

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Maria C Sanchez, Planner II

SUBJECT: Quasi Judicial Hearing, Variance Application: V 1-2-08/08-39/ Kaplan/7200 Peppertree Circle North/Generally located on the southside of Peppertree Circle North, west of SW 70th Avenue

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: V 1-2-08, Kaplan, 7200 Peppertree Circle North

REPORT IN BRIEF: The petitioners (Ira and Celina Kaplan) are requesting a variance from the Land Development Code, Section 12-81(A) that requires a minimum thirty (30) foot side setback within the A-1, Agricultural District to place a tennis court in their property. Per section 12-33(A)(2) accessory buildings and structures over one hundred fifty (150) square feet in area shall be subject to the limitations on location of a building and shall not be placed in any required yard. When a tennis court is enclosed by a fence, or has lighting around it, the court is considered a structure and subsequently needs to maintain the setbacks for the zoning district. The proposed variance would allow the tennis court to encroach three (3) feet into the required side yard setback on the petitioner's property. The existing side setback requirement does not prevent the petitioners from placing a tennis court in their backyard. Their application justification is that it creates an inconvenient distance between the accessory tennis court and the single family dwelling.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the March 12, 2008 Planning and Zoning Board meeting, Mr. Pignato made a motion, seconded by Vice-Chair Stevens, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. (Motion carried 5-0)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report

Exhibit "A"

Application: V 1-2-08/08-39/Kaplan

Original Report Date: 2/29/08

Revision(s):

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Ira and Celina Kaplan
Address: 7200 Peppertree Circle North
City: Davie, Florida 33314
Phone: (954) 797-0021

Background Information

Date of Notification: February 27, 2008 **Number of Notifications:** 82

Petitioner's Request: A variance from the Land Development Code, Section 12-81(A), Conventional Single-Family Development Standards, for the A-1, Agricultural District **FROM:** a required minimum thirty (30) foot side setback **TO:** provide a twenty-seven (27) foot side setback along the western property line.

Address: 7200 Peppertree Circle North

Location: Generally located on the southside of Peppertree Circle North, west of SW 70th Avenue

Future Land Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): A-1, Agricultural District

Existing Use(s): Single-Family Home

Parcel Size: 87,125 square feet

Proposed Use(s): Existing single-family home with a proposed tennis court

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Single-Family Home	Residential 1 DU/AC
South:	Single-Family Home	Residential 1 DU/AC
East:	Single-Family Home	Residential 1 DU/AC
West:	Single-Family Home	Residential 1 DU/AC

Surrounding Zoning:

North: A-1, Agricultural District
South: A-1, Agricultural District
East: A-1, Agricultural District
West: A-1, Agricultural District

Zoning History

Related Zoning History:

At the November 13, 1990 Town Council meeting, the Site Plan Application (SP 4-1-88) Exotic Acres was approved for twenty-seven (27) single-family custom homes.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-309), Land Development Code, review for variances.

Land Development Code (Section 12-24) (I)(1), Agricultural (A-1) Districts: The A-1 District is intended to implement the agricultural and residential one (1) unit per acre classification of the Town of Davie Future Land Use Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from agricultural uses.

Land Development Code (Section 12-81) 81(A): The development standards that govern the construction of single-family dwelling units in the agricultural district. The A-1, Agricultural District requires the following minimums: lot area of 35,000 square feet, 140' minimum lot frontage, 40'-50' front setback, 30' side setbacks, 35' rear setback, 35' maximum building height, and 25 percent maximum building coverage.

Land Development Code (Section 12-33)(A)(2)): General Regulations, Accessory Uses and Structures: In residential districts all accessory uses over one hundred fifty (150) square feet in area shall be subject to the limitations on location of a building and shall not be placed in any required yard.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east SW76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioners (Ira and Celina Kaplan) are requesting a variance from the Land Development Code, Section 12-81(A), Conventional Single-Family Development Standards to allow the placement of a tennis court to encroach into a required side yard. Therefore, the petitioner is requesting a twenty-seven (27) foot side setback along the western property line.

Staff Analysis

The petitioner's variance application consists of a request to reduce the required minimum thirty (30) feet side setback to provide a twenty-seven (27) feet side setback along the western property line. At the time this property's site plan was approved the Development Standards for the A-1, Agricultural District, required a minimum twenty-five (25) foot side setback. In 2002, the adoption of the Rural Lifestyle Development Regulations changed this requirement to thirty (30) feet. This change does not prevent the petitioner from placing a tennis court that meets the side western setback required by the Land Development Code.

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought;

There are no special circumstances or conditions applying to the land or building for which the variance is sought. However, the applicant is trying to increase the distance between the proposed tennis court and the single-family dwelling which under current side setback requirements would be between five (5) to six (6) feet approximately.

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;

There are no special circumstances or conditions that are peculiar to the subject property and that do apply generally to land or buildings in the same district. The subject site can continue its development rights in accordance with the A-1, Agricultural District without the granting of a variance. Additionally, these conditions apply to land in the same district and the subject site can be developed without the need for a variance.

