



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	
Jackson	

Application	
Request/Number:	Variance (V)/16-003
Owner	Arthur Jackson
Petitioner	Arthur Jackson
Project Planner	Sylvia Myint
Date of Report	07/06/2016
Date of Public Participation	N/A
Date of Public Notification	06/29/2016
Date of Board Review	07/13/2016
Date of Town Council Review	08/17/2016

Location/Site	
Folio/Identification Number	50-40-14-12-0290
Address	13160 SW 16 St
Nearest North/South Road	Flamingo Road
Nearest East/West Road	Southwest 14th Street
Size (Approx. Acres)	1
Existing Use	Single-Family Home
Future Land Use	Residential 1 DU/Acre
Zoning	A -1
Council District	4
Redevelopment Area	N/A
Overlay District	Rural lifestyle
Design Regulation	N/A
Flexibility Zone	113
Planning Area	2
Right-of-way Acquisition	N/A
Utilities Provider	N/A
Drainage District	N/A
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"> • The landowner has proposed to construct a pergola over an existing deck such that the pergola structure would be 20 ft. from the side property line (Town Code normally requires a minimum 30 ft. setback in this case). • Letters of no objection from the adjacent property owners and the HOA have been provided. 	



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History

1. Related Zoning Information: On October 16, 2002 the Town Council approved the Rural Lifestyle Development Regulations which apply to this property.
2. Previous Request(s): N/A
3. Concurrent Request(s): N/A

Analysis

The following information is staff's analysis (italic font) based on the criteria established in the Town of Davie 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, 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.
The home and pool were built with a 25 ft. side setback requirement. The Rural Lifestyle increased it to 30 ft.
- 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 variance is not necessary for reasonable use of the land. The land already has a single-family home. The location of a new pergola for which this variance is sought is not necessary for the reasonable use of the land.
- 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.
The residential neighborhood of Emerald Isle Estates consists of single-family homes with pools, decks and shade structures. The new structure, a pergola, will be built over an existing pool and deck area that already encroaches into the setback and therefore will not be injurious to the neighborhood or a detriment to the public welfare.



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Recommendations

Staff finds the application complete and suitable for review.

Attachments

1. Petitioner Documentation
2. Land Use Map
3. Zoning Map
4. Noticing Information

June 26th 2016

To:

Town of Davie

Planning & Zoning Division

6591 Orange Drive

Davie, FL 33314

This letter is to request a reduction in the setback for a proposed pergola on the west side of the property from the required 30 feet to 20 feet. The new structure will be built over an existing pool and deck area that already encroaches the setback previously approved by the city. We are only attempting to add shade to the area and all other purposes of the property will remain the same. If you have any question or concerns please feel free to contact our office. Thank you and have a great day!

Luxury Outdoor Design

4262 Peters Road

Plantation, FL 33317

Office: (954)682-6467

www.luxuryoutdoordesign.com



CERTIFICATION

1. AURTHUR JACKSON, III, AND JACQUANEISE JACKSON, HUSBAND AND WIFE
2. RICHMOND ABSTRACT OF FLORIDA, INC.
3. OLD REPUBLIC NATIONAL TITLE
4. WASHINGTON MUTUAL BANK, FA, IT'S SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
5. THOMAS M. O'BRIEN, ATTORNEY AT LAW
6. ATTORNEYS' TITLE INSURANCE FUND, INC.

