



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Name	
Gillman	

Application	
Request/Number:	Variance (V)/15-315
Owner	Jerry Gillman
Petitioner	Same as Owner
Project Planner	David Stallworth
Date of Report	11/23/2015
Date of Public Participation	N/A
Date of Public Notification	11/24/2015
Date of Board Review	12/09/2015
Date of Town Council Review	01/06/2016

Location/Site	
Folio/Identification Number	50-41-19-02-0170
Address	11081 Southwest 30 th Court
Nearest North/South Road	Hiatus Road
Nearest East/West Road	Southwest 26th Street
Size (Approx. Acres)	46,137.00 s.f. (+/-1.06 acres)
Existing Use	Single-Family Home
Future Land Use	Residential 1 DU/Acre
Zoning	R -1
Council District	3
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	100
Planning Area	2
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points
<ul style="list-style-type: none">• This is a request to allow a detached, 3-car garage within 15 feet of the south and west property lines (Town Code normally requires 30-ft. front and 25-ft. side setbacks).• The proposed location of the new garage, which will have a 1-ft. roof overhang, is intended to preserve an existing mature, large-canopy Bishop Wood tree on the premises.• Bishop Wood trees (<i>Bischofia javanica</i>) are a designated Category 1 Invasive Exotic Tree. Town Code normally requires that such trees be removed as part of a development

application.

- Although the Code discourages garage-prominent design for single-family residences in the Rural Lifestyle zones, this regulation is specific to new residential construction and would not affect this particular request.
- A noticeable east-to-west slope (drainage swale) straddles the west property line. Any additional drainage as a result of the new construction must be contained to the applicant's property. Additional engineering permits may be required.
- The applicant references a 1998 permit for a building addition that included the extending of electrical service to facilitate a future garage. Building plans are no longer available to corroborate this, however.
- The applicant has not provided letters of no objection from adjacent property owners.

History

1. **Related Zoning Information:** N/A
2. **Previous Request(s) :** N/A
3. **Concurrent Request(s):** N/A

Analysis

The following Staff analysis is based on the criteria established in §12-309(B)(1), Town of Davie Code, for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same 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 variance is sought, and that alleged hardship is not self-created by any person having an interest in the property.

There are no known special circumstances requiring the construction of a three-car garage. The tree to be preserved is a designated invasive exotic tree that is deemed environmentally detrimental to the area. Its removal is mandated by Code.

- (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.

Granting of the variance is not necessary for the reasonable use of the land. A single-family residence with an attached garage already exists on the property. Removal of the tree, in conjunction with a reduction in garage size, could either reduce the severity of the front yard encroachment or eliminate the need for a Variance to the front setback.

- (c) That granting the 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.

Granting the Variance will be in contrast to the intent of the Code's landscape provisions which is intended to mitigate potentially adverse ecological impacts.

Additionally, the proposed garage would be a noticeable encroachment into the front yard, and its effect would be exacerbated by the changes in elevation near the southwest corner of the lot.

Recommendations

Staff finds the application complete and suitable for review.

Attachments

1. Petitioner Documentation
2. Zoning and Aerial Maps
3. Noticing Information

Jerry Gillman

11081 SW 30th Court
Davie, Fl 33328
954 325 7364
jerry@sfcswb.com

September 25, 2015

Town of Davie
Planning and Zoning
6591 Orange Drive
Davie, Florida 33314-3399

My name is Jerry Gillman and I have owned and resided at 11081 SW 30th Court for 23 years. In 1998, I permitted an expansion to my home which included upgrading the electrical services and running underground conduit for a future garage and a circular driveway positioned to service the future garage location. I wish to now build the detached Garage to my property and find that I cannot comply with the required setbacks without removal of a large tree on the property. I have lived in the home for almost 25 years and the tree was very large when I moved in. My home was originally built in the early 1970's so I would guess that the tree is close to 50 years old if not older?