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought;

The circumstances or conditions are not such that the strict application of the provisions of this chapter would deprive the applicant of reasonable use of the land or building. The reasonable use of the land already exists on the property (single-family dwelling).

and that alleged hardship is self-created by any person having an interest in the property.

This variance request is created by the petitioner's desire to build a tennis court in his property.

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The granting of the variance is not necessary for the reasonable use of the land or building and the variance as requested is not the minimum variance that will accomplish this purpose. However, it allows a more convenient distance between the accessory tennis court and the single-family dwelling.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Granting of the requested variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the March 12, 2008 Planning and Zoning Board meeting, Mr. Pignato made a motion, seconded by Vice-Chair Stevens, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. (Motion carried 5-0)

Town Council Action

Exhibits

1. Justification Letter
 2. Mail-out Map
 3. Mail-out
 4. Conceptual Site Plan
 5. Future Land Use Plan Map
 6. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_08\V 1-2-08 Ira and Celina Kaplan

Exhibit 1 (Justification Letter)



DAMI DESIGN GROUP, INC.

ARCHITECTS / PLANNERS

AR 13727

17701 S.W. 65 CT. • SW RANCHES, FL 33317

PHONE (954) 680-2266 • FAX (954) 434-9190

E-MAIL- DAMIDESIGN@COMCAST.NET

DECEMBER 19, 2007

TOWN OF DAVIE
PLANNING AND ZONING DIVISION

RE: KAPLAN RESIDENCE
7200 PEPPERTREE CIRCLE NORTH

TO WHOM IT MAY CONCERN

WE ARE APPLYING FOR A VARIANCE FOR THE ABOVE REFERENCED RESIDENCE. WE ARE BUILDING A TENNIS COURT AND HAVE HAD THE PLANS APPROVED FOR A 20' SETBACK AND WHEN THE TENNIS COURT COMPANY APPLIED FOR THE PERMIT THEY WERE TOLD THE SETBACK IS 30'. THE TENNIS COURT ON THE NEIGHBORS PROPERTY AND PLANS WERE APPROVED BY THE H.O.A. AT 20'.

WE ARE LIMITED ON SPACE AND NEED TO REDUCE THE SETBACK., WE ARE REQUESTING A REDUCTION FROM 30' TO 27'.

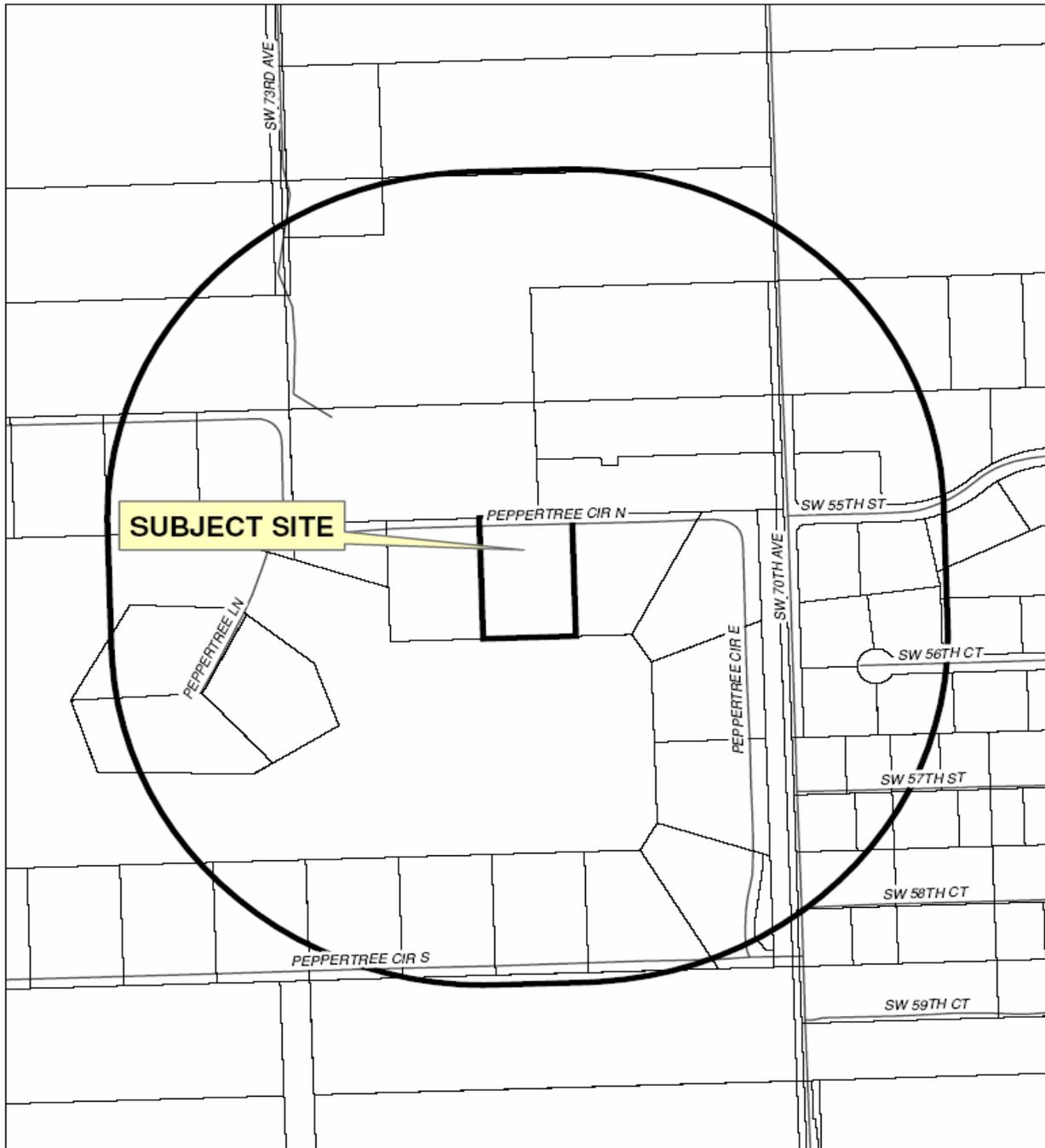
ANY FURTHER QUESTION PLEASE FEEL FREE TO CONTACT US.

