6.9
PUBLIC HEARING

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Quasi Judicial Hearing, Variance Application: V 10-1-07/08-1/ Perez located at 2751 Southwest 121st Avenue

AFFECTED DISTRICT: District 3

ITEM REQUEST: **Staff Requesting a Tabling/Withdrawal**

TITLE OF AGENDA ITEM: V 10-1-07, Perez, 2751 SW 121 Avenue

REPORT IN BRIEF: The requested variance is to reduce the scenic corridor buffer from 25 feet to zero to allow the construction of a fence along the front property line. The proposed fence includes an entrance gate feature which is set back 25 feet from the front property line to create the required sight visibility triangle. The gate will maintain the scenic corridor setbacks of the twenty-five feet from the road right-away (property-line. A variance is also requested from section 12-284 Scenic Corridors Overlay District, of the Land Development Code, to allow the entranceway feature columns to extend up to 6.5 feet in height (the current maximum is 4.5 feet).

PREVIOUS ACTIONS: n/a

CONCURRENCES:
Mr. Pignato made a motion, seconded by Ms. Turin, to table to March 26th. 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 Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Planning Report
Application: V 10-1-07/08-1/Venecia Perez
Original Report Date: 2/4/08 **Revision(s):** 02/12/08

Name:	Luciano Batista/Venecia Perez
Address:	2751 SW 121st Avenue
City:	Davie, Florida 33330
Phone:	(954) 562-9399
Fax:	(954) 671-4549

Background Information

Date of Notification: March 5, 2008 **Number of Notifications:** 52

Petitioner's Request: Variance from the Land Development Code, Section 12-282, Scenic Corridors Overlay District, Parcel under separate ownership and under five (5) acres **FROM:** requiring a landscape buffer of twenty-five (25) feet **TO:** provide a landscape buffer of zero (0) feet from the road rights-of-way (property line): Section 12-284(C), Scenic Corridors Overlay District, Entrance features **FROM:** a maximum of a four and one-half (4.5) feet in height **TO:** a maximum of a six and one-half (6.5) feet in height: Section 12-286 (B)(3)(a)(e), Rural Lifestyle Development Regulations, Wall height, **FROM:** maximum three (3) feet in height **TO:** Maximum of four (4) feet in height: Section 12-286 (B)(3)(e), Rural Lifestyle Development Regulations, Column height, **FROM:** a maximum of four (4) feet in height **TO:** a maximum of four and one-half (4.5) feet in height.

Address: 2751 Southwest 121st Avenue

Location: Generally located at on Southwest 121st Avenue, 644 feet south of Southwest 26th Street.

Future Land Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): AG, Agricultural

Existing Use(s): Residential 1 DU/Acre

Parcel Size: Approximately 1.8 Acre (78,853 Square Feet)

	Surrounding Uses:	**Surrounding Land Use Plan Designation:**
North:	Single family dwelling	Residential 1 DU/Acre
South:	Single family dwelling	Residential 1 DU/Acre
East:	Single family dwelling	Residential 1 DU/Acre
West:	Single family dwelling	Residential 1 DU/Acre

	Surrounding Zoning:
North:	AG, Agricultural District
South:	AG, Agricultural District
East:	A-1, Agricultural District
West:	A-1, Agricultural District

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) of the Land Development Code, review for variances.

Land Development Code (Section 12-282) Scenic Corridors Overlay District: 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. The goals of the scenic corridor overlay district guidelines are 1) to prevent the visual encroachment of buildings and structure, along scenic roadways and 2) to maintain existing desirable vegetation and enhance vegetation along designated roadways. *Waivers.* The town council may grant relief from the provisions of section 12-282 upon a showing by the property owner that the regulations imposed upon the property by another governmental agency will cause there to be a hardship upon the property owner if that property owner is required to fully comply with section 12-282. The town council shall grant the minimum relief necessary to remedy the demonstrated hardship. Landscape requirements shall still be satisfied by the property owner.

Land Development Code (Section 12-284) (C) Fences, mailboxes, bus stops and entranceway features. (C) No mailbox or entranceway feature within the scenic corridor setback shall be greater than four and one-half (4.5) feet in height.

Land Development Code (Section 12-286) of the Land Development Code Rural Lifestyle Development Regulations

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 2, this Planning Area is located in the westernmost section of the Town of Davie north of Orange Drive and south of SW 14th Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single-family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

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

Staff Analysis

The requested variance is to reduce the scenic corridor buffer from 25 feet to zero to allow the construction of a fence along the front property line. The proposed fence includes an entrance gate feature which is set back 25 feet from the front property line to create the required sight visibility triangle. The gate will maintain the scenic corridor setbacks of the twenty-five feet from the road right-away (property-line. A variance is also requested from section 12-284 Scenic Corridors Overlay District, of the Land Development Code, to allow the entranceway feature columns to extend up to 6.5 feet in height (the current maximum is 4.5 feet).

> which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;
>
> The circumstance (the fact that the neighboring properties have fences along the front property line) is not uncommon within the AG district or within the Scenic Corridor Overlay district.

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

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

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Exhibits

File Location: P&Z\Development Applications\Applications\V_Variance\V_07\V 10-1-07 Vencia Perez

Exhibit 1 (*Justification Letter*)

APPLICATION FOR VARIANCE:

To the Board of Zoning for the town of Davie

Statement of Ownership and Interest.

1. The applicant and owner, Luciano Batista and Venecia Perez the owner of property situated at the following address: 2751 SW 121ave Davie, Florida 33330.

2. The legal description of the property is as follows: The East 461.13 feet (as measured along the North and South lines) or the North 171 feet (as measured along the East and West lines) of Tract 19, of UNIT "A" FLAMINGO GROVES, as recorded in Plat Book 10, page 52 or the Public Records of Broward County, Florida.

3. The applicant(s) acquired the above-described property on December 12, 2006.

4. Telephone number is 954-530-3682 and Cellular number 954-562-9399.

B. Request.

The applicants request the following variance(s):

a. Applying for variance for the 2 main columns in the main gate entrance which are 6'6'

b. Applying for variance for the Fenced entrance way sight triangle to be as drowned by the architect (Section 12-205- (6) A

1.Section(s) of Zoning Ordinance concerned:

Article IX Rural Lifestyle Reg.

ii. 12-282

iii. 12-283

iv. 12-284

v. 12-205-(6) A

Exhibit 2 (***Neighbor Approval)***

Saturday, July 07, 2007

To: Town of Davie

We are the neighbors of the property located at 2751 SW 121 avenue in Davie, Florida 33330. We are in agreement with the construction of a fence/gate that will be done at this location.

Signature:
Name: Robert Leighton Mercedes
Address: 2750 SW 121st Ave Dellwood

Signature:
Name: Nathaly Desmarais
Address: 3000 SW 121 Ave

Signature:
Name: Alisa Shoua
Address: 2800 SW 121 Ave

Signature:
Name:
Address:

Signature:
Name: Tom Hayon
Address: 12040 SW 26 ST.

