



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

**PLANNING REPORT**

Project Type   Number   Name
Site Plan SP25-042 Beverly Townhomes

Representatives	
Agent	Lochrie & Chakas P. A.
Applicant	The Bev Corporation
Landowner	The Bev Corporation

Town	
Council District	4
Assigned Planner	Lise Bazinet, Planner III
Planning Report Date	03/25/26

Process			
Public Notice	N/A		
Board Review	04/07/26		
Council Review	05/06/26	Supermajority Required	N
Public Participation Report	Submitted	08/25/25	Expires 07/31/26

Location	
Folio/Parcel ID Number	50401200-0190,-0192,-0193,-0201 and -0202
Address	990 and 1000 Flamingo Rd and 971 SW 121 Ave
General Location	East side of Flamingo Road between SR84 and SW 14 <sup>th</sup> Street
Nearest North/South Road	Flamingo Road
Nearest East/West Road	SR 84
Nearby Equestrian Trail	Peaceful Ridge Trail
Nearby Recreational Trail	Peaceful Ridge Trail
Nearby Park	Owl Lookout Park and Peaceful Ridge Park
Nearby Bus Route	16

Description	
Overall Size	17.53 Net Acres / 18.59 Gross Acres
Existing Use	Nursery/landscaping, Single Family Home and Vacant Land
Future Land Use	Residential 5 DU/Acre
Zoning	Existing Agriculture (AG) District Proposed is Low Medium Dwelling RM-5 District
Overlay District	Scenic Corridor
Design Regulation	N/A
Redevelopment Area	N/A
Drainage District	Central Broward Water Control District (CBWCD)
Utilities Provider	City of Sunrise
Right-of-Way Acquisition	N/A



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**Key Points**

- The proposed development includes 92 townhomes and a clubhouse.
- The applicant has submitted concurrent rezoning and plat applications.
- The applicant has completed the public participation requirements (see attached).

**History**

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

**Concurrent Project(s)**

1. Rezoning ZB25-040
2. Plat P25-041 (Restricted to a maximum of 92 townhouse dwelling units and a 5,000 sf. Ft. community center).

**Analysis**

1. Site: The townhouse development consists of 19 buildings with 4 and 6 townhome units on each, for a total of 92 as well as a club house and associated parking. A clubhouse located near the Flamingo Road entrance is proposed to serve the entire community. The clubhouse area includes a pool, a fitness center, a lounge area, and a conference room as well as a rental office and maintenance area.
2. Architecture: The buildings are designed in a modern style with hip roofs and symmetrical window placement. Architectural features proposed include overhang awnings, shingle roof tops, and stone veneer as an accent feature placed around the garage doors. The proposed exterior paint color is white to contrast with the earthy gray color of the stone veneer.
3. Access: Vehicular access is proposed via Frontage Road. Gated access is proposed at 121st Ave for emergency service access only. The clubhouse is designed with a drop-off/loading area fronting the building.
4. Parking: An internal drive circulating the entire site connects all buildings to the only entrance/access to the community from Frontage Road. The total number of parking spaces required is 216. The site provides a total of 291 parking spaces, including 16 parking spaces adjacent to the clubhouse. Parking for the units are provided with garages and driveways fronting each unit.
5. Lighting: Lighting poles are located along the proposed driveways, in front of each building, and within parking areas. All proposed light poles comply to the Night Sky ordinance with “full” cut-off fixtures.
6. Signage: A 4 ft. high ground mounted signage structure is proposed at the entrance of the residential development the height and placement comply with the Scenic Corridor requirements. All signs are reviewed for Town code compliance at the time of building permit.
7. Landscaping: The landscape design provides a total of 615 trees and 4310 shrubs. A 20 ft. landscape buffer is provided along frontage road. 10 ft. landscape buffers are proposed along the north, south and east property lines. The plans depict a variety of trees such as southern live oaks, silver button wood and gumbo limbo located throughout the site. A total of 56 specimen trees will remain. Two trees and 29 specimen palms will be



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relocated within the site. The total net mitigation costs for non-specimen trees and palms to be removed will be \$89,689.

8. **Drainage:** The property is within the central Broward Water Control District (CBWCD). The drainage design includes a central lake with an outside connection to the existing canal along SW 121 Avenue. The proposed drainage for the proposed internal road discharge to the proposed centrally located lake and proposed dry retention areas located along all 4 property lines.
9. **Wildlife:** On January 20, 2026, Miller Legg conducted a wildlife field assessment and determined no state or federally listed threatened or endangered species were observed during the assessment.
10. **Nuisance Animals:** As per code sec 12-178, trapping of any existing nuisance animals must commence at least 30 days prior to actual clearing and grubbing of land.
11. **School Capacity:** The Broward County School Capacity Availability Determination (SCAD) letter dated March 28th, 2025, is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.
12. **Scenic Corridor:** The intent of the scenic corridor overlay district is to preserve and enhance the rural character and scenic qualities along roadways identified as rural and agricultural by the town council. This property is located withing Flamingo Road scenic corridor requiring a 100 ft. buffer. The buffer landscape requirement is being met. To the maximum extent practicable, pre-existing native trees and shrubs within the scenic corridor buffer area are being preserved and incorporated into the buffer design.

### **Recommendations**

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

1. Must submit a valid School Capacity Availability Determination (SCAD) prior to site plan being presented to Town Council.
2. Must submit an updated Traffic Study with corrected folio numbers prior to site plan being presented to Town Council.

### **Attachments**

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

February 19, 2025

Town of Davie  
Planning & Zoning Division  
6591 Orange Drive  
Davie, Florida 33314

**RE: Scope of Work Letter: Site Plan - The Beverly Townhomes – Generally Located at 990/1000 South Flamingo Road & 971 SW 121<sup>st</sup> Avenue, Davie, Florida 33325 (“Property”)**

To Whom It May Concern:

This firm represents The Bev Corporation (“Owner/Applicant”) in connection with the proposed development of a 92-unit townhome community, to be known as The Beverly Townhomes (the “Project”), located on the east side of Flamingo Road, south of State Road 84. Below is an aerial of the Property.



1. **Project information/statistics.** The Property is approximately 18.5927 gross acres, with a net site area of 17.5253 acres, and is currently used for landscape nurseries, staging areas for landscaping equipment, and small office buildings (all associated with the nursery operations) and a single family home located at the northeast corner of the site. The Project involves the demolition of a single-family home on the northeast portion of the Property and discontinuation of the existing nursery operations. Below are the current site/project statistics:

<b>Current Land Use Designation</b>	Broward County: Low (5) Residential Town of Davie: Residential 5 DU/AC
<b>Proposed Land Use Designation</b>	Broward County: Low (5) Residential Town of Davie: Residential 5 DU/AC
<b>Proposed Zoning Designation</b>	Low Medium Dwelling (RM-5)
<b>Site Area (gross/net)</b>	18.5927 acres (gross) / 17.5253 acres (net)
<b>Number of Units Proposed</b>	92 townhomes
<b>Density (permitted/proposed)</b>	Permitted: 5 DUs x 18.5927 acres = 92.96 dwelling units  Proposed: 92 dwelling units / 18.5927 acres = 4.94 DUs / acre

As noted above, the Property is currently zoned Agricultural (AG) District, but a concurrent application to rezone the Property has been filed to change the zoning classification for the Property to Low Medium Dwelling (RM-5) District. Additionally, a plat application will run with the site plan and rezoning applications, as the Property has not been platted before. Also, as noted above, the Project’s unit count of 92 dwelling units on 18.5927 gross acres equates to 4.948 du/acre meets RM-5 zoning standards and is designed to comply with all applicable development requirements.

The proposed townhome community consists of 19 residential buildings and a clubhouse located at the primary entrance along the Frontage Road. The clubhouse will feature resident amenities such as a fitness center and a community pool. Stormwater management will be addressed with a centrally located pond, and the residential unit mix includes 54 two-bedroom townhomes ranging from 1,578 square feet to 1,723 square feet and 38 three-bedroom townhomes ranging from 1,723 square feet to 1,815 square feet.

**2. Development standards.**

- a. RM-5 zoning requirements.** The Project has been designed to meet or exceed minimum RM-5 development standards. Residential buildings are spaced 20.2 feet apart, in compliance with separation standards. Building heights are within the 25-foot maximum. Yard setbacks exceed minimum distance requirements, and landscape buffers are fully met, including a 20-foot building setback adjacent to a 10-foot landscape buffer on the north and south sides of the Property.
- b. Parking.** Parking requirements are exceeded, with 256 spaces provided compared to the required 216 spaces.
- c. Open space.** The Project also significantly exceeds the minimum open space requirement of 15%, with 69% of the site, or approximately 12.14 acres, designated as open space.
- d. Pedestrian and vehicular circulation.** A Pedestrian connection via a 4-foot-wide concrete sidewalk to the public right-of-way is provided and surrounds the community, running along the interior side of the internal two-lane roadway. This sidewalk at the entrance to the Property, along the Frontage Road, has been included to enhance pedestrian safety and reduce vehicle conflict points with highly visible signage and special emphasis crosswalks. The internal roadway typical section has been designed to comply with the Town of Davie’s Land Development Code Section 12-331 & 12-338, which establishes criteria for developers to dedicate a street as private. This includes a two-lane 24’wide road with curb and gutter and sidewalk. An additional paved emergency accessway is provided in the northeast to the internal roadway and will facilitate emergency vehicle entry and exit from SW 121<sup>st</sup> Avenue.

- e. **Utilities and Drainage.** The Project includes various drainage and utility infrastructure improvements including system of pipes and inlets, culverts and headwall structures and an on-site wet stormwater detention pond that will also serve as a visual amenity for residents. In addition, per discussions with Central Broward Water Control, the canal along the east side of the Property will be widened from approximately 30 feet to 38 feet to improve upstream and downstream flow/capacity and meet the districts minimum requirements for canal design. Additionally, the Project includes a proposed 38-foot canal easement over the new canal limits, additional 20-foot canal access/maintenance easement, pond/lake maintenance easement, and drainage/flowage easements to ensure proper access and long-term maintenance of the proposed system. A Sanitary Sewer lift station, potable water main and hydrant connections are also proposed area to provide necessary utility infrastructure to serve the development

**3. Architectural and landscape design.** The townhouse buildings are 2 stories in height and include 2- and 3- bedroom residences with 1- and 2- car garages and covered front and rear porches. The architectural design utilizes natural stone, stucco and wood accents in a vernacular style to deliver an appropriate architectural motif. The buildings employ varying roof bearing heights and façade variations to create visual interest and to avoid a monolithic massing while providing the opportunity for the buildings to integrate into the landscape. The landscape scope includes scenic corridor buffer planting along the vehicular access road, perimeter buffer planting, and required trees throughout the site. Efforts to consider the existing trees involves assessing what should remain while relocating any quality tree material to be reutilized within the proposed landscape design. Landscape enhancements will be provided around the proposed clubhouse community amenity center. A rendering of the proposed townhouse structures is included in the submittal package.

In addition to the buildings themselves, the site itself has been thoughtfully designed to include wide areas of open space and tree canopy. The site proposes 39 trees to be preserved on site and 188 new shade trees, together with understory and palm trees providing 488 trees (where only 469 are required).

**4. Conclusion.** This Scope of Work Letter is submitted as part of the site plan application package, which includes the pre-application form, all purpose application form, development plans, survey, proposed plat, warranty deed, and business tax license.

We look forward to working with the Town to bring this exciting new project to the Flamingo Road corridor. Please do not hesitate to reach out with any questions or comments regarding this application.

Sincerely,



Nectaria M. Chakas, Esq.

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

**PLAT/SITE PLAN**

**SBBC-3992-2025**

**Municipality Number: 2025-00050042, 2025-00050041**

**Folio #: 504012000193, 504012000192, 504012000190, 504012000201, 504012000202**

**The Beverly Townhomes**

**April 10, 2026**



**SCAD Expiration Date: October 7, 2026**

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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT/SITE PLAN**

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
<b>Date:</b>	April 10, 2026	<b>Single-Family:</b>				Elementary: 10	
<b>Name:</b>	The Beverly Townhomes	<b>Townhouse:</b>		92			
<b>SBBC Project Number:</b>	SBBC-3992-2025	<b>Garden Apartments:</b>				Middle: 4	
<b>County Project Number:</b>	N/A	<b>Mid-Rise:</b>				High: 7	
<b>Municipality Project Number:</b>	2025-00050042, 2025-00050041	<b>High-Rise:</b>					
<b>Owner/Developer:</b>	The Bev Corporation	<b>Mobile Home:</b>					
<b>Jurisdiction:</b>	Davie	<b>Total:</b>		92		Total: 21	

**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
Fox Trail	1,286	1,296	1,043	-253	-14	80.5%	11
Indian Ridge	1,975	1,975	1,769	-206	-9	89.6%	5
Western	3,717	3,717	3,293	-424	-16	88.6%	21

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				26/27	27/28	28/29		
Fox Trail	1,054	-250	80.8%	1,011	973	935	896	851
Indian Ridge	1,774	-459	79.4%	1,715	1,651	1,587	1,520	1,444
Western	3,314	-440	88.3%	3,392	3,380	3,346	3,312	3,278

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	2025-26 Contract Permanent Capacity	2025-26 Benchmark Enrollment	Over/(Under)		Projected Enrollment	
			27/28	28/29	29/30	29/30
Atlantic Montessori Charter West	150	131	-19	131	131	131

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

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

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

## Comments

The plat/site plan application proposes 92 (54 two-bedroom or less and 38 three-bedroom or more) townhouse units, which are anticipated to generate 21 (10 elementary, 4 middle, and 7 high) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2025/26 school year include Fox Trail Elementary, Indian Ridge Middle, and Western High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2025/26- 2027/28), these schools are expected to maintain their current status through the 2027/28 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2025/26 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

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

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2025/26 to 2029/30 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 92 (54 two-bedroom or less and 38 three-bedroom or more) townhouse units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on October 7, 2026. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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

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**SBBC-3992-2025 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

4/10/2026

Date

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP, CNU-A

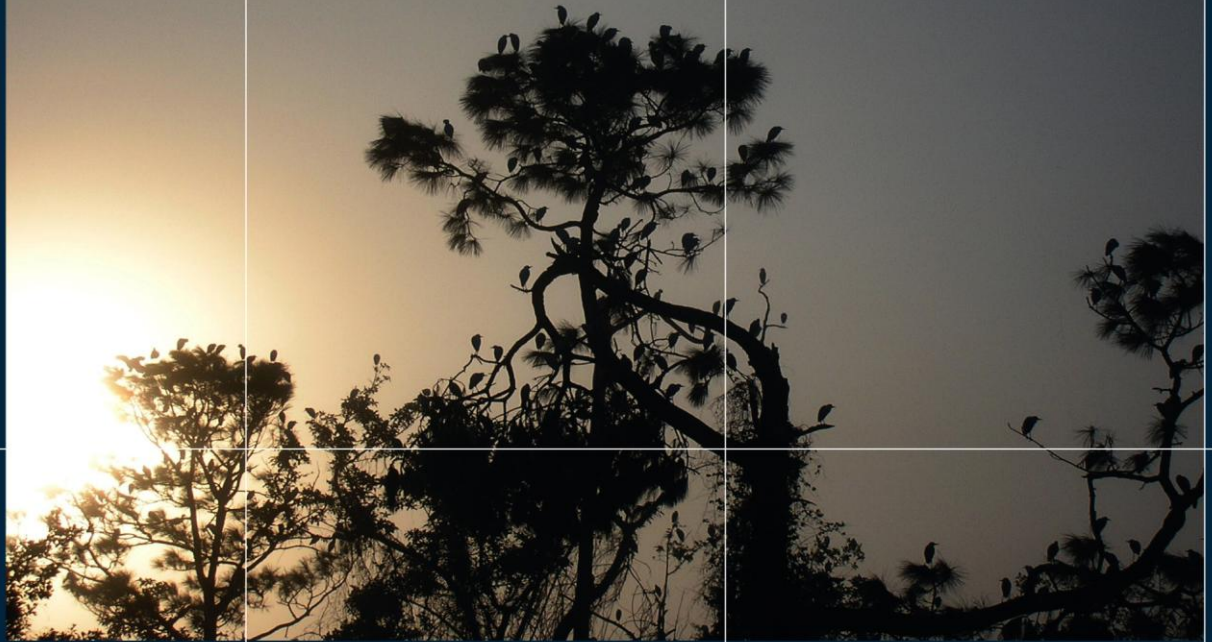
Name

Planner

Title

**Beverly Townhomes – 900-1000 South Flamingo Road  
Parcel Folio Nos. 50401200-0190, -0192, -0193, -0201, -0202**

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: 2025-00050042  
January 20<sup>th</sup>, 2026**

prepared for:  
**Town of Davie**

**BEVERLY TOWNHOMES (17.5 AC)  
PARCEL FOLIO NOS. 50401200-0190, -0192, -0193, -0201, -0202  
WILDLIFE FIELD ASSESSMENT**

**Town of Davie Project No: 2025-00050042**

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**APPENDICES**

A. PARCEL MAP

**BEVERLY TOWNSHOMES (17.5 AC)  
PARCEL FOLIO NOS. 50401200-0190, -0192, -0193, -0201, -0202  
WILDLIFE FIELD ASSESSMENT**

## **INTRODUCTION**

The scope of this report is to provide a Wildlife Field Assessment to determine whether the proposed activity may adversely impact any state or federally listed endangered or threatened species, in accordance with the Town of Davie Code of Ordinances, Chapter 12, Article VI, Division 4, Section 12-176 – Wildlife Protection. A qualified field biologist conducted a site visit on January 20th, 2026, to assess the project area for the presence of any protected wildlife species regulated under state and federal law, including those listed by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS).

## **SITE LOCATION**

The project site, known as Beverly Townhomes (Project Number 2025-00050042), is located at 900-1000 S. Flamingo Road in Broward County. The subject property includes five parcels totaling approximately 17.5 acres, identified by Folio Numbers 504012000190, 504012000192, 504012000193, 504012000201, and 504012000202. See Appendix A – Parcel Map. The northwestern parcel consists of a tree farm. The northeast parcel consists of a residential property. The three central/southern parcels are occupied by DynaServ landscape company operations and a potential wetland in the southeast corner.

## **QUALIFICATIONS**

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

## **OBSERVATIONS**

During the field review, a ML biologist conducted pedestrian transects across the site, working generally from west to east and north to south. The biologist observed both native and invasive-exotic mature vegetation along the eastern, northern, and southern portions of the site. Notable native tree species observed within this site include mature royal palms (*Roystonea regia*), mature black olives (*Terminalia buceras*), and smaller live oaks (*Quercus virginiana*) and cypress (*Taxodium distichum*). Dominate invasive-exotic species included mature bishop wood (*Bischofia javanica*), Australian pine (*Casuarina equisetifolia*), a large weeping fig (*Ficus benjamina*), areca palm (*Chrysalidocarpus sp.*), and vegetable fern (*Diplazium pycnocarpon*). The tree farms were mostly comprised of ornamental pygmy date palms (*Phoenix roebelenii*) and Christmas palms (*Adonidia merrillii*). Potential roosting trees were visually inspected for potential roosting features

suitable for the Florida bonneted bat (*Eumops floridanus*), including cavities, exfoliating bark, and other features that could provide roosting opportunities. No signs of roosting, such as guano staining, audible chirps, or visible bats were observed. No protected species, other than Migratory Bird Treaty Act (MBTA) protected birds, were observed during the site visit.

The northwestern parcel contains an access road, an overgrown tree farm dominated by pygmy date palms, and poor quality wetland areas. Dark mucky soils, vegetable fern, and a high water-table were notable where tree root balls had been removed. The northeastern parcel includes a residence surrounded by large black olive trees, ornamental trees, and a retention pond. Several bird nests were observed in black olive tree canopies and woodpecker cavities were observed in palm snags, but no active nesting was observed.

The central parcels contain landscaping facilities, mowers, other vehicles, and nursery plants on a crushed limestone base. ML inspected the exterior of the landscaping buildings for potential signs of roosting and nesting. No signs of potential Florida bonneted bat roosting, or other federally or state-listed threatened or endangered species, were observed.

The southeastern portion of the site contains potential wetlands and an overgrown tree farm, with mature royal palms dominating the canopy and Christmas palms dominating the subcanopy. Dark mucky soils were observed throughout this area, as well as vegetable fern. Several red-bellied woodpecker cavities were observed in palm trunks and palm snags throughout this portion of the site, but no active nesting was observed.

During the field review, the ML biologist observed numerous bird nests and woodpecker cavities throughout the site. The federal Migratory Bird Treaty Act (MBTA) protects migratory birds' in-use nests, eggs, and nest-dependent nestlings from "take" and other means of harm or collection. However, the MBTA does not prohibit the destruction of *inactive* migratory bird nests that are empty, contain non-viable eggs or young, or are being built, but do not yet have an egg in them. No in-use nests were observed during this field visit. 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
Florida Panther	<i>Puma concolor</i>	No	No
Eastern Black Rail	<i>Laterallus jamaicensis spp.</i>	No	No
Eastern Indigo Snake	<i>Drymarchon couperi</i>	Yes	No
Everglade Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	No	No
Florida Bonneted Bat	<i>Eumops floridanus</i>	Yes	No
Gopher Tortoise	<i>Gopherus polyphemus</i>	No	No
Wood Stork	<i>Mycteria americana</i>	No	No
Southeastern Beach Mouse	<i>Peromyscus polionotus niveiventris</i>	No	No

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

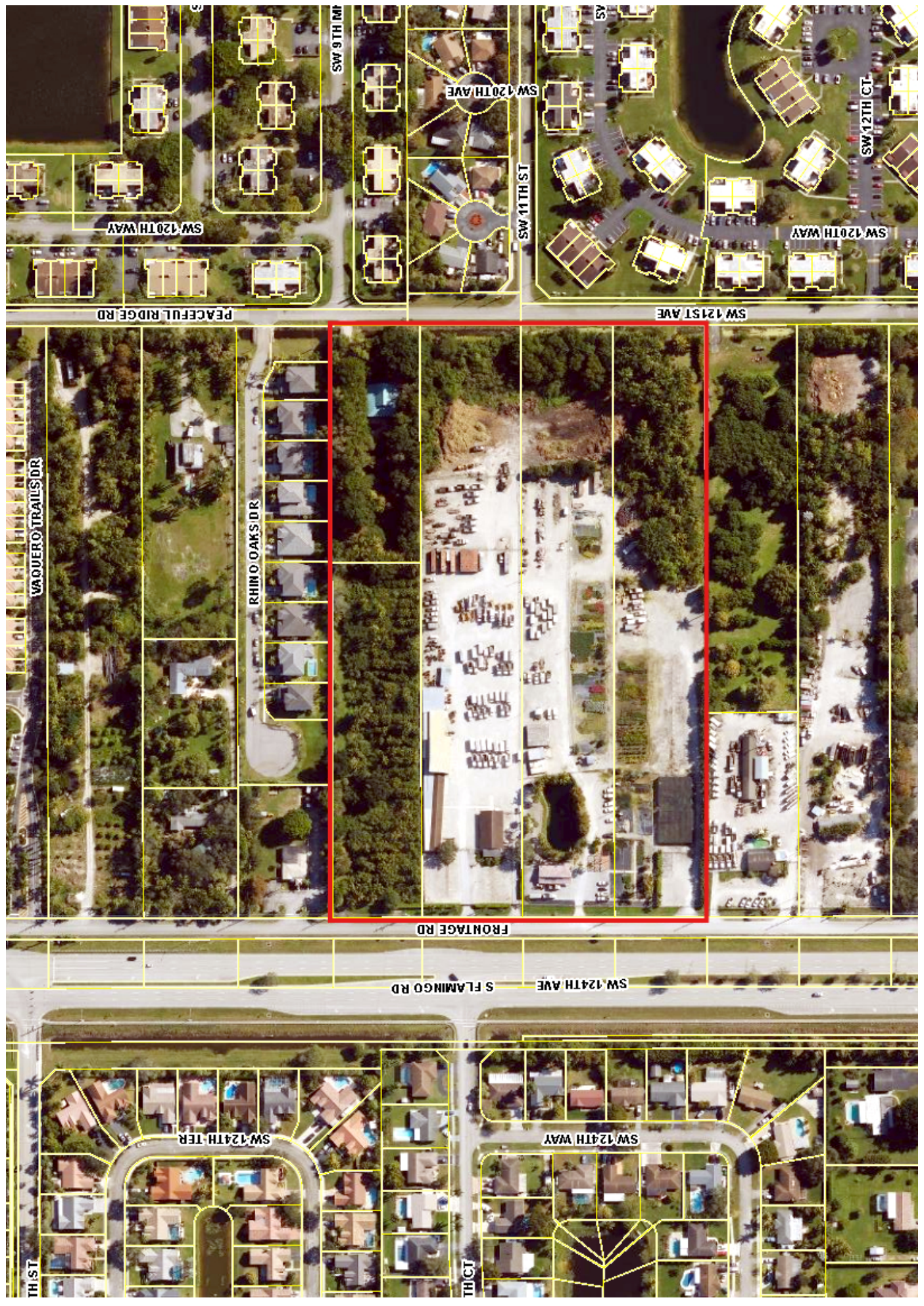
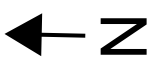
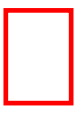
## **SUMMARY**

On January 20, 2026, Miller Legg conducted a wildlife field assessment to determine if proposed activities, on the approximately 17.5-acre Beverly Townhomes property and in accordance with the Town of Davie Wildlife Protection Ordinance, may impact state or federally listed species. The site contains the facilities of a large landscape company, nursery plants, two palm tree farms, an expansive lime-stone parking lot area, a residence and two manmade water retention ponds. Mature vegetation observed includes bishop wood, royal palms, black olives, weeping fig, Australian pine, live oaks, pygmy date palms, areca palms, and several other ornamental trees.