SINCERELY

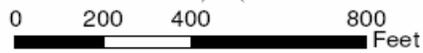
DAVID A. MONTGOMERY



Exhibit 2 (Mail-out Map)



Date Flown:
12/2006



Prepared by the Town of Davie GIS Division

Variance
V 1-2-08
1000 Foot Buffer

Prepared by: ID
Date Prepared: 2/8/08

Exhibit 3 (Mail-out)

V 1-2-08

ABAE,MICK &
ABAE,KATAYOUN
7151 PEPPERTREE CIR S
DAVIE FL 33314

V 1-2-08

BABYAK,JOSHUA & CARRIE
5510 SW 70 AVE
DAVIE FL 33314-5800

V 1-2-08

BARRERO,MYRIAM
5521 SW 70 AVE
DAVIE FL 33314-5802

V 1-2-08

BECHAMPS,JOHN N &
BECHAMPS,MARIA E
6991 SW 57 ST
DAVIE FL 33314-7000

V 1-2-08

BECKER,MATTHEW J &
BECKER,SUSAN C
7250 PEPPERTREE CIR N
DAVIE FL 33314

V 1-2-08

CALDER FARMS HOME OWNERS ASSOC
% ARTHUR POLLIO
6741 SW 55 ST
DAVIE FL 33314-7019

V 1-2-08

CALDER FARMS HOMEOWNERS
ASSOC
% DON TRUESDEL
6920 SW 55 ST
DAVIE FL 33314

V 1-2-08

CENTRAL BROWARD WATER
CONTROL
DISTRICT
8020 STIRLING ROAD
HOLLYWOOD FL 33024

V 1-2-08

CEPEK,WILLIAM &
CEPEK,DAWN
6940 SW 56 CT
DAVIE FL 33314

V 1-2-08

CHARLES,SERGE & YARDLEY
203 ELK AVE
NEW ROCHELLE NY 10804

V 1-2-08

ELISME,JUNIE FLEURINORD
ELISME,THEODORE
6941 SW 56 CT
DAVIE FL 33314-7019

V 1-2-08

ESLAVA,BRIGITTE
GODINEZ,JORGE LUIS
6921 SW 56 CT
DAVIE FL 33314-7019

V 1-2-08

EXOTIC ACRES HOMEOWNERS ASSOC
INC
4430 SW 64TH AVE
DAVIE FL 33314-3438

V 1-2-08

FEDELIM,JOSEPH & CHRISTINE
7251 PEPPERTREE CIR S
DAVIE FL 33314

V 1-2-08

FIORINO,JOHN C &
DIETZ,DONNA M
5400 SW 73 AVE
DAVIE FL 33314-4810

V 1-2-08

GONZALEZ,MARIA DEL C
5800 SW 70TH AVE
DAVIE FL 33314-6906

V 1-2-08

HERNANDEZ,ALFONSO & N
HERNANDEZ,HECTOR
5450 SW 70 AVE
DAVIE FL 33314

V 1-2-08

HYLTON,JOHN B &
HYLTON,KIM E
5721 PEPPERTREE LANE
DAVIE FL 33314

V 1-2-08

JOHNSON,MARK K & LISETTE B
6920 SW 55 ST
DAVIE FL 33314-6013

V 1-2-08

JUNCOSA,EMILIO J
DAVILA,SUSAN
5710 PEPPERTREE LANE
DAVIE FL 33314-6927

V 1-2-08

KAPLAN,IRA & CELINA
7200 PEPPERTREE CIR N
DAVIE FL 33314

V 1-2-08

KARAMCHANDANI,ASHOK
5371 SW 32 TER
FORT LAUDERDALE FL 33312

V 1-2-08

KURLAND,SHELDON C & ROSALIND
PO BOX 1725
WILMINGTON VT 05363-1725

V 1-2-08

LEE,RAYNOR S & GILLIAN GOSH
5690 SW 70 AVE
DAVIE FL 33314

V 1-2-08

LOWE,THOMAS W &
LOWE,TONYA
7201 PEPPERTREE CIR S
DAVIE FL 33314

V 1-2-08

MARCUM,VALERIE M
MARCUM,JAMES G
6990 SW 57 ST
DAVIE FL 33314-7000

V 1-2-08

MULLIGAN,MYRL W
11050 SW 55 ST
DAVIE FL 33328

V 1-2-08
MYRLAND STABLES INC
11050 SW 55 ST
DAVIE FL 33328

V 1-2-08
NAUGLES NURSERY INC
5001 SW 82ND AVE
DAVIE FL 33328-4414

V 1-2-08
NESSEN,WILLIAM D & FRANCES
7450 PEPPERTREE CIR N
DAVIE FL 33314-6914

V 1-2-08
NORTH,MODESTA A & RANDY
7401 PEPPERTREE CIR S
DAVIE FL 33314

V 1-2-08
OKUN,EDWARD G & BARBARA K
6810 SW 57TH ST
DAVIE FL 33314-7014

V 1-2-08
PHANORD,ROGER J & DAISY
5501 SW 70 AVE
DAVIE FL 33314-5802

V 1-2-08
PIGNATO,DAMIANO & KAREN
6920 SW 56TH CT
DAVIE FL 33314-7004

V 1-2-08
POULOS,EVANGELOS & MELINDA
5400 SW 70TH AVE
DAVIE FL 33314-5803

V 1-2-08
POULOS,GEORGE E JR & VIRGINIA
5801 PEPPERTREE CIR E
DAVIE FL 33314-6924

V 1-2-08
RIDGE,MARY LOU
6840 SW 55 ST
DAVIE FL 33314-6011

V 1-2-08
RODGERS,W L & JIMMIE T
5860 SW 70TH AVE
DAVIE FL 33314-6911

V 1-2-08
ROMANELLI,PIETRO &
ROMANELLI,ELENA
5751 PEPPERTREE CIR E
DAVIE FL 33314

V 1-2-08
ROSENTHAL,CHARLES
2660 HOLLYWOOD BLVD
HOLLYWOOD FL 33020-4807

V 1-2-08
SANDSTROM,SAENN L & HOLLY
DAWN
5710 SW 70TH AVE
DAVIE FL 33314-6904

V 1-2-08
SONI,GURBACHAN &
SONI,LAKHVINDER
7301 PEPPERTREE CIR S
DAVIE FL 33314

V 1-2-08
TIGER,MICHAEL D & JUDY G
6940 SW 55 ST
DAVIE FL 33314-6013

V 1-2-08
TRELFOED,JOHN D &
TRELFOED H FONG
5651 PEPPERTREE CIR N
DAVIE FL 33314

V 1-2-08
VAKNIN,NISSIM & KIMBERLY
7150 PEPPERTREE CIR N
DAVIE FL 33314

V 1-2-08
Vining,RUSSELL
Vining,GRISELDA
6920 SW 57 ST
DAVIE FL 33314-7000

V 1-2-08
WILLIAMS,DARRYL E
7351 S PEPPERTREE CIR
DAVIE FL 33314

V 1-2-08
Current Occupant
5400 SW 73 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5401 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5448 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5450 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5501 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5521 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5550 SW 73 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5651 Peppertree Cir E
Davie, FL 33314

V 1-2-08
Current Occupant
5690 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5701 Peppertree Cir E
Davie, FL 33314

V 1-2-08
Current Occupant
5710 Peppertree Ln
Davie, FL 33314

V 1-2-08
Current Occupant
5710 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5711 Peppertree Ln
Davie, FL 33314