LEGAL DESCRIPTION:

LOT 29 OF "JUNE GROVES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, AT PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ADDRESS:

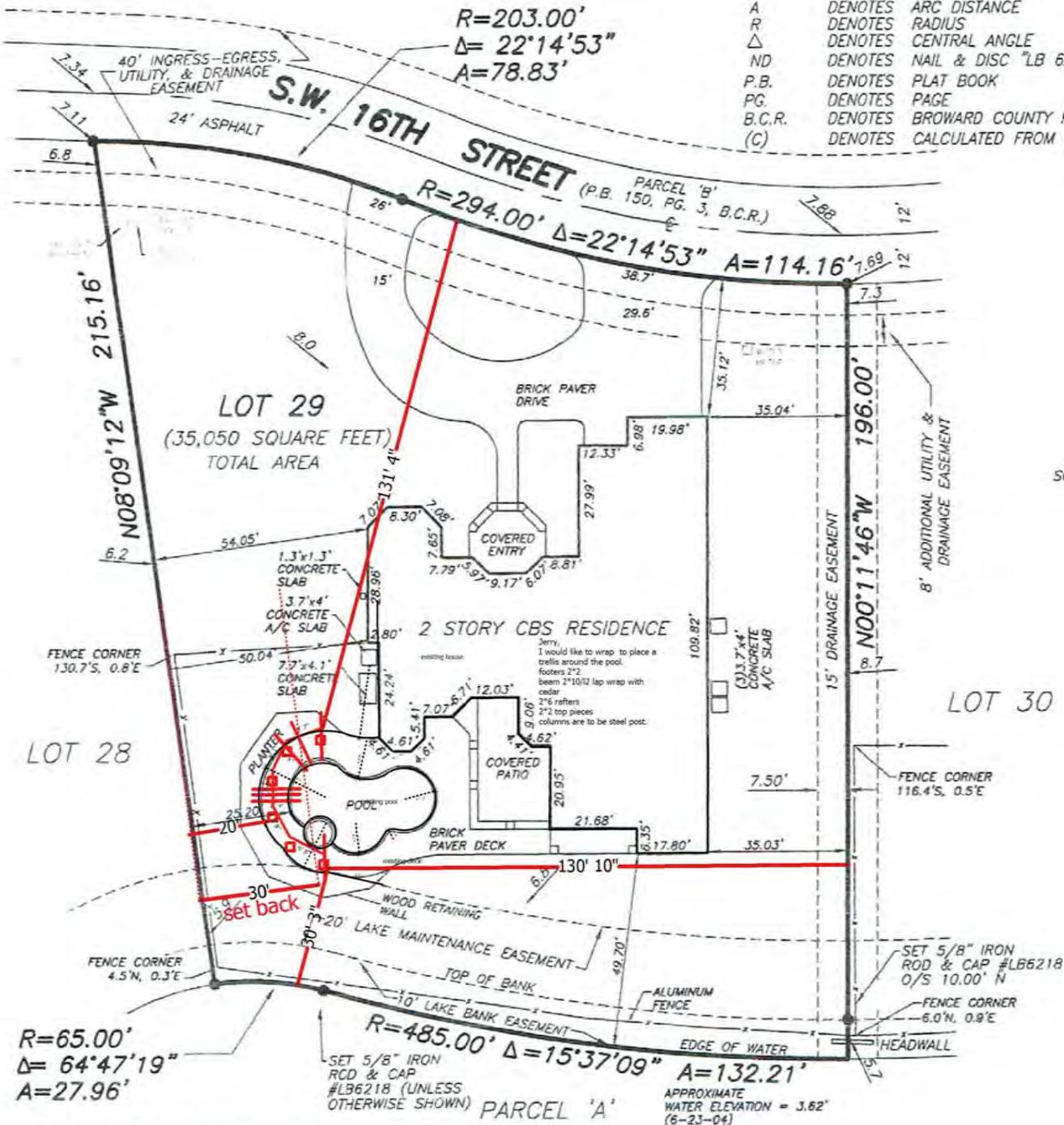
13160 S.W. 16TH STREET
DAVIE, FLORIDA 33325

LEGEND:

- 6.50 DENOTES EXISTING ELEVATION.
- Q DENOTES CENTERLINE
- A DENOTES ARC DISTANCE
- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- ND DENOTES NAIL & DISC "LB 6218"
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- B.C.R. DENOTES BROWARD COUNTY RECORDS
- (C) DENOTES CALCULATED FROM PLAT & MEASURED

