



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
Braden

Application	
Request/Number:	Variance (V)/16-021
Owner	Kenneth and Colleen Braden
Petitioner	Kenneth and Colleen Braden
Project Planner	Debbie Thomas
Date of Report	04/13/2016
Date of Public Participation	N/A
Date of Public Notification	04/13/2016
Date of Board Review	04/27/2016
Date of Town Council Review	05/18/2016

Location/Site	
Folio/Identification Number	50-40-14-03-0020
Address	12960 SW 15 th Street
Nearest North/South Road	SW 130 th Avenue
Nearest East/West Road	SW 14 th Street
Size (Approx. Acres)	0.39
Existing Use	Mobile Home
Future Land Use	Residential 3 DU/AC
Zoning	Mobile Home Residential (MH-3) District
Council District	4
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	113
Planning Area	2
Right-of-way Acquisition	N/A
Utilities Provider	Sunrise Utilities
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	Oak Hill Park
Nearby Recreational Trail	Oak Hill Park
Nearby Park	Van Kirk Groves
Nearby Bus Route	N/A

Key Points
<ul style="list-style-type: none">• The proposed variance would allow the construction of a 26' 2" x 31' 6" detached garaged within 7 ft. of a side property line (Town Code normally requires 15 ft. in this case). The height of the proposed detached garage is 15' 8.5" and will not impact any trees.• In 2014 (prior to the development of the current mobile home on the property) the Property Owner installed a septic tank and drainage field as permitted by the State of Florida



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

- Department of Health (see attached permit).
- The Property Owner is requesting this variance based on the location of the existing septic tank and drainage field.
 - The Property Owner has received letters of no objection from all adjacent neighbors except for the property which shares the southeastern rear lot line owned by 2013-A Property Holdings, LLC. The Property Owner has attempted to contact this owner by means of a certified letter.

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

Analysis
(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; <i>The property has a drainage field and septic tank in the rear yard which limits the area available development. The drainage field and septic tank were installed with permits from the State of Florida Department of Health prior to the development of the existing mobile home. The proposed location of the detached garage does not encroach into location of the septic tank or drainage field. The proposed location also allows access to the detached garage from the existing driveway without causing cars to drive over the septic tank or drainage field.</i>
(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; <i>The granting of this variance is not necessary for the reasonable use of the land. The property is zoned Mobile Home Residential (MH-3) District and is currently being used as a mobile home residence.</i>
(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. <i>There is no evidence that granting the variance will compromise the neighborhood public safety and welfare.</i>

Recommendations
Staff finds the application complete and suitable for further review.



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

Attachments

1. Petitioner Documentation
2. Department of Health Permit
3. Town Maps
4. Noticing Information

February 24, 2016

REVISED Criteria Letter for 12960 SW 15th Street, Davie, FL 33325

(a) This minimal variance to the east side setback is sought due the following special circumstances or conditions applying to the land or building:

- * Location of house
- * Location of septic tank and drain field
- * Size of garage needed for use as a storage building and garage

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. The hardship is not self-created by any person having an interest in the property.

(b) Based on the location of the home (which is within legal setbacks) and the location of the septic tank and drain field (which was required by the Health Department), there is no other location to construct a garage that would allow for reasonable use of our land and garage. Moving the garage structure any closer to the house or septic location would make it too close to (or over) the drain field. The variance as requested is the minimum variance that will accomplish this purpose. The proposed location of the garage is well within rear and west side setback requirements.

(c) Construction of a detached double car garage structure in the proposed location (within rear setback and only minimal variance on ONE side setback) 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 public welfare. There are several other detached garage structures in the neighborhood, many appearing to be closer than the 15' side setback requirement. The planned location of the garage, and the primary reason that a minimal variance to the east side setback is being requested, is due to the location of the septic tank and drain field on my lot. Moving the garage structure any closer would make it too close to (or over) the drain field. The only neighbor directly impacted by the very minimal variance requested to the east side setback has confirmed in writing that she has no objection to our garage with the requested variance.

DESCRIPTION:
 LOT 2, GROVE PARK ESTATES AS RECORDED IN PLAT BOOK 64, PAGE 34 OF
 THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS
 12960 S.W. 15TH STREET
 DAVIE, FLORIDA 33325

SURVEYOR'S NOTES:
 1. SUBJECT PROPERTY WAS NOT
 ABSTRACTED BY THIS FIRM FOR
 EASEMENTS, RIGHTS-OF-WAY,
 RESERVATIONS OR OTHER MATTERS
 OF RECORD, AND OWNERSHIP WAS
 NOT DETERMINED.
 2. SCALE OF SOME FEATURES MAY BE
 EXAGGERATED FOR CLARITY.
 3. BURIED FOUNDATIONS AND
 UNDERGROUND UTILITIES, IF ANY, WERE
 NOT LOCATED.
 4. EASEMENTS SHOWN HEREON ARE
 PER PLAT.