Trees and structures were visually inspected for potential Florida bonneted bat roosting habitat, but no signs of roosting were observed. Open areas with disturbed soil were inspected for evidence of Florida burrowing owl burrows or other burrowing activity, and none were found. No state or federally listed threatened or endangered species were observed during the assessment.

# Beverly Townhomes Parcel Map

Site Review Boundary





Aaron Kosh  
 Project Manager, Land Development  
 BOHLER FLC240052.00  
 1 SE 3rd Avenue, Suite 2700  
 Miami, FL 33131

**Re: Beverly Townhomes - 990 S Flamingo Rd (Davie)**  
**TRAFFIC STATEMENT**  
**Property ID: 5040-12-00-0190/-0192/-0201/-0193/-0202**

Dear Aaron,

JFO Group Inc. has been retained to prepare a traffic statement to determine compliance with the *Town of Davie Traffic Engineering Review Methodology Outline* associated with a site plan application to replace 17.5 Acres of Landscape Services (Garden Center) with 92 Townhomes.

The site is located east of Flamingo Road, ±0.5 miles south of I 595 in the Town of Davie, Florida. Figure 1 shows the project location in relation to the transportation network. Property IDs associated with this project are 5040-12-00-0190/-0192/-0201/-0193/-0202. A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the proposed site plan. Project buildout is expected in the year 2028.



**Figure 1 : Project Location**

Project trip generation rates used for this analysis were based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineers Trip Generation Manual and based on field counts at the subject site. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions for the proposed development. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R<sup>2</sup> of at least 0.75, fitted curve equations were used. Exhibit 3 includes a copy of the ITE trip generation rates and equations. Exhibit 4 includes the field counts which were used to determine the existing trips.

**Table 1: Trip Generation Rates**

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

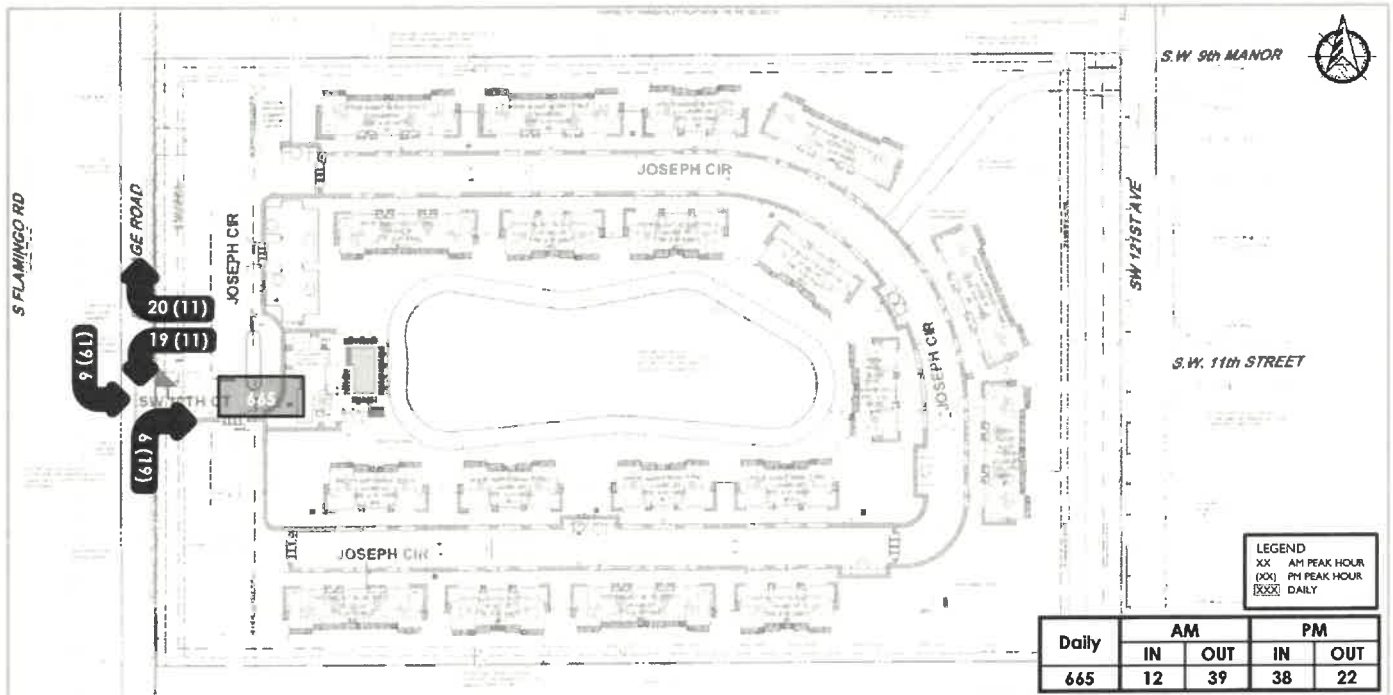
Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the vested trips under the existing conditions and the proposed development. As shown in Table 2, the proposed development will generate fewer daily and peak hour trips than the vested trips for the site.

**Table 2: Trip Generation**

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>EXISTING DEVELOPMENT [BASED ON FIELD DATA COLLECTION – SEE EXHIBIT 4]</b>								
DynaServ	17.5 Acres	670 <sup>1</sup>	5	29	34	34	33	67
<b>Net Vested Traffic</b>		<b>670</b>	<b>5</b>	<b>29</b>	<b>34</b>	<b>34</b>	<b>33</b>	<b>67</b>
<b>PROPOSED DEVELOPMENT</b>								
Townhomes	92 DUs	665	12	39	51	38	22	60
<b>Net Proposed Traffic</b>		<b>665</b>	<b>12</b>	<b>39</b>	<b>51</b>	<b>38</b>	<b>22</b>	<b>60</b>
<b>Net Traffic</b>		<b>(5)</b>	<b>7</b>	<b>10</b>	<b>17</b>	<b>4</b>	<b>(11)</b>	<b>(7)</b>

<sup>1</sup> 10X Peak Hour

Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Beverly Townhomes project. As shown on the proposed site plan, the project access is on Frontage Road which is parallel to Flamingo Road. Emergency only access is proposed on SW 121<sup>st</sup> Avenue. Based on the information presented in Figure 2, exclusive turn lanes are not warranted at the project driveways. Furthermore, Exhibit 5 includes Synchro analyses for the AM and PM peak hours at the proposed driveway. The results indicate that the project access will operate at Level of Service 'A' during both peak periods.



**Figure 2: Project Driveway Volumes**

The subject site is currently occupied by Monarch Landscaping, formerly operating under the name Dynaserv, runs its Florida landscaping operations from this location with a workforce of approximately 200 employees. Each morning, the majority of staff arrive at the site to park before departing in

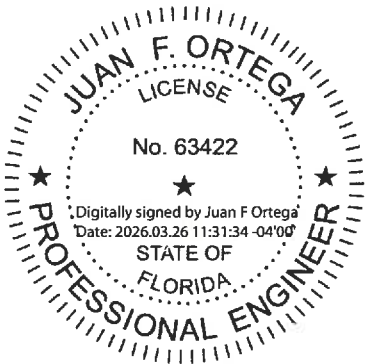
Dynaserv trucks to various properties, while a small number of office, garage/maintenance, and nursery personnel remain on-site throughout the day. Operations are consistent year-round, with limited seasonality. The site functions at full capacity Monday through Thursday from 6:30 a.m. to 5:00 p.m., while minimal staffing, typically limited to office personnel and those needed for essential tasks, is present on Friday or Saturday as required.

The proposed changes to the 990 S Flamingo Rd property have been evaluated following the *Town of Davie Traffic Engineering Review Methodology Outline*. This analysis shows that the proposed request to replace 17.5 Acres of Landscape Services with 92 Townhomes will generate fewer daily and peak hour (PM) trips than the trips vested for the site. Furthermore, the AM peak hour will generate less than 20 net peak hour trips. Therefore, a Traffic Impact Analysis is not required.

This analysis shows that the proposed redevelopment to replace 17.5 Acres of Landscape Services with 92 Townhomes will be in compliance with *Town of Davie Traffic Engineering Review Methodology Outline* requirements and does not require a Traffic Impact Analysis. Project build-out is expected in 2028.

Sincerely,

**JFO GROUP INC**  
COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
  - Exhibit 2: Proposed Site Plan
  - Exhibit 3: ITE Trip Generation Rates
  - Exhibit 4: Field Data Collection
  - Exhibit 5: Synchro Analysis (Driveway)
  - Exhibit 6: 07/13/2025 Traffic Review



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 48-08 Warehouse - Distribution	<b>Deputy Appraiser:</b> Damon Pierce
<b>Property ID:</b> 504012000190	<b>Millage Code:</b> 2412	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> BEV CORPORATION % DYNASERV FLORIDA INC	<b>Adj. Bldg. S.F.:</b> 9446	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 990 S FLAMINGO RD DAVIE, FL 33325	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> AG - AGRICULTURAL
<b>Property Address:</b> 990 S FLAMINGO ROAD DAVIE, 33325	<b>Effective Year:</b> 1950	<b>Abbr. Legal Des.:</b> 12-50-40 N 187 OF S 1901 OF W 1330 OF W1/2 LESS W 230 FOR RD R/W
	<b>Year Built:</b> 1949	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$2,056,030	\$1,181,150	0	\$3,237,180	\$3,237,180	
2025	\$2,056,030	\$1,181,150	0	\$3,237,180	\$3,237,180	\$69,053.02
2024	\$1,028,020	\$2,106,040	0	\$3,134,060	\$3,134,060	\$66,278.00

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$3,237,180	\$3,237,180	\$3,237,180	\$3,237,180
Portability	0	0	0	0
Assessed / SOH	\$3,237,180	\$3,237,180	\$3,237,180	\$3,237,180
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$3,237,180	\$3,237,180	\$3,237,180	\$3,237,180

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
10/14/2003	Warranty Deed		36454 / 868
06/14/1995	Warranty Deed	\$275,000	23586 / 276
12/01/1993	Warranty Deed	\$275,000	21598 / 459

**LAND CALCULATIONS**

Unit Price	Units	Type
\$10.00	205,603	Square
	SqFt	Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/	Price	CIN	Property Address
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**Disqualified**

504012000081	04/28/2023	Warranty Deed	Qualified Sale	\$1,050,000	118830374	951 SW 121 AVE DAVIE, FL 33325
504012000170	01/17/2023	Warranty Deed	Qualified Sale	\$1,275,000	118627844	901 SW 121 AVE DAVIE, FL 33325

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Davie Fire Protection (24)			Central Broward (B)			Davie Stormwater (DV)		
Warehouse-Industrial (W)			Central Broward (B)					
9,446						4.84		

**SCHOOL**

**Fox Trail Elementary School: A**  
**Indian Ridge Middle School: B**  
**Western High School: B**

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	25	Debbie Wasserman Schultz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
102	Michael Gottlieb	35	Barbara Sharief	Adam Cervera



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 504012000192	<b>Millage Code:</b> 2412	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> BEV CORPORATION	<b>Adj. Bldg. S.F.:</b> 2463	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 990 S FLAMINGO RD DAVIE, FL 33325	<b>Bldg Under Air S.F.:</b> 2166	<b>Zoning :</b> AG - AGRICULTURAL
<b>Property Address:</b> 971 SW 121 AVENUE DAVIE, 33325	<b>Effective Year:</b> 2005	<b>Abbr. Legal Des.:</b> 12-50-40 N 165 OF S 2066 OF E 1100 OF W 1330 OF W 1/2 OF SECLESS W 660 THEREOF
	<b>Year Built:</b> 2004	
	<b>Units/Beds/Baths:</b> 1 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$363,000	\$685,810	0	\$1,048,810	\$1,048,810	
2025	\$363,000	\$686,510	0	\$1,049,510	\$1,006,140	\$21,293.70
2024	\$363,000	\$597,100	0	\$960,100	\$914,680	\$19,529.29

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$1,048,810	\$1,048,810	\$1,048,810	\$1,048,810
Portability	0	0	0	0
Assessed / SOH	\$1,048,810	\$1,048,810	\$1,048,810	\$1,048,810
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,048,810	\$1,048,810	\$1,048,810	\$1,048,810

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
05/19/2015	Warranty Deed Disqualified Sale	\$662,500	113004966
10/28/2003	Quit Claim Deed	\$100	36415 / 1688
09/01/1981	Warranty Deed	\$111,500	9818 / 351

**LAND CALCULATIONS**

Unit Price	Units	Type
\$5.00	72,600 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504012000081	04/28/2023	Warranty Deed	Qualified Sale	\$1,050,000	118830374	951 SW 121 AVE DAVIE, FL 33325
504012000170	01/17/2023	Warranty Deed	Qualified Sale	\$1,275,000	118627844	901 SW 121 AVE DAVIE, FL 33325

### SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Davie Fire Protection (24)	Davie Solid Waste (D)		Central Broward (B)			Davie Stormwater (DV)		
Residential (R)			Central Broward (B)					
1	1.00					1.00		

### SCHOOL

**Fox Trail Elementary  
School: A**  
**Indian Ridge Middle  
School: B**  
**Western High School: B**

### ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	25	Debbie Wasserman Schultz

### Florida House Rep.

District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
102	Michael Gottlieb	35	Barbara Sharief	Adam Cervera



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 69-02 Ornamentals, miscellaneous agriculture with residence	<b>Deputy Appraiser:</b> Rhonda Gilbert
<b>Property ID:</b> 504012000201	<b>Millage Code:</b> 2412	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> BEV CORPORATION % DYNASERV FLORIDA INC	<b>Adj. Bldg. S.F.:</b> 1200	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 990 S FLAMINGO RD DAVIE, FL 33325	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> AG - AGRICULTURAL
<b>Property Address:</b> 1000 S FLAMINGO ROAD DAVIE, 33325	<b>Effective Year:</b> 2010	<b>Abbr. Legal Des.:</b> 12-50-40 N 171 OF S 1714 OF W 1330 OF W1/2 LESS W 230 FOR CO RD
	<b>Year Built:</b> 2009	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,881,790	\$270,520	\$311,470	\$1,840,840	\$1,278,670	
2025	\$1,881,790	\$270,520	\$311,470	\$1,840,840	\$1,162,430	\$29,212.52
2024	\$940,900	\$270,520	\$154,660	\$1,056,760	\$1,056,760	\$22,557.73

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$1,840,840	\$1,840,840	\$1,840,840	\$1,840,840
Portability	0	0	0	0
Assessed / SOH	\$1,278,670	\$1,278,670	\$1,278,670	\$1,278,670
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,278,670	\$1,840,840	\$1,278,670	\$1,278,670

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
06/16/2004	Warranty Deed	\$100	37692 / 1076
07/21/1998	Warranty Deed	\$270,000	28670 / 198
02/01/1985	Warranty Deed	\$100,000	12377 / 363
09/01/1982	Warranty Deed	\$160,000	
05/01/1965	Warranty Deed	\$35,000	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$3,000	0.72 Acre	Nursery
\$435,600	3.60 Acre	Acreage
\$435,600	0.72 Acre	Agriculture

**RECENT SALES IN THIS SUBDIVISION**

<b>Property ID</b>	<b>Date</b>	<b>Type</b>	<b>Qualified/ Disqualified</b>	<b>Price</b>	<b>CIN</b>	<b>Property Address</b>
504012000081	04/28/2023	Warranty Deed	Qualified Sale	\$1,050,000	118830374	951 SW 121 AVE DAVIE, FL 33325
504012000170	01/17/2023	Warranty Deed	Qualified Sale	\$1,275,000	118627844	901 SW 121 AVE DAVIE, FL 33325

**SPECIAL ASSESSMENTS**

<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
Davie Fire Protection (24)			Central Broward (B)			Davie Stormwater (DV)		
Commercial (C)			Central Broward (B)					
1,200								

**SCHOOL**

**Fox Trail Elementary  
School: A**  
**Indian Ridge Middle  
School: B**  
**Western High School: B**

**ELECTED OFFICIALS**

<b>Property Appraiser</b>	<b>County Comm. District</b>	<b>County Comm. Name</b>	<b>US House Rep. District</b>	<b>US House Rep. Name</b>
Marty Kiar	5	Steve Geller	25	Debbie Wasserman Schultz
<b>Florida House Rep. District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>
102	Michael Gottlieb	35	Barbara Sharief	Adam Cervera



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 69 - Ornaments, miscellaneous agriculture	<b>Deputy Appraiser:</b> Rhonda Gilbert
<b>Property ID:</b> 504012000193	<b>Millage Code:</b> 2412	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> BEV CORPORATION % DYNASERV FLORIDA INC	<b>Adj. Bldg. S.F:</b> 0	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 990 S FLAMINGO RD DAVIE, FL 33325	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> AG - AGRICULTURAL
<b>Property Address:</b> S FLAMINGO ROAD DAVIE, 33325	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> 12-50-40 E 660 OF W 890 OF N 165 OF S 2066 OF W1/2
	<b>Year Built:</b>	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,089,000	0	\$1,081,500	\$7,500	\$7,500	
2025	\$1,089,000	0	\$1,081,500	\$7,500	\$7,500	\$155.88
2024	\$544,500	0	\$537,000	\$7,500	\$7,500	\$155.96

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$7,500	\$7,500	\$7,500	\$7,500
Portability	0	0	0	0
Assessed / SOH	\$7,500	\$7,500	\$7,500	\$7,500
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$7,500	\$7,500	\$7,500	\$7,500

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
06/01/2006	Warranty Deed	\$987,500	42188 / 1161

**LAND CALCULATIONS**

Unit Price	Units	Type
\$3,000	2.50 Acre	Nursery
\$435,600	2.50 Acre	Agriculture

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504012000081	04/28/2023	Warranty Deed	Qualified Sale	\$1,050,000	118830374	951 SW 121 AVE DAVIE, FL 33325
504012000170	01/17/2023	Warranty Deed	Qualified Sale	\$1,275,000	118627844	901 SW 121 AVE DAVIE, FL 33325

### SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Davie Fire Protection (24)			Central Broward (B)			Davie Stormwater (DV)		
Vacant Lots (L)			Central Broward (B)					
1								

### SCHOOL

**Fox Trail Elementary  
School: A**  
**Indian Ridge Middle  
School: B**  
**Western High School: B**

### ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	25	Debbie Wasserman Schultz

### Florida House Rep.

District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
102	Michael Gottlieb	35	Barbara Sharief	Adam Cervera



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 69 - Ornamentals, miscellaneous agriculture	<b>Deputy Appraiser:</b> Rhonda Gilbert
<b>Property ID:</b> 504012000202	<b>Millage Code:</b> 2412	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> BEV CORPORATION % DYNASERV FLORIDA INC	<b>Adj. Bldg. S.F.:</b> 0	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 990 S FLAMINGO RD DAVIE, FL 33325	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> AG - AGRICULTURAL
<b>Property Address:</b> SW 121 AVENUE DAVIE, 33325	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> 12-50-40 N 171 OF S 1543 OF W 1330 LESS W 230 FOR CO RD
	<b>Year Built:</b>	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,881,790	0	\$1,219,930	\$661,860	\$400,770	
2025	\$1,881,790	0	\$1,219,930	\$661,860	\$364,340	\$9,501.70
2024	\$940,900	0	\$605,740	\$335,160	\$331,220	\$6,911.97

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$661,860	\$661,860	\$661,860	\$661,860
Portability	0	0	0	0
Assessed / SOH	\$400,770	\$400,770	\$400,770	\$400,770
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$400,770	\$661,860	\$400,770	\$400,770

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
01/16/2004	Warranty Deed	\$575,000	36814 / 326
03/11/2000	Quit Claim Deed	\$100	30405 / 227
04/01/1989	Certificate of Title	\$164,100	16329 / 815
04/01/1984	Warranty Deed	\$134,500	
01/01/1980	Warranty Deed	\$140,000	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$3,000	2.82 Acre	Nursery
\$435,600	1.50 Acre	Acreage
\$435,600	2.82 Acre	Agriculture

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504012000081	04/28/2023	Warranty Deed	Qualified Sale	\$1,050,000	118830374	951 SW 121 AVE DAVIE, FL 33325
504012000170	01/17/2023	Warranty Deed	Qualified Sale	\$1,275,000	118627844	901 SW 121 AVE DAVIE, FL 33325

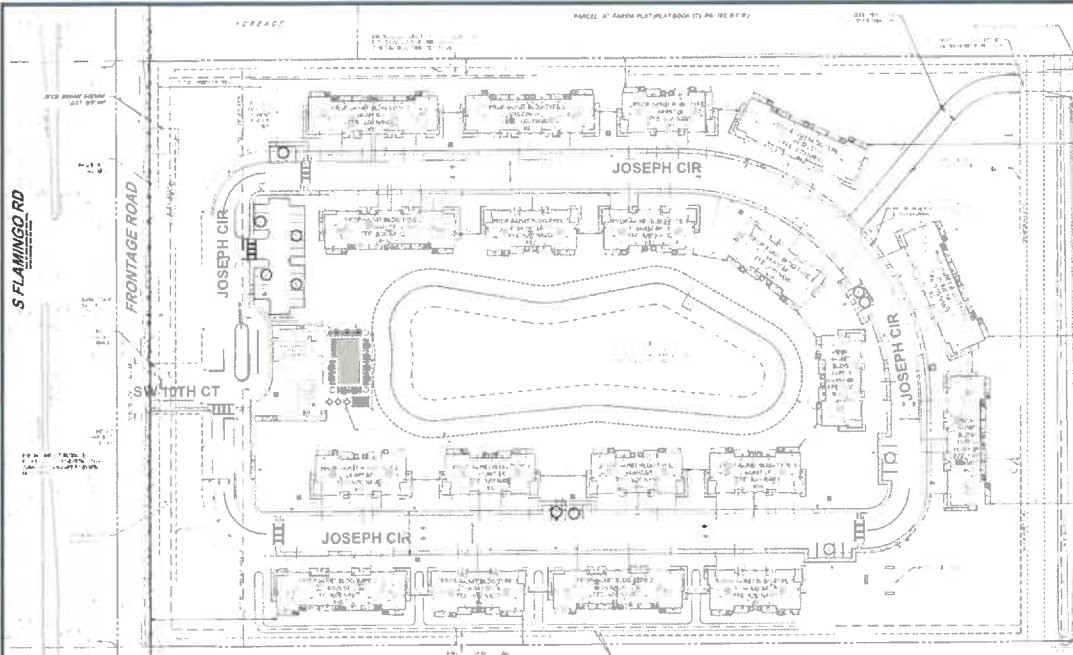
**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Davie Fire Protection (24)			Central Broward (B)			Davie Stormwater (DV)		
Vacant Lots (L)			Central Broward (B)					
1								

**SCHOOL**  
**Fox Trail Elementary**  
**School: A**  
**Indian Ridge Middle**  
**School: B**  
**Western High School: B**

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
102	Michael Gottlieb	35	Barbara Sharief	Adam Cervera



SITE DATA TABLE			
SITE ADDRESS	1715 S. FLAMINGO RD. SW	RECORD	1715 SW 17TH ST
SITE AREA	10.0 ACRES	PROPOSED	10.0 ACRES
CURRENT ZONING	RS-10	PROPOSED	RS-10
PLANNING COMMISSION	APPROVED 10/15/10	PROPOSED	APPROVED 10/15/10
CITY COUNCIL	APPROVED 11/15/10	PROPOSED	APPROVED 11/15/10
PERMIT NO.	10-0000000-0000	PROPOSED	10-0000000-0000
DATE	10/15/10	PROPOSED	10/15/10

PARKING REQUIREMENTS			
USE	SPACE REQUIRED	SPACES PROVIDED	SPACES FINISHED
OFFICE	1.5	1.5	1.5
RETAIL	1.0	1.0	1.0
RESIDENTIAL	1.0	1.0	1.0
TOTAL	3.5	3.5	3.5

SITE DATA TABLE			
SITE ADDRESS	1715 S. FLAMINGO RD. SW	RECORD	1715 SW 17TH ST
SITE AREA	10.0 ACRES	PROPOSED	10.0 ACRES
CURRENT ZONING	RS-10	PROPOSED	RS-10
PLANNING COMMISSION	APPROVED 10/15/10	PROPOSED	APPROVED 10/15/10
CITY COUNCIL	APPROVED 11/15/10	PROPOSED	APPROVED 11/15/10
PERMIT NO.	10-0000000-0000	PROPOSED	10-0000000-0000
DATE	10/15/10	PROPOSED	10/15/10

LEGEND			
PROPOSED	EXISTING	REMOVED	ADJUSTED
PROPOSED	EXISTING	REMOVED	ADJUSTED
PROPOSED	EXISTING	REMOVED	ADJUSTED
PROPOSED	EXISTING	REMOVED	ADJUSTED

**GENERAL NOTES:**

- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
- ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
- ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
- ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
- ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

**CONDITIONS OF APPROVAL:**

- THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MIAMI.
- THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MIAMI.
- THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MIAMI.
- THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MIAMI.
- THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MIAMI.

