



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

*as*

**PLANNING REPORT**

Project Type   Number   Name
Site Plan SP25-029 5600 LLC

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

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

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

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

Description	
Overall Size	9.48 Net Acres / 10.05 Gross Acres
Existing Use	Grazing Land / Paddock / Stables
Future Land Use	Residential 1 DU/AC
Zoning	A-1 (R-1 proposed)
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 development would allow a new residential community consisting of ten (10) single-family detached homes.
- Vehicular access to the proposed development would be from SW 61<sup>st</sup> Avenue by way of a private, gated access drive.
- Model homes have not been provided. Instead, each new home must be reviewed for consistency with Town requirements at the time of building permit.
- The petitioner has satisfied the public participation requirements (refer to attachments).

**History**

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

**Concurrent Project(s)**

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

**Analysis**

1. *Site*: The site is generally located between SW 58<sup>th</sup> Avenue and SW 61<sup>st</sup> Avenue, approximately 1,250 ft. north of Stirling Road. The petitioner is proposing development of a new residential community consisting of ten (10) custom detached single-family homes.
2. *Architecture*: The single-family homes will be custom. They will be reviewed with each new single-family residence building permit when it is submitted to ensure that they meet the standards set forth in §12-290, Architectural Design Standards and §12-291, Anti-Monotony.
3. *Access and Parking*: Vehicular access to the proposed development would be from SW 61<sup>st</sup> Avenue by way of a private, gated access drive. The gated entry provides a reservation area so that cars not granted access can turn around and exit. Parking spaces will be reviewed with each new single-family residence building permit submitted to ensure that it meets the amount of off-street parking required by §12-208(A)7. Guest parking is not required.
4. *Lighting*: The photometric design provides luminaries with "full" cut-off fixtures on the south side of each residential lot along the internal residential community road, on both sides of the road at the entrance, on both sides of the road on the cul-de-sac and one luminary at the sports court.
5. *Signage*: The plans include a ground mounted monument sign at either side of the entrance to the community. The proposed signs will be reviewed for compliance with the Town Code at the time of building permit.



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6. *Landscaping:* The proposed landscape plan meets Town requirements for trees and landscape material provided in the landscape buffer and on common areas of the site. The applicant is proposing to preserve or relocate 11 Live Oak Trees and pay \$297,300 into the Tree Preservation Fund. Compliance with the landscape requirements for each individual lot must be demonstrated at the time of application of any building permit.
7. *Drainage:* The drainage design includes valley gutter inlets within the roadway that connect to a dry retention area along the north side of the property through underground pipes. The drainage system includes an outfall to the canal on the west side of the property.
8. *Wildlife:* The Town's wildlife consultant conducted a wildlife assessment on May 16, 2025. A yellow-crowned night heron in-use (active) nest, with unfledged young and adult, were observed within a live oak tree overhanging a pond in the western portion of the site. No other signs of listed species were documented. The assessment concluded that no other state- or federally- listed wildlife species were present on the property at the time of the survey and found no habitat suitable for endangered, threatened, or species of concern.
9. *School Capacity:* The impact of new students associated with the development of 10 single family homes has been reviewed by the Broward County School Board staff through a Preliminary School Capacity Availability Determination (SCAD). The development satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the proposal, refer to attachments.

**Recommendations**

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

1. Prior to the issuance of a clearing and grubbing permit for the development, a wildlife study must be completed in accordance with Section 12-173 of the Town Code.

**Attachments**

1. Petitioner Documents
2. School Capacity Availability Determination (SCAD)
3. Traffic Study
4. Wildlife Field Survey
5. Related Maps
6. Public Participation

January 07, 2026

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

**RE: SITE PLAN APPLICATION - SCOPE OF WORK  
5600 DEVELOPMENT  
5600 SW 61ST AVE, DAVIE, FL (Folio 504135020181)**

Dear Mr. Abramson:

5600 LLC is proposing to develop the subject property with 10 custom single-family detached residences on 10.05 gross acres. The current land use designation will remain (Residential 1 DU/AC). This project will also include a gate at the entrance. The site plan application will be accompanied by the applications listed below.

- A request to rezone the site from Agricultural (A-1) District to Estate Dwelling (R-1) District.
- A sub-division plat request.
- A variance request to reduce the minimum lot size to 26,400 square feet (code requires a minimum of 35,000 square feet in the R-1 zoning district).
- A variance request to reduce the minimum lot frontage to 110 feet (code requires a minimum of 125 feet in the R-1 zoning district).
- A variance request to reduce the minimum side setback to 15 feet (code requires a minimum of 25 feet in the R-1 zoning district).

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

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

**SITE PLAN**

**SBBC-4044-2025**

**Municipality Number: SP-2025-00050029**

**Folio #: 504135020181**

**5600 Development**

**June 12, 2025**



**SCAD Expiration Date: December 9, 2025**

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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
SITE PLAN**

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b>	June 12, 2025	Single-Family:		Elementary:
<b>Name:</b>	5600 Development	Townhouse:		2
<b>SBBC Project Number:</b>	SBBC-4044-2025	Garden Apartments:		Middle:
<b>County Project Number:</b>		Mid-Rise:		1
<b>Municipality Project Number:</b>	SP-2025-00050029	High-Rise:		2
<b>Owner/Developer:</b>	5600 LLC	Mobile Home:		
<b>Jurisdiction:</b>	Davie	Total:	10	Total:
				5

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Over/Under Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Silver Ridge	1,002	705	841	-161	-8	83.9%	16
Driftwood	1,734	2,489	951	-783	-35	54.8%	4
Hollywood Hills	2,243	694	1,720	-669	-26	72.0%	9

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				25/26	26/27	27/28		
Silver Ridge	857	-145	85.5%	822	782	741	705	663
Driftwood	955	-882	52%	909	875	833	794	755
Hollywood Hills	1,729	-938	64.8%	1,716	1,695	1,673	1,644	1,634

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

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

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark Enrollment	Over/(Under)	Projected Enrollment	
				25/26	26/27
Championship Acad Of Distinction @ Davie	692	434	-258	434	434
Charter School Of Excellence Davie	350	284	-66	284	284
International School Of Broward	675	73	-602	73	73
Somerset Academy Davie K_5	800	150	-650	150	150

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

School(s)	Description of Improvements
Silver Ridge	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Driftwood	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

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

## Comments

<p>The site plan application proposes 10 (four-bedroom or more) single-family units, which are anticipated to generate 5 (2 elementary, 1 middle, and 2 high) students into Broward County Public Schools.</p> <p>The school Concurrency Service Areas (CSA) serving the project site in the 2024/25 school year include Silver Ridge Elementary, Driftwood Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), these schools are expected to maintain their current status through the 2026/27 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.</p> <p>Charter schools located within a two-mile radius of the site in the 2024/25 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.</p> <p>To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.</p> <p>Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.</p> <p>This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 10 (four-bedroom or more) single-family units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on December 9, 2025. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.</p> <p>Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.</p>
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**SBBC-4044-2025 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

6/12/2025

Date

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

# 5600 Development

5600 SW 61<sup>st</sup> Avenue  
Davie, Florida

## TRAFFIC STATEMENT

prepared for:  
5600 LLC

**KBP CONSULTING, INC.**

**August 2025**

# 5600 Development

5600 SW 61<sup>st</sup> Avenue

Davie, Florida

## Traffic Statement

**August 2025**

*Prepared for:*

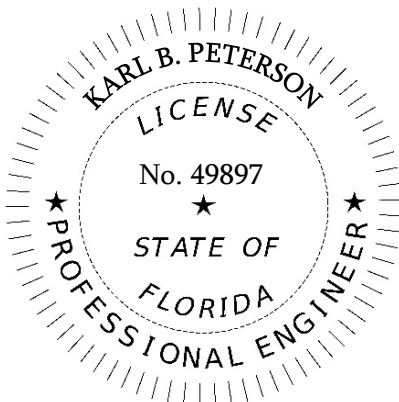
5600 LLC

*Prepared by:*

KBP Consulting, Inc.

