARTMENTS AND 1 TWO-BEDROOM GARDEN APARTMENTS TO: 220 ONE-BEDROOM GARDEN APARTMENTS AND 72 TWO-BEDROOM GARDEN APARTMENTS (OF WHICH 11 OF THE TWO-BEDROOM GARDEN APARTMENTS SHALL BE INDISPERTE AFFORDABLE HOUSING UNITS)
- ELEVEN (11) OF THE PROPOSED SEVENTY-TWO (72) NEW RESIDENTIAL UNITS WILL BE SET ASIDE AS MODERATE-INCOME UNITS PER BROWARDNEXT POLICY 2.16.3.



DAVIE BANK - FOR CITY USE ONLY

DATE: 07/11/2025
DRAWING NO.:
PROJECT NO.:
SHEET NO.: 24-0035-001-01
SHEET OF X

SEAL: [Blank]
NAME: D. [Blank]
FLORIDA P.E. NO. 6667397
DATE: November 14, 2025

OVERALL SITE PLAN

CAMERON COVE
2451-2871 SW 79TH AVENUE, DAVIE, FLORIDA 33324
PREPARED FOR:
NUVEEN REAL ESTATE

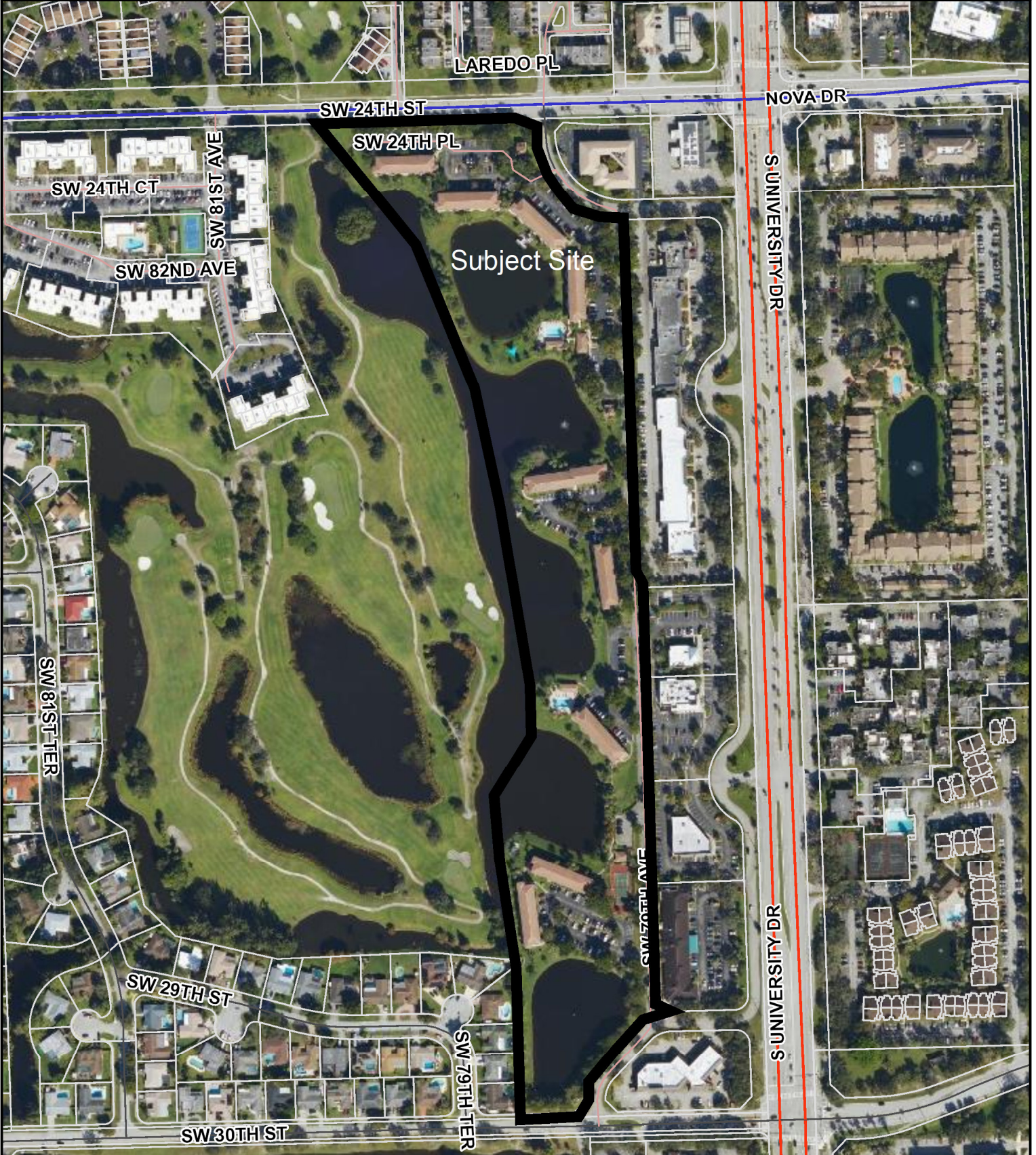
CRAVEN, THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3005 N.W. 107th Street, Suite 100, Davie, FL 33309
TEL: 954-944-1100 FAX: 954-944-1101
WWW.CTAS-FL.COM
Professional Seal: [Blank]

SCALE:	DATE:	BY:	REVISED:
DESIGNED BY: TMR	DATE:	BY:	REVISED:
DRAWN BY: TMR	DATE:	BY:	REVISED:
CHECKED BY: CE	DATE:	BY:	REVISED:

Appendix B – SITE PLAN



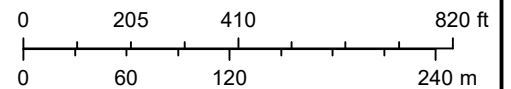
Aerial Map



GIS MAP DISCLAIMER

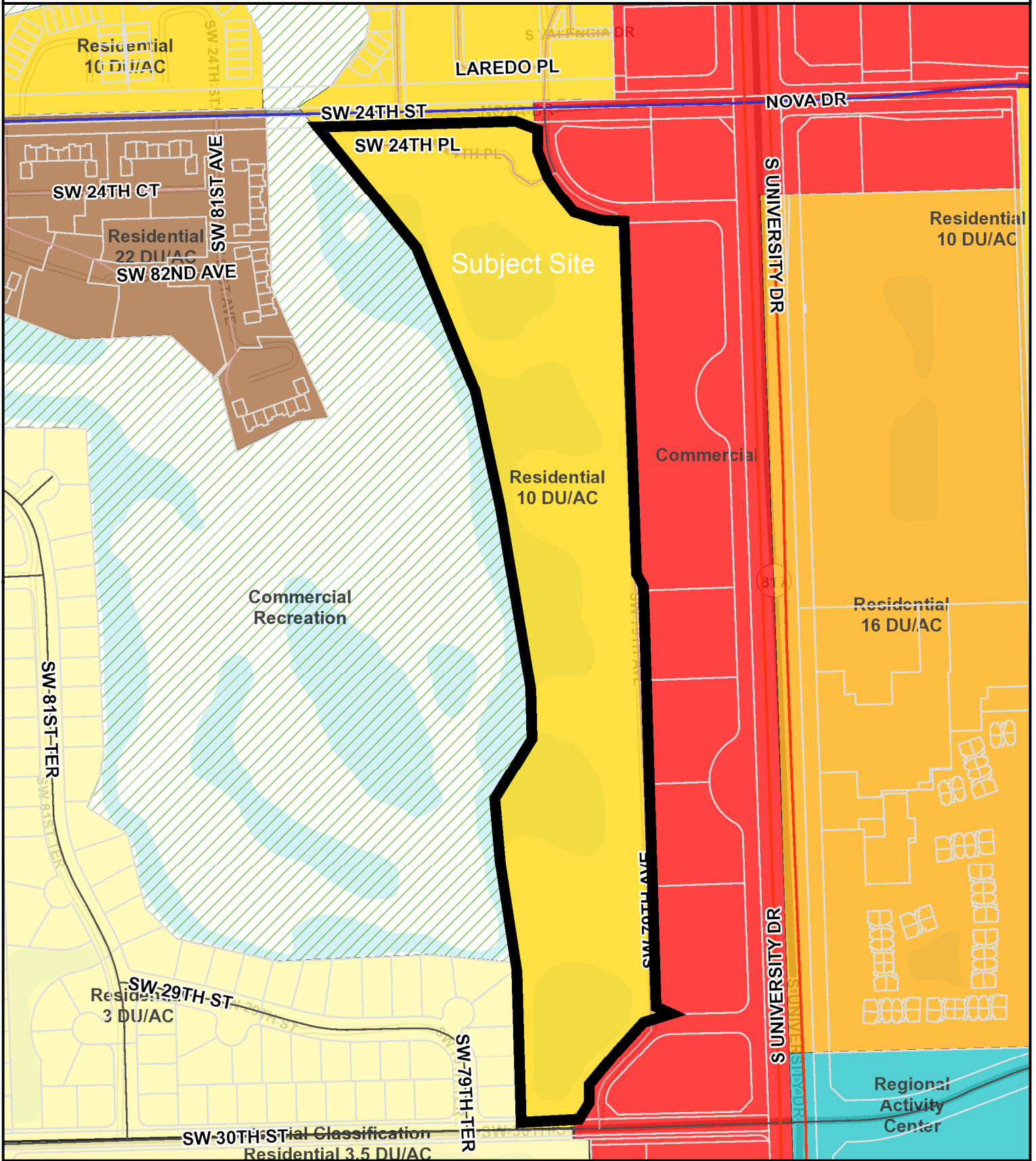
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume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

1/26/2026, 2:29:11 PM



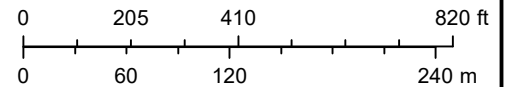


Land Use Map



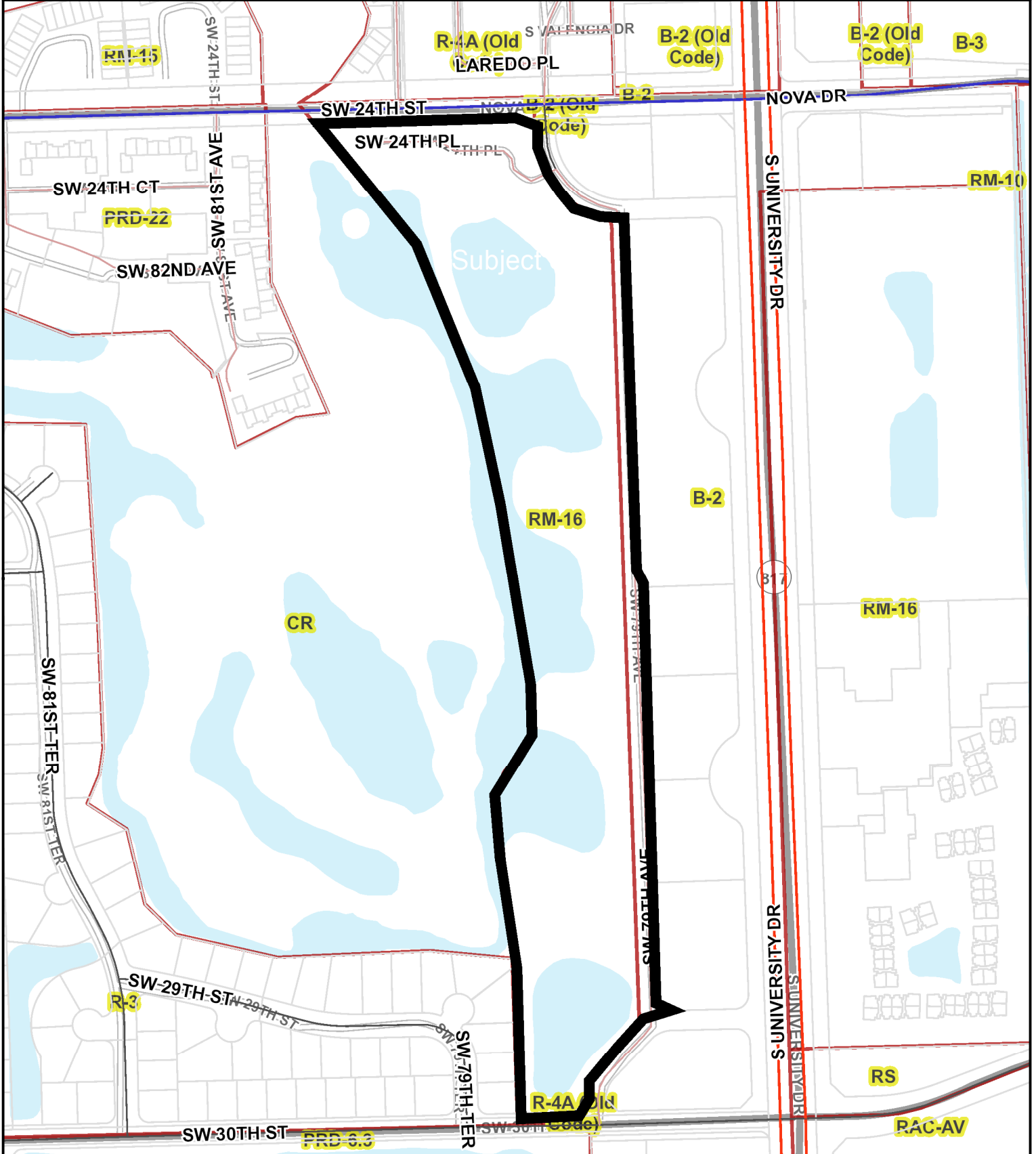
GIS MAP DISCLAIMER

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.



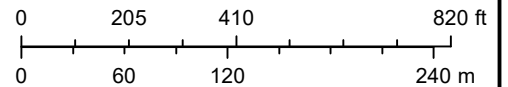


Zoning Map



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.



PUBLIC PARTICIPATION REPORT (APPLICANT TO COMPLETE)

The public participation requirement must be concluded no more than one (1) year prior to a Town Council meeting.

Project Name	Project Number(s)

Summary (include actions necessary to address all public comments)

Acknowledgements	
Printed Name of Applicant:	Date:
Signature of Applicant: 	

November 25, 2025

Mr. David Abramson
Town of Davie Planning & Zoning District
8800 Southwest 36th Street
Davie, Florida 33328

**RE: CAMERON COVE
PUBLIC PARTICIPATION REPORT
SITE PLAN, VARIANCE, AND DELEGATION REQUEST FOR A
PLAT NOTE AMENDMENT (SP25-001, V25-122, DG25-006)
CTA PROJECT NO.: 24-0035-001-01**

Dear Mr. Abramson:

Our video presentation for the Saddlebridge Downtown Davie development has been published via YouTube starting on October 6, 2025 and lasting for 21 days as required by the Town of Davie. During this time, we received one phone call and 3 emails from neighboring residents who wished to express their concerns and gather additional information. The following are responses to comments involving this project:

1. Comment/response via email from Dr. Michael Varvaro:

*Resident of Arrowhead Condominiums, Davie
Received October 18, 2025 at 7:01 pm*

Comment Received: I am writing as a nearby property owner to strongly oppose the proposed Cameron Cove development at 2451–2871 SW 79th Avenue (Project #SP25-005, DG25-006, V25-122). After reviewing the project’s scope and location, I believe it is fundamentally incompatible with the surrounding community and should be denied.

*Comment No. 1: Land-Use Incompatibility
The proposed three-story multi-family buildings introduce a level of density and activity that conflicts with the quiet, low-intensity, recreational character of the adjacent golf course and surrounding neighborhood. This corridor functions as a long-standing open-space buffer that defines the area’s identity. Replacing it with dense residential construction would irreversibly alter that character and diminish the peaceful enjoyment of nearby homes.*

*Comment No. 2: Noise, Lighting, and Visual Impacts
This project’s scale, height, and lighting would create substantial noise and light pollution inconsistent with its surroundings. The introduction of nighttime illumination, HVAC noise, and upper-*

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

story balconies overlooking the golf course would permanently disrupt the quiet recreational environment.

Comment No. 3: *Traffic and Infrastructure Concerns*

SW 79th Avenue is a local road not designed for the traffic volume that 72 additional housing units will generate. The increased congestion would harm safety and degrade the tranquil residential atmosphere that currently exists.

Comment No. 4: *Drainage and Environmental Risk*

The replacement of green space with large impervious areas raises legitimate concerns over storm-water runoff toward the golf course and nearby properties. This area already experiences localized flooding, and the additional load would make it worse.

Comment No. 5: *Variance and Precedent*

Variance V25-122 appears to request relief from existing zoning standards. Approving such a variance in this sensitive area would set a damaging precedent for future overdevelopment along the golf-course corridor and directly contradict Davie's Comprehensive Plan objectives to preserve semi-rural and recreational land uses.

For these reasons, I respectfully urge the Town of Davie to deny this application. The proposal is incompatible with surrounding uses, threatens the quiet enjoyment of adjacent properties, and undermines the established character of this community.

Please include this letter in the official public-participation record for the Cameron Cove project.

Email Response: Good morning, Michael. We are compiling all of the comments and concerns that we receive, and we will provide a response as part of our final report at the end of the required public participation period. A copy of that final report will be forwarded to you at that time.

Updated Response:

Response #1: **Land-Use Incompatibility:** Cameron Cove currently has 221 units spread across the 21.42-acre site (22.7 gross acres). The proposed site plan would add an additional 72 dwelling units bringing the total to 293 units and a density of slightly less than 13 dwelling units per acre (DU/ac). This is up from the 8.85 DU/ac that exists today. The residential lands closest to the development site are the Arrowhead Condominiums to the west (DU/ac) and Valencia Village, Escape at Arrowhead, and The Mews at Arrowhead to the north (10 DU/ac). Not only is the land use consistent with those surrounding it, but the property owner is committing to keeping a portion of the units restricted to affordable housing. This is consistent with the existing units on site.

- Response #2:** **Noise, Lighting, and Visual Impacts:** As for the site design, the new buildings would maintain the same overall feel, finish, and building height of the existing buildings. It would also provide the same housing type – multifamily – that currently exists, so the impacts to the area will be similar to what they are today. New air conditioner units will be located on the roof and screened by a parapet. Site lighting will be installed to the east of the new residential buildings and a buffer of landscaping – including trees – will be installed to the west of the buildings.
- Response #3:** **Traffic and Infrastructure Concerns:** A traffic study has been provided to the Town as part of the application package. The study concluded that the addition of the proposed 72 units will have a *de minimis* impact on the surrounding transportation network as all roadway links affected by the project would consume less than one percent (1%) of the adopted level of service.
- Response #4:** **Drainage and Environmental Risk:** All new developments in the Town of Davie are required to provide adequate drainage in order to prevent water from running off into neighboring properties. This development will incorporate a comprehensive stormwater management system that includes multiple types of drainage solutions to handle the additional impervious surfaces.
- Response #5:** **Variance and Precedent:** Variances are only granted if the Town finds that the situation is unique. This allows the approval of certain requests for relief without setting a precedent for future cases. A change that would impact other properties in the same manner as this one must be made as a change to the Land Development Code. In addition, the variance requested is due to an existing condition on the site. It allows access to a portion of the site that would not be possible given the current code regulations.