V 1-2-08
Current Occupant
5721 Peppertree Ln
Davie, FL 33314

V 1-2-08
Current Occupant
5751 Peppertree Cir E
Davie, FL 33314

V 1-2-08
Current Occupant
5800 SW 70 Ave
Davie, FL 33314

V 1-2-08
Current Occupant
5801 Peppertree Cir E
Davie, FL 33314

V 1-2-08
Current Occupant
6920 SW 55 St
Davie, FL 33314

V 1-2-08
Current Occupant
6920 SW 56 Ct
Davie, FL 33314

V 1-2-08
Current Occupant
6920 SW 57 St
Davie, FL 33314

V 1-2-08
Current Occupant
6921 SW 56 Ct
Davie, FL 33314

V 1-2-08
Current Occupant
6940 SW 55 St
Davie, FL 33314

V 1-2-08
Current Occupant
6940 SW 56 Ct
Davie, FL 33314

V 1-2-08
Current Occupant
6941 SW 56 Ct
Davie, FL 33314

V 1-2-08
Current Occupant
6990 SW 57 St
Davie, FL 33314

V 1-2-08
Current Occupant
6991 SW 57 St
Davie, FL 33314

V 1-2-08
Current Occupant
7150 Peppertree Cir N
Davie, FL 33314

V 1-2-08
Current Occupant
7151 Peppertree Cir S
Davie, FL 33314

V 1-2-08
Current Occupant
7200 Peppertree Cir N
Davie, FL 33314

V 1-2-08
Current Occupant
7201 Peppertree Cir S
Davie, FL 33314

V 1-2-08
Current Occupant
7250 Peppertree Cir N
Davie, FL 33314

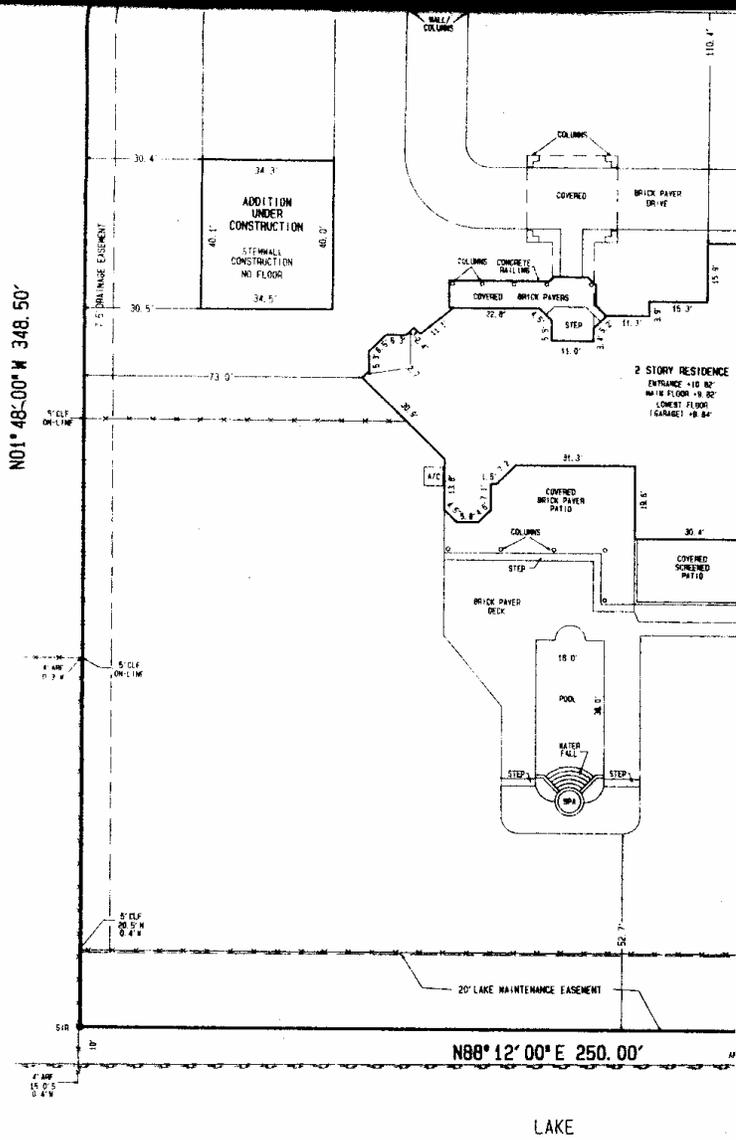
V 1-2-08
Current Occupant
7251 Peppertree Cir S
Davie, FL 33314

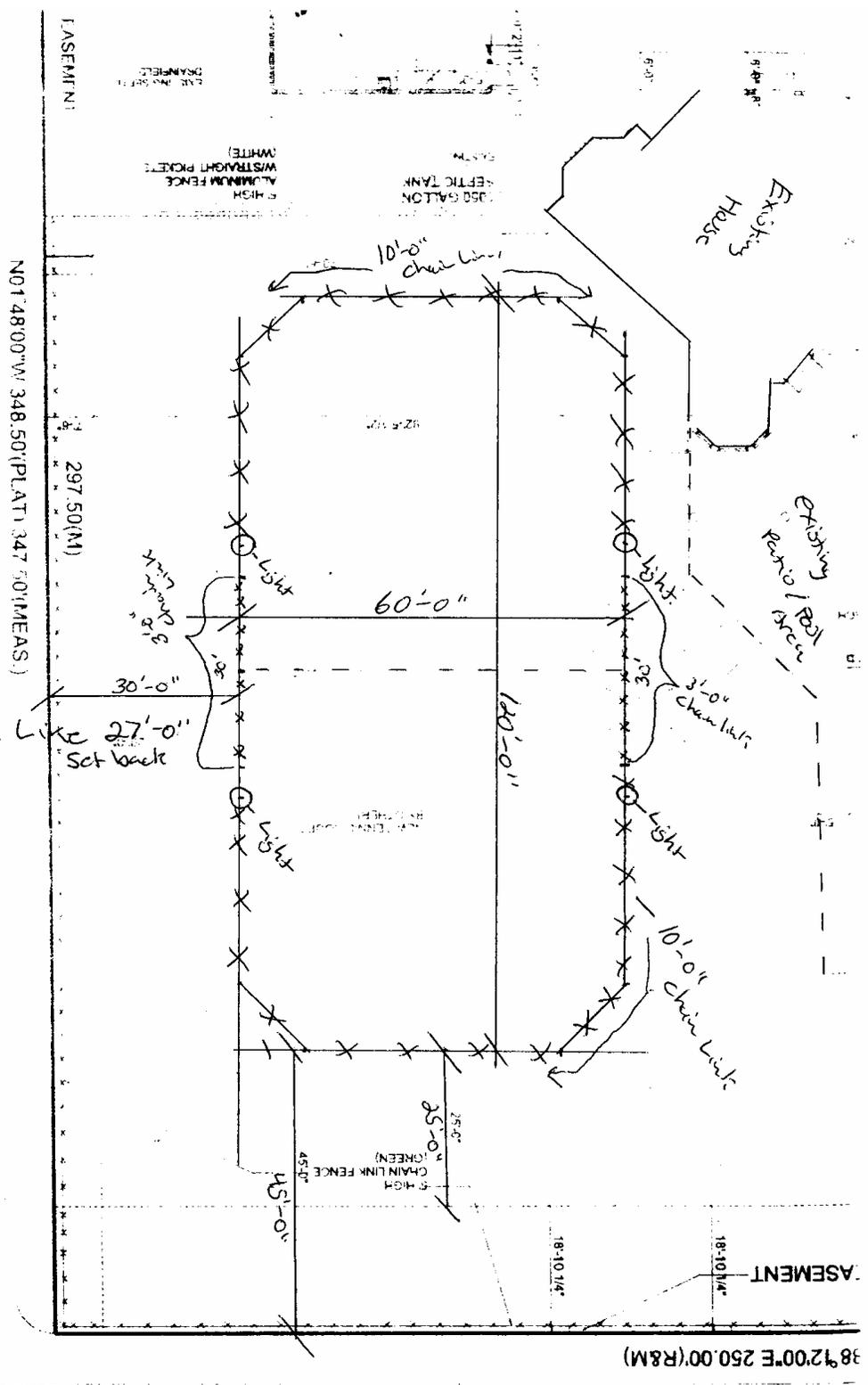
V 1-2-08
Current Occupant
7301 Peppertree Cir S
Davie, FL 33314