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



**BOHLER**

REVISIONS

NO.	DATE	DESCRIPTION

811

PERMIT SET

PROP. SITE PLAN DOCUMENTS

MHV

BOHLER

14630 AVENUE

MIAMI, FL 33147

PHONE: (305) 444-1000

OVERALL SITE PLAN

C-301

DATE: 10/15/10

# Land Use: 220

## Multifamily Housing (Low-Rise)

---

### Description

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

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

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

### Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

### Additional Data

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

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

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the 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 the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

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

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

### **Source Numbers**

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

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

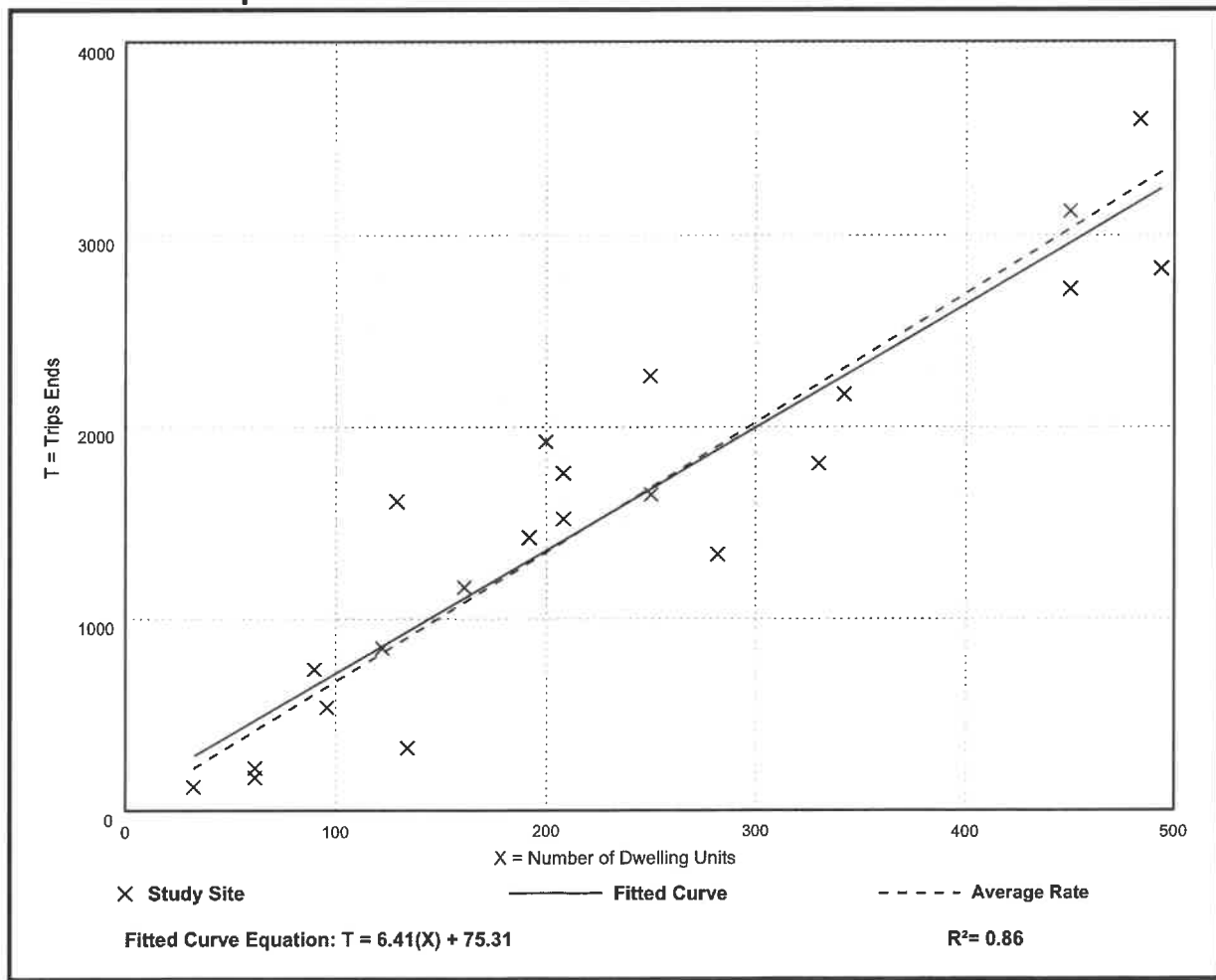
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 22  
Avg. Num. of Dwelling Units: 229  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

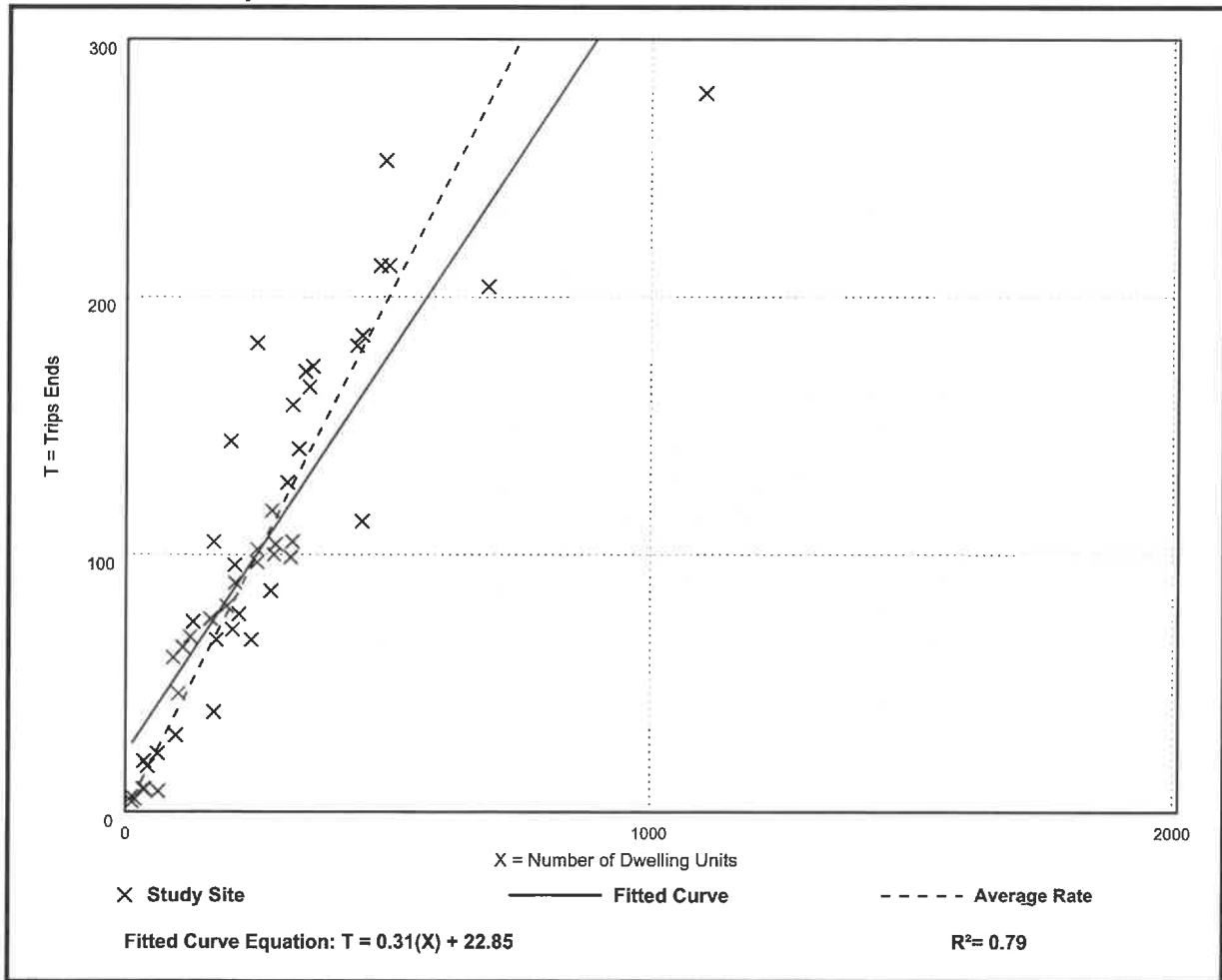
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

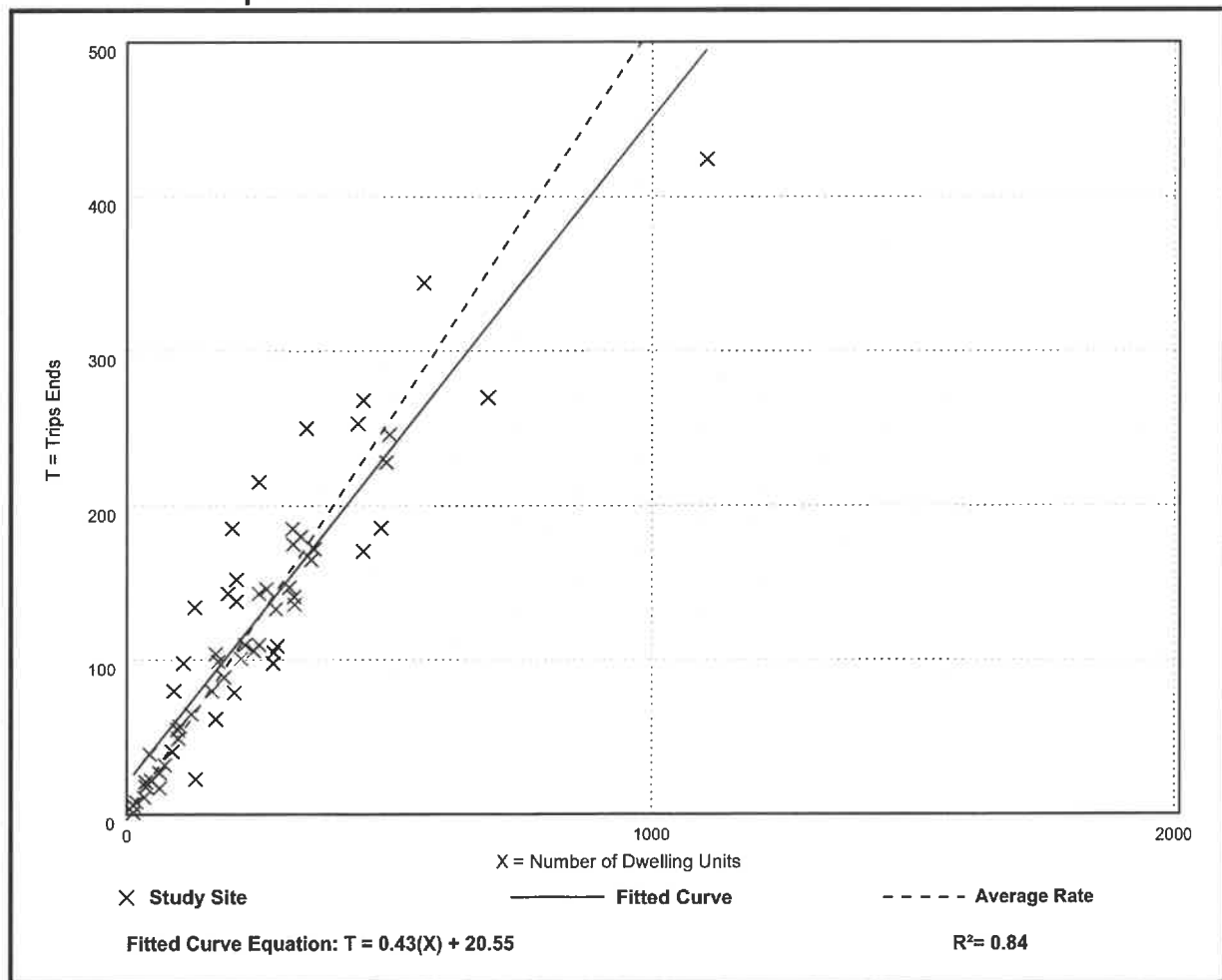
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



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Manual traffic count - All traffic  
Frontage Rd and Driveway 1, Davies, FL  
Check last page for driveway location

File Name : DRW1  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 1

Groups Printed- All traffic

Start Time	Frontage Rd NB		Frontage Rd SB		DWY 1 WB		Int. Total
	Thru	Right	Left	Thru	Left	Right	
07:00 AM	4	0	0	0	10	0	14
07:15 AM	2	1	3	1	9	1	17
07:30 AM	4	0	1	2	3	3	13
07:45 AM	1	0	0	3	3	0	7
Total	11	1	4	6	25	4	51
08:00 AM	2	2	1	1	0	0	6
08:15 AM	1	0	0	0	4	0	5
08:30 AM	1	0	1	0	2	0	4
08:45 AM	2	0	0	0	0	0	2
Total	6	2	2	1	6	0	17
*** PM ***							
04:00 PM	3	3	0	0	0	1	7
04:15 PM	1	11	0	4	0	1	17
04:30 PM	9	15	0	5	2	3	34
04:45 PM	34	5	2	4	1	10	56
Total	47	34	2	13	3	15	114
05:00 PM	25	0	1	3	8	8	45
05:15 PM	4	1	1	1	1	2	10
05:30 PM	6	0	0	2	1	0	9
05:45 PM	4	1	0	1	0	0	6
Total	39	2	2	7	10	10	70
Grand Total	103	39	10	27	44	29	252
Apprch %	72.5	27.5	27	73	60.3	39.7	
Total %	40.9	15.5	4	10.7	17.5	11.5	

KMF Traffic Group, LLC

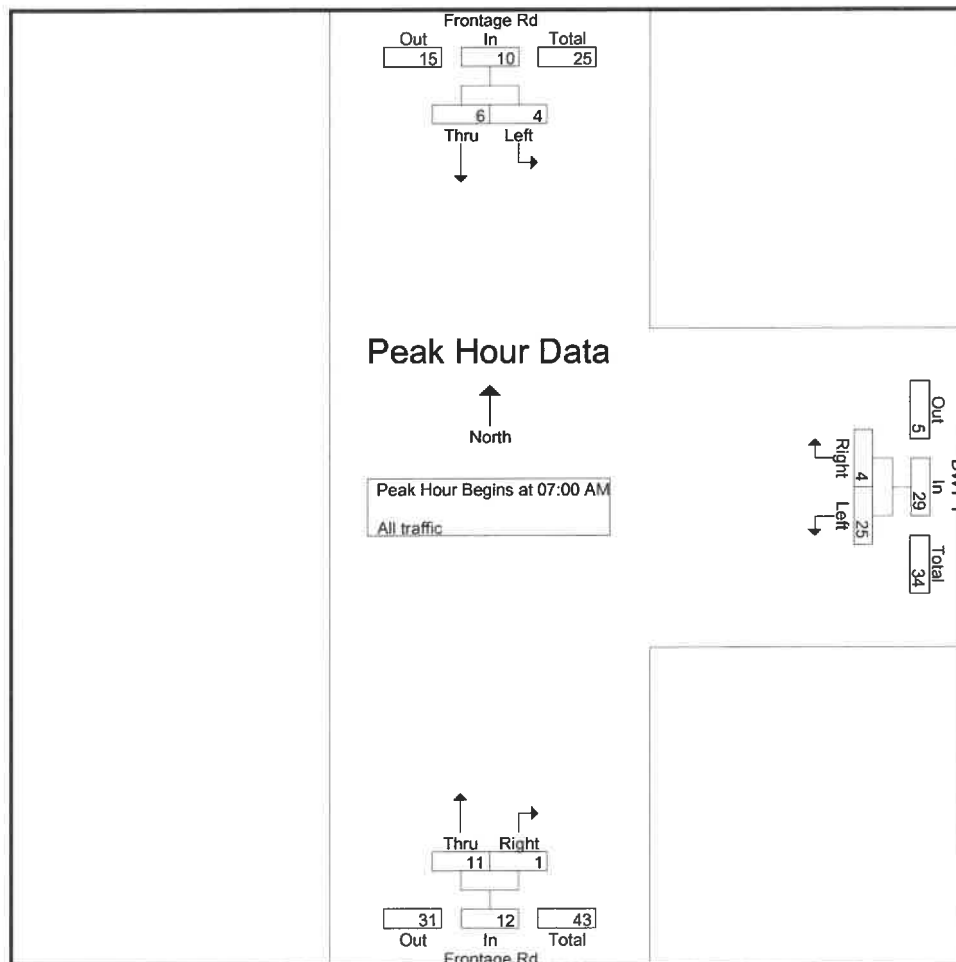
(772) 924-6993

www.kmftraffic.net

Manual traffic count - All traffic  
 Frontage Rd and Driveway 1, Davies, FL  
 Check last page for driveway location

File Name : DRW1  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 2

Start Time	Frontage Rd NB			Frontage Rd SB			DWY 1 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	4	0	4	0	0	0	10	0	10	14
07:15 AM	2	1	3	3	1	4	9	1	10	17
07:30 AM	4	0	4	1	2	3	3	3	6	13
07:45 AM	1	0	1	0	3	3	3	0	3	7
Total Volume	11	1	12	4	6	10	25	4	29	51
% App. Total	91.7	8.3		40	60		86.2	13.8		
PHF	.688	.250	.750	.333	.500	.625	.625	.333	.725	.750



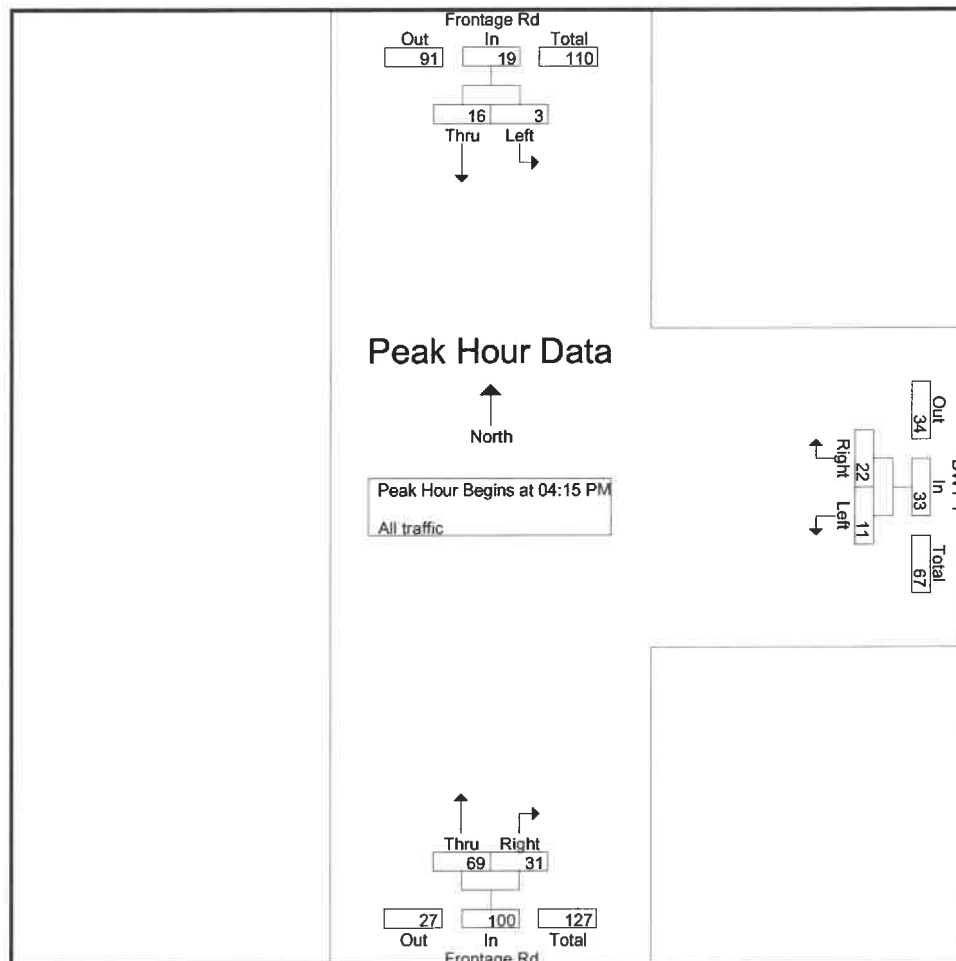
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Manual traffic count - All traffic  
Frontage Rd and Driveway 1, Davies, FL  
Check last page for driveway location

File Name : DRW1  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 3

Start Time	Frontage Rd NB			Frontage Rd SB			DWY 1 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	1	11	12	0	4	4	0	1	1	17
04:30 PM	9	15	24	0	5	5	2	3	5	34
04:45 PM	34	5	39	2	4	6	1	10	11	56
05:00 PM	25	0	25	1	3	4	8	8	16	45
Total Volume	69	31	100	3	16	19	11	22	33	152
% App. Total	69	31		15.8	84.2		33.3	66.7		
PHF	.507	.517	.641	.375	.800	.792	.344	.550	.516	.679