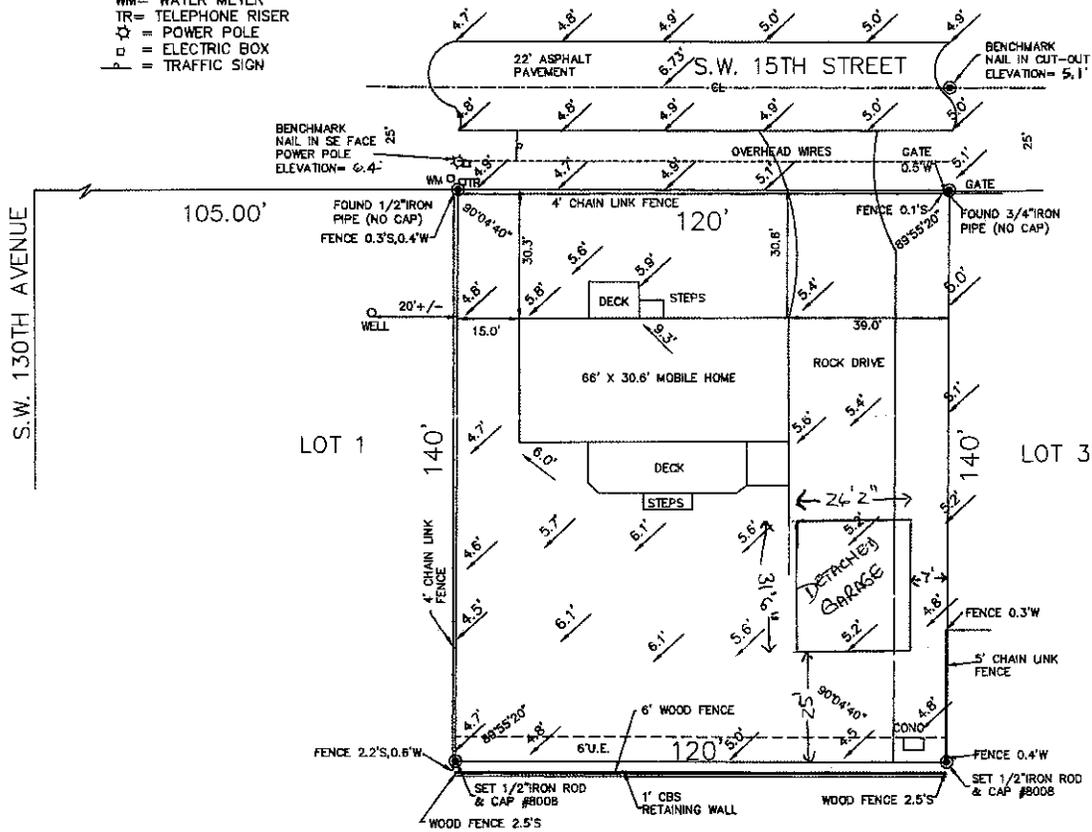
ELEVATION NOTE:
 ELEVATIONS ARE SHOWN THUS: $\frac{1.88'}{1.88}$
 AND ARE RELATIVE TO NORTH
 AMERICAN VERTICAL DATUM OF 1988
 AND ARE BASED ON BROWARD
 COUNTY BENCHMARK # 3446
 (NGVD1929) AS CONVERTED TO
 NAVD88
 ELEVATION = (NGVD29: 7.49')
 ELEVATION = (NAVD88: 5.88')

FLOOD INSURANCE DATA:
 ZONE: AH,
 BASE FLOOD ELEVATION = 6'
 COMMUNITY NUMBER: 120035
 PANEL NUMBER 12011C0530H
 DATE: 8-18-14

LEGEND/ABBREVIATIONS

U.E. = UTILITY EASEMENT
 CONC. = CONCRETE
 CL = CENTERLINE
 WM = WATER METER
 TR = TELEPHONE RISER
 ☆ = POWER POLE
 □ = ELECTRIC BOX
 ▽ = TRAFFIC SIGN

SCALE: 1" = 30'



SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

NO.	DATE	REVISIONS
8-3-15		REVISED TO SHOW MOBILE HOME AND REVISED ELEVATIONS
5-20-14		REVISED TO SHOW HEALTH DEPT. INFO.
REVISIONS		
DRAWN BY: KL		CHECKED BY: WL

PREPARED FOR
KENNETH & COLLEEN BRADEN

PREPARED BY
LYNCH SURVEYING AND MAPPING
 3600 S. STATE RD. 7 #40
 MIRAMAR, FL 33023
 754-217-4844

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
 MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER
 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION
 472.027, FLORIDA STATUTES.

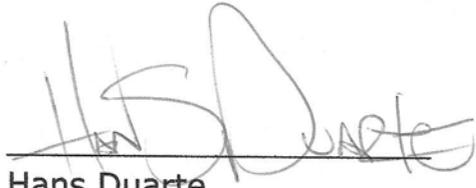
DATED THIS 50th DAY OF MARCH, 2014 A.D.

William M. Lynch
 WILLIAM M. LYNCH
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4068
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BRADEN

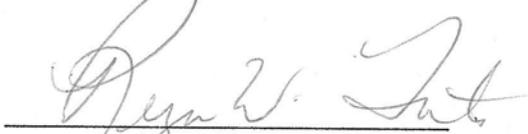
To Davie Planning & Zoning Division:

I live adjacent to the property located at 12960 SW 15th Street, Davie, Florida 33325, owned by Kenneth and Colleen Braden. I have no objections to the Bradens constructing a detached garage on their property.