APPROVED BY:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED  
AND SEALED BY:



ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST  
BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.  
8400 N. UNIVERSITY DRIVE, SUITE 309  
TAMARAC, FLORIDA 33321  
PH: 954-560-7103  
KARL B. PETERSON, P.E. NO. 49897

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## INTRODUCTION

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There is a parcel of land located on the east side of SW 61<sup>st</sup> Avenue at SW 56<sup>th</sup> Court in Davie, Broward County, Florida. More specifically the subject site is located at 5600 SW 61<sup>st</sup> Avenue and the Broward County Parcel ID Number for this site is 5041 35 02 0181. This site is proposed to be developed with a single-family residential community. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by 5600 LLC to prepare a traffic statement in connection with this proposed residential development. This study addresses the vehicular traffic volumes expected to be generated by the proposed land use and the projected turning movement volumes at the project driveway on SW 61<sup>st</sup> Avenue.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions



**FIGURE 1**  
5600 Development  
Davie, Florida

**Project Location Map**

## INVENTORY

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### **Existing Land Use and Access**

The subject site is currently classified as agricultural with equine facilities and grazing lands. The total land area of the site is approximately 10.05 acres (+/- 437,666 square feet) and vehicular access is provided by one (1) driveway on SW 61<sup>st</sup> Avenue.

### **Proposed Land Use and Access**

The subject site will be developed with ten (10) single-family dwelling units. *(Note: The zoning and density designations for this site allow for 10 single-family dwelling units; however, to accommodate this number of dwelling units some variances will be requested. Without these variances, the site will accommodate 8 single-family dwelling units.)* Vehicular access to the site will be provided by one (1) full access driveway on SW 61<sup>st</sup> Avenue. Appendix A contains the preliminary site plan for the proposed residential development.

### **Roadway System**

SW 61<sup>st</sup> Avenue is located along the western boundary of the site. Within this area, SW 61<sup>st</sup> Avenue is a locally maintained two-lane collector roadway oriented in the north-south direction. This roadway connects Griffin Road (State Road 818) to the north with Stirling Road (State Road 848) to the south and the posted speed limit is 30 miles per hour (mph).

## TRIP GENERATION

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A trip generation analysis has been conducted for the proposed development. The analysis was performed utilizing the trip generation rates and equations published in the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)*. The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. According to the referenced ITE manual, the most appropriate land use category and corresponding trip generation equations for the proposed development are as follows:

**ITE Land Use #210 – Single-Family Detached Housing**

- Weekday:  $Ln(T) = 0.92 Ln(X) + 2.68$   
*where T = number of trips and X = number of dwelling units*
- AM Peak Hour:  $Ln(T) = 0.91 Ln(X) + 0.12$  (26% in / 74% out)
- PM Peak Hour:  $Ln(T) = 0.94 Ln(X) + 0.27$  (63% in / 37% out)

Utilizing the trip generation equations from the referenced ITE manual, a trip generation analysis was undertaken for the proposed development on the subject site. The results of this effort are documented in Table 1 below. Relevant excerpts from the ITE manual are presented in Appendix B.

Table 1 5600 Development Trip Generation Summary Davie, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Single-Family Detached Housing	10 DU	121	2	7	9	7	4	11

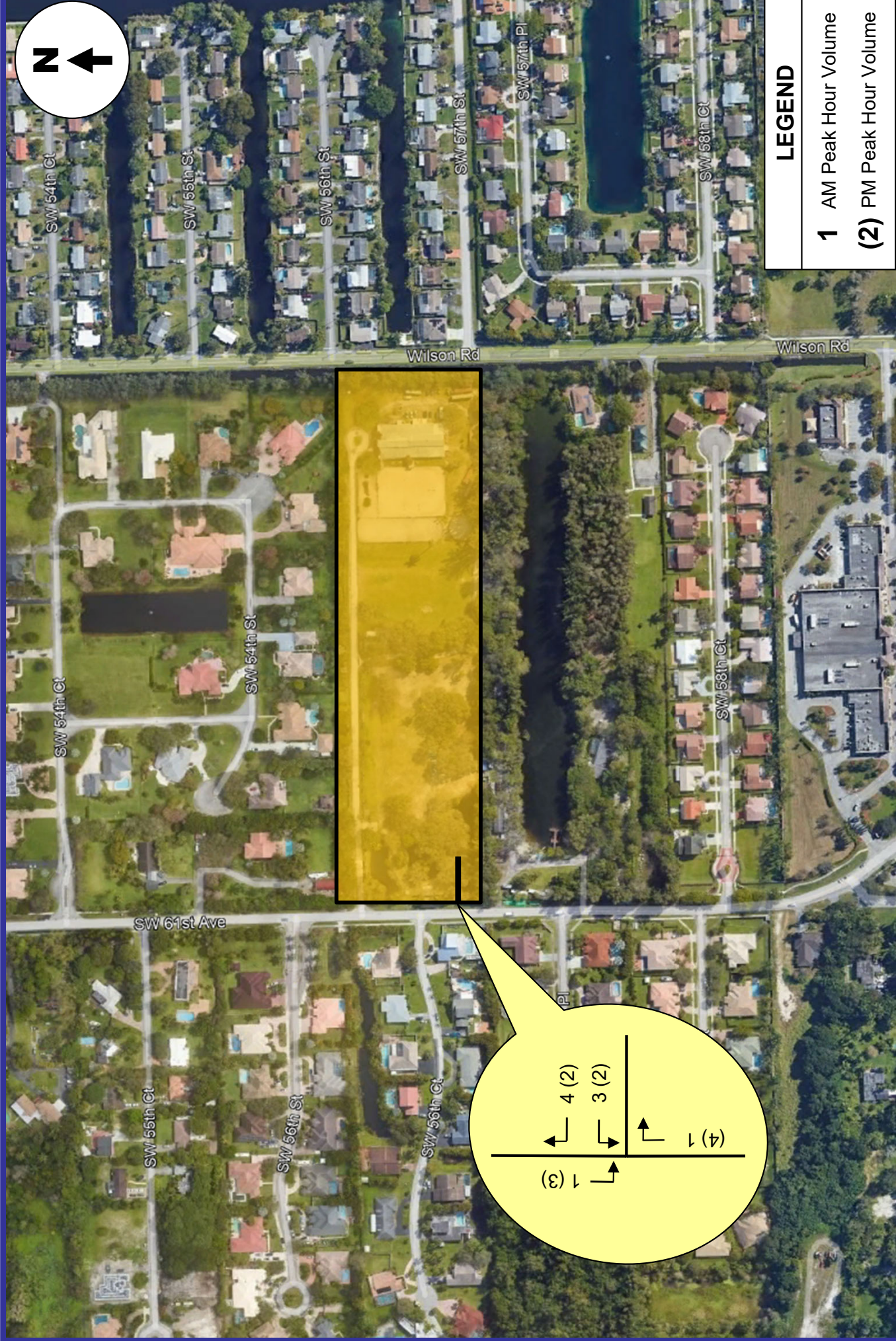
*Compiled by: KBP Consulting, Inc. (August 2025).  
 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).*

As indicated in Table 1 above, the proposed project is anticipated to generate 121 daily vehicle trips, nine (9) AM peak hour vehicle trips (2 inbound and 7 outbound), and eleven (11) vehicle trips (7 inbound and 4 outbound) during the typical afternoon peak hour. *(As noted previously, the proposed development intensity will require several variances. Without these variances, the number of dwelling units would be 8. This scenario would yield 99 daily vehicle trips, 7 AM peak hour vehicle trips, and 9 PM peak hour vehicle trips. The number of additional trips associated with the 10-dwelling unit scenario will have a minimal impact on traffic operations.)*

## **TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT**

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All entering and exiting vehicular traffic will utilize the proposed driveway on SW 61<sup>st</sup> Avenue. The distribution of traffic at this location is estimated to be approximately 50% to and from the north and 50% to and from the south. Figure 2 on the following page presents the AM and PM peak hour driveway volumes.