LOCATION MAP:

(NOT TO SCALE)



FINISHED FLOOR ELEVATION = 9.87
GARAGE FLOOR ELEVATION = 9.17

APPROXIMATE WATER ELEVATION = 3.62' (6-23-04)

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ABSOLUTE SURVEYING INC.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO "JUNE GROVES", RECORDED IN PLAT BOOK 150, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

7-12-04

Michael R. Mellow

SEAL

REVISIONS

REVISIONS

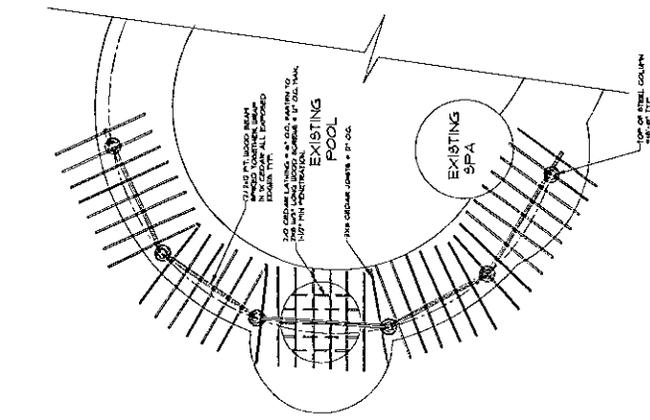
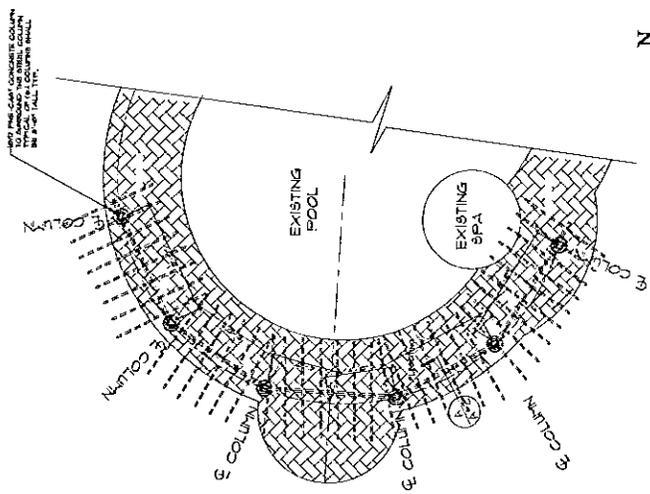
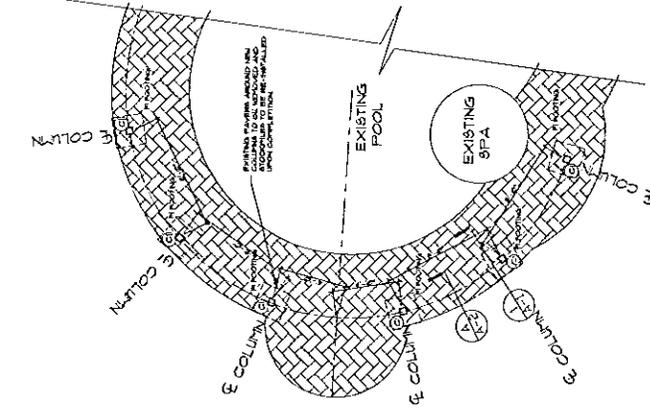
GERALD BELGRAVE DESIGNS, LLC
 Architect, Planner, Interior Designer
 4333 NE 16th Ave, Lauderdale, Florida 33311
 Phone (954) 758-7540
 Fax (954) 758-7540