V 1-2-08
Current Occupant
7400 Peppertree Cir N
Davie, FL 33314

V 1-2-08
Current Occupant
7450 Peppertree Cir N
Davie, FL 33314

Exhibit 4 (Conceptual Site Plan/Survey)

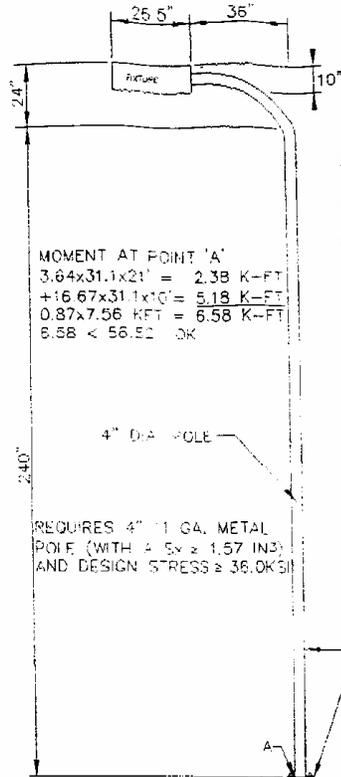




LOT 14

2

Kaplan



FLORIDA BUILDING CODE 2004
 BASIC WIND SPEED 140 MPH
 WIND IMPORTANCE FACTOR 0.87
 BUILDING CATEGORY N/A
 WIND EXPOSURE B
 INTERNAL PRESSURE COEF. N/A
 DESIGN WIND PRESSURE 31.1 PSF

FIXTURE 21" WIDE
 ARM 52" LONG
 EPA = 3.64 SF

MOMENT AT POINT 'A'
 $3.64 \times 31.1 \times 21' = 2.38 \text{ K-FT}$
 $+ 16.67 \times 31.1 \times 10' = 5.18 \text{ K-FT}$
 $0.87 \times 7.56 \text{ K-FT} = 6.58 \text{ K-FT}$
 $6.58 < 56.52 \text{ OK}$

HORIZONTAL WIND LOADS:
 FIXTURE = SINGLE LAMP = 3.64 SF
 ARM = $4" \times 2' / 144 = 2.00 \text{ SF}$
 POLE = $10" \times 20' = 16.67 \text{ SF}$

LOAD FACTOR FOR FIXTURE = 0.87

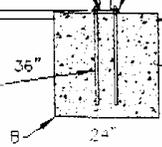
4" DIA. ROUND OR 6.5" x 3.7" TAPERED
 $S_v = 1.57 \text{ IN}^3 \text{ (11 GA.)}$
 $F_y = 36,000 \text{ LBS/SQ. IN}$
 ALLOWABLE MOMENT = 56.52 K-FT

REQUIRES 4" 11 GA. METAL
 POLE (WITH A $S_v \geq 1.57 \text{ IN}^3$)
 AND DESIGN STRESS $\geq 36.0 \text{ KSI}$

FIXTURE
 ARM LENGTH = 52"
 WEIGHT (WF) = 5.3 LBS.
 WEIGHT (WA) = 39.4 LBS.

THIS LIGHT POLE HAS BEEN
 DESIGNED TO MEET OR EX-
 CEED THE 140 MPH WIND
 LOAD REQUIREMENTS OF THE
 FLORIDA BUILDING CODE 2001.