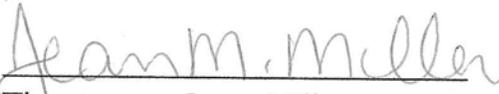
Hans Duarte
1500 SW 130TH Ave.
Davie, FL 33325

Date: 2-7-16



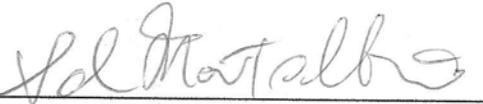
Regan Tate
12961 SW 15th St.
Davie, FL 33325

Date: 2-9-16



Thomas or Jean Miller
12941 SW 15th Manor
Davie, FL 33325

Date: 2-7-16



Sal or Paola Montalbano
12931 SW 15th Manor
Davie, FL 33325

Date: 2-7-16

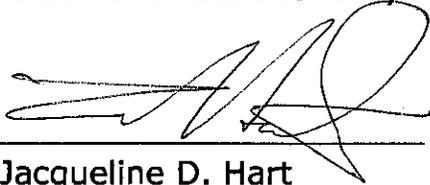
12921 SW 15th Manor
Davie, FL 33325

Date: _____

January 30, 2016

To Davie Planning & Zoning Division:

I live on the east side of the property located at 12960 SW 15th Street, Davie, Florida 33325, owned by Kenneth and Colleen Braden. I have no objections to the Bradens constructing a detached garage on their property within 7' of the boundary line with my property.

A handwritten signature in black ink, appearing to read 'JD Hart', written over a horizontal line.

Jacqueline D. Hart
12940 SW 15TH St.
Davie, FL 33325



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
SITE EVALUATION AND SYSTEM SPECIFICATIONS

PERMIT #. ST-14-050

APPLICANT: Kenneth J. Braden

AGENT: Jimmy Mack Drain Fields

LOT: Lot 2 BLOCK: 64-34 SUBDIVISION: GROVE PARK ESTATES

PROPERTY ID #: 5640 14 03 0020 [Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE LICENSE NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: YES [] NO NET USABLE AREA AVAILABLE: 0.39 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 400 GALLONS PER DAY [RESIDENCES-TABLE 1/OTHER-TABLE2]
AUTHORIZED SEWAGE FLOW: 975 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 1000 SQFT UNOBSTRUCTED AREA REQUIRED: 750 SQFT

BENCHMARK/REFERENCE POINT LOCATION: NAIL IN SE FACE OF POLE. ELEVATION = 8.0' FT
ELEVATION OF PROPOSED SYSTEM SITE IS 14.76 (INCHES/FT) [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? [] YES [] NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: N/A FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 12 FT POTABLE WATER LINES: 72 FT

SITE SUBJECT TO FREQUENT FLOODING: [] YES NO 10 YEAR FLOODING? YES [] NO
10 YEAR FLOOD ELEVATION FOR SITE: 7.50 FT MSL/NGVD SITE ELEVATION: 6.77 FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR-3/1 GRAY	SAND	0 TO 13
10YR-8/4 YELLOW	FRACTURED ROCK	13 TO 17
10YR-6/2 BROWN	SAND	17 TO 31
10YR-8/6 YELLOW	FRACTURED ROCK	31 TO 64
10YR-8/2	SAND	64 TO 72
		TO
USDA SOIL SERIES: <u>MATLACHA</u>		

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR-3/1 GRAY	SAND	0 TO 13
10YR-8/4 YELLOW	FRACTURED ROCK	13 TO 17
10YR-6/2 BROWN	SAND	17 TO 31
10YR-8/6 YELLOW	FRACTURED ROCK	31 TO 64
10YR-8/2	SAND	64 TO 72
		TO
USDA SOIL SERIES: <u>MATLACHA</u>		

OBSERVED WATER TABLE: 42 INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / (APPARENT)]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 22 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: [] YES NO MOTTLING: YES [] NO DEPTH: 22 INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: SAND/0.8 DEPTH OF EXCAVATION: 64 INCHES
DRAINFIELD CONFIGURATION: TRENCH [] BED [] OTHER (SPECIFY)

REMARKS/ADDITIONAL CRITERIA: * LMP PROMINENT RE 10YR 5/6 AT 22" BELOW GRADE

SITE EVALUATED BY: A Jm

DATE: 06-04-14



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION PERMIT

ST-14-050

PERMIT #: 06-SE-1541400
APPLICATION #: AP1148575
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____
DOCUMENT #: PR941785

CONSTRUCTION PERMIT FOR: OSTDS New
APPLICANT: KENNETH BRADEN
PROPERTY ADDRESS: 12960 SW 15 St Fort Lauderdale, FL 33325
LOT: _____ BLOCK: _____ SUBDIVISION: _____
PROPERTY ID #: 5040 14 03 0020 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]
[OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [1,050] GALLONS / GPD Septic Tank CAPACITY
A [] GALLONS / GPD N/A CAPACITY
N [] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
K [] GALLONS DOSING TANK CAPACITY [] GALLONS @ [] DOSES PER 24 HRS #Pumps []

D [500] SQUARE FEET Drainfield SYSTEM
R [] SQUARE FEET N/A SYSTEM
A TYPE SYSTEM: [] STANDARD [] FILLED [x] MOUND []
I CONFIGURATION: [x] TRENCH [] BED []

F LOCATION OF BENCHMARK: Nail in SE face of utility pole elev = 8.0' NGVD
I ELEVATION OF PROPOSED SYSTEM SITE [14.70] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [12.70] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [20.00] INCHES EXCAVATION REQUIRED: [64.00] INCHES