Signature:
Name:
Address:

Signature:
Name: 2700 SW 121st Ter
Address:

Signature:
Name:
Address:

Signature:
Name: Banner Griner
Address: 2675 SW 121 Ter.

Signature:
Name:
Address:

Signature:
Name: 12090 S.W. 26 Ct
Address: Deceth Behar

Signature:
Name:
Address:

Signature:
Name:
Address:

Signature:
Name:
Address:

Signature:
Name:
Address:

Exhibit 3 ***(Mail-out Map)***

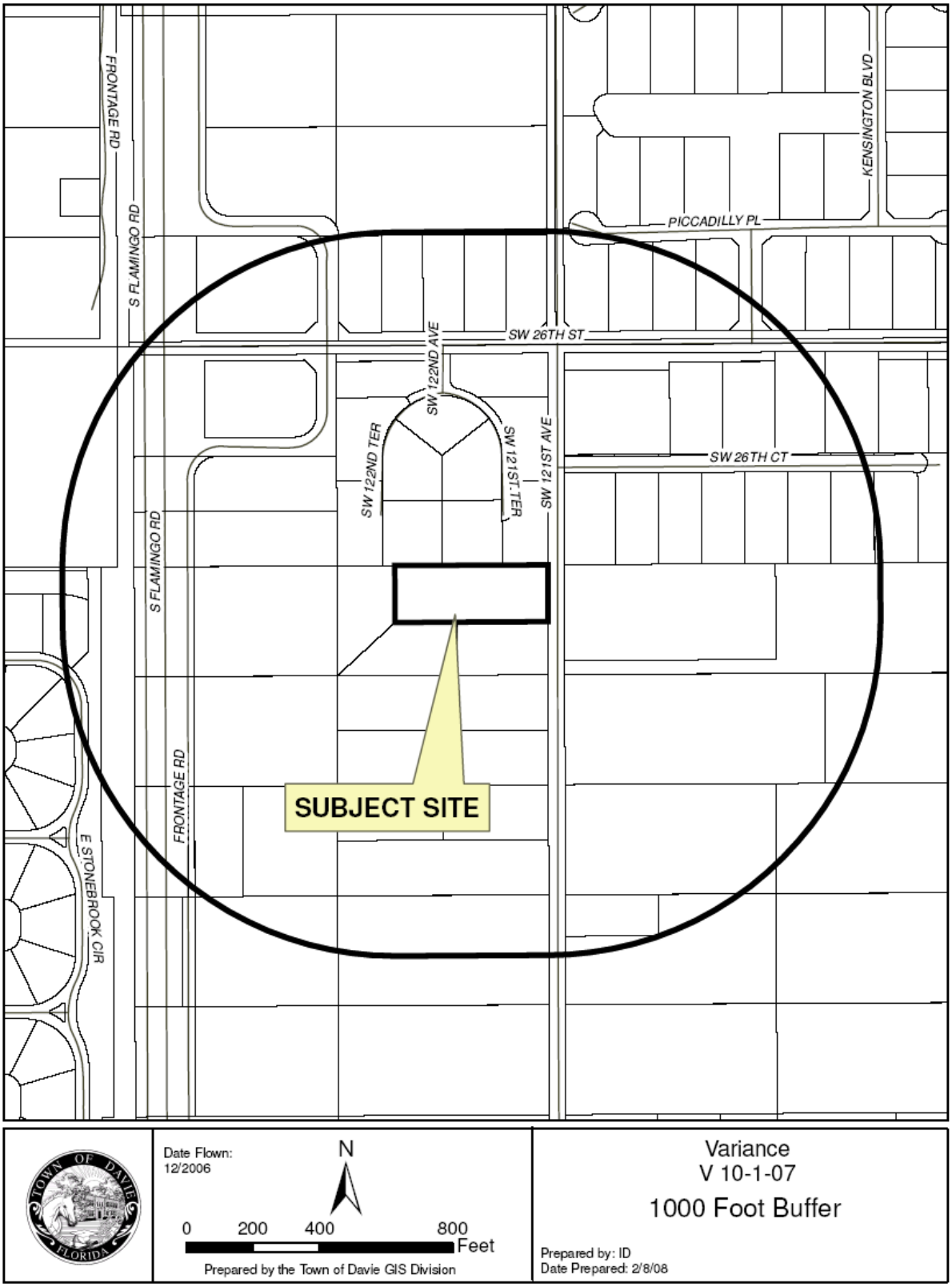


Exhibit 4 ***(Mail-out)***

V 10-1-07
ANIMALS
RECREATION &
REHAB CENTER LLC
2670 S FLAMINGO

V 10-1-07
BATISTA,LUCIANO &
PEREZ,VENECIA
2751 SW 121 AVE
DAVIE FL 33330-1311

V 10-1-07
BEHAN,HUGH J & MARY
CRAYCRAFT
12080 PICCADILLY PL
DAVIE FL 33325-5231

V 10-1-07
BEHAR,ROBERT J 1/2
INT
BEHAR,DERETH A
12090 SW 26 CT
DAVIE FL 33330-1328

V 10-1-07
BOVIE,JOSEPHINE
2695 SW 121ST TER
DAVIE FL 33330-1319

V 10-1-07
BRICKMAN,GEORGE J &
BRICKMAN,ELIZABETH
12040 PICCADILLY PL
DAVIE FL 33325-5231

V 10-1-07
CARDONA,MARTHA L
2691 SW 122 TER
DAVIE FL 33330-1300

V 10-1-07
CHUNG,DENNIS H & OLIVIA R
12020 SW 26 ST
DAVIE FL 33325

V 10-1-07
CUTINO,VICTOR
2995 SW 121 AVE
DAVIE FL 33330-1315

V 10-1-07
DEVINE,MICHAEL J
3000 S FLAMINGO RD
DAVIE FL 33330-1310

V 10-1-07
DONG,LOU-CHING & SU-PING
5185 SW 160 AVE
DAVIE FL 33331

V 10-1-07
DOWNS,JACK C & JUDY
L
12040 SW 26TH CT
DAVIE FL 33330-1328

V 10-1-07
ECATS 2 LLC
10885 NW 6 ST
CORAL SPRINGS FL
33071

V 10-1-07
FLORIDA DEPT OF
TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-