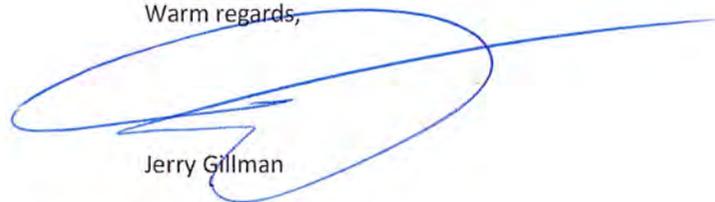
It should be noted that my request is in accordance with mater planning in that it provides side loading garage space while preserving green space and mature hardwood canopy. I have enclosed a picture of the subject tree for consideration.

I have talked to my neighbors and I'm not aware of any objections to the construction of my new garage.

The new garage will increase the value of my property as well as appraisal values in our neighborhood. The new garage will not adversely affect the value or use of any adjacent properties.

Based on all of the above, I respectfully request approval of this special permit request.

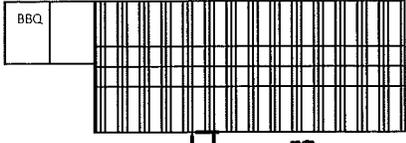
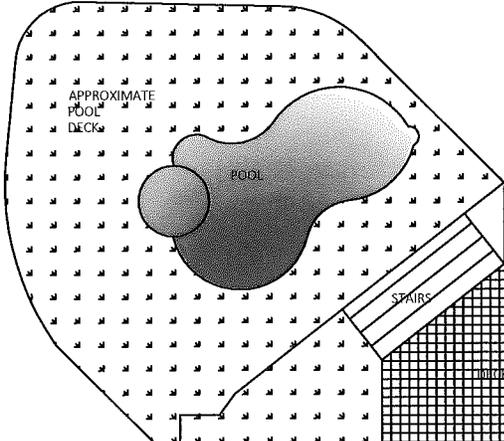
Warm regards,



Jerry Gillman



351'-4"



2 STORY RESIDENCE NO. 1108

8'-7"

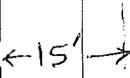
32'-7"

24'-5"

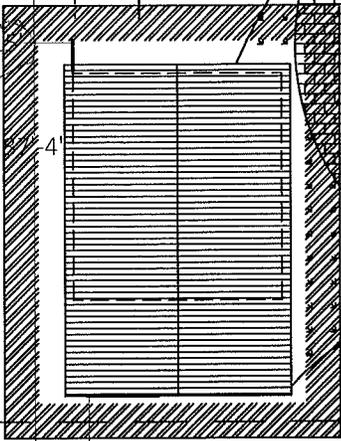
29'-11"

FENCE

PLANTER



NEW AREA



15'

4'

FENCE

FENCE 6' EASEMENT

17'

