



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

PLANNING REPORT

ms

Project Type Number Name
Rezoning ZB25-023 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 st Reading)	03/04/2026	Supermajority Required	Y
Council Review (2 nd Reading)	03/18/2026	Supermajority Required	Y

Location	
Folio/Identification Number	504135020181
Address	5600 SW 61 st Ave
General Location	SW 58 th Ave & SW 61 st Ave
Nearest North/South Road	SW 61 st Ave
Nearest East/West Road	Stirling Road
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	Driftwood Trail
Nearby Park	Berman Park (5801 SW 58 th 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 rezoning is from Agricultural (A-1) District to Estate Dwelling (R-1) District.
- Pursuant to Sec. 12-307(B)(3), approval of the rezoning application requires a supermajority vote of the Council.
- The rezoning request is consistent with the Future Land Use designation of Residential 1 DU/AC.
- The applicant has completed the public participation requirements (see attached).

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

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning applications. The Planning and Zoning Board shall make a recommendation upon the application to the Town Council, based upon its consideration of, where applicable, whether or not:

Section 12-307(A)(1)

- a. The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
The proposed rezoning to Estate Dwelling (R-1) is consistent with the Comprehensive Plan and the properties Residential 1 DU/Acre Land Use designation.
- b. The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;
The proposed zoning is compatible with the adjacent residential districts and would not create an isolated zoning district unrelated and incompatible with adjacent an nearby districts.
- c. Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
The existing zoning district boundaries are not illogically drawn in relation to existing conditions on the property.
- d. The proposed change will adversely affect living conditions in the neighborhood;
The proposed R-1 zoning district is generally consistent with the residential districts in the vicinity and is not expected to adversely affect living conditions in the neighborhood.



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- e. The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;
The proposed R-1 district meets the residential density limitations of the Residential 1 Dwelling Unit per Acre land use category and there is no reason to expect vehicular traffic or congestion to exceed that normally found in areas designated Residential 1 Dwelling Unit per Acre, or otherwise negatively affect public safety.
- f. The proposed change will adversely affect other property values;
The requested zoning is not expected to have a negative impact on the value of the adjacent properties. The proposed zoning is single-family residential district, consistent with surrounding districts.
- g. The proposed change will be a deterrent to the improvement or development of other property in accordance with existing regulations;
The proposed change is not expected to be a deterrent to the improvement or development of other property in accordance with existing regulations.
- h. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
The proposed change does not constitute a special privilege to an individual owner as it is considered related and compatible with surrounding uses.
- i. There are substantial reasons why the property cannot be used in accord with existing zoning.
There is no reason the property could not be used in accordance with the existing zoning designation and regulations.
- j. The proposed rezoning designation is the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.
Rezoning the subject property would allow a single-family home residential community and is most appropriate to enhance the Town's tax base.

Recommendations

Staff finds the application complete and suitable for further review.

Attachments

1. Application Related Documents
2. Related Maps
3. Public Participation
4. Noticing Information



January 21st, 2025

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

**RE: REZONING 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 property is currently zoned Agricultural (A-1) and the proposed redevelopment requires rezoning to Residential (R-1).

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



January 21st, 2025

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

**RE: REZONING APPLICATION – CRITERIA LETTER
5600 DEVELOPMENT
5600 SW 61ST AVE, DAVIE, FL**

**JUSTIFICATION STATEMENT IN SUPPORT OF:
A REZONING FROM A-1 TO R-1**

Dear Mr. Abramson:

Please allow this narrative to serve as the justification for the rezoning application of the parcel listed below, located along the East side of SW 61st Avenue in the Town of Davie.

Subject Folio No's. 504135020181

The project consists of 2 parcels containing approximately 3.81 Acres. The parcels are currently zoned Agricultural (A-1). The Parcel is requested to be re-zoned to Estate Residential (R-1).

5600, LC is the Record Owner of the subject Property.

The general request and intent is to rezone the subject parcels from existing Agricultural (A-1) to Estate Residential (R-1) in an effort to develop a new residential community consisting of 10 single-family detached homes on approximately 9.48 Acres (net) located at the above referenced address.

The request meets the criteria stated in Section 12-307(A)(I) of the Land Development Code as follows:

(a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The proposed zoning change is NOT contrary to the adopted Comprehensive Plan. The proposed development is in accordance with the goals, objectives and policies of the Future Land Use Element of the Town of Davie:

Policy 1-1: Continue to provide a wide range of housing opportunities for town residents of all income levels.

- Policy 1-2:** Create more walkable neighborhoods by requiring developers to incorporate pedestrian friendly features within the design of all development and redevelopment projects within the Town.
- Policy 3-6:** Platting shall be required, pursuant to the Plan Implementation Section of this Plan.
- Policy 3-10:** New development shall provide water storage capacity pursuant to the water management regulations and plans of the South Florida Water Management District and other applicable water management agency(s).
- Policy 4-6:** Development shall be permitted in accordance with the South Florida Water Management District regulations governing the creation, protection and maintenance of surface waters, to minimize direct discharge of stormwater runoff into such bodies.
- Policy 4-7:** Lake construction shall be in accordance with the South Florida Water Management District regulations and other regulations of other applicable water management agency(s) that provide for vegetated shallow water habitat designed to protect natural lake functions and the health, safety, welfare and recreation of Town residents.
- Policy 7-2:** The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section pursuant to Florida law.
- Policy 20-2:** No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

(b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The proposed change will NOT create an isolated zoning district and is compatible with adjacent & nearby districts. The adjacent and nearby properties are zoned Residential of varying densities.

(c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

The existing zoning district boundaries are NOT illogically drawn in relation to the proposed change. Residential development of similar or higher density is in the vicinity of the property. In addition, the zoning change complies with the Land Use Plan.

(d) The proposed change will adversely affect living conditions in the neighborhood;

The proposed change will NOT adversely affect living conditions in the neighborhood. The proposed development will add housing opportunities for the neighborhood.

(e) The proposed change will NOT create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

The proposed re-zoning does NOT increase traffic any more than the property is currently planned for per the Land Use Plan. In addition, the proposed plan would add a traffic calming circle to benefit the neighborhood and improve public safety.

(f) The proposed change will adversely affect other property values;

The proposed rezoning will NOT adversely affect other property values. As mentioned above, the proposed development and rezoning is in line with the neighborhood character. The architecture and design will enhance the surrounding area and is expected to increase the value of surrounding properties.

(g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

The proposed change in zoning will NOT be a deterrent to the improvement or development of other property in accord with existing regulations. A single, vacant parcel is within the area being included as part of this rezoning application. Rezoning does not cause any properties to increasing their difficulties for future development.

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

Other property owners in similar situations can apply for and request a similar change, from A-1 to R-1 zoning. The proposed change will not constitute a grant of special privilege as the proposed change is in harmony with the intent of the Town's objectives.

(i) There are not substantial reasons why the property cannot be used in accord with existing zoning;

There are not substantial reasons why the property cannot be used in accord with the existing zoning. However, utilizing the property in accordance with its current A-1 zoning would not align with the intent of the Town's Land Use Plan for residential development over agricultural.

(j) The proposed zoning designation is the most appropriate designation to enhance the town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The proposed zoning designation is appropriate to enhance the town's tax base as the proposed project will generate income from 10 new dwelling units. In addition, the proposed zoning designation is appropriate relative to adjacent properties and is in compliance with the intent of the future land-use plan.

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

Sincerely,

SRS



Moshe Laniado

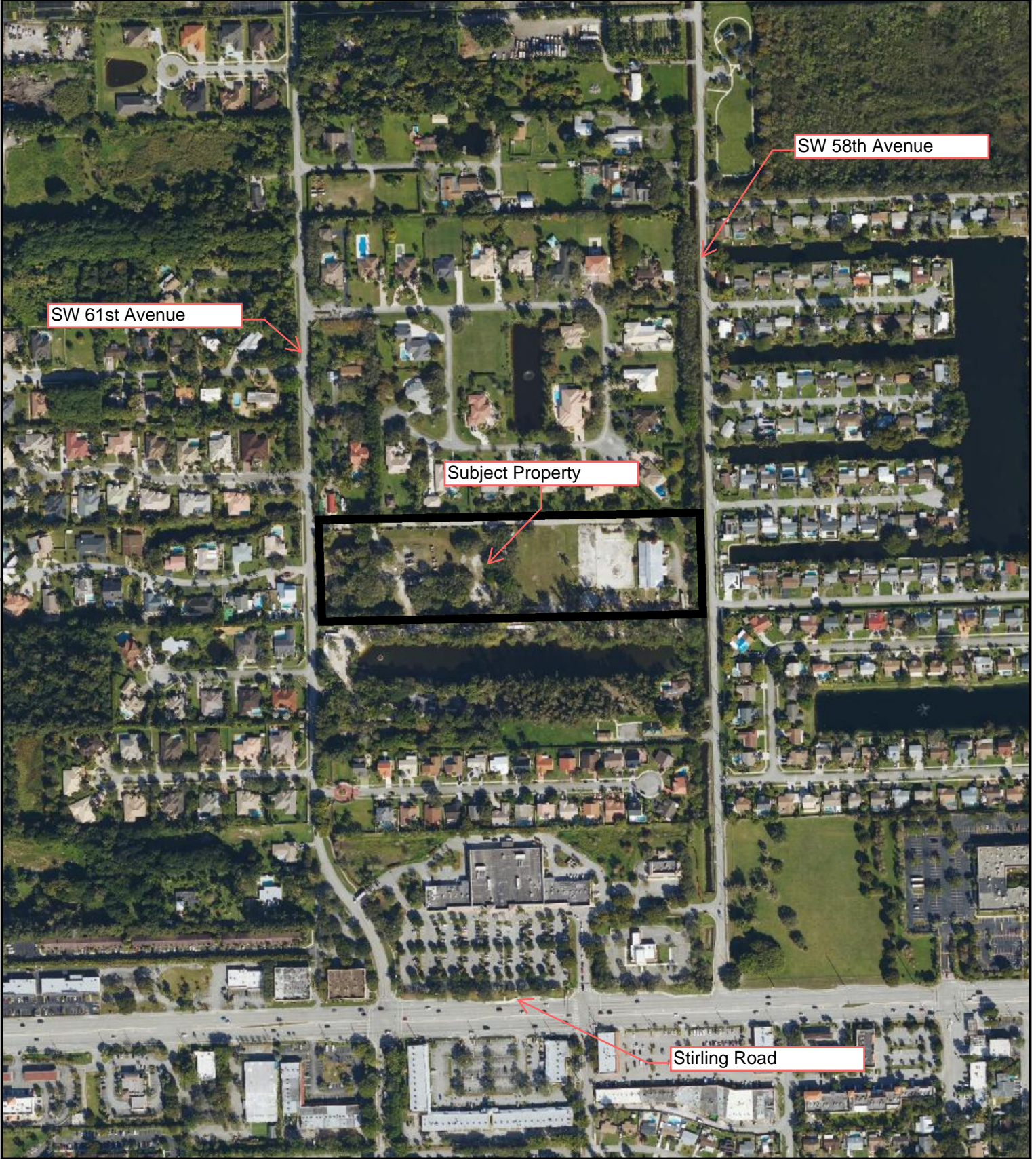
Project Architect

E: mlaniado@zyscovich.com

P: (954) 961-6806

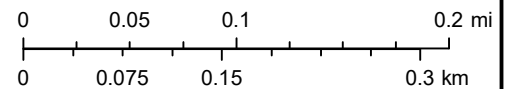


Aerial Map



GIS MAP DISCLAIMER

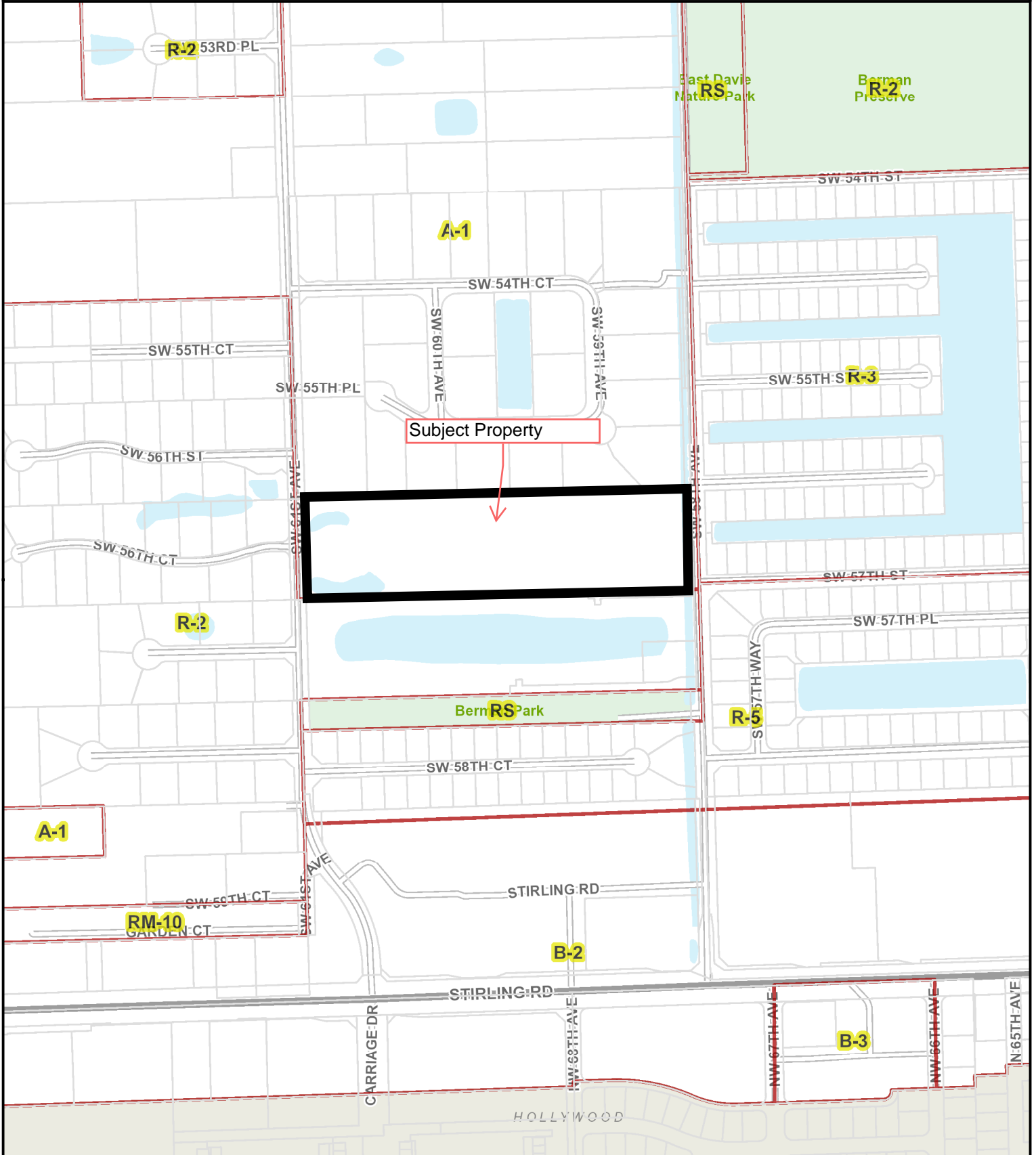
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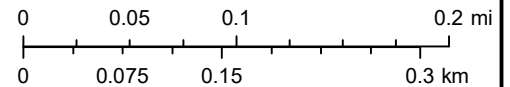