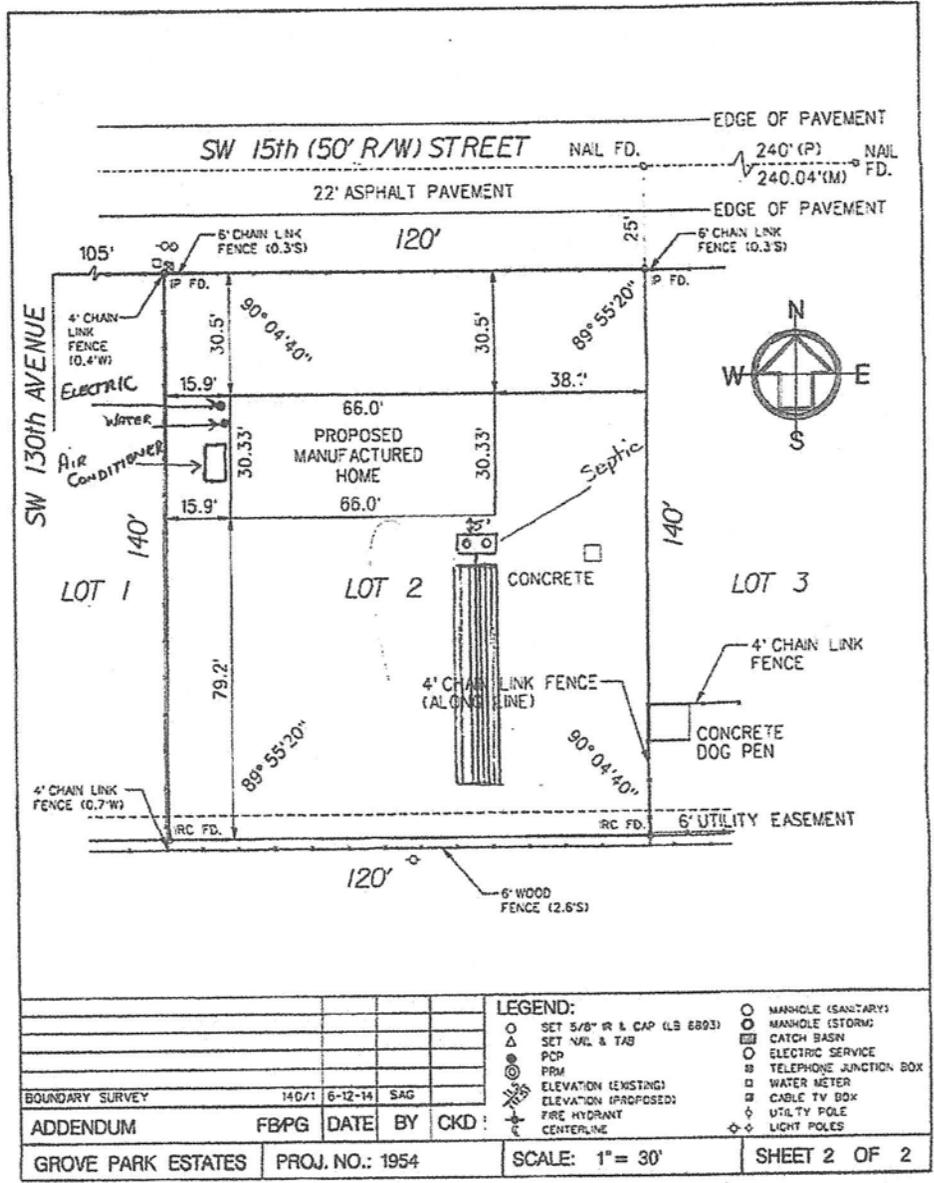
O The system is sized for 4 bedrooms with a maximum occupancy of 8 persons (2 per bedroom), for a total estimated flow of 400 gpd.
T The licensed contractor installing the system is responsible for installing the minimum category of tank in accordance with s. 64E-6.013(3)(f), FAC.
H Excavate unsuitable soil (rock) and replace with clean sand as indicated. Excavation must be 2' wider and 2' longer than proposed drainfield. Center drainfield in replacement area. Drainfield must be constructed with a 4' level sand shoulder around the perimeter of the drainfield. ST contractor must cover, grade, and stabilize mound system.

SPECIFICATIONS BY: Anthony S Johnson TITLE: Environmental Specialist II
APPROVED BY: Jay M Morgenstern TITLE: Supervisor I Broward CHD
DATE ISSUED: 06/09/2014 EXPIRATION DATE: 12/09/2015
DH 4016, 08/09 (Obsoles all previous editions which may not be used)
Incorporated: 64E-6.003, FAC