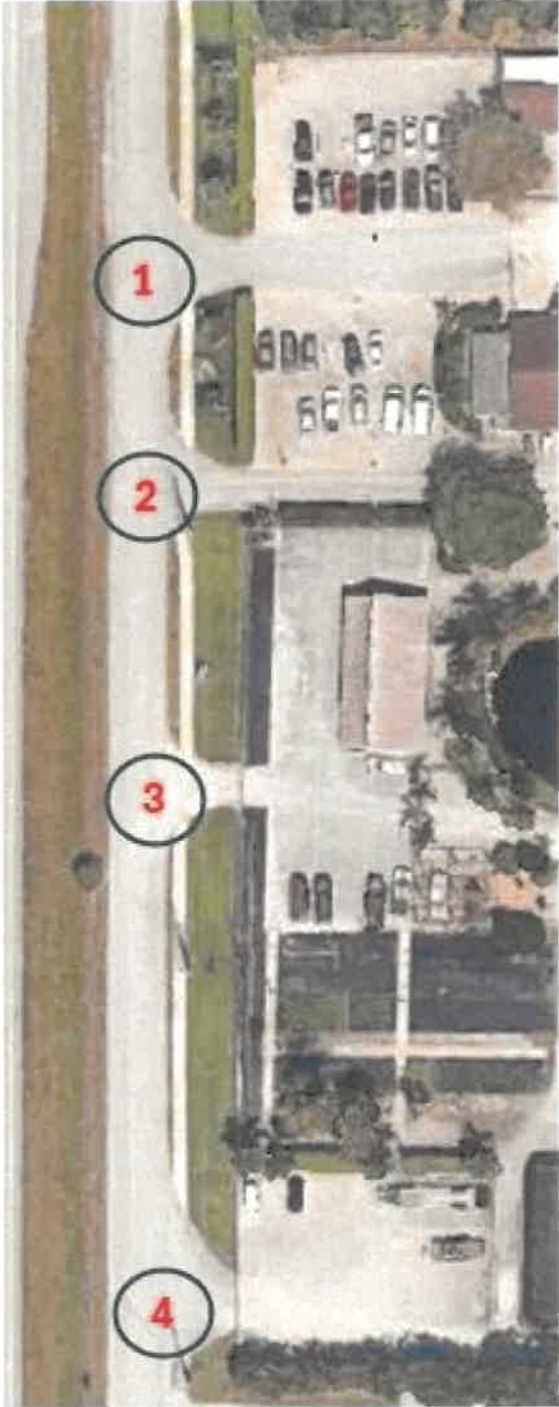
**KMF Traffic Group, LLC**

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Manual traffic count - All traffic  
Frontage Rd and Driveway 1, Davies, FL  
Check last page for driveway location

File Name : DRW1  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 4

Image 1



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Manual traffic count - All traffic  
Frontage Rd and Driveway 2, Davies, FL  
Check last page for driveway location  
Gate locked and closed at 5:35 PM

File Name : DWY2  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 1

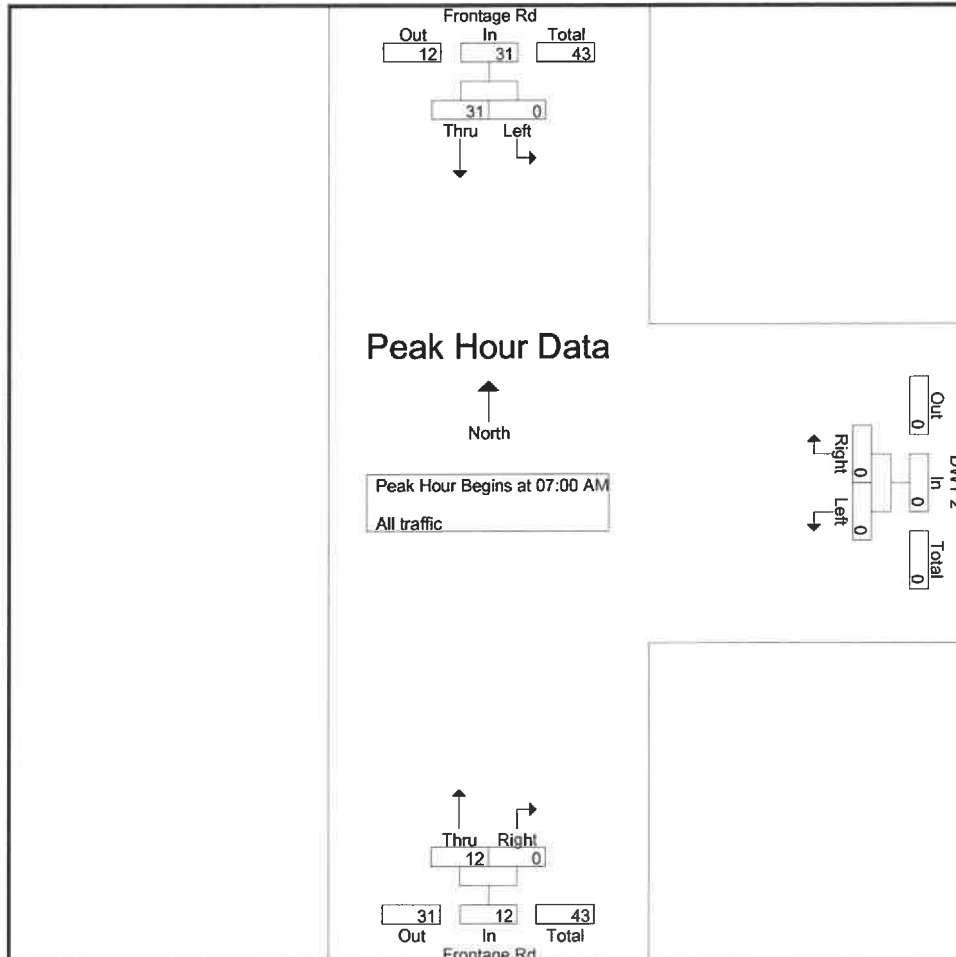
Groups Printed- All traffic

Start Time	Frontage Rd NB		Frontage Rd SB		DWY 2 WB		Int. Total
	Thru	Right	Left	Thru	Left	Right	
07:00 AM	4	0	0	9	0	0	13
07:15 AM	3	0	0	12	0	0	15
07:30 AM	4	0	0	4	0	0	8
07:45 AM	1	0	0	6	0	0	7
Total	12	0	0	31	0	0	43
08:00 AM	4	0	0	2	0	0	6
08:15 AM	1	0	0	6	0	0	7
08:30 AM	1	0	0	6	0	0	7
08:45 AM	2	0	0	1	0	0	3
Total	8	0	0	15	0	0	23
*** PM ***							
04:00 PM	6	0	0	0	0	1	7
04:15 PM	12	0	0	4	0	0	16
04:30 PM	22	0	0	9	0	0	31
04:45 PM	39	0	0	6	0	1	46
Total	79	0	0	19	0	2	100
05:00 PM	25	0	0	8	0	1	34
05:15 PM	5	0	0	2	0	1	8
05:30 PM	6	0	0	2	0	0	8
05:45 PM	5	0	0	1	0	0	6
Total	41	0	0	13	0	2	56
Grand Total	140	0	0	78	0	4	222
Apprch %	100	0	0	100	0	100	
Total %	63.1	0	0	35.1	0	1.8	

Manual traffic count - All traffic  
 Frontage Rd and Driveway 2, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed at 5:35 PM

File Name : DWY2  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 2

Start Time	Frontage Rd NB			Frontage Rd SB			DWY 2 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	4	0	4	0	9	9	0	0	0	13
07:15 AM	3	0	3	0	12	12	0	0	0	15
07:30 AM	4	0	4	0	4	4	0	0	0	8
07:45 AM	1	0	1	0	6	6	0	0	0	7
<b>Total Volume</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>43</b>
<b>% App. Total</b>	<b>100</b>	<b>0</b>		<b>0</b>	<b>100</b>		<b>0</b>	<b>0</b>		
<b>PHF</b>	<b>.750</b>	<b>.000</b>	<b>.750</b>	<b>.000</b>	<b>.646</b>	<b>.646</b>	<b>.000</b>	<b>.000</b>	<b>.000</b>	<b>.717</b>



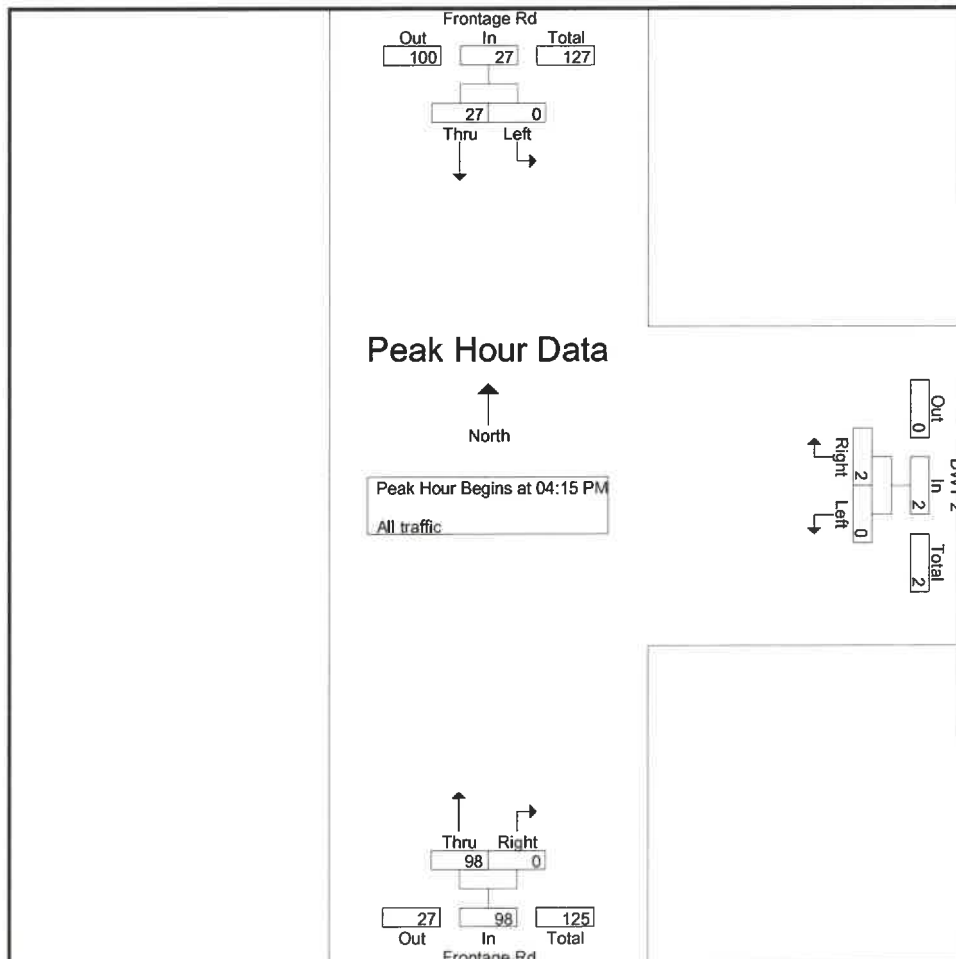
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Manual traffic count - All traffic  
Frontage Rd and Driveway 2, Davies, FL  
Check last page for driveway location  
Gate locked and closed at 5:35 PM

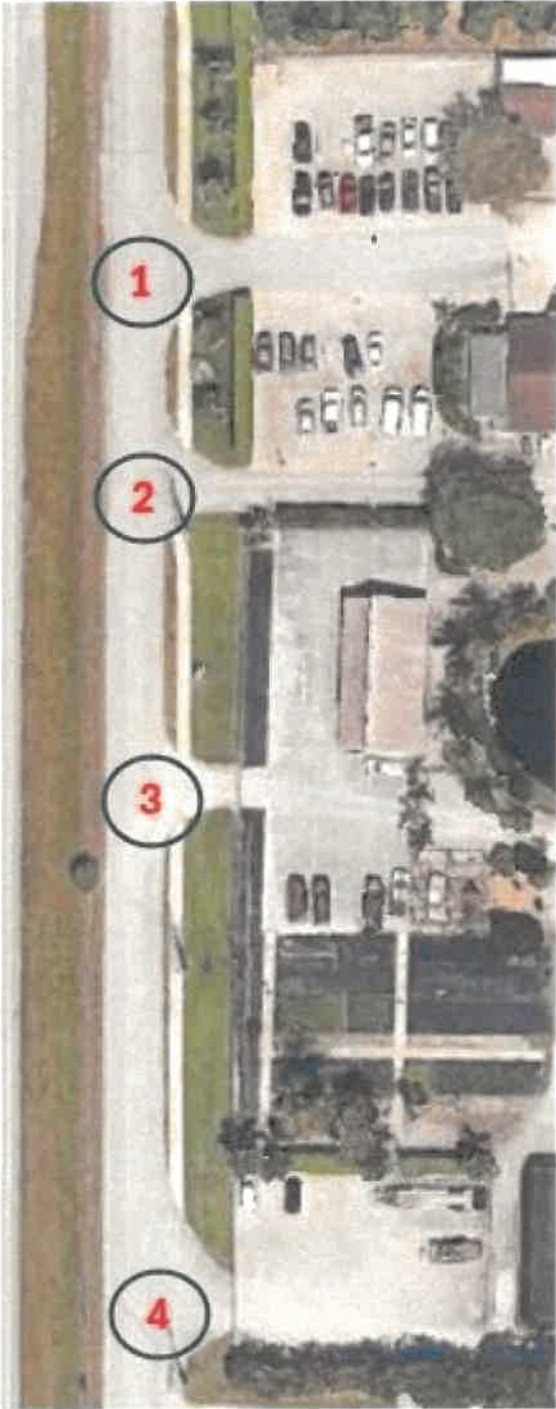
File Name : DWY2  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 3

Start Time	Frontage Rd NB			Frontage Rd SB			DWY 2 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	12	0	12	0	4	4	0	0	0	16
04:30 PM	22	0	22	0	9	9	0	0	0	31
04:45 PM	39	0	39	0	6	6	0	1	1	46
05:00 PM	25	0	25	0	8	8	0	1	1	34
Total Volume	98	0	98	0	27	27	0	2	2	127
% App. Total	100	0		0	100		0	100		
PHF	.628	.000	.628	.000	.750	.750	.000	.500	.500	.690



Manual traffic count - All traffic  
Frontage Rd and Driveway 2, Davies, FL  
Check last page for driveway location  
Gate locked and closed at 5:35 PM

Image 1



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Manual traffic count - All traffic  
 Frontage Rd and Driveway 3, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed during the count

File Name : DRW3  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 1

Groups Printed- All traffic

Start Time	Frontage Rd NB		Frontage Rd SB		DWY 3 WB		Int. Total
	Thru	Right	Left	Thru	Left	Right	
07:00 AM	4	0	0	9	0	0	13
07:15 AM	3	0	0	12	0	0	15
07:30 AM	4	0	0	4	0	0	8
07:45 AM	1	0	0	6	0	0	7
Total	12	0	0	31	0	0	43
08:00 AM	4	0	0	2	0	0	6
08:15 AM	1	0	0	6	0	0	7
08:30 AM	1	0	0	6	0	0	7
08:45 AM	2	0	0	1	0	0	3
Total	8	0	0	15	0	0	23
*** PM ***							
04:00 PM	6	0	0	0	0	0	6
04:15 PM	12	0	0	4	0	0	16
04:30 PM	22	0	0	9	0	0	31
04:45 PM	39	0	0	6	0	0	45
Total	79	0	0	19	0	0	98
05:00 PM	25	0	0	8	0	0	33
05:15 PM	5	0	0	2	0	0	7
05:30 PM	6	0	0	2	0	0	8
05:45 PM	5	0	0	1	0	0	6
Total	41	0	0	13	0	0	54
Grand Total	140	0	0	78	0	0	218
Apprch %	100	0	0	100	0	0	
Total %	64.2	0	0	35.8	0	0	

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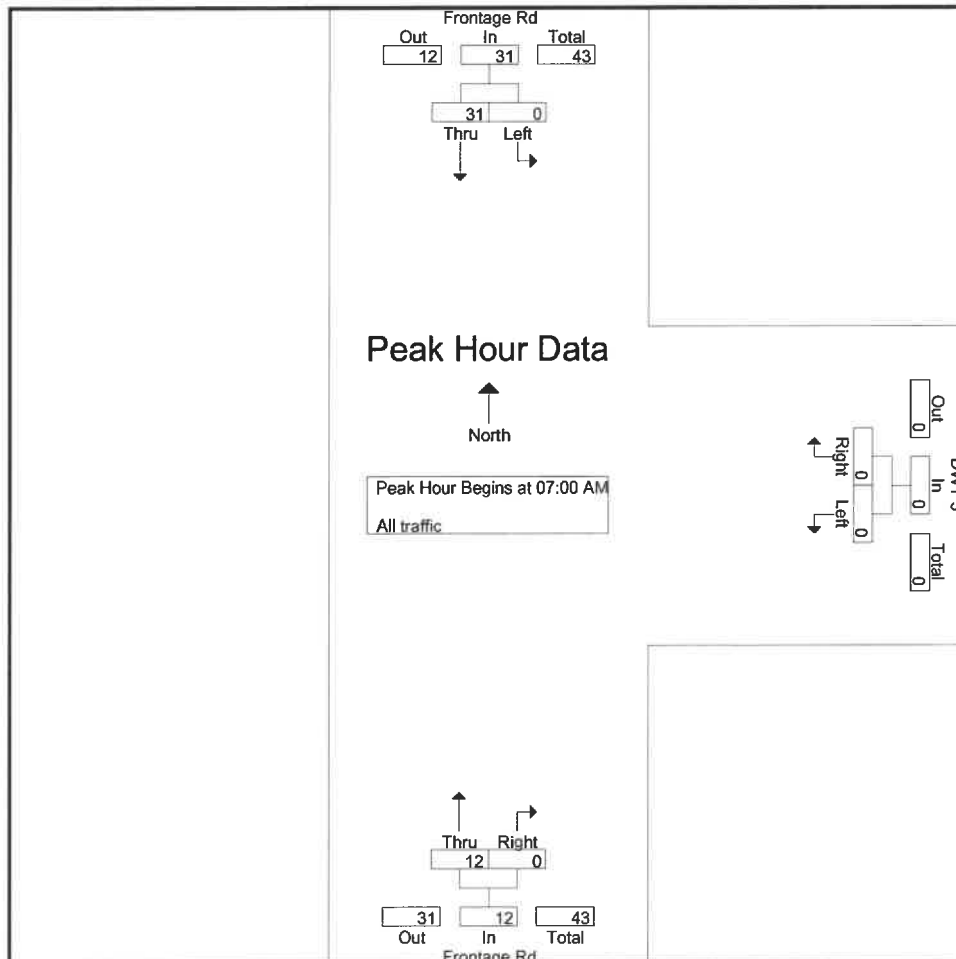
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Manual traffic count - All traffic  
 Frontage Rd and Driveway 3, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed during the count

File Name : DRW3  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 2

Start Time	Frontage Rd NB			Frontage Rd SB			DWY 3 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	4	0	4	0	9	9	0	0	0	13
07:15 AM	3	0	3	0	12	12	0	0	0	15
07:30 AM	4	0	4	0	4	4	0	0	0	8
07:45 AM	1	0	1	0	6	6	0	0	0	7
Total Volume	12	0	12	0	31	31	0	0	0	43
% App. Total	100	0		0	100		0	0		
PHF	.750	.000	.750	.000	.646	.646	.000	.000	.000	.717



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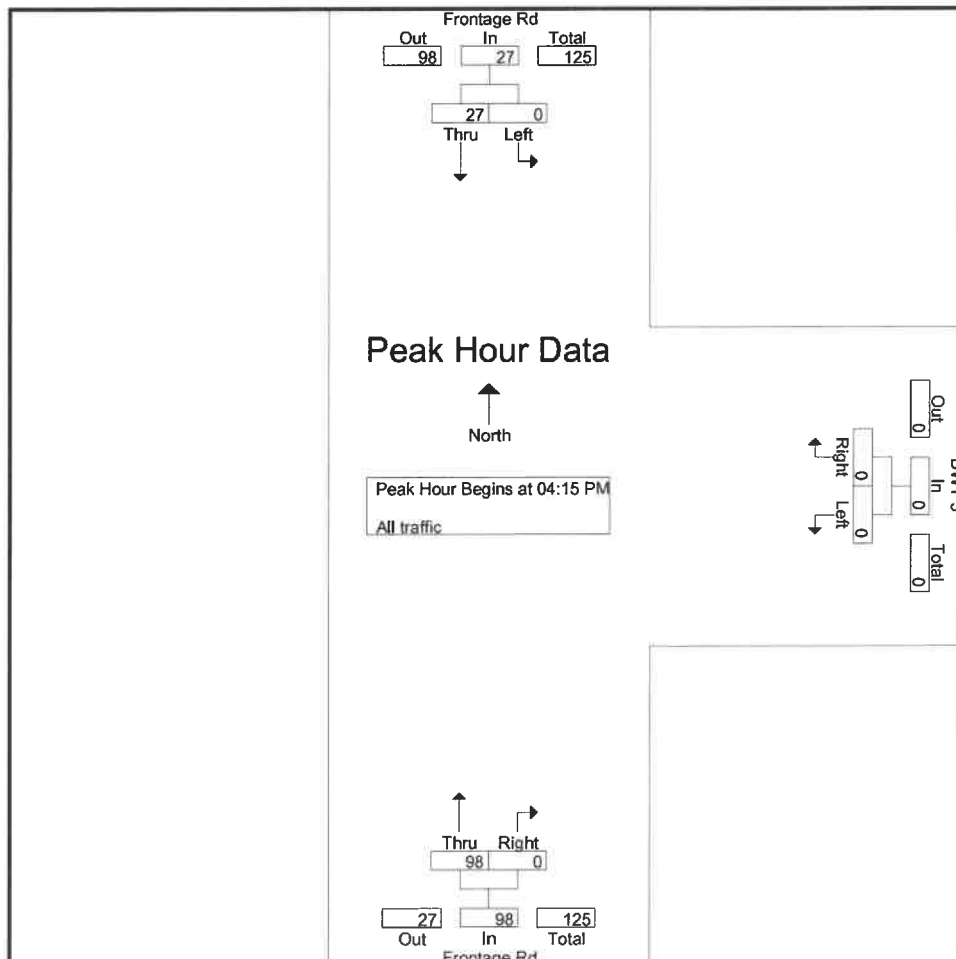
(772) 924-6993

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Manual traffic count - All traffic  
 Frontage Rd and Driveway 3, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed during the count

File Name : DRW3  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 3

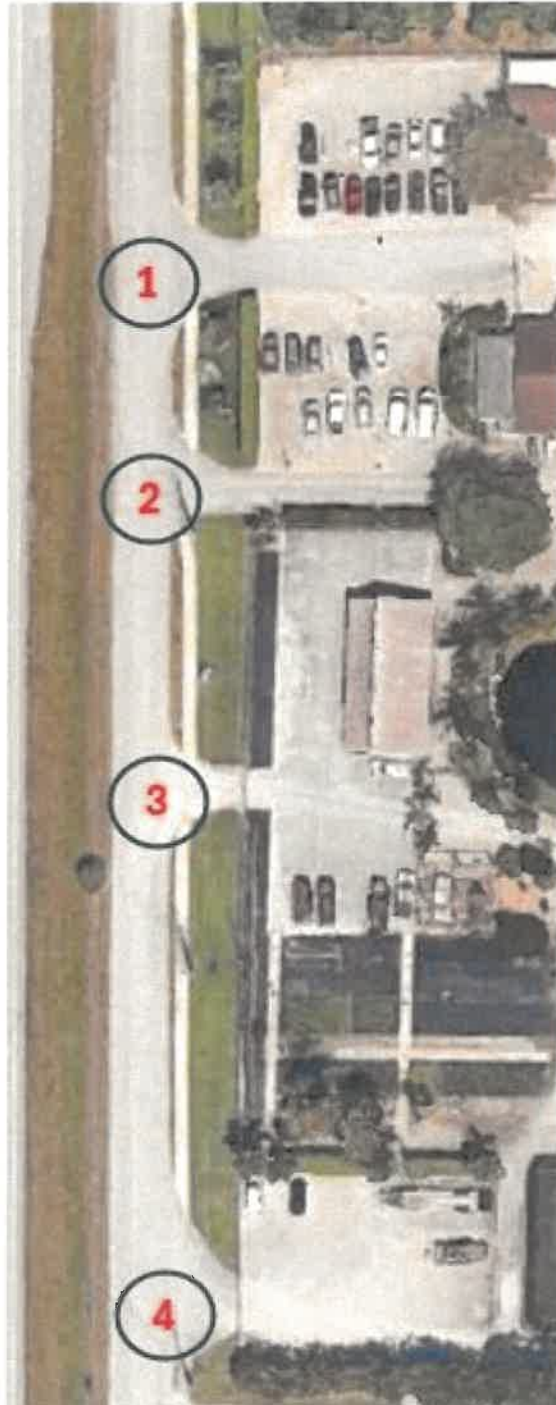
Start Time	Frontage Rd NB			Frontage Rd SB			DWY 3 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	12	0	12	0	4	4	0	0	0	16
04:30 PM	22	0	22	0	9	9	0	0	0	31
04:45 PM	39	0	39	0	6	6	0	0	0	45
05:00 PM	25	0	25	0	8	8	0	0	0	33
Total Volume	98	0	98	0	27	27	0	0	0	125
% App. Total	100	0		0	100		0	0		
PHF	.628	.000	.628	.000	.750	.750	.000	.000	.000	.694