SW 30 CT

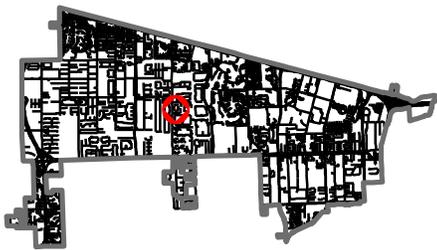
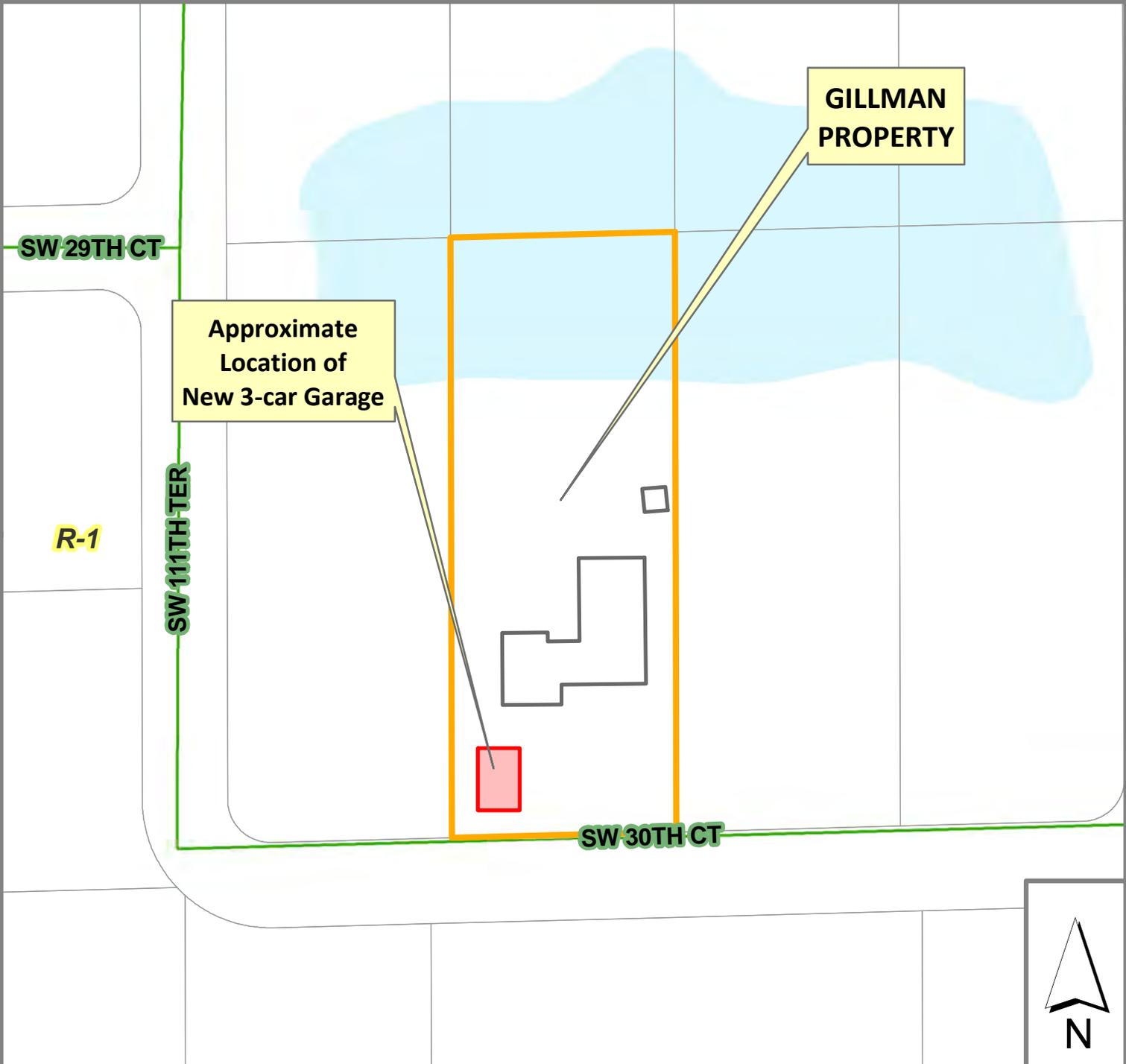