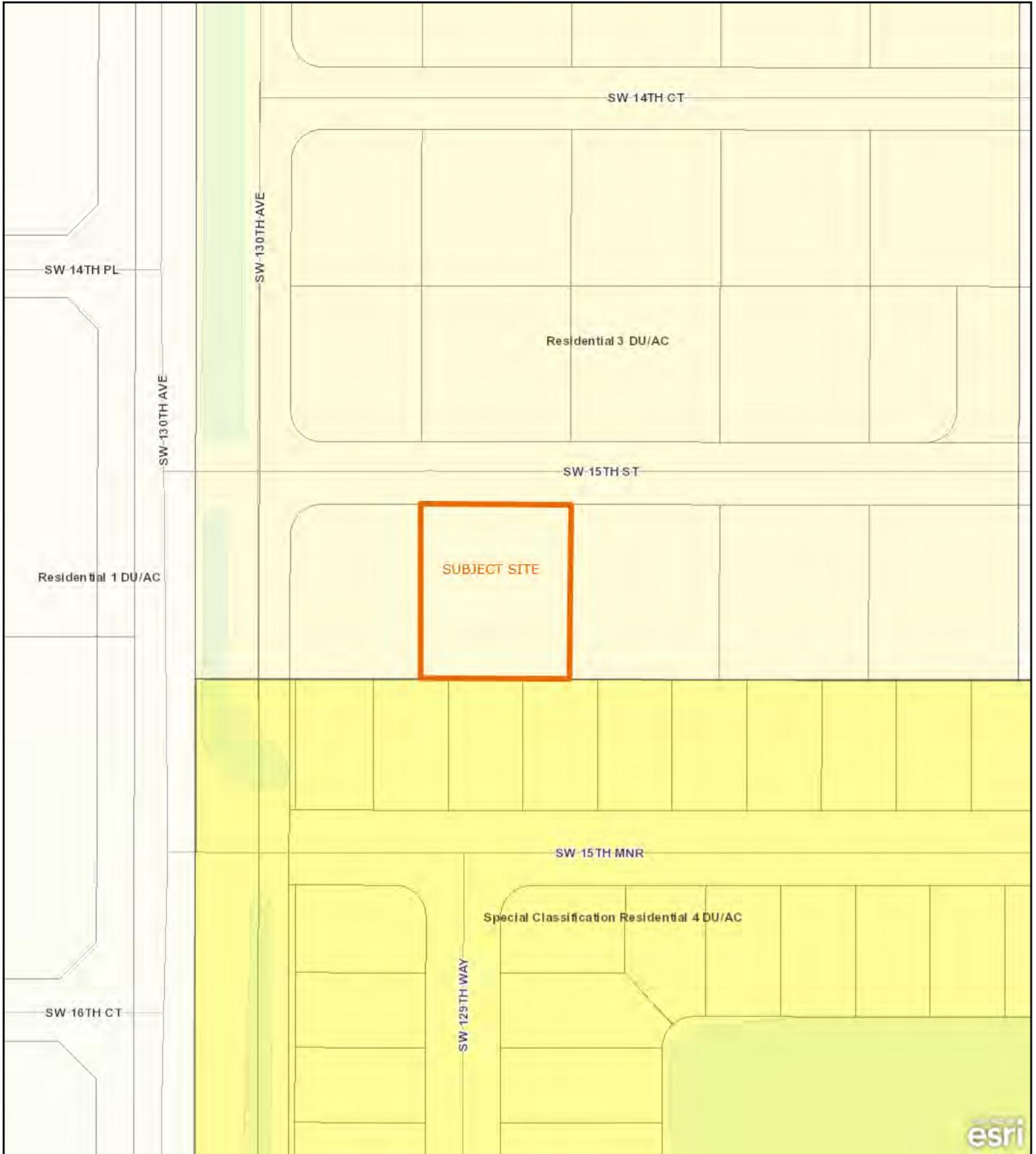
v 1.1.4

AP1148575

Page 1 of 3
SR030656
invert of drainfield to be not less than 7.44 ft sea level datum (NGVD)