Manual traffic count - All traffic  
Frontage Rd and Driveway 3, Davies, FL  
Check last page for driveway location  
Gate locked and closed during the count

File Name : DRW3  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 4

Image 1



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Manual traffic count - All traffic  
 Frontage Rd and Driveway 4, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed at 8:07 AM

File Name : DRW4  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 1

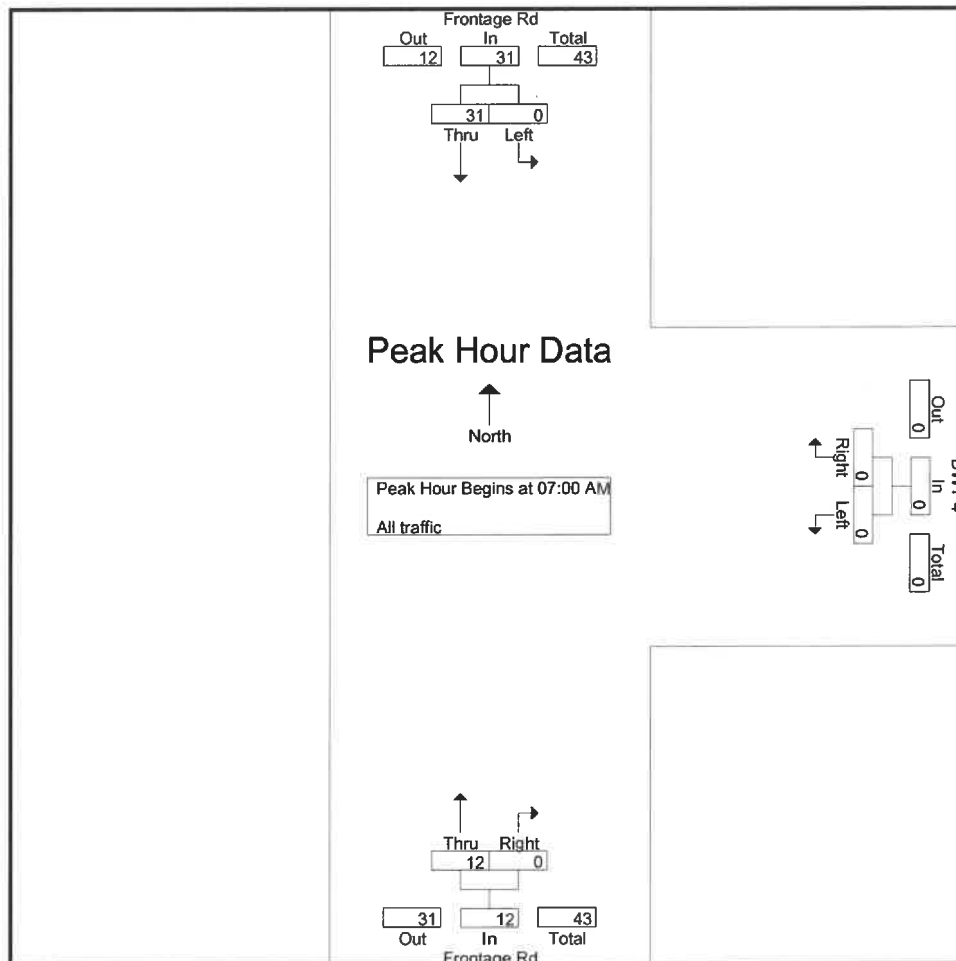
Groups Printed- All traffic

Start Time	Frontage Rd NB		Frontage Rd SB		DWY 4 WB		Int. Total
	Thru	Right	Left	Thru	Left	Right	
07:00 AM	4	0	0	9	0	0	13
07:15 AM	3	0	0	12	0	0	15
07:30 AM	4	0	0	4	0	0	8
07:45 AM	1	0	0	6	0	0	7
Total	12	0	0	31	0	0	43
08:00 AM	4	0	0	2	0	0	6
08:15 AM	1	0	0	6	0	0	7
08:30 AM	1	0	0	6	0	0	7
08:45 AM	2	0	0	1	0	0	3
Total	8	0	0	15	0	0	23
*** PM ***							
04:00 PM	5	0	0	0	0	1	6
04:15 PM	12	0	0	4	0	0	16
04:30 PM	19	2	0	9	2	3	35
04:45 PM	33	0	1	5	3	6	48
Total	69	2	1	18	5	10	105
05:00 PM	13	0	0	8	2	12	35
05:15 PM	5	0	0	2	0	0	7
05:30 PM	5	0	1	1	0	1	8
05:45 PM	4	0	0	1	0	1	6
Total	27	0	1	12	2	14	56
Grand Total	116	2	2	76	7	24	227
Apprch %	98.3	1.7	2.6	97.4	22.6	77.4	
Total %	51.1	0.9	0.9	33.5	3.1	10.6	

Manual traffic count - All traffic  
 Frontage Rd and Driveway 4, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed at 8:07 AM

File Name : DRW4  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 2

Start Time	Frontage Rd NB			Frontage Rd SB			DWY 4 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	4	0	4	0	9	9	0	0	0	13
07:15 AM	3	0	3	0	12	12	0	0	0	15
07:30 AM	4	0	4	0	4	4	0	0	0	8
07:45 AM	1	0	1	0	6	6	0	0	0	7
Total Volume	12	0	12	0	31	31	0	0	0	43
% App. Total	100	0		0	100		0	0		
PHF	.750	.000	.750	.000	.646	.646	.000	.000	.000	.717



KMF Traffic Group, LLC

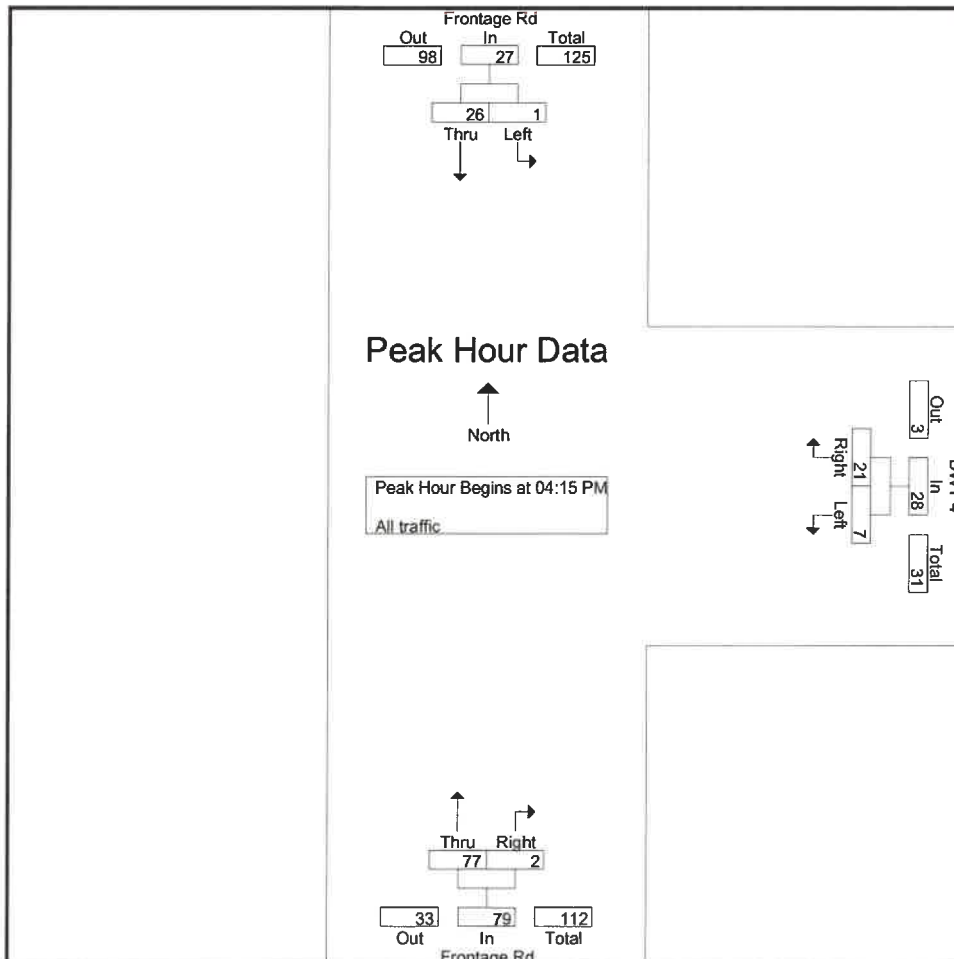
(772) 924-6993

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Manual traffic count - All traffic  
 Frontage Rd and Driveway 4, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed at 8:07 AM

File Name : DRW4  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 3

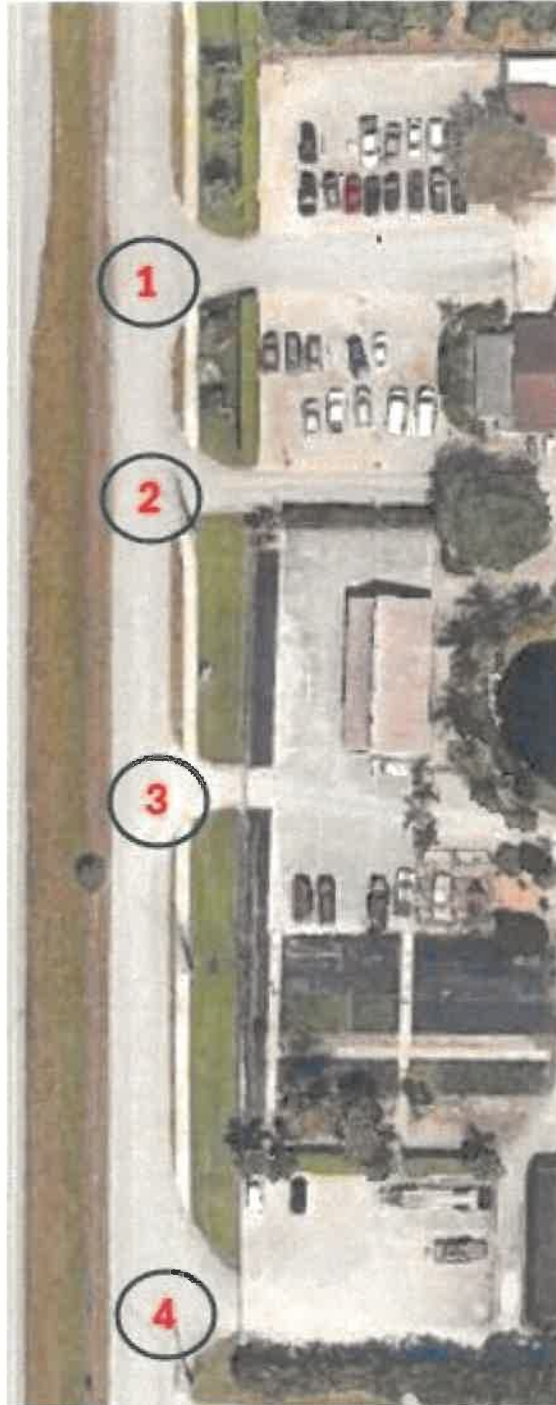
Start Time	Frontage Rd NB			Frontage Rd SB			DWY 4 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	12	0	12	0	4	4	0	0	0	16
04:30 PM	19	2	21	0	9	9	2	3	5	35
04:45 PM	33	0	33	1	5	6	3	6	9	48
05:00 PM	13	0	13	0	8	8	2	12	14	35
Total Volume	77	2	79	1	26	27	7	21	28	134
% App. Total	97.5	2.5		3.7	96.3		25	75		
PHF	.583	.250	.598	.250	.722	.750	.583	.438	.500	.698



Manual traffic count - All traffic  
Frontage Rd and Driveway 4, Davies, FL  
Check last page for driveway location  
Gate locked and closed at 8:07 AM

File Name : DRW4  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 4

Image 1







Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	19	20	14	6	6	34
Future Volume (vph)	19	20	14	6	6	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.931		0.961			
Flt Protected	0.976					0.993
Satd. Flow (prot)	1693	0	1790	0	0	1850
Flt Permitted	0.976					0.993
Satd. Flow (perm)	1693	0	1790	0	0	1850
Link Speed (mph)	30		30			30
Link Distance (ft)	172		231			279
Travel Time (s)	3.9		5.3			6.3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	20	21	15	6	6	36
Shared Lane Traffic (%)						
Lane Group Flow (vph)	41	0	21	0	0	42
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	16.9% ICU Level of Service A
Analysis Period (min)	15

Intersection						
Int Delay, s/veh	3.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	19	20	14	6	6	34
Future Vol, veh/h	19	20	14	6	6	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	21	15	6	6	36

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	66	18	0	0	21	0
Stage 1	18	-	-	-	-	-
Stage 2	48	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	939	1061	-	-	1595	-
Stage 1	1005	-	-	-	-	-
Stage 2	974	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	935	1061	-	-	1595	-
Mov Cap-2 Maneuver	935	-	-	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	970	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.77	0	1.09
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	996	270
HCM Lane V/C Ratio	-	-	0.041	0.004
HCM Ctrl Dly (s/v)	-	-	8.8	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	11	11	107	19	19	29
Future Volume (vph)	11	11	107	19	19	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932		0.980			
Flt Protected	0.976					0.981
Satd. Flow (prot)	1694	0	1825	0	0	1827
Flt Permitted	0.976					0.981
Satd. Flow (perm)	1694	0	1825	0	0	1827
Link Speed (mph)	30		30			30
Link Distance (ft)	172		231			279
Travel Time (s)	3.9		5.3			6.3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	12	12	113	20	20	31
Shared Lane Traffic (%)						
Lane Group Flow (vph)	24	0	133	0	0	51
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

**Intersection Summary**

Area Type: Other  
 Control Type: Unsignalized  
 Intersection Capacity Utilization 23.5% ICU Level of Service A  
 Analysis Period (min) 15

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑			↑
Traffic Vol, veh/h	11	11	107	19	19	29
Future Vol, veh/h	11	11	107	19	19	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	12	113	20	20	31

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	193	123	0	0	133
Stage 1	123	-	-	-	-
Stage 2	71	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	796	928	-	-	1452
Stage 1	903	-	-	-	-
Stage 2	952	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	785	928	-	-	1452
Mov Cap-2 Maneuver	785	-	-	-	-
Stage 1	903	-	-	-	-
Stage 2	939	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	9.35	0	2.97
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	850	712
HCM Lane V/C Ratio	-	-	0.027	0.014
HCM Ctrl Dly (s/v)	-	-	9.4	7.5
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

KMF Traffic Group, LLC

(772) 924-6993

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Manual traffic count - All traffic  
 Frontage Rd and Driveway 3, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed during the count

File Name : DRW3  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 1

Groups Printed- All traffic

Start Time	Frontage Rd NB		Frontage Rd SB		DWY 3 WB		Int. Total
	Thru	Right	Left	Thru	Left	Right	
07:00 AM	4	0	0	9	0	0	13
07:15 AM	3	0	0	12	0	0	15
07:30 AM	4	0	0	4	0	0	8
07:45 AM	1	0	0	6	0	0	7
Total	12	0	0	31	0	0	43
08:00 AM	4	0	0	2	0	0	6
08:15 AM	1	0	0	6	0	0	7
08:30 AM	1	0	0	6	0	0	7
08:45 AM	2	0	0	1	0	0	3
Total	8	0	0	15	0	0	23
*** PM ***							
04:00 PM	6	0	0	0	0	0	6
04:15 PM	12	0	0	4	0	0	16
04:30 PM	22	0	0	9	0	0	31
04:45 PM	39	0	0	6	0	0	45
Total	79	0	0	19	0	0	98
05:00 PM	25	0	0	8	0	0	33
05:15 PM	5	0	0	2	0	0	7
05:30 PM	6	0	0	2	0	0	8
05:45 PM	5	0	0	1	0	0	6
Total	41	0	0	13	0	0	54
Grand Total	140	0	0	78	0	0	218
Apprch %	100	0	0	100	0	0	
Total %	64.2	0	0	35.8	0	0	

KMF Traffic Group, LLC

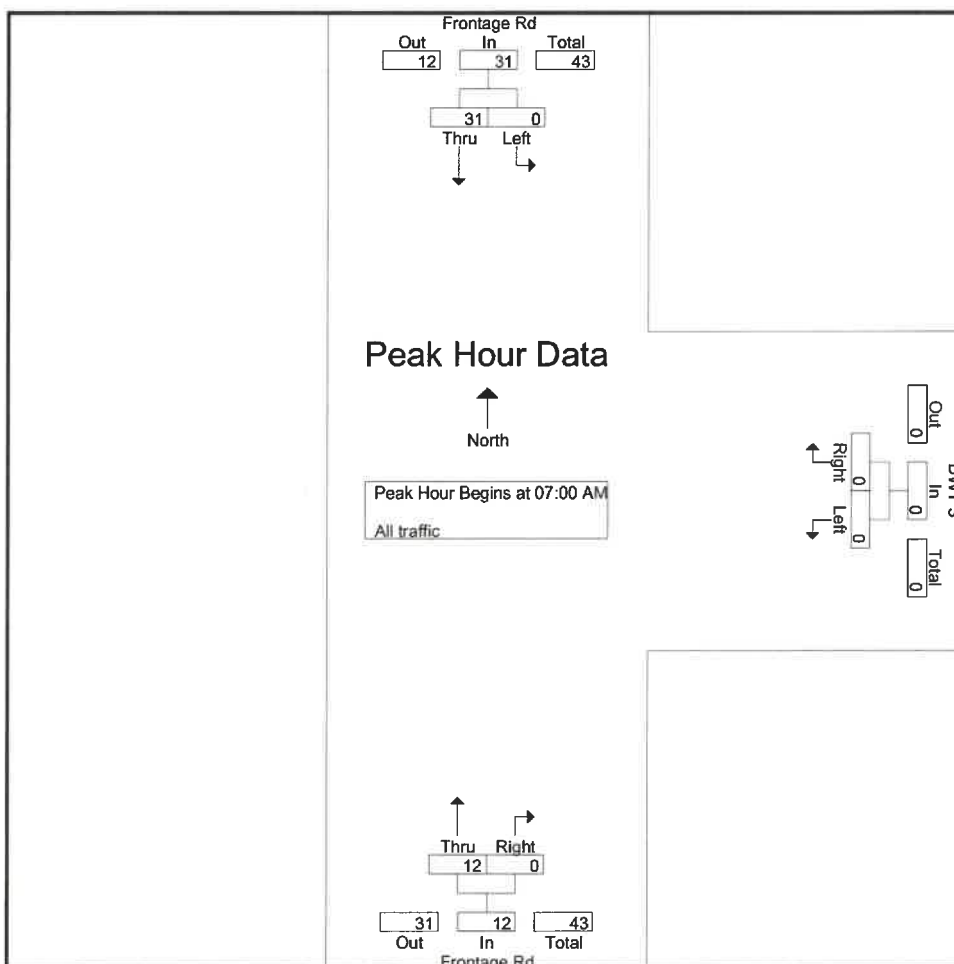
(772) 924-6993

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Manual traffic count - All traffic  
 Frontage Rd and Driveway 3, Davies, FL  
 Check last page for driveway location  
 Gate locked and closed during the count

File Name : DRW3  
 Site Code : JO2517  
 Start Date : 7/29/2025  
 Page No : 2

Start Time	Frontage Rd NB			Frontage Rd SB			DWY 3 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	4	0	4	0	9	9	0	0	0	13
07:15 AM	3	0	3	0	12	12	0	0	0	15
07:30 AM	4	0	4	0	4	4	0	0	0	8
07:45 AM	1	0	1	0	6	6	0	0	0	7
Total Volume	12	0	12	0	31	31	0	0	0	43
% App. Total	100	0		0	100		0	0		
PHF	.750	.000	.750	.000	.646	.646	.000	.000	.000	.717



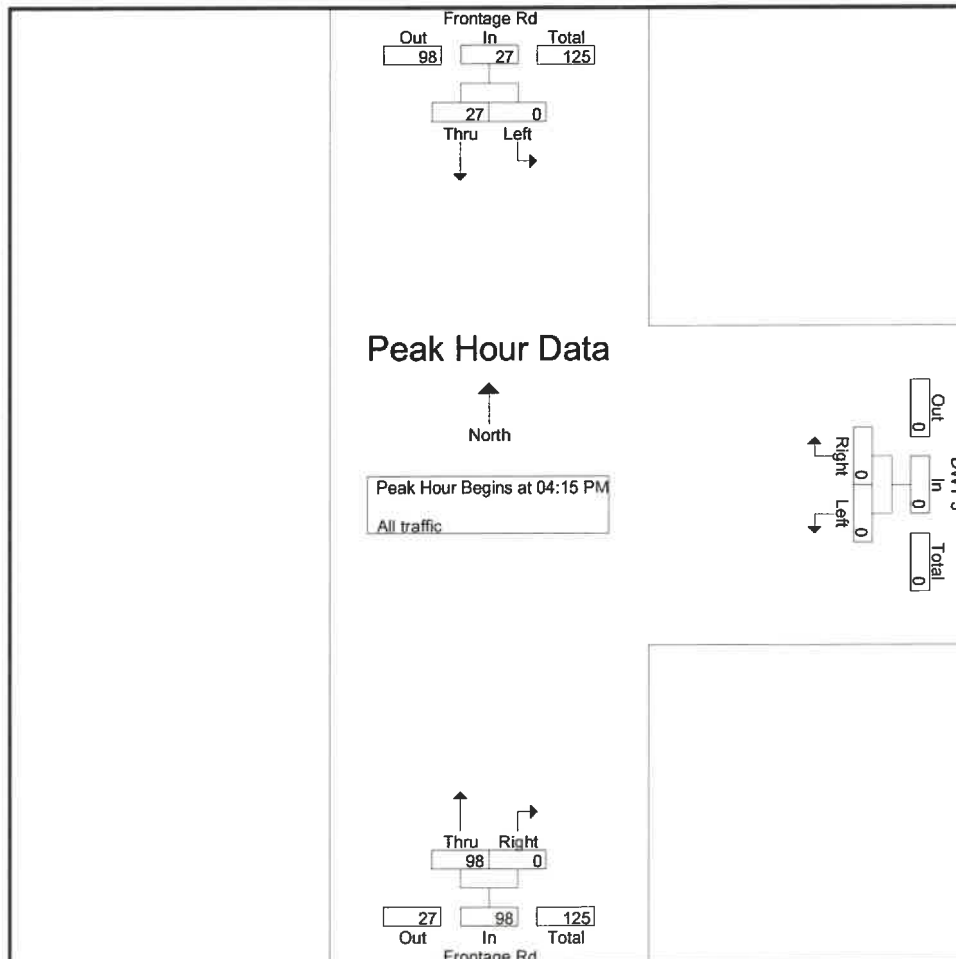
KMF Traffic Group, LLC

(772) 924-6993  
www.kmftraffic.net

Manual traffic count - All traffic  
Frontage Rd and Driveway 3, Davies, FL  
Check last page for driveway location  
Gate locked and closed during the count

