



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

**PLANNING REPORT**

*or*

Project Type   Number   Name
Plat P25-024 5600 LLC

Representatives	
Landowner	5600 LLC
Applicant	Pinnacle Group 5600 LLC
Agent	Moshe Laniado, Synalovski Romanik Saye, LLC

Town	
Council District	1
Assigned Planner	Matthew Coyle, Planner III
Planning Report Date	01/26/2026

Process			
Public Participation (Online)	Presentation Available	From: 06/02/25	To: 06/23/25
Public Notice	01/27/2026		
Board Review	02/10/2026		
Council Review (1 <sup>st</sup> Reading)	03/04/2026	Supermajority Required	N
Council Review (2 <sup>nd</sup> Reading)	N/A	Supermajority Required	N/A

Location	
Folio/Identification Number	504135020181
Address	5600 SW 61 <sup>st</sup> Ave
General Location	SW 58 <sup>th</sup> Ave & SW 61 <sup>st</sup> Ave
Nearest North/South Road	SW 61 <sup>st</sup> Ave
Nearest East/West Road	Stirling Road
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	Driftwood Trail
Nearby Park	Berman Park (5801 SW 58 <sup>th</sup> Ave)
Nearby Bus Route	16

Description	
Overall Size	9.48 Net Acres / 10.05 Gross Acres
Existing Use	Grazing Land / Paddock / Stables
Future Land Use	Residential 1 DU/AC
Zoning	Agricultural (A-1)
Overlay District	N/A
Design Regulation	Rural Lifestyle Regulations
Redevelopment Area	N/A
Drainage District	Central Broward Water Control District
Utilities Provider	Davie Utilities
Right-of-Way Acquisition	N/A



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**Key Points**

- The proposed plat would allow a total of ten (10) single-family lots.
- The property can be accessed from a 61.41-foot access opening on SW 61<sup>st</sup> Avenue

**History**

Zoning Information: N/A  
Previous Project(s): N/A

**Concurrent Project(s)**

1. Plat P25-024
2. Variance V25-025 (Lot size)
3. Variance V25-026 (Lot frontage)
4. Variance V25-027 (Side yard setback)
5. Site Plan SP25-029

**Analysis**

1. Site: The 5600 Development plat is 9.48 net acres in area.
2. Restrictive Note: The plat is restricted to 10 single-family detached units.
3. Access: The property can be accessed from a 61.41-foot access opening on SW 61<sup>st</sup> Avenue on the west side of the property. Parcel B is a private roadway that provides access to the interior of the property.
4. Dedication: The plat illustrates additional right-of-way for SW 61<sup>st</sup> Avenue (Parcel C).
5. Drainage: The proposed area to be platted is located within the Central Broward Water Control District (CBWCD). The plat includes a drainage, flowage and storage easement on Parcel A. There is a 30 foot canal easement along the eastern property line and a 20 foot canal maintenance easement along the canal.

**Recommendations**

Staff finds the application complete and suitable for further review. If approved, staff recommends the following:

1. Prior to the Town Council meeting, add dedication language to Sheet 1 for Parcels A and B.

**Attachments**

1. Petitioner Documents
2. Related Maps



January 21st, 2025

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

**RE: PLAT APPLICATION - SCOPE OF WORK LETTER  
5600 DEVELOPMENT  
5600 SW 61ST AVE, DAVIE, FL**

Dear Mr. Abramson:

5600, LLC proposes the development of a new residential community consisting of 10 single-family detached homes on approximately 9.48 Acres (net) located at the above referenced address.

The property to be developed includes the following parcels:  
Folio #: 504135020181

The proposed development will require a replat of the noted parcel.

The proposed plat language is as follows:

A REPLAT OF TRACT 47 IN THE WEST ONE-HALF OF SECTION 35, OF EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST 1/2 OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

In advance, thank you for your attention to this matter. Please do not hesitate to contact me should you have any questions.

Sincerely,

**SRS**

A handwritten signature in black ink, appearing to read 'Moshe Laniado', written in a cursive style.