**LEGEND**

**1** AM Peak Hour Volume

**(2)** PM Peak Hour Volume

**FIGURE 2**  
 5600 Development  
 Davie, Florida

**Project Driveway Volumes**

## SUMMARY & CONCLUSIONS

---

There is a parcel of land located on the east side of SW 61<sup>st</sup> Avenue at SW 56<sup>th</sup> Court in Davie, Broward County, Florida. The subject site is currently classified as agricultural with equine facilities and grazing lands. The subject site will be developed with ten (10) single-family dwelling units. Vehicular access to the site will be provided by one (1) full access driveway on SW 61<sup>st</sup> Avenue.

The trip generation analysis indicates that the proposed residential community is anticipated to generate 121 daily vehicle trips, nine (9) AM peak hour vehicle trips (2 inbound and 7 outbound), and eleven (11) vehicle trips (7 inbound and 4 outbound) during the typical afternoon peak hour.

*(Note: The zoning and density designations for this site allow for 10 single-family dwelling units; however, to accommodate this number of dwelling units some variances will be requested. Without these variances, the site will accommodate 8 single-family dwelling units. The number of additional trips associated with the 10-dwelling unit scenario will have a minimal impact on traffic operations.)*

# **Appendix A**

**5600 Development – Davie, Florida**

**Site Plan**



# **Appendix B**

**5600 Development – Davie, Florida**

**Relevant Excerpts from the  
*ITE Trip Generation Manual (11<sup>th</sup> Edition)***

# Land Use: 210

## Single-Family Detached Housing

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### Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

### Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

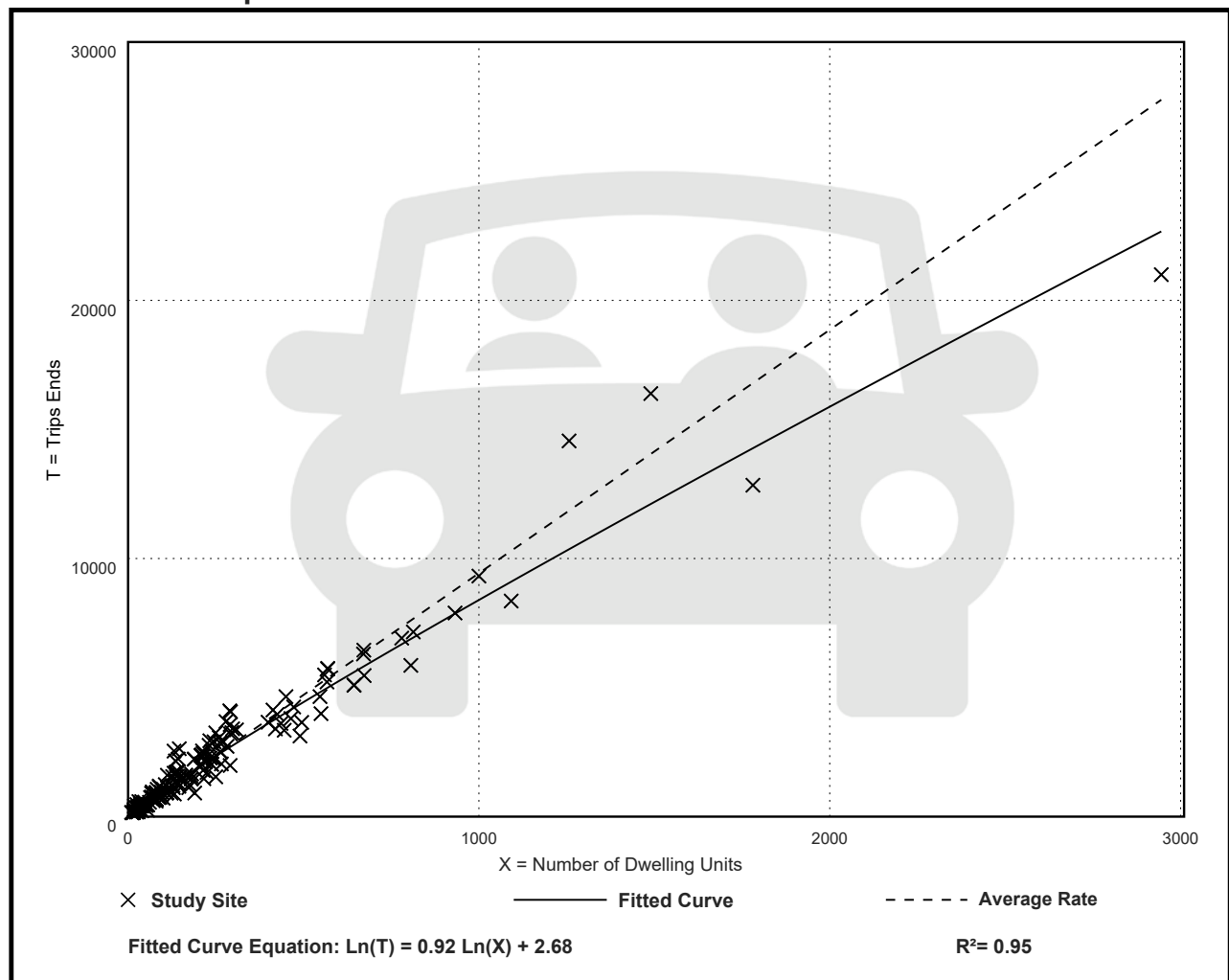
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

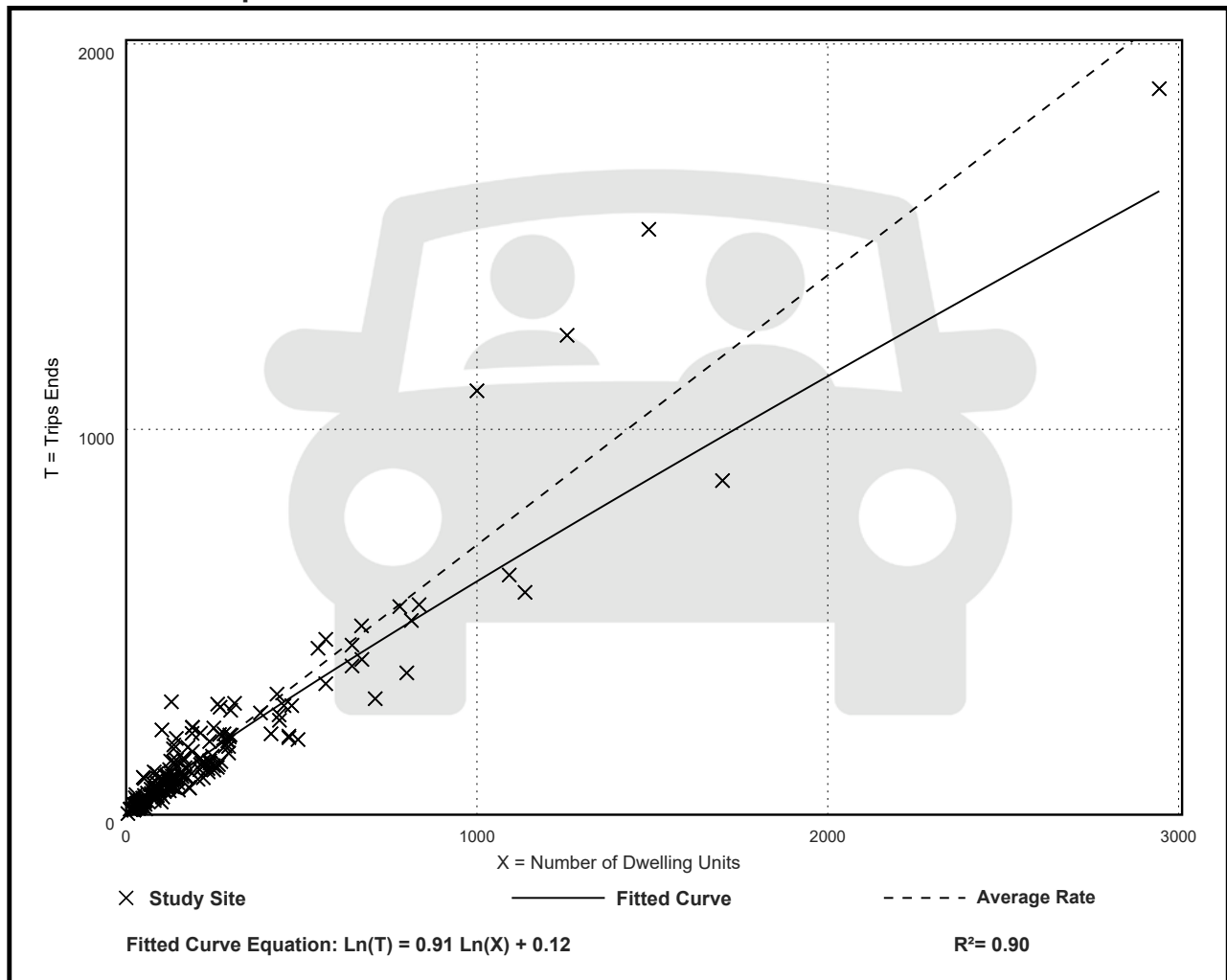
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