File Name : DRW3  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 3

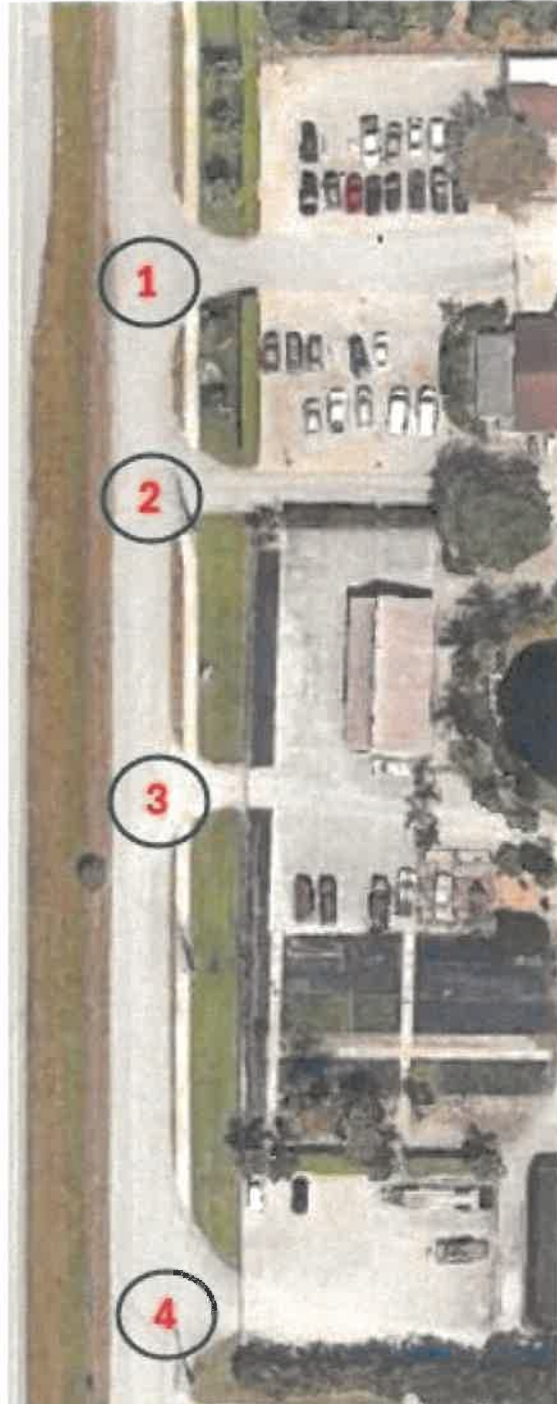
Start Time	Frontage Rd NB			Frontage Rd SB			DWY 3 WB			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	12	0	12	0	4	4	0	0	0	16
04:30 PM	22	0	22	0	9	9	0	0	0	31
04:45 PM	39	0	39	0	6	6	0	0	0	45
05:00 PM	25	0	25	0	8	8	0	0	0	33
Total Volume	98	0	98	0	27	27	0	0	0	125
% App. Total	100	0		0	100		0	0		
PHF	.628	.000	.628	.000	.750	.750	.000	.000	.000	.694



Manual traffic count - All traffic  
Frontage Rd and Driveway 3, Davies, FL  
Check last page for driveway location  
Gate locked and closed during the count

File Name : DRW3  
Site Code : JO2517  
Start Date : 7/29/2025  
Page No : 4

Image 1



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 8630 WEST-W OF US441

WEEK	DATES	SF	MOCF: 0.98 PSCF
1	01/01/2024 - 01/06/2024	1.05	1.07
2	01/07/2024 - 01/13/2024	1.04	1.06
3	01/14/2024 - 01/20/2024	1.02	1.04
4	01/21/2024 - 01/27/2024	1.00	1.02
5	01/28/2024 - 02/03/2024	0.99	1.01
6	02/04/2024 - 02/10/2024	0.98	1.00
* 7	02/11/2024 - 02/17/2024	0.97	0.99
* 8	02/18/2024 - 02/24/2024	0.97	0.99
* 9	02/25/2024 - 03/02/2024	0.97	0.99
*10	03/03/2024 - 03/09/2024	0.97	0.99
*11	03/10/2024 - 03/16/2024	0.97	0.99
*12	03/17/2024 - 03/23/2024	0.97	0.99
*13	03/24/2024 - 03/30/2024	0.98	1.00
*14	03/31/2024 - 04/06/2024	0.98	1.00
*15	04/07/2024 - 04/13/2024	0.99	1.01
*16	04/14/2024 - 04/20/2024	0.99	1.01
*17	04/21/2024 - 04/27/2024	0.99	1.01
*18	04/28/2024 - 05/04/2024	0.98	1.00
*19	05/05/2024 - 05/11/2024	0.98	1.00
20	05/12/2024 - 05/18/2024	0.98	1.00
21	05/19/2024 - 05/25/2024	0.99	1.01
22	05/26/2024 - 06/01/2024	1.00	1.02
23	06/02/2024 - 06/08/2024	1.01	1.03
24	06/09/2024 - 06/15/2024	1.03	1.05
25	06/16/2024 - 06/22/2024	1.03	1.05
26	06/23/2024 - 06/29/2024	1.04	1.06
27	06/30/2024 - 07/06/2024	1.04	1.06
28	07/07/2024 - 07/13/2024	1.05	1.07
29	07/14/2024 - 07/20/2024	1.05	1.07
30	07/21/2024 - 07/27/2024	1.04	1.06
31	07/28/2024 - 08/03/2024	1.03	1.05
32	08/04/2024 - 08/10/2024	1.01	1.03
33	08/11/2024 - 08/17/2024	1.00	1.02
34	08/18/2024 - 08/24/2024	1.00	1.02
35	08/25/2024 - 08/31/2024	1.00	1.02
36	09/01/2024 - 09/07/2024	1.00	1.02
37	09/08/2024 - 09/14/2024	1.00	1.02
38	09/15/2024 - 09/21/2024	1.00	1.02
39	09/22/2024 - 09/28/2024	1.00	1.02
40	09/29/2024 - 10/05/2024	1.00	1.02
41	10/06/2024 - 10/12/2024	1.00	1.02
42	10/13/2024 - 10/19/2024	1.00	1.02
43	10/20/2024 - 10/26/2024	1.00	1.02
44	10/27/2024 - 11/02/2024	1.00	1.02
45	11/03/2024 - 11/09/2024	1.00	1.02
46	11/10/2024 - 11/16/2024	1.00	1.02
47	11/17/2024 - 11/23/2024	1.01	1.03
48	11/24/2024 - 11/30/2024	1.02	1.04
49	12/01/2024 - 12/07/2024	1.03	1.05
50	12/08/2024 - 12/14/2024	1.04	1.06
51	12/15/2024 - 12/21/2024	1.05	1.07
52	12/22/2024 - 12/28/2024	1.04	1.06
53	12/29/2024 - 12/31/2024	1.02	1.04

\* PEAK SEASON

04-MAR-2025 16:32:53

830UPD

4\_8630\_PKSEASON.TXT



# TOWN OF DAVIE PLANNING COMMENTS

**Discipline:** Traffic Engineering  
**Reviewed by:** Salman Rathore, PE  
**Date:** July 13<sup>th</sup>, 2025  
**Phone No.:** (404) 542-4948  
**Fax No.:** (954) 921-8807

**Project Name:** Beverly Townhomes Traffic Equivalency Statement (1<sup>st</sup> Review)  
**CGA Project:** 96163085 / 171427 (SP25-042)

Comments based on review of Traffic Generation Statement submitted by JFO Group, Inc. dated January 6<sup>th</sup>, 2025.

\_\_\_\_\_ No comments  
  X   Comments as followed or attached

- 
1. **Existing Land Use** – Existing land use information (size and type) cannot be verified from the property appraiser’s report. Clarify.
  2. **Trip Generation Existing Land Use / Table 1** – The number of sample studies for the existing land use from ITE Trip Generation Manual are very less. Use similar occupied/operational sites (**minimum 3 sites**) to collect survey data and then convert it into peak hour trip generation rates for further analysis.
  3. **Site Plan and Access** – Confirm that the access arrangement in the proposed residential development remains the same. If it changes then include LOS as well as right/left turn lane warrant analysis for the revised access.

Date: July 13<sup>th</sup>, 2025

---

Salman Rathore, PE  
Project Manager, Transportation & Mobility Department  
Calvin Giordano & Associates

Town of Davie  
Discipline: Traffic Engineering  
Reviewed by: Salman Rathore, PE  
Date: July 13th, 2025  
Project Name: Beverly Townhomes Traffic Equivalency Statement (1st Review)  
CGA Project: 96163085 / 171427 (SP25-042)

1. **Existing Land Use** – Existing land use information (size and type) cannot be verified from the property appraiser's report. Clarify.

*[JFO->] Exhibit 1 of the Traffic Statement, revised July 31, 2025, includes the Property Appraiser information for the parcels within the proposed site plan. In addition, the site data table shown on the proposed site plan reflects the site area as documented in the boundary survey, which has been submitted under separate cover.*

*The subject site is currently occupied by Monarch Landscaping, formerly operating under the name Dynaserv, runs its Florida landscaping operations from this location with a workforce of approximately 200 employees. Each morning, the majority of staff arrive at the site to park before departing in Dynaserv trucks to various properties, while a small number of office, garage/maintenance, and nursery personnel remain on-site throughout the day. Operations are consistent year-round, with limited seasonality. The site functions at full capacity Monday through Thursday from 6:30 a.m. to 5:00 p.m., while minimal staffing—typically limited to office personnel and those needed for essential tasks—is present on Friday or Saturday as required.*

2. **Trip Generation Existing Land Use / Table 1** – The number of sample studies for the existing land use from ITE Trip Generation Manual are very less. Use similar occupied/operational sites (**minimum 3 sites**) to collect survey data and then convert it into peak hour trip generation rates for further analysis.

*[JFO->] Since the site remains operational and has been in continuous use for over 20 years, driveway counts were conducted on July 29, 2025, to provide a more accurate estimate of the trips generated by the current tenant. These counts help quantify the number of existing trips that will be removed from the roadway network upon redevelopment. Notably, the majority of AM inbound traffic occurs prior to 7:00 AM and primarily consists of employees accessing the site to retrieve company vehicles for customer appointments.*

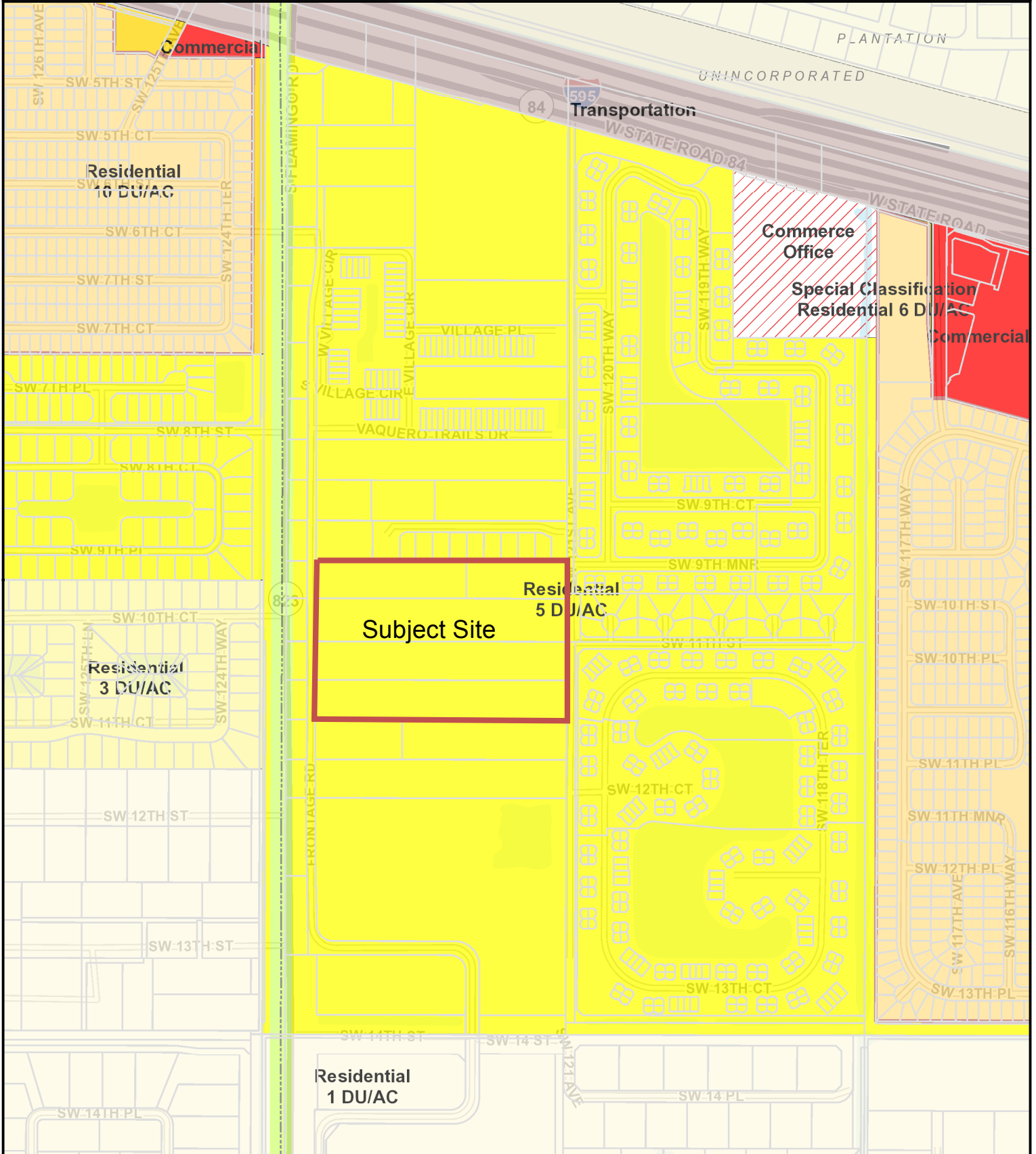
*Exhibit 4 of the Traffic Statement, revised July 31, 2025, summarizes the field data collected at all site driveways during the peak periods of 7:00–9:00 AM and 4:00–6:00 PM.*

3. **Site Plan and Access** – Confirm that the access arrangement in the proposed residential development remains the same. If it changes then include LOS as well as right/left turn lane warrant analysis for the revised access.

*[JFO->] As illustrated in Exhibit 4, the existing site utilizes four (4) driveways. The proposed site plan, provided in Exhibit 2, consolidates access to a single driveway along Frontage Road. Exhibit 5 of the Traffic Statement, revised July 31, 2025, includes Synchro analyses for the AM and PM peak hours at the proposed driveway. The results indicate that the project access will operate at Level of Service (LOS) 'A' during both peak periods where left/right turn lanes are not warranted.*

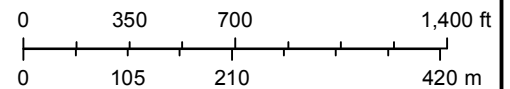


# Land Use Map



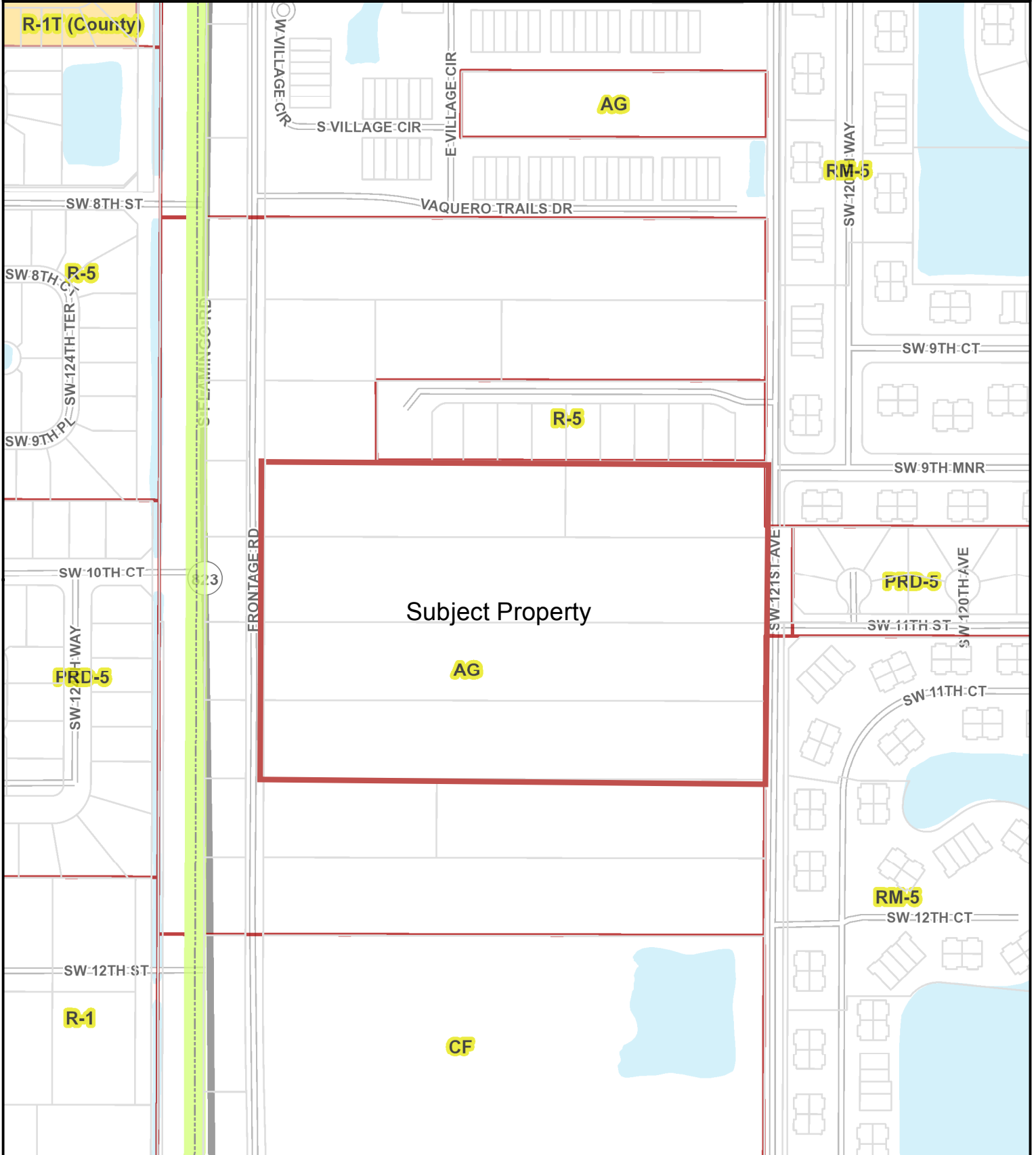
## GIS MAP DISCLAIMER

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



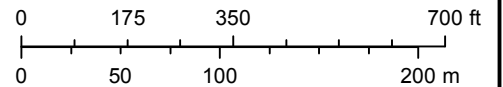


# Zoning Map



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**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>	
<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>Lise Bazinet</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: 07/31/2025

**Re: Public Participation Opportunity Notice for: Beverly Townhomes  
Project Numbers: SP25-042, ZB25-040 and P25-041**

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 Beverly Townhomes. The project is located at 900-1000 South Flamingo Road. [Folios 504012000190, 504012000192, 504012000193, 504012000201, and 504012000202]. The applicant is seeking to develop a new residential community consisting of 92 townhomes and clubhouse.

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

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

**[www.davie-fl.gov/1362/Presentations](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:**

Nectaria M. Chakas, Esq.

Lochrie & Chakas, P. A.

954-779-1123

NChakas@LochrieLaw.com

Lise Bazinet, Planner III

Town of Davie

954-797-1180

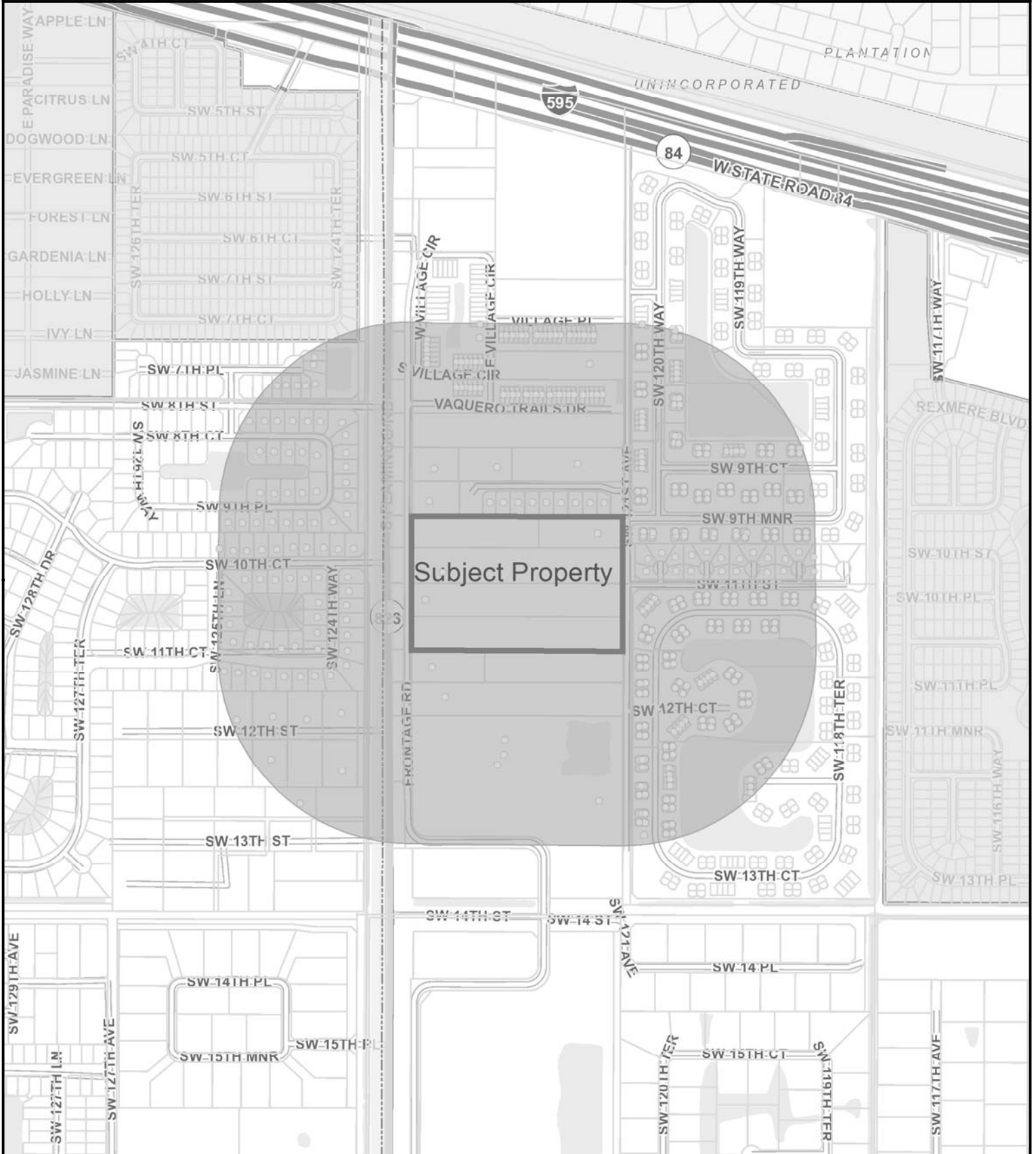
lbazinet@davie-fl.gov

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

Attachment: Project Location Map

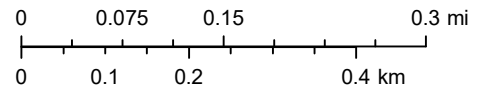


# 1,000 Radius Buffer Map Beverly Townhomes



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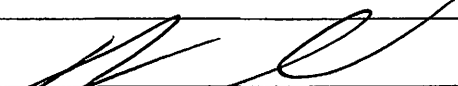


## PUBLIC PARTICIPATION REPORT (APPLICANT TO COMPLETE)

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

<b>Project Name</b>	<b>Project Number(s)</b>
Beverly Townhomes	SP25-042, ZB25-040, P25-041

<b>Summary</b> (include actions necessary to address all public comments)
No action necessary as no public comments were received.