TRAILS ADJUTANT TO
 1160 S.W. 16TH STREET
 DADE, FLORIDA, 33125

DATE	BY	APP'D
01/23/15	MB	MB
02/23/15	MB	MB
03/23/15	MB	MB

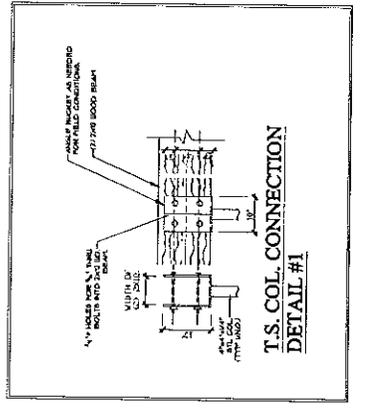
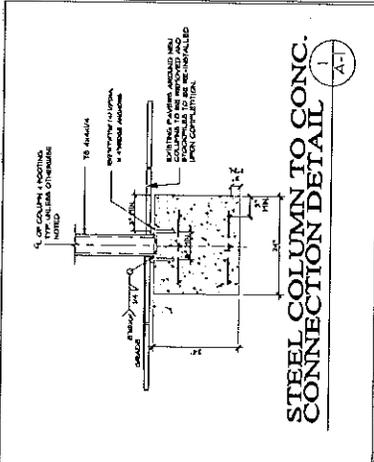
Drawing No. A-1



NAME	SIZE	REMARKS
1	18" x 18"	CONCRETE COLUMN
2	18" x 18"	CONCRETE COLUMN
3	18" x 18"	CONCRETE COLUMN
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99	18" x 18"	CONCRETE COLUMN
100	18" x 18"	CONCRETE COLUMN

DESIGN CRITERIA:
 - WIND SPEED: 140 MPH
 - WIND DIRECTION: 90 DEGREES
 - EXISTING STRUCTURE: 1980
 - BUILDING OCCUPANCY: II
 - WIND RESISTANCE: 100 PSF
 - WIND UPLIFT: 100 PSF
 - WIND BRACING: 100 PSF
 - WIND CONNECTIONS: 100 PSF
 - WIND DETAILING: 100 PSF
 - WIND ANCHORS: 100 PSF
 - WIND BOLTS: 100 PSF
 - WIND NAILS: 100 PSF
 - WIND SCREWS: 100 PSF
 - WIND WELDS: 100 PSF
 - WIND BRACES: 100 PSF
 - WIND DIAPHRAGMS: 100 PSF
 - WIND PARTITIONS: 100 PSF
 - WIND CLADDING: 100 PSF
 - WIND ROOFING: 100 PSF
 - WIND WALLS: 100 PSF
 - WIND FLOORS: 100 PSF
 - WIND CEILING: 100 PSF
 - WIND MECHANICAL: 100 PSF
 - WIND ELECTRICAL: 100 PSF
 - WIND PIPING: 100 PSF
 - WIND STAIRS: 100 PSF
 - WIND ELEVATORS: 100 PSF
 - WIND ESCALATORS: 100 PSF
 - WIND RAMP: 100 PSF
 - WIND DRIVEWAY: 100 PSF
 - WIND GARAGE: 100 PSF
 - WIND PORCH: 100 PSF
 - WIND PATIO: 100 PSF
 - WIND DECK: 100 PSF
 - WIND BALCONY: 100 PSF
 - WIND TERRACE: 100 PSF
 - WIND WALKWAY: 100 PSF
 - WIND STAIRWELL: 100 PSF
 - WIND ELEVATOR SHAFT: 100 PSF
 - WIND ESCALATOR SHAFT: 100 PSF
 - WIND MECHANICAL ROOM: 100 PSF
 - WIND ELECTRICAL ROOM: 100 PSF
 - WIND PIPING ROOM: 100 PSF
 - WIND STAIRWELL: 100 PSF
 - WIND ELEVATOR SHAFT: 100 PSF
 - WIND ESCALATOR SHAFT: 100 PSF
 - WIND MECHANICAL ROOM: 100 PSF
 - WIND ELECTRICAL ROOM: 100 PSF
 - WIND PIPING ROOM: 100 PSF