2. Comment/response via email from Cindy Engel:

Dated October 22nd, 2025 at 1:15 pm

Comment No. 1: My husband, Bruce Engel and I, Cindy Engel object to this proposed development project. Traffic congestion on University Drive between 30th street and Nova Drive is already to maximum capacity. I have lived in the area for over 40 years and have witnessed many commercial and residential development. I believe that the area is at it's maximum build out and would not like to have anymore added to this area of Davie. Please keep us advised of any decisions. Thank you

Email Response: (From David Abramson) Thank you for your correspondence regarding the proposed development project. Your comments have been received and will be kept as part of the public record, as well as included in the staff reports for this project.

Please note that Town Staff cannot provide updates or advise on the status of the project as it proceeds through the review process. However, you are welcome to sign up for Town email notifications regarding upcoming meetings and agendas, which will include this project when applicable. You may also email me from time to time should you wish to check on its current status.

Thank you again for taking the time to share your concerns and feedback.

Updated Response:

Response #1: A traffic study has been provided to the Town as part of the application package. The study concluded that the addition of the proposed 72 units will have a *de minimis* impact on the surrounding transportation network as all roadway links affected by the project would consume less than one percent (1%) of the adopted level of service. This means that the addition of the units would not make a noticeable impact on the surrounding traffic.

In addition, the proposed density does not exceed the density that would be permitted by the zoning district. The zoning district allows a maximum of 16 dwelling units per acre (DU/ac). With the additional units, the actual built density would be less than 14 DU/ac. While the Land Use designation restricts the density more than the zoning district, the County allows additional units to be allocated as long as affordable housing is included. The property owner has committed to not only extending the existing affordable units, but to also provide additional affordable units as part of this application.

3. Comment/response via Phone Call from Anna Marie:

Resident at Arrowhead Condominiums

Dated 10/22/2025

Comment No. 1: Called with concern that we were filling in the large lake on the golf course property that abuts to her condominium complex - Arrowhead Condominiums.

Response: The proposal includes filling in a much smaller retention pond located within the Cameron Cove property and adding two of the same height and style buildings to the existing apartment complex. It will not affect the drainage on the Arrowhead Condominium property, nor will it cause the lake on the golf course that she has a view towards to be filled in.

The link to the presentation was also provided via email to Anna Marie. No follow-up communication was received.

4. Comment/response via email from Julie Patterson:

Dated November 14th, 2025 at 12:41 pm

Comment No. 1: Hello David and Nicole. I am writing to you today to share my concerns about this development. David, as you may know when updates were made to 595 the arrowhead golf course was changed and several updates were made to the local canals. As a result we have experienced severe flooding in our neighborhood especially on 30th St. I am concerned that by filling in the lake for this project it may increase our flood potential. I know that this project has drainage improvements included, but I'm fearful that this will not address the issue.

I am attaching a couple of photos to demonstrate the type of flooding that we face.



Email Response: Good afternoon Julie. We are compiling all of the comments and concerns that we receive, and we will provide a response as part of our final report at the end of the

required public participation period. A copy of that final report will be forwarded to you at that time.

Updated Response:

All new developments in the Town of Davie are required to provide adequate drainage in order to prevent water from running off into neighboring properties. This development will incorporate a comprehensive stormwater management system that includes multiple types of drainage solutions to handle the additional impervious surfaces.

If you have any questions or further comments, you may contact me at (954) 739-6400 or by email medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



MATT EDGE, CNU-A
Land Planner

From: [Nicole Pastre](#)
To: [Michael](#)
Cc: dabramson@davie-fl.gov
Subject: RE: Public Comment – Cameron Cove (SP25-005 / DG25-006 / V25-122)
Date: Monday, October 20, 2025 8:29:00 AM
Attachments: [image001.png](#)

Good morning Michael,

We are compiling all of the comments and concerns that we receive, and we will provide a response as part of our final report at the end of the required public participation period. A copy of that final report will be forwarded to you at that time.

Nicole Pastre, PLA, ASLA
Senior Landscape Architect



CRAVEN THOMPSON & ASSOCIATES INC.

3563 NW 53rd Street
Fort Lauderdale, FL 33309
Phone: 954.739.6400
Fax: 954.739.6409
npastre@craventhompson.com
[Craven Thompson & Associates](#)

From: Michael <michael.varvaro1@gmail.com>
Sent: Saturday, October 18, 2025 7:01 PM
To: dabramson@davie-fl.gov; Nicole Pastre <NPastre@craventhompson.com>
Subject: Public Comment – Cameron Cove (SP25-005 / DG25-006 / V25-122)

Dear Mr. Abramson and Ms. Pastré,

I am writing as a nearby property owner to strongly oppose the proposed *Cameron Cove* development at 2451–2871 SW 79th Avenue (Project #SP25-005, DG25-006, V25-122). After reviewing the project’s scope and location, I believe it is fundamentally **incompatible** with the surrounding community and should be denied.

1. Land-Use Incompatibility

The proposed three-story multi-family buildings introduce a level of density and activity that conflicts with the quiet, low-intensity, recreational character of the adjacent golf course and surrounding neighborhood. This corridor functions as a long-standing open-space buffer that defines the area’s identity. Replacing it with dense residential construction would irreversibly alter that character and diminish the peaceful enjoyment of nearby homes.

2. Noise, Lighting, and Visual Impacts

This project's scale, height, and lighting would create substantial noise and light pollution inconsistent with its surroundings. The introduction of nighttime illumination, HVAC noise, and upper-story balconies overlooking the golf course would permanently disrupt the quiet recreational environment.

3. Traffic and Infrastructure Concerns

SW 79th Avenue is a local road not designed for the traffic volume that 72 additional housing units will generate. The increased congestion would harm safety and degrade the tranquil residential atmosphere that currently exists.

4. Drainage and Environmental Risk

The replacement of green space with large impervious areas raises legitimate concerns over storm-water runoff toward the golf course and nearby properties. This area already experiences localized flooding, and the additional load would make it worse.

5. Variance and Precedent

Variance V25-122 appears to request relief from existing zoning standards. Approving such a variance in this sensitive area would set a damaging precedent for future overdevelopment along the golf-course corridor and directly contradict Davie's Comprehensive Plan objectives to preserve semi-rural and recreational land uses.

For these reasons, I respectfully urge the Town of Davie to deny this application.

The proposal is incompatible with surrounding uses, threatens the quiet enjoyment of adjacent properties, and undermines the established character of this community.

Please include this letter in the official public-participation record for the Cameron Cove project.

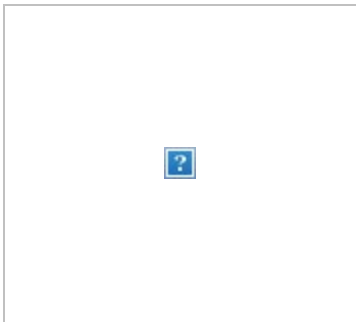
Sincerely,
Dr Michael Varvaro
Resident of Arrowhead Condominiums, Davie

From: [David Abramson](#)
To: [Nicole Pastre](#)
Subject: FW: Cameron Cove Proposed Development Project
Date: Thursday, October 23, 2025 10:51:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Nicole,

The correspondence record below is for your public participation report.

Sincerely,



David Abramson

Deputy Planning & Zoning Manager

Planning & Zoning | Town of Davie

[8800 SW 36 St, Davie FL 33328](#)

dabramson@davie-fl.gov

| [https://link.edgepilot.com/s/6eee9d5d/qjMePA6CCEOh5MND3Um2Bg?](https://link.edgepilot.com/s/6eee9d5d/qjMePA6CCEOh5MND3Um2Bg?u=http://www.davie-fl.gov/)

[u=http://www.davie-fl.gov/](http://www.davie-fl.gov/)

T: 954-797-1048

Mission of the Planning and Zoning Division: *Provide innovative, practical and cost-effective planning services to the Town, consistent with the comprehensive plan and recognized industry planning standards, while working cooperatively with the public, Town staff and other interested parties.*



Town of Davie's hours of operation are Mon-Thurs, 7:30 a.m. - 5:30 p.m. Municipal offices are closed Fri-Sun. 911 and emergency services are not impacted by these hours of operation. Learn more at https://link.edgepilot.com/s/2831a04f/Nvrm9z5AAk6Ww_CJ3MLxOw?u=http://www.davie-fl.gov/NewHours.

Please Note: The Town of Davie is a public agency. The law provides that any records made or received by any public agency during of its official business are available for inspection, unless specifically exempted by the Legislature (Chapter 119 of the Florida Statutes). Email messages are covered under such laws and thus subject to disclosure.

From: David Abramson
Sent: Thursday, October 23, 2025 10:50 AM
To: 'C Engel' <cindymengel@yahoo.com>
Subject: RE: Cameron Cove Proposed Development Project

Dear Mrs. Engel,

Thank you for your correspondence regarding the proposed development project. Your comments have been received and will be kept as part of the public record, as well as included in the staff reports for this project.

Please note that Town Staff cannot provide updates or advise on the status of the project as it proceeds through the review process. However, you are welcome to sign up for Town email notifications regarding upcoming meetings and agendas, which will include this project when applicable. You may also email me from time to time should you wish to check on its current status.

Thank you again for taking the time to share your concerns and feedback.

Sincerely,



David Abramson

Deputy Planning & Zoning Manager

Planning & Zoning | Town of Davie

[8800 SW 36 St, Davie FL 33328](https://www.davie-fl.gov/8800-SW-36-St-Davie-FL-33328)

dabramson@davie-fl.gov

| <https://link.edgepilot.com/s/6eee9d5d/qjMePA6CCFOh5MND3Um2Bg?u=http://www.davie-fl.gov/>

T: 954-797-1048

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Please Note: The Town of Davie is a public agency. The law provides that any records made or received by any public agency during of its official business are available for inspection, unless specifically exempted by the Legislature (Chapter 119 of the Florida Statutes). Email messages are covered under such laws and thus subject to disclosure.

From: C Engel <cindymengel@yahoo.com>

Sent: Wednesday, October 22, 2025 1:15 PM

To: David Abramson <dabramson@davie-fl.gov>

Subject: Cameron Cove Proposed Development Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My husband, Bruce Engel and I, Cindy Engel object to this proposed development project. Traffic congestion on University Drive between 30th street and Nova Drive is already to maximum capacity. I have lived in the area for over 40 years and have witnessed many commercial and residential development. I believe that the area is at it's maximum build out and would not like to have anymore added to this area of

Davie. Please keep us advised of any decisions I. Thank you

[Yahoo Mail: Search, Organize, Conquer](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: [Nicole Pastre](#)
To: humming49@yahoo.com
Cc: [David Abramson](#); [Matt Edge](#)
Subject: Cameron Cove Public Presentation Link
Date: Wednesday, October 22, 2025 2:30:00 PM
Attachments: [image001.png](#)

Hello Anna Marie,

It was a pleasure speaking with you a moment ago. I hope I was able to answer your questions. I would highly recommend that you look at the public presentation video on YouTube when you have time, as it will help you understand the scope of the proposed project. Below is a link to the video. If you have any other questions, please do not hesitate to reach out to me. Otherwise, we will include your questions about the project that you and I talked about on the phone in our response letter, after the public participation timeframe is completed.

Link to video: <https://link.edgepilot.com/s/45087cf3/eDO-OK82pkSca22QXiy7cQ?u=https://youtu.be/dJ1ebVVKka8>

Nicole Pastre, PLA, ASLA

Senior Landscape Architect



Craven Thompson & Associates Inc.

3563 NW 53rd Street
Fort Lauderdale, FL 33309
Phone: 954.739.6400
Fax: 954.739.6409
npastre@craventhompson.com
[Craven Thompson & Associates](#)

From: [Julie Patterson](#)
To: [Nicole Pastre](#)
Cc: dabramson@davie-fl.gov
Subject: Re: Cameron Cove Site plan SP25-005
Date: Sunday, November 16, 2025 5:09:44 PM
Attachments: [image001.png](#)
[IMG_4313.jpeg](#)
[IMG_4314.jpeg](#)
[IMG_4315.jpeg](#)

Hi Nicole

Please see photos attached

On Fri, Nov 14, 2025 at 2:30 PM Nicole Pastre <NPastre@craventhompson.com> wrote:

Good afternoon Julie,

We are compiling all of the comments and concerns that we receive, and we will provide a response as part of our final report at the end of the required public participation period. A copy of that final report will be forwarded to you at that time.

In the meantime, can you also send me a copy of the photos you mentioned in your original email?

Thank you,

Nicole Pastre, PLA, ASLA

Senior Landscape Architect



CRAVEN THOMPSON & ASSOCIATES INC.

[3563 NW 53rd Street](#)

[Fort Lauderdale, FL 33309](#)

Phone: 954.739.6400

Fax: 954.739.6409

npastre@craventhompson.com

[Craven Thompson & Associates](#)

From: Julie Patterson <julie.l.patterson1@gmail.com>

Sent: Friday, November 14, 2025 2:27 PM

To: Nicole Pastre <NPastre@craventhompson.com>

Cc: dabramson@davie-fl.gov

Subject: Fwd: Cameron Cove Site plan SP25-005

Please see email below

Julie

----- Forwarded message -----

From: Julie Patterson <julie.l.patterson1@gmail.com>

Date: Fri, Nov 14, 2025 at 12:41 PM

Subject: Cameron Cove Site plan SP25-005

To: <dabramson@davie-fl.gov>, <npastre@craventhompson.com>

Hello David and Nicole

I am writing to you today to share my concerns about this development. David, as you may know when updates were made to 595 the arrowhead golf course was changed and several updates were made to the local canals. As a result we have experienced severe flooding in our neighborhood especially on 30th St. I am concerned that by filling in the lake for this project it may increase our flood potential. I know that this project has drainage improvements included, but I'm fearful that this will not address the issue.

I am attaching a couple of photos to demonstrate the type of flooding that we face.

Links contained in this email have been replaced. If you click on a link in the email above, the

link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: [Shari](#)
To: [David Abramson](#)
Subject: Cameron Cove
Date: Monday, February 9, 2026 10:32:17 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Abramson and Town of Davie,

As a 40 year Davie resident, I am very very against filling in a lake off University Drive to make way for a parking garage and more office buildings/homes that we don't need!

Adding traffic, light pollution, taking away a lake from the animals and fish, and 50 other obvious reasons, I am pleading with Town of Davie to NOT take another quiet space from us! I take my grandson at times over to that lake and we enjoy the surroundings.

Everyone I know tries to avoid University Drive because it's already outrageous. More construction is very frightening. Please help keep Davie as is and forego this project!

Thank you,
Shari Shine
1312 SW 120th Way
Davie, FL 33325
954-270-3106

PUBLIC PARTICIPATION OPPORTUNITY NOTICE

Date: 10/13/2025

**Re: Public Participation Opportunity Notice for: Cameron Cove
Project Number: Site Plan SP25-005, Delegation DG25-006, and Variance V25-122**

To Whom It May Concern:

The purpose of this letter is to cordially invite you to participate in the review of a proposed development project known as *Cameron Cove*. The project is located at 2451–2871 Southwest 79th Avenue [Parcel ID: 50-41-21-12-0070] and consists of two (2) new three-story multi-family residential buildings containing a total of 72 dwelling units, along with a new clubhouse, parking areas, landscaping, and drainage improvements.

Per the Town of Davie Code of Ordinances, the applicant of this project is required to conduct a thorough public participation process to ensure that property owners and residents most likely to be affected by the development have an opportunity to review and comment on the proposal prior to any formal public meetings or hearings by the Town.

The applicant has prepared a video presentation of the project. Public comments will be accepted by telephone, email, or letter. Be aware that any correspondence provided to the applicant, or the Town will become part of the public record. The online presentation will be available at the following location for at least 21 days from the date of this letter:

www.davie-fl.gov/1362/Presentations



To use QR code, use cellphone camera or QR reader app.

Please direct any inquiries regarding this project to:

Nicole Pastre
Craven, Thompson & Associates
954-739-6400
npastre@craventhompson.com

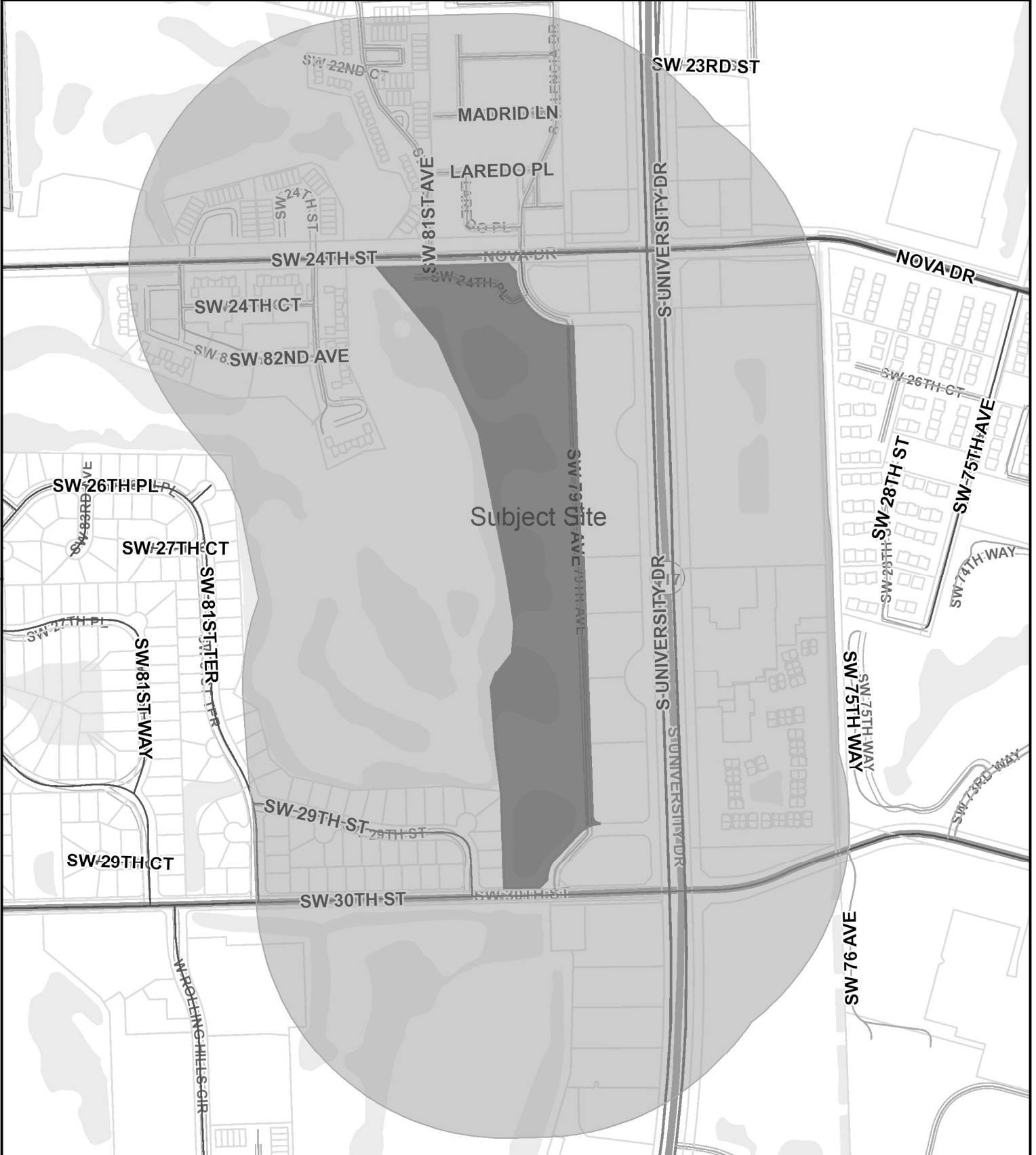
David Abramson
Town of Davie
954-797-1048
dabramson@davie-fl.gov

Please feel free to contact the Town of Davie Planning and Zoning Division at 954-797-1103 if you are unable to access the online presentation or for any other assistance.