Zoning Map



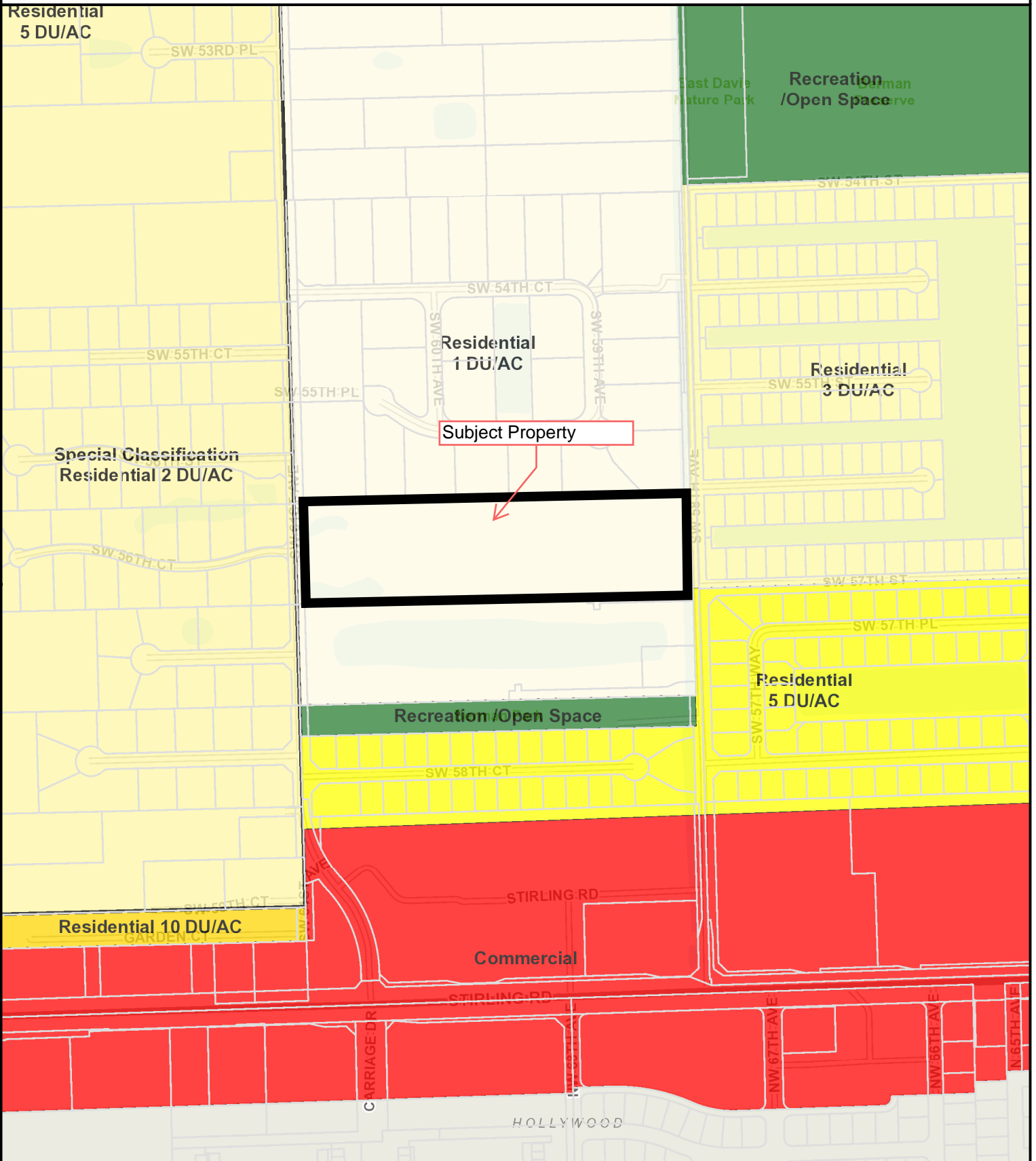
GIS MAP DISCLAIMER

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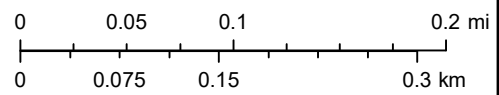
Land Use Map



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PUBLIC PARTICIPATION PLAN (TO BE COMPLETED BY TOWN STAFF) ¹

Project Name	Project Number(s)
---------------------	--------------------------

Basis for the Requirement (check one)	
	Site Plan, Special Permit, Rezoning or Land Use Plan Amendment
	Plat or Plat-related Amendment (involving a substantial development entitlement not accompanied by a site plan)

Requirements in addition to Sec. 12-319.7 (check all that apply)		
	Virtual Presentation	In-Person Meetings
	Must be available on a publicly accessible website, no fee or login required, 24hrs per day for a minimum of 21 consecutive days,	A minimum of 2 meetings must be held in a publicly accessible facility as close as possible to the project site.
	Must note all associated development requests, e.g., land use, rezoning, variances, design variations, waivers, and incentives.	Must be held on Monday through Thursday, with a start time of 5:30pm to 7:00pm), not on holidays.
	Must be narrated and closed captioned.	Meetings must be a minimum of one (1) week apart.
	Must cover the site plan, building floor plans, elevations, drainage, landscaping, lighting, and off-site improvements such as sidewalks, turn lanes, and restriping.	Must note all associated development requests, e.g., land use, rezoning, variances, design variations, waivers, and incentives.
	Must not allow for public comments to be posted on the website and/or like/dislike.	Must cover the site plan, building floor plans, elevations, drainage, landscaping, lighting, and off-site improvements such as sidewalks, turn lanes, and restriping.
	Must direct the public to provide comments to the applicant and Town staff through email, mail, or phone.	Must direct the public to provide comments to the applicant or Town staff through email, mail, or phone.

Required Notifications (check all that apply)		
	Property Owners (within 1,000ft.)	Town Council
	Addresses (within 1,000ft.)	Town Administration
	Broward County Administrator	Sunshine Board
	Adjacent Municipalities:	Town of Davie Parks and Recreation Director
	Affected Governmental Entities	Affected Homeowner's Associations:
	Other:	

Required Report to Include (check all that apply)	
	Summary of the public comments received; identifying the actions necessary to address public comments.
	Copy of correspondences, including phone calls, received by the applicant (date, caller, and a summary).

Staff Approval	Reimbursement Confirmation
Signature: <i>Matt Coyle</i>	Coordinated cost recovery fees with the applicant prior to a public hearing.

¹ Required by Sec. 12-319.7, Town Code. Required public participation activities must conducted within one (1) year of the Town Council meeting.

PUBLIC PARTICIPATION OPPORTUNITY NOTICE

Date: 05/29/2025

Re: Public Participation Opportunity Notice for 5600 LLC
Project Number: SP25-029

To Whom It May Concern:

The purpose of this letter is to cordially invite you to take part in the review of a proposed development project called 5600 LLC. This project is located at 5600 Southwest 61st Avenue, with property a folio number of 504135020181. It involves the development of a new residential community that will consist of ten (10) single-family detached homes. The project includes requests for variances related to minimum lot area, minimum required frontage, minimum required setbacks, and maximum building coverage.

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 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:

Moshe Laniado
Synalovski Romanik Saye, LLC
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316-1190
Phone: 954-961-6806
E-Mail: mlaniado@synalovski.com

Sylvia Myint
Town of Davie
8800 SW 36th Street
Davie, FL 33328
954-797-1069
smyint@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



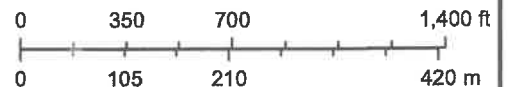
Mailout Map -- 1,000 Feet Around 5600 SW 61st Ave



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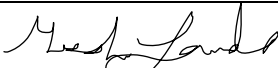


PUBLIC PARTICIPATION REPORT (APPLICANT TO COMPLETE)

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

Project Name	Project Number(s)
5600 LLC DEVELOPMENT	SP25-029

Summary (include actions necessary to address all public comments)
<p>In an effort to comply with the Town's Public Participation Plan, the Applicant utilized the Town's virtual presentation activity per Sec. 12-319.7(B). Our video presentation has been published on YouTube starting on May 21, 2025 and lasting for 21 days from the date of the Public Participation Notice as required by the Town of Davie. Notifications were sent out by the Town of Davie on May 29, 2025 to all properties within a 1,000-foot radius. During this time, we received email and phone correspondence from (15) fifteen neighboring property Owners and copies of the email correspondence including our responses are attached. No further correspondence was received, and our presentation remains posted. Public Participation requirements have been satisfied.</p> <p>Many of the neighbor responses related to the following three items:</p> <ul style="list-style-type: none"> - Traffic concerns - Concerns with a new lake - Lots sizes / setback variances <p>In response, we have modified the project design significantly and hired additional consulting engineers to address the neighbors' concerns, as enumerated below:</p> <ul style="list-style-type: none"> - We have hired a traffic engineer to consider the impact this project may have on the traffic in the area. The conclusion, as indicated in the traffic statement provided, is that the project will have a minimal impact on the area traffic. This is in addition to the traffic calming circle that will be provided by the developer at the request and to the specification of Town of Davie Public Works and Engineering. - We have significantly modified the water management plan for this project. The new lake was removed from the scope, and a dry retention area was provided instead. The new design meets all the requirements of the local water management district and contains all water run-off within the property line. This is in addition to further improvement to the existing canal system that serves the area, provided by the developer at the request and to the specification of the local water management district. - We have reduced the number of variances requested, so that lot coverage and front / rear setbacks (the two directions that abut neighboring property lines) will no longer require any variance. In addition, the min. lot sizes have been increased by approx. 50%, with the smallest lot at 26,400sf. <p>In conclusion, our participation in Public Participation process included receiving and responding to the publics comments and concerns, therefore Public Participation requirements have been satisfied.</p>

Acknowledgements	
Printed Name of Applicant: Moshe Laniado	Date: 09/02/2025
Signature of Applicant: 	



September 02, 2025

Mr. David M. Abramson
Deputy Planning & Zoning Manager
Ms. Sylvia Myint
Planner I
Town of Davie Planning and Zoning District
8800 SW 36th Street
Town of Davie, FL 33328

RE: 5600 LLC
Public Participation Report

SP25-029 Site Plan
ZB25-023 Rezoning
P25-024 Plat
V25-025 Lot Size Variance
V25-026 Lot Frontage Variance
V25-027 Yard Setback Variance
V25-028 Lot Coverage Variance (To be voided)

Dear Mr. Abramson and Ms. Myint:

Our video presentation for 5600 LLC has been published on YouTube starting on 05/21/2025 and lasting for 21 days as required by the Town of Davie. Our presentation remains posted. Notifications were sent by the Town of Davie to all properties within a 1,000-foot radius, dated 05/29/2025.

During this time, we received 15 (fifteen) emails and calls from neighboring property owners expressing their comments or concerns about the project. The following are their emails or summary of phone calls in chronological order, and our responses:



**1. Phone Call from Joann Magliaca
Resident of small community off of 61st Avenue, Cobblestone Oaks
Dated June 3-4, 2025**

From: Moshe Laniado <mlaniado@zyscovich.com>
Sent: Wednesday, June 4, 2025 5:30 PM
To: Sylvia Myint <smyint@davie-fl.gov>
Subject: RE: SP25-029 5600 LLC

Hi Sylvia,

I spoke with Joann, and she noted her concern about the amount of traffic that travels between Griffin Rd and Stirling Rd. I informed her of the new traffic-calming circle that will be a part of this development, and she was pleased to hear of this improvement. There were no further comments or concerns.

Thank you,

.....
Moshe Laniado
ARCHITECT II



O: 954-961-6806
E: mlaniado@zyscovich.com



From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 3, 2025 2:25 PM
To: Moshe Laniado <mlaniado@zyscovich.com>
Subject: SP25-029 5600 LLC
Importance: High

Please call Joann Magliaca at either 954-581-2403 (home) or 954-224-7901 (cell) regarding the



subject application. She lives in a small community off of 61st Avenue, Cobblestone Oaks. This is stemming from the Public Participation process. She is concerned about the amount of traffic that travels between Griffin Rd and Stirling Rd. Mentioned that speed bumps and a traffic circle would be nice to have. Whatever questions you cannot answer, please let me know. The conversation or communication with her will have to be summarized in writing. Please send a copy the summary of the communication to me.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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 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.