**Moshe Laniado**

*Project Architect*

E: mlaniado@zyscovich.com

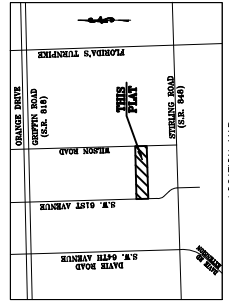
P: (954) 961-6806

# 5600 DEVELOPMENT

A REPLAT OF TRACT 47 IN THE WEST ONE-HALF OF SECTION 35, OF EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST 1/2 OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY:  
**PILLAR CONSULTANTS, INC.**  
 5230 S. UNIVERSITY DRIVE, SUITE 104  
 MIAMI, FLORIDA 33156

JOB #24057A



**LEGAL DESCRIPTION:**  
 THE LANDS SHOWN HEREON ARE THE WEST ONE-HALF (W 1/2) OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF EVERGLADE LAND SALES COMPANY SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST ONE-HALF (W 1/2) OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 412.887 SQUARE FEET (9.4786 ACRES), MORE OR LESS.

**LEGAL DESCRIPTION:**  
 THE LANDS SHOWN HEREON ARE THE WEST ONE-HALF (W 1/2) OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF EVERGLADE LAND SALES COMPANY SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST ONE-HALF (W 1/2) OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 412.887 SQUARE FEET (9.4786 ACRES), MORE OR LESS.

**DEDICATION:**  
 STATE OF FLORIDA }  
 COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT 5600 LLC, OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS SUNSET, HAS GRASSED SAID LANDS TO BE SURVEYED AND PLATED IN THE MANNER SHOWN HEREON.

1. RELATED PURPOSES, HEREON AS PARCEL 'C' ARE HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY AND RELATED PURPOSES.
2. THE INGRESS/EGRESS EASEMENT AND UTILITY EASEMENT SHOWN HEREON AS PARCELS 'D' IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. THE GRANTING OF THIS EASEMENT SHALL NOT CREATE ANY OBLIGATION FOR MAINTENANCE ON THE PART OF THE PUBLIC WITHIN THIS EASEMENT.
3. THE MAINTENANCE OF THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE 5600 DEVELOPMENT HOMEOWNER'S ASSOCIATION.
4. THE LANDSCAPE EASEMENTS AND BUFFERS SHOWN HEREON ARE HEREBY DEDICATED TO THE 5600 DEVELOPMENT HOMEOWNER'S ASSOCIATION FOR THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
5. ALL CENTRAL BROWARD WATER CONTROL DISTRICT INGRESS/EGRESS EASEMENTS, ALL DRAINAGE, FLOWAGE, AND STORAGE EASEMENTS, ALL DRAINAGE EASEMENTS, AND ALL LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE OR ACCESS PURPOSES. THE MAINTENANCE OF THE 5600 DEVELOPMENT HOMEOWNER'S ASSOCIATION, INCORPORATED.

NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM OWNER ENTERING INTO A HOLD OVER AGREEMENT WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE OR ACCESS PURPOSES. THE INGRESS AND EGRESS EASEMENTS (EXCEPT CENTRAL BROWARD WATER CONTROL DISTRICT EASEMENTS) WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUED WITHIN UTILITY EASEMENTS THAT CROSS OR INTERFERE WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT EASEMENTS MUST BE REVIEWED AND PERMITTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, ..... LLC HAS CAUSED THE PRESENTS TO BE SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF FLORIDA }  
 COUNTY OF BROWARD } SS

BY: \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_

BY: \_\_\_\_\_ NAME \_\_\_\_\_

BY: \_\_\_\_\_ NAME \_\_\_\_\_

**ACKNOWLEDGMENT:**  
 STATE OF FLORIDA }  
 COUNTY OF BROWARD } SS

I, HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, AN OFFICER FULLY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXCUSED THE FOREGOING INSTRUMENTARY AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSE HEREIN EXPRESSED.

My commission expires \_\_\_\_\_  
 Commission No. \_\_\_\_\_  
 By: Nancy Public - State of Florida  
 Print Name \_\_\_\_\_

**BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:**  
 THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.  
 BY: \_\_\_\_\_ DIRECTOR/DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

**BROWARD COUNTY PLANNING COUNCIL:**  
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT COMPLES WITH THE APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ EXECUTIVE DIRECTOR OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:**  
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: \_\_\_\_\_ ROBERTO CHAVEZ \_\_\_\_\_ DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 FLORIDA REGISTRATION NUMBER LS7280

BY: \_\_\_\_\_ RICHARD TORRESHE \_\_\_\_\_ DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PROFESSIONAL ENGINEER  
 REGISTRATION NO. 42263

**BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT  
 COUNTY RECORDS DIVISION - MINUTES SECTION:**  
 THIS PLAT HAS BEEN FILED IN THE COUNTY RECORDS DIVISION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR - COUNTY COMMISSION \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
 I, \_\_\_\_\_, THE REGISTERED PROFESSIONAL SURVEYOR, HAVE PERSONALLY REVISITED THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL NECESSARY MEASUREMENTS AND MONUMENTS (E.P.A.) WERE SET IN ACCORDANCE WITH SECTION 177.091, CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

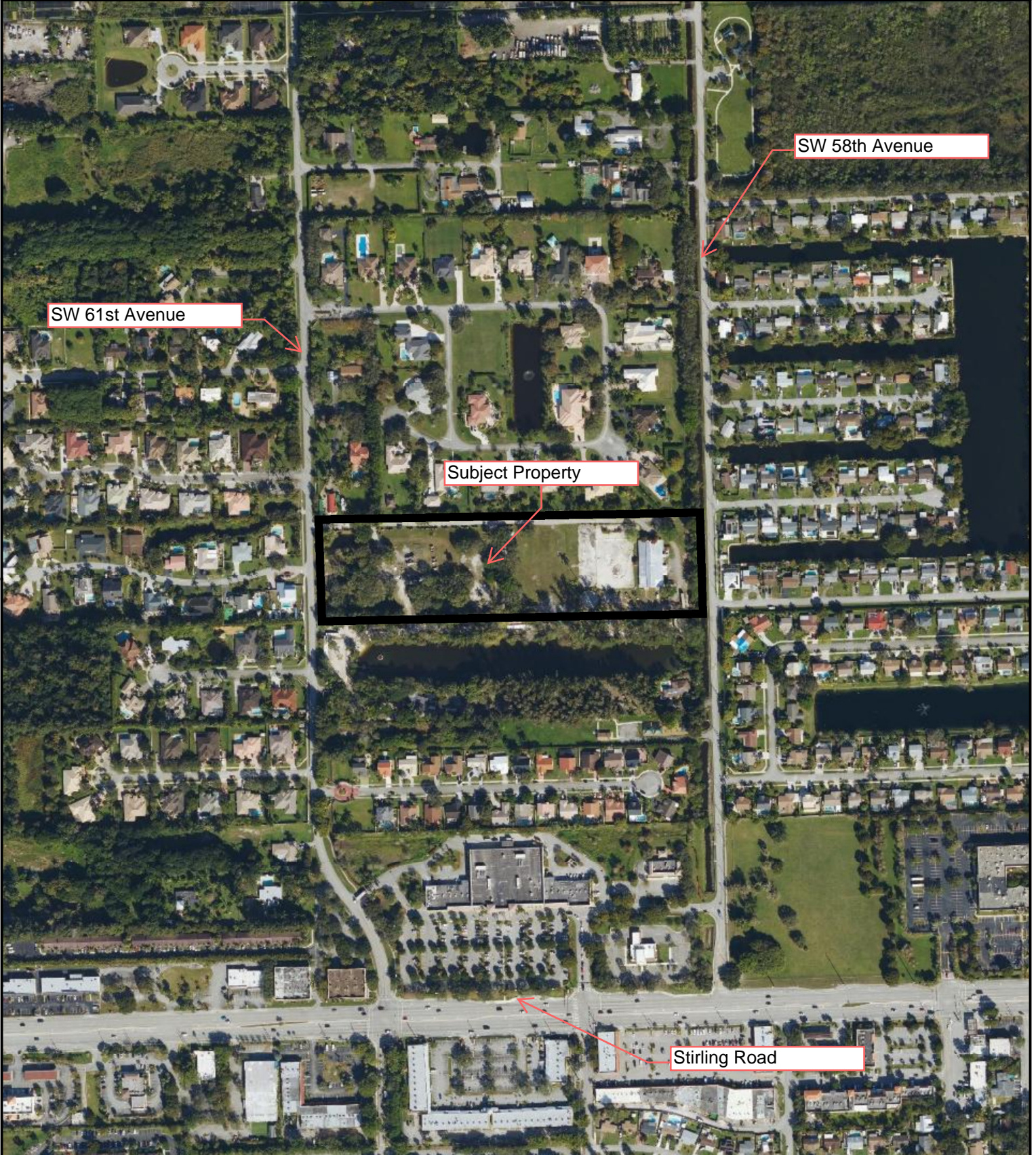
BY: \_\_\_\_\_ JOSE A. CORREA \_\_\_\_\_ PROFESSIONAL SURVEYOR AND MAPPER \_\_\_\_\_ DATE \_\_\_\_\_  
 FLORIDA REGISTRATION NUMBER LS7023  
 PILLAR CONSULTANTS, INC.  
 5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
 MIAMI, FLORIDA 33156  
 CERTIFICATE OF AUTHORIZATION NUMBER LB7024