(4) 1" x 36"
 ANCHOR BOLTS

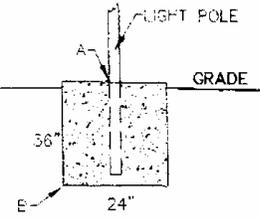


THIS FOOTER HAS BEEN
 DESIGNED TO MEET
 THE 140 MPH WIND LOAD
 REQUIREMENTS OF THE
 FLORIDA BUILDING CODE 2001.

MOMENT AT POINT 'B'
 $6.29 \times 31.1 \times 21' = 4.12 \text{ K-FT}$
 $16.67 \times 31.1 \times 10' = 5.18 \text{ K-FT}$
 $0.87 \times 9.3 \text{ K-FT} = 8.09 \text{ K-FT}$

FOOTER SIZE
 24" x 36" ROUND
 FOOTER OPTION 'A'

RESISTING MOMENT AT POINT 'B'
 $31.75 \text{ FT} \times 140 \text{ PCF} \times 1.583 \text{ FT}$
 $+ 3.15' \times 0.80' \times 750 \text{ PSF} \times 2.37'$
 $11.53 \text{ K-FT} > 6.58 \text{ K-FT OK}$



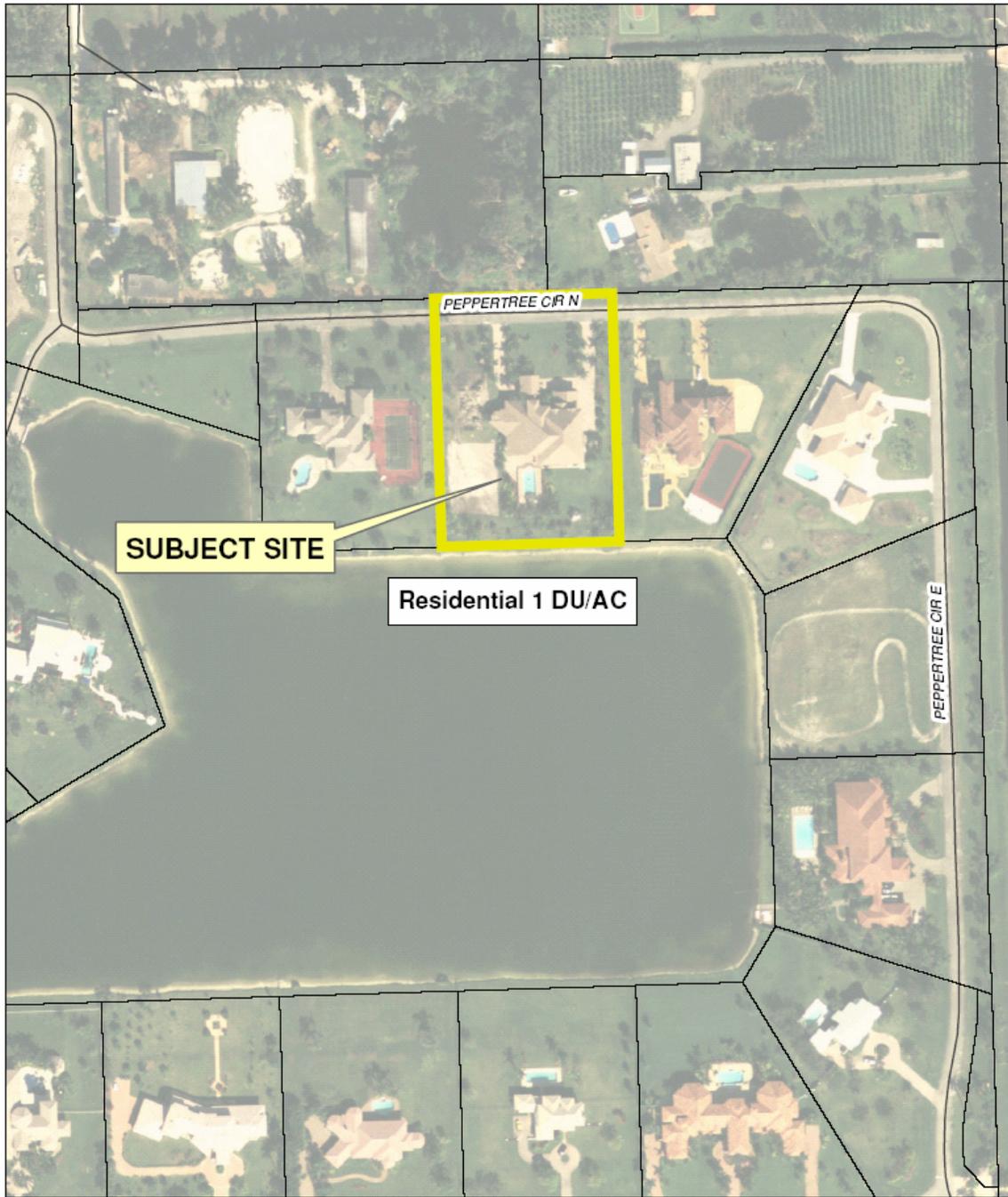
FOOTER SIZE
 24" x 36" ROUND
 FOOTER OPTION 'B'