V 10-1-07
FROHRING,C A & LINDA
J
2690 SW 122ND TER
DAVIE FL 33330-1333

V 10-1-07
GIORDANY,DEBORAH
ANE &
GIORDANY,GERARD
12030 SW 26 ST
DAVIE FL 33325-5205

V 10-1-07
GLAZER,DAVID L
3945 CARSON AVE
HOLLYWOOD FL 33026-4964

V 10-1-07
GLAZER,RONALD &
REBECCA
2770 SW 121 AVE
DAVIE FL 33330

V 10-1-07
GREY,CAROL LYNNE
REV TR
2670 SW 122 TER
DAVIE FL 33330-1333

V 10-1-07
GRINER,W B & CHERYL L LE
2675 SW 121ST TER
DAVIE FL 33330-1319

V 10-1-07
HAMLET HOMEOWNERS
ASSN INC
% PRO COMM MGMT INC
786 BLANDING BLVD
#118

V 10-1-07
HAYDU,THOMAS A
12040 SW 26TH ST
DAVIE FL 33325-5205

V 10-1-07
INNOCENT,CASSAGNOL &
MARIE P
11840 SW 26 CT
DAVIE FL 33330

V 10-1-07
JIMRUSTI,INGRID REV
LIV TR
4085 SW HONEY TER
PALM CITY FL 34990

V 10-1-07
KOONS,MICHAEL &
PAMELA
11880 SW 26TH CT
DAVIE FL 33330-1326

V 10-1-07
MATEU,LEONARDO P
& GIOCONDA
100 S BIRCH ROAD
UNIT 2902
FORT LAUDERDALE FL
33316

V 10-1-07
MUNSON,ROBERT
ALLEN
3010 SW 121 AVE
DAVIE FL 33330-1318

V 10-1-07
PEACEFUL RIDGE LLC
2800 SW 121 AVE
DAVIE FL 33330

V 10-1-07
SAZAMA,TIMOTHY A
& DEBORAH L
12020 SW 26 CT
DAVIE FL 33330

V 10-1-07
SIEGEL,DAVID & JULIA
12060 SW 26 CT
DAVIE FL 33330

V 10-1-07
STONEBROOK
ESTATES COMM ASSO
INC
7227 CLINT MOORE
ROAD
BOCA RATON FL 33496

V 10-1-07
VOGTNER,ALINA &
VOGTNER,DANIEL
11940 PICADILLY PL
DAVIE FL 33325

V 10-1-07
WEEKLEY,DANIEL D &
WEEKLEY,TROY L &
WEEKLEY,WAYNE
20701 STIRLING RD
PEMBROKE PINES FL
33332

V 10-1-07
LECHNER,ROBERT L 1/2 INT
EA
DULLUM,MERCEDES K
2750 SW 121 AVE
DAVIE FL 33330-1312

V 10-1-07
MAXWELL,VELMA NADEEN
11900 SW 26 ST
DAVIE FL 33325-5204

V 10-1-07
MUNSON,ROBERT R &
SHIRLEY L
3030 SW 121 AVE
DAVIE FL 33330-1318

V 10-1-07
PLASENCIA,OSCAR
2603 SW 122 TER
DAVIE FL 33330-1329

V 10-1-07
SCHULTZ,SHERI
12000 PICCADILLY PL
DAVIE FL 33325

V 10-1-07
SKIDMORE,ALAN G
2602 SW 122ND AVE
DAVIE FL 33330-1330

V 10-1-07
SULBARAN,MELVY LIZ 1/2
INT EA
ESCOBAR,ALVARO E
12010 SW 26 ST
DAVIE FL 33325-5205

V 10-1-07
WALTON,SHIRLEY 1/2 INT
WALTON,ROBERT
2700 SW 121 TER
DAVIE FL 33330-1322

V 10-1-07
YOUNG,KEVIN D & HEATHER
L
2801 E STONEBROOK CIR
DAVIE FL 33330

V 10-1-07
LINARES,CARLOS &
LINARES,JUDY
11980 PICADILLY PL
DAVIE FL 33325

V 10-1-07
MITCHELL,JAMES E &
VIRGINIA M
2761 SW 121ST AVE
DAVIE FL 33330-1311

V 10-1-07
NORWEGIAN SEAMENS
CHURCH INC
1180 SOUTH AMERICA
WAY
MIAMI FL 33132

V 10-1-07
PRIOR,PETER W & GAIL
A
2780 S FLAMINGO RD
DAVIE FL 33330-1304

V 10-1-07
SHOUA,DAVID & ALISA
2800 SW 121ST AVE
DAVIE FL 33330-1314

V 10-1-07
SOHMER,PAUL & DONNA
2651 SW 122ND TER
DAVIE FL 33330-1300

V 10-1-07
VEGA,GUSTAVO
16485 COLLINS AVE
#1036
MIAMI BEACH FL 33160

V 10-1-07
WEEKLEY BROS
LEASING LTD
20701 STIRLING ROAD
PEMBROKE PINES FL
33332

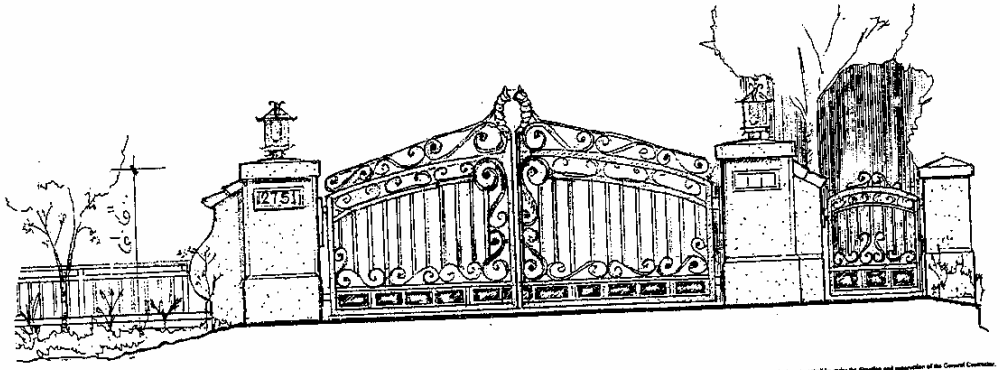
V 10-1-07
ZADES,NICHOLAS &
RENA M
11900 SW 26TH CT
DAVIE FL 33330-1323

V 10-1-07
ZAFRANI,ABRAHAM
2800 S FLAMINGO
ROAD
DAVIE FL 33330

NEW ENTRY GATE AND FENCE FOR :