MAYOR (EDUCATION)	TOWN OF DAVIE	TOWN ENGINEER	COUNTY SURVEYOR	COUNTY COMMISSION	SURVEYOR
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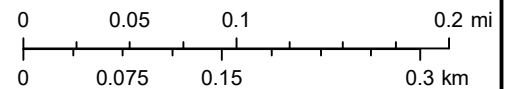
# Aerial Map



## GIS MAP DISCLAIMER

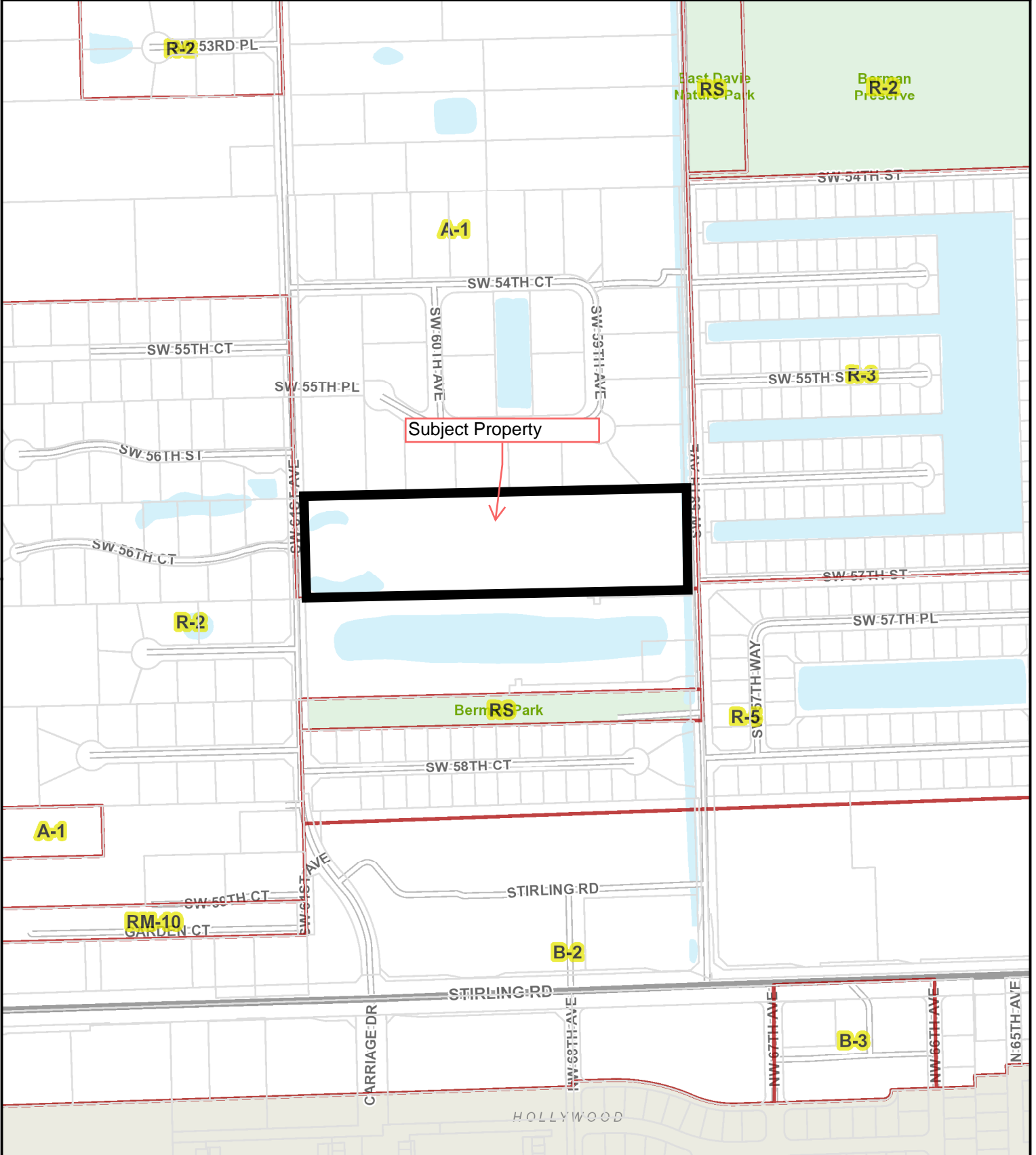
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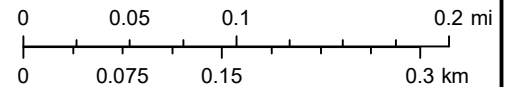