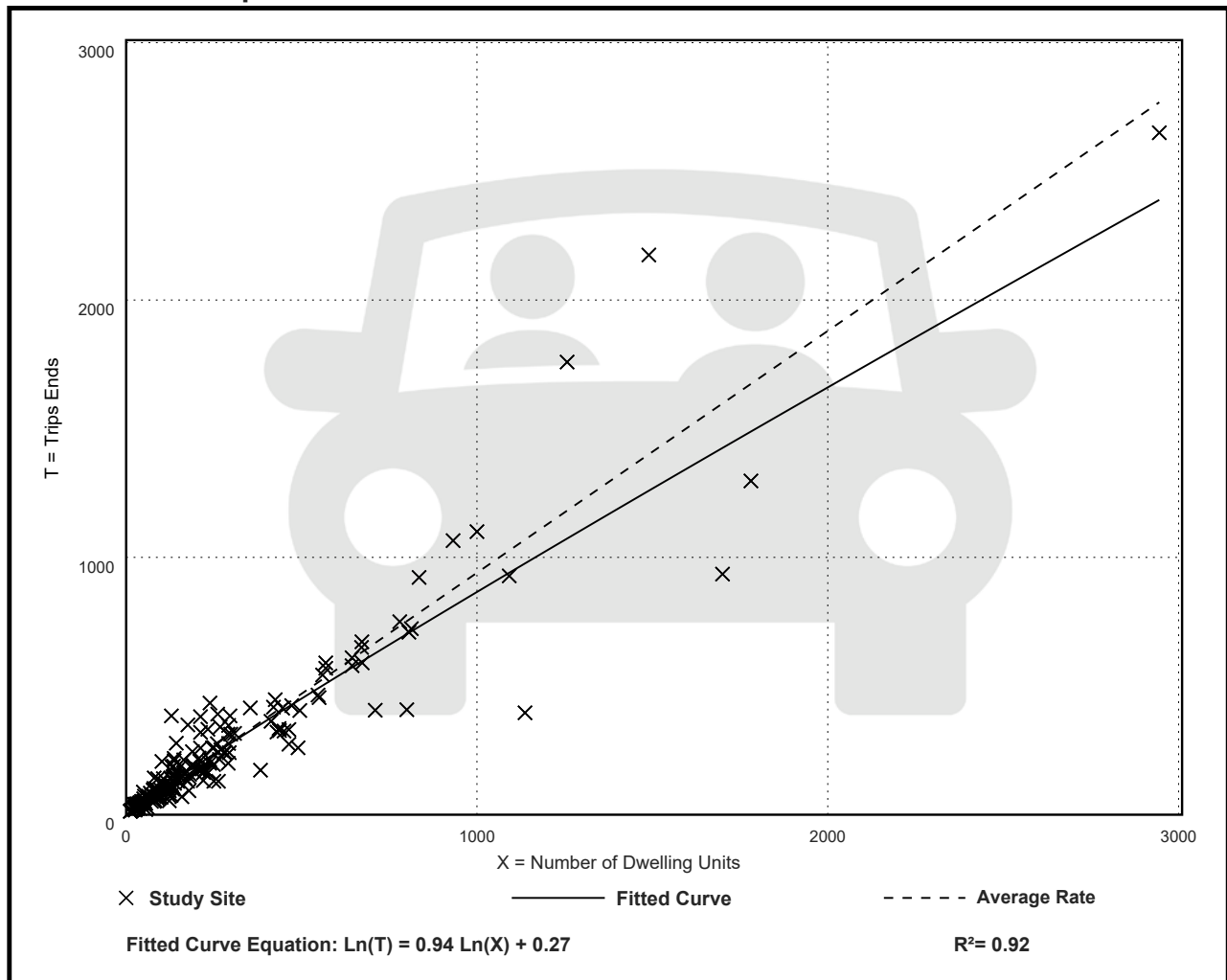
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

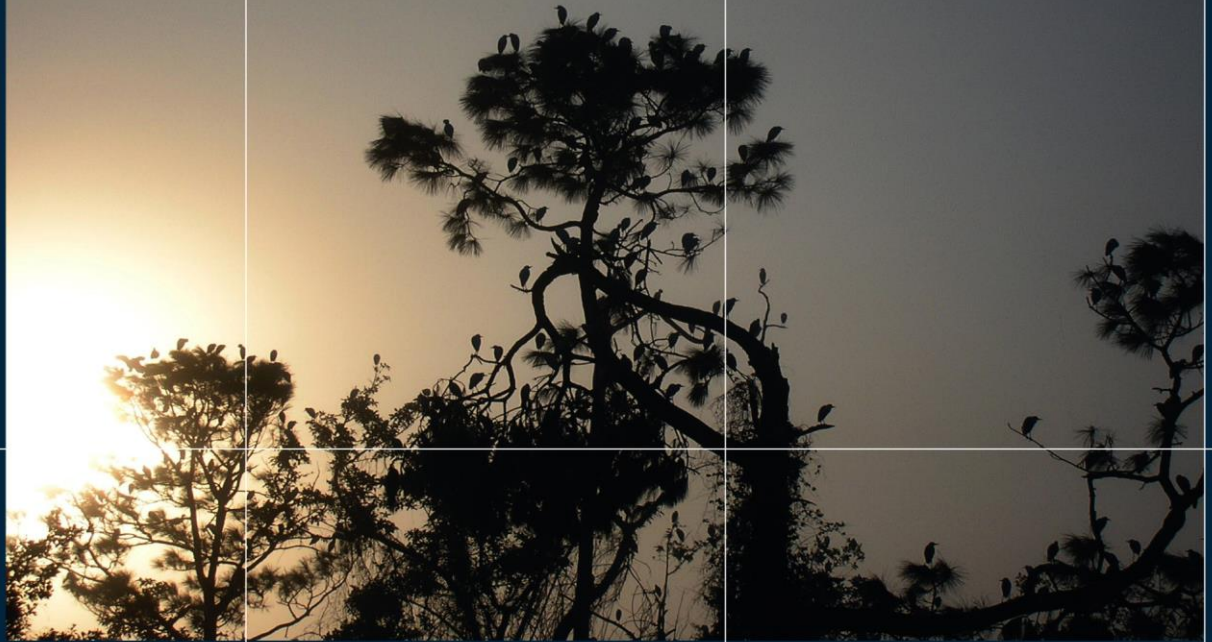
Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

## Data Plot and Equation



5600 LLC – 5600 SW 61 Ave  
Specific Project: ~ 9.48 Acres

NATURAL RESOURCES



*"Improving  
Communities ...*

*... Creating  
Environments"*

**Wildlife Field Assessment**  
per  
**Town of Davie Code of Ordinances**  
**Chapter 12, Article VI, Div.4**  
**Sec. 12-176- Wildlife Protection**  
**Project No: SP25-029**  
**May 16<sup>th</sup>, 2025**

prepared for:  
**Town of Davie**

**5600 LLC**  
**SPECIFIC PROJECT LOCATION (+/-9.48 ACRES)**  
**WILDLIFE FIELD ASSESSMENT**

**Town of Davie Project No: SP25-029**

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**APPENDICES**

A. BOUNDARY AND TOPOGRAPHIC SURVEY MAP

**5600 LLC  
SPECIFIC PROJECT LOCATION (+/-9.48 ACRES)  
WILDLIFE FIELD ASSESSMENT**

**INTRODUCTION**

The scope of this report is to provide a Wildlife Field Assessment to determine whether the proposed activity may adversely impact any state- or federally listed endangered or threatened species, in accordance with the Town of Davie Code of Ordinances, Chapter 12, Article VI, Division 4, Section 12-176 – Wildlife Protection. A qualified field biologist conducted a site visit on May 16th, 2025, to assess the project area for the presence of any protected wildlife species regulated under state and federal law, including those listed by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS).