<b>Acknowledgements</b>	
Printed Name of Applicant: Daniel Sirotkin	Date: 8/25/25
Signature of Applicant: 	

NAME_LINE_1	MAILING_ADDRESS_1	MAILING_CITY	MAILING_STATE	MAILING_ZIP
1110 INVESTMENTS LLC	1110 S FLAMINGO RD	DAVIE	FL	33325
11861 SW 9 COURT LLC	9321 N NEW RIVER CANAL RD	PLANTATION	FL	33324
12160 VILLAGE PLACE LLC	1900 E SIERRA RANCH DR	DAVIE	FL	33324
2017-1 IH BORROWER LP	1717 MAIN ST #2000	DALLAS	TX	75201
AHRENS,FRANK & BETH	11943 SW 11 CT	DAVIE	FL	33325
AIE INC	2325 SOUTH FLAMINGO RD	DAVIE	FL	33325
ALEXANDER,SYDNEY	12130 VILLAGE PL	DAVIE	FL	33325
ALLAN,LASTHENIA Z	11922 SW 12 CT	DAVIE	FL	33325
ALLI,SANDRA T	11876 SW 9 MNR	DAVIE	FL	33325
ALONSO,ALLAN J H/E	12300 S VILLAGE CIR	DAVIE	FL	33325
ALONSO,ILMIA	1075 SW 119 WAY	DAVIE	FL	33325
ALONSO-PEREZ,ENRIQUE & MARTHA L	2764 NW 104 AVE #406	SUNRISE	FL	33322
ALSINA,WANDA IVETTE	11912 SW 11 CT	DAVIE	FL	33325
ALVARADO,BAYOAN	11901 SW 12 CT	DAVIE	FL	33325
ALVAREZ,JOSE & THERESA	11865 SW 9 MNR	DAVIE	FL	33325
ANDERSON,MICHAEL J & C M	822 SW 124 TER	DAVIE	FL	33325
ARBELAEZ,JAVIER DARIO	1205 SW 120 WAY	DAVIE	FL	33325
ARBORETUM AT DAVIE HOMEOWNERS	12483 SW 8 CT	DAVIE	FL	33325
ARCHIPRETE,WINIFRED F	1175 SW 120 WAY	DAVIE	FL	33325
ARIA BELLA CORP	1430 S DIXIE HWY #321	CORAL GABLES	FL	33146
ARTECHE,LEON ALFREDO & SONIA	11917 SW 9 CT	DAVIE	FL	33325
ASILIS,NAIFF	11922 SW 9 MNR	DAVIE	FL	33325
AVILA,ANDRES	824 W VILLAGE CIR	DAVIE	FL	33325
AVILA,KAREM	1162 SW 120 WAY	DAVIE	FL	33325
AYALA,CARMEN M	11920 SW 9 MNR #11920	DAVIE	FL	33325
AYODELE,AKIN & ALEXANDRIA	12190 RHINO OAKS DR	DAVIE	FL	33325
BAMFORD,JOSHUA	11864 SW 9 MNR	DAVIE	FL	33325
BARRERA,EFRAIN R	11923 SW 9 CT	DAVIE	FL	33325
BASTIEN,THIERRY P & MARIA ELAINE	12460 SW 7 PL	DAVIE	FL	33325
BENDANA,JHOAN	855 SW 120 WAY	DAVIE	FL	33325
BENSTEIN,ELAINE DAVILA	891 SW 120 WAY	DAVIE	FL	33325
BERMAN,DAVID & ANGELA A	12464 SW 8 CT	DAVIE	FL	33325
BERNADEZ,MIGUEL H/E	11925 SW 9 MNR	DAVIE	FL	33325
BETANCO,JULIO	1032 SW 119 AVE	DAVIE	FL	33325
BEV CORPORATION	990 S FLAMINGO RD	DAVIE	FL	33325
BIEDERMAN,RICHARD	11935 SW 12 CT	DAVIE	FL	33325
BLANCO,MARIA E	840 SW 120 WAY	DAVIE	FL	33325
BLASE ESTATES HOMEOWNERS ASSOC	1076 SW 120 AVE	DAVIE	FL	33325
BOCANEGRA ARANA,ELENA	11860 SW 9 MNR	DAVIE	FL	33325
BOLEYN,ROBERT H & PAULETTE M	11885 SW 9 MNR	DAVIE	FL	33325
BOLINGER,MICHAEL & PATRICIA	12445 SW 9 PL	DAVIE	FL	33325
BOLLMAN,KURT D	12440 SW 11 CT	DAVIE	FL	33325
BONGOY,BATOMBO M	11914 SW 9 CT	DAVIE	FL	33325
BONILLA,JUAN CARLOS	12195 VAQUERO TRAILS DR	DAVIE	FL	33325
BORGES,PABLO J	12426 SW 9 PL	DAVIE	FL	33325
BOYLAN,PAMELA J	11912 SW 12 CT	DAVIE	FL	33325
BREEDEN,DUSTIN & KAYLA	1020 SW 124 WAY	DAVIE	FL	33325
BRYAN,ANDRE	1161 SW 120 WAY	DAVIE	FL	33325
BULLEN,ASTRID	11917 SW 12 CT	DAVIE	FL	33325
BUSEY,PHILIP	837 SW 120 WAY	DAVIE	FL	33325
C GONZALEZ-NAVARRO REV LIV TR	3160 SW 189 TER	MIRAMAR	FL	33029
CAHILL,WILLIAM M & KATHLEEN	11905 SW 12 CT	DAVIE	FL	33325
CALDWELL,ADELAIDE	1020 SW 125 LN	DAVIE	FL	33325
CALERO,JUAN & CHERYL	11866 SW 9 MNR	DAVIE	FL	33325

CANAL,MARTINE	761 NW 175 AVENUE	PEMBROKE PINES	FL	33029
CAPOTE,DANIEL	11926 SW 11 CT	DAVIE	FL	33325
CARBY,CHRISTOPHER A & MARINA	12483 SW 8 CT	DAVIE	FL	33325
CARDENAS,JUAN	1004 SW 119 WAY	DAVIE	FL	33325
CASTANO,GUSTAVO A	817 SW 120 WAY	DAVIE	FL	33325
CASTELLANOS,CRISTINA	12451 SW 10 CT	DAVIE	FL	33325
CASTELLANOS,WILLIAM	1316 SW 120 WAY	DAVIE	FL	33325
CASTRILLON,YAZMIN H/E	11927 SW 12 CT	DAVIE	FL	33325
CATALO,STEVEN	12140 VILLAGE PL	DAVIE	FL	33325
CAVALIE,YANNIS A	11910 SW 12 CT	DAVIE	FL	33325
CENTRAL BROWARD WATER CONTROL	8020 STIRLING ROAD	HOLLYWOOD	FL	33024
CHACIN TORRES,ANGEL EDUARDO	12280 RHINO OAKS DR	DAVIE	FL	33325
CHANG,LAWRENCE H	11913 SW 9 CT	DAVIE	FL	33325
CHAVEZ FERNANDEZ,ALEJANDRO JOSUE	2020 NE 135 ST #303	NORTH MIAMI	FL	33181
CHAVIS,DAVID BRANDON	11945 SW 11 CT	DAVIE	FL	33325
CHOPRA,RAJIVE	3874 W GARDENIA AVE	WESTON	FL	33332
COLBERG,CAROLEE	12451 SW 11 CT	DAVIE	FL	33325
COLE,LAVERN & DANIEL	11930 SW 11 CT	DAVIE	FL	33325
CONKLIN,PATRICIA K	1041 SW 124 WAY	DAVIE	FL	33325
CORDEK,PAUL P	11900 SW 11 CT	DAVIE	FL	33325
CORREA,NICHOLAS	11925 SW 11 CT	DAVIE	FL	33325
CORTES,ANGIE	12120 VILLAGE PL	DAVIE	FL	33325
COSME,RAUL	1224 SW 120 WAY	DAVIE	FL	33325
COUCH,TIMOTHY S & STEFANI C	11914 SW 11 CT	DAVIE	FL	33325
COURIC,ROBERT CARLTON	12440 SW 10 CT	DAVIE	FL	33325
CRANE,ANTHONY P	11856 SW 9 CT	DAVIE	FL	33325
CREGO,MANUEL J	972 W 28 ST	HIALEAH	FL	33010
CRUSEMIRE,JENEA & THOMAS	12546 SW 9 PL	DAVIE	FL	33325
CRUZ,TIFFANY L	11863 SW 9 CT	DAVIE	FL	33325
CUNNINGHAM,CHRISTINE ADA	1310 SW 120 WAY	DAVIE	FL	33325
CYNTHIA ANN WINSTEAD LIV TR	1163 SW 120TH WAY	DAVIE	FL	33325
DASH,BRADLEY	11906 SW 11 CT	DAVIE	FL	33325
DASILVA,JANET	1160 SW 120 WAY	DAVIE	FL	33325
D'ATTILO,KEITH D H/E	12406 SW 9 PL	DAVIE	FL	33325
DAVIE TREE FARM LLC	4491 NE 6 TER	OAKLAND PARK	FL	33334
DAVIS,JOHN C & KIM M	12420 SW 11 CT	DAVIE	FL	33325
DE VAAL,NICOLE	16804 POINCIANA DR	WESTON	FL	33326
DEEDRICK,TIMOTHY &	12431 SW 10 CT	DAVIE	FL	33325
DEFLACO,LAUREN	11874 SW 9 MNR #11874	DAVIE	FL	33325
DICARLO,ANTHONY P	8362 NW 7 CT	PLANTATION	FL	33324
DICKINSON,CHRISTINE L	12446 SW 9 PL	DAVIE	FL	33325
DIGHE,AMOL	1201 SW 120 WAY	DAVIE	FL	33325
DODDS,MARK R	12511 SW 13 ST	DAVIE	FL	33325
DOMINGUEZ,ADRIAN FERNANDO	12461 SW 10 CT	DAVIE	FL	33325
DOYLE,MARY ELLEN	897 SW 120 WAY	DAVIE	FL	33325
DUARTE,FRANCISCO A & DONNA A &	16428 426 WAY	NORTH BEND	WA	98045
EADS,JEANNE A	11892 SW 12 PL	DAVIE	FL	33325
ECHEVERRI,PAULO A	1039 SW 120 WAY	DAVIE	FL	33325
EL-KHAL,NAJIA &	11922 SW 11 CT	DAVIE	FL	33325
ELLIS,SHANE	12401 SW 12 ST	DAVIE	FL	33325
FABIS,MICHAEL &	12401 SW 10 CT	DAVIE	FL	33325
FALLA,TAMMY	12170 VILLAGE PL	DAVIE	FL	33325
FALLICK,MITCHELL J	11936 SW 11 CT	DAVIE	FL	33325
FARRELL,EDWARD L	11934 SW 9 CT	DAVIE	FL	33325
FAVATA,ANTHONY PAUL JR	12501 SW 10 CT	DAVIE	FL	33325

FELICIANO,SOPHIA	11923 SW 12 CT	DAVIE	FL	33325
FERNANDEZ,ELIZABETH C	1033 SW 119 AVE	DAVIE	FL	33325
FERNANDEZ,MARIANA	11910 SW 9 CT	DAVIE	FL	33325
FERRAZ DOS SANTOS,GUILHERME H/E	12481 SW 10 CT	DAVIE	FL	33325
FIGUEROA,EDUARDO & MARITZA	880 SW 120 WAY	DAVIE	FL	33325
FINLAYSON,JEFFREY W & ANGELA	12405 SW 9 PL	DAVIE	FL	33325
FLORES,EDGAR H/E	12466 SW 9 PL	DAVIE	FL	33325
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
FORBES,RICHARD & JOANN	11883 SW 9 MNR	DAVIE	FL	33325
FORCIER,LOREN & GINA	11932 SW 9 CT	DAVIE	FL	33325
FOX,DENNIS W & CHRISTINA	12481 SW 11 CT	DAVIE	FL	33325
FRAGATA,MANNY	12170 RHINO OAKS DRIVE	DAVIE	FL	33325
FRIDMAN,MARIE KRISTINE	11871 SW 9 CT	DAVIE	FL	33325
FROHRING,WILLIAM	11920 SW 12 CT	DAVIE	FL	33325
FULWEBER,ROBERTA E	11877 SW 11 CT	DAVIE	FL	33325
FUNE,MARIO E & MIRIAM E	11916 SW 9 CT	DAVIE	FL	33325
GALLAGHER,JOSEPH P	873 SW 120 WAY	DAVIE	FL	33325
GARAH,CHRISTINE	11937 SW 11 CT	DAVIE	FL	33325
GARCIA,ANDRES	12120 RHINO OAKS DR	DAVIE	FL	33325
GARCIA,MARISEL RIVERA	1153 SW 118 TER	DAVIE	FL	33325
GARCIA,SHIRLEY	11870 SW 9 MNR	DAVIE	FL	33325
GARVER,DANIEL P	1207 SW 120 WAY	DAVIE	FL	33325
GEILER,LINDA	1222 SW 120 WAY	DAVIE	FL	33325
GINES,RACHEL L	2325 33 AVE # 1	ASTORIA	NY	11106
GINZBURG,ILYA & IRINA	12225 VAQUERO TRAILS DR	DAVIE	FL	33325
GIRALDO,NATALIA	12470 SW 11 CT	DAVIE	FL	33325
GLARIA,ELIZABETH A	11883 SW 12 PL	DAVIE	FL	33325
GOMEZ,ABIGAIL	11917 SW 11 CT	DAVIE	FL	33325
GOMEZ,ANA	11914 SW 12 CT	DAVIE	FL	33325
GOMEZ,JULIAN A	1314 SW 120 WAY	DAVIE	FL	33325
GONZALEZ,JIMMY & TRACY	862 SW 120 WAY	DAVIE	FL	33325
GONZALEZ,MILDRED A	11935 SW 11 CT	DAVIE	FL	33325
GOOS,RICHIE H/E	1030 SW 124 WAY	DAVIE	FL	33325
GORDON,GENEVIEVE	11854 SW 9 CT	DAVIE	FL	33325
GRABIN,ANDREW	12345 S VILLAGE CIR	DAVIE	FL	33325
GREEN,JONATHAN EVAN	12000 SW 9 MNR	DAVIE	FL	33325
GREENBERG,ARTHUR	1304 SW 120 WAY	DAVIE	FL	33325
GREENLAND,LEONARDO	1079 SW 120 WAY	DAVIE	FL	33325
GREENWALD,KELSEY	1070 SW 124 WAY	DAVIE	FL	33325
GREIST,JOHN & DEANNA	11907 SW 11 CT	DAVIE	FL	33325
GRULLON,LUIS ENRIQUE JR	1227 SW 120 WAY	DAVIE	FL	33325
GUERRA,JEYMARIE	6463 SW 26 ST	MIRAMAR	FL	33023
GUMBEL,TIFFANY	12285 VAQUERO TRAILS DR	DAVIE	FL	33325
GUMBINER,MICHAEL	11875 SW 9 CT	DAVIE	FL	33325
GUZZO,TYLIE	1249 S FLAMINGO RD	DAVIE	FL	33325
HALTAUFDERHYDE,K & ROSYTH	822 SW 120 WAY	DAVIE	FL	33325
HAMILTON,DANIEL	11907 SW 12 CT	DAVIE	FL	33325
HANIFF,MOHAMED M	13611 LURAY RD	SOUTHWEST RANCH	FL	33330
HARTUNG,DARRYL & CAMILLE	10180 SW 1 ST	PLANTATION	FL	33324
HAYLE,GEORGIA	12200 VILLAGE PL	DAVIE	FL	33325
HENSLEY-BECK,CHRISTINA R	11923 SW 9 MNR	DAVIE	FL	33325
HERNANDEZ GOMEZ,JOLANIE M	1167 SW 120 WAY	DAVIE	FL	33325
HERNANDEZ,LINNORAY M	1038 SW 120 WAY	DAVIE	FL	33325
HERNANDEZ,RIOS	12420 SW 7 PL	DAVIE	FL	33325
HERRERA NAVARRO,ROSA ELENA	12185 VAQUERO TRAILS DR	DAVIE	FL	33325

HOPKINS,ALEXANDRA M	1213 SW 120 WAY	DAVIE	FL	33325
HORVOT,GEORGE	12480 SW 7 PL	DAVIE	FL	33325
HOUSMAN,JARRED M	5702 SW 2 ST	PLANTATION	FL	33317
HPA BORROWER 2017-1 ML LLC	PO BOX 4900	SCOTTSDALE	AZ	85261
HSU,CHENG LIN &	18501 NW 11 ST	PEMBROKE PINES	FL	33029
HU,XIAO BIN	4289 S PINE ISLAND RD	DAVIE	FL	33328
HUBBARD,PAUL MICHAEL	11911 SW 12 CT	DAVIE	FL	33325
HUGHES,DANIEL C & ANA MARIA	1076 SW 120 AVE	DAVIE	FL	33325
HUI ENTERPRISE LLC	20201 E COUNTRY CLUB DR #2503	AVENTURA	FL	33180
HUMPHREY,MICHELLE R	12315 S VILLAGE CIR	DAVIE	FL	33325
ISAKH,RAFINA	842 SW 120 WAY	DAVIE	FL	33325
JACKSON,HOMER & CASSANDRA	12463 SW 8 CT	DAVIE	FL	33325
JACQUES,ELVIRE	4250 SW 92 AVE	DAVIE	FL	33328
JAIMES PALACIOS,JUAN SEBASTIAN	12400 SW 12 ST	DAVIE	FL	33325
JANKULOSKA,SUZANA	11936 SW 12 CT	DAVIE	FL	33325
JAWNY,CHARLES R & RUBBY E	11874 SW 9 CT	DAVIE	FL	33325
JEAN-BAPTISTE,ALAIN	11870 SW 9 CT	DAVIE	FL	33325
JEREZ,ALAIN	11877 SW 9 CT	DAVIE	FL	33325
JIN,BAOHUI	12220 VILLAGE PL	DAVIE	FL	33325
JLT INC	950 S FLAMINGO RD	DAVIE	FL	33325
JNR REALTY LLC	193 BRUCE ST #19	LAWRENCE	MA	1841
JOHN,JAYSON & NATALIE	11910 SW 11 CT	DAVIE	FL	33325
JOHNSON,CHRISTOPHER W & DEBRA	12115 VAQUERO TRAILS DR	DAVIE	FL	33325
JOHNSON,DONNA	1078 SW 120 WAY	DAVIE	FL	33325
JORDAN,RALEIGH NORMAN	11903 SW 12 CT	DAVIE	FL	33325
KADE INVESTMENT LLC	7027 W BROWARD BLVD PMB #205	PLANTATION	FL	33317
KANE,SEAN EDWARD & JOSEPHINE	1581 SW 56 AVE	PLANTATION	FL	33317
KAPLAN,MARK	11936 SW 9 MANOR	DAVIE	FL	33325
KEARNEY,KIMBERLY ANN	1215 SW 120 WAY	DAVIE	FL	33325
KELLER,KEVIN D & MELISSA P	864 SW 120 WAY	DAVIE	FL	33325
KEREN-TZUR,ORLY & ROEE	12150 RHINO OAKS DR	DAVIE	FL	33325
KLEMES,KYRA M H/E	11881 SW 12 PL	DAVIE	FL	33325
KM MHC LLC	8800 N BRONX AVE 2ND FLOOR	SKOKIE	IL	60077
KOHANYI,ZSOLT & IVETT	12260 RHINO OAKS DR	DAVIE	FL	33325
KOSAR,LINDSAY H/E	11923 SW 11 CT	DAVIE	FL	33325
KRAUSE,MICHAEL & CONTANZE	12473 SW 8 CT	DAVIE	FL	33325
KURTZ,WALTER E	893 SW 120 WAY	DAVIE	FL	33325
LAIACONA,KYLE	12450 SW 7 PL	DAVIE	FL	33325
LAKE ROAD CAPITAL	12300 NW 18TH ST	PLANTATION	FL	33323
LALU,MARIA	831 SW 120 WAY	DAVIE	FL	33325
LARKIN,NANCY C H/E	1212 SW 120 WAY	DAVIE	FL	33325
LAVORO,JEFFREY & ALYSSA	920 FLAMINGO RD	DAVIE	FL	33325
LAYUN,MIGUEL & KRISTINE SULLIVAN	11915 SW 12 CT	DAVIE	FL	33325
LEBLANC,STEPHANIE	1210 SW 120 WAY	DAVIE	FL	33325
LEBOEUF,AMY SHAWN H/E	915 SW 120 WAY	DAVIE	FL	33325
LEITSTEIN,CYNTHIA	11872 SW 9 MNR	DAVIE	FL	33325
LENA,MICHAEL A H/E	1301 SW 120 WAY	DAVIE	FL	33325
LEUNG,SHANNON & TREVOR CHANG	12434 SW 8 CT	DAVIE	FL	33325
LEYLAND,EDWARD A & BHAVNA	1300 SW 120 WAY	DAVIE	FL	33325
LIGHTBOURN,DEBORAH R	11916 SW 12 CT	DAVIE	FL	33325
LIINAKOSKI,LYNETTE A M CHIN LOY	1037 SW 120 AVE	DAVIE	FL	33325
LIU,QIAN	640 NW 67 AVE	PLANTATION	FL	33317
LOFFREDO,RALPH C & PATRICIA K	11867 SW 11 CT	DAVIE	FL	33325
LOPEZ,EROTILDO & NANCY	12493 SW 8 CT	DAVIE	FL	33325
LORENZANA,TIFFANY	11916 SW 11 CT	DAVIE	FL	33325