MRS. VENECIA PEREZ
MR. LUCIANO BATISTA

2751 S.W. 121 AVENUE
DAVIE, FLORIDA 33330-1311



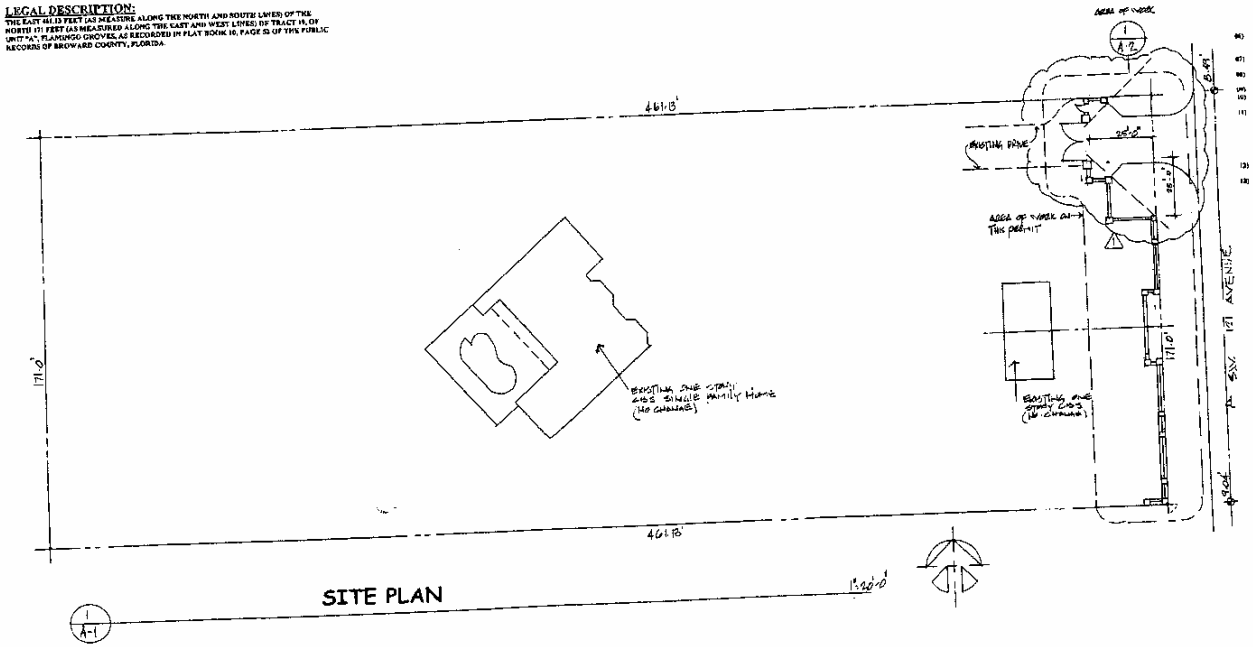
CODE INFORMATION FOR
2751 S.W. 121 AVENUE
DAVIE, FLORIDA 33330-1311

FLORIDA BUILDING CODE, 2004 ADDITION, RESIDENCIAL, EXISTING BUILDING
NATIONAL ELECTRIC CODE, APPLICABLE EDITION, AND ALL OTHER RULES, REGULATIONS, AND CODES HAVING JURISDICTION IN THE CITY OF DAVIE, AND BROWARD COUNTY, FLORIDA

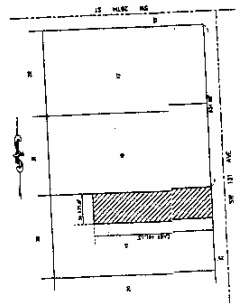
ZONING: AG

LEGAL DESCRIPTION:
THE EAST 461.13 FEET (AS MEASURE ALONG THE NORTH AND SOUTH LINES) OF THE NORTH 171 FEET (AS MEASURED ALONG THE EAST AND WEST LINES) OF TRACT 19, OF UNIT "A", FLAMINGO GROVES, AS RECORDED IN PLAT BOOK 10, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

The work of this project shall be under the direction and supervision of the General Contractor.
(B3) The following general noted shall apply to General Contractor.
(B3) The drawings and the notes contained thereon, shall apply to the work of this project and shall be partially delegated by the General Contractor, who shall coordinate the work and all under-tasks be contract & responsibility.
(A1) The Contractor shall be responsible for construction means, methods, workmanship, supervision and procedures and for Safety Precautions and shall comply with the requirements of O.S.H.A., the Florida Building Codes, Broward County Latest Edition, The City of Davie and of all governmental agencies having jurisdiction in so far as applicable to the portion of the work.
(B5) All materials shall be new, in unused the in the owner and are-tough, and the best of their respective kinds. Contractor shall make no substitution without the write-written approval of the architect. For the portions of the work not shown in detail, but which are shown generally, or not necessarily included in being required for a proper and complete installation, the materials, methods and workmanship shall conform to a minimum to the typical or representative detail throughout corresponding parts of the building.
(B6) Should the Contractor have the opinion that does not set in the drawings any discrepancies or that conditions of any portion of the work that will prevent him from wholly complying the work in a first class manner, he shall notify the Architect of all discrepancies prior to the construction of all work shall be guaranteed for a period of a year one year from the date of Certificate of Occupancy.
The Contractor shall submit samples, material lists, equipment lists and shop drawings as called for on the drawings and including but not limited to: Concrete reinforcement.
(B5) Protect all walls and set in to protect
(B5) Do not scale drawings. Use figured dimensions. In case of discrepancy, notify architect immediately prior to proceeding with work.
(A1) Shop drawings shall be submitted sufficiently in advance to the General Contractor, owner and Architect for approval to allow for review and possible correction. Fabrication shall not start until shop drawings are approved. Completed work shall be in conformance with the approved documents. Where reviewed and approved by the Architect and Engineer on behalf of the Owner, such review and approval will be for conformity with the design only. Approval will not relieve Contractor of responsibility for quantity, fit, dimensions, means, techniques, methods and procedures, nor for any deviation from the requirements of the drawings and specifications.
(B3) Electrical work shall be installed to best trade practices, in accordance with applicable codes, and as shown on relevant drawings and the Architectural Drawings.
(B3) Owner shall be responsible with approximately 24" deep applied as warranty. Provide expansion joints, knolls, etc. Water required and as shown. Prepare and maintain in place for approval of Architect have varying complete work for determining accuracy of "Rough and Light Textured" finishes. Same and consist of Product manual of "Sur 5.0" or equal. Incorporating stucco finishes. Same and consist of Product manual of "Sur 5.0" or equal. Incorporating stucco finishes. There shall be NO surface bonds anywhere in the project.



SITE PLAN



ICON DESIGN GROUP
ARCHITECTS & ENGINEERS
ARCHITECTURE PLANNING INTERIORS
301 S.E. 4th COURT, BOCA RATON, FL 33432
PHONE: (561)368-3898 FAX: (561)367-0074

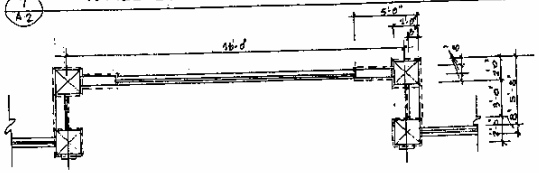
PROJECT NAME:
NEW ENTRY GATE AND FENCE FOR:
MRS. VENECIA PEREZ
MR. LUCIANO BATISTA
2751 S.W. 121 AVENUE
DAVIE, FLORIDA 33330-1311

SEAL

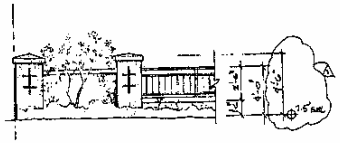
PROJECT NO: 07-145-00
DATE: 4-20-07
DRAWN BY: P.R.R.
CHECKED BY: A.B.
CADD FILE NO: 07-01-06
REVISIONS:

A-1 3
SHEET NO. OF

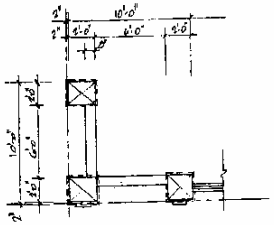
7 A-2 WALL ELEVATION & CENTER 1/4"=1'-0"