BUILDING OCCUPANCY
 II
 LEGAL DESCRIPTION
 LOT 10 OF TRAIL ADJUTANT TO THE PLAT
 OF A 100-ACRE SUBDIVISION IN DADE COUNTY, FLORIDA
 BEING THE TRAIL ADJUTANT TO THE PLAT





JUNE GROVES DBA EMERALD ISLES

c/o Atlantis Management Services
11011 Sheridan Street, Suite 208
Cooper City, FL 33026
954-450-9400
emeraldisle@atlantis-management.com

06/13/2016

Arthur and Jacquaneise Jackson
13160 SW 16 Street
Davie FL 33325

RE: 13160 SW 16 Street

Dear Homeowner(s):

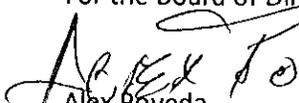
The Architectural Committee of the Association, on behalf of the Board of Directors, has **approved** your request for the following architectural change:

Trellis Addition

All approvals are contingent on the homeowner complying with all applicable state, county, and/or city building codes, and obtaining all necessary permits. Homeowners are also responsible to pay for any repair and damage to the common areas or adjacent property that might occur.

We sincerely appreciate your cooperation and continuing efforts in making JUNE GROVES DBA EMERALD ISLES a place we are proud to call "our neighborhood."

Sincerely,
For the Board of Directors


Alex Poveda
Property Manager

Hello Pete & Jan,

Kim and I were in the process of beautifying our backyard by adding a trellis over the pool deck which would have water flowing into the pool. However when our architectural plans were submitted to zoning for approval, it was detected that our builders made some serious errors. Currently our pool is in the "set back" area which requires a variance from the City of Davie before building.

We have attached a survey and the marking of the trellis area. It **will not** obstruct anyone's view, but the building department is requiring the consent of our adjacent neighbors in order to grant the allowance of the trellis.

We would greatly appreciate it if you would sign off on our proposed plans,

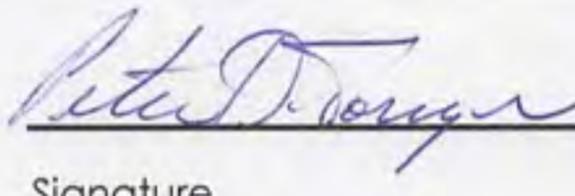
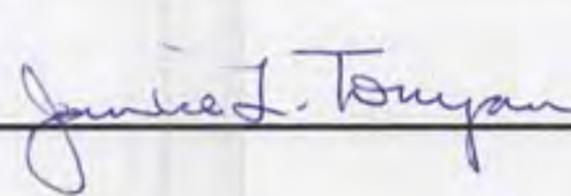
Art & Kim Jackson

13160 S.W. 16th St. Davie Fl. 33325

Folio 504014120290

Pete & Jan Tonyan

13190 S.W. 16st Davie, Fl 33325

8-20-15

Signature

Date

Hello Alywyn & Ina,

Kim and I were in the process of beautifying our backyard by adding a trellis over the pool deck which would have water flowing into the pool. However when our architectural plans were submitted to zoning for approval, it was detected that our builders made some serious errors. Currently our pool is in the "set back" area which requires a variance from the City of Davie before building.

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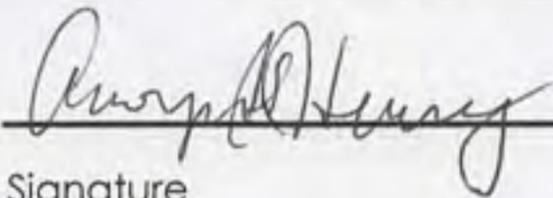
Art & Kim Jackson