Land Use Map



124 ft

12960 SW 15th Street, Davie, FL 33325

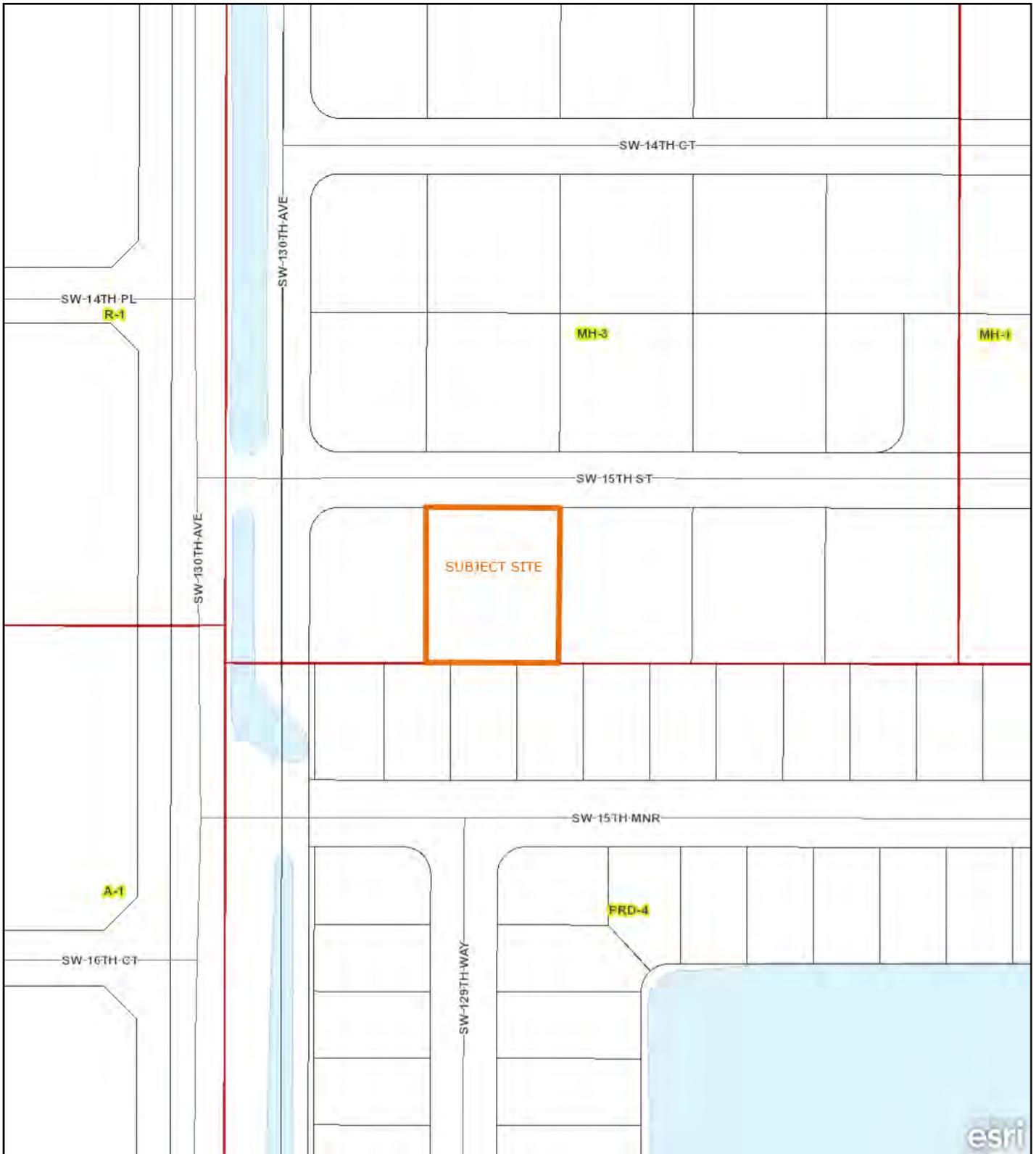


GIS MAP DISCLAIMER

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



139 ft

12960 SW 15th Street, Davie, FL 33325

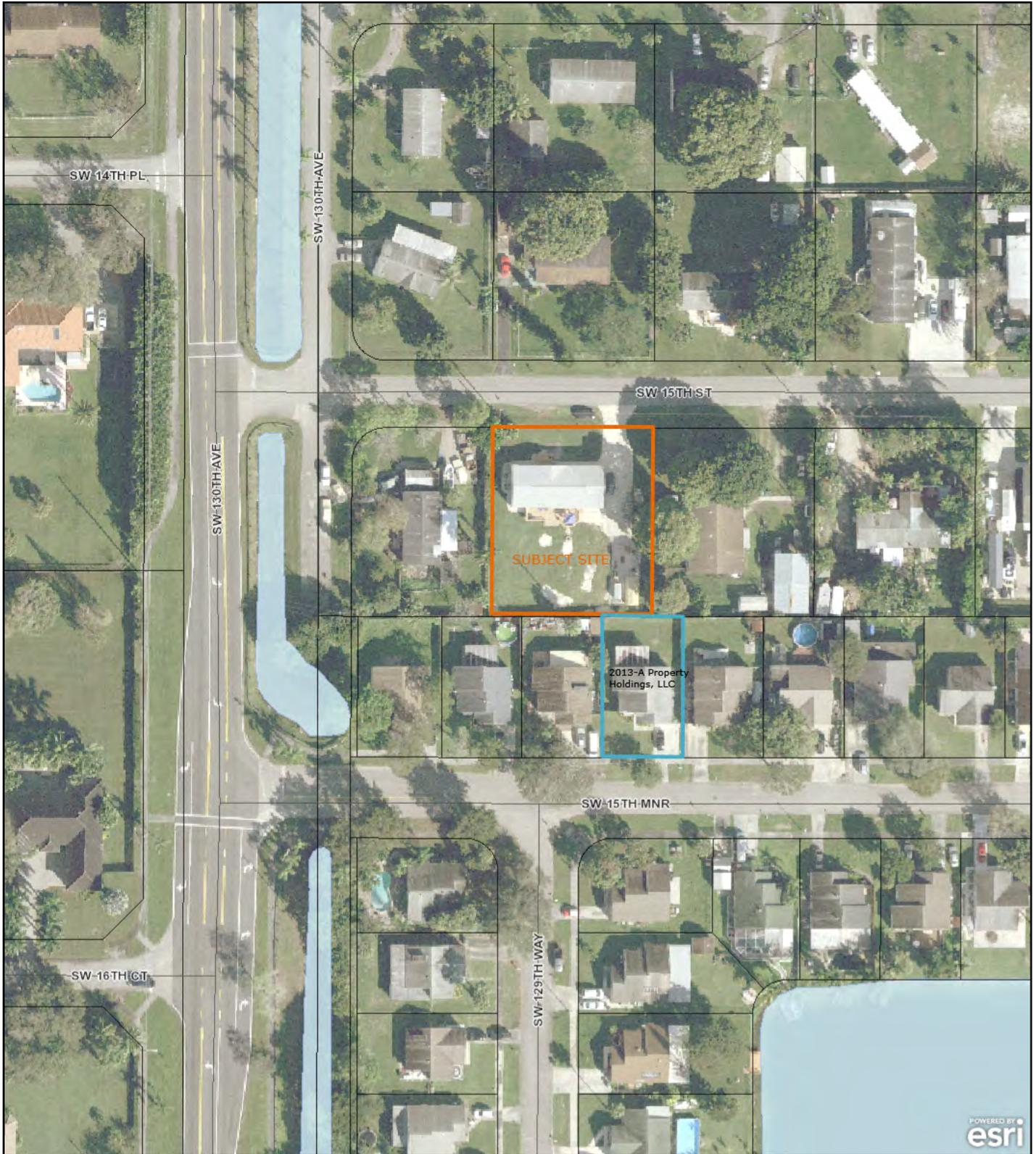


GIS MAP DISCLAIMER

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.