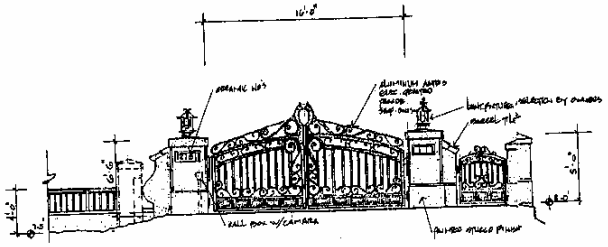
6 A-2 WALL PLAN & CENTER 1/4"=1'-0"



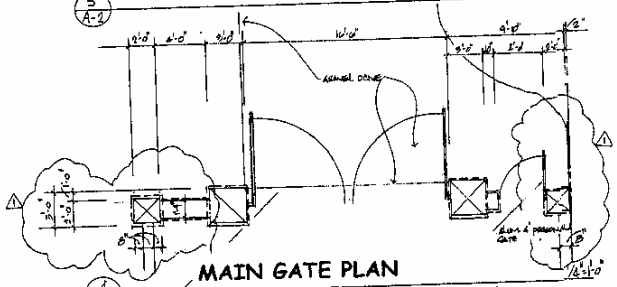
3 A-2 WALL ELEVATION, S.E. 1/4"=1'-0"



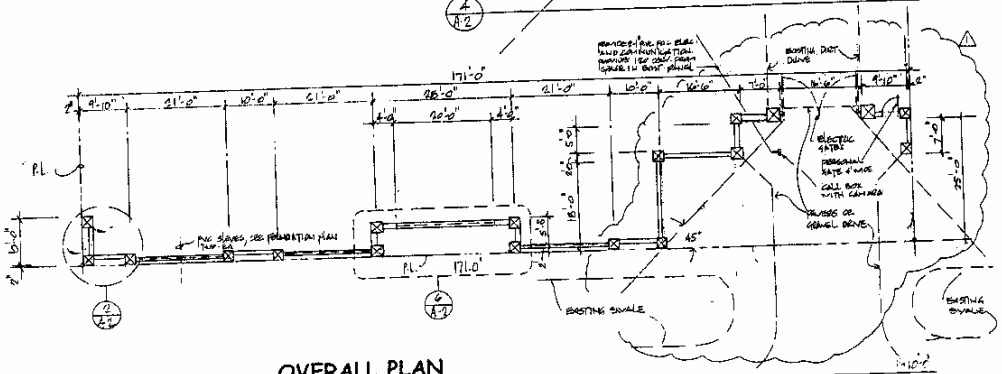
WALL PLAN & S.E. 1/4"=1'-0"



5 A-2 MAIN GATE ELEVATION 1/4"=1'-0"



4 A-2 MAIN GATE PLAN 1/4"=1'-0"



1 OVERALL PLAN 1/4"=1'-0"

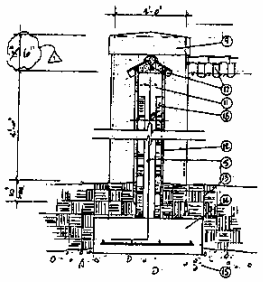
ICON DESIGN GROUP
ARCHITECTS & ENGINEERS
ARCHITECTURE PLANNING INTERIORS

PROJECT NAME:
NEW ENTRY GATE AND FENCE FOR:
MRS. VENECIA PEREZ
MR. LUCIANO BATISTA
2751 S.W. 121 AVENUE
DAVIE, FLORIDA 33330-1311

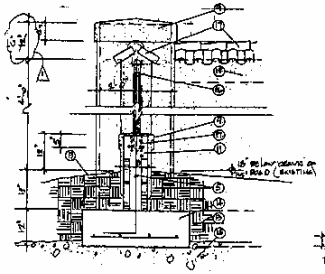
SEAL

PROJECT NO: 07-146.00
DATE: 04-28-07
DRAWN BY: F.F.R.
CHECKED BY: A.P.
CADD FILE NO: 07-01-08
REVISIONS:

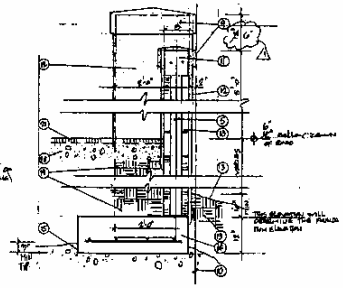
A-2 3
SHEET NO. OF



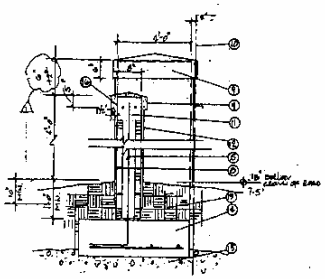
8 / A-3 DETAIL 3/4"



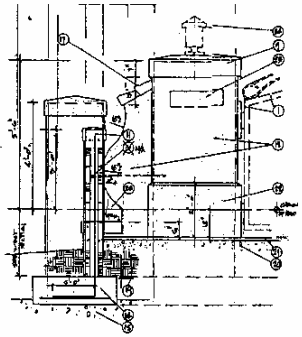
7 / A-3 DETAIL 3/4"



6 / A-3 DETAIL 3/4"



5 / A-3 DETAIL 3/4"



4 / A-3 DETAIL 3/4"

STRUCTURAL NOTES

** WIND LOAD **
BASIC WIND SPEED (3SC) 110 MPH
BASIC PRESSURE 20 PSF

** CODES **
FBC 2001 (SEE SAL 127.3.6.4)
NFPA 1996 (SEE)

1. DESIGN WIND SPEED: 110 MPH
2. IMPORTANCE FACTOR: I.A CLASS II
3. WIND PRESSURE: 20 PSF
   Kzt = 1.0
   SDS = 0.1 FLS PER 7.4.1.3 PSF
   SDS = 0.1 FLS PER 7.4.1.3 PSF
   SEISMIC COMPLIANCE WITH ALL CALCULATIONS OF THIS PRC 1994

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-95)
MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE (ACI 315-92)
AMERICAN CONCRETE INSTITUTE
NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) (ATM 5-61; TMS 402-95)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS 1997 EDITION)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS 1997 EDITION), AND SUPPLEMENTS

** MATERIALS **

A. CONCRETE: ALL CONCRETE SHALL BE NORMAL WEIGHT, ASTM TYPE I PORTLAND CEMENT WITH
   A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. WATER CEMENT RATIO SHALL NOT TO EXCEED 0.45
   (UNLESS OTHERWISE NOTED) AND A SLUMP SHALL BE 5 MAX (UNLESS OTHERWISE NOTED). ALL CONCRETE SHALL BE 5 BAG CONCRETE WITH A COMPRESSIVE STRENGTH OF 4,000 PSI
   BEAMS AND COLUMNS: 3,000 PSI F'C - 2000 PSI (F'B 3x3)

B. REINFORCING STEEL: ALL REINFORCING STEEL SHALL BE OF NEW BILLET STOCK, DEFORMED TO ASTM A-615 GRADE 60
   CONCRETE PROTECTION FOR REINFORCING BARS: THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED:
   SLABS: 3/4" MIN.
   BEAMS AND COLUMNS: 1 1/2" MIN.