13160 S.W. 16th St. Davie Fl.

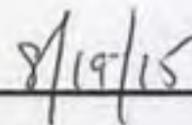
Folio 504014120290

Alywyn & Ina Henry

13130 S.W. 16st Davie, Fl

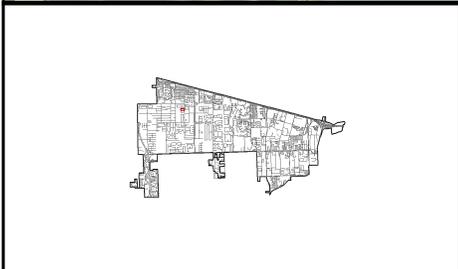
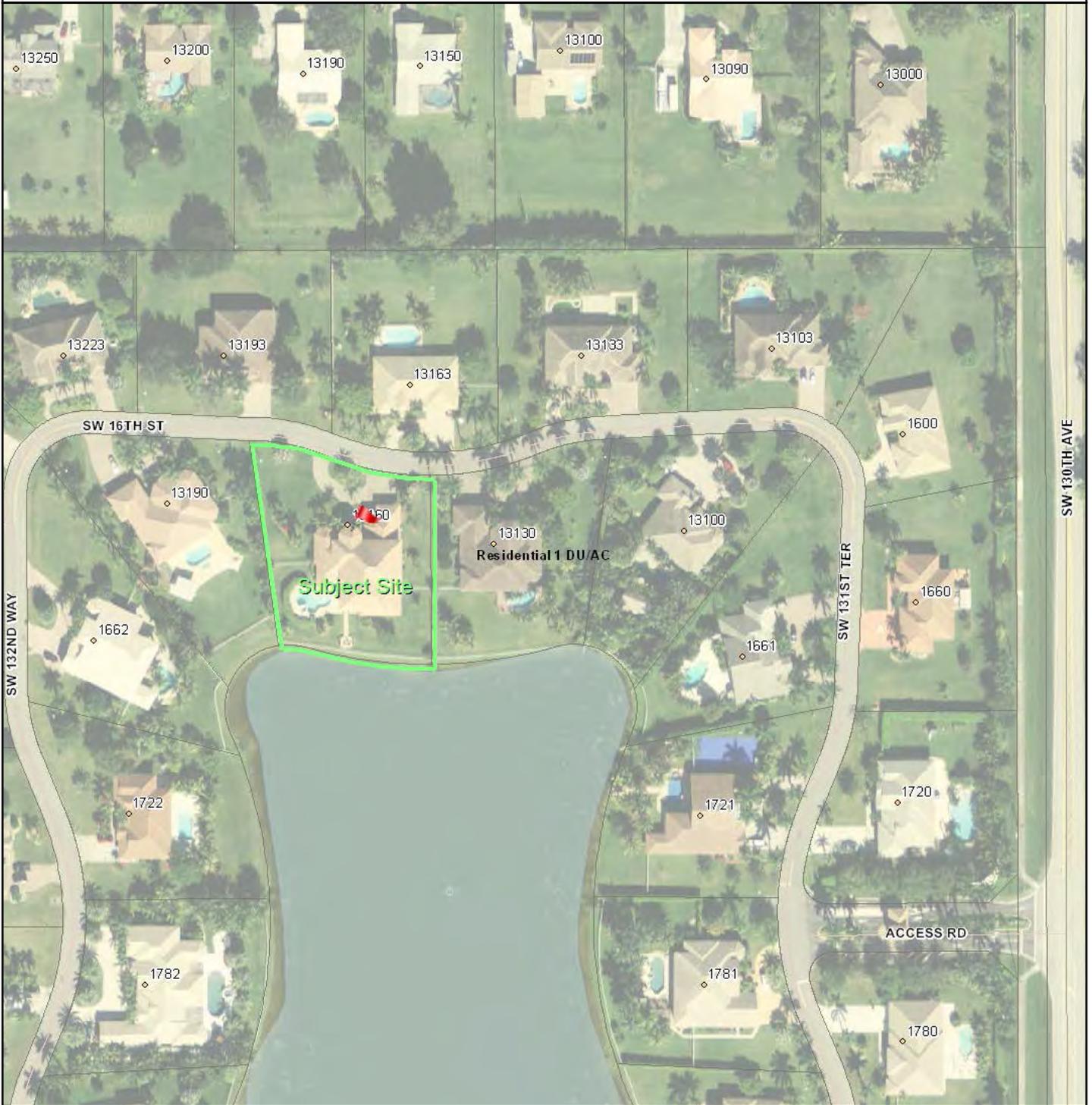