V15-315, Gillman



ZONING MAP

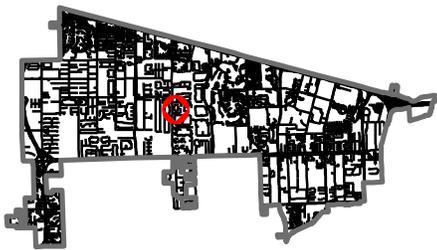
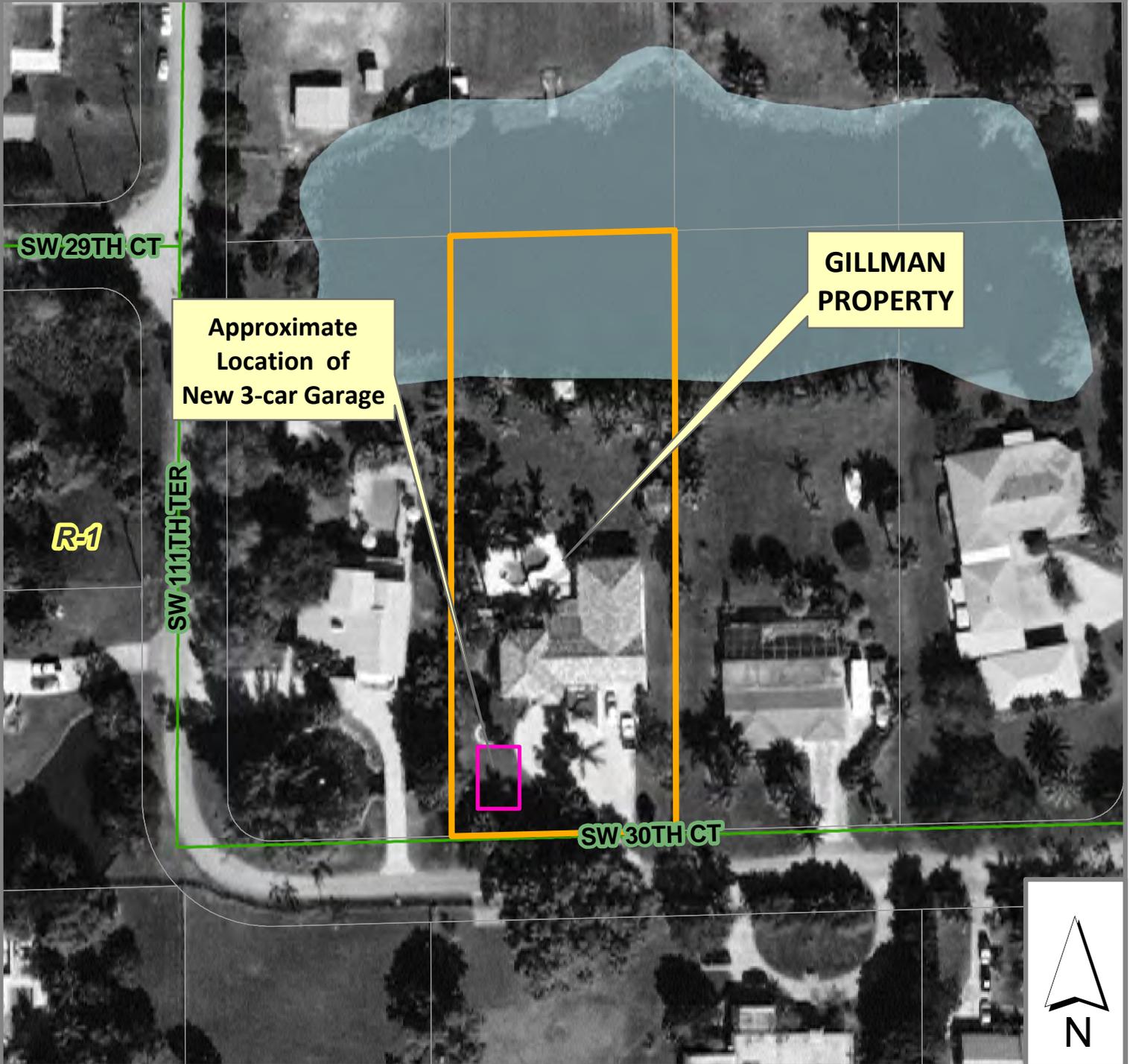
0 50 100 200 Feet



GIS DISCLAIMER:

The information on this map is for graphical purposes only. It does not represent a legal survey, and it has not been prepared, nor is it suitable for legal, engineering or surveying purposes. While every effort has been made to ensure that this data is accurate and reliable, the Town of Davie shall not assume liability for any damages caused by errors or omissions in the data.