2. Phone Call from Lillian Fell
Resident of unknown
Dated June 3-5, 2025

From: Moshe Laniado <mlaniado@zyscovich.com>
Sent: Thursday, June 5, 2025 6:06 PM
To: Sylvia Myint <smyint@davie-fl.gov>
Subject: RE: SP25-029 5600 LLC

Hi Sylvia,

I have attempted multiple times to reach Lillian but have not been able to connect. There is no voice mailbox set up in order to leave a message.

Thank you,

.....
Moshe Laniado
ARCHITECT II



O: 954-961-6806
E: mlaniado@zyscovich.com



From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 3, 2025 10:13 AM
To: Moshe Laniado <mlaniado@zyscovich.com>
Subject: SP25-029 5600 LLC
Importance: High

Please call Lillian Fell at 954-587-0487 regarding the subject application. This is stemming



from the Public Participation process. Whatever questions you cannot answer, please let me know. The conversation or communication with her will have to be summarized in writing. Please send a copy the summary of the communication to me.



Sylvia Myint
Planner I

Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328

smyint@davie-fl.gov | www.davie-fl.gov

T (Direct): 954-797-1069 | T (Main): 954-797-1103



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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.



3. Emails from Alan Schroeder
Resident of 5877 SW 54th Ct, Davie FL
Dated June 4-6, 2025

From: Moshe Laniado <mlaniado@syalovski.com>
Sent: Friday, June 6, 2025 4:06 PM
To: Alan Schroeder <canes8619@gmail.com>
Cc: Sylvia Myint <smyint@davie-fl.gov>; Bill Cook <bill@acnydev.com>
Subject: RE: 5600 LLC development @ 5600 SW 61st Ave in Davie

Hi Alan,

Thanks for your response, we will consider your comments and file them as part of the public record.

If you would like to schedule a time to discuss, please let us know and we will be happy to accommodate.

Thank you,

.....
Moshe Laniado
ARCHITECT II



O: 954-961-6806
E: mlaniado@zyscovich.com



From: Alan Schroeder <canes8619@gmail.com>
Sent: Friday, June 6, 2025 8:56 AM
To: Moshe Laniado <mlaniado@syalovski.com>
Subject: Re: 5600 LLC development @ 5600 SW 61st Ave in Davie



You don't often get email from canes8619@gmail.com. [Learn why this is important](#)

Hi Moshe,

I'll be brief. All water drains, either via surface or water table, into the existing canal system regardless of pipes and berms. Evaporation is negligible. But you know this, right?

Town code is clear on density, respected by our existing community and the future development of the community to our north boundary. We expect the same from your tract.

Traffic, not traffic calming, is the issue. A circle would be a waste of time and money. If potholes don't discourage non-local travelers, a slight curve surely won't. That money would be better spent resurfacing the top lift of asphalt of 61st Ave between Griffin and Striling as part of your impact responsibilities, even without the variances..

Please feel free to visit Hammer Heritage Estates and its lake. While there are some minor things we wished we did differently, you will see that a community conscious neighborhood can be successful.

Sincerely,
Alan

On Thu, Jun 5, 2025 at 9:37 PM Moshe Laniado <mlaniado@synalovski.com> wrote:
Hi Alan,

I am delighted that you have reached out to us related to the 5600 SW 61st Ave Development. We are especially interested in hearing the feedback from our neighbors to the north of our project.

I will respond to your comments below but first wanted to share an opportunity that could benefit your community. Our civil engineer has reviewed the possibility of connecting the new lake that is a part of our development to the yards of our neighbor's directly to north. The connection would consist of a pipe, yard drain, and flap gate that would allow overflow water in the backyards of these properties to drain to our lake. This flap gate would ensure a one-way flow so that our neighbors can experience the drainage benefit without any added risk. At least one neighbor has reached out to us regarding this proposal, and we would be happy to discuss further.

To address your comments directly, regarding drainage: Our development is designed to capture all water on-site, without allowing any water flow into the existing canal system or neighboring areas. This will be a net benefit since the existing site does allow water flow into the canal. In addition, for the length of canal that is within our development, we will regrade / repair the existing canal bank and clear it of all exotic vegetation to improve its flow capacity. Finally, as noted above, the lake may also provide a drainage benefit to our



northern neighbors if they choose to partake.

Regarding the variances requested to the lot dimensional requirements: The lot sizes will be smaller to accommodate the “wet retention” area, the lake, which does not count towards lot area. However, the smaller lot size will not result in an increase of the number of units to be developed above the planned density. In addition, the final lot sizes, with water area excluded, will nonetheless be approx. equal or significantly larger than the adjacent residential developments on the east, south, and west. Also note, that the resulting allowable footprint for the future homes will be smaller than is allowed per the current zoning standards. Since the lot size will be smaller, the setbacks need to be adjusted proportionally by variance, but the overall allowable building footprint will still end up being reduced. The resulting layout will be pleasant and matching the character of the neighborhood.

Regarding traffic concerns: As part of the development, we will be dedicating land and constructing a traffic-calming circle within SW 61st Ave. This will discourage throughway commuters from using SW 61st Ave as a path from Griffin to Stirling, encouraging commuters to utilize more appropriate roads. The entire road fronting the property would be repaved and would also include drainage improvements and landscaping within the Right-of-Way (to be maintained by the new HOA). The public improvement is significant, without adding more than ten new single-family homes, which the Town of Davie has planned for this land use.

We have not scheduled a public forum for this project until we hear from all our neighbors. We are interested in your feedback and comments and would be happy to accommodate.

Feel free to let me know if you have any questions or would like to discuss further. You may reply to this email which includes the developer, or you can reach me at my office number below or on my cell at (843) 222-6624.

Thank you,

.....
Moshe Laniado
ARCHITECT II



O: 954-961-6806



E: mlaniado@zyscovich.com



From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Wednesday, June 4, 2025 3:12 PM
To: Alan Schroeder <canes8619@gmail.com>; Moshe Laniado <mlaniado@synalovski.com>
Subject: RE: 5600 LLC development @ 5600 SW 61st Ave in Davie

Mr. Schroeder, thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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From: Alan Schroeder <canes8619@gmail.com>



Sent: Wednesday, June 4, 2025 2:44 PM

To: Sylvia Myint <smyint@davie-fl.gov>; mlaniado@syalovski.com

Subject: 5600 LLC development @ 5600 SW 61st Ave in Davie

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Greetings,

I received a letter detailing the many variances requested by 5600 LLC for development of the 10 acre tract adjacent to the south of my residence in Hammer Heritage Estates, 5400 Sw 61st Ave. The reasons for my and my neighbors' opposition to granting these variances are many but here are just a few.

Decreasing front and back yard setback, lot frontage setback and lot square footage per home flies in the face of Davie's recently amended code addressing the necessity of sufficient drainage. I've dealt with the canal overflowing into my yard, and to a greater extent my neighbors to the north, during periods of heavy rain. My(HHE) housing tract is 28 gross acres with 23 homesites in order to meet town, county and water district requirements. The new development slated to begin at 5100 Sw 61st Ave, to our adjacent north, has 30 gross acres and is approved for 24 homesites. Every new home 5600 LLC builds at current(higher) elevation requirement impacts not only homes bordering their tract, but all up and down the drainage canal system.

Bemoaning the "hardship" of providing a lake for drainage that "reduces the dry land to build homes" neglects the reality of "waterfront premium" on said lots and the considerable advantage of pad fill material from lake excavation that they would otherwise have to pay for and to have trucked in. The larger homes on smaller lots resulting in a "concrete jungle" block does not square with the Town of Davie previous concept of preserving the small town motif and would be detrimental to the home values of their neighbors.

The deteriorating Sw 61st Ave continues to be overwhelmed by traffic. As a popular thoroughway for daily commuters, it has resulted in actual residents having to wait through multiple traffic light cycles to access Griffin and Stirling roads. The battle with insufficient patchwork repairs to this potholed and delaminating road is the bane of all that travel it. Each and every additional "trip added" is a strain on an overburdened network.

Though there is no mention of it, I look forward to a public forum on these issues so proper discourse can be had by all parties.

Thank You,
Alan Schroeder
5877 SW 54th Ct, Davie Fla
954-203-4345



4. Email from Anna Karapetyan
Resident of Davie, FL
Dated June 9, 2025

From: Moshe Laniado <mlaniado@zyscovich.com>
Sent: Monday, June 9, 2025 3:38 PM
To: Sylvia Myint <smyint@davie-fl.gov>; Anna Karat <annakar42@yahoo.com>
Cc: Bill Cook <bill@acnydev.com>
Subject: RE: "5600 LLC Public Participation"

Hi Anna,
I am delighted that you have reached out to us related to the 5600 SW 61st Ave Development. We are especially interested in hearing the feedback from our neighbors to the north of our project.
We would be happy to meet or set up a call to discuss your concerns. I also wanted to share an opportunity that could benefit your community in particular. Our civil engineer has reviewed the possibility of connecting the new lake that is a part of our development to the yards of our neighbor's directly to north. The connection would consist of a pipe, yard drain, and flap gate that would allow overflow water in the backyards of these properties to drain to our lake. This flap gate would ensure a one-way flow so that our neighbors can experience the drainage benefit without potential backflow. At least one neighbor has reached out to us regarding this proposal, and we would be happy to discuss further. Feel free to let me know if you have any questions or concerns.

Thank you,

.....
Moshe Laniado
ARCHITECT II



O: 954-961-6806
E: mlaniado@zyscovich.com





From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Monday, June 9, 2025 8:08 AM
To: Anna Karat <annakar42@yahoo.com>
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: RE: "5600 LLC Public Participation"

This has been noted and filed. It will be included in the required report for the end of the public participation process which will be reviewed by the recommending board and the town council.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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From: Anna Karat <annakar42@yahoo.com>
Sent: Friday, June 6, 2025 12:22 AM
To: Sylvia Myint <smyint@davie-fl.gov>
Subject: "5600 LLC Public Participation"

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Hello,
To whom it may concern:

My name is Anna and I am a Resident of Town of Davie.

5600 LLC owns a 10 acre tract just to the south of Hammer Heritage Estates that is wanting many variances to construct the maximum number of homes on the site. When developing, part of the lots are to be used for roads, drainage, utility easements etc. **With 10 gross acres, they could build 7-8 homes with no variances required.** This developer is asking for 10 which requires many variances.

For reference - Hammer Heritage is 28 gross acres. In order to meet Davie, Broward County and Central Broward Water Control District requirements, 23 homesites were allowed.

Our street has issues. The streetlight at Griffin Road and 61st sometimes takes 2-3 light cycles to get through the intersection. In addition to having a "concrete jungle" next to us, we don't need more density so a developer can make the numbers work better for them. **Let them build what is allowed by Town of Davie, Broward County and Central Broward Water Control District requirements, and will complement the surrounding community.**

Regards,

Anna Karapetyan



**5. Email from Debbie Kameka
Resident of Davie, FL
Dated June 6-9, 2025**

From: Moshe Laniado <mlaniado@zyscovich.com>
Sent: Monday, June 9, 2025 3:46 PM
To: debbiekameka2@gmail.com
Cc: Sylvia Myint <smyint@davie-fl.gov>; Bill Cook <bill@acnydev.com>
Subject: RE: 5600 LLC site proposal

Hi Debbie,
I am delighted that you have reached out related to the 5600 SW 61st Ave Development. We are especially interested in hearing the feedback from our neighbors to the north of our project.
We would be happy to meet or set up a call to discuss your concerns. I also wanted to share an opportunity that could benefit your community in particular. Our civil engineer has reviewed the possibility of connecting the new lake that is a part of our development to the yards of our neighbor's directly to north. The connection would consist of a pipe, yard drain, and flap gate that would allow overflow water in the backyards of these properties to drain to our lake. This flap gate would ensure a one-way flow so that our neighbors can experience the drainage benefit without potential backflow. At least one neighbor has reached out to us regarding this proposal, and we would be happy to discuss further. Feel free to let me know if you have any questions or concerns.

Thank you,

.....
Moshe Laniado
ARCHITECT II



O: 954-961-6806
E: mlaniado@zyscovich.com





From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Monday, June 9, 2025 8:12 AM
To: Moshe Laniado <mlaniado@zyscovich.com>
Subject: FW: 5600 LLC site proposal

For the record. Please include this in the Public Participation Report.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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From: DKAM <debbiekameka2@gmail.com>
Sent: Friday, June 6, 2025 11:14 AM
To: Sylvia Myint <smyint@davie-fl.gov>
Subject: 5600 LLC site proposal

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

I am responding to the notice I received for the proposed development from 5600 LLC.

I live directly adjacent to the property in question and I do not support the development of 10 homes on this property.

I went to the meeting that was presented back in November 2024 with the architect/



developer. I felt like I was being misled when Manny (the architect) introduced Bill Cook, who was at the meeting as "the owner of the property". Through research on the property thru BCPA I do not see that Bill Cook is in any way the owner of the property but he is the Developer.

With that being said, they presented their plan for 10 homes. Keep in mind I live in Hammer Heritage Estates and all of our homes are on 1 acre lots. My home is along the north side of 5600 LLC Property. On this side of our development adjacent to 5600 LLC we have 6 homes on 1 acre lots. If I imagine 10 homes being built on the same size property that's going to put 3 homes directly behind my house. The lot is not zoned for this many homes to be built on that small lot.

Plus the traffic it will bring to the area on 61st Avenue on a daily basis where there is already too much to begin with.

The total lot size according to BCPA is 9.4 acres not 10.5 that they are claiming on the youtube video presentation. Not sure how that number came up. Unless they are adding common area footage that is not buildable space that will be deeded to the town.

The most homes that can or should be allowed is 7 homes after all the build up is structured according to other projects in the area that are zoned as such.

I do not agree to any variances that will allow for 10 homes to be built. First of all there are no hardships that would support a variance such as trees or drainage issues.

Manny, the Architect, stated to us in the presentation that one of the main reasons that they need to build 10 homes is because it is not conducive profit wise, it is not a hardship if the developer cannot make the money they need to make.