Signature



Date

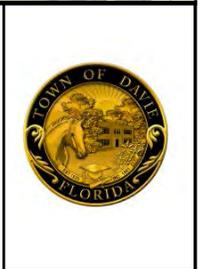
Aerial Future Land Use Map



N

150 ft

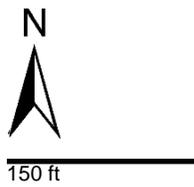
13160 SW 16 Street
(504014120290)



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



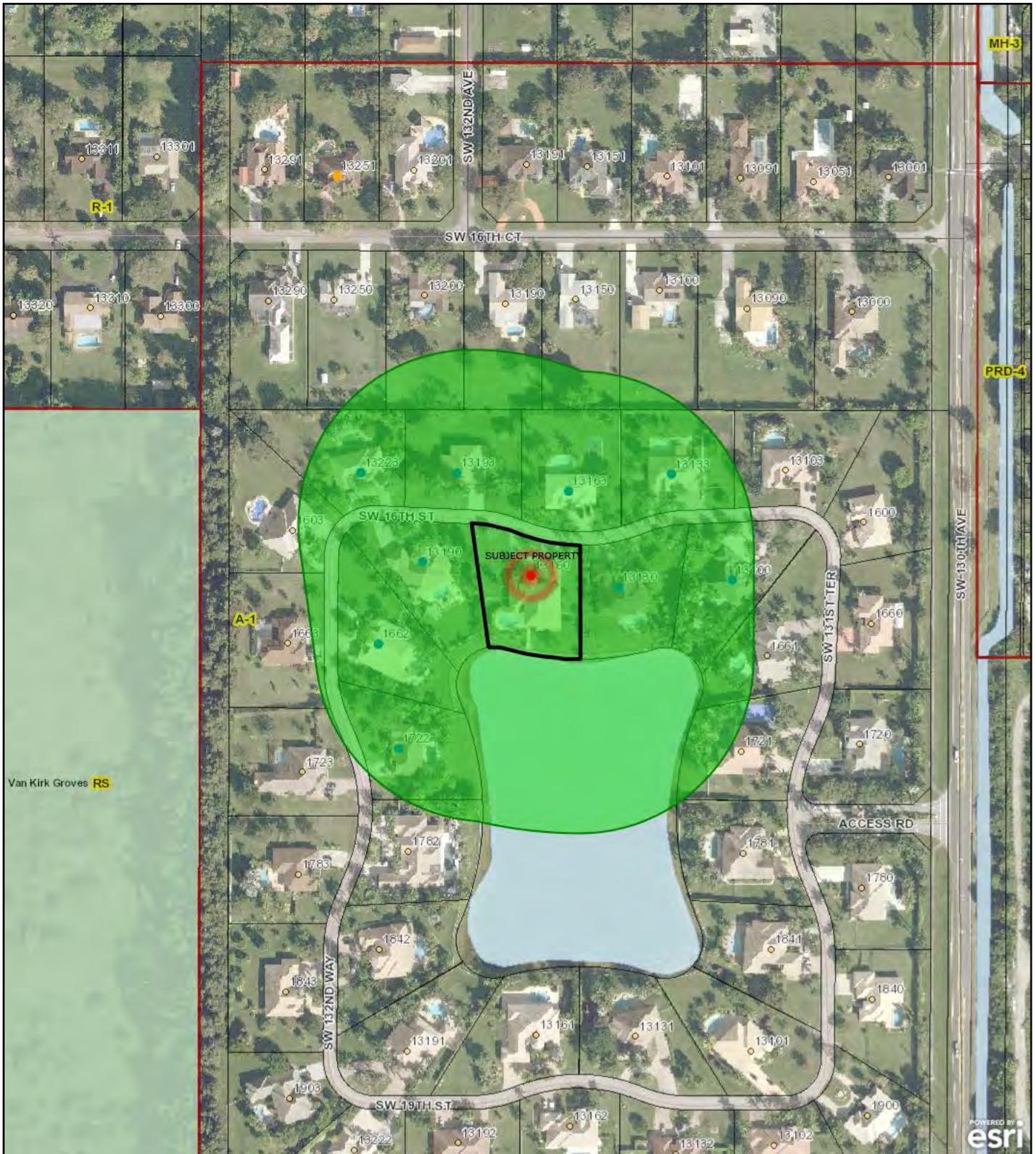
13160 SW 16 Street
(504014120290)