Attachment: Project Location Map



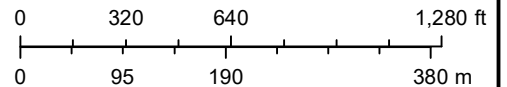
1,000ft. Mailout Map



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.

10/8/2025, 12:41:17 PM



NAME_LINE_1	ADDRESS_LINE_1	CITY	STATE	ZIP
CARTA,ANDREW	1 OI TAK ST APT 503	*HONG KONG	CN	
ESPINOZA ARATA,IVAN ANDRES	AV ECHENIQUE 5819	*DEPTO 1111 LA REINA	CL	
J C PENA V INC	AVENIDA LIBEIRADORES #0E-26 #505	*CUCUTA	CO	
LABAN,GEOFF	4 RIVERSIDE RD	*ARIMA	TT	
BALZANO,ENZO	CALLE B COLINAS DE LA ALAMEDA	*RES REGENCY B22 CARACAS	VE	
MARINA FLORIDA TR	1112 DE CALLIERES ST	*LAVAL QC	CA	H7E 3
MATZ,ALEXANDER	350 WILLIAM ST N	*LINDSAY ON	CA	K9V 5
PUNTHAMBAKER,CHAITANYA A	2891 RIO CT #77	*MISSISSAUGA ON	CA	L5M 0
PUNTHAMBAKER,CHAITANYA A	2891 RIO CRT #77	*MISSISSAUGA ON	CA	L5M 0
KAY,ASGHAR	4526 CREDIT POINTE DR	*MISSISSAUGA ON	CA	L5M 3
GHAZVINI,FAHIMEH SHARIFI	4526 CREDIT POINTE DR	*MISSISSAUGA ON	CA	L5M 3
GAUDERIUS NO 2 REV TR	151 FARRELL RD	*MAPLE ON	CA	L6A 4
GAUDERIUS REV TR NO 2	151 FARRELL RD	*MAPLE ON	CA	L6A 4
GAUDERIUS NO. 2 REV TR	151 FARRELL RD	*MAPLE ON	CA	L6A 4
PABLO,PABLO & TERESITA	4241 SARAZEN DR #45	*BURLINGTON ON	CA	L7M 5
TRINIDADE,EDWARD	18 DEVONRIDGE CRES	*SCARBOROUGH ON	CA	M1C 5
FROMSTEIN,STEPHANIE	21 SHIELDS AVE	*TORONTO ON	CA	M5N 2
RODRIGUEZ,JULIO &	1040 CALLE 11 VILLA NEVAREZ	SAN JUAN	PR	927
SAN BENITO MIAMI 330 LLC	COPERNICO 2335 #6IZP	*BUENOS AIRES CABA	AR	01425
REN,YANHAN	43 SHERIDAN DR #11	SHREWSBURY	MA	01545
REN,YAHHAN	43 SHERIDAN DRIVE #11	SHREWSBURY	MA	01545
SAHAKIAN,ARKADI ANDRANIK	8 SMITH RD	SAUGUS	MA	01906
D'ANGELO FAM TR	493 FERRY ST	EVERETT	MA	02149
FEDERICO FAM TR	6 ROME DR	BRAINTREE	MA	02184
LAGANA,SALVATORE V & JEANNE C	18 BOND ST	NIANTIC	CT	06357
AHMADI,MARYAM F	13 STUART DRIVE	NEWART	CT	06470
LAMMENS,JOSEPH JAMES	5 MIDVALE AVE	WEST CALDWELL	NJ	07006
PICINIC,FRANCES	139 SUMMIT AVE	CLIFFSIDE PARK	NJ	07010
PATEL,NITA P	825 DELMORE AVE	SOUTH PLAINFIELD	NJ	07080
PATEL,NITA P & PRASHANT M	825 DELMORE AVE	SOUTH PLAINFIELD	NJ	07080
KHANCHANDANI,AMOLAK	917 HARMON COVE TOWERS	SECAUCUS	NJ	07094
SALDAR LLC	135 MONTGOMERY ST #15I	JERSEY CITY	NJ	07302
SORRENTINO,MARGOT	168 UPPER SADDLE RIVER RD	MONTVALE	NJ	07645
SILMAN,ALEX	3 CLARK PLACE	MARLBORO	NJ	07746
SANCHEZ,JOSE M & LAURA M	610 RANDALL WAY	ABERDEEN	NJ	07747

DAVIE ASSETS LLC	32 CRESCENT CT	MORGANVILLE	NJ	07751
TAKLA,MAGDY F	108 COUNTRY CLUB DR	MORRESTOWN	NJ	08057
VAROUTSOS,PAUL J	720 WEATHERBY DR	WOODBURY	NJ	08096
DESHPANDE,NITIN S & VINITA N	108 WRANGEL CT APT 9	PRINCETON	NJ	08540
SANTHER GROUP LLC	1601 PERRINEVILLE RD #6511	MONROE TOWNSHIP	NJ	08831
TRIVEDI,MIHIR	6 BRENTWOOD PL	MONROE TOWNSHIP	NJ	08831
TRIVEDI,MIHIR	6 BRENTWOOD PLACE	MONROE TOWNSHIP	NJ	08831
MR & C GENERAL CONTRACTOR INC	1510 CASTLE HILL AVE #331	BRONX	NY	10462
LAKHANI,MAYUR	17 FENBROOK DR	LARCHMONT	NY	10538
SHROFF,ANJALI	2 WILKSHIRE CIR	MANHASSET	NY	11030
LOPEZ,ROSARIO	21-81 38 ST #13	ASTORIA	NY	11105
DI MARCO,SALVATORE & GIUSEPPA	30 BAY 34TH ST	BROOKLYN	NY	11214
WALDMAN FAMILY TR	1264 49 ST	BROOKLYN	NY	11219
PERSAUD,CHANDINIE	150-14 84 AVE	JAMAICA	NY	11432
WERNER,REBECCA	2818 STEWART AVE	OCEANSIDE	NY	11572
YOON,SOOYOUNG	12 PONY CIRCLE	ROSLYN HEIGHTS	NY	11577
ROOD,J J & BERNICE	207 HOLLYWOOD AVE	VALLEY STREAM	NY	11581
STEEL,JOHN	29 SOMERSET DR	COMMACK	NY	11725
FICO,DENNIS	341 TOWN LINE RD	EAST NORTHPORT	NY	11731
FICO,DENNIS	341 TOWNLINE ROAD	EASTNORTHPORT	NY	11731
MATTSON,ERIC L &	617 RICHFORD ST	DUQUESNE	PA	15110
DING,QIAN	4005 REDWOOD DR	BETHLEHEM	PA	18020
POWELL,JAMES R &	549 GRANT ST	HAZLETON	PA	18201
ELKINS,JERROLD B	414 OLD LANCASTER RD #301	HAVERFORD	PA	19041
COSTA,JOSEPH ANTHONY	101 W EAGLE RD APT 202	HAVERTOWN	PA	19083
JOHNSTON,GARY R & LISA H	606 NORTHSIDE DR	WILMINGTON	DE	19809
ZEWDE,MEKDIM	8800 MONROVIA PL	DULLES	VA	20189
BECKLES,DENISE D	7713 GLENMORE SPRING WAY	BETHESDA	MD	20817
FRIT FLORIDA LLC	909 ROSE AVE #200	NORTH BETHESDA	MD	20852
WU,CHIE PING & ZE YOU	14 WETHERFIELD CT	POTOMAC	MD	20854
KHARA,SEHAJ K	6017 BRITLYN CT	GLEN ALLEN	VA	23060
SUNTRUST BANK SOUTH FLORIDA NA	PO BOX 26665, VA-RIC-8614	RICHMOND	VA	23261
STUBBS,CHANTEL	1522 MIDDLE RIDGE DR	WILLOW SPRING	NC	27592
ALLEN,CHRISTOPHER TODD	10609 OLD PINE CT	RALEIGH	NC	27613
ROYAL GRAND 117 LLC	CALLE NIEREMBERG 8 1 K	* MADRID	ES	28002
SHANAPOO LLC	120 BUTTERMERE CT	JOHNS CREEK	GA	30022

J7 LLC	6710 MOUNT HOLLY WAY	SUWANNE	GA	30024
LEE,SIMON	823 PONCE DE LEON TERR NE	ATLANTA	GA	30306
PEMBERTON,ROBERT W	2275 1 AVE NE	ATLANTA	GA	30317
SMITH,DONALD F & KAREN J	2151 BLACKVILLE DR	THE VILLAGES	FL	32162
PAYNE,KUWANANH	1479 FIELDVIEW DR	JACKSONVILLE	FL	32225
KUEHN,STEPHEN & CHANDA	1415 1 ST N #1101	JACKSONVILLE	FL	32250
CAOUS,PATRICK &	9337 BUCK HAVEN TRL	TALLAHASSEE	FL	32312
2906 UNIVERSITY DR #10304 TR	1679 VINEYARD WAY	TALLAHASSEE	FL	32317
EBERLY,DOYLE & RUTH ANN &	16297 NW MOCKINGBIRD HILL	BLOUNTSTOWN	FL	32424
3100RH708 LLC	201 SE 2 AVE STE 303	GAINESVILLE	FL	32601
KREGLOH,JOSEPH L	1577 WILLOWSCOVE CT	WINTER SPGS	FL	32708
NARANJORTIZ INVESTMENTS LLC	279 STERLING SPRINGS LN	ALTAMONTE SPRINGS	FL	32714
RAWJI,ADAM	2441 SLEEPY OAK LN	DELAND	FL	32720
PASHMAK PROPERTIES LLC	116 SPRINGHURST CIR	LAKE MARY	FL	32746
DIXON,TIMOTHY W	1433 WINSTON RD	MAITLAND	FL	32751
BELAN,SEAN RICHARD	290 W 8 ST	CHULUOTA	FL	32766
ALNEYADI,MOHAMED ABDULLA	1317 EDGEWATER DR	ORLANDO	FL	32804
GIULIANI,PATRICK J & DENISE B	3931 PRAIRIE RESERVE BLVD	ORLANDO	FL	32824
HOTELICORP	13574 VILLAGE PARK DR STE 250	ORLANDO	FL	32837
SMALEM LLC	4206 EASTGATE DR #401	ORLANDO	FL	32839
MAR-ETTA LTD	2029 JUPITER BLVD SW	PALM BAY	FL	32908
SELLIS,GLEN	109 STONY POINT DR	SEBASTIAN	FL	32958
KAVANAGH,ALFREDO A	41 SE 6 ST	DANIA BEACH	FL	33004
JOHNSON,BLAIR	75 GULFSTREAM RD APT 309	DANIA BEACH	FL	33004
UNIVERSITY VILLAGE EAST III INC	124 S FEDERAL HWY	DANIA BEACH	FL	33004
DI IOIA,ANTHONY G	761 NW 12 AVE	DANIA BEACH	FL	33004
1101-2736 UNIVERSITY DR LLC	1830 S OCEAN DR #1702	HALLANDALE BEACH	FL	33009
17B-2718 UNIVERSITY DR LLC	1830 S OCEAN DR #1702	HALLANDALE BEACH	FL	33009
SOMEANT LLC	1707 E HALLANDALE BEACH BLVD	HALLANDALE BEACH	FL	33009
1C-2700 UNIVERSITY DR LLC	1830 S OCEAN DR #1702	HALLANDALE BEACH	FL	33009
10B-2774 UNIVERSITY DR LLC	1830 S OCEAN DR #1702	HALLANDALE BEACH	FL	33009
7209-2946 UNIVERSITY DR LLC	1830 S OCEAN DR #1702	HALLANDALE BEACH	FL	33009
45C-2712 UNIVERSITY DR LLC	1830 S OCEAN DR #1702	HALLANDALE BEACH	FL	33009
5308-2866 UNIVERSITY DR LLC	1830 S OCEAN DR # 1702	HALLANDALE BEACH	FL	33009
GONZALEZ,ANTONIO PEDRO &	2030 S OCEAN DR #912	HALLANDALE BEACH	FL	33009
MENDIGUTIA,JOSE A	16140 E TROON CIR	MIAMI LAKES	FL	33014

SUSANA LIZASO REV TR	6465 MIAMI LAKEWAY S	MIAMI LAKES	FL	33014
S & S INVESTORS CORP	16140 E TROON CIR	MIAMI LAKES	FL	33014
L M HEHN & ROBERT L BUHL TR	7370 COLDSTREAM DR	MIAMI	FL	33015
C L L & ASSOCIATES INC	2095 W 76 ST #157	HIALEAH	FL	33016
MAGICAL HOPE LLC	4001 S OCEAN DR #15D	HOLLYWOOD	FL	33019
WEINSTEIN, ROBERT	6000 N OCEAN DR UNIT 2S	HOLLYWOOD	FL	33019
GELBER, DAVID	615 N 21 AVE	HOLLYWOOD	FL	33020
1110 N 16TH AVE FL LAND TR	1027 S 21 AVE	HOLLYWOOD	FL	33020
BEATTIE, ROBERT N & JANE C	4651 SHERIDAN ST STE 260	HOLLYWOOD	FL	33021
TASSO P GANAS REAL PROPERTY TR	1810 N 54 AVE	HOLLYWOOD	FL	33021
T P & C GANAS REAL PROP REV TR	1810 N 54 AVE	HOLLYWOOD	FL	33021
WILLIAMS, MICHAEL M & SUE E	1711 N 53 AVE	HOLLYWOOD	FL	33021
TASSO P & CHRISTINA GANAS REV TR	1810 N 54 AVE	HOLLYWOOD	FL	33021
HANANEL, RON	PO BOX 220032	HOLLYWOOD	FL	33022
MARCOS USA INC	2501 S OCEAN DR #522	HOLLYWOOD	FL	33024
COLLAZOS, BERTHA NEIRA	101 BRIARWOOD CIR	HOLLYWOOD	FL	33024
TBZ PROPERTIES LLC	8570 STIRLING RD STE 102-390	HOLLYWOOD	FL	33024
PERVEZ, MOHAMMAD SHAHED	2001 NW 100 AVE	PEMBROKE PINES	FL	33024
EDINBURGO INC	7401 PALOMINO DR #117	HOLLYWOOD	FL	33024
NEIRA COLLAZOS, BERTHA	101 BRIARWOOD CIR	HOLLYWOOD	FL	33024
CACERES, FARITA E	4123 E SILVERADO CIRCLE	DAVIE	FL	33024
GREASE USA LLC	7401 PALOMINO DRAPT 117	HOLLYWOOD	FL	33024
NG, EVELYNE	7950 N SILVERADO CIR	HOLLYWOOD	FL	33024
MLVIS LLC	9520 S HOLLYBROOK LAKE DR #201	PEMBROKE PINES	FL	33025
JEMS INVESTMENT PROPERTIES LLC	11231 REVEILLE ROAD	HOLLYWOOD	FL	33026
VALENCIA, FRANCISCO	3365 W POINT DR	HOLLYWOOD	FL	33026
PARKE, KELLI ANNE	11421 NW 13 CT	PEMBROKE PINES	FL	33026
VALENCIA, FRANCISCO F	3365 W POIN TDR	COOPER CITY	FL	33026
SHIAO, PERRY	4195 TREE TOPS RD	HOLLYWOOD	FL	33026
NOVA DRIVE PLAZA LLC	14359 MIRAMAR PKWY #345	MIRAMAR	FL	33027
HAJI, MALIK M	13783 SW 31 ST	MIRAMAR	FL	33027
RAVIKUMAR, MASILAMANI	1866 SW 163 AVE	MIRAMAR	FL	33027
GIL, DANIEL	16500 SW 1 ST	PEMBROKE PINES	FL	33027
ALMANI INVESTMENTS LLC	16826 SW 51 ST	MIRAMAR	FL	33027
ANDRE MORNO LIV TR	14941 BEL AIRE DR S	PEMBROKE PINES	FL	33027
MICUCCI, LUIS ALBERTO	13055 SW 15 CT #404S	HOLLYWOOD	FL	33027