I have spoken to many members of our community and they all are not in favor of 10 homes squeezed on that property; however, Seven luxury homes on one acre lots would be appropriate with the same road layout as the 10 home presentation.

I do not want a busy one way street 20 feet off my property as they have presented to us if they did a 7-8 home project. They proposed that the existing street would remain which would not be appealing to all the Hammer Heritage Estate homes adjacent to 5600 LLC lot. This would increase noise and traffic and bright street lights as a one way in and out option with garbage trucks, deliveries, post office, Amazon etc. plus residents getting in and out of the property. The development road needs to be as it is presented in the 10 home project on the south side or have a tall wall so we are not subject to this.

Sincerely,
Debbie Kameka



6. Email from Leslie Schroeder
Resident of 6045 SW 54 Court, Davie 33314
Dated June 9, 2025

From: Moshe Laniado <mlaniado@syalovski.com>
Sent: Monday, June 9, 2025 6:49 PM
To: Leslie Schroeder <ldmschroeder@gmail.com>; Sylvia Myint <smyint@davie-fl.gov>
Cc: MWhitman@davie-fl.gov; Bill Cook <bill@acnydev.com>
Subject: RE: 5600 LLC

Hi Leslie,
I am delighted that you have reached to us out related to the 5600 SW 61st Ave Development. We are especially interested in hearing the feedback from our neighbors to the north of our project. We would be happy to meet or set up a call to discuss your concerns.
Please note that you comments have been noted and filed. It will be included in the required report for the end of the public participation process which will be reviewed by the recommending board and the town council.

Thank you,

.....
Moshe Laniado
ARCHITECT II



O: 954-961-6806
E: mlaniado@zyscovich.com





From: Leslie Schroeder <ldmschroeder@gmail.com>
Sent: Monday, June 9, 2025 4:55 PM
To: Moshe Laniado <mlaniado@synalovski.com>; Sylvia Myint <smyint@davie-fl.gov>
Cc: MWhitman@davie-fl.gov
Subject: 5600 LLC

You don't often get email from ldmschroeder@gmail.com. [Learn why this is important](#)

I would like to voice my opinion that I am against these variances. Variances are to be used if a hardship exists. This developer is saying the hardship is because they are required to provide a large lake for drainage - thereby reducing the amount of dry land left to build homes. Drainage is required - and is not a hardship. Wasn't Davie's code recently changed to make drainage more of a necessity? Drainage is a big issue around the town and county and will only be made worse if the rules in place are thrown aside.

The added density will only add issues to SW 61 Avenue. The streetlight at Griffin Road and 61st sometimes takes 2-3 light cycles to get through the intersection.

Finally, very large homes on very small homesites do not match our street. My development which abuts the proposed development has 35000 s.f. homesites. How does the proposed 18000+/- homesites match? The amenities touted on the proposal are for the homeowner's in the development only - so that's not a plus for the surrounding neighborhood. As I understand it, the new development down the street is providing a traffic calming device - so a second one is needed?

Let them build what is allowed and will complement the surrounding community.

Thank you.

Leslie Schroeder
6045 SW 54 Court, Davie 33314



**7. Email from Linda Short
Resident of Davie, FL
Dated June 11, 2025**

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Wednesday, June 11, 2025 12:54 PM
To: Linda Short <lshort1917@aol.com>
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: SP29-029 5600 LLC

Thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
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From: Linda Short <lshort1917@aol.com>
Sent: Wednesday, June 11, 2025 12:50 PM
To: Sylvia Myint <smyint@davie-fl.gov>



Subject:

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Not in agreement for 10 homes being built.

There's plenty of traffic on 61 Avenue already.

With the way it is now, with trucks running up and down.

It will create a nightmare trying to leave Hammer Heritage. They have no control of the road now.

Linda Short



8. Email from Debbie Otto
Resident of 5490 SW 59th Ave Davie, FL
Dated June 10, 2025

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 10, 2025 2:23 PM
To: dotto@straleyotto.com
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: FW: Hammer Heritage Estates; Re: Proposed Development by 5600 LLC

Thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



Sylvia Myint
 Planner I
 Planning & Zoning Division | Town of Davie
 8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
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From: Debbie Otto <dotto@straleyotto.com>
Sent: Tuesday, June 10, 2025 1:51 PM
To: Sylvia Myint <smyint@davie-fl.gov>; mlaniado@synalovski.com
Subject: Hammer Heritage Estates; Re: Proposed Development by 5600 LLC

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

My name is Debbie Otto, I am the owner at 5490 SW 59th Ave Davie, FL in Hammer Heritage Estates, I have lived her for 12 years. I am writing to express my concern about the proposed development by 5600 LLC which is directly beside our neighborhood. Our community is already



facing significant challenges. For example, the intersection at Griffin Road and 61st Street often requires two to three light cycles just to pass through, creating unnecessary congestion and frustration for residents. Adding more density to the area will only worsen these traffic issues, especially if the new development is out of scale with the existing community.

Furthermore, the proposed project risks creating a “concrete jungle” effect that would diminish the character and livability of our neighborhood. While development is important, it must be balanced with the needs and well-being of existing residents. We urge you to support a project that stays within current zoning and is in harmony with the surrounding area, rather than pushing for increased density simply to improve a developer’s financial return. We ask that the community’s voice be considered in the decision-making process, and that any development approved truly complements and enhances the neighborhood – not just economically, but also in terms of quality of life.

Thank you for your time and attention to this matter.



DEBBIE OTTO

COMMUNITY ASSOCIATION MANAGER

- 📞 954-962-7367 Ext.2288
- ✉ dotto@straleyotto.com
- 📍 Straley Otto
- 2699 Stirling Road Ste. C 207
- Hollywood-Ft.Lauderdale, FL 33312
- 🌐 StraleyOtto.com

STRALEY | OTTO

2699 Stirling Road, Suite C-207
 Fort Lauderdale, Florida 33312
 Telephone: 954/962-7367 ext. 2288
 Facsimile: 954/962-7423
 E-mail: dotto@straleyotto.com

**for in person visits, please contact our office first*



Website: www.straleyotto.com

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9. Email from Edwin & Paola Melendez
Property Owner of 5780 SW 61st Ave, Davie, FL 33314
Dated June 10, 2025

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 10, 2025 2:13 PM
To: davieranch@gmail.com
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: RE: Formal Objection to Variance Requests – 5600 LLC Project (SP25-029)

Thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
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From: davieranch@gmail.com <davieranch@gmail.com>
Sent: Tuesday, June 10, 2025 12:21 PM
To: Sylvia Myint <smyint@davie-fl.gov>; mlaniado@synalovski.com
Cc: David Abramson <dabramson@davie-fl.gov>; David Quigley <dquigley@davie-fl.gov>; 'Paola Melendez' <Paola@mmiav.com>; Edwin Melendez <edwin@mmiav.com>
Subject: Formal Objection to Variance Requests – 5600 LLC Project (SP25-029)

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To Whom It May Concern,

As an adjacent property owner to the proposed development at 5600 SW 61st Avenue (Project Number SP25-029), we are writing to formally object to the numerous variances being requested by 5600 LLC, and to raise several concerns about the accuracy of the information presented and the impact of this project on our neighborhood.

We strongly oppose all requested variances.

The applicant is proposing to build 10 homes on a 9.48-acre tract—despite publicly claiming the property is 10.5 acres. According to the Broward County Property Appraiser (BCPA), this is inaccurate. The property is 9.48 gross acres, and once land is allocated for drainage, roads, and easements, only 7 homes could be built without variances. The developer is attempting to maximize profit at the expense of town codes, safety, and community character.

For comparison:

- Hammer Heritage Estates (just north of this site) spans 28 gross acres and includes 23 homesites.
- The 5100 SW 61st Avenue development has 30 gross acres and is approved for only 24 homesites—and that developer even agreed to install a roundabout to mitigate traffic.

The requested variances drastically reduce all meaningful standards:

- **Minimum lot size:** Required 35,000 sq ft → Asking for 18,725 sq ft
- **Lot coverage:** Max 22.5% → Asking for 33.3%
- **Lot frontage:** Required 125 ft → Asking for 100 ft
- **Front setback:** Required 30–40 ft → Asking for 30 ft
- **Side setback:** Required 25 ft → Asking for 15 ft
- **Rear setback:** Required 30 ft → Asking for 25 ft

This is not compatible with the agricultural or estate-style zoning currently in place and will drastically alter the feel of our community.

Variances are not meant for profit-driven density increases.

The applicant claims that the required drainage lake is a hardship. But this is not a valid hardship under the Town of Davie Code. Drainage is a standard requirement, not a special condition—and certainly not a justification to override every zoning limit in the book. The only hardship here is the developer's desire for increased profit, which does not meet the criteria for variances.

Neighborhood & Traffic Concerns

SW 61st Avenue is already strained. The light at Griffin Road often takes 2–3 cycles to get through, and further increasing traffic with a dense subdivision of oversized homes on undersized lots will only worsen the situation. The current agricultural zoning serves as a buffer for our neighborhood. Allowing this level of variance would open the door for similar future development,



compromising the rural integrity Davie is known for.

A Call to Embrace Davie’s Character

We encourage the developers and their talented team to embrace the agricultural lifestyle and to create a project that aligns with what residents truly value in Davie: **green space, the equestrian lifestyle, and the preservation of the unique cowboy town character** that defines our community. A thoughtful and respectful approach to development—one that honors the Town’s identity and long-standing zoning vision—would be a welcome contribution.

We urge the Town of Davie to deny the variances and to hold this developer accountable to the zoning and land-use standards that exist for a reason.

Please review the developer’s presentation at:

<https://www.youtube.com/watch?v=wXqAvRcGdIA>

We encourage the Town to listen to the community and preserve the values that define our neighborhood.

Sincerely,

Edwin & Paola Melendez

Davie Ranch

5780 SW 61st Ave, Davie, FL 33314

(954) 444-1434

Adjacent Property Owner & Concerned Resident



10. Email from Matt Tindall
Property Owner of 5483 SW 60 Ave, Davie, FL 33314
Dated June 15, 2025

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Monday, June 16, 2025 10:34 AM
To: Matt Tindall <matt@tindallgrowers.com>
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: RE: 5600 LLC

Thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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 www.davie-fl.gov/NewHours.

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From: Matt Tindall <matt@tindallgrowers.com>
Sent: Sunday, June 15, 2025 12:30 PM
To: Sylvia Myint <smyint@davie-fl.gov>



Subject: 5600 LLC

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

Matt Tindall
5483 SW 60 Ave
Davie, FL 33314

I am contacting you today to oppose the 5600 LLC variances. As far as I can tell they are allowed 10 homes on the 10 acres, but they need to adhere to all of the regulations as per code.

Variances for the following items is not a true R-1.

- *Minimum 35,000 square foot lot is required - 5600 LLC asking to reduce this to 18,725 s.f. lot
- *A Maximum of 22.5% of the lot is to be the home. 5600 LLC is asking to cover 33.3% of the lot with a home.
- *Minimum 125' lot frontage - 5600 LLC asking to reduce this to 100' minimum
- *Minimum 30-40' front yard set back - 5600 LLC asking to reduce this to 30' front yard setback
- *Minimum 25' side yard set back - 5600 LLC asking to reduce this to 15' side yard setback
- *Minimum 30' back yard setback - 5600 LLC asking to reduce this to 25' back yard setback

This developer is saying the hardship is because they are required to provide a large lake for drainage. That rule for the lake has been on the books for 20 plus years, this is not new.

They need to adhere to all the rules.

Regards,
Matt Tindall
Tindall Growers Inc
Davie & Crystal River, FL
ISA Arborist FL-9173A



11. Email from Vicki Cole
Resident of 5940 SW 55th St. Davie, FL
Dated June 17, 2025

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 17, 2025 10:12 AM
To: Vicki Cole <vacole@gmail.com>
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: RE: Public Participation Opportunity Notice for 5600 LLC, Project Number SP25-029

Thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



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Planning & Zoning Division | Town of Davie
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From: Vicki Cole <vacole@gmail.com>
Sent: Tuesday, June 17, 2025 10:04 AM
To: Sylvia Myint <smyint@davie-fl.gov>
Cc: mlaniado@synalovski.com



Subject: Public Participation Opportunity Notice for 5600 LLC, Project Number SP25-029

▶ CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Thank you for providing the Public Participation Opportunity Notice for 5600 LLC, Project Number SP25-029.

My husband and I moved to 5940 SW 55th St. Davie, FL from Texas in 2016. Our property borders Davie Ranch on the south side. Over the years we have enjoyed living in Davie and the close proximity to the Davie Ranch life.

The City of Davie website states that “the town of Davie strives to be the preeminent community in South Florida to live, work, learn and play while treasuring our preserved natural settings.” The developer, 5600 LLC, has purchased a 10-acre tract immediately south of Hammer Heritage Estates and is proposing 10 very large homes on small lots. This would directly affect our property and devalue it. It would also increase resident and traffic density to an already very congested SW 61 St. The addition of these proposed changes does not seem to coincide with the City of Davie’s commitment to providing a high quality of life while also valuing its natural environment.

I am asking the Town of Davie to maintain its commitment to the community and current zoning requirements by rejecting all of the proposed variances in 5600 LLC, Project Number SP25-029.

Sincerely,

Vicki Cole



12. Email from Bruce Cole
Resident of 5940 SW 55th St. Davie, FL
Dated June 17, 2025

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 17, 2025 8:57 AM
To: Bruce Cole <bcole7@gmail.com>
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: RE: Public Participation Opportunity Notice for 5600 LLC, Project Number SP25-029

Thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
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From: Bruce Cole <bcole7@gmail.com>
Sent: Tuesday, June 17, 2025 6:29 AM
To: Sylvia Myint <smyint@davie-fl.gov>
Subject: Public Participation Opportunity Notice for 5600 LLC, Project Number SP25-029



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

Dear Sylvia Myint,

Thank you for providing the Public Participation Opportunity Notice for 5600 LLC, Project Number SP25-029.