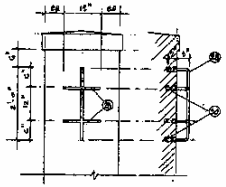
C. STRUCTURAL STEEL: STRUCTURAL STEEL SHALL BE ASTM A36, FABRICATED AND ERECTED IN ACCORDANCE WITH
   AISC SPECIFICATIONS AND STANDARDS. ALL WELDS TO BE ASTM A325. ALL WELDS TO BE PERFORMED BY CERTIFIED
   WELDERS ONLY. SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL PRIOR TO FABRICATION.
   HOT ROLLED STEEL PLATES: ASTM A36, GRADE B
   HOT FORMED STEEL TUBING: ASTM A500
   PIPE: ASTM A53, TYPE E OR S, AND GRADE B
   ANCHOR BOLTS: ASTM A307, TYPE 1 U.S.S.
   HEXAGON STEEL TYPE, STEEL CONNECTORS: ASTM A325, GRADE 50 (1 OR 2), COLD FORMED CARBON STEEL, WITH DIMENSIONS COMPLETELY WITH AISC SPECIFICATION.
   UNFINISHED THREADED FASTENERS: ASTM A307, GRADE A, REGULAR LOW CARBON STEEL BOLTS & NUTS PROVIDED EITHER HEXAGONAL OR SQUARE, HEADS AND NUTS, EXCEPT MS ONLY MANUFACTURING UNITS FOR SERVICE CONNECTIONS

D. REINFORCED CONCRETE MASONRY:
   1.1 UNREINFORCED CONCRETE MASONRY WALLS ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY BY NCMA - ACI 530.1 - 95
   2.1 MATERIALS
      A. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90-95, AND ASTM D1000-95 WITH A MINIMUM F'C = 1,900 PSI
      B. MORTAR: TYPE S, MINIMUM 28 DAY CURE STRENGTH TO BE 1800 PSI COMPRESSIVE, WITH ASTM C270-95 AND ASTM C91-95
      C. GROUTS SHALL BE READY MIX GROUT CONFORMING TO ASTM C476-91, GROUT TO BE 2000 PSI MINIMUM AT 28 DAYS AND SLUMP SHALL NOT EXCEED 8 INCHES
   2.2 MORTAR AND GROUT PLACEMENT: MORTAR SHALL BE ASTM A36, GRADE 60
   2.3 TEMPORARY BRACING: ALL WALLS SHALL BE BRACED UNTIL INSPECTION, INSPECTION AND TESTING SHALL BE AS SPECIFIED BY THE NCMA SPECIFICATIONS
   4.1 ROLLED UNITS SHALL BE LAID WITH THEY SHALL ASSUME HORIZONTAL SECTION AS SHOWN ON PLAN OR ELS AND HORIZONTAL INTERSECTIONS, 1000 PSI, MINIMUM REQUIRED
   4.2 PRE-FORMED PLASTIC LADDER TYPE, WITH A REINFORCEMENT EVERY 8TH OR COURSE, U.S.A.
   4.3 ALL SPLICES SHALL BE 48 TIMES BAR DIAMETER U.S.A.
   4.4 ALL REINFORCING BARS SHALL BE SECURED IN PLACE AS SHOWN ON PLANS.
   4.5 CONTRACTOR SHALL PERMIT ENTRY OF ALL REINFORCING BARS, THEIR SPLICES, ALL VERTICAL REINFORCING AND DOWELS FOR APPROVAL PRIOR TO FABRICATION
   5. UNREINFORCED CONCRETE MASONRY:
      MASONRY: ALL MASONRY WALLS SHALL BE OF CONCRETE BLOCK UNITS CONFORMING TO ASTM C90-95 AND BY CLAYTON BRICK PATTERN WITH TYPE "S" MORTAR AND REINFORCED WITH GRADE 60 STEEL, EVERY OTHER COURSE.

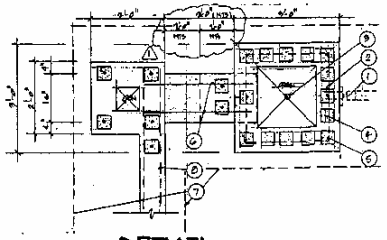
F. EXCAVATION AND BACKFILL: REMOVE ALL ORGANIC MATERIAL FROM UNDER THE FOOTING FOR AT LEAST 12" BEYOND THE EDGES OF FOOTINGS. ALL EXCAVATIONS SHALL BE KEPT DRY. EXCAVATE TO DEPTH AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURAL UTILITIES, REPAIR, ETC. PROVIDE AND SHAPE OR ARRANGE NECESSARY TO AVOID SETTLEMENT OR DAMAGE. COMPACT BY STOPPING FOUNDATIONS OR STRUCTURES. SUCCESSIVE HORIZONTAL LAYERS, MAXIMUM OF 12" THICK, COMPACTED TO A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DENSITY. PLACE BACKFILL SYMMETRICALLY. TAMPER CLOSE TO PREVENT ANY LEGITIMATE DAMAGE OR WARPING ACTION AGAINST WALLS OR BUILDING.
G. SECTIONS AND DETAILS: ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE U.N.O.