ROUT,SANJIB K	15800 PINES BLVD #336	PEMBROKE PINES	FL	33027
LLARENA,JOHN C	16597 SW 1 ST	PEMBROKE PINES	FL	33027
BARZOLA,CHRISTINE	15503 SW 49TH CT	MIRAMAR	FL	33027
NAMAN LLC	1966 NW 168 AVE	PEMBROKE PINES	FL	33028
PRAKASH IDNANI,DEEPANKAR JAI	1144 NW 139 AVE	PEMBROKE PINES	FL	33028
CHERA,HYMIE HABIB	2114 N FLAMINGO RD #6	PEMBROKE PINES	FL	33028
GONZALEZ,LISET	2640 S UNIVERSITY DR #122	DAVIE	FL	33028
PARAM INVESTMENTS LLC	1966 NW 168 AVE	PEMBROKE PINES	FL	33028
SUNPINES LLC	1966 NW 168 AVE	PEMBROKE PINES	FL	33028
JMBM INVESTMENTS FAMILY LP	604 NW 159 AVE	PEMBROKE PINES	FL	33028
VIRGINIA M MULLEE TR	16380 NW 11 ST	PEMBROKE PINES	FL	33028
WRD SUNRISE HOMES LLC	1452 NW 132 AVE	PEMBROKE PINES	FL	33028
SULTANA,MOIN A	836 NW 164 AVE	PEMBROKE PINES	FL	33028
FORERO,HANNA	14015 NW 15 ST	PEMBROKE PINES	FL	33028
CASAS,ALEJANDRO I	19536 SW 49 CT	MIRAMAR	FL	33029
RODRIGUEZ,ARMANDO & WENDY	17608 SW 20 ST	MIRAMAR	FL	33029
2986 S UNIVERSITY LLC	4302 SW 186 AVE	MIRAMAR	FL	33029
ALJURE,JUAN CARLOS & ANAMARIA	18503 PINES BLVD #313	PEMBROKE PINES	FL	33029
CACEROS,CARLOS G	18663 SW 28 CT	MIRAMAR	FL	33029
AGKW GROUP LLC	18545 SW 47 CT	MIRAMAR	FL	33029
DAINOTEL CORP	18459 PINES BLVD #347	PEMBROKE PINES	FL	33029
TORRES,YINI C	415 SW 183RD WAY	PEMBROKE PINES	FL	33029
BUESA FAM REV TR	19380 SW 24 ST	MIRAMAR	FL	33029
LUIS SHOWER DOORS & GLASS	18923 NW 46 AVE	MIAMI GARDENS	FL	33055
LOLI4 LLC	16911 NW 47 AVE	MIAMI GARDENS	FL	33055
MIRABAL,YSABEL	2900 NE 14 STREET CSWY #610	POMPANO BEACH	FL	33062
CEBALLOS,PATRICIA	1395 S OCEAN BLVD #702	POMPANO BEACH	FL	33062
ESCAPE AT ARROWHEAD INC	5100 W COPANS RD #810	MARGATE	FL	33063
MIYAKAWA,JAVIER KEN	6948 NW 6 CT	MARGATE	FL	33063
LI,LIPING	6498 BUENA VISTA DR	MARGATE	FL	33063
INVERSIONES J GAINES & CIA S C A	3200 NW 62ND AVE #447	MARGATE	FL	33063
ABDULLA,LAILA	2557 RIVERSIDE DR	CORAL SPRINGS	FL	33065
AMMDAN ENTERPRISES LLC	3058 RIVERSIDE DR #D-2	CORAL SPRINGS	FL	33065
DORCHUCK,ADAM	3334 CARAMBOLA CIRCLE SOUTH	COCONUT CREEK	FL	33066
ZITON,SHIMON	6289 NW 62 TER	PARKLAND	FL	33067
BASSIL,ELIAS & PAULETTE	5764 NW 56 MNR	CORAL SPRINGS	FL	33067

ATIMAU MMM LLC	7772 NW 55 PL	CORAL SPRINGS	FL	33067
LUXURY SKY LLC SERIES 11	7575 NW 71 TER	PARKLAND	FL	33067
LUXURY SKY LLC SERIES 10	7575 NW 71 TER	PARKLAND	FL	33067
BRAVO-BROWN, YVONNE &	2000 SW 86 AVE	NORTH LAUDERDALE	FL	33068
SHEPUT, JUAN & LUZMILA	3091 N COURSE DR APT 509	POMPANO BEACH	FL	33069
CASIMIS, AIMEE	535 NW 115 WAY	CORAL SPRINGS	FL	33071
SCHARF, ROBERT & ANDREA	10251 NW 16 ST	CORAL SPRINGS	FL	33071
COLOM, NANCY CAROLINA	10885 NW 4 ST	CORAL SPRINGS	FL	33071
FERDOUS, TONUSREE T	11661 W ATLANTIC BLVD APT 1028	CORAL SPRINGS	FL	33071
CAMPBELL, MICHAEL G &	4841 NW 77 CT	COCONUT CREEK	FL	33073
ZENITH RENTALS LLC	6574 N STATE RD 7 #175	COCONUT CREEK	FL	33073
ARMELLA, ALFONSO	6280 NW 41 TER	COCONUT CREEK	FL	33073
AISELA INVESTMENTS LLC	4855 W HILLSBORO BLVD B3	COCONUT CREEK	FL	33073
EMISA GROUP LLC	4855 W HILLSBORO BLVD B3	COCONUT CREEK	FL	33073
FRATELLI GROUP LLC	4855 W HILLSBORO BLVD B3	COCONUT CREEK	FL	33073
BULLARD, CARL G	11480 CARRINGTON AVE	PARKLAND	FL	33076
BULLARD, CARL	11480 CARRINGTON AVE	PARKLAND	FL	33076
SHETH, BIPIN	10360 NW 60 PL	PARKLAND	FL	33076
SHANAWANY, RIAD	9457 SATINLEAF PL	PARKLAND	FL	33076
FLEX IT SOLUTIONS LLC	11555 HERON BAY BLVD STE 310	PARKLAND	FL	33076
DABAGE CORP	9611 NW 52 PL	CORAL SPRINGS	FL	33076
CIOARA, ADRIANA	10750 ESTUARY DR	PARKLAND	FL	33076
SHAH, HARSHAD	10360 NW 60 PL	PARKLAND	FL	33076
SIMON 2495 LLC	PO BOX 813489	HOLLYWOOD	FL	33081
NIMARAND INC	25 SE 2 AVE #410	MIAMI	FL	33131
SUNSHINE REALTY ONE CORP	1000 BRICKELL AVE #300	MIAMI	FL	33131
SUNSHINE REALTY ONE CORP	1000 BRICKELL AVE STE 300	MIAMI	FL	33131
RODRIGUEZ HERMANOS LLC	848 BRICKELL AVENUE SUITE 950	MIAMI	FL	33131
BLUE OCEAN AHEAD LLC	3370 MARY ST	MIAMI	FL	33133
KALEMAN LLC	1825 PONCE DE LEON BLVD	CORAL GABLES	FL	33134
D KOLONIAS & D KOLONIAS REV TR	3915 SW 5 TER	CORAL GABLES	FL	33134
BRAMM LLC	1825 PONCE DE LEON BLVD #509	CORAL GABLES	FL	33134
MAKAR, SARAH	346 CATALONIA AVE	CORAL GABLES	FL	33134
SUBERVI, EDUARDO A	1825 PONCE DE LEON BLVD #464	CORAL GABLES	FL	33134
MIRO, CLAUDIO LEONEL	564 SW 42 AVE 2FL	MIAMI	FL	33134
REZAI, SARAH	500 WEST AVE APT. 500	MIAMI BEACH	FL	33139

BUCKLEY,STEPHEN N	741 6 ST APT 102W	MIAMI BEACH	FL	33139
SHAHRESTANI,HAMID	5555 COLLINS AVE #16F	MIAMI BEACH	FL	33140
JIMENEZ,OLGA LUCIA GONZALEZ	7501 E TREASURE DR APT 6A	NORTH BAY VLG	FL	33141
MOHAMMAD SHOKRIPOUR REV TR	14455 N TREASURE DR UNIT 6K	NORTH BAY VILLAGE	FL	33141
SORRELS,JOSEPH	7114 TROUVILLE ESPLANADE	MIAMI BEACH	FL	33141
AAV TAILOR COMPANY INC	2936 SW 24 TER	MIAMI	FL	33145
BODOH,DEVON M	7275 SW 102 ST	PINECREST	FL	33156
FERNANDEZ,TATIANA CARRILLO	315 187 ST	SUNNY ISLES BEACH	FL	33160
MOON CAPITAL LLC	18205 BISCAYNE BLVD #2202	AVENTURA	FL	33160
FRESH AIR USA CORP	3125 NE 163 ST	NORTH MIAMI BEACH	FL	33160
WEISSMAN,MIGUEL	18151 NE 31 CT #1008	AVENTURA	FL	33160
MICHELLE O'BRIAN INTERNATIONAL	18671 COLLINS AVE #2301	SUNNY ISLES BEACH	FL	33160
ATWELL,MATTHEW	18031 BISCAYNE BLVD APT 801	AVENTURA	FL	33160
FORCKY LLC	3125 NE 163 ST	AVENTURA	FL	33160
ROD BAND LLC	16500 COLLINS AVE #655	SUNNY ISLES BEACH	FL	33160
SUN 5 LLC	3201 NE 183 ST #705	AVENTURA	FL	33160
SUN ES LLC	3201 NE 183 ST #705	AVENTURA	FL	33160
SHARABI,YOEL	2851 NE 183 ST #212E	AVENTURA	FL	33160
THREE BRICKS INVESTMENTS LLC	3125 NE 163 ST	NORTH MIAMI BEACH	FL	33160
KO,JAY YUNSUK	3921 NE 167 ST	NORTH MIAMI BEACH	FL	33160
CAPRILE LLC	17070 COLLINS AVE SUITE 261	SUNNY ISLES BEACH	FL	33160
SAN BENITO MIAMI 330 LLC	325 POINCIANA ISLAND DR	SUNNY ISLES BEACH	FL	33160
LM GROUP ENTERPRISES LLC	2075 NE 164 ST STE 808	NORTH MIAMI BEACH	FL	33162
GONZALEZ,JOSE R	3400 SW 108 AVE	MIAMI	FL	33165
A L D CONSTRUCCIONES LLC	3340 SW 92 AVE	MIAMI	FL	33165
LANTRIX INVESTMENTS LLC	7255 NW 68 ST STE 10	MIAMI	FL	33166
J & J FIRST INVESTMENTS LLC	8261 NW 43 ST	DORAL	FL	33166
ZN HOME INVESTMENT LLC	7255 NW 68 ST #10	MIAMI	FL	33166
FREDERICK-DESRAVINS,NANCY	496 NW 157 ST	MIAMI	FL	33169
SUNSHINE GASOLINE	1650 NW 87 AVE	MIAMI	FL	33172
NISARA STUDIO LLC	1023 NW 100 AVE	MIAMI	FL	33172
CASTELLON,RAFAEL	13020 SW 104 CT	MIAMI	FL	33176
JL SERVICES INTERNATIONAL INC	11526 SW 135 LN	MIAMI	FL	33176
CASTELLON,RAFAEL G	13020 SW 104 CT	MIAMI	FL	33176
NOVA O & S TR	19885 SW 131 CT	MIAMI	FL	33177
LOVAY,SERGIO	19885 SW 131 CT	MIAMI	FL	33177

SEVA ELITE 2022 LLC	11264 NW 44 TER	DORAL	FL	33178
KRAFT OF A KIND LLC	9994 NW 86 TER	DORAL	FL	33178
CASAGLO LLC	10800 NW 106 ST STE 20	MIAMI	FL	33178
SENC LLC	10305 NW 41 ST STE 215	DORAL	FL	33178
SENC LLC	10305 NW 41 ST #215	DORAL	FL	33178
VETONG LLC	5930 NW 99 AVE #9	DORAL	FL	33178
SELMO, FEDERICO N	3915 ADRA AVE	DORAL	FL	33178
2900 S UNIVERSITY DR # 9103 LLC	19615 NE 19 AVE	MIAMI	FL	33179
228-2021 LLC	1400 NE MIAMI GARDENS DR #205A	NORTH MIAMI BEACH	FL	33179
CCM3 CAPITAL GROUP LLC	917 NE 199 ST #104	MIAMI	FL	33179
ROYAL GRAND LLC	3001 NE 185 ST #521	AVENTURA	FL	33180
NIMNI, ELIYAHU	19530 NE 23 AVE	MIAMI	FL	33180
CENTURY & DAVIE LLC	2875 NE 191 ST STE 601	AVENTURA	FL	33180
CRESTAS DEL SUR LLC	3600 MYSTIC POINTE DR #LP-06	AVENTURA	FL	33180
ARROWHEAD GLOBAL INVEST LLC	2875 NE 191 ST STE 601	AVENTURA	FL	33180
PANIRY, ARIEL	19530 NE 23 AVE	MIAMI	FL	33180
SHALALA CORPORATE LLC	7508 SW 140 CT	MIAMI	FL	33183
FERGUSON, KELLY &	12851 SW 119 ST	MIAMI	FL	33186
SCJ&M GROUP LLC	10325 SW 130 CT	MIAMI	FL	33186
LEAL, STEFAN ANDREW	14931 SW 164 TER	MIAMI	FL	33187
DHS WAVERLY LLC	110 N FEDERAL HWY #PH2	FORT LAUDERDALE	FL	33301
BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
BFM ONE LLC	511 SE 5 AVE UNIT 2012	FORT LAUDERDALE	FL	33301
PR CENTRO SUNFOREST HOLDINGS LLC	200 E BROWARD BLVD STE 1410	FORT LAUDERDALE	FL	33301
BOJAN, MONICA	120 NE 4 ST #609	FORT LAUDERDALE	FL	33301
UNIT 114 ROYAL OAKS LLC	300 SE 2 ST STE 600	FORT LAUDERDALE	FL	33301
AZULYORO LLC	623 SE 25 AVE	FORT LAUDERDALE	FL	33301
SR INTL LLC	623 SE 25 AVE	FORT LAUDERDALE	FL	33301
BIOLET LLC	623 SE 25 AVE	FORT LAUDERDALE	FL	33301
OTTER INVESTMENT STREET US LLC	623 SE 25 AVE	FORT LAUDERDALE	FL	33301
ACKERMAN, JOHN A & JULIANA	712 SE 6 ST	FORT LAUDERDALE	FL	33301
CABRERA, LUCIA ANGELA	400 SW 1 AVE #2508	FORT LAUDERDALE	FL	33301
LONGSTAR SHELL OF DAVIE LLC	221 COMMERCIAL BLVD STE 202	LAUDERDALE BY THE SEA	FL	33308
MPM THREE LLLP	3900 GALT OCEAN DR #2617	FORT LAUDERDALE	FL	33308
HERMAN, GAIL M & HAROLD R	2920 NE 41 ST	FORT LAUDERDALE	FL	33308
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309

CAYABYAB,MARK	2700 S OAKLAND FOREST DR #601	OAKLAND PARK	FL	33309
JOESPH,WOODLINE	1607 NW 46 ST	TAMARAC	FL	33309
STEIN,HAGAI ERIC	4441 WATERSIDE DR	OAKLAND PARK	FL	33309
LVOVSKY,LANCE	3577 SW 51 ST	FORT LAUDERDALE	FL	33312
NELSON RODRIGUEZ Y CIA LLC	7450 NW 17 ST #106	PLANTATION	FL	33313
RAFAEL & ISDELMIA COSTA REV TR	4051 SW 73 AVE	DAVIE	FL	33314
BRIXCOIN LLC	6741 ORANGEDR	DAVIE	FL	33314
SUNDANCE #2102 LAND TR	5220 DAVIE RD	DAVIE	FL	33314
SMMJJ CORP	7390 SW 37 CT	DAVIE	FL	33314
NSU GRANDE OAKS LLC	3301 COLLEGE AVE	FORT LAUDERDALE	FL	33314
JU,CECILIA	7529 SW 28 ST	DAVIE	FL	33314
DOMINGUEZ,GERALDO DONIS	4950 PALM GARDEN LN	DAVIE	FL	33314
ZHOU,LIXIN	2600 S UNIVERSITY DR #308	DAVIE	FL	33314
CUVIN 1 LLC	7265 SW 42 CT	DAVIE	FL	33314
FARAN LLC	7337 SW 27 CT	DAVIE	FL	33314
TRAN,JEANNIE	2906 S UNIVERSITY DR #10303	DAVIE	FL	33314
JACOB,BESTY S	829 SW 9 TER	FORT LAUDERDALE	FL	33315
INNER URBAN ASSET MANAGEMENT	955 S FEDERAL HWY STE 335	FORT LAUDERDALE	FL	33316
ENGJEAN LLC	2021 SE 10 AVE #204	FORT LAUDERDALE	FL	33316
MONEYPENNY CAPITAL LLC	2184 NOVA VILLAGE DR	DAVIE	FL	33317
BITON,YOSSI	7440 SW 18 ST	PLANTATION	FL	33317
SERVITO,VICTOR	720 NW 71 AVE	PLANTATION	FL	33317
ZEIGLER,TIMOTHY	1300 SW 55 AVE	PLANTATION	FL	33317
SILVESTRI,HUGO A	5030 SW 10 ST	PLANTATION	FL	33317
GRATEFUL HEART HOMES INC	200 N BEL AIR DR	PLANTATION	FL	33317
MAUNG,MYAT	1061 SW 75 AVE	PLANTATION	FL	33317
ANP VENTURES LLC	7460 SW 14 ST	PLANTATION	FL	33317
DOMINGUEZ,MILTON & MARIA JUDITH	PO BOX 19108	PLANTATION	FL	33318
TIGER FAM TR	4406 QUEEN PALM LN	TAMARAC	FL	33319
ZHANG,HONGMING	7116 WOODMONT AVE	TAMARAC	FL	33321
GOMEZ,YANED	6798 N PINE ISLAND RD	TAMARAC	FL	33321
BELTRAN,ANGELICA M	8340 NW 26 PL	SUNRISE	FL	33322
ART INFINITY LLC	1851 NW 93 WAY	PLANTATION	FL	33322
RAMPAUL & W SAHADEO REV LIV TR	8155 NW 21 ST	SUNRISE	FL	33322
ALAVI,REZA &	1034 NW 99 AVE	PLANTATION	FL	33322
ESTHER R COHEN REV TR	1020 NW 99 AVE	FORT LAUDERDALE	FL	33322