I reside at 5940 SW 55th Street which directly borders 175 feet of the proposed development. We acquired our property with the understanding that the zoning for this property immediately behind our home was similar to our zoning. Such that if the Davie Ranch were to be developed the homes would be on similar acreage with similar green space in accordance with Town of Davie zoning requirements.

Accepting the proposed variances is not in the interest of us as neighbors backing directly onto the proposed community because:

- increased noise;
- decreased green space;
- increased traffic behind our house by at least 20%
- less visual appeal from our back yard;
- less privacy in our back yard;
- a linear pond immediately behind our back yard is an added source of mosquitoes directly impacting our property; and
- an overall decrease the appeal and market value of our property.

The variances proposed are not in the interest of the broader Town of Davie because:

- decreased green space from current zoning is not consistent with the Town's stated objectives;
- variances proposed will lead to increased traffic from this community onto 61st Avenue which already congests substantially at the Griffin Road intersection.
- variances proposed will not complement the neighboring communities and replaces an open ranch green space with a row of large homes with small yards.

The added revenue that may appeal financially to the town by squeezing in the additional proposed homes could be offset by devaluation of the neighboring Hammer Heritage community, including my home.

I urge the Town of Davie to maintain it's commitment to the community and current zoning requirements by rejecting all of the proposed variances in 5600 LLC, Project Number SP25-029.

Sincerely,
Bruce Cole
954-997-1148



13. Email from Fatima R. Guardado Gervais and Alexander Gervais
Resident of 6030 SW 55 ST, Davie, FL 33314
Dated June 24, 2025

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 24, 2025 7:47 AM
To: Guardado-Gervais, Fatima <fatima.guardadogervais@citi.com>; Moshe Laniado <mlaniado@syalovski.com>
Cc: Hammer Heritage <hammerhoa@gmail.com>
Subject: RE: Public Comment – Objection to Variances in SP25-029 (5600 LLC)

Thank you for your interest in the subject project. Your concerns have been filed and noted and will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed before the hearings.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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From: Guardado-Gervais, Fatima <fatima.guardadogervais@citi.com>
Sent: Thursday, June 19, 2025 6:56 PM
To: Sylvia Myint <smyint@davie-fl.gov>; 'mlaniado@syalovski.com' <mlaniado@syalovski.com>



Cc: Hammer Heritage <hammerhoa@gmail.com>

Subject: Public Comment – Objection to Variances in SP25-029 (5600 LLC)

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

Dear Ms. Myint and Mr. Laniado,

I am writing to express my strong concern regarding the proposed development under Project SP25-029 at 5600 SW 61st Avenue.

This 10-acre property could reasonably accommodate 7–8 homes within existing Town of Davie zoning regulations. However, the developer, 5600 LLC, is requesting multiple variances—including significantly reducing the minimum lot size, increasing maximum lot coverage, and decreasing required frontage and setbacks—all in order to fit 10 large homes onto smaller lots.

Such high-density development is inconsistent with our surrounding community. For context:

- Hammer Heritage Estates was developed with 23 homes on 28 acres.
- A nearby 30-acre site at 5100 SW 61st Avenue was approved for 24 homes—and that developer committed to traffic calming features such as a roundabout on SW 61st Avenue.

The rationale that the drainage lake reduces usable land is not a legitimate hardship. Drainage is a required part of responsible site development, especially under updated Davie code. Economic return is not grounds for granting variances.

Moreover, this increased density would worsen existing traffic congestion on SW 61st Avenue, particularly at the Griffin Road intersection, which already experiences long delays.

I respectfully urge the Town to deny these variance requests and require the developer to proceed under the current zoning standards that preserve neighborhood character and infrastructure integrity.

Thank you for your consideration.

Sincerely,

Fatima R. Guardado Gervais and Alexander Gervais
6030 SW 55 ST, Davie, FL 33314
305-927 2525



**14. Email from Susan Adkins
Resident of Unknown
Dated June 24, 2025**

From: Sylvia Myint <smyint@davie-fl.gov>
Sent: Tuesday, June 24, 2025 2:27 PM
To: smadkins56@gmail.com
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: RE: SP25-029 5600 LLC -- Public Participation

Newspaper ads and public hearing notices will be mailed two weeks before the Planning & Zoning Board review of the application. Currently the applications have not been scheduled for hearings.



Sylvia Myint
Planner I
Planning & Zoning Division | Town of Davie
8800 SW 36th Street, Davie, FL, 33328
smyint@davie-fl.gov | www.davie-fl.gov
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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From: Sylvia Myint
Sent: Tuesday, June 24, 2025 12:11 PM
To: smadkins56@gmail.com
Cc: Moshe Laniado <mlaniado@zyscovich.com>
Subject: SP25-029 5600 LLC -- Public Participation

Thank you for your interest in the subject project. Your concerns have been filed and noted and



will be included in the report to the recommending board and the town council. Newspaper ads and public hearing notices will be mailed two weeks before the Planning & Zoning Board review of the application. Currently the applications have not been scheduled for hearings.



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From: Lorraine Robinson <lrobinson@davie-fl.gov>
Sent: Tuesday, June 24, 2025 11:44 AM
To: Smadkins56@gmail.com
Cc: Sylvia Myint <smyint@davie-fl.gov>
Subject: SP25-029 5600 LLC -- Public Participation

Susan Adkins
954-347-5223

Smadkins56@gmail.com

Zoning inquiry: Received the public participation notice and wants to know when meetings will be held.

Hello Ms. Adkins:

Here is a link to the online presentation for the letter received (indicated with QR code on letter).
<https://www.davie-fl.gov/1362/Presentations>

I am copying the planner assigned to this project and she can call you to discuss the letter and project.



Sylvia Myint, Planner I
Tel: 954-797-1069
Email: smyint@davie-fl.gov

Town hall hours of operation are M-TH 7:30-5:30 (CLOSED FRIDAYS)

Sincerely,



LORRAINE ROBINSON
Administrative Specialist
Planning & Zoning | Town of Davie
8800 SW 36 St, Davie FL 33328
lrobinson@davie-fl.gov | www.davie-fl.gov
T: 954-797-1103

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.*



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15. Email from Barbara McCall
Resident of 5970 SW 55 Street, Davie, 33314
Dated June 9-24, 2025

From: Richard McCall <rmrichbarb@gmail.com>
Sent: Tuesday, June 24, 2025 2:40 PM
To: Moshe Laniado <mlaniado@syalovski.com>
Cc: smyint@davie-fl.gov; Bill Cook <bill@acnydev.com>
Subject: Re: 5600 LLC

You don't often get email from rmrichbarb@gmail.com. [Learn why this is important](#)

The drainage system in our development works well so we are not in need of using your proposed lake for drainage.

On Mon, Jun 9, 2025, 6:55 PM Moshe Laniado <mlaniado@syalovski.com> wrote:

Hi Barbara,

I am delighted that you have reached out to us related to the [5600 SW 61st Ave](#) Development. We are especially interested in hearing the feedback from our neighbors to the north of our project.

We would be happy to meet or set up a call to discuss your concerns. I also wanted to share an opportunity that could benefit your community in particular. Our civil engineer has reviewed the possibility of connecting the new lake that is a part of our development to the yards of our neighbor's directly to north. The connection would consist of a pipe, yard drain, and flap gate that would allow overflow water in the backyards of these properties to drain to our lake. This flap gate would ensure a one-way flow so that our neighbors can experience the drainage benefit without potential backflow. At least one neighbor has reached out to us regarding this proposal, and we would be happy to discuss further.

Feel free to let me know if you have any questions or concerns.

Thank you,

.....

Moshe Laniado
ARCHITECT II

O: 954-961-6806

E: mlaniado@zyscovich.com

—

-



From: Richard McCall <rmrichbarb@gmail.com>
Sent: Monday, June 9, 2025 6:41 PM
To: Moshe Laniado <mlaniado@syalovski.com>; smyint@davie-fl.gov
Subject: 5600 LLC

You don't often get email from rmrichbarb@gmail.com. Learn why this is important

To the Planning & Zoning Board,
My home backs up to the proposed 5600 LLC development. I am writing to oppose the requested variances for the proposed project.
Variances are meant to address genuine hardships; claiming that the mandatory storm-water lake reduces buildable land does not meet that standard. Drainage requirements are part of Davie's updated code precisely because flooding has become a critical concern across our town and the county. Setting those rules aside would undermine the very protections the community relies on.
The higher unit count will strain SW 61 Avenue. During peak hours it already takes two-plus signal cycles to clear the Griffin Road intersection, and more cars will only compound the problem.
The scale of the homes is also out of character with our neighborhood. My subdivision, which borders the project, features 35,000-square-foot lots; the proposed 18,000-square-foot parcels are roughly half that size. Amenities confined to future residents do not benefit current neighbors, and another traffic-calming feature would duplicate what the nearby new subdivision is already providing.
In short, the developer should build within the existing code so the new community complements, rather than conflicts with, its surroundings.
Thank you for considering my concerns.

-
Thank you.
Barbara McCall
5970 SW 55 Street, Davie, 33314

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**NOTICE OF PUBLIC HEARING FOR:
 REZONING ZB25-023, PLAT P25-024, VARIANCES V25-025,
 V25-026, V25-027 AND SITE PLAN SP25-029 5600 LLC**

The Town of Davie proposes to conduct public hearings to consider the following ordinance:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING APPLICATION ZB25-023 5600 LLC, CHANGING THE ZONING DESIGNATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM AGRICULTURAL (A-1) DISTRICT TO ESTATE DWELLING (R-1) DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Planning and Zoning Board and the Town Council of the Town of Davie will hold public hearings at the Pine Island Park Multipurpose Center, 3801 South Pine Island Road, Davie, Florida 33328 on the dates hereinafter specified. The item will be discussed at 6:30 p.m. or as soon thereafter as practicable. Comments of any interested party relative to this matter may be submitted in writing and/or presented at the hearing.

PETITIONER/OWNER: Stratus Team, LLC./5600 LLC

PROPERTY LOCATION: 5600 Southwest 61st Avenue [Parcel ID# 504135020181]

**DATE OF PLANNING &
 ZONING BOARD HEARING:** February 10, 2026

**DATE OF TOWN
 COUNCIL HEARING:** March 4, 2026

REQUESTS:

Project No.	Request	Town Code
Rezoning ZB25-023	To rezone the property from Agricultural (A-1) to Estate Dwelling (R-1) District	N/A
Plat P25-024	A subdivision creating 10 single-family lots.	N/A
Variance V25-025	To allow a minimum lot area of 26,400 square feet.	Requires 35,000 square feet.
Variance V25-026	To allow a minimum lot frontage of 110 feet.	Requires 125 square feet.
Variance V25-027	To allow a minimum side yard of 15 feet for the 10 single-family home lots and common area parcel and a minimum front yard of 15 feet from the common area parcel.	Requires side yard of 25 feet and front yard of 30 feet.
Site Plan SP25-029	A site plan to allow the development of a residential community with 10 single-family homes and associated amenities.	N/A

For further information, call the Planning and Zoning Division at (954) 797-1103. The proposed ordinance and application may be inspected at the Planning and Zoning Division, 8800 SW 36th Street, Davie, FL 33328, between the hours of 7:30 a.m. to 5:30 p.m. Monday through Thursday.

Any person wishing to appeal any decision made by this board or committee with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record include the testimony and evidence upon which the appeal is made.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