**SITE LOCATION**

The project site, known as 5600 LLC (Project Number 2024-00050029), is located at 5600 SW 61 Ave in Broward County. The subject property includes one parcel totaling approximately 9.48 acres, identified by Folio Numbers 504135020181.

**QUALIFICATIONS**

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

**OBSERVATIONS**

A boundary and topographic survey dated November 2021 was provided as a reference prior to the site visit and documented approximately 100 various palms and tree species, including mature live oak, royal palms, and nuisance/exotic species. At the time of the field visit, it appeared all of these trees were on-site. The understory of this parcel was comprised mostly of mowed herbaceous invasive exotic and nuisance turf vegetation, dirt roads, single-story buildings, raised mounds of soil, cleared sandy ground, and freshwater ponds. A Miller Legg biologist conducted pedestrian transects across the site, working generally from north to south and west to east. The biologist examined potential roost structures, including tall palms, trees, and the exterior of accessible buildings for signs of federally or state-listed threatened or endangered species. A yellow-crowned night heron (*Nyctanassa violacea*) in-use (active) nest, with unfledged (nest-dependent) young and adult, was observed within a live oak tree overhanging a pond in the western portion of the site. The federal Migratory Bird Treaty Act (MBTA) protects migratory birds like the yellow-crowned night heron and its in-use nests, eggs, and nest-dependent nestlings from “take” and other means

of harm or collection. However, the MBTA does not prohibit the destruction of *inactive* migratory bird nests that are empty, contain non-viable eggs or young, or are being built, but do not yet have an egg in them. No additional visible signs of nesting or roosting were observed. Several animal burrows were also observed and examined from a frontal position. These burrows were shallow, with the biologist able to clearly view the end, and are not expected to have been constructed by a listed species (many iguanas were present on-site). No Endangered Species Act (ESA) or state threatened or endangered species were observed during the assessment. See table, below

Common Name	Scientific Name	Habitat Observed	Species Observed
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	yes	no
Eastern Indigo Snake	<i>Drymarchon couperi</i>	no	no
Everglade Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	no	no
Florida Bonneted Bat	<i>Eumops floridanus</i>	yes	no
Gopher Tortoise	<i>Gopherus polyphemus</i>	no	no
Wood Stork	<i>Mycteria americana</i>	yes	no
Southeastern beach mouse	<i>Peromyscus polionotus niveiventris</i>	no	no

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

## SUMMARY

A wildlife field assessment was conducted on May 16<sup>th</sup>, 2025, for the approximately 9.48-acre 5600 LLC property located in the Town of Davie, Broward County, Florida. The purpose of the assessment was to evaluate the potential presence of state or federally listed threatened or endangered species in accordance with applicable wildlife protection regulations.

The site consists of mowed herbaceous invasive exotic and nuisance turf vegetation, dirt roads, single-story buildings, raised mounds of soil, cleared sandy ground, and freshwater ponds. Many large trees were observed. A qualified biologist conducted pedestrian transects across the property and examined potential roost structures and animal burrows for protected species indicators. A yellow-crowned night heron in-use (active) nest, with unfledged young and adult, were observed within a live oak tree overhanging a pond in the western portion of the site. See site photos, below. The MBTA protects migratory birds like the yellow-crowned night heron and its active nests, eggs, and chicks from “take” and other means of harm. Once the chicks have fledged or are non-viable, and the nest determined unattended and inactive, the nest is no longer protected by the MBTA. No other signs of listed species—such guano, nests, or burrow occupancy—were documented. The assessment concluded that no other state- or federally listed wildlife species were present on the property at the time of the survey.

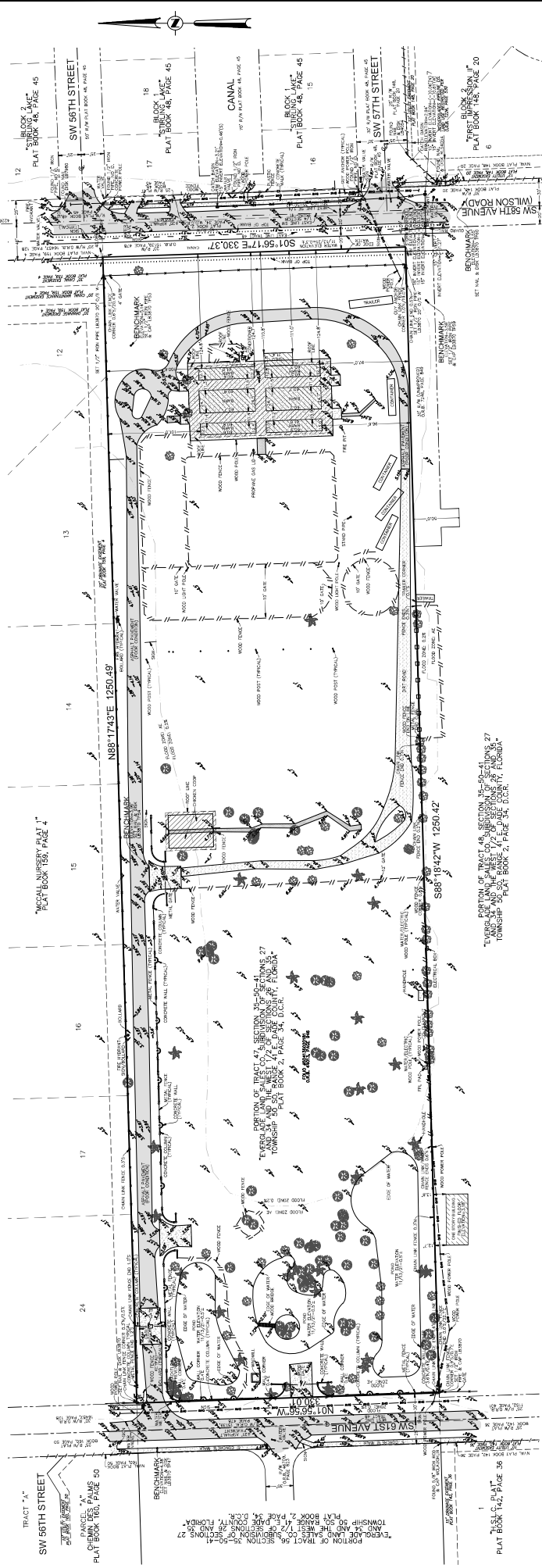
## PHOTOS



Photo 1 : Yellow-crowned night heron (*Nyctanassa violacea*) adult observed tending to in-use (active) nest within live oak tree on western edge of site.



Photo 2 : Yellow-crowned night heron (*Nyctanassa violacea*) adult and un-fledged chick (see arrow) observed in nest within live oak tree on western edge of site.



**LEGAL DESCRIPTION:** THE HALF (1/2) OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 41 EAST OF SECTIONS 26 AND 35, TOWNSHIP 30 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF TOWNSHIP 30 SOUTH, RANGE 41 EAST, SECTION 27, PLAT BOOK 2, PAGE 34, D.C.R. #1509, LESS THE WEST 30 FEET; AND THE WEST 20 FEET OF THE EAST 40 FEET BEHELD TO THE TOWN OF DAVE BY DEED RECORDED IN O.R.B. 15109, PAGE 478.

**SAD LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.**

**NOTES:** SURVEY MAP AND REPORT OR THE COVER THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SITE CONTAINS 407,287 SQUARE FEET (9.4786 ACRES) MORE OR LESS.

1. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO SYNALOVSKI, ROMANK, SAVE ARCHITECTS INC.
2. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM HAS CONDUCTED VISUAL INSPECTIONS AND FIELD VERIFICATION OF THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
3. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO SYNALOVSKI, ROMANK, SAVE ARCHITECTS INC.
4. ELEVATIONS OF "WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS 4.027". THE VERTICAL ACCURACY OF THIS SURVEY IS 4.027 FEET.
5. THIS SITE LIES IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, NEVILLE BEING NOTISE#5674.
6. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO SYNALOVSKI, ROMANK, SAVE ARCHITECTS INC.
7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM HAS CONDUCTED VISUAL INSPECTIONS AND FIELD VERIFICATION OF THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
8. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO SYNALOVSKI, ROMANK, SAVE ARCHITECTS INC.
9. ELEVATIONS OF "WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS 4.027". THE VERTICAL ACCURACY OF THIS SURVEY IS 4.027 FEET.
10. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO SYNALOVSKI, ROMANK, SAVE ARCHITECTS INC.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
12. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.

**LEGEND**

- CONCRETE
- ASPHALT PAVEMENT
- BRICK PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- NVAL (NON-VEHICULAR ACCESS LINE)
- FEMA FLOOD LINE
- CENTERLINE
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- UTILITY RECORDS
- O.R.B.
- OFFICIAL RECORDS BOOK
- TRVERSE POINT (FOR FIELD INFORMATION ONLY)
- REGISTERED LAND SURVEYOR
- RIGHT-OF-WAY
- 1/4 SECTION
- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE

**VICINITY MAP**  
NOT TO SCALE

**GRAPHIC SCALE**  
1"=50'

**CERTIFICATION:** THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 30-11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, F.L.A.C.S. STATUTES.

*John F. Pollock, PSM*

JOHN F. POLLOCK, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #123651  
 1500 SW 18TH AVENUE, SUITE 200, SUNRISE, FLORIDA 33351  
 P.O. BOX 10000, SUNRISE, FLORIDA 33310  
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #58274  
 1500 SW 18TH AVENUE, SUITE 200, SUNRISE, FLORIDA 33351

**BOUNDARY AND TOPOGRAPHIC SURVEY**

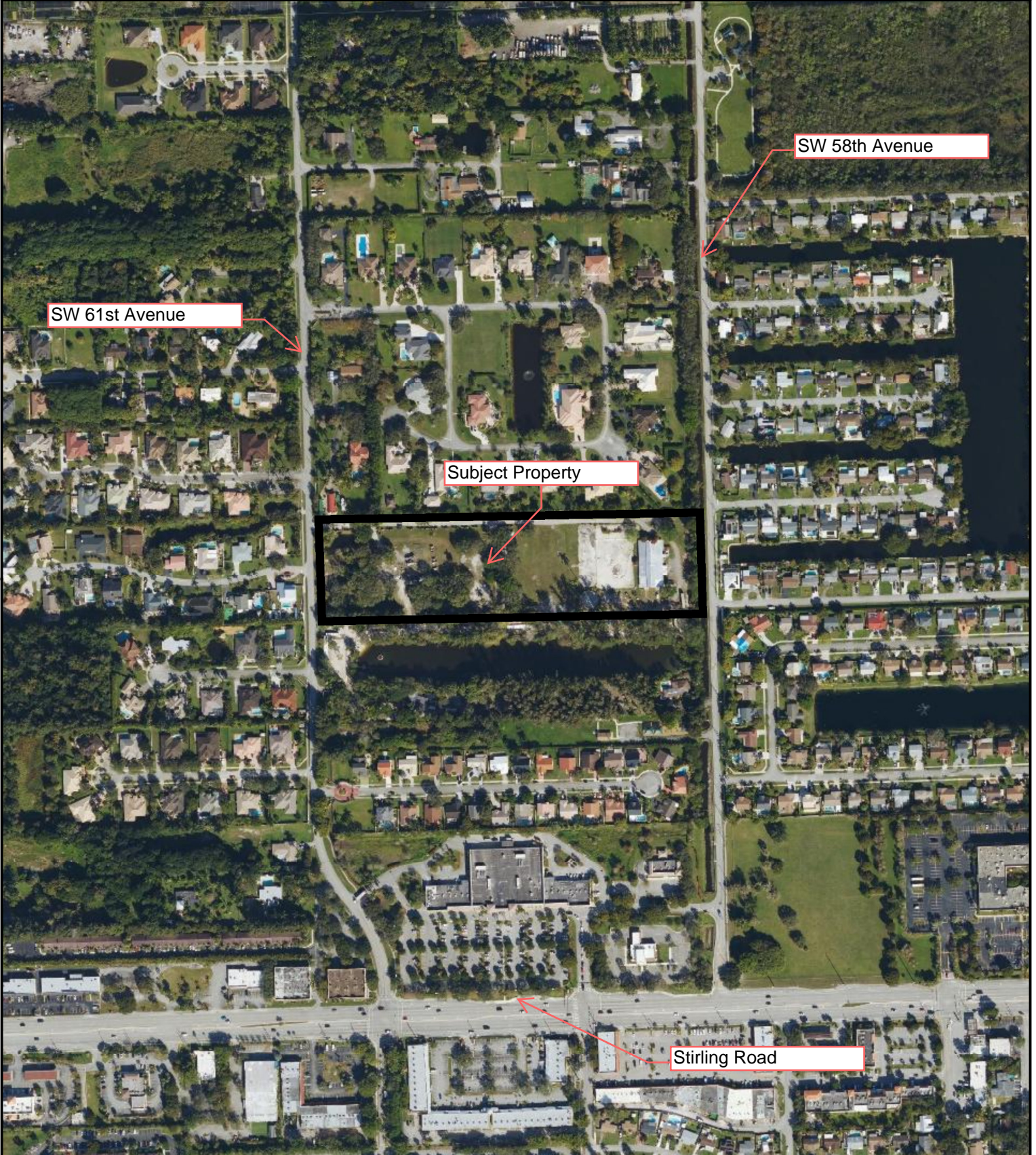
**DAVE RANCH SITE**  
5000 SW 18TH AVENUE  
(TOWN OF DAVE, BROWARD COUNTY)

**POLICE LAND SURVEYORS, INC.**  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: www.policeandsurveyors.com  
WEBSITE: www.policeandsurveyors.com  
CERTIFICATE OF AUTHORIZATION 1912670