SALERNO,ANNE	5725 SW 100 AVE	COOPER CITY	FL	33322
WHITE,SONIA	8833 W SUNRISE BLVD	PLANTATION	FL	33322
HONG,YOUNG E	2761 N PINE ISLAND RD #201	SUNRISE	FL	33322
PEREZ,NELVIS M	3940 NW 122 TER	SUNRISE	FL	33323
GM LUXURY GROUP LLC	2900 NW 125 AVE #3-425	SUNRISE	FL	33323
GUILLEN,GIOVANNA	1083 NW 124TH TER	SUNRISE	FL	33323
PATEL,RITA	1365 NW 126 WAY	SUNRISE	FL	33323
THE MEWS AT ARROWHEAD	2399 SW 81 AVE	DAVIE	FL	33324
PEREZ,NIRSY PENELAS	8191 SW 24 ST	DAVIE	FL	33324
SASSI,CAROLINA ANDREA	8175 SW 24 ST	DAVIE	FL	33324
WOODS,ASHLEY	8173 SW 24 ST	DAVIE	FL	33324
VALDES,YADEL CALVO	1650 SW 100 TER	DAVIE	FL	33324
SHELTON,MALIA C	8143 SW 24 ST	DAVIE	FL	33324
NIGHT,DAVID A	8131 SW 24 ST	DAVIE	FL	33324
VENTURA,DIANELLY H/E	2322 SW 81 AVE	DAVIE	FL	33324
WALL,CHRISTINA ANN	2290 SW 81 AVE	DAVIE	FL	33324
RODRIGUEZ,YANDY ANGEL	2296 SW 81 AVE	DAVIE	FL	33324
PORCELLI,ALYSSA H/E	8032 SW 22 CT	DAVIE	FL	33324
YOUNG,TIFFANY	8012 SW 22 CT UNIT 8012	DAVIE	FL	33324
TOLEDO,MOLLY	8016 SW 22 CT	DAVIE	FL	33324
FOX,JOHN	8015 SW 22 CT	DAVIE	FL	33324
CRANE,CATHI E	8036 SW 21 PL	DAVIE	FL	33324
ALCANTARA,JULIO H/E	2355 SW 81 AVE #102	DAVIE	FL	33324
BERNERT,PAUL R	2335 SW 81 AVE	DAVIE	FL	33324
DIAZ RAMOS,ERVIN	2325 SW 81 AVE #114	DAVIE	FL	33324
HAMPTON,MICHAEL E	2311 SW 81 AVE UNIT 120	DAVIE	FL	33324
AHMED,TAABISH	8958 W STATE ROAD 84 #1106	FORT LAUDERDALE	FL	33324
PORTNOY,OLGA	9480 TANGERINE PL #205	DAVIE	FL	33324
RIVERA,JORGE & CELSA	2399 SW 81 AVE	DAVIE	FL	33324
MCLANE,DEBRA GU	8189 SW 24 ST	DAVIE	FL	33324
GRUNLAND,DANIELA I	8183 SW 24 ST	DAVIE	FL	33324
PEGUERO,GABRIELA M	8177 SW 24 STREET	DAVIE	FL	33324
PANIAGUA,SALVADOR	8171 SW 24 ST	DAVIE	FL	33324
GONZALEZ,NELSON E	8163 SW 24 ST	DAVIE	FL	33324
RUODIN,ROBENSON	8151 SW 24 ST	DAVIE	FL	33324
ALVAREZ,MARIANA PATRICIA	8137 SW 24 ST	DAVIE	FL	33324

VANEGAS,EDWIN	8129 SW 24 ST	DAVIE	FL	33324
CROUSE,ANDREW P	8121 SW 24 ST	DAVIE	FL	33324
PERHACH,JOHN & JANA BULGAROVA	2306 SW 81 AVE	DAVIE	FL	33324
MARTINEZ,IVONNE KARINA	2326 SW 81 AVE	DAVIE	FL	33324
GUTIERREZ,YOSMARY	2286 SW 81 AVE	DAVIE	FL	33324
GARCIA,STEPHANIE H/E	8036 SW 22 CT	DAVIE	FL	33324
STRODE,FELICIA & BETHEL	8052 SW 22 CT	DAVIE	FL	33324
HAMDANI,SYED N H/E	8006 SW 22 CT	DAVIE	FL	33324
SCHROEDER,KEVIN I	8022 SW 22 CT	DAVIE	FL	33324
MARTIN,MELINDA B	8025 SW 22 CT	DAVIE	FL	33324
BODIFORD,SUSAN A	8181 SW 24 ST	DAVIE	FL	33324
BODOR,TIBERIU	1511 E OAK KNOLL CIR	DAVIE	FL	33324
SOMARRIBA,MARIA ISABEL	8161 SW 24 ST	DAVIE	FL	33324
LOPEZ-AMENGUAL,ALANYS M	8157 SW 24 ST	DAVIE	FL	33324
LEONARDY,DIANE	8149 SW 24 ST	DAVIE	FL	33324
LIAO,PATRICIA H/E	8141 SW 24 ST	DAVIE	FL	33324
VINCZE,ZOLTAN	8133 SW 24 ST	DAVIE	FL	33324
BENJAMIN,MARIA H/E	8119 SW 24 ST	DAVIE	FL	33324
TIDINGS,DAVID F	2316 SW 81 AVE	DAVIE	FL	33324
DIZON,JOHNELEE	8056 SW 22 CT	DAVIE	FL	33324
PODRECCA,MICHEL A	8021 SW 22 CT	DAVIE	FL	33324
PANESSO,CRISTIAN C	8011 SW 22 CT	DAVIE	FL	33324
THE MEWS AT ARROWHEAD SEC M ASSN	2399 SW 81 AVE	DAVIE	FL	33324
KRUP,SHELLY & JOSEPH	8187 SW 24 ST	DAVIE	FL	33324
JOHNSON,TINA	8185 SW 24 ST	DAVIE	FL	33324
FIGUEROA,LUCAS	8167 SW 24 ST	DAVIE	FL	33324
COTE,EARLEEN H	8165 SW 24 ST	DAVIE	FL	33324
ANDREWS,KATHLEEN A H/E &	8159 SW 24 ST	DAVIE	FL	33324
MORALES,THAILANDIA	8147 SW 24 ST	DAVIE	FL	33324
JOHNSON,KURT & AMANDA	8139 SW 24 ST	DAVIE	FL	33324
GIRADO,ANTHONY JR	8125 SW 24 ST	DAVIE	FL	33324
BENJAMIN,FARAH &	8117 SW 24 ST	DAVIE	FL	33324
MATOS DE VOLCY,EMILY	8111 SW 24 ST	DAVIE	FL	33324
PUERTAS,LUIS A	2280 SW 81 AVENUE	DAVIE	FL	33324
GREWAR,DAVID	8042 SW 22 CT	DAVIE	FL	33324
MALPARTIDA, MILTON	8046 SW 22 CT	DAVIE	FL	33324

ALAGO,ADRIANNA	8002 SW 22 CT	DAVIE	FL	33324
MOCCO,TARA LYNN	8035 SW 22 CT	DAVIE	FL	33324
REDING,RONALD M	8031 SW 22 CT	DAVIE	FL	33324
BRODEY,KATIE MARGARET	2351 SW 81 AVE #104	DAVIE	FL	33324
ZATTIERO,NOELY	2321 SW 81 AVE #116	DAVIE	FL	33324
BARCOMB,KENNETH M & KAREN SUE	8115 SW 22 CT	DAVIE	FL	33324
CELENZA,AIMEE H/E	2191 SW 81 AVE	FORT LAUDERDALE	FL	33324
GOMEZ,JENNIFER H/E	2345 SW 81 AVE #106	DAVIE	FL	33324
DELGADO,VICTORIA H/E	2305 SW 81 AVE #122	DAVIE	FL	33324
JENSEN,MICHAEL A	2265 SW 81 AVE UNIT 134	DAVIE	FL	33324
DAVIS,SYBIL	8111 SW 22 CT #148	DAVIE	FL	33324
ANGULO,GIOVANNA V	2341 SW 81 AVE #108	DAVIE	FL	33324
GOMEZ,MARLENY	2331 SW 81 AVE APT 112	DAVIE	FL	33324
PHAM,DON KIM H/E	2315 SW 81 AVE #118	DAVIE	FL	33324
GOOD,LUCILLE	2261 SW 81 AVE UNIT 136	DAVIE	FL	33324
GALEANO,MALCON ANTONIO	8113 SW 22 CT #150	DAVIE	FL	33324
COELHO,ANDREA A	2185 SW 81 AVE #162	DAVIE	FL	33324
TERLIZZI,LUCIANA M	11114 SW 15 MNR	DAVIE	FL	33324
RAMIREZ,LUCRECIA F	2440 SW 81 AVE UNIT 102	DAVIE	FL	33324
OCAMPO,JOSE G & SOLEDAD C	2420 SW 81 AVE # 101	DAVIE	FL	33324
BERON FAM REV TR II	9470 POINCIANA PL APT 301	DAVIE	FL	33324
DE LA VEGA,MARIA	8121 SW 24 CT UNIT 104	DAVIE	FL	33324
MARTINEZ AREVALO,ERIK S	2441 SW 82 AVE #101	DAVIE	FL	33324
FRANKLIN,PATRICIA	2450 SW 81 AVE #107	DAVIE	FL	33324
AGRI,VIRGINIA	2450 SW 81 AVE #108	DAVIE	FL	33324
RODRIGUEZ,BENITO	2430 SW 81 AVE #108	DAVIE	FL	33324
JEGERS,MARTIN & PATTI	8101 SW 24 CT APT 107	DAVIE	FL	33324
PIGARI GROUP INC	1535 SW 97 WAY	DAVIE	FL	33324
ORLAND,JEFFREY H/E	8161 SW 24 CT #103	DAVIE	FL	33324
DADOR LLC	140 SW 96 TER APT 207	PLANTATION	FL	33324
AMBRUOSO FRANCO,DANIEL MARCELO D	2500 SW 81 AVE #104	DAVIE	FL	33324
BARD RL LLC	2450 SW 81 AVE # 105	DAVIE	FL	33324
CROUZEILLES,VALENTINA	2430 SW 81 AVE #105	DAVIE	FL	33324
RIVERA,ADELA H/E	2430 SW 81 AVE #106	DAVIE	FL	33324
FALCONE,TAYLOR	2430 SW 81 AVE UNIT 107	DAVIE	FL	33324
REJTMAN,MARCOS	1741 E OAK KNOLL CIR	DAVIE	FL	33324

RODRIGUEZ,CONNIE/FAM.LTD PRT	7900 NOVA DR #201	DAVIE	FL	33324
BRACHO,ANGELA	2461 SW 82 AVE #102	DAVIE	FL	33324
ROJAS,IVAN	2451 SW 82 AVE #110	DAVIE	FL	33324
SAJOUS,VALERIE T	2510 SW 81 AVE # 107	DAVIE	FL	33324
DIAZ,SANDRA P	2510 SW 81 ST #108	DAVIE	FL	33324
AGAYEVA,ASMAT	20 LAREDO PL #2-1	DAVIE	FL	33324
JACOMINO,ILEANA	21 LAREDO PL #1-1	DAVIE	FL	33324
CHEW,SALLY	19 LAREDO PL # 3-1	DAVIE	FL	33324
STIR,MARIA	23 LAREDO PL # 2-2	DAVIE	FL	33324
LENNERTH,EDWARD J	43 MATADOR LN #4-24	DAVIE	FL	33324
BARRECA,PAMELA	18 LAREDO PL UNIT 4	DAVIE	FL	33324
KAUTZMAN,DEAN & GERALDINE	17 LAREDO PL #5	DAVIE	FL	33324
BANNON,RICHARD J JR	44 MATADOR LANE	DAVIE	FL	33324
ANDRADA,RAYMUNDO E	55 MATADOR LN #2-25	DAVIE	FL	33324
CARMEN ESCALA LLC	1631 SW 106 TER	DAVIE	FL	33324
FIGUEIREDO,YOLANDA	53 MATADOR LN #4-25	DAVIE	FL	33324
HANSON,BERNISSA H/E	64 MATADOR LN #1-26	DAVIE	FL	33324
CALIXTE,KETTLY	41 MATADOR LN	DAVIE	FL	33324
SLAVKO,SELAN F	56 MATADOR LN #1 25	DAVIE	FL	33324
JONES,CHARLES H/E	31 LAREDO PL	DAVIE	FL	33324
BISONO,EDWIN	2 S VALENCIA DR # 5	DAVIE	FL	33324
DANKA INVESTMENT GROUP LLC	14 MATADOR LN #27-3	DAVIE	FL	33324
HERNANDEZ,LINDA	12 MATADOR LANE	DAVIE	FL	33324
JARAMILLO,LUCELY	26 LAREDO PL #7-3	DAVIE	FL	33324
MACIAS,EUGENIO ALBERTO JR H/E	6 LAREDO PL #3-10	DAVIE	FL	33324
AUSTIN,SHIRLEY	5 LAREDO PL #4-10	DAVIE	FL	33324
SCHMIDT,MARCEL ELLIOT	57 MADRID LN #2-15	DAVIE	FL	33324
ALVA,JOHAN FRANK	44 MADRID LN #5-16	DAVIE	FL	33324
MOLINEROS SOLORZANO,OLENKA N	43 MADRID LN	DAVIE	FL	33324
SZPELAK,JOSEPH M	15 S VALENCIA DR #2-4	DAVIE	FL	33324
GOODEN,JOYCE	63 MATADOR LN	DAVIE	FL	33324
PATEL,INAYATI & HAMIDA	6 MATADOR LN	DAVIE	FL	33324
BARTELS,JANINE	58 MATADOR LN #7-26	DAVIE	FL	33324
ARANGO,LILIANA	11 S VALENCIA DR #6-4	DAVIE	FL	33324
CASTILLO,DOUGLAS	6 S VALENCIA DR	DAVIE	FL	33324
LUNA,KRISTINA	4 LAREDO PL #5-10	DAVIE	FL	33324

HARB, BASSAM	3 LAREDO PL #6-10	DAVIE	FL	33324
PATEL, DIPEN I	38 MADRID LN	DAVIE	FL	33324
JIANG, SHUJMEI	37 MADRID LN #4-11	DAVIE	FL	33324
OLMOS, ARMANDO & LUZ AMPARO	24 MADRID LN #1-12	DAVIE	FL	33324
SANTOS DE OLIVERIA, LEONARDO	19 MADRID LN #2-13	DAVIE	FL	33324
GALLEGOS, ERICK	18 MADRID LN #3-13	DAVIE	FL	33324
HERRERA, VERONICA	16 MADRID LANE UNIT 5	DAVIE	FL	33324
AUGUSTIN, JEANINE	15 MADRID LN	DAVIE	FL	33324
SBITANI, BEATRIZ	56 MADRID LN #3 15	DAVIE	FL	33324
ALVAREZ, YOSLEN	55 MADRID LN # 4-15	DAVIE	FL	33324
ONA, MARION L	45 MADRID LN	DAVIE	FL	33324
ZAPATA, ROSA L	61 MADRID LANE	DAVIE	FL	33324
ORTIZ, CAMILO ANDRES &	10 MADRID LANE	DAVIE	FL	33324
BEDASIE, MELISSA C &	9 MADRID LN #4-18	DAVIE	FL	33324
THOMAS, EDOUARD & MARIE R	3 MADRID LN #2 19	DAVIE	FL	33324
GUZMAN, DORIS	2 MADRID LANE UNIT 3	DAVIE	FL	33324
DAVIDSON MARADIAGA-MEJIA, K A	32 MATADOR LN #1-20	DAVIE	FL	33324
SHENG, BEI	27 MATADOR LN #6	DAVIE	FL	33324
MONTAS HERNANDEZ, MARICRIS	26 MATADOR LN #7-20	DAVIE	FL	33324
GIMENEZ, GLADYS Y H/E	25 MATADOR LN #8-20	DAVIE	FL	33324
CAIRNS, RAYMOND ELMOR	40 MATADOR LN #1-21	DAVIE	FL	33324
LOWTAN, PAUL	34 MATADOR LANE UNIT 7	DAVIE	FL	33324
ROBERTS, ROSEANNE	33 MATADOR LN #8-21	DAVIE	FL	33324
SANTUCCIO, DINA SILVERS H/E	24 MATADOR LN #1 22	DAVIE	FL	33324
CHIAPPA, JOSEPH & AMANDA	23 MATADOR LN #2-22	DAVIE	FL	33324
SEPULVEDA, MAGDALENA	17 MATADOR LANE	DAVIE	FL	33324
RODRIGUEZ, NARBEN GEESMEL	52 MATADOR LN #1-23	DAVIE	FL	33324
DURGAPPA, NARINDERJIT SINGH	30 LAREDO PL #3	DAVIE	FL	33324
CARROLL, LAWRENCE BRAD	29 LAREDO PL #4-3	DAVIE	FL	33324
DAVIDSON, ROBERT JAMES	28 LAREDO PL #5-3	DAVIE	FL	33324
WOOLERY, ETHLINE BEVERLY	57 MATADOR LN	DAVIE	FL	33324
BROWN, VIRGINIA G	16 MATADOR LANE	DAVIE	FL	33324
MARTIN, JOYCE	15 MATADOR LN #27-2	DAVIE	FL	33324
CAO, CANLIN	14 S VALENCIA DR #3	DAVIE	FL	33324
SHI, JONATHAN H/E	13 S VALENCIA DR	DAVIE	FL	33324
MEI, YAO B H/E	12 S VALENCIA DRIVE #5-4	DAVIE	FL	33324

KONG-QUEE,SHANNON	11 MATADOR LN #6-27	DAVIE	FL	33324
LITRELL,ROBERT E H/E	10 MATADOR LN	DAVIE	FL	33324
MOTORGA,MONTI	3 MATADOR LN	DAVIE	FL	33324
HOU,PENG	2 MATADOR LN #3-29	DAVIE	FL	33324
LAZANEO,FABIO N H/E	1 MATADOR LANE 4-29	DAVIE	FL	33324
DOMHOFF,CATHERINA	2 LAREDO PL # 7-10	DAVIE	FL	33324
MARTIN-GONZALEZ,JESSICA	1 LAREDO PL #8-10	DAVIE	FL	33324
WILLIAMS,MARSHA	39 MADRID LANE	DAVIE	FL	33324
NOVO,DIANA M	23 MADRID LN #2-12	DAVIE	FL	33324
GHALY,ALAA	21 MADRID LN #4-12	DAVIE	FL	33324
MOYER,KAREN L	20 MADRID LANE	DAVIE	FL	33324
COHEN,DOUGLAS	13 MADRID LN	DAVIE	FL	33324
MAO,JUN	11116 N HARMONY LAKE CIR	DAVIE	FL	33324
KANASHIRO,AMANDA & HECTOR	51 MADRID LN #2-14	DAVIE	FL	33324
RADUT,CLAUDIUA	50 MADRID LN #3 14	DAVIE	FL	33324
HAVRYLIV,ROMAN H/E	58 MADRID LN	DAVIE	FL	33324
FIGUEROA,RODOLFO & MARIA DEL C	53 MADRID LANE	DAVIE	FL	33324
SANTIAGO,JINNAVEL	48 MADRIDLN	DAVIE	FL	33324
GIANNETTA,LAURINE	47 MADRID LN #2-16	DAVIE	FL	33324
STEPHENSON,NICOLE K & JOHN W	41 MADRID LN	DAVIE	FL	33324
LYNCH,UNK	64 MADRID LN #1-17	DAVIE	FL	33324
WIDDICK,KAREN ANN	63 MADRID LN #2-17	DAVIE	FL	33324
FONTANEZ,MARIE CHRISTINA	62 MADRID LN #3-17	DAVIE	FL	33324
ROJAS,ROGER	12 MADRID LN #1-18	DAVIE	FL	33324
BORDA,CLARA Y	7 MADRID LN #6-18	DAVIE	FL	33324
PINEDA,LORENA OSIRIS	4 MADRID LANE	DAVIE	FL	33324
JAMES,SONIA E	22 MATADOR LN	DAVIE	FL	33324
GODRIDGE,JANET	21 MATADOR LANE	DAVIE	FL	33324
DANIELAK,EVA	20 MATADOR LN #5-22	DAVIE	FL	33324
GARCIA,JUAN MARTIN H/E	51 MATADOR LN #2-23	DAVIE	FL	33324
PORTALES,SARITA	50 MATADOR LANE	DAVIE	FL	33324
CHEW,CARMEN	46 MATADOR LN	DAVIE	FL	33324
SUAREZ,ALBA ROSA	45 MATADOR LN	DAVIE	FL	33324
MASON,KATHY ANN & STEPHEN C	62 MATADOR LN #3-26	DAVIE	FL	33324
AHMED,FAHEEM	8958 W STATE ROAD 84 #1106	FORT LAUDERDALE	FL	33324
LAWRENCE,DAHLIA A H/E	60 MATADOR LN	DAVIE	FL	33324