NAME 1	NAME 2	ADDRESS 1	CITY	ST	ZIP
2018-3 IH BORROWER LP / % INVITATION HOMES - TAX DEPT		1717 MAIN ST	DALLAS	TX	75201
5600 LLC		589 5 AVE	NEW YORK	NY	10017
5780 LLC	OR CURRENT OCCUPANT	5780 SW 61 AVE	DAVIE	FL	33314
6160 SW 58 CT LLC	OR CURRENT OCCUPANT	6160 SW 58 CT	DAVIE	FL	33314
6201 SW 58TH CT LLC	OR CURRENT OCCUPANT	6201 SW 58 CT	DAVIE	FL	33314
8 COURTYARD LLC		1905 NW 93 AVE	DORAL	FL	33172
ADKINS,DANIEL K & SUSAN MYRA / ADKINS,JOSHUA C & ADKINS,MEGAN R	OR CURRENT OCCUPANT	5480 SW 60 AVE	DAVIE	FL	33314
ADKINS,DANIEL K & SUSAN MYRA / ADKINS,MEGAN ROSE	OR CURRENT OCCUPANT	5463 SW 60 AVE	DAVIE	FL	33314
AHARON,IIRON / SHLOMI,ORR	OR CURRENT OCCUPANT	5973 SW 54 CT	DAVIE	FL	33314
AKHTAR,SALEEM / CHUGHTAI,AYESHA	OR CURRENT OCCUPANT	6190 SW 56 ST	DAVIE	FL	33314
ALFONSO,MARIA A & MICHEL	OR CURRENT OCCUPANT	6190 SW 56 CT	DAVIE	FL	33314
ALLHUSEN,DONNA / MAZOR,GALIT	OR CURRENT OCCUPANT	5555 SW 61 AVE	DAVIE	FL	33314
ALMEROOTH,JAMES A H/E / ALMEROOTH,MARIAN HALL	OR CURRENT OCCUPANT	5601 SW 56 ST	DAVIE	FL	33314
ALVA,WENDEL / ZUTA,MARIA C	OR CURRENT OCCUPANT	5522 SW 57 PL	DAVIE	FL	33314
ALVAREZ,ODALYS GOMEZ / BARDINA,MIGDIEL GARCIA	OR CURRENT OCCUPANT	6220 SW 56 ST	DAVIE	FL	33314
ANAYA,ANDREA	OR CURRENT OCCUPANT	5611 SW 55 ST	DAVIE	FL	33314
ANDERSON,L WAYNE & ANDERSON,JO ANN	OR CURRENT OCCUPANT	5465 SW 59 AVE	DAVIE	FL	33314
ANDRESEN,JOSHUA	OR CURRENT OCCUPANT	5620 SW 55 ST	DAVIE	FL	33314
APONTE,EDITH	OR CURRENT OCCUPANT	5703 SW 57 PL	DAVIE	FL	33314
ARENELLA,JEAN	OR CURRENT OCCUPANT	5541 SW 58 CT	DAVIE	FL	33314
ARNAUTU,IANACHE & LUMINITA	OR CURRENT OCCUPANT	5787 SW 57 WAY	DAVIE	FL	33314
ARNOLD,W S & KATHERINE	OR CURRENT OCCUPANT	5750 SW 54 CT	DAVIE	FL	33314
ASAF,YIFAT		2 FOXFIRE RD #3	HOLLYWOOD	FL	33021
BALAN,MIKE & DIANA	OR CURRENT OCCUPANT	5710 SW 58 CT	DAVIE	FL	33314
BARBARA ANN HAMMER MCCALL REV TR	OR CURRENT OCCUPANT	5970 SW 55 ST	DAVIE	FL	33314
BAROUCH 5910 SW 58TH CT / DAVIE LLC		10450 BUENOSAIRE ST	COOPER CITY	FL	33026
BASSON,SIMAN T & YOCONDA / COOL SAM LLC		3389 SHERIDAN ST	HOLLYWOOD	FL	33021
BAUMGART,BRETT THOMAS H/E / BAUMGART,CHRISTIE F	OR CURRENT OCCUPANT	5630 SW 56 ST	DAVIE	FL	33314
BEATTY,DONALD MARK & SAIYUAN	OR CURRENT OCCUPANT	6125 SW 59 CT	DAVIE	FL	33314
BEN-DAVID,DAVID		3301 HOLLYWOOD OAKS DR	FORT LAUDERDALE	FL	33312
BENJO,GUILHERME MIGUEL	OR CURRENT OCCUPANT	5740 SW 58 CT	DAVIE	FL	33314
BERMAN,MIRIAM KAILA & SHLOMO	OR CURRENT OCCUPANT	6015 SW 58 CT	DAVIE	FL	33314
BIDELMAN,CAROL A	OR CURRENT OCCUPANT	5533 SW 57 PL	DAVIE	FL	33314
BLACK,JOHN	OR CURRENT OCCUPANT	6131 SW 58 CT	DAVIE	FL	33314
BOBBING,ANNA D	OR CURRENT OCCUPANT	5750 SW 54 ST	DAVIE	FL	33314
BRADY,MICHAEL & CELIA	OR CURRENT OCCUPANT	5801 SW 57 PL	DAVIE	FL	33314
BRAELOW,SHANE A & LUKE-BRAELOW,ANDREA ET AL	OR CURRENT OCCUPANT	5845 SW 58 CT	DAVIE	FL	33314
BRIGNOLI,ALVARO G / SALAS,MARTHA C	OR CURRENT OCCUPANT	5731 SW 56 ST	DAVIE	FL	33314
BRITO,WALTER	OR CURRENT OCCUPANT	5621 SW 58 CT	DAVIE	FL	33314
BRITT,GERALDINE A	OR CURRENT OCCUPANT	5581 SW 57 ST	DAVIE	FL	33314
BRONSTEIN,STERNA & JOSEPH	OR CURRENT OCCUPANT	6120 SW 57 PL	DAVIE	FL	33314
BROWN,GREGORY AARON & SHAIRIN	OR CURRENT OCCUPANT	5551 SW 58 CT	DAVIE	FL	33314
BRUNO,MERCEDES & ROCCO J JR / PEREZ,IVIS	OR CURRENT OCCUPANT	6181 SW 56 CT	DAVIE	FL	33314
BRYANT,DARRELL L	OR CURRENT OCCUPANT	5925 SW 58 CT	DAVIE	FL	33314
CACERES,JUAN ANTONIO JR H/E / CACERES,JANA MARIE	OR CURRENT OCCUPANT	5840 SW 58 CT	DAVIE	FL	33314
CAMACHO,JUAN & LIDIA	OR CURRENT OCCUPANT	5641 SW 56 ST	DAVIE	FL	33314

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
CAMPBELL,JOHN P & MONICA M	OR CURRENT OCCUPANT	5741 SW 56 ST		DAVIE	FL	33314
CASE,SILVIO & PATRICIA	OR CURRENT OCCUPANT	6135 SW 56 ST		DAVIE	FL	33314
CATHERINE ANGELLA REV TR / GINO F ANGELLA REV TR		11650 NW 6 PL		PLANTATION	FL	33325
CELENZA,THOMAS V & ANGELA	OR CURRENT OCCUPANT	5631 SW 57 ST		DAVIE	FL	33314
CENTRAL BROWARD WATER CONTROL DISTRICT		8020 STIRLING ROAD		HOLLYWOOD	FL	33024
CHERRY,DEBORAH H/E / CHERRY,JOHN	OR CURRENT OCCUPANT	6140 SW 56 CT		DAVIE	FL	33314
CHOWDHURY,DELWAR H/E / AKHTER,NAZIN H/E ETAL	OR CURRENT OCCUPANT	5642 SW 57 PL		DAVIE	FL	33314
CIRIELLO,PAUL F / TIJERINO,FLOR MARIA	OR CURRENT OCCUPANT	5651 SW 56 ST		DAVIE	FL	33314
CLOUTIER,MELISSA / MERCHANT,LOGAN SCOTT	OR CURRENT OCCUPANT	5711 SW 57 ST		DAVIE	FL	33314
COBBLESTONE OAKS HOMEOWNERS	OR CURRENT OCCUPANT	6045 SW 58 CT		DAVIE	FL	33314
COHEN,DANIEL & ABIOLA	OR CURRENT OCCUPANT	5830 SW 58 CT		DAVIE	FL	33314
COHEN,ORIA / MARCHEVSKY,JOANNE ROSE		20335 W COUNTRY CLUB DR	#2203	AVENTURA	FL	33180
COLE,BRUCE & VICTORIA	OR CURRENT OCCUPANT	5940 SW 55 ST		DAVIE	FL	33314
COLETTI,CARA J	OR CURRENT OCCUPANT	5723 SW 57 PL		DAVIE	FL	33314
CORTES,SAILYN / MEDINA,JOSEL	OR CURRENT OCCUPANT	6203 SW 55 CT		DAVIE	FL	33314
CORY,JON J H/E / ATLASS,CECELIA F	OR CURRENT OCCUPANT	6300 SW 56 CT		DAVIE	FL	33314
CRUZ,ALEJANDRO RAFAEL	OR CURRENT OCCUPANT	5741 SW 55 ST		DAVIE	FL	33314
CUELLAR,BARBARA / GOMEZ,OSVALDO	OR CURRENT OCCUPANT	6201 SW 56 CT		DAVIE	FL	33314
CUNNINGHAM,JAMES	OR CURRENT OCCUPANT	5750 SW 56 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5551 SW 57 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5600 SW 55 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5610 SW 54 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5610 SW 55 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5620 SW 56 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5622 SW 57 PL		DAVIE	FL	33314
CURRENT OCCUPANT		5650 SW 54 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5700 SW 56 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5701 SW 54 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5710 SW 54 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5720 SW 56 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5721 SW 56 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5721 SW 57 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5730 SW 54 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5731 SW 57 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5740 SW 54 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5741 SW 57 ST		DAVIE	FL	33314
CURRENT OCCUPANT		5801 SW 58 AVE		DAVIE	FL	33314
CURRENT OCCUPANT		5847 SW 57 WAY		DAVIE	FL	33314
CURRENT OCCUPANT		5910 SW 58 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5915 SW 58 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5920 SW 58 CT		DAVIE	FL	33314
CURRENT OCCUPANT		5949 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5963 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5965 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5969 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5973 STIRLING RD		DAVIE	FL	33314

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
CURRENT OCCUPANT		5977 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5981 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5985 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5989 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5991 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5993 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		5997 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6000 SW 58 CT		DAVIE	FL	33314
CURRENT OCCUPANT		6001 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6003 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6005 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6009 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6010 SW 58 CT		DAVIE	FL	33314
CURRENT OCCUPANT		6013 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6017 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6021 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6025 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6029 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6101 SW 57 PL		DAVIE	FL	33314
CURRENT OCCUPANT		6103 SW 56 ST		DAVIE	FL	33314
CURRENT OCCUPANT		6104 SW 55 CT		DAVIE	FL	33314
CURRENT OCCUPANT		6121 SW 57 PL		DAVIE	FL	33314
CURRENT OCCUPANT		6280 SW 56 CT		DAVIE	FL	33314
CURRENT OCCUPANT		6300 SW 58 CT		DAVIE	FL	33314
CURRENT OCCUPANT		6301 SW 58 CT		DAVIE	FL	33314
CYNAMON,AARON S / CYNAMON,RACHEL		1815 E 22 STREET		BROOKLYN	NY	11229
DAGA REALTY INC	OR CURRENT OCCUPANT	6099 STIRLING RD	# 209	DAVIE	FL	33314
DAHAN,AMIR	OR CURRENT OCCUPANT	5643 SW 57 PL		DAVIE	FL	33314
DAVID, ROBERT	OR CURRENT OCCUPANT	5997 SW 54 CT		DAVIE	FL	33314
DAVIE 5641 LLC	OR CURRENT OCCUPANT	5641 SW 57 ST		DAVIE	FL	33314
DAVIE FAMILY MEDICAL LLC	OR CURRENT OCCUPANT	6099 STIRLING RD	STE 220	DAVIE	FL	33314
DAVIE VILLAS STIRLING LLC / %WILLIAM J SEGAL		20801 BISCAYNE BLVD	STE304	AVENTURA	FL	33180
DE LOS REYES,HERMAN	OR CURRENT OCCUPANT	6280 SW 56 ST		DAVIE	FL	33314
DE SOUZA,HELLY B & DEBORAH M	OR CURRENT OCCUPANT	5611 SW 56 ST		DAVIE	FL	33314
DONGAL INVESTMENTS LLC	OR CURRENT OCCUPANT	6620 SW 56 ST		DAVIE	FL	33314
DORN,NATHAN & MEEGAN	OR CURRENT OCCUPANT	5611 SW 58 CT		DAVIE	FL	33314
DOSTER,GREGORY & SUSAN B / DOSTER,CYNTHIA J	OR CURRENT OCCUPANT	6160 SW 56 ST		DAVIE	FL	33314
DUCANIS,SHARON C	OR CURRENT OCCUPANT	5949 SW 54 CT		DAVIE	FL	33314
DUNLEVY,DAVID WAYNE	OR CURRENT OCCUPANT	5713 SW 57 PL		DAVIE	FL	33314
DUNN,ERIC & WENDI	OR CURRENT OCCUPANT	5601 SW 55 ST		DAVIE	FL	33314
DURAN,JOHNNY & SOL HAYDEE	OR CURRENT OCCUPANT	5601 SW 57 ST		DAVIE	FL	33314
EDDY ,JONAS	OR CURRENT OCCUPANT	5630 SW 55 ST		DAVIE	FL	33314
ELERA,JESSENIA	OR CURRENT OCCUPANT	5751 SW 56 ST		DAVIE	FL	33314
ELLIECO LLC	OR CURRENT OCCUPANT	6099 STIRLING RD	#223	DAVIE	FL	33314
ELWELL,EDWIN C & ANNA G	OR CURRENT OCCUPANT	5455 SW 58 AVE		DAVIE	FL	33314
EPPERSON,NATALIE	OR CURRENT OCCUPANT	5632 SW 57 PL		DAVIE	FL	33314