V15-315, Gillman



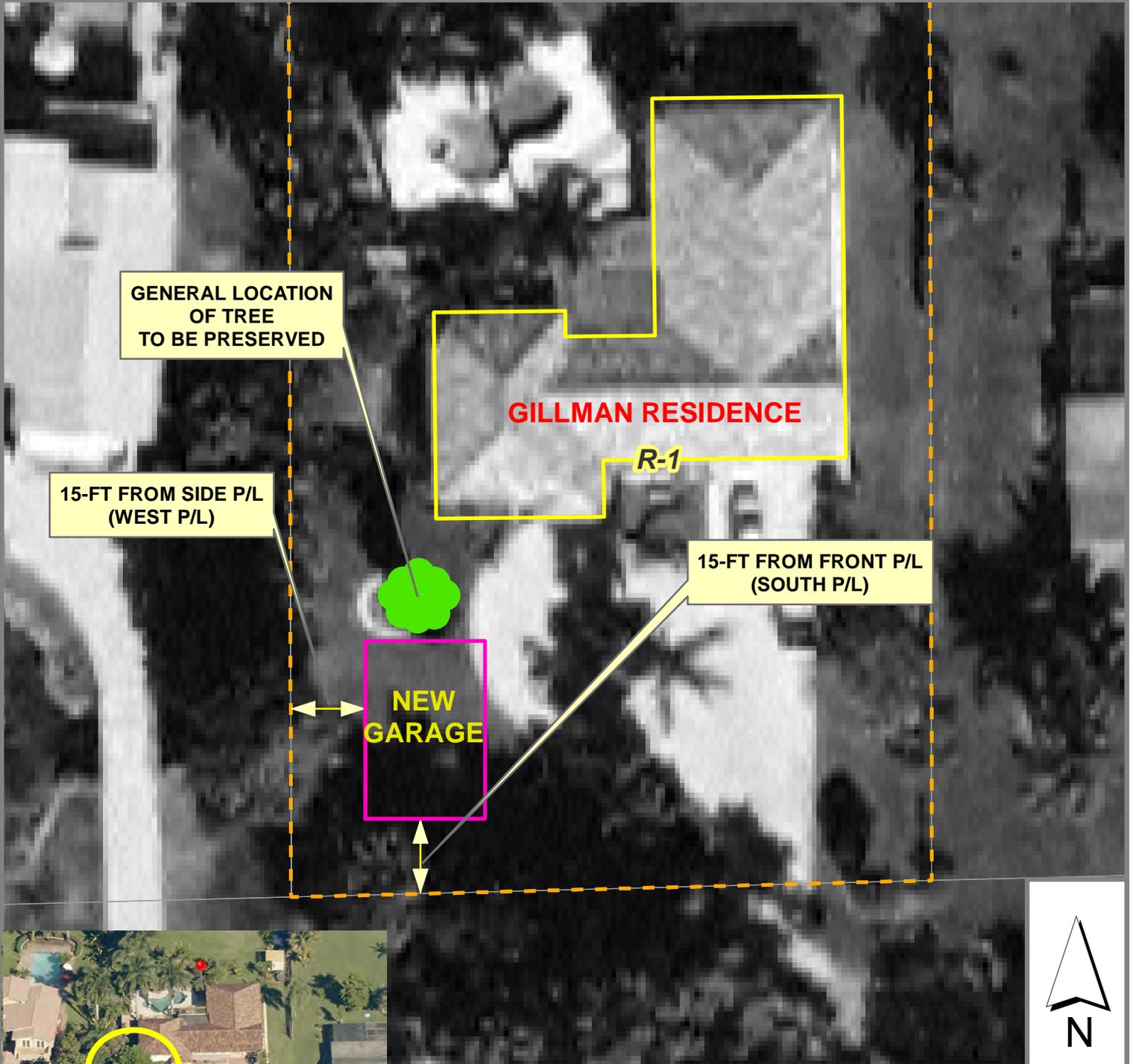
AERIAL/REFERENCE MAP



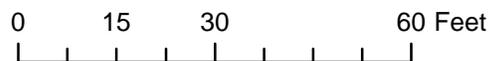
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V15-315, Gillman