Powered by
VANTAGEPOINTS

Aerial Map



115 ft

12960 SW 15th Street, Davie, FL 33325

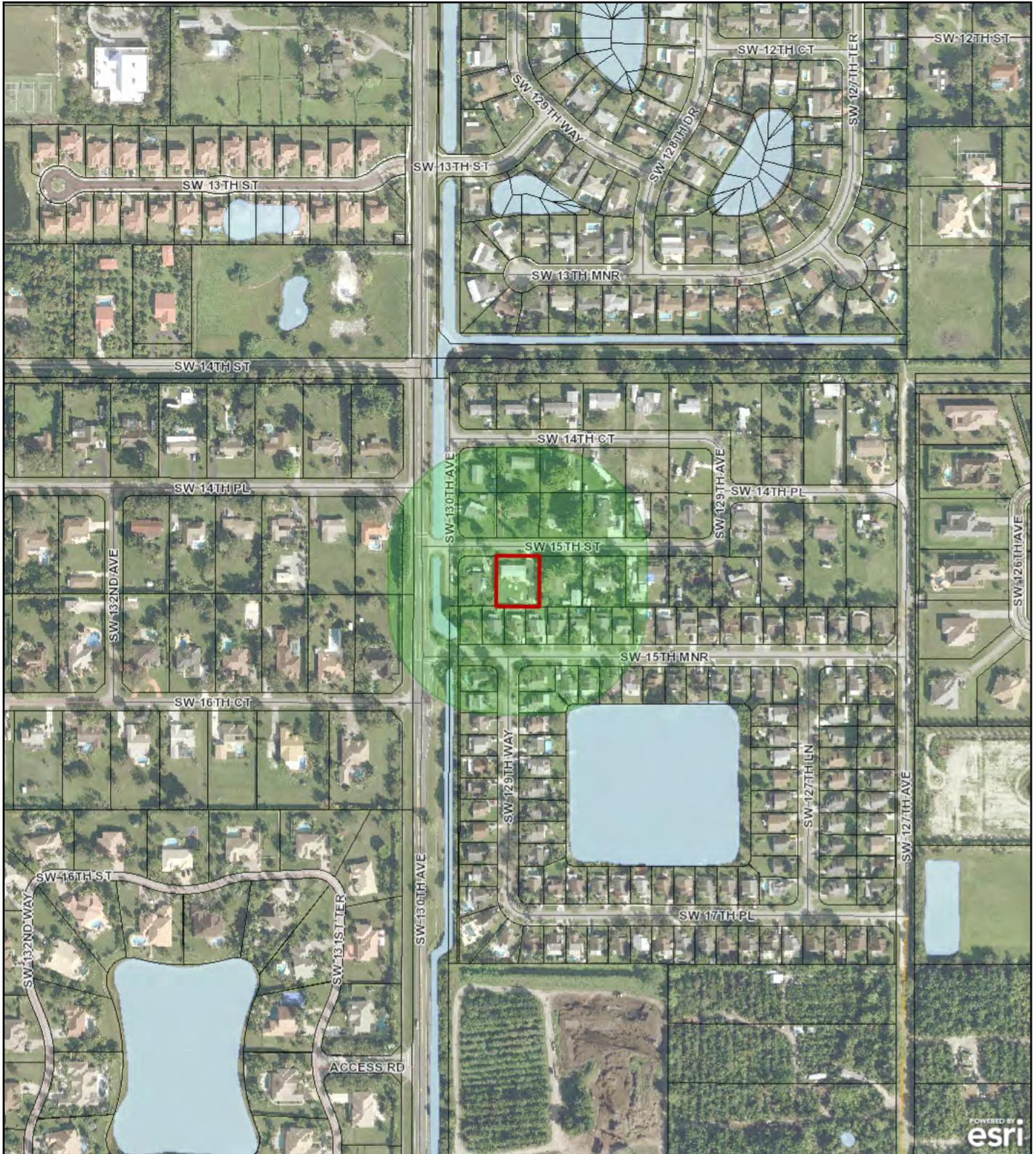


GIS MAP DISCLAIMER

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.

Powered by
VANTAGEPOINTS

Variance (V) Braden 16-021



429 ft

12960 SW 15th Street, Davie FL



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

Powered by
VANTAGEPOINTS



TOWN OF DAVIE
NOTICE OF PUBLIC HEARING
ON VARIANCE APPLICATIONS

Public hearings will be held at the Davie Town Hall Council Chambers, 6591 Orange Drive, Davie, Florida on the date hereinafter specified. This item will be discussed at 6:30 p.m. or as soon thereafter as practicable. Comments of any interested party relative to this matter may be submitted in writing and/or presented at the hearings.

PETITIONER/OWNER: Ken and Colleen Braden

PROPERTY LOCATION: 12960 SW 15th Street (Broward County Assessor's Folio no. 5040 14 03 0020)

DATE OF PLANNING & ZONING BOARD HEARING: April 27, 2016

DATE OF TOWN COUNCIL HEARING: May 18, 2016

THIS MATTER SHOULD BE REFERRED TO AS: Variance (V) 16-021 Braden

VARIANCE APPLICATION: To allow a proposed accessory structure to encroach into the minimum required side yard setback.

For further information, call the Planning and Zoning Division at (954) 797-1103. The proposed application may be inspected at the Planning and Zoning Division, 6591 Orange Drive, between the hours of 8:30 a.m. to 5:00 p.m. Monday through Friday.