SCALE: 1"=50'  
DRAWN BY: J.M.P.  
CHECKED BY: J.F.P.  
SURVEY DATE: 11/13/21  
ORDER NO.: 80009

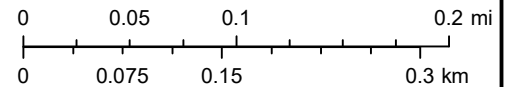


# Aerial Map



### GIS MAP DISCLAIMER

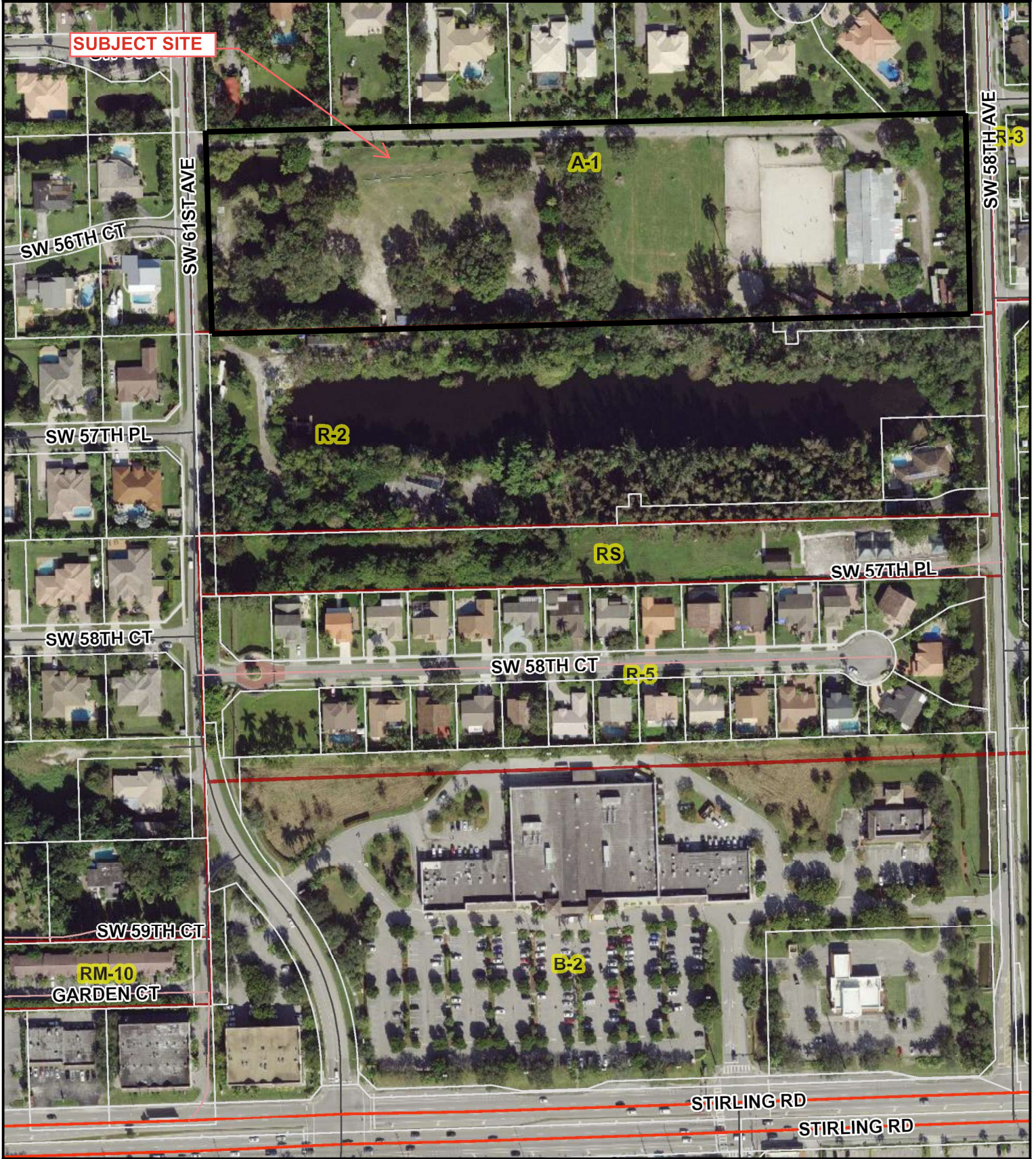
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume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



1/26/2026, 2:17:25 PM

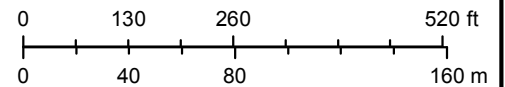


# Zoning Map -- 5600 SW 61 Ave (504135020181)



### GIS MAP DISCLAIMER

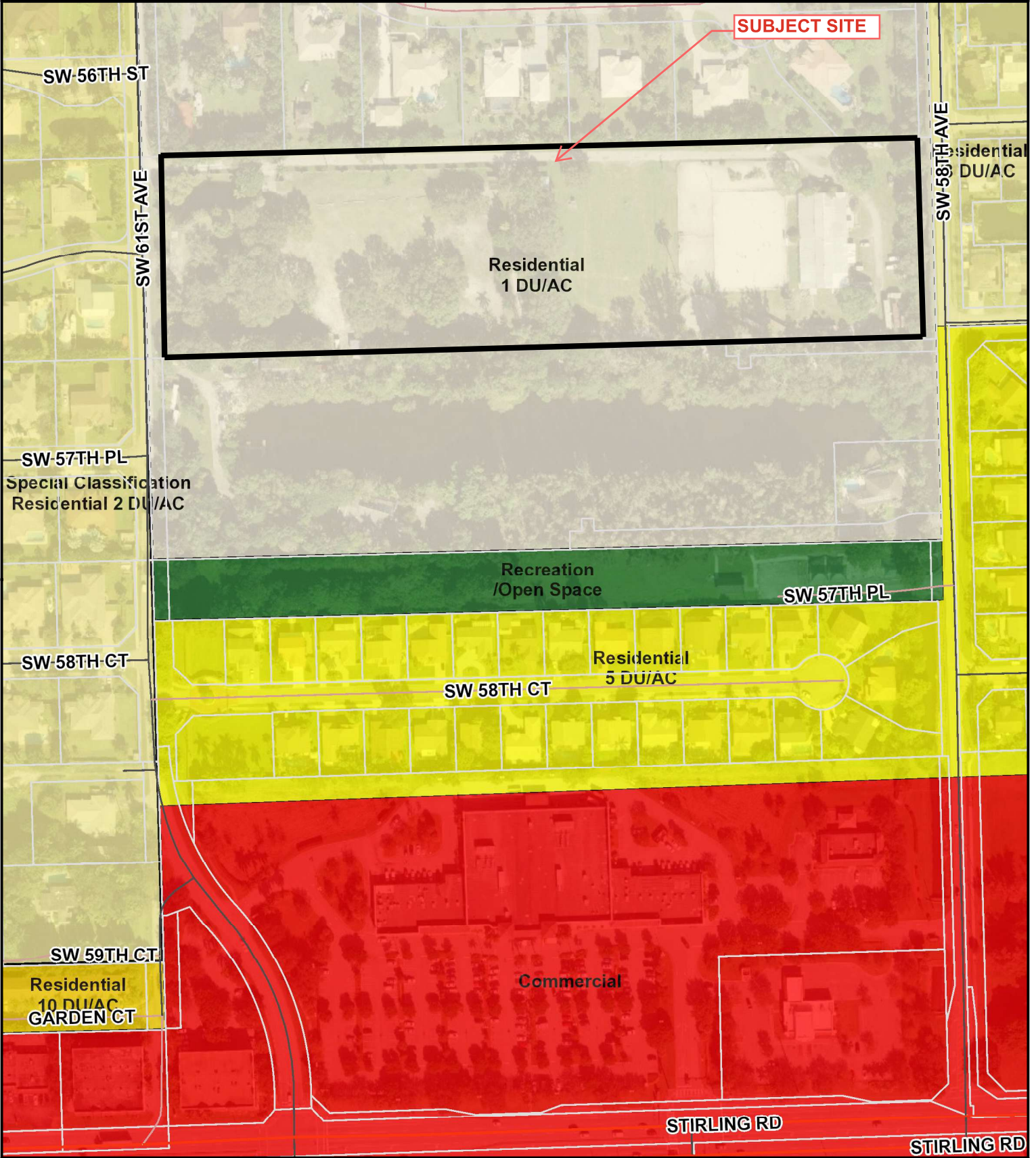
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume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



2/19/2025, 3:27:45 PM

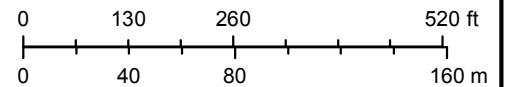


# Future Land Use Map -- 5600 SW 61 Ave (504135020181)



### GIS MAP DISCLAIMER

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2/19/2025, 2:47:14 PM



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

**PUBLIC PARTICIPATION PLAN (TO BE COMPLETED BY TOWN STAFF) <sup>1</sup>**

<b>Project Name</b>	<b>Project Number(s)</b>

<b>Basis for the Requirement</b> (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)

<b>Requirements in addition to Sec. 12-319.7</b> (check all that apply)		
	<b>Virtual Presentation</b>	<b>In-Person Meetings</b>
	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.

<b>Required Notifications</b> (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:	

<b>Required Report to Include</b> (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).

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

<sup>1</sup> Required by Sec. 12-319.7, Town Code. Required public participation activities must be 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](http://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](mailto:mlaniado@synalovski.com)

Sylvia Myint  
Town of Davie  
8800 SW 36<sup>th</sup> Street  
Davie, FL 33328  
954-797-1069  
[smyint@davie-fl.gov](mailto: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

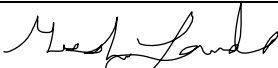


## PUBLIC PARTICIPATION REPORT (APPLICANT TO COMPLETE)

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

<b>Summary</b> (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"> <li>- Traffic concerns</li> <li>- Concerns with a new lake</li> <li>- Lots sizes / setback variances</li> </ul> <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"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul> <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>

<b>Acknowledgements</b>	
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 36<sup>th</sup> 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](mailto:mlaniado@zyscovich.com)



**From:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>  
**Sent:** Tuesday, June 3, 2025 2:25 PM  
**To:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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 61<sup>st</sup> 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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://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](http://www.davie-fl.gov/NewHours).