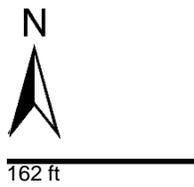
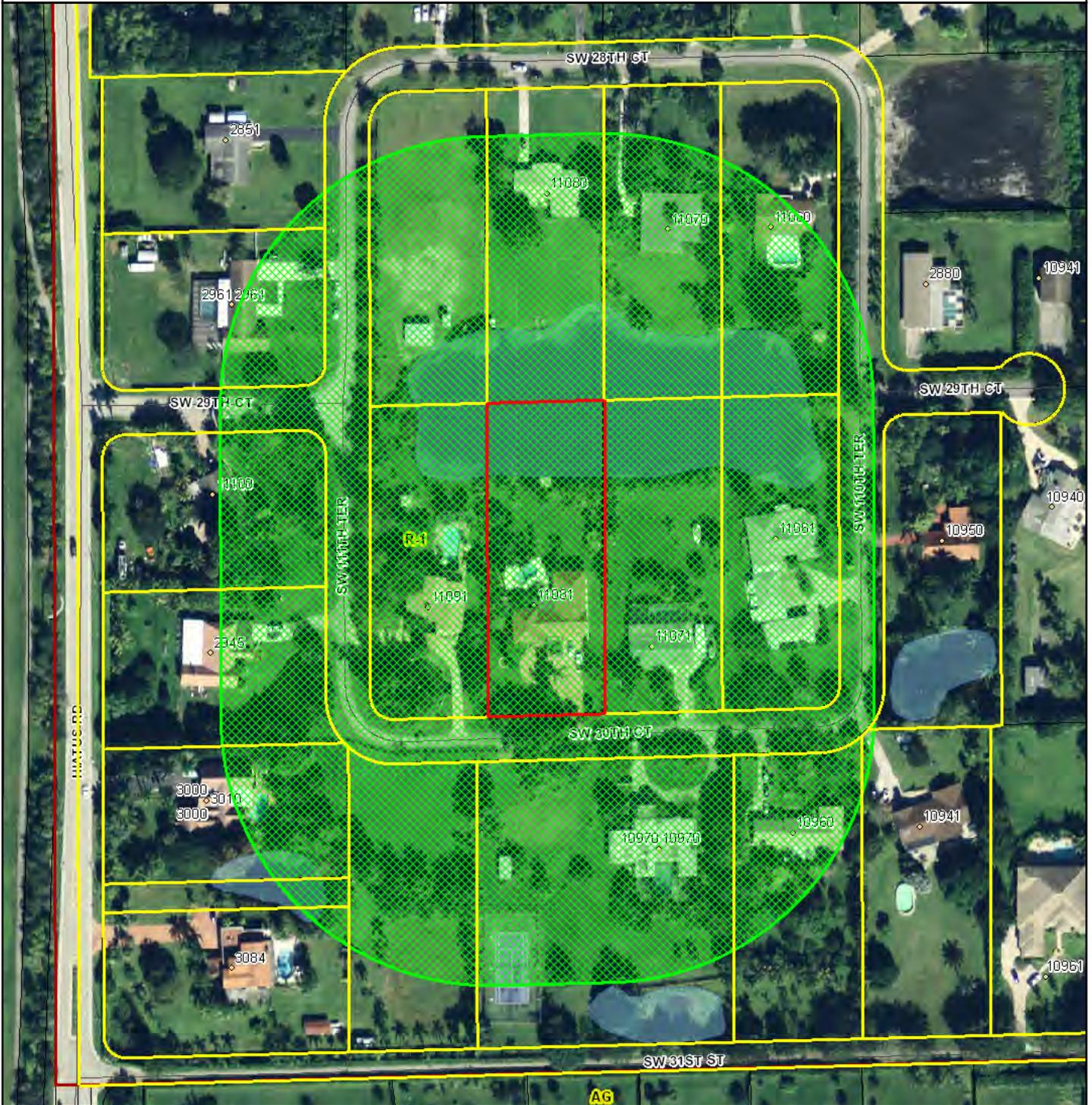
AERIAL/REFERENCE MAP