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
ERIC & K D JOHNSON JOINT REV TR / JOHNSON,ERIC L & KELLEY TRSTEEES	OR CURRENT OCCUPANT	5721 SW 54 CT		DAVIE	FL	33314
ESPINAL,SANDY A	OR CURRENT OCCUPANT	5710 SW 56 ST		DAVIE	FL	33314
ESPINOZA,TANIA ELENA	OR CURRENT OCCUPANT	5640 SW 56 ST		DAVIE	FL	33314
FANDOZZI,JOHN W & ROSALIE	OR CURRENT OCCUPANT	5731 SW 54 CT		DAVIE	FL	33314
FARMER,CHARLES E / TUCKER,BONNIE G	OR CURRENT OCCUPANT	5523 SW 57 PL		DAVIE	FL	33314
FECHTER,DONNA LISA	OR CURRENT OCCUPANT	5641 SW 54 CT		DAVIE	FL	33314
FELL,LILLIAN C	OR CURRENT OCCUPANT	5810 SW 58 CT		DAVIE	FL	33314
FIERO,LORETTA EST	OR CURRENT OCCUPANT	1750 W OAK KNOLL CIR		DAVIE	FL	33324
FILLMORE OAKS LLC	OR CURRENT OCCUPANT	6099 STIRLING RD	#214	DAVIE	FL	33314
FISCHMAN,ROBERT JAY	OR CURRENT OCCUPANT	5630 SW 58 CT		DAVIE	FL	33314
FLOWERS,EVERALD	OR CURRENT OCCUPANT	6200 SW 57 PL		DAVIE	FL	33314
FOGLIA,SHERRIE CATALINA H/E / JOO,HAMET MARTIN	OR CURRENT OCCUPANT	5621 SW 56 ST		DAVIE	FL	33314
FOREMAN,PETER R	OR CURRENT OCCUPANT	5830 SW 64 AVE		DAVIE	FL	33314
FREDERICK & FRANJE M PARTIK TR / PARTIK,FRANJE MARIE TRSTEE	OR CURRENT OCCUPANT	4820 SW 170 AVE		SOUTHWEST RANCHES	FL	33331
FRTZSON,JOHAN	OR CURRENT OCCUPANT	5721 SW 55 ST		DAVIE	FL	33314
FUTTERMAN,MIRIAM / FUTTERMAN,PSACHIYAH AREYH L ETAL	OR CURRENT OCCUPANT	6030 SW 58 CT		DAVIE	FL	33314
GABRIELA RIF REV TR / RIF,GABRIELA & MARCEL TRSTEEES	OR CURRENT OCCUPANT	1040 BISCAYNE BLVD	#3002	MIAMI	FL	33132
GARCIA,DAVID H/E / STEWART,AMBER NICOLE	OR CURRENT OCCUPANT	5623 SW 57 PL		DAVIE	FL	33314
GARCIA,JERIKA / HANNON,RANDY	OR CURRENT OCCUPANT	19422 NW 23 PL		PEMBROKE PINES	FL	33029
GENTILE-BUZZEO,PATRICIA	OR CURRENT OCCUPANT	6045 SW 58 CT		DAVIE	FL	33314
GERECS,EDWARD & CSILLA	OR CURRENT OCCUPANT	6161 SW 58 CT		DAVIE	FL	33314
GERGES,MOUSSA / EDWAR,ESSAM	OR CURRENT OCCUPANT	234 BEACH 124 ST	#1	ROCKAWAY PARK	NY	11694
GERVAIS,ALEXANDER SHAWN J / GERVAIS,FATIMA ROCIO GUARDADO	OR CURRENT OCCUPANT	6030 SW 55 ST		DAVIE	FL	33314
GIACOBBE,REGINA & JOEL	OR CURRENT OCCUPANT	5751 SW 57 ST		DAVIE	FL	33314
GIANFORMAGGIO,RICARDO LORENZO	OR CURRENT OCCUPANT	5631 SW 56 ST		DAVIE	FL	33314
GIRALDO,ALVARO ANDRES	OR CURRENT OCCUPANT	5631 SW 58 CT		DAVIE	FL	33314
GITTLER,HILLEL / GITTLER,RACHEL	OR CURRENT OCCUPANT	6140 SW 57 PL		DAVIE	FL	33314
GOLDBERG,IRA	OR CURRENT OCCUPANT	1451 NW 132 AVE		PEMBROKE PINES	FL	33028
GOLDIS,VLADIMIR	OR CURRENT OCCUPANT	6069 SW 54 CT		DAVIE	FL	33314
GOLDSON,JAUNETTA / GOLDSON,VERGIL	OR CURRENT OCCUPANT	6130 SW 56 ST		DAVIE	FL	33314
GONZALEZ,DOBRIAK / TORRES,MEIBYS	OR CURRENT OCCUPANT	5901 SW 61 AVE		DAVIE	FL	33314
GRIFFIN,C H III & ROLYCE D	OR CURRENT OCCUPANT	5621 SW 54 CT		DAVIE	FL	33314
GRIFFIN,DEBORAH	OR CURRENT OCCUPANT	6035 SW 58 CT		DAVIE	FL	33314
GUEVARA,JUAN & JEANNETTE	OR CURRENT OCCUPANT	6220 SW 57 PL		DAVIE	FL	33314
GUTIERREZ,LOLA	OR CURRENT OCCUPANT	6202 SW 55 CT		DAVIE	FL	33314
HALE,MARY ANN YORIO / MARY ANN HALE REV TR	OR CURRENT OCCUPANT	5730 SW 54 ST		DAVIE	FL	33314
HAMMER HERITAGE ESTATES HMWNRS ASSN INC	OR CURRENT OCCUPANT	PO BOX 291915		DAVIE	FL	33329
HANSON,WESLA E / WESLA E HANSON TR	OR CURRENT OCCUPANT	6109 SW 55 CT		DAVIE	FL	33314
HARRINGTON,CHRISTOPHER	OR CURRENT OCCUPANT	5701 SW 55 ST		DAVIE	FL	33314
HARVEY,INGRID SHANNON / INGRID SHANNON HARVEY REV TR	OR CURRENT OCCUPANT	6281 SW 56 CT		DAVIE	FL	33314
HASSETT,KENNETH P & NELLIE	OR CURRENT OCCUPANT	6231 SW 58 CT		DAVIE	FL	33314
HAYES,JOEL MATTHEW	OR CURRENT OCCUPANT	5780 SW 57 WAY		DAVIE	FL	33314
HERNANDEZ,LISANDRIA / SARDI,MARIANO J	OR CURRENT OCCUPANT	5650 SW 55 ST		DAVIE	FL	33314
HIGGINS,ROBERT / HERNANDEZ,FELICIA M ETAL	OR CURRENT OCCUPANT	5730 SW 56 ST		DAVIE	FL	33314
HILL,WILLIAM EVERETT III & JOYCE	OR CURRENT OCCUPANT	5631 SW 54 CT		DAVIE	FL	33314
HINCAPIE,GLORIA	OR CURRENT OCCUPANT	5612 SW 57 PL		DAVIE	FL	33314

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
HOLATA,JAY H/E / HOLATA,FELICIA	OR CURRENT OCCUPANT	5807 SW 57 WAY		DAVIE	FL	33314
HOLLYWOOD LAKE FL LAND TR #3 / POLK ASSETS LLC TRSTEE		1027 S 21 AVE		HOLLYWOOD	FL	33020
HOPKINSON,JOHN	OR CURRENT OCCUPANT	6105 SW 55 CT		DAVIE	FL	33314
HOSPEDALES,RENEE / HOSPEDALES,FRANKIE	OR CURRENT OCCUPANT	5702 SW 57 PL		DAVIE	FL	33314
HOUSE,LYNN C	OR CURRENT OCCUPANT	5751 SW 55 ST		DAVIE	FL	33314
IRANI,MEHERZAD J & JAYASHRII	OR CURRENT OCCUPANT	6230 SW 58 CT		DAVIE	FL	33314
ISLAMIC ASSN OF TRI-COUNTY INC	OR CURRENT OCCUPANT	5870 SW 64 AVE		DAVIE	FL	33314
JACKSON,THEDARRIUS S L / NELSON,ARIEL	OR CURRENT OCCUPANT	6239 SW 55 CT		DAVIE	FL	33314
JACOBOWITZ,BERNIE / JACOBOWITZ,BINA	OR CURRENT OCCUPANT	6305 SW 56 ST		DAVIE	FL	33314
JAMES,JOSEPH & TESSY / JAMES FAM TR	OR CURRENT OCCUPANT	6165 SW 56 ST		DAVIE	FL	33314
JAX MIAMI LLC		11355 SW 72 CT		PINECREST	FL	33156
JIANG,HUILAN / SU,ZHIRONG	OR CURRENT OCCUPANT	5825 SW 58 COURT		DAVIE	FL	33314
JISA,ADRIANA M & VALER D	OR CURRENT OCCUPANT	6101 SW 58 CT		DAVIE	FL	33314
JOHNSON,ERIC L / ERIC & KELLY JOHNSON REV TR ETAL	OR CURRENT OCCUPANT	5711 SW 54 CT		DAVIE	FL	33314
JOHNSTON,MARY E H/E / JOHNSTON,CLEM N JR	OR CURRENT OCCUPANT	5641 SW 55 ST		DAVIE	FL	33314
KAMEKA,DEBRA	OR CURRENT OCCUPANT	5910 SW 55 ST		DAVIE	FL	33314
KARAPETYAN,ANAHIT	OR CURRENT OCCUPANT	5510 SW 59 AVE		DAVIE	FL	33314
KELLEY,CHARLES D	OR CURRENT OCCUPANT	5710 SW 55 ST		DAVIE	FL	33314
KELLEY,LISA D	OR CURRENT OCCUPANT	5700 SW 55 ST		DAVIE	FL	33314
KELLIE INVESTMENTS LLC	OR CURRENT OCCUPANT	6099 STIRLING RD	#217	DAVIE	FL	33314
KERKA,BOZENA	OR CURRENT OCCUPANT	5532 SW 57 PL		DAVIE	FL	33314
KLEIN,AUDREY E / SPIRA,HERMAN		1657 COLEMAN ST		BROOKLYN	NY	11234
KOBA GROUP DAVIE LLC		2199 PONCE DE LEON BLVD	#301	CORAL GABLES	FL	33134
KOPCZYK,JOSEPH JOHN & PAULA J	OR CURRENT OCCUPANT	5800 SW 57 WAY		DAVIE	FL	33314
KWITNEY,LEON & SHARI		1401 ARGONAUT ISLE		DANIA BEACH	FL	33004
LANDMARK LUXURY HOME / BUILDERS LLC		10848 NASHVILLE DR		HOLLYWOOD	FL	33026
LANE,HOWARD		19700 SW 14 ST		PEMBROKE PINES	FL	33029
LAROSA,LAURA GONNEVILLE H/E / LAKE,MATTHEW ALAN H/E ETAL	OR CURRENT OCCUPANT	5650 SW 56 ST		DAVIE	FL	33314
LEE,JACKIE ONG-LIN & CINDY SOO-	OR CURRENT OCCUPANT	5633 SW 57 PL		DAVIE	FL	33314
LESLIE DIANE M SCHROEDER REV TR / SCHROEDER,LESLIE DIANE M TRSTEE	OR CURRENT OCCUPANT	6045 SW 54 CT		DAVIE	FL	33314
LI,ZHOU YING / MA,QUIN ZHU ETAL	OR CURRENT OCCUPANT	5603 SW 57 PL		DAVIE	FL	33314
LIN,LIN ZHONG / LIN,MEI		4421 ESTATES RD		DAVIE	FL	33328
LO,JACK	OR CURRENT OCCUPANT	5835 SW 58 CT		DAVIE	FL	33314
LOPEZ,YINDRA	OR CURRENT OCCUPANT	5815 SW 58 CT		DAVIE	FL	33314
LORD & JAMES INC	OR CURRENT OCCUPANT	6099 STIRLING RD	UNIT 104	DAVIE	FL	33314
LOSHAK,BRANDON & VIVIANA	OR CURRENT OCCUPANT	6180 SW 56 CT		DAVIE	FL	33314
LOSIO,VALERIE A	OR CURRENT OCCUPANT	5740 SW 54 ST		DAVIE	FL	33314
LOSIO,VALERIE A	OR CURRENT OCCUPANT	5741 SW 54 CT		DAVIE	FL	33314
LUGASSI,ALON	OR CURRENT OCCUPANT	5711 SW 56 ST		DAVIE	FL	33314
MADRID,SEBASTIAN O & MADRID,RHONDA H	OR CURRENT OCCUPANT	6101 SW 56 CT		DAVIE	FL	33314
MAGLIOCCA,JOANN	OR CURRENT OCCUPANT	6025 SW 58 CT		DAVIE	FL	33314
MAJNERICH,FRANK J / MAJNERICH,YVETTE F	OR CURRENT OCCUPANT	5710 SW 54 ST		DAVIE	FL	33314
MARAGH,SHARIN	OR CURRENT OCCUPANT	5740 SW 55 ST		DAVIE	FL	33314
MARESCA,ALLISON	OR CURRENT OCCUPANT	5651 SW 55 ST		DAVIE	FL	33314
MARKS,DIANE M / MARKS,CARINA		2801 SW 8 ST		FORT LAUDERDALE	FL	33312
MARRALE,MICHAEL F & VICTORIA A / M F & VICTORIA A MARRALE REV TR	OR CURRENT OCCUPANT	6000 SW 55 ST		DAVIE	FL	33314