Any person wishing to appeal any decision made by this Board or Committee with respect to any matter considered at such meeting or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

Name	Name 2	ADDRESS_1	City	STATE	ZIP
FERNANDEZ,DAISY		12841 SW 15 MNR	DAVIE	FL	33325
BOTERO,ANA L		12850 SW 15 MNR	DAVIE	FL	33325
TAMAYO,MADELYN		12851 SW 15 MNR	DAVIE	FL	33325
ZAVODSKA,PETER & SHIRLEY	ZAVODSKA, ANITA H/E ETAL	12860 SW 15 MNR	DAVIE	FL	33325
DITTMER,CHRIS & LOURDES		12861 SW 15 MNR	DAVIE	FL	33325
PACHECO,DWAYNE		12881 SW 15 ST	DAVIE	FL	33325
MARJAMA,DANIEL A & JACLYN		12900 SW 15 MNR	DAVIE	FL	33325
CABRERA,BRITTANY & GUILLERMO		12900 SW 15 ST	DAVIE	FL	33325
DAVIS,LEE J & DAWN MARIE		12901 SW 15 MNR	DAVIE	FL	33325
HORWATICH,ROBERT J & DEBRA		12901 SW 15 ST	DAVIE	FL	33325
PHILLIPS,JAMES S SR & JUDY	PHILLIPS,JUDY E	12910 SW 15 MNR	DAVIE	FL	33325
LABARBERA,CIRO L SR & JOYCE		12911 SW 15 MANOR	DAVIE	FL	33325
RESIDENT		12912 SW 15 MNR	DV	FL	33325
RICHARD LOUIS GREEN REV L		12920 SW 14 CT	DAVIE	FL	33325
RESIDENT		12920 SW 15 ST	DV	FL	33325
RESIDENT		12921 SW 15 MNR	DV	FL	33325
KEMP,WILLIAM THOMAS III		12921 SW 15 ST	DAVIE	FL	33325
MONTALBANO,SAL & PAOLA		12931 SW 15 MANOR	DAVIE	FL	33325
HISE,MYRA J		12940 SW 14 CT	DAVIE	FL	33325
RESIDENT		12940 SW 15 ST	DV	FL	33325
MILLER,THOMAS W & JEAN M		12941 SW 15 MNR	DAVIE	FL	33325
RESIDENT		12941 SW 15 ST	DV	FL	33325
RESIDENT		12951 SW 15 MNR	DV	FL	33325
RESIDENT		12960 SW 14 CT	DV	FL	33325
BRADEN,COLLEEN A & KENNETH		12960 SW 15 ST	DAVIE	FL	33325
TATE,REGAN LE	TATE,NATASHA LEE	12961 SW 15 ST	DAVIE	FL	33325
GRONBERG,ERIK	PAYNE,DIANNE M	13000 SW 14 PL	DAVIE	FL	33325
BACCALA,GIOGIO		13001 SW 16 CT	DAVIE	FL	33325
TARABUSI,GEORGES		13876 SW 56 ST	MIAMI	FL	33175
PITTENDREIGH,ROBERT W		1450 SW 130 AVE	DAVIE	FL	33325
RIVERA,ELEANOR M		1460 SW 130 AVE	DAVIE	FL	33325
DUARTE,HANS & JUDY	VIRK,NISHA	1500 SW 130 AVE	DAVIE	FL	33325
ULLOA,ALEJANDRO	TELLEZ,SANDRA	1550 SW 129 WAY	DAVIE	FL	33325
O'BRIEN,ROBERT F & JOYCE		1551 SW 129 WAY	DAVIE	FL	33325
MARRS,WILLIAM DERRICK	MARRS,JULIE MARIE	1560 SW 129 WAY	DAVIE	FL	33325
O'BRIEN,COLBY		1561 SW 129 WAY	DAVIE	FL	33325
HONDA,KYOKO H/E	RENTERIA,MARIO ALBERT ME	1600 SW 129 WAY	DAVIE	FL	33325
JOHNSON,ALAN		1601 SW 129 WAY	DAVIE	FL	33325
DUNN,DONNA J		168 CORAL AVE	TAVERNIER	FL	33070
SUMMER LAKE HOMEOWNER		1701 SW 127 AVE	DAVIE	FL	33325
HART,HAROLD RAYMOND	HART, JACQUELINE	29035 BIGONIA DR	BIG PINE KEY	FL	33043
2013-A PROPERTY HOLDINGS		601 CARLSON PKWY #250	MINNETONKA	MN	55304
PUBLIC LAND	% TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL	33314
CENTRAL BROWARD WATER	DISTRICT	8020 STIRLING ROAD	HOLLYWOOD	FL	33024
KLINGER,DENNIS M TRSTEE	KLINGER,KATHRYN SUCC TRS	8799 SE COMPASS ISLAND W	JUPITER	FL	33458
DEBBIE THOMAS	TOWN OF DAVIE PLANNING	6591 ORANGE DR	DAVIE	FL	33314

APR 22 2016

To: Town of Davie Planning and Zoning Division

Subject: Variance

Property: 12960 SW 15th Street
Davie, Fl.

I am completely opposed to the proposed encroachment. Someone needs to check the current illegal homemade metal structure currently erected within the setback on the subject property, (South Property Line). This structure is illegal, is not in accordance with past or present codes. If allowed to remain within the setback, then Architectural and Structural Documents including calculations and wind load analysis should be submitted to zoning and building dept. for approval. I cannot believe a petition for variance for a proposed encroachment will be considered before first approving the existing one. These kind of issues are what cause property values to decrease.