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V15-315, Gillman



300FT NOTIFICATION
BUFFER



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NAME	NAME LINE1	ADDRESS	CITY	STATE	ZIP
COATES,JOHN PAUL &	COATES,JOANNE	1903 SW 132 WAY	DAVIE	FL	33325
FIGUEROA,JUAN & MIA		2851 SW 111 TER	DAVIE	FL	33328
FRANKLIN,WILLIAM & PATRICIA		11070 SW 28 CT	DAVIE	FL	33328
FRANKLIN,WILLIAM A & PATRICIA R		11070 SW 28 CT	DAVIE	FL	33328
GAREY,KEVIN & ERIKA		11091 SW 30 CT	DAVIE	FL	33328
GILLMAN,JERRY L		11081 SW 30 CT	DAVIE	FL	33328
HEISE,RALPH	%LYZA FIORE	3961 NE 13 AVE	FORT LAUDERDALE	FL	33334
KOEPKE,LARRY B & SANDRA L		10941 SW 30 CT	DAVIE	FL	33328
LADUE,JOHN E		2961 SW 111 TER	DAVIE	FL	33328
MYTICKETPREMIUM LLC		5030 BROADWAY #672	NEW YORK	NY	10034
PAPPAS,JULIUS & PENELOPE P		3000 SW 112 AVE	DAVIE	FL	33330
PUBLIC LAND	% TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL	33314
RIDLEY,DAVID E & JOYCE		10960 SW 30 CT	DAVIE	FL	33328
ROADEN,MARSHA G H/E	LOPEZ, TERRI	11071 SW 30 CT	DAVIE	FL	33328
SABLON,RICARDO		11352 W STATE ROAD 84	DAVIE	FL	33325
SABLON,RICARDO &	SABLON,MARTHA	11352 W STATE ROAD 84	DAVIE	FL	33325
SALAMIDA,MARTIN R & BARBARA		11061 SW 30 CT	DAVIE	FL	33328
SARDINAS,SAUL & ELIZABETH		11100 SW 29 CT	DAVIE	FL	33328
SIEMIANOWSKI,JOAN M &	DI DONATO,SUSAN M	11060 SW 28 CT	DAVIE	FL	33328
STADTHAGEN,MICHELE & TOM		15042 SW 17 ST	DAVIE	FL	33326
VILLAFANA,WILLIAM & CELIA		2945 SW 111 TER	DAVIE	FL	33328
TOWN OF DAVIE	%DAVID STALLWORTH, PLANNER II	6591 ORANGE DR	DAVIE	FL	33314

10 Current Occupants

curr_occ	ADDRESS_1	CITY STATE ZIP
CURRENT OCCUPANT	11060 SW 28 CT	DAVIE FL, 33328
CURRENT OCCUPANT	11070 SW 28 CT	DAVIE FL, 33328
CURRENT OCCUPANT	11080 SW 28 CT	DAVIE FL, 33328
CURRENT OCCUPANT	10960 SW 30 CT	DAVIE FL, 33328
CURRENT OCCUPANT	10970 SW 30 CT	DAVIE FL, 33328
CURRENT OCCUPANT	10970 SW 30 CT	DAVIE FL, 33328
CURRENT OCCUPANT	11061 SW 30 CT	DAVIE FL, 33328
CURRENT OCCUPANT	11071 SW 30 CT	DAVIE FL, 33328
CURRENT OCCUPANT	11081 SW 30 CT	DAVIE FL, 33328
CURRENT OCCUPANT	11091 SW 30 CT	DAVIE FL, 33328