RUIDIAZ,JOSEPH H/E	59 MATADOR LN #6-26	DAVIE	FL	33324
SANTAMARIA,LUIS R	9 MATADOR LANE	DAVIE	FL	33324
BESSETTE,RICHARD & SUSAN	8 MATADOR LANE #1-28	DAVIE	FL	33324
ORTIZ,JUAN C	7 MATADOR LN #2-28	DAVIE	FL	33324
SHORT,TIMOTHY JOHN	3 S VALENCIA DR #4-5	DAVIE	FL	33324
DIXON,RUPERT K	13 LAREDO PL #4 BLDG 7	DAVIE	FL	33324
ISAKH,IMRAN	5 MATADOR LN 4 28	DAVIE	FL	33324
BROOKS,BRITTANY A	4 MATADOR LN #1 29	DAVIE	FL	33324
SARMIENTO,ANDRES	6 MADRID LN #7-18	DAVIE	FL	33324
CABRERA,ANIXA	5 MADRID LN #8-18	DAVIE	FL	33324
SIERRA,HENRY	30 MATADOR LANE APT 3	DAVIE	FL	33324
NAPOLITANO,CHARLES	29 MATADOR LANE #4-20	DAVIE	FL	33324
PHILBIN,DAVID L & MICHELLE A	28 MATADOR LN #5 20	DAVIE	FL	33324
LUCAS,SCOTT E & CHRISTINA R	38 MATADOR LANE	DAVIE	FL	33324
DROGO,BARBARA	36 MATADOR LANE UNIT 5	DAVIE	FL	33324
JOHNSTON,JUANA C	19 MATADOR LN #6-22	DAVIE	FL	33324
SRONCE,TRYSHA LYN	18 MATADOR LN #7-22	DAVIE	FL	33324
BAHRIANTSEV,ANDRII	48 MATADOR LN #5-23	DAVIE	FL	33324
ZAIDI,MONIQUE	47 MATADOR LN #6-23	DAVIE	FL	33324
PAGANO,NICHOLAS	2451 SW 82 AVE #307	DAVIE	FL	33324
PEREZ,ALBERT	2451 SW 82 AVE #208	DAVIE	FL	33324
CORNEJO GIANCARDI,MARIANA	2461 SW 82 AVE #303	DAVIE	FL	33324
SILOVITZ,PERRI	2481 SW 82 AVE APT 201	DAVIE	FL	33324
NEW PROJECT LLC	1535 SW 97 WAY	FORT LAUDERDALE	FL	33324
SANTIAGO,JOSE H/E	2481 SW 82 AVE UNIT 105	DAVIE	FL	33324
VARVARO,MICHAEL	2481 SW 82ND #301	DAVIE	FL	33324
RAMPAUL & W SAHADEO REV LIV TR	8121 SW 24 CT #201	DAVIE	FL	33324
FERNANDEZ,MARGARITA	2420 SW 81 AVE UNIT 301	DAVIE	FL	33324
LOLI4 LLC	2420 SW 81 AVE #403	DAVIE	FL	33324
CARDOSO,ISMARY	2420 SW 81 AVE #404	DAVIE	FL	33324
YIP,LESLIE R	2471 SW 82 AVE UNIT 107	DAVIE	FL	33324
KARRAS,JOSEPH MORTAGY	2471 SW 82 AVE #208	DAVIE	FL	33324
MONTANO,ANA M	2510 SW 81 AVE #207	DAVIE	FL	33324
GOROSITO,EDUARDO H	2495 SW 82 AVE #301	DAVIE	FL	33324
FLOREZ,ELDA	2491 SW 82 AVE APT 308	DAVIE	FL	33324
LEON,MARIA	2441 SW 82 AVE #303	DAVIE	FL	33324

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HOKE,H DOUGLAS & SANDRA LEE	2441 SW 82 AVE APT 304	DAVIE	FL	33324
COSTA BALDI, ELISA	2481 SW 82 AVE #305	DAVIE	FL	33324
LYNCH, TERRY-ANN N	2495 SW 82 AVE #303	DAVIE	FL	33324
GONCALVES, MARIT JOANA GOLAN	2495 SW 82 AVE #304	DAVIE	FL	33324
GRABER, DAVID	2495 SW 82 AVE #305	DAVIE	FL	33324
SCHLEIDEN, DAVID B	2471 SW 82 AVE UNIT 307	DAVIE	FL	33324
THOPPIL, MARYKUTTY C	2471 SW 82 AVE #309	DAVIE	FL	33324
MEADOWS, JUDITH	8101 SW 24 CT APT 208	DAVIE	FL	33324
TORRES, PATRICIA A	8121 SW 24 CT #301	DAVIE	FL	33324
ROOKWOOD, LAUREL ANNMARIE	8121 SW 24 CT #303	DAVIE	FL	33324
8101305 SOUTHWEST LLC	8101 SW 24 CT #305	DAVIE	FL	33324
MONTANO, ANA M	2510 SW 81 AVE #205	DAVIE	FL	33324
MANKAME, DISHA D	431 NW 108 AVE	PLANTATION	FL	33324
WOLF & MARIA R IBERKLEID LIV TR	510 NW 84 AVE #332	PLANTATION	FL	33324
COLLAZOS, BERTHA	2491 SW 82ND AVE APT 308	DAVIE	FL	33324
KILINC, EVREN	10285 SW 23 CT	DAVIE	FL	33324
SHEHADEH, SAMIR AL	10749 CLEARY BLVD #202	PLANTATION	FL	33324
HYB 5 LLC	151 N NOB HILL RD STE 455	PLANTATION	FL	33324
TORRES, IVONNE	11026 N HARMONY LAKES CIR	DAVIE	FL	33324
KILINC, EVREN & YUNUS B	10285 SW 23 CT	DAVIE	FL	33324
SANDOVAL, JOSE F	2495 SW 82 AVE UNIT 101	DAVIE	FL	33324
PAZ EXPOSITO, ROGER	2495 SW 82 AVE #103	DAVIE	FL	33324
LOPEZ, WANDA	2495 SW 82 AVE #105	DAVIE	FL	33324
ZORRILLA, JAVIER ENRIQUE	1900 SABAL PALM DR #101	DAVIE	FL	33324
BARRETO, JACINTO A	2431 SW 82 AVE #201	DAVIE	FL	33324
HOWLETT, NATALIE	2441 SW 82 AVE #305	DAVIE	FL	33324
RODRIGUEZ, PAULA	2431 SW 82 AVE #305	DAVIE	FL	33324
GRIZZLE, ASHELY S	2431 SW 82 AVE #304	DAVIE	FL	33324
GAETA IN FLORIDA LLC	10341 SW 18 ST	DAVIE	FL	33324
ALICEA, PEDRO JR	8161 SW 24 CT	DAVIE	FL	33324
KEBBE, MIKHAIL KEBBE	2461 SW 82 AVE #203	DAVIE	FL	33324
MILLER, DAVID	2451 SW 82 AVE UNIT 310	DAVIE	FL	33324
COSGROVE, MICHAEL	2430 SW 81 AVE APT 405	DAVIE	FL	33324
TANG, PING	951 NW 79 TER	PLANTATION	FL	33324
DEGEORGE, THOMAS	2491 SW 82 AVE #107	DAVIE	FL	33324
VETTE, JANE	2491 SW 82 AVE #108	DAVIE	FL	33324

PASCAL, MICHAEL V	2491 SW 82 AVE #207	DAVIE	FL	33324
TABARES, CLAUDIA	2500 SW 81 AVE #201	DAVIE	FL	33324
DERIEL, LEAH	2500 SW 81 AVE #202	DAVIE	FL	33324
TSOI-A-SUE, MICHAEL & MAUREEN	2500 SW 81 AVE #203	DAVIE	FL	33324
VALENCIA, FEDERICO & ROSA M	9430 POINCIANA PL #103	DAVIE	FL	33324
BLAKE, TRACY H/E	2500 SW 81 AVE #301	DAVIE	FL	33324
KAREL, SIMON H/E	2500 SW 81 AVE #302	DAVIE	FL	33324
ANDREWS, MARY	2500 SW 81 AVE #304	DAVIE	FL	33324
SOROKA, MARIYA H/E	2510 SW 81 AVE # 305	DAVIE	FL	33324
TRANOR, DIANE	2510 SW 81 AVE #306	DAVIE	FL	33324
STRONG, NAOMI SARAH	2510 SW 81 AVE #308	DAVIE	FL	33324
DESAI, SHREEYA	2500 SW 81 AVE #403	DAVIE	FL	33324
SUELZNER, SHELBY ELIZABETH	2441 SW 82 AVE #201	DAVIE	FL	33324
VALADEZ, JEREMY	2510 SW 81 AVE #408	DAVIE	FL	33324
WANG, WEI H/E	2441 SW 82 AVE #301	DAVIE	FL	33324
GREEN CLOVER INVESTMENTS LLC	1900 SABAL PALM DR #101	DAVIE	FL	33324
LEVY, BRANDON M	2450 SW 81 AVE #208	DAVIE	FL	33324
JARAMILLO, CLARA M	2450 SW 81 AVE #305	DAVIE	FL	33324
PATINO, JAIME &	2450 SW 81 AVE UNIT 306	DAVIE	FL	33324
ALBAN, ERIC	2450 SW 81 AVE UNIT 307	DAVIE	FL	33324
CHU, MICHAEL	2450 SW 81 AVE # 308	DAVIE	FL	33324
GAN, JIE	2440 SW 81 AVE #401	DAVIE	FL	33324
PEREZ, ALBERT	2451 SW 82 AVE APT 208	DAVIE	FL	33324
QIANG, YUAN J	2451 SW 82 AVENUE #210	DAVIE	FL	33324
SILVERS, PAUL & CARMEN	2420 SW 81 AVE #201	DAVIE	FL	33324
DAIGLE, RANDALL	2420 SW 81 AVE #401	DAVIE	FL	33324
CHAUHAN, AVINASH	2420 SW 81 AVE #402	DAVIE	FL	33324
WRIGHT, AUREA VANESSA H/E	2430 SW 81 AVE #206	DAVIE	FL	33324
PODEDWORN, PAWEL H/E	2430 SW 81 AVE #207	DAVIE	FL	33324
UNITED REPORTING INC	2430 SW 81 AVE #407	DAVIE	FL	33324
ZACCHEO, ANNA MARIE	8141 SW 24 CT #206	DAVIE	FL	33324
GOMEZ, NANCY G H/E	8161 SW 24 CT #301	DAVIE	FL	33324
NGUYEN, DIEM CHAU THI & NAM Q	8161 SW 24 CT APT 302	DAVIE	FL	33324
SIMMS, GERARDO	8141 SW 24 CT #305	DAVIE	FL	33324
GONZALES, MARIELA	8141 SW 24 CT #307	DAVIE	FL	33324
ANJUM, SAEEDA	8161 SW 24 CT UNIT 402	DAVIE	FL	33324

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TERLIZI,CARLOS A	2510 SW 81 AVE # 207	DAVIE	FL	33324
MIR,JULIE	2500 SW 81 AVE #204	DAVIE	FL	33324
BOLAND,KEVIN V	8141 SW 24 CT #408	DAVIE	FL	33324
GALLARDO,AURA & LOPEZ,ROGER	2510 SW 81 AVE #407	DAVIE	FL	33324
2800 S UNIVERSITY DR 2D LLC	514 NW 104 TER	PLANTATION	FL	33324
STEPHENS,CONNIE	2440 SW 81 AVE #301	DAVIE	FL	33324
GUERRIERO,GABRIELLA	2440 SW 8 AVE UNIT 302	DAVIE	FL	33324
OWENS,DAWNELLE	2440 SW 81 AVE APT 303	DAVIE	FL	33324
VONTILZER,JODY D	2440 SW 81 AVE # 404	DAVIE	FL	33324
RAUSEO,FERNANDO J	2431 SW 82 AVE #302	DAVIE	FL	33324
PINKERTON,NICHOLAS	2450 SW 81 AVE #405	DAVIE	FL	33324
MEKICH,DEBRA H/E	2430 SW 81 AVE #208	DAVIE	FL	33324
PEREZ,DANIEL J	2420 SW 81 AVE #202	DAVIE	FL	33324
SEGURA,GERMAN	PO BOX 451251	SUNRISE	FL	33324
BEGUER,CARLOS H/E	2420 SW 81 AVE #204	DAVIE	FL	33324
KELLER,JUDY A	2430 SW 81 AVE UNIT 205	DAVIE	FL	33324
OBRENTZ,CRAIG I	2420 SW 81 AVE #302	DAVIE	FL	33324
CORNEJO,DANIEL	10066 NW 2 ST	PLANTATION	FL	33324
LAZANEO,FABIO NEDO	8101 SW 24 CT #306	DAVIE	FL	33324
MARIN,NIDIA O	8161 SW 24 CT #303	DAVIE	FL	33324
GREEN CLOVER INVESTMENTS LLC	1900 SABAL PALM DR # 101	DAVIE	FL	33324
TASCON,HAROLD A	8161 SW 24 CT #404	DAVIE	FL	33324
STANTON,BEVERLY M	8141 SW 24 CT #405	DAVIE	FL	33324
RIGHT SPACE ROYAL GRAND LLC	1900 SABAL PALM DR #101	DAVIE	FL	33324
HEARD,REBECCA	8101 SW 24 CT #405	DAVIE	FL	33324
WILSON,CAROLYN H	8161 SW 24 CT UNIT 201	DAVIE	FL	33324
RYAN,PATRICIA	8161 SW 24 CT UNIT 204	DAVIE	FL	33324
GUERRERO,ANTERO & CECILIA	14 LAREDO PL	DAVIE	FL	33324
MORENO,BEATRIZ E	31 MADRID LANE	DAVIE	FL	33324
LIRIANO,YAQUELIN C & FRANCISCO	1 S VALENCIA DR	DAVIE	FL	33324
BRAXL,EDWARD M SR H/E	10 S VALENCIA DR	DAVIE	FL	33324
SIE,FEI THING	8 S VALENCIA DR	DAVIE	FL	33324
RODRIGUEZ,STEPHANIE	16 LAREDO PL #1 7	DAVIE	FL	33324
LIU,WENJING	15 LAREDO PL #2-7	DAVIE	FL	33324
GRAJALES,FRANCISCO A	11 LAREDO PL #6	DAVIE	FL	33324
ALFLEN,JACK	10 LAREDO PL #7-7	DAVIE	FL	33324

DAVIDSON,KESHA	28 MADRID LN #1	DAVIE	FL	33324
GREGORY,KENNETH	27 MADRID LN #2-8	DAVIE	FL	33324
VARGAS,MARTHA G	26 MADRID LANE	DAVIE	FL	33324
MACLAUCHLAN,JOHN M	30 MADRID LANE	DAVIE	FL	33324
PEREYRA,RICHARD B	35 MADRID LN	DAVIE	FL	33324
CLARK,SHERLINE	34 MADRID LANE	DAVIE	FL	33324
ENGEL,BRUCE LEE & CINDY MARIE	32 MADRID LN #5-9	DAVIE	FL	33324
CORREGAN,KAMERON	36 MADRID LANE	DAVIE	FL	33324
MORAGA,AMANDA A H/E	8 LAREDO PL #1-10	DAVIE	FL	33324
MCINTYRE,KELLY	7 LAREDO PL	DAVIE	FL	33324
SANJUAN,HECTOR	14083 N CYPRESS COVE	DAVIE	FL	33325
ARROWHEAD CONDOMINIUM INC	13790 NW 4 ST	SUNRISE	FL	33325
VILLOLDO,DOROTHY	13512 NW 5 CT	PLANTATION	FL	33325
RAHMAN,MOHAMMED M	927 NW 130 TER	SUNRISE	FL	33325
COSTEA,ANTONI U R	1020 MONTICELLO AVE	DAVIE	FL	33325
2900 SOUTH UNIVERSITY DRIVE UNIT	14410 SW 17 ST	DAVIE	FL	33325
ZHANG,HAILING	2190 SW 117 TER	DAVIE	FL	33325
RRP DAVIE LLC	2161 SW 113 AVE	DAVIE	FL	33325
VILLA ANGLO LLC	1820 N CORPORATE LAKES BLV #103	WESTON	FL	33326
TIAMSUWAN,ARUNEE	430 SOMERSET WAY	WESTON	FL	33326
HERNANDEZ,GERMAN A	16325 GOLF CLUB RD APT 308	WESTON	FL	33326
MALDONADO,ELIANA	1421 SORRENTO DR	WESTON	FL	33326
FEO,SONIA &	527 TALAVERA ROAD	WESTON	FL	33326
ROSEMARY AKEMI BATZEL LIV TR	15002 SW 10 ST	SUNRISE	FL	33326
SANTOLALLA,MARIA R	547 LAKESIDE CIR	SUNRISE	FL	33326
IZA INVESTMENT GROUP CORP	PO BOX 267548	WESTON	FL	33326
AJX INVESTMENT GROUP LLC	299 LAS BRISAS CIRCLE	SUNRISE	FL	33326
TT 907 LLC	523 TALAVERA RD	WESTON	FL	33326
MONTEIRO,FRANKY	837 HERITAGE DR	WESTON	FL	33326
SAINT LAZARE,MAELLA STELLA	1055 CAPISTRANO	WESTON	FL	33326
VILLA ANGLO LLC	1820 N CORPORATE LAKES BLVD #103	WESTON	FL	33326
ERASO'S PROPERTIES INC	1456 CAMELLIA CIR	WESTON	FL	33326
BENICHOU,PHILIPPE	2195 BAY CT	WESTON	FL	33326
GAELGE LLC	16195 LAUREL DR #24	WESTON	FL	33326
SANCHEZ,DANIEL BELTRAN	440 ALEXANDRA CIRCLE	WESTON	FL	33326
SANTOLALLA GROUP INC	547 LAKESIDE CIR	SUNRISE	FL	33326