LOTTI,MARC	12210 RHINO OAKS DR	DAVIE	FL	33325
LOWE,SARAH	11890 SW 12 PL	DAVIE	FL	33325
LPG INVESTMENT & MANAGEMENT INC	4611 S UNIVERSITY DR STE 112	DAVIE	FL	33328
LUGO,ANA L	11872 SW 9 CT	DAVIE	FL	33325
MACHADO,ALEJANDRO	1305 SW 120 WAY	DAVIE	FL	33325
MADALI,JAMES PERALTA	12245 VAQUERO TRAILS DR	DAVIE	FL	33325
MAHECHA,NANCY	11933 SW 12 CT	DAVIE	FL	33325
MAHONEY,PATRICK	52 OAK ST	HARRINGTON PARK	NJ	7640
MALDONADO,GRISSELLE	12210 VILLAGE PL	DAVIE	FL	33325
MALDONADO,SANDRO	11865 SW 9 CT	DAVIE	FL	33325
MALLIMO,MATTHEW	866 SW 120 WAY	DAVIE	FL	33325
MANGANIELLO,LYNN	1155 SW 120 WAY	DAVIE	FL	33325
MARISTANY,OSIRIS H/E	1164 SW 120 WAY	DAVIE	FL	33325
MARQUEZ,MARIANNE LEVY	818 W VILLAGE CIR	DAVIE	FL	33325
MARSECO,VINCENZO F	917 SW 120 WAY	DAVIE	FL	33325
MARTINEZ RUIZ,AXEL	11921 SW 9 MNR	DAVIE	FL	33325
MARTINEZ,CRAIG	4977 SW 111 TER	DAVIE	FL	33328
MARTINEZ,EVELYN	11925 SW 9 CT	DAVIE	FL	33325
MASIELLO,CORY M & BRIANA M	12440 SW 7 PL	DAVIE	FL	33325
MAVERAGAMES,ANDREW & CHERYL	12460 SW 10 CT	DAVIE	FL	33325
MAYBERRY,SUSANA L	875 SW 120 WAY	DAVIE	FL	33325
MAZZEO,ROSEMARY	5475 SCANDIA DR	BEMUS POINT	NY	14712
MCDOUGALL,MICHAEL	12155 VAQUERO TRAILS DR	DAVIE	FL	33325
MEDINA,HUMBERTO	12310 S VILLAGE CIR	DAVIE	FL	33325
MEJIA,ARIEL &	11873 SW 9 CT	DAVIE	FL	33325
MEJIA,GUSTAVO & ANA	1101 SW 124 WAY	DAVIE	FL	33325
MENDEZ,CIRO F	1620 SW 100 TER	DAVIE	FL	33324
MENESES,EZEQUIEL LESLIE H/E	833 SW 120 WAY	DAVIE	FL	33325
MESTROVIC,MANUEL & KELSEY	12486 SW 9 PL	DAVIE	FL	33325
MEYER,STEPHANIE	12471 SW 10 CT	DAVIE	FL	33325
MEYER,TIFFANY & RAYMOND H/E	882 SW 124 TER	DAVIE	FL	33325
MG INVESTMENTS USA LLC	7225 S DEVON DR	TAMARAC	FL	33321
MILLER,DONNA S	1214 SW 120 WAY	DAVIE	FL	33325
MITSKEVITCH-LOTTMAN,IRINIA	12435 SW 7 PL	DAVIE	FL	33325
MITTOO,ANDRE H/E	11875 SW 12 PL	DAVIE	FL	33325
MONAHAN,MARIANA ELIZABETH	12441 SW 10 CT	DAVIE	FL	33325
MONROY,JOHANNA CAROLINA	11932 SW 11 CT	DAVIE	FL	33325
MONTERO,JAIME & MIRIAM H	942 SW 124 TER	DAVIE	FL	33325
MONTES DE OCA,RICARDO	835 SW 120 WAY	DAVIE	FL	33325
MOOTOO,CHRISTOPHER & RONQUIL	922 SW 124 TER	DAVIE	FL	33325
MORALES,BENNY & ANA CRISTINA	1165 SW 120 WAY	DAVIE	FL	33325
MORALES,TERESA A	11867 SW 9 MNR	DAVIE	FL	33325
MORENO ANDRES,SERGIO & KIMBERLY	12180 VILLAGE PL	DAVIE	FL	33325
MORENO,EINAR	12275 VAQUERO TRAILS DR	DAVIE	FL	33325
MORENO,EMMANUEL H	1221 SW 120 WAY	DAVIE	FL	33325
MORIN,SUSAN R	11933 SW 11 CT	DAVIE	FL	33325
MUEHL,JOHN T	871 SW 120 WAY	DAVIE	FL	33325
MUJICA,ARIADNA	11885 SW 12 PL	DAVIE	FL	33325
MUNOZ CASTILLO,VICTOR HUGO	12230 VILLAGE PL	DAVIE	FL	33325
MURA,JOSEPH	12450 SW 11 CT	DAVIE	FL	33325
MURDOCK,E KENT & DIANA R	12460 SW 11 CT	DAVIE	FL	33325
MUSTAPHA,SHAKEERA	12330 S VILLAGE CIR	DAVIE	FL	33325
MYRTIDIS,MINAS	104 PIRATES CV	MARATHON	FL	33050
NARIO,MICHAEL	11875 SW 11 CT	DAVIE	FL	33325
NASSERY,SAEED ARAGHZADEH	911 SW 120 WAY	DAVIE	FL	33325

NASTA,ELAINE	882 SW 120 WAY	DAVIE	FL	33325
NERZIG,SANDRA	1203 SW 120 WAY	DAVIE	FL	33325
NICELY,MEGAN M	895 SW 120 WAY	DAVIE	FL	33325
NICHOLS,JUNE L	11937 SW 12 CT	DAVIE	FL	33325
NINO,LUIS A	11927 SW 9 CT	DAVIE	FL	33325
NOVOA,TENIM SOSA & CHRISTIAN A	11896 SW 12 PL	DAVIE	FL	33325
OBED & MADELYNE MERCADO LIV TR	1600 SW 131 TER	DAVIE	FL	33325
O'BRIEN,LAURA H/E	11911 SW 9 CT	DAVIE	FL	33325
OCHOA,GEMA	11934 SW 12 CT	DAVIE	FL	33325
OCHOLSKI,CLAUDIA H/E	11865 SW 11 CT	DAVIE	FL	33325
ODENWELLER,JOHN & ELIANN	1705 MAIN ST	CHARLOTTE	NC	28204
O'NEIL,PATRICK	1040 SW 124 WAY	DAVIE	FL	33325
ORDWAY,JAMES & CANDICE	12404 SW 8 CT	DAVIE	FL	33325
ORLIN,NEAL MARTIN	902 SW 124 TER	DAVIE	FL	33325
ORTEGA,LUIS	24 CALABRIA AVE APT 9	CORAL GABLES	FL	33134
ORTIZ,NORA CHARLIE H/E	12505 SW 9 PL	DAVIE	FL	33325
O'SHIELDS,STEVEN	12411 SW 10 CT	DAVIE	FL	33325
OSPINA,ALEJANDRA	12355 S VILLAGE CIR	DAVIE	FL	33325
OSSA,VANESSA	12006 SW 9 MNR	DAVIE	FL	33325
PAGE,DENIS & ROSA	2920 OLD ORCHARD RD	DAVIE	FL	33328
PALACIOS,ADRIAN J H/E	PO BOX 551438	FORT LAUDERDALE	FL	33355
PARKWAY CHRISTIAN CHURCH INC	1200 S FLAMINGO RD	DAVIE	FL	33325
PARSONS,MICHELE E	12506 SW 9 PL	DAVIE	FL	33325
PATELLA,STEVEN H/E	12484 SW 8 CT	DAVIE	FL	33325
PATTERSON,STEVEN M	11901 SW 11 CT	DAVIE	FL	33325
PATTI,CARMEN M	1077 SW 120 AVE	DAVIE	FL	33325
PEPIN,BRIGITTE	1173 SW 120 WAY	DAVIE	FL	33325
PEREZ,CRYSTAL	12511 SW 12 STREET	DAVIE	FL	33325
PEREZ,NELLY ANDREA RODRIGUEZ	1034 SW 119 WAY	DAVIE	FL	33325
PEREZ,SHANEZA & JAVIER	12485 SW 9 PL	DAVIE	FL	33325
PFLAUM,CHRISTINE L H/E	11906 SW 9 MNR	DAVIE	FL	33325
PFLUM,ROBERT A	11876 SW 9 CT	DAVIE	FL	33325
PHELPAS INVESTMENTS LLC	2665 EXECUTIVE PARK DR STE 2	WESTON	FL	33331
PIACENTE,LAURA	851 SW 120 WAY	DAVIE	FL	33325
POMPER,DAVID & KRISTINE	11881 SW 9 MNR	DAVIE	FL	33325
PORTNOV,STEVE & INNA H/E	11921 SW 9 CT	DAVIE	FL	33325
POST,CARLY ANN	11927 SW 9 MNR	DAVIE	FL	33325
PROANO,CHRISTIAN R & MELINDA C	1008 SW 120 WAY	DAVIE	FL	33325
QUICK,JAMES P &	1050 SW 124 WAY	DAVIE	FL	33325
RAMIL,MADELIN CARACELA	12295 VAQUERO TRAILS DR	DAVIE	FL	33325
RAMIREZ,EDDY H/E	12300 RHINO OAKS DR	DAVIE	FL	33325
RANDALL,JENNIFER O'KEEFE	11930 SW 9 MNR	DAVIE	FL	33325
RASMUSSEN,BRITT L	11913 SW 12 CT	DAVIE	FL	33325
REBOLLIDA,EDUARDO N & LOURDES M	1031 SW 124 WAY	DAVIE	FL	33325
REBOLLIDA,EDUARDO N & LOURDES M	1031 SW 124 WAY	DAVIE	FL	33325
REBOLLIDA,SONIA M	12430 SW 10 CT	DAVIE	FL	33325
RENEDO,JOSEPH M JR & MILENA	1030 SW 125 LN	DAVIE	FL	33325
REUTHER,MARIA	12165 VAQUERO TRAILS DR	DAVIE	FL	33325
REY,SYDNEY TAYLOR H/E	11886 SW 8 CT	DAVIE	FL	33325
RHINO HOMES LLC	PO BOX 551347	FORT LAUDERDALE	FL	33355
RIDER,LAURA & TRAVIS	1302 SW 120 WAY	DAVIE	FL	33325
RIGGS,ROGER	12480 SW 10 CT	DAVIE	FL	33325
RIGGS,ROGER	12480 SW 10 CT	DAVIE	FL	33325
RINALDI,SUSAN	12445 SW 7 PL	DAVIE	FL	33325
RIOS,DAVID	1073 SW 119 AVE	DAVIE	FL	33325

RIVERA,CHRISTOPHER	11926 SW 12 CT	DAVIE	FL	33325
RIVERA,DANIA H/E	11947 SW 11 CT	DAVIE	FL	33325
RIVERA,JOEL & SHARON	1035 SW 119 WAY	DAVIE	FL	33325
RIVERA,WILLIAM H/E	11932 SW 12 CT	DAVIE	FL	33325
RIVERO,EDITH C	11862 SW 9 MNR	DAVIE	FL	33325
RIVERO,JORGE L & DEBORAH B	12465 SW 9 PL	DAVIE	FL	33325
RIVEROS,NICOLE H/E	1226 SW 120 WAY	DAVIE	FL	33325
ROBINSON,MORI PIA DESNOES	828 W VILLAGE CIR	DAVIE	FL	33325
ROBINSON,PETER	12250 VILLAGE PL	DAVIE	FL	33325
ROBLES,GILMER & ANA CECILIA	11887 SW 9 MNR	DAVIE	FL	33325
RODRIGUEZ FAMILY HOLDINGS INC	7900 NOVA DR #201	DAVIE	FL	33324
RODRIGUEZ,EMILY & ERIC	1010 SW 124 WAY	DAVIE	FL	33325
RODRIGUEZ,RANDY MICHAEL	11911 SW 11 CT	DAVIE	FL	33325
ROMANO,BARBARA	12425 SW 7 PL	DAVIE	FL	33325
ROMINE,AMANDA	12135 VAQUERO TRAILS DR	DAVIE	FL	33325
ROMO,MARIAH H/E	11887 SW 12 PL	DAVIE	FL	33325
RON,JOCELYNN	11931 SW 11 CT	DAVIE	FL	33325
ROSE,MARVIN D &	2353 ARROW TRAIL	MONTEREY	TN	38574
ROTH,JOAN FARRAR	826 SW 120 WAY	DAVIE	FL	33325
ROWAN,DEBRA	826 W VILLAGE CIR	DAVIE	FL	33325
ROZENFELD,NATALIE	421 W LAKE DASHA DR	PLANTATION	FL	33324
SAKAUYE,WENDY	12255 VAQUERO TRAILS DR	DAVIE	FL	33325
SCHAUER,CHUCK T & MICHELLE M	11904 SW 9 MNR	DAVIE	FL	33325
SCOTT,DEBORAH ANN	11941 SW 11 CT	DAVIE	FL	33325
SCURRY,WILLIAM P & CYNTHIA A	1060 SW 124 WAY	DAVIE	FL	33325
SECKEL,SHARRON	11904 SW 11 CT	DAVIE	FL	33325
SEDELL,MIKE HOWARD & CATHY P	853 SW 120 WAY	DAVIE	FL	33325
SEOANE,JAN C	11930 SW 12 CT	DAVIE	FL	33325
SHEIKH,MOHAMMAD M H/E	842 SW 124 TER	DAVIE	FL	33325
SHEVCHENKO,SERGIY	11867 SW 9 CT	DAVIE	FL	33325
SHIMPENO,RYAN J	857 SW 120 WAY	DAVIE	FL	33325
SHINE,SHARI UNGER	1312 SW 120 WAY	DAVIE	FL	33325
SHOOT,LAWRENCE M	4830 SW 92 AVE	MIAMI	FL	33165
SICARD,STEPHANIE	11924 SW 12 CT	DAVIE	FL	33325
SIMMONS,WAYNE & KIM	886 SW 120 WAY	DAVIE	FL	33325
SIMONSON FAMILY HOLDINGS INC	11385 EARNEST BLVD	DAVIE	FL	33325
SIROTA,ALANA	11915 SW 11 CT	DAVIE	FL	33325
SIROTA,RAYMOND A JR & DIANE E	12471 SW 11 CT	DAVIE	FL	33325
SKRUMBELLOS,JOEY	12441 SW 11 CT	DAVIE	FL	33325
SKYE & CO	11420 NW 13 CT	PEMBROKE PINES	FL	33026
SLACK,SIERRA	1006 SW 120 AVE	DAVIE	FL	33325
SLAVIN,RAYMOND M H/E	11905 SW 11 CT	DAVIE	FL	33325
SLOAN,JARED & JESSICA	12260 VILLAGE PL	DAVIE	FL	33325
SOJO,FERNANDO V & GEORGINA	1216 SW 120 WAY	DAVIE	FL	33325
SOLA,RICARDO ALBERTO	825 E VILLAGE CIR	DAVIE	FL	33325
SOOKLAL,KELLY S	846 SW 120 WAY	DAVIE	FL	33325
SPARKS,KATHRYN J	1223 SW 120 WAY	DAVIE	FL	33325
STEIN,JOSEPH A & LUISA	11930 SW 9 CT	DAVIE	FL	33325
STEPP,ERIC	913 SW 120 WAY	DAVIE	FL	33325
STONE,JAMES T & BRENDA L	12470 SW 7 PL	DAVIE	FL	33325
SUKATHAT,ANANTDEJ & YUPIN	1040 SW 125 LN	DAVIE	FL	33325
SUKATHAT,ANANTDEJ & YUPIN	1040 SW 125 LN	DAVIE	FL	33325
TALJEBINI,MOHAMMED	12205 VAQUERO TRAILS DR	DAVIE	FL	33325
TAPIA,ENRIQUE H	1157 SW 120 WAY	DAVIE	FL	33325
TERRAMOCCIA,NICASIA	12500 SW 12 ST	DAVIE	FL	33325

THE VILLAGE AT LAKE PINE	750 SW 119 WAY	DAVIE	FL	33325
THOMAS,EVELYN	11931 SW 12 CT	DAVIE	FL	33325
TORO DIAZ,ROSIRIS MARGARITA	12265 VAQUERO TRAILS DR	DAVIE	FL	33325
TORRES,SONIA	11900 SW 9 MNR	DAVIE	FL	33325
TOTO,MARCO F	12280 VILLAGE PL	DAVIE	FL	33325
TOWN OF DAVIE	8800 SW 36 ST	DAVIE	FL	33328
TOZZIE,BRYAN A	910 S FLAMINGO RD	DAVIE	FL	33325
TRUONG,NGOC-TIEN & HUI,PEGGY	20201 E COUNTRY CLUB DR #2503	MIAMI	FL	33180
TUPAC-YUPANQUI,JULIO CESAR	12150 VILLAGE PL	DAVIE	FL	33325
UCHIN,LISA MARIE	12430 SW 7 PL	DAVIE	FL	33325
UGARTE,JOSE BENIGNO H/E	12411 SW 12 ST	DAVIE	FL	33325
URDANETA,EMERSON H/E	11902 SW 9 MNR	DAVIE	FL	33325
VALDERRAMA,CARMEN ROCIO	860 SW 120 WAY	DAVIE	FL	33325
VALDERRAMA,EDWARD & KESHIA R	12403 SW 8 CT	DAVIE	FL	33325
VALDES,VERONICA	11920 SW 11TH CT	DAVIE	FL	33325
VAQUERO 12235 LLC	12235 VAQUERO TRAILS DR	DAVIE	FL	33325
VAQUERO REAL ESTATE	2330 PONCE DE LEON BLVD	CORAL GABLES	FL	33134
VAQUERO TRAILS HOMEOWNERS ASSN	1280 SW 36 AVE #305	POMPANO BEACH	FL	33069
VARGAS,EDWIN ALEXANDER H/E	877 SW 120 WAY	DAVIE	FL	33325
VASIL,BRIAN P & MELINDA J	1220 SW 120 WAY	DAVIE	FL	33325
VAYNRIBER,YURY & STEPHANIE	1171 SW 120 WAY	DAVIE	FL	33325
VAZQUEZ,TATIANA CARIDAD	11934 SW 9 MNR	DAVIE	FL	33325
VEGA,JESUS L & LAURA C	12433 SW 8 CT	DAVIE	FL	33325
VELARDE,LILIAN ANDREA	12526 SW 9 PL	DAVIE	FL	33325
VELASQUEZ,JULIO &	1303 SW 120 WAY	DAVIE	FL	33325
VENTRE,GARRY JOSEPH	1111 SW 124 WAY	DAVIE	FL	33325
VERGARA,ALONSO & LIBIDA	1306 SW 120 WAY	DAVIE	FL	33325
VERNON,MARTIN & LISA-GAYE	820 W VILLAGE CIR	DAVIE	FL	33325
VESGA,CARMEN MARIA	12474 SW 8 CT	DAVIE	FL	33325
VILCHEZ,GONZALO	1072 SW 119 AVE	DAVIE	FL	33325
VILLADA,DIANA	12520 SW 12 ST	DAVIE	FL	33325
VILLAGE AT LAKE PINE II HMOWNRS	1325 SW 120 WAY	DAVIE	FL	33325
WALTON,LESLEY	1225 SW 120 WAY	DAVIE	FL	33325
WAN,JINZHOU	12290 VILLAGE PL	DAVIE	FL	33325
WEISZ,SYLVIA	1211 SW 120 WAY	DAVIE	FL	33325
WEST,ROY L	1036 SW 120 AVE	DAVIE	FL	33325
WETCHER,MICHAEL & GABRIELA	8011 NW 125 TER	PARKLAND	FL	33076
WETZLER,GEORGE R JR	12430 SW 11 CT	DAVIE	FL	33325
WILLIAMS,CHARLES C & CYNTHIA L	1153 SW 120 WAY	DAVIE	FL	33325
WILLIAMS,KENNETH	12566 SW 9 PL	DAVIE	FL	33325
WILSON,CLINT ALLAN	1074 SW 119 WAY	DAVIE	FL	33325
WISHNER,DIANE E	11921 SW 12 CT	DAVIE	FL	33325
WOOD,ROSSY	1307 SW 120 WAY	DAVIE	FL	33325
WRIGHT,JAMES & SUMMER	12450 SW 10 CT	DAVIE	FL	33325
YADIR GARDENS LLC	4301 N FEDERAL HWY # 2	POMPANO BEACH	FL	33064
YANEZ,LEONARDO SANCHEZ	12215 VAQUERO TRAILS DR	DAVIE	FL	33325
YOUNG,DEBBIE	11863 SW 9 MNR	DAVIE	FL	33325
YOUNG,DUANE L	11924 SW 11 CT	DAVIE	FL	33325
ZAMBRANO RAMONES,PEDRO PABLO R	884 SW 120 WAY	DAVIE	FL	33325
ZAMORA,KEVIN	11925 SW 12 CT	DAVIE	FL	33325
ZINNINGER,ALISSA	11912 SW 9 CT	DAVIE	FL	33325
Current Applicant	1000 S FLAMINGO RD	DAVIE	FL	33325
Current Applicant	1002 SW 119 AVE	DAVIE	FL	33325
Current Applicant	1004 SW 119 WAY	DAVIE	FL	33325
Current Applicant	1006 SW 120 AVE	DAVIE	FL	33325

Current Applicant	1008 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1010 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1020 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1020 SW 125 LN	DAVIE	FL	33325
Current Applicant	1030 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1030 SW 125 LN	DAVIE	FL	33325
Current Applicant	1031 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1032 SW 119 AVE	DAVIE	FL	33325
Current Applicant	1033 SW 119 AVE	DAVIE	FL	33325
Current Applicant	1034 SW 119 WAY	DAVIE	FL	33325
Current Applicant	1035 SW 119 WAY	DAVIE	FL	33325
Current Applicant	1036 SW 120 AVE	DAVIE	FL	33325
Current Applicant	1037 SW 120 AVE	DAVIE	FL	33325
Current Applicant	1038 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1039 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1040 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1040 SW 125 LN	DAVIE	FL	33325
Current Applicant	1041 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1050 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1060 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1070 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1072 SW 119 AVE	DAVIE	FL	33325
Current Applicant	1073 SW 119 AVE	DAVIE	FL	33325
Current Applicant	1074 SW 119 WAY	DAVIE	FL	33325
Current Applicant	1075 SW 119 WAY	DAVIE	FL	33325
Current Applicant	1076 SW 120 AVE	DAVIE	FL	33325
Current Applicant	1077 SW 120 AVE	DAVIE	FL	33325
Current Applicant	1078 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1079 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1101 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1110 S FLAMINGO RD	DAVIE	FL	33325
Current Applicant	1111 SW 124 WAY	DAVIE	FL	33325
Current Applicant	1130 S FLAMINGO RD	DAVIE	FL	33325
Current Applicant	1151 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1153 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1155 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1157 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1160 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1161 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1162 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1163 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1164 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1165 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1166 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1167 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1171 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1173 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1175 SW 120 WAY	DAVIE	FL	33325
Current Applicant	1177 SW 120 WAY	DAVIE	FL	33325
Current Applicant	11860 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11861 SW 9 CT	DAVIE	FL	33325
Current Applicant	11861 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11862 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11863 SW 9 CT	DAVIE	FL	33325
Current Applicant	11863 SW 9 MNR	DAVIE	FL	33325

Current Applicant	11864 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11865 SW 9 CT	DAVIE	FL	33325
Current Applicant	11865 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11866 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11867 SW 11 CT	DAVIE	FL	33325
Current Applicant	11867 SW 9 CT	DAVIE	FL	33325
Current Applicant	11867 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11870 SW 9 CT	DAVIE	FL	33325
Current Applicant	11870 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11871 SW 11 CT	DAVIE	FL	33325
Current Applicant	11871 SW 9 CT	DAVIE	FL	33325
Current Applicant	11872 SW 9 CT	DAVIE	FL	33325
Current Applicant	11872 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11873 SW 11 CT	DAVIE	FL	33325
Current Applicant	11873 SW 9 CT	DAVIE	FL	33325
Current Applicant	11874 SW 9 CT	DAVIE	FL	33325
Current Applicant	11874 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11875 SW 11 CT	DAVIE	FL	33325
Current Applicant	11875 SW 9 CT	DAVIE	FL	33325
Current Applicant	11876 SW 9 CT	DAVIE	FL	33325
Current Applicant	11876 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11877 SW 11 CT	DAVIE	FL	33325
Current Applicant	11877 SW 9 CT	DAVIE	FL	33325
Current Applicant	11881 SW 12 PL	DAVIE	FL	33325
Current Applicant	11881 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11883 SW 12 PL	DAVIE	FL	33325
Current Applicant	11883 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11885 SW 12 PL	DAVIE	FL	33325
Current Applicant	11885 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11887 SW 12 PL	DAVIE	FL	33325
Current Applicant	11887 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11892 SW 12 PL	DAVIE	FL	33325
Current Applicant	11894 SW 12 PL	DAVIE	FL	33325
Current Applicant	11896 SW 12 PL	DAVIE	FL	33325
Current Applicant	11900 SW 11 CT	DAVIE	FL	33325
Current Applicant	11900 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11901 SW 11 CT	DAVIE	FL	33325
Current Applicant	11901 SW 12 CT	DAVIE	FL	33325
Current Applicant	11902 SW 11 CT	DAVIE	FL	33325
Current Applicant	11902 SW 9 MNR	DAVIE	FL	33325
Current Applicant	11903 SW 11 CT	DAVIE	FL	33325
Current Applicant	11903 SW 12 CT	DAVIE	FL	33325
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Current Applicant	901 SW 121 AVE	DAVIE	FL	33325
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