NOTES FOR PAGE THIS PAGE

1) ALUMINUM GATE, DESIGN SELECTION BY OWNERS.
2) (1) NO. 3 BAR HORIZONTAL REINFORCING @ 16" O.C., STARTING 16" FROM THE TOP OF THE FOOTINGS.
3) 1 EA. 3/4" ELECTRICAL P.V.C. PIPE FOR LIGHT FIXTURE.
4) CONCRETE FILL ALL BLOCK CELLS IN THE MAIN GATE COLUMNS.
5) CONCRETE FILL CELL WITH (2) NO. 5 BAR TYP. ALL WHERE SHOWN
6) [illegible] BELOW OF THE COLUMN [illegible] BLOCKS.
7) OUTLINE OF FOOTING BELOW. SEE FOUNDATION PLANS.
8) LADDER REINFORCING @ 16" O.C. TYP. ALL THE WALLS
9) SMOOTH STUCCO BAND. NO CORNER BEADS IN THE ENTIRE PROJECT.
10) PROPERTY LINE, TO BE REFERENCED BY A SURVEY ONLY.
11) 8" x 8" MIN. CONCRETE CAP WITH (2) No. 5 BARS TYP. ALL.
12) 1" MIN. STUCCO PLASTER FINISH, NO CORNER BEADS, AND SMOOTH FINISH. PROVIDE A SAMPLE FOR APPROVAL BEFORE.
13) TOP SOIL.
14) CONCRETE FOOTING, SEE SCHEDULE.
15) REMOVE ALL ORGANIC SOIL, AND REPLACE WITH ROAD BODY BASE. FOOTINGS TO CUT DATO THE BASE, MIN. OF 2" TOP ALL.
16) APPLY SONOCRETE TO ALL EXPOSED CONCRETE BEFORE THE APPLICATION OF THE STUCCO.
17) SPANISH BARREL TILE, (SELECTION BY OWNERS). SET IN SOLID GRAY CEMENT.
18) 8" STANDARD CONCRETE BLOCK, SEE SPECIFICATIONS.
19) CLEAN, NON-ORGANIC SANDY FILL UNDER THE ROOD BASE COMPACTED TO 98% DENSITY.
20) ROOD BASE FILL, COMPACTED TO 98% DENSITY.
21) BRICK OR 6" MIN. CONCRETE DRIVE, CUT ON A PATTERN THAT HAS BEEN SELECTED BY THE OWNERS. CONCRETE TO BE REINFORCE WITH 10-10, 6 x 6, WIRE REINFORCING.
22) ADD A 2' ROW OF CONCRETE ON MAKE THE LOWER BLOCK BASE OUT OF 12" BLOCKS. TO MAKE THE BASE.
23) CERAMIC TILE HOUSE NO'S SET FLUSH WITH THE STUCCO, SELECTION BY THE OWNERS.
24) LIGHT FIXTURE, SELECTION BY THE OWNERS. INSTALL BY THE ELECTRICAL CONTRACTOR.
25) OPEN STUCCO ALL AROUND, AND PAINT. ADD CAULKING. (JOINT 5 [illegible])
26) ALUMINUM BUILDING, SELECTION BY THE OWNERS. PAINTED BLACK.
27) SET THE ALUMINUM POST IN SOLID CEMENTED CORE HOLES. SLOPE THE CEMENT OUT FROM THE POSTS.
28) 5' x 4' WELDED ALUMINUM DECORATIVE BUILDING. SET IN EPOXY. PAINTED BLACK.
29) 2-4" P.V.C. PIPES SPRIT LONG SET ABOVE THE FOOTINGS. TAPE BOTH ENDS, AND MARK WITH 1" PVC PIPES. PAINTED ORANGE, AND TO REMAIN IN PLACE.
30) 1" CORE DRILL SET THE ALUMINUM IN EPOXY, AND FILL WITH STUCCO AND PAINT TO MATCH THE COLOR OF THE WALL (INSITE). VERIFY COLOR.



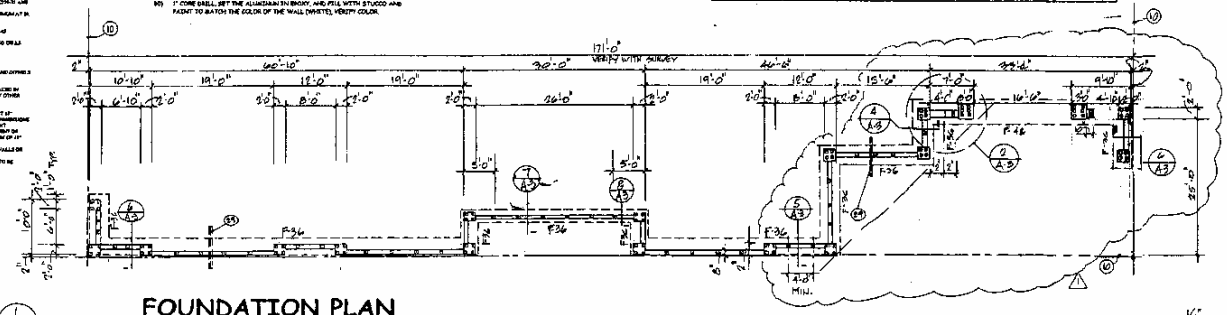
3 / A-3 DETAIL 3/4"



2 / A-3 DETAIL 3/4"

FOOTING SCHEDULE

MARK	SIZE	REINFORCING	REMARKS
F-36	16" x 12"	4 # 5 CONT.	ADD 2 No. 5 BAR @ 3" O.C. ON TOP OF CONTINUOUS BARS. SEE SECTIONS FOR FURTHER INFORMATION
F-46	24" x 16"	4 # 6 CONT.	ADD 2 No. 5 BAR @ 3" O.C. ON TOP OF CONTINUOUS BARS. SEE SECTIONS FOR FURTHER INFORMATION



1 / A-3 FOUNDATION PLAN 1/4"

ICON DESIGN GROUP
ARCHITECTS & ENGINEERS
ARCHITECTURE PLANNING INTERIORS
[illegible] N.W. 40 COURT, BOCA RATON, FL 33431
PHONE: (561)361-3010 FAX: (561)361-3019

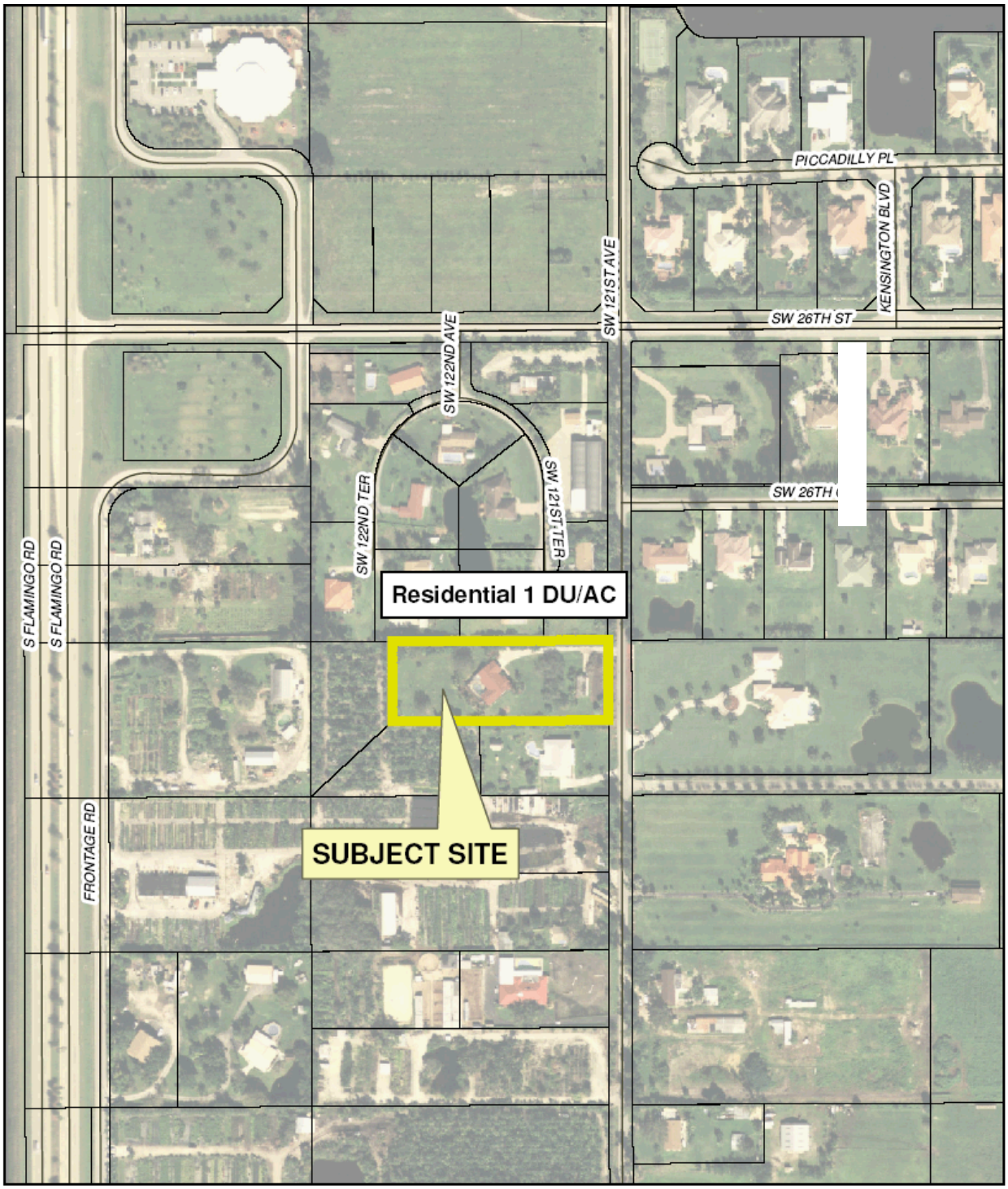
PROJECT NAME:
NEW ENTRY GATE AND FENCE FOR:
MRS. VENECIA PEREZ
MR. LUCIANO BATISTA
2751 S.W. 121 AVENUE
DAVIE, FLORIDA 33330-1311