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
MARTA,FLORIAN & MONICA D	OR CURRENT OCCUPANT	6275 SW 56 ST		DAVIE	FL	33314
MARTINEZ,ADALBERTO / MOLINA,CLARA	OR CURRENT OCCUPANT	5750 SW 55 ST		DAVIE	FL	33314
MARTINEZ,CARLOS C	OR CURRENT OCCUPANT	6221 SW 57 PL		DAVIE	FL	33314
MAURICE,MARLENE / MARLENE MAURICE REV LIV TR	OR CURRENT OCCUPANT	6350 SW 58 CT		DAVIE	FL	33314
MCCALL,RALPH R	OR CURRENT OCCUPANT	6075 SW 55 PL		DAVIE	FL	33314
MCCCLUSKEY,BRIAN & MARY E	OR CURRENT OCCUPANT	5470 SW 59 AVE		DAVIE	FL	33314
MCMAMARA,JOHN J & ANJA S KHALEEL	OR CURRENT OCCUPANT	6240 SW 56 CT		DAVIE	FL	33314
MICHAUX,LORETTA S	OR CURRENT OCCUPANT	5720 SW 54 CT		DAVIE	FL	33314
MIZRAHI,JACOB H/E / FRANKLIN,ALAN ETAL	OR CURRENT OCCUPANT	5940 SW 58 CT		DAVIE	FL	33314
MOORE,JAMES J & MOORE,DEBORAH	OR CURRENT OCCUPANT	5602 SW 57 PL		DAVIE	FL	33314
MORENO,ERNESTO H/E / MORENO,VALERY	OR CURRENT OCCUPANT	6301 SW 56 CT		DAVIE	FL	33314
MORGAN,VALERIE	OR CURRENT OCCUPANT	5610 SW 56 ST		DAVIE	FL	33314
MORRIS,BEVERLY R	OR CURRENT OCCUPANT	5620 SW 54 CT		DAVIE	FL	33314
MUNNILAL,DRUPATEE	OR CURRENT OCCUPANT	5543 SW 57 PL		DAVIE	FL	33314
MURPHY,FRANCES / GIANFRIDDO,JAMES	OR CURRENT OCCUPANT	5650 SW 54 ST		DAVIE	FL	33314
MYERS,CATHERINE H/E / MYERS,ROBERT H/E ETAL	OR CURRENT OCCUPANT	5740 SW 56 ST		DAVIE	FL	33314
NAGY,TERRY J SR & MARLENE D H/E / ELWELL,KIMBERLY ANN & HARRY J	OR CURRENT OCCUPANT	5398 SW 61 AVE		DAVIE	FL	33314
NAPOLI,MARIE C / MARIE C NAPOLI FAM TR	OR CURRENT OCCUPANT	6100 SW 55 CT		DAVIE	FL	33314
NASH,JONATHAN / ORBACH,TAMAR	OR CURRENT OCCUPANT	6100 SW 58 CT		DAVIE	FL	33314
NAVARETTE,CESAR	OR CURRENT OCCUPANT	5521 SW 57 ST		DAVIE	FL	33314
NAZARI,MANSOUR	OR CURRENT OCCUPANT	6340 SW 56 CT		DAVIE	FL	33314
NGUYEN,HUY DINH	OR CURRENT OCCUPANT	5733 SW 57 PL		DAVIE	FL	33314
NGUYEN,NIHUONG THI	OR CURRENT OCCUPANT	6201 SW 55 CT		DAVIE	FL	33314
NODARSE,PASTOR JR & ISABEL	OR CURRENT OCCUPANT	6110 SW 55 CT		DAVIE	FL	33314
O'CONNOR,SHAWN & BETH	OR CURRENT OCCUPANT	6100 SW 56 CT		DAVIE	FL	33314
OROZCO,VIVIAN O H/E / OROZCO,OSCAR	OR CURRENT OCCUPANT	5601 SW 58 CT	#224	DAVIE	FL	33314
OSORIO,SANDRA	OR CURRENT OCCUPANT	6099 STIRLING RD		DAVIE	FL	33314
OSTREICHER,ISACHER		14 BLUEJAY ST		SPRING VALLEY	NY	10977
OTTO,CHARLES F JR / MARRERO-OTTO,DEBORAH	OR CURRENT OCCUPANT	5490 SW 59 AVE		DAVIE	FL	33314
PANELLA,JOHN A	OR CURRENT OCCUPANT	5945 SW 58 CT		DAVIE	FL	33314
PAREDES,ANDRES	OR CURRENT OCCUPANT	5621 SW 55 ST		DAVIE	FL	33314
PARISI,JOSEPH & JANET	OR CURRENT OCCUPANT	6155 SW 55 CT		DAVIE	FL	33314
PARRENO,GRACE	OR CURRENT OCCUPANT	5640 SW 58 CT		DAVIE	FL	33314
PARSON,SHEKEILA A / HOLMES,THADDAUS MORRIS	OR CURRENT OCCUPANT	5701 SW 56 ST		DAVIE	FL	33314
PENDLETON,ALICIA M & TREVOR W	OR CURRENT OCCUPANT	5747 SW 57 WAY		DAVIE	FL	33314
PEREZ,FELIPE F	OR CURRENT OCCUPANT	5730 SW 55 ST		DAVIE	FL	33314
PETRO,GEORGE K JR & KELLY C	OR CURRENT OCCUPANT	5820 SW 58 CT		DAVIE	FL	33314
PETRUK,MARIA	OR CURRENT OCCUPANT	6141 SW 56 CT		DAVIE	FL	33314
PINZON,CHRISTINE H/E / DELGADO,MANUEL R	OR CURRENT OCCUPANT	5720 SW 55 ST		DAVIE	FL	33314
PIZIK,MATTHEW D H/E / PIZIK,WARREN R	OR CURRENT OCCUPANT	5600 SW 54 CT		DAVIE	FL	33314
PLATA,CLAUDIA		3912 HAYES ST		HOLLYWOOD	FL	33021
POPESCU,NICOLETA		3901 PARKSIDE LN		HOLLYWOOD	FL	33021
PRAGER,NEIL	OR CURRENT OCCUPANT	5701 SW 57 ST		DAVIE	FL	33314
PRIANO,TATHIANA / TATHIANA PRIANO LIV TR	OR CURRENT OCCUPANT	6130 SW 58 CT		DAVIE	FL	33314
PUBLIX SUPER MARKETS INC		PO BOX 32018		LAKELAND	FL	33802
QUINTERO,HUMBERTO & BLANCA	OR CURRENT OCCUPANT	5610 SW 58 CT		DAVIE	FL	33314

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
QUITNER,ALEXIS H/E / LUTKOFF,AARON	OR CURRENT OCCUPANT	6227 SW 55 CT		DAVIE	FL	33314
RAKOW,AVROHOM & SHOSHANA	OR CURRENT OCCUPANT	5840 SW 57 WAY		DAVIE	FL	33314
RAZACK,LYNETTE / RAZACK,ANDREW A	OR CURRENT OCCUPANT	5630 SW 54 CT		DAVIE	FL	33314
REYNOLDS,HARVEY & ANDREA	OR CURRENT OCCUPANT	5700 SW 54 CT		DAVIE	FL	33314
RIGALOS,HARALABOS & PINELOPI	OR CURRENT OCCUPANT	5651 SW 54 CT		DAVIE	FL	33314
RIVERA LOPEZ,JENNY CAROLINA / LOPEZ,TEOFIMO	OR CURRENT OCCUPANT	6224 SW 55 CT		DAVIE	FL	33314
RIVER-CARRETO,MARIA I H/E / CARRETO,JOSE F	OR CURRENT OCCUPANT	5730 SW 58 CT		DAVIE	FL	33314
RODRIGUEZ PAULINO,FELIX A / MERCADO NAZARIO,DESIREE	OR CURRENT OCCUPANT	5743 SW 57 WAY		DAVIE	FL	33314
RODRIGUEZ,DIANA	OR CURRENT OCCUPANT	5700 SW 58 CT		DAVIE	FL	33314
ROMANSKY,LIZA & MARK	OR CURRENT OCCUPANT	5620 SW 58 CT		DAVIE	FL	33314
ROSID,MAMUNUR	OR CURRENT OCCUPANT	5800 SW 58 CT		DAVIE	FL	33314
ROTH,DAVID F	OR CURRENT OCCUPANT	5935 SW 58 CT		DAVIE	FL	33314
RUBINO,JOSEPH M	OR CURRENT OCCUPANT	5631 SW 55 ST		DAVIE	FL	33314
RUPERTO,DANIEL	OR CURRENT OCCUPANT	5827 SW 57 WAY		DAVIE	FL	33314
SADDLE RIDGE AT DAVIE LLC		2500 WESTON RD	STE 311	WESTON	FL	33331
SAENZ,MARISOL / IMMERFALL,DAVID PAUL	OR CURRENT OCCUPANT	5451 SW 61 AVE		DAVIE	FL	33314
SANCHEZ,JOSE / GUTIERREZ,YASMELY CAROLINA	OR CURRENT OCCUPANT	6204 SW 55 CT		DAVIE	FL	33314
SAPIR,YONIT	OR CURRENT OCCUPANT	6050 SW 55 PL		DAVIE	FL	33314
SAVU,CRISTINA & REMUS	OR CURRENT OCCUPANT	6200 SW 58 CT		DAVIE	FL	33314
SCHACHNER,ALEXANDER C	OR CURRENT OCCUPANT	5711 SW 55 ST		DAVIE	FL	33314
SCHEMENAUER,M J & LAUREEN V	OR CURRENT OCCUPANT	6020 SW 58 CT		DAVIE	FL	33314
SCHROEDER,ALAN B & LESLIE M	OR CURRENT OCCUPANT	5877 SW 54 CT		DAVIE	FL	33314
SCHROEDER,KYLE R	OR CURRENT OCCUPANT	6045 SW 54 CT		DAVIE	FL	33314
SCHROEDER,ZACHARY E	OR CURRENT OCCUPANT	5925 SW 54 CT		DAVIE	FL	33314
SCOTT,ANTON & DEBRA		100 BERKLEY RD	APT 102	HOLLYWOOD	FL	33024
SCOTT,THOMAS C & MONICA	OR CURRENT OCCUPANT	5613 SW 57 PL		DAVIE	FL	33314
SEBRETH,ETWARIA	OR CURRENT OCCUPANT	5720 SW 54 ST		DAVIE	FL	33314
SEILER,HEATHER L		10607 PICTORIAL PARK DR		TAMPA	FL	33647
SHABANI,EDLIRA & NAIM	OR CURRENT OCCUPANT	5900 SW 58 CT		DAVIE	FL	33314
SHELTON,RASHAN R		4020 LINCOLN ST		HOLLYWOOD	FL	33021
SHERIDAN INSURANCE ASSOC INC	OR CURRENT OCCUPANT	6099 STIRLING RD	#213	DAVIE	FL	33314
SHMUELI,YEHUDA & CHAVIVA	OR CURRENT OCCUPANT	5905 SW 58 CT		DAVIE	FL	33314
SHORT,LINDA	OR CURRENT OCCUPANT	5485 SW 59 AVE		DAVIE	FL	33314
SINGER,LAUREN ELIZABETH	OR CURRENT OCCUPANT	6201 SW 57 PL		DAVIE	FL	33314
SITBON,JACOB	OR CURRENT OCCUPANT	6250 SW 56 ST		DAVIE	FL	33314
SRP SUB LLC		1717 MAIN ST	#2000	DALLAS	TX	75201
STEADMAN,ROBERT W JR / STEADMAN,KIM E PERRY	OR CURRENT OCCUPANT	5621 SW 57 ST		DAVIE	FL	33314
STERNE,TREVOR & SHAYNA	OR CURRENT OCCUPANT	6021 SW 54 CT		DAVIE	FL	33314
STILLINGS,NANCY A	OR CURRENT OCCUPANT	5600 SW 56 ST		DAVIE	FL	33314
STIRLING ROAD PROPERTIES LLC	OR CURRENT OCCUPANT	6099 STIRLING RD	STE 211	DAVIE	FL	33314
STOF HOLDINGS LLC		6300 STIRLING RD		HOLLYWOOD	FL	33024
SU,ZHIRONG	OR CURRENT OCCUPANT	5825 SW 58 CT		DAVIE	FL	33314
SUAREZ,VICTOR M / BLACHER,RAQUEL	OR CURRENT OCCUPANT	5701 SW 58 CT		DAVIE	FL	33314
SUNSHINE ESTATES ASSN INC/DDCTD c/o CBWCD		8020 STIRLING ROAD		HOLLYWOOD	FL	33024
SUNSHINE ESTATES AT DAVIE INC	OR CURRENT OCCUPANT	6230 SW 58 CT		DAVIE	FL	33314
SURMAN,WILLIAM T & CATHERINE		13135 SW 44 ST		DAVIE	FL	33330

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THRELKELD,MAJOR E	OR CURRENT OCCUPANT	5450 SW 59 AVE	DAVIE	FL	33314
TIEDT,DEBRA M		11461 NW 5 ST	PLANTATION	FL	33325
TINDALL,MATTHEW D & TINDALL,STEPHANIE M	OR CURRENT OCCUPANT	5483 SW 60 AVE	DAVIE	FL	33314
TO,TINA H/E / TU,TEO VAN	OR CURRENT OCCUPANT	5740 SW 57 WAY	DAVIE	FL	33314
TOWN OF DAVIE	SYLVIA MYINT, P&Z DIVISION	8800 SW 36 ST	DAVIE	FL	33328
TRAN,PHUONG KIM H/E / NGUYEN,THANG DAT	OR CURRENT OCCUPANT	5820 SW 57 WAY	DAVIE	FL	33314
TRAN,THU H/E / NGO,VINH	OR CURRENT OCCUPANT	5651 SW 57 ST	DAVIE	FL	33314
TRAVERT,CHRISTIAN & NICOLE	OR CURRENT OCCUPANT	6245 SW 56 ST	DAVIE	FL	33314
TRYON,BLANCA NOELIA & TRYON,SCOTT DOUGLAS		PO BOX 292736	DAVIE	FL	33329
UMSHWEIS,LESLIE B	OR CURRENT OCCUPANT	5542 SW 57 PL	DAVIE	FL	33314
URBINA,JUAN MANUEL / VARGAS,LESLIE J	OR CURRENT OCCUPANT	6100 SW 58 PL	DAVIE	FL	33314
URENA,OZZIE & DAYSIE A		1617 NW 143 WAY	PEMBROKE PINES	FL	33028
VARMAXIDIS,ELENA H/E / SAGDEEVA,LIUDMILA VIKTOROVN	OR CURRENT OCCUPANT	6215 SW 56 ST	DAVIE	FL	33314
VERA,JOSE A JR H/E / VERA,JOANNA & VERA,ONELIA ANN	OR CURRENT OCCUPANT	6100 SW 57 PL	DAVIE	FL	33314
VINCENT,JUDY	OR CURRENT OCCUPANT	6185 SW 56 ST	DAVIE	FL	33314
VITA,MARIO & ALGHIERA		5200 HARRISON ST	HOLLYWOOD	FL	33021
WALL,BERNADETTE	OR CURRENT OCCUPANT	5641 SW 58 CT	DAVIE	FL	33314
WASSERMAN,CARRIE	OR CURRENT OCCUPANT	6241 SW 56 CT	DAVIE	FL	33314
WEATHERS,DOROTHY S	OR CURRENT OCCUPANT	5611 SW 57 ST	DAVIE	FL	33314
WEI,YANYUN H/E / LOPEZ,NESTOR & LUGO DE JESUS,M	OR CURRENT OCCUPANT	5720 SW 58 CT	DAVIE	FL	33314
WEISS,CHAIM		15 BUCHANAN ST	LAKESWOOD	NJ	08701
WIEBE,PHILIP J & CAROLINA	OR CURRENT OCCUPANT	6341 SW 56 CT	DAVIE	FL	33314
WISOR,THEODORE E JR	OR CURRENT OCCUPANT	5930 SW 58 CT	DAVIE	FL	33314
YIP,KAM / YIP,KENNETH		3651 SW 58 TER	DAVIE	FL	33314
YOSIFOV,ARSENIA	OR CURRENT OCCUPANT	5640 SW 54 CT	DAVIE	FL	33314
ZAPATA,NORHA	OR CURRENT OCCUPANT	5751 SW 54 CT	DAVIE	FL	33314
ZIFF,ASHLEY MARIE / ASHLEY MARIE RESIDENCE TR	OR CURRENT OCCUPANT	6310 SW 56 ST	DAVIE	FL	33314
ZITTE,MARIA	OR CURRENT OCCUPANT	6005 SW 58 CT	DAVIE	FL	33314