SINGLE FIXTURE

DV190

		FERRARA ENGINEERING, INC. 100 WEST WISCONSIN AVENUE DELAND, FLORIDA 32720 P.O. BOX 2948 386/734-8792 PLANNERS • CONSULTING ENGINEERS • TESTING FLORIDA CERTIFICATE OF AUTHORIZATION No. 12229	
REVISIONS NO. 1 DATE 1/25/06 APPROVED: <i>[Signature]</i>		4" Single Light Fixture for Techlight	
DRAWING NOT VALID UNLESS EMBOSSED WITH ENGINEER'S SEAL AND ORIGINAL SIGNATURE		DATE: 03-04 SCALE: N.T.S. DRAWN BY: A.E.	PROJECT NO: ENG 129 00 DRAWING NO: Sheet 1 of 2

Exhibit 5 (Future Land Use Map)



Date Flown:
12/2006

N



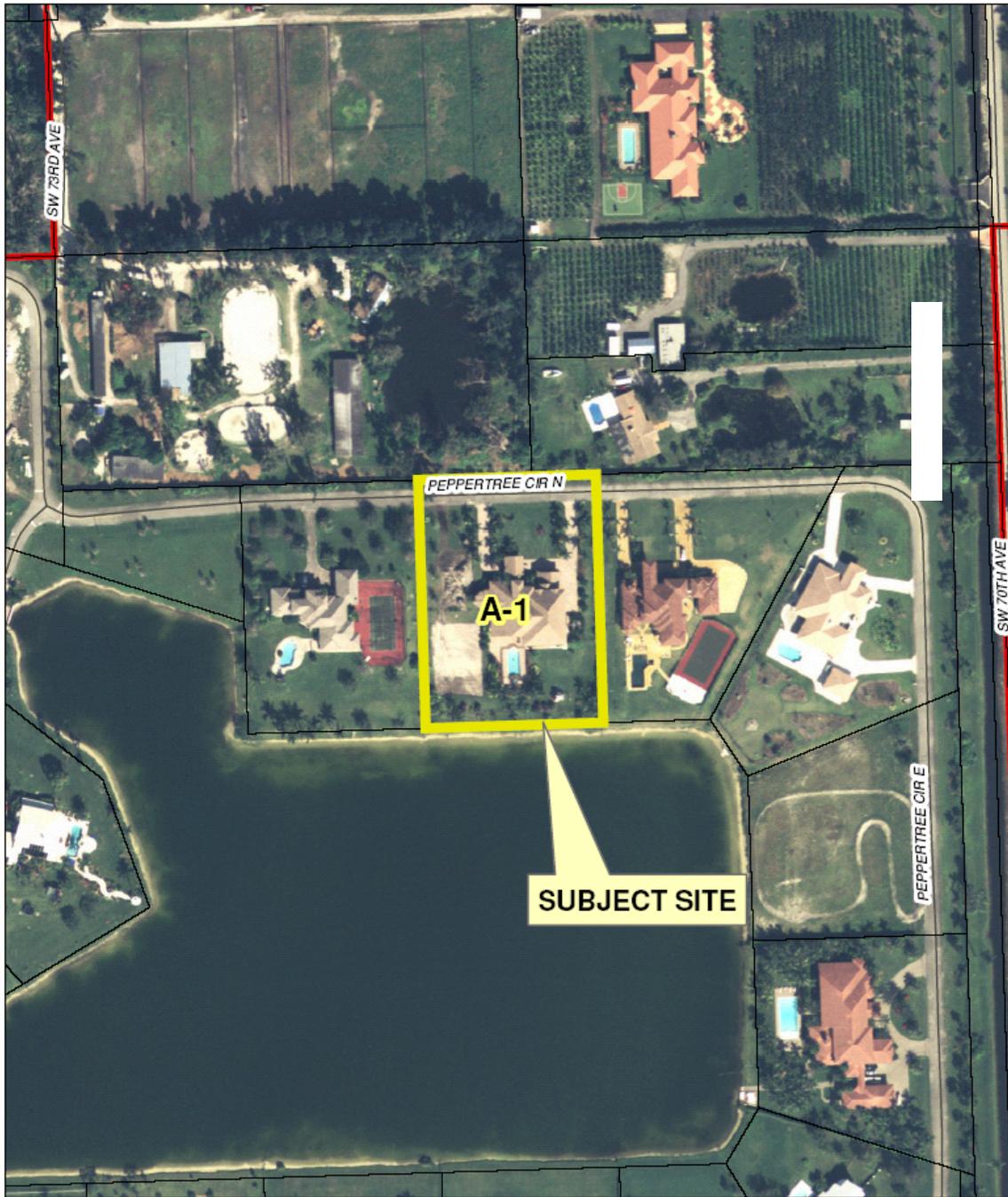
0 100 200 400
Feet

Prepared by the Town of Davie GIS Division

Variance
V 1-2-08
Future Land Use Map

Prepared by: ID
Date Prepared: 2/9/08

Exhibit 6 (Aerial, Zoning, and Subject Site Map)



Date Flown:
12/2006



0 100 200 400
Feet

Prepared by the Town of Davie GIS Division

Variance
V 1-2-08
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 2/8/08