GRUNDLAND,NORBERTO	2547 BAY POINTE DR	WESTON	FL	33327
GEM PROPERTIES INVESTMENT GROUP	540 LIVE OAK LN	WESTON	FL	33327
NUNEZ,EMERIDA	1647 ZENITH WAY	WESTON	FL	33327
MARKA PROPERTY PARTNERS LLC	2950 GLADES CIRCLE UNIT 18	WESTON	FL	33327
NATSTYLE CORP	1378 VERACRUZ LN	WESTON	FL	33327
GARCIA REV TR	1277 SABAL TRL	WESTON	FL	33327
CHENG,FUCHEN	784 TULIP CIR	WESTON	FL	33327
POPIOL,LEONARDO	1544 WINTERBERRY LN	WESTON	FL	33327
GUO,HUI	942 BLUEWOOD TER	WESTON	FL	33327
PHD DEVELOPMENT LLC	2900 GLADES CIR STE 250	WESTON	FL	33327
TEROR LLC	2950 GLADES CIR #18	WESTON	FL	33327
IKYL HOLDING LLC	2800 GLADES CIR STE E-107	WESTON	FL	33327
TOWN OF DAVIE	8800 SW 36 ST	DAVIE	FL	33328
PROMENADE WEST LTD	4611 S UNIVERSITY DR #110	DAVIE	FL	33328
CONREY,RICHARD W	4250 SW 109 AVE	DAVIE	FL	33328
PUBLIC LAND	8800 SW 36 ST	DAVIE	FL	33328
CAZAL,ALLAN ADOLFO	5309 SW 86TH WAY	COOPER CITY	FL	33328
SHIVELY,CHRIS A	9850 N ABIACA CIR	DAVIE	FL	33328
FUENTES,MICHEL JR H/E	2904 SW 79 TER	DAVIE	FL	33328
GEORGIANNA,CATHERINE	8003 SW 29 ST	DAVIE	FL	33328
JENNINGS,ARTHUR W	2814 SW 81 TER	DAVIE	FL	33328
GRIFFEN,STEWART ETAL	2900 SW 79 TER	DAVIE	FL	33328
ESCOBAR,CYNTHIA & DANIEL A	7909 SW 29 ST	DAVIE	FL	33328
LIPPE,DIANE MARIE	7911 SW 29 ST	DAVIE	FL	33328
LESSARD,DEBORAH COURTNEY	8005 SW 29 ST	DAVIE	FL	33328
COWART,ROBERT D JR & STACI R	8007 SW 29 ST	DAVIE	FL	33328
MONTEALEGRE,PATRICIA D H/E	2812 SW 81 TER	DAVIE	FL	33328
CLUTTER,DIANE E	2810 SW 81 TER	DAVIE	FL	33328
GUERRA CORRALES,YUDIEL	8004 SW 29 ST	DAVIE	FL	33328
DE LUCCA,LAUREN	8006 SW 29 ST	DAVIE	FL	33328
BARR,DONALD & SHERRI	8010 SW 29 ST	DAVIE	FL	33328
TIGER,CALVIN L JR	8015 SW 30 ST	DAVIE	FL	33328
LEVIN,ALAN R & TERRIE L	8013 SW 30 ST	DAVIE	FL	33328
COLICELLI,DANIEL G	8007 SW 30 ST	DAVIE	FL	33328
ELDER,BRIAN H/E	7951 SW 30 ST	DAVIE	FL	33328
RUIGOMEZ-PATTERSON,JULIE	8013 SW 29 ST	DAVIE	FL	33328

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MANKAME,GAURI	2926 S UNIVERSITY DR #6101	DAVIE	FL	33328
GAERTNER,ANDY	2946 S UNIVERSITY DR #7106	DAVIE	FL	33328
COHEN TR	4101 E LAKES ESTATE DR	DAVIE	FL	33328
PAULSON,ANEESH	2986 S UNIVERSITY DR #8108	DAVIE	FL	33328
DABRUZZO,JOHN II	2702 SW 81 TER	DAVIE	FL	33328
CUTRONE,FRANK & NIKKI	7912 SW 29 ST	DAVIE	FL	33328
GEIST,JOYCE ANN	8000 SW 29 ST	DAVIE	FL	33328
CREGO,MANUEL JR & JOSHAMA	8002 SW 29 ST	DAVIE	FL	33328
VONGUNTEN,MALA S H/E	2906 SW 81 TER	DAVIE	FL	33328
RESILA,EUGENE D & DOLORES J	2908 SW 81 TER	DAVIE	FL	33328
ADDERLEY,RONALD G SR H/E	2910 SW 81 TER	DAVIE	FL	33328
KUSHNER,MYA H/E	7971 SW 30 ST	DAVIE	FL	33328
FINK,ADAM	8009 SW 29 ST	DAVIE	FL	33328
HANKOFF,BRIAN	2900 SW 81 TER	DAVIE	FL	33328
ESA-CYPRESS LLC	3325 S UNIVERSITY DR #200	DAVIE	FL	33328
HUGHES,KATHERINE JOY	2902 SW 79 TER	DAVIE	FL	33328
GONZALEZ,JENNIFER LYNN H/E	2808 SW 81 TER	DAVIE	FL	33328
CROSS,JOHN N & ELIZABETH A	8008 SW 29 ST	DAVIE	FL	33328
STRANEY,MATTHEW	8011 SW 30 ST	DAVIE	FL	33328
LYN,DOMINIC & JODI L	2816 SW 81 TER	DAVIE	FL	33328
MULLEN,JAMES R JR	8012 SW 29 ST	DAVIE	FL	33328
TIERNEY,WILLIAM J III & ROBIN L	8014 SW 29 ST	DAVIE	FL	33328
SHOPPES OF ARROWHEAD LLC	4611 S UNIVERSITY DR STE 110	DAVIE	FL	33328
NOVA SOUTHEASTERN UNIVERSITY INC	3300 S UNIVERSITY DR	FORT LAUDERDALE	FL	33328
ALARACHI,SAAD & RHODA M	8831 LAKE PARK CIR N	DAVIE	FL	33328
VENTURA,MICHAEL A	2796 S UNIVERSITY DR #2107	DAVIE	FL	33328
VAGHANI,NILESHKUMAR	2846 S UNIVERSITY DR #4102	DAVIE	FL	33328
CAPRILE LLC	2600 S UNIVERSITY DR APT 325	DAVIE	FL	33328
ECHEVERRIA,ROXANNA POLANCO	2986 S UNIVERSITY DR #8107	DAVIE	FL	33328
DAO,JENNETTA H/E	2736 S UNIVERSITY DR #1103	DAVIE	FL	33328
CAPRILE LLC	2600 S UNIVERSITY DR #325	DAVIE	FL	33328
WU,YA-LI	2900 S UNIVERSITY DR #9102	DAVIE	FL	33328
JEBELL LLC	10640 GRIFFIN RD #105	COOPER CITY	FL	33328
GUYTON,JESSE Z &	2906 SW 79 TER	DAVIE	FL	33328
KELLNER,BARRIE	7913 SW 29 ST	DAVIE	FL	33328
HUDSON,ROBERT S & BLANCA M	8001 SW 29 ST	DAVIE	FL	33328

SASSMAN,WENDY J & KENNETH A	8201 SW 26 PL	DAVIE	FL	33328
SCHULZ,JOHN & JESSICA	7911 SW 30 ST	DAVIE	FL	33328
DICKSON,VERNON GUY &	8009 SW 30 ST	DAVIE	FL	33328
SUAREZ,JOSEPH	7961 SW 30 ST	DAVIE	FL	33328
CORTEZ,ANA F	8011 SW 29 ST	DAVIE	FL	33328
ARMSTRONG,VICTORIA J	5031 SW 89 AVE	COOPER CITY	FL	33328
AAGTOLENTINO LLC	10405 SW 54 ST	COOPER CITY	FL	33328
DINNEBEIL,KAILIE H/E	2724 S UNIVERSITY DR #A14	DAVIE	FL	33328
SAWCZUK,NORBERTO N JR & JESSICA	2738 S UNIVERSITY DR #A15	DAVIE	FL	33328
CLAYTON,TAWONNA SHONTA	2738 S UNIVERSITY DR #B15	DAVIE	FL	33328
FRANCIS,FLORETTE F	2738 S UNIVERSITY DR #C15	DAVIE	FL	33328
PLAYER,DONALD F JR	2724 S UNIVERSITY DR APT 14C	DAVIE	FL	33328
CRAIG,SHAKIKKI M	2738 S UNIVERSITY DR #D15	DAVIE	FL	33328
BARRY,CATHERINE M	2718 S UNIVERSITY DR UNIT A17	DAVIE	FL	33328
NINNO,NICOLAS DI	2600 S UNIVERSITY DR #306	DAVIE	FL	33328
TACHIBANA,SHOGO	2600 S UNIVERSITY DR #304	DAVIE	FL	33328
LAGO,NANCY	2600 S UNIVERSITY DR #312	DAVIE	FL	33328
TRASOLINI,GIANFRANCO	2640 S UNIVERSITY DR #308	DAVIE	FL	33328
BOTROS,DANIEL S	2620 S UNIVERSITY DR #307	DAVIE	FL	33328
ALARACHI,SAAD A	8831 LAKE PARK CIR N	DAVIE	FL	33328
ROBERTS,LUKE H/E	3100 W ROLLING HILLS CIR #402	DAVIE	FL	33328
ZHU,JIE	3161 OVERLOOK RD	DAVIE	FL	33328
CORRY,BRANDON & MELISSA	2906 S UNIVERSITY DR #10203	DAVIE	FL	33328
PHILIP,STEVEN	2640 S UNIVERSITY DR #107	DAVIE	FL	33328
VILDOSOLA,MICHAEL S	2640 S UNIVERSITY DR #111	DAVIE	FL	33328
NEZAMUDEEN,MOHAMED A & NEROMANIE	2640 S UNIVERSITY DR #119	DAVIE	FL	33328
MANOO,ASHLEY H/E	2946 S UNIVERSITY DRIVE #7212	DAVIE	FL	33328
ARAMBOLES,IARA	2736 S UNIVERSITY DR #1201	DAVIE	FL	33328
MURRAY,PETER E	2736 S UNIVERSITY DR #1202	DAVIE	FL	33328
JABBARY,REZA	2900 S UNIVERSITY DR UNIT 9206	DAVIE	FL	33328
NORIEGA,NIEVES PEREZ	2640 S UNIVERSITY DR #125	DAVIE	FL	33328
RAVAL,MANANKUMAR J	2640 S UNIVERSITY DR #129	DAVIE	FL	33328
MELGAREJO,DANIEL O	2600 S UNIVERSITY DR #105	DAVIE	FL	33328
ALLORA UNO LLC	2640 S UNIVERSITY DR #202	DAVIE	FL	33328
NAVARRO,ROCIO	3300 ROLLING HILLS CIR APT 702	DAVIE	FL	33328
VIVAS,SANTIAGO J	2986 S UNIVERSITY DR #8202	DAVIE	FL	33328

ROYAL GRAND PROPERTY	2600 S UNIVERSITY DR #304	DAVIE	FL	33328
CAMARGO,JULIO C TROCHE	2620 S UNIVERSITY DRIVE #111	DAVIE	FL	33328
DG PORAT LLC	4101 E LAKE ESTATES DR	DAVIE	FL	33328
AVIVI,ELI	4101 E LAKE ESTATES DR	DAVIE	FL	33328
MENDES,CALVIN ADRIAN H/E	2640 S UNIVERSITY DR #109	DAVIE	FL	33328
SIMONOVIS HERNANDEZ,MARIO JOSE	2600 S UNIVERSITY DR #130	DAVIE	FL	33328
ALI,SHERI H/E	2600 S UNIVERSITY DR UNIT 201	DAVIE	FL	33328
TT 907 LLC	2600 S UNIVERSITY DR #202	DAVIE	FL	33328
TOZO,CLARIBETH M	2600 S UNIVERSITY DR #203	DAVIE	FL	33328
LEASHER,JANET L	2640 S UNIVERSITY DR #230	DAVIE	FL	33328
BEJARANO,LOURDES MARITZA	2600 S UNIVERSITY DR #206	DAVIE	FL	33328
PEREZ,CHRISTINA MARIE	2600 S UNIVERSITY DR	DAVIE	FL	33328
WILLIAMS,JESSICA J H/E	2600 S UNIVERSITY DR #215	DAVIE	FL	33328
JIANG,JOYCE ZHANG	2620 S UNIVERSITY DR #107	DAVIE	FL	33328
ALTIERI,LORIE	2620 S UNIVERSITY DR #108	DAVIE	FL	33328
LAURENCE,ZACHARY	3506 DEL MAR AVE	DAVIE	FL	33328
MENDES,LOUISA H/E	2620 S UNIVERSITY DR #201	DAVIE	FL	33328
DEAL,LIVINGSTON C & BERNADETTE	2620 S UNIVERSITY DR #202	DAVIE	FL	33328
GATI,AVIV	4101 E LAKE ESTATES DR	DAVIE	FL	33328
BOMAX II LLC	2640 S UNIVERSITY DR #312	DAVIE	FL	33328
BERDICHEVSKIY,GARRY H/E	2640 S UNIVERSITY DR #313	DAVIE	FL	33328
RAMIREZ,FANNY	2640 S UNIVERSITY DR #314	DAVIE	FL	33328
MAGICAL HOPE LLC	2640 S UNIVERSITY DR #316	DAVIE	FL	33328
AVIVI,ELI	4101 E LAKES ESTATE DR	DAVIE	FL	33328
WONG,WAI KUEN	2640 S UNIVERSITY DR #319	DAVIE	FL	33328
INVELPEL LLC	2640 S UNIVERSITY DR #320	DAVIE	FL	33328
BRUTTON,ALBERTA A	2640 S UNIVERSITY DR #323	DAVIE	FL	33328
SANCHEZ,GERMAN ALBERTO	2600 S UNIVERSITY DR #229	DAVIE	FL	33328
ROLON LLC	2640 S UNIVERSITY DR #328	DAVIE	FL	33328
RICO RODRIGUEZ,MARIA	2600 S UNIVERSITY DR #323	DAVIE	FL	33328
COVA,LERNER	2620 S UNIVERSITY DR #102	DAVIE	FL	33328
MOTIL,YAFFA	4101 E LAKE ESTATE DR	DAVIE	FL	33328
KODA,ANTONIO	2600 S UNIVERSITY DR #319	DAVIE	FL	33328
GATI,AVIV	4101 E LAKE ESTATE D	DAVIE	FL	33328
APPRIS REALTY LLC	2866 S UNIVERSITY DR #5201	DAVIE	FL	33328
LIDERT,SHERRY & ALBERT JR	3129 PEACHTREE CIR	DAVIE	FL	33328

DBG RENTALS LLC	9116 GRIFFIN RD	COOPER CITY	FL	33328
LONDONO, DIEGO	2780 S UNIVERSITY DR #6D	DAVIE	FL	33328
MALKA, SHIRA & AMIR	2708 S UNIVERSITY DR #11C	DAVIE	FL	33328
DAHLSON, DAVID MICHAEL	2708 S UNIVERSITY DR #11D	DAVIE	FL	33328
TABANG, JULIUS B	3100 W ROLLING HILLS CIR #204	DAVIE	FL	33328
CUNNINGHAM, PATRICIA	3100 W ROLLING HILLS CIR #304	DAVIE	FL	33328
TURNI, CYNTHIA SUE	3100 W ROLLING HILLS CIR #301	DAVIE	FL	33328
FALLON, PATRICIA	3100 W ROLLING HILLS CIR #401	DAVIE	FL	33328
BELTRAN, ROBERTH D	3100 W ROLLING HILLS CIR #403	DAVIE	FL	33328
BURGOS, CHRISTOPHER	8170 SW 27 PL	DAVIE	FL	33328
SFETCU, VICKY	2700 S UNIVERSITY DR UNIT 1-B	DAVIE	FL	33328
GRAGG, SKYLER T & CHELSEA E	2700 S UNIVERSITY DR #3C	DAVIE	FL	33328
ROZO, MARIA ELIZABETH	2700 S UNIVERSITY DR UNIT 3D	DAVIE	FL	33328
NABRI, OSAMA A	2700 S UNIVERSITY DR #4A	DAVIE	FL	33328
SHIAO, REX H	2700 S UNIVERSITY DR #7A	DAVIE	FL	33328
HENRY, DANRIC & AUDELYN C	2700 S UNIVERSITY DR APT 7C	DAVIE	FL	33328
HENDRICHUS, ASTRUD ALICE H/E	2786 S UNIVERSITY DR #5A	DAVIE	FL	33328
FRANCO, CARLOS A & HEIDI MARIE	2780 S UNIVERSITY DR #6A	DAVIE	FL	33328
MARBLE, JARED	4611 S UNIVERSITY DR #114	DAVIE	FL	33328
SKRIPP, ROXANA	2762 S UNIVERSITY DR #9C	DAVIE	FL	33328
VENKATARAMNAN, ABHISHEK	2708 S UNIVERSITY DRIVE #11A	DAVIE	FL	33328
GOMEZ, LUZ MARINA	3100 W ROLLING HILLS CIR #110	DAVIE	FL	33328
COURY, ALEX J H/E	3100 W ROLLING HILLS CIR #201	DAVIE	FL	33328
DAVIS, CYNTHIA E	3100 W ROLLING HILLS CIR #209	DAVIE	FL	33328
2006 VENTURE CORP	10640 GRIFFIN RD #105	COOPER CITY	FL	33328
AMO DENTAL PROPERTIES USA	2854 MORNING GLORY CIR	DAVIE	FL	33328
CUC, ALEXANDRA F	3100 WEST ROLLING HILLS CIR #706	DAVIE	FL	33328
GUPTA, KANAK	3100 W ROLLING HILLS CIR #709	DAVIE	FL	33328
MITOBE, YOSHIKAZU H/E	2780 S UNIVERSITY DR UNIT 6-C	DAVIE	FL	33328
MILMED, JAY H/E	2762 S UNIVERSITY DR #9A	DAVIE	FL	33328
STRANBURG, DANNIE & PATRICIA H/E	2762 S UNIVERSITY DR APT 9B	DAVIE	FL	33328
FEULA, ANTONIO D H/E	2774 S UNIVERSITY DR #10C	DAVIE	FL	33328
HOURIE, MAXINE	2768 S UNIVERSITY DR #12-B	DAVIE	FL	33328
LOPEZ, DAVID A JR	2946 S UNIVERSITY DR #7208	DAVIE	FL	33328
RAMIM, NEAL GEORGE	2986 S UNIVERSITY DR #8206	DAVIE	FL	33328
CHOPRA, PRIYA H/E	2986 S UNIVERSITY DR #8207	DAVIE	FL	33328