# Zoning Map



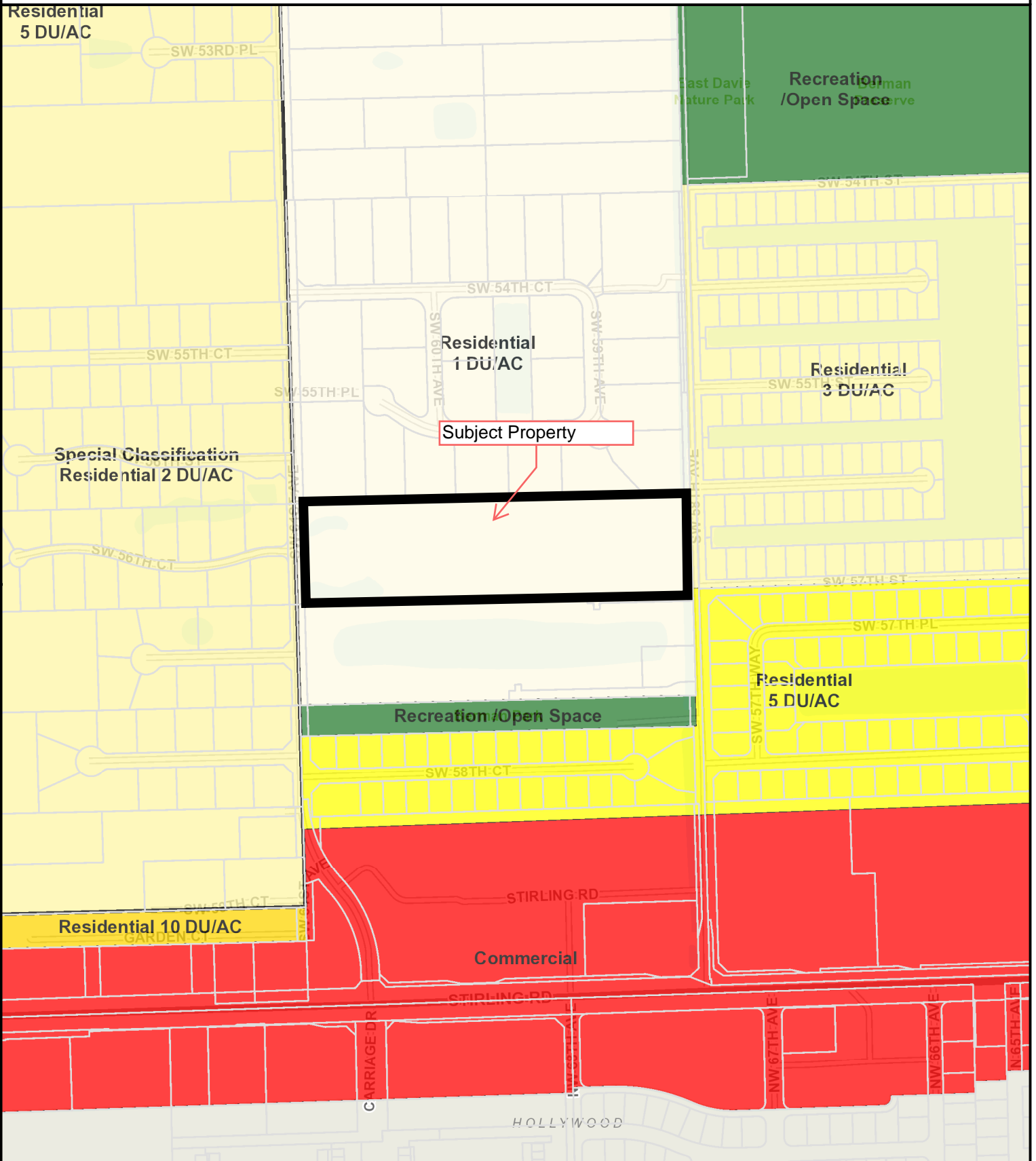
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# Land Use Map



### GIS MAP DISCLAIMER

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