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



**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](mailto:mlaniado@zyscovich.com)



**From:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>  
**Sent:** Tuesday, June 3, 2025 10:13 AM  
**To:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)

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



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**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](mailto:mlaniado@zyscovich.com)



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



You don't often get email from [canes8619@gmail.com](mailto: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](mailto:mlaniado@synalovski.com)> wrote:  
Hi Alan,

I am delighted that you have reached out to us related to the 5600 SW 61<sup>st</sup> 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 61<sup>st</sup> Ave. This will discourage throughway commuters from using SW 61<sup>st</sup> 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](mailto:mlaniado@zyscovich.com)



**From:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>  
**Sent:** Wednesday, June 4, 2025 3:12 PM  
**To:** Alan Schroeder <[canes8619@gmail.com](mailto:canes8619@gmail.com)>; Moshe Laniado <[mlaniado@synalovski.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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**From:** Alan Schroeder <[canes8619@gmail.com](mailto:canes8619@gmail.com)>



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**Sent:** Wednesday, June 4, 2025 2:44 PM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>; [mlaniado@syalovski.com](mailto: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](mailto:mlaniado@zyscovich.com)**





**From:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>  
**Sent:** Monday, June 9, 2025 8:08 AM  
**To:** Anna Karat <[annakar42@yahoo.com](mailto:annakar42@yahoo.com)>  
**Cc:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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**From:** Anna Karat <[annakar42@yahoo.com](mailto:annakar42@yahoo.com)>  
**Sent:** Friday, June 6, 2025 12:22 AM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto: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](mailto:mlaniado@zyscovich.com)**





**From:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>  
**Sent:** Monday, June 9, 2025 8:12 AM  
**To:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** DKAM <[debbiekameka2@gmail.com](mailto:debbiekameka2@gmail.com)>  
**Sent:** Friday, June 6, 2025 11:14 AM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto: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](mailto:mlaniado@zyscovich.com)**





---

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

You don't often get email from [ldmschroeder@gmail.com](mailto: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](mailto:smyint@davie-fl.gov)>  
**Sent:** Wednesday, June 11, 2025 12:54 PM  
**To:** Linda Short <[lshort1917@aol.com](mailto:lshort1917@aol.com)>  
**Cc:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** Linda Short <[lshort1917@aol.com](mailto:lshort1917@aol.com)>  
**Sent:** Wednesday, June 11, 2025 12:50 PM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>



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**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 59<sup>th</sup> 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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** Debbie Otto <[dotto@straleyotto.com](mailto:dotto@straleyotto.com)>  
**Sent:** Tuesday, June 10, 2025 1:51 PM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>; [mlaniado@synalovski.com](mailto:mlaniado@synalovski.com)  
**Subject:** Hammer Heritage Estates; Re: Proposed Development by 5600 LLC

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 Good afternoon,

My name is Debbie Otto, I am the owner at 5490 SW 59<sup>th</sup> 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](mailto:dotto@straleyotto.com)

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



Website: [www.straleyotto.com](http://www.straleyotto.com)

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**9. Email from Edwin & Paola Melendez**  
**Property Owner of 5780 SW 61<sup>st</sup> 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  
8800 SW 36th Street, Davie, FL, 33328  
[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
T (Direct): 954-797-1069 | T (Main): 954-797-1103



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**From:** [davieranch@gmail.com](mailto:davieranch@gmail.com) <[davieranch@gmail.com](mailto:davieranch@gmail.com)>  
**Sent:** Tuesday, June 10, 2025 12:21 PM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>; [mlaniado@synalovski.com](mailto:mlaniado@synalovski.com)  
**Cc:** David Abramson <[dabramson@davie-fl.gov](mailto:dabramson@davie-fl.gov)>; David Quigley <[dquigley@davie-fl.gov](mailto:dquigley@davie-fl.gov)>; 'Paola Melendez' <[Paola@mmiav.com](mailto:Paola@mmiav.com)>; Edwin Melendez <[edwin@mmiav.com](mailto:edwin@mmiav.com)>  
**Subject:** Formal Objection to Variance Requests – 5600 LLC Project (SP25-029)

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

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,



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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 61<sup>st</sup> 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](mailto:smyint@davie-fl.gov)>  
**Sent:** Monday, June 16, 2025 10:34 AM  
**To:** Matt Tindall <[matt@tindallgrowers.com](mailto:matt@tindallgrowers.com)>  
**Cc:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** Matt Tindall <[matt@tindallgrowers.com](mailto:matt@tindallgrowers.com)>  
**Sent:** Sunday, June 15, 2025 12:30 PM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto: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](mailto:smyint@davie-fl.gov)>  
**Sent:** Tuesday, June 17, 2025 10:12 AM  
**To:** Vicki Cole <[vacole@gmail.com](mailto:vacole@gmail.com)>  
**Cc:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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  
8800 SW 36th Street, Davie, FL, 33328  
[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** Vicki Cole <[vacole@gmail.com](mailto:vacole@gmail.com)>  
**Sent:** Tuesday, June 17, 2025 10:04 AM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>  
**Cc:** [mlaniado@synalovski.com](mailto: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  
8800 SW 36th Street, Davie, FL, 33328  
[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** Bruce Cole <[bcole7@gmail.com](mailto:bcole7@gmail.com)>  
**Sent:** Tuesday, June 17, 2025 6:29 AM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto: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 55<sup>th</sup> 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 61<sup>st</sup> 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](mailto:smyint@davie-fl.gov)>  
**Sent:** Tuesday, June 24, 2025 7:47 AM  
**To:** Guardado-Gervais, Fatima <[fatima.guardadogervais@citi.com](mailto:fatima.guardadogervais@citi.com)>; Moshe Laniado <[mlaniado@syalovski.com](mailto:mlaniado@syalovski.com)>  
**Cc:** Hammer Heritage <[hammerhoa@gmail.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** Guardado-Gervais, Fatima <[fatima.guardadogervais@citi.com](mailto:fatima.guardadogervais@citi.com)>  
**Sent:** Thursday, June 19, 2025 6:56 PM  
**To:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>; 'mlaniado@syalovski.com' <[mlaniado@syalovski.com](mailto:mlaniado@syalovski.com)>



---

Cc: Hammer Heritage <[hammerhoa@gmail.com](mailto:hammerhoa@gmail.com)>

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

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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](mailto:smyint@davie-fl.gov)>  
**Sent:** Tuesday, June 24, 2025 2:27 PM  
**To:** [smadkins56@gmail.com](mailto:smadkins56@gmail.com)  
**Cc:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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](mailto:smyint@davie-fl.gov) | [www.davie-fl.gov](http://www.davie-fl.gov)  
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**From:** Sylvia Myint  
**Sent:** Tuesday, June 24, 2025 12:11 PM  
**To:** [smadkins56@gmail.com](mailto:smadkins56@gmail.com)  
**Cc:** Moshe Laniado <[mlaniado@zyscovich.com](mailto: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.



Sylvia Myint  
Planner I  
Planning & Zoning Division | Town of Davie  
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**From:** Lorraine Robinson <[lrobinson@davie-fl.gov](mailto:lrobinson@davie-fl.gov)>  
**Sent:** Tuesday, June 24, 2025 11:44 AM  
**To:** [Smadkins56@gmail.com](mailto:Smadkins56@gmail.com)  
**Cc:** Sylvia Myint <[smyint@davie-fl.gov](mailto:smyint@davie-fl.gov)>  
**Subject:** SP25-029 5600 LLC -- Public Participation

Susan Adkins  
954-347-5223

[Smadkins56@gmail.com](mailto: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](mailto: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](http://8800%20SW%2036%20St,%20Davie%20FL%2033328)  
[lrobinson@davie-fl.gov](mailto:lrobinson@davie-fl.gov) | [www.davie-fl.gov](http://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](mailto: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](mailto: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](mailto:mlaniado@zyscovich.com)

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**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.

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Thank you.  
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