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CRISAN,LMIU H/E	2712 S UNIVERSITY DR #A45	DAVIE	FL	33328
MILLIGAN,CHINARA	3100 W ROLLING HILLS CIR #106	DAVIE	FL	33328
WANG,YI & FLORA XUE YA	2712 S UNIVERSITY DR UNIT B-45	DAVIE	FL	33328
GENTILE,GIOAVANNA	3100 W ROLLING HILLS CIR APT 205	DAVIE	FL	33328
MEMARI,NICKOU H/E	3100 W ROLLING HILLS CIR #206	DAVIE	FL	33328
MARTIN,FLORENCE	3100 W ROLLING HILLS CIR #306	DAVIE	FL	33328
ROSEN,LANCE H/E	2826 S UNIVERSITY DR #3201	DAVIE	FL	33328
CHUN,HYO JONG	2826 S UNIVERSITY DR #3204	DAVIE	FL	33328
LARRABEE,DAVID	3100 W ROLLING HILLS CIR APT 404	DAVIE	FL	33328
F3 REAL ESTATE LLC	10640 GRIFFIN RD #105	COOPER CITY	FL	33328
NEFORES,DAVID A	3100 W ROLLING HILLS CIR APT 504	DAVIE	FL	33328
BLACKER CABALLERO,ALLAN KEVIN	3100 W ROLLING HILLS CIR #505	DAVIE	FL	33328
PARKER,ROY & PAM	3100 ROLLING HILLS CIR #506	DAVIE	FL	33328
MARRA,FLORA	3100 W ROLLING HILLS CIR #507	DAVIE	FL	33328
MALIKOVA,TARANA	2866 S UNIVERSITY DR #5301	DAVIE	FL	33328
PHAN,VICTORIA H/E	2866 S UNIVERSITY #5302	DAVIE	FL	33328
COSTANTINO,SARAH	2866 S UNIVERSITY DR #5303	DAVIE	FL	33328
STURM,ADAM J	2926 S UNIVERSITY DR #6305	DAVIE	FL	33328
NOVICK,JENNIFER H/E	2926 S UNIVERSITY DR UNIT 6308	DAVIE	FL	33328
MCGREGOR,CANDACE L	2774 S UNIVERSITY DR APT 10A	DAVIE	FL	33328
BETANCOURT,GABRIEL H/E	2946 S UNIVERSITY DR #7205	DAVIE	FL	33328
ASLANI,KIYAN	2946 S UNIVERSITY DR #7210	DAVIE	FL	33328
ACOSTA,LAURA	3100 W ROLLING HILLS CIR #103	DAVIE	FL	33328
AGTOLENTINO LLC	10405 SW 54 ST	COOPER CITY	FL	33328
CASTIBLANCO,LUIS JAVIER	3100 W ROLLINGS HILLS CIR #509	DAVIE	FL	33328
SARIHAN,CEM	3100 W ROLLING HILLS CIR #602	DAVIE	FL	33328
HEIDARI,ALIREZA	2600 S UNIVERSITY DR #109	DAVIE	FL	33328
HUANG,PENGBO	2600 S UNIVERSITY DR #121	DAVIE	FL	33328
DG PORAT LLC	4101 E LAKE ESTATE DR	DAVIE	FL	33328
INVERPROYECT CORP	2600 S UNIVERSITY DR #116	DAVIE	FL	33328
GATI,GAL	4101 E LAKE ESTATE DR	DAVIE	FL	33328
COHEN TR	4101 E LAKE ESTATES DR	DAVIE	FL	33328
VERA,ELSA VICTORIA	2640 S UNIVERSITY DR #212	DAVIE	FL	33328
GINNETTA OVADIA REV TR	4101 E LAKE ESTATE DR	DAVIE	FL	33328
ROYAL GRAND 120 LLC	3483 DOVECOTE MEADOW LN	DAVIE	FL	33328
COHEN TR	4101 E LAKE ESTATES DRIVE	DAVIE	FL	33328

WONG,BRISELDA H/E	3100 ROLLING HILLS CIRCLE #604	DAVIE	FL	33328
DE,SANTANU	2846 S UNIVERSITY DR #4305	DAVIE	FL	33328
ROSE,DESMOND	3100 W ROLLING HILLS S CIR #606	DAVIE	FL	33328
GONG,YUMIN	3100 W ROLLING HILLS CIR #607	DAVIE	FL	33328
DIBONA,ROBERT S SR	2866 S UNIVERSITY DR UNIT 5207	DAVIE	FL	33328
PENA,ARELIS	PO BOX 291285	FORT LAUDERDALE	FL	33329
7701 NOVA PARK LLC	13494 SW 37 PL	FORT LAUDERDALE	FL	33330
CCN HOLDINGS CORP	11978 SW 47 ST	COOPER CITY	FL	33330
HANSOTIA,KATYA	4001 BLUE GRASS LN	DAVIE	FL	33330
DCIJ HOLDINGS LLC	4839 SW 148 AVE #501	DAVIE	FL	33330
QUAD G HOLDINGS LLC	4839 SW 148 AVE #527	DAVIE	FL	33330
ALGAL LLC	5053 SWEETWATER TER	COOPER CITY	FL	33330
AMNAP HOLDINGS LLC	3480 BIRCH TER	DAVIE	FL	33330
SSB RENTAL PROPERTIES LLC	11512 SW 59 ST	COOPER CITY	FL	33330
DANGODARA,PARTHIV & HEMA	3200 SW 139 TER	DAVIE	FL	33330
DONKOR MD HOLDINGS LLC	15101 TETHERCLIFT ST	DAVIE	FL	33331
DINGFELDER,ROBERT S	15200 SW 27 ST	DAVIE	FL	33331
WESTON INVESTMENTS CORP	4474 WESTON RD #127	WESTON	FL	33331
PORTAL,NORA	2690 WESTON RD STE 101	WESTON	FL	33331
HOMES INTERNATIONAL LENDING	2645 EXECUTIVE PARK DR #667	WESTON	FL	33331
PAYANO,LAYDY D	6801 NW 93 AVE	TAMARAC	FL	33331
MENENDEZ,SEAN & DANIA R	15159 SW 38 ST	DAVIE	FL	33331
BLUE SKY CONSULTING INC	15159 SW 38 ST	DAVIE	FL	33331
RIO HATO LLC	15011 BRISTOL LN	DAVIE	FL	33331
WESTON INVESTMENTS CORP	4474 WESTON RD STE 127	WESTON	FL	33331
BRUNELLO,MARIELA	16260 S POST RD 3304	WESTON	FL	33331
SHARMA,MADAN & SWTANTAR K	4181 PINE RIDGE LN	WESTON	FL	33331
ZARINTAJ MAHMOOD LAKHANI LIV TR	15133 SW 37 ST	DAVIE	FL	33331
SPINA,JULIE ANN LA	8179 SW 24 ST	DAVIE	FL	33332
ESHRAGHI,ADRIEN	29434 OAKBROOK DR	WESTON	FL	33332
WILLIAMS,TODD & KELLI	6040 SW 188 AVE	SOUTHWEST RANCHES	FL	33332
MORALES,ANGEL	2620 S UNIVERSITY DR UNIT 213	DAVIE	FL	33332
BAKHAI,KASHYAP & MEENA	2680 EDGEWATER CT	WESTON	FL	33332
MIRAE TRADING INC	4265 SENECA AVE	WESTON	FL	33332
SAABHI HOLDINGS INC	3766 W GARDENIA AVE	WESTON	FL	33332
SEGURA,GERMAN D	PO BOX 451251	SUNRISE	FL	33345

GS1 PARKWOOD LLC	8890 W OAKLAND PARK BLVD STE 203	SUNRISE	FL	33351
TAGA INVESTMENTS INC	4846 N UNIVERSITY DR #363	LAUDERHILL	FL	33351
RABETI,NEDA	2393 KEMPS BAY	WEST PALM BEACH	FL	33411
EGITTO NOLES LLC	7 BENTWOOD ROAD	PALM BEACH GARDENS	FL	33418
DAVID & PAMELA COHEN REV TR	322 TIMBERWOOD CT	PALM BEACH GARDENS	FL	33418
MARMON LLC	PO BOX 210113	ROYAL PALM BEACH	FL	33421
MONMAR GROUP LLC	PO BOX 210113	ROYAL PALM BEACH	FL	33421
2620 S UNIVERSITY LLC	23158 ISLAND VW #2	BOCA RATON	FL	33433
GOBRAN,MOHEB	7884 SAILING SHORES TER	BOYTON BEACH	FL	33437
EL CABALLO DE LA CARIDAD DEL	2508 CONGRESSIONAL WAY	DEERFIELD BEACH	FL	33442
ZARETSKI FAM TR	14072 GLENLYON CT	DELRAY BEACH	FL	33446
ON DEMAND INVESTMENT &	9223 OAK ALLEY DR	WELLINGTON	FL	33467
SHAH,SULAY	7294 COPPERFIELD CIR	LAKE WORTH	FL	33467
DRENNEN,JEFFREY J	6639 MARBLETREE LN	LAKE WORTH	FL	33467
SUNDANCE VIII LLC	1920 SW 40 PL	OCALA	FL	33471
IBRAHIM,LUCY	10870 CANYON BAY LN	BOYNTON BEACH	FL	33473
MARCOS & MARCOS INVESTMENTS LLC	10870 CANYON BAY LN	BOYNTON BEACH	FL	33473
QUADRA UNITY HOLDINGS LLC	11081 SUNSET RIDGE CIR	BOYNTON BEACH	FL	33473
FREELAND,CATERINA	10855 CANYON BAY LN	BOYNTON BEACH	FL	33473
KERN,MICHAEL	11858 179TH CT N	JUPITER	FL	33478
PASZKIEWICZ FAM TR	9841 169 CT N	JUPITER	FL	33478
PISER,TIMOTHY H	3595 COMMODORE CIR	DELRAY BEACH	FL	33483
LAETITIA LAURENT REV TR	300 SW 6 AVE	BOCA RATON	FL	33486
VAS HOLDINGS LLC	6501 CONGRESS AVE STE 100	BOCA RATON	FL	33487
HENNESSY,KELLY	PO BOX 880016	BOCA RATON	FL	33488
HENNESSY,MICHAEL	PO BOX 880016	BOCA RATON	FL	33488
HENNESSY,KELLY &	PO BOX 880016	BOCA RATON	FL	33488
YU YAO XU REV TR	9272 LAKE SERENA DR	BOCA RATON	FL	33496
H & Q PROPERTIES LLC	9049 LONG LAKE PALM DR	BOCA RATON	FL	33496
ARROWHEAD CONDOMINIUM NO 1 TR	10658 SAINT THOMAS DRIVE	BOCA RATON	FL	33498
DIROBERTO,GIRARD RALPH	10823 CYPRESS BEND DR	BOCA RATON	FL	33498
WINGLE ENTERPRISES OF FL LLC	5221 WISHING ARCH DR	APOLLO BEACH	FL	33572
VELASQUEZ,CORNELIO	13926 SMILING DAISY PL	RIVERVIEW	FL	33579
CHANDRAHASA,USHA	207 S BEVERLY AVE	TAMPA	FL	33609
SUNPOINTE COVE LLC	4055 RIVEREDGE DR #320	TAMPA	FL	33637
SUPERNOVA HOLDINGS &	18138 LONGWATER RUN DR	TAMPA	FL	33647

BELLANAME INC	129 BOUGAINVILLEA ST NE	LAKE PLACID	FL	33852
SUNDANCE 9207 LLC	257 LAKE DRIVE BLVD	SEBRING	FL	33875
SUNDANCE VII LLC	1920 SW 40 PL	OCALA	FL	34471
SUNDANCE I - 9210 LLC	1920 SW 40 PL	OCALA	FL	34471
SUNDANCE III - 8205 LLC	1920 SW 40 PL	OCALA	FL	34471
SUNDANCE IX LLC	1920 SW 40 PL	OCALA	FL	34471
SUNDANCE II - 6205 LLC	1920 SW 40 PL	OCALA	FL	34471
SUNDANCE VI LLC	1920 SW 40 PL	OCALA	FL	34471
SUNDANCE IV - 6303 LLC	1920 SW 40 PL	OCALA	FL	34471
SUNDANCE V - 5203 LLC	1920 SW 40 PL	OCALA	FL	34471
SEGURA, JORGE & ZULEMA	5704 SW 117 LANE RD	OCALA	FL	34476
FERMIN, JAQUELINE ABREU	3207 PARK BRANCH AVE	CLERMONT	FL	34711
FLORES, MILAGROS	8610 KNOTTINGHAM DRIVE	KISSIMMEE	FL	34747
MENDEZ, JESUS A	898 SE SEAHOUSE DR	PORT SAINT LUCIE	FL	34983
URMKIT RENTAL PROPERTIES &	545 SE MONET DR	PORT ST LUCIE	FL	34984
MARTIN, TRACY &	13397 SW SORELLA DR	PORT ST LUCIE	FL	34987
BELCH, MARY KATHLEEN	2929 SE OCEAN BLVD APT 101-1	STUART	FL	34996
BFS RETAIL & COMMERCIAL	200 4TH AVENUE SOUTH	NASHVILLE	TN	37201
MADHAVANI, VRISHANK	7653 TAPESTRY LOOP N APT 207	CORDOVA	TN	38018
DIPETRILLO, DAVID	9720 MARINA AVE	OCEAN SPRINGS	MS	39564
WENDYS PROPERTIES LLC	1 DAVE THOMAS BLVD	DUBLIN	OH	43017
YI DU FAM TR	3450 TWENTY MILE WAY	LOVELAND	OH	45140
FONTAINE ENTERPRISES LLC	1906 N 500 W	LA PORTE	IN	46350
CORNWALL, STACIE L	13594 240 AVE	ORLEANS	IA	51360
BERN-CHUCK W-2 LTD	PO BOX 1159	DEERFIELD	IL	60015
THAKKAR, VIDHI	1277 S PATRICK LANE	PALATINE	IL	60067
NRF X-ROLLING HILLS LLC	5215 OLD ORCHARD RD #880	SKOKIE	IL	60077
BERG, FRANK	25131 WTAMARACK DR	WAUCONDA	IL	60084
AHMED, TARIQ	16 FOUNDERS POINT N	BLOOMINGDALE	IL	60108
KHALEEL, MOHEMAD RIZWAN	105 LIVERY CIR	OAK BROOK	IL	60523
FIRST LEASING & MANAGEMENT LLC	24039 W LOCKPORT ST	PLAINFIELD	IL	60544
ADATIA, MAYANK & SHAKUNTALA &	1013 SHEPPEY CT	NAPERVILLE	IL	60565
ALAM, NUR	7180 N HAMLIN AVE	LINCOLNWOOD	IL	60712
UNLU FAM REV TR	525 SERENITY LN	MADISONVILLE	LA	70447
WAL-MART STORES EAST LP	PO BOX 8050	BENTONVILLE	AR	72712
BRIGHT, ANDREW	2301 WOODLAWN RD	MCKINNEY	TX	75071

VALENCIA VILLAGE CONDO ASSOC INC	6400 INTERNATIONAL PKWY #1000	PLANO	TX	75093
7 ELEVEN INC	1722 ROUTH ST STE 1000	DALLAS	TX	75201
BHAT, GAURI & ANIRUDDHA	5818 FLINTSHIRE LN	DALLAS	TX	75252
CNL RESTAURANT NET LEASE PROP II	14800 LANDMARK BLVD #500	DALLAS	TX	75254
BEERAM, MADHAVA & SHARON	6007 WOODED CREEK COVE	TEMPLE	TX	76502
SCI FUNERAL SERVICES OF FLA LLC	1929 ALLEN PKWY	HOUSTON	TX	77019
LOUREIRO, LUIZA	2731 STUART MNR	HOUSTON	TX	77082
LOUREIRO, LUIZA GIMENES	2731 STUART MNR	HOUSTON	TX	77082
T TRAN LTD	19002 TEBROC CT	HOUSTON	TX	77094
MARZUKA, SAMIR	6726 AEGEAN TRL	SUGARLAND	TX	77479
HARBAUER HOLDINGS LLC	201 8TH AVE	SUPERIOR	CO	80027
DABESTANI, ASHA	11445 E VIA LINDA STE 2-463	SCOTTSDALE	AZ	85259
DODGE, JOSHUA TAYLOR	3001 LAKE EAST DR APT 2158	LAS VEGAS	NV	89117
LAROCQUE, GEORGE & BRIGITTE	7342 AMIGO ST	LAS VEGAS	NV	89123
EBRAHIMI, MAZIYAR	9735 WILSHIRE BLVD STE 426	BEVERLY HILLS	CA	90212
FRIEDLICH, LILLY LEE	1495 RIVIERA DR	PASENDA	CA	91107
CHAO, CHIEN	908 MOONEY DR	MONTEREY PARK	CA	91755
FRIEDLICH, LILLY LEE	250 W WEDGEWOOD AVE	SAN GABRIEL	CA	91776
DAVIE FLORIDA LLC	220 NEWPORT CENTER DR #11-376	NEWPORT BEACH	CA	92660
DAVIE FLORIDA LLC	220 NEWPORT CENTER DR STE 11	NEWPORT BEACH	CA	92660
BRAVO, GLADYS E	708 ROOSEVELT AVE	REDWOOD CITY	CA	94061
WEN, HIU-JU ELLEN	PO BOX 210316	SAN FRANCISCO	CA	94121
BASABE, EDGAR AUGUSTO	309 APOLLO WAY	PLEASANT HILL	CA	94523
ZAMORA, DOUGLAS	1904 42 AVE	OAKLAND	CA	94601
SHAMASH, ELIAS	50 CAVALLA CAY	NOVATO	CA	94949
SUNSCAPE ONE LLC	21836 HYANNISPORT DR	CUPERTINO	CA	95014
BUCK FONG CHUN REV TR	1561 KANUNU ST #408	HONOLULU	HI	96814
CHEKRYGIN, ILLYA	6544 156 AVE SE	BELLEVUE	WA	98006
KNIGHTS, MARIORIE A	1819 PARKSIDE DR	ANCHORAGE	AK	99501