SEAL

PROJECT NO: 07.145.00
DATE: 7-20-07
DRAWN BY: A.K.
CHECKED BY: P.E.
CADD FILE NO: 03-01.08
REVISIONS:

A-3
SHEET NO. OF

E**xhibit 5 (*Future Land Use Map*)**



Date Flown:
12/2006

N

0 150 300 600 Feet

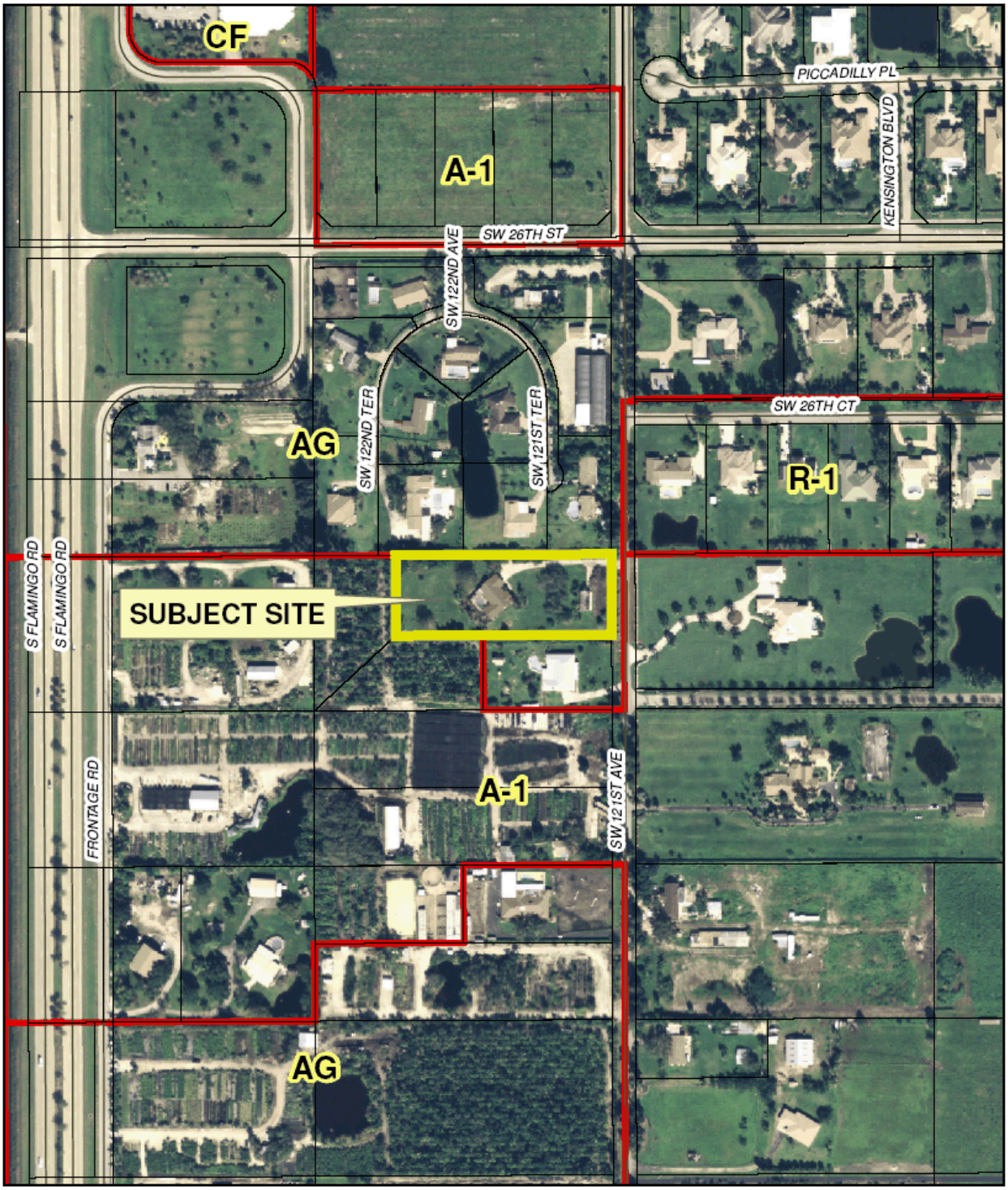
Prepared by the Town of Davie GIS Division

Variance
V 10-1-07

Future Land Use Map

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

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



Date Flown:
12/2006

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Variance
V 10-1-07

Zoning and Aerial Map

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

MEMORANDUM
PZ 3-16-08

TO: Town Council Members

THROUGH: David Quigley, AICP, Planning & Zoning Manager

FROM: Carlo F. Galluccio III, Planner I

DATE: March 19, 2008

Re: *V 10-1-07/Venecia Perez (Variance Application)*

REQUEST:
Staff is requesting that the above referenced item, currently scheduled for the April 2, 2008 Town Council meeting be tabled to the April 16, 2008 meeting.

JUSTIFICATION:
This item was originally scheduled to be heard by the Planning and Zoning Board on March 14, 2008 but was continued to the 26th. The additional time is needed to ensure that the Planning and Zoning Board recommendations are included in the final staff report to the Town Council.

C: Marcie O. Nolan, Acting Development Services Director