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300-Foot Buffer Map from 13160 SW 16 Street



267 ft



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Powered by
VANTAGEPOINTS

300-Foot Notification Buffer by Owner & Site Combined
V_16-003 Jackson

NAME 1	NAME 2	ADDRESS 1	CITY, STATE, ZIP
ACOSTA,SANTIAGO	OPPENHEIMER,MARIELENA	1661 SW 131 TER	DAVIE, FL 33325
ALOMA,DENISE K & DOMINIC A		13163 SW 16 ST	DAVIE, FL 33325
BERNSTEIN,JEREMY & MICHELLE		1603 SW 132 WAY	DAVIE, FL 33325
DOMINGUEZ,JORGE & MARY ANNE		13103 SW 16 ST	DAVIE, FL 33325
FORD,BRIAN W & ELIZABETH A		1663 SW 132 WAY	DAVIE, FL 33325
FRITZ,ROBERT M & CINDY LOU		13250 SW 16 CT	DAVIE, FL 33325
GREEN,JASON E & CHRISTA M		13100 SW 16 ST	DAVIE, FL 33325
HENNESSY,MARK & LOURDES		13133 SW 16 ST	DAVIE, FL 33325
HENRY,ALWYN H & INA P		13130 SW 16 ST	DAVIE, FL 33325
HILLIAR,GLORIA M		13150 SW 16 CT	DAVIE, FL 33325
JUNE GROVES HOMEOWNERS ASSN INC		11011 SHERIDAN ST STE 208	COOPER CITY, FL 33026
KAUSHAL,RITESH D	ANEJA,PALLAVI	1782 SW 132 WAY	DAVIE, FL 33325
KEEGAN,ALBERT E & CYNTHIA D		13190 SW 16 CT	DAVIE, FL 33325
MARCANO,RAUL & SUMITRA		1662 SW 132 WAY	DAVIE, FL 33325
MYINT, SYLVIA	TOWN OF DAVIE	6591 ORANGE DRIVE	DAVIE, FL 33314
NARDI,CELIA LUISA & JAMES R		13100 SW 16 CT	DAVIE, FL 33325
O'CONNOR,LAUREN & ERICH		13193 SW 16 ST	DAVIE, FL 33325
OWOC,JOHN H		1721 SW 131 TER	DAVIE, FL 33325
PEREZ,JORGE LUIS & MARLO GARCIA		1722 SW 132 WAY	DAVIE, FL 33325
ROMER,LYLE R	JORDAN,MELISSA	13223 SW 16 ST	DAVIE, FL 33325
SMITH,RICHARD W		1781 SW 131 TER	DAVIE, FL 33325
STORY,MARK A & HEATHER		1723 SW 132 WAY	DAVIE, FL 33325
TONYAN,PETER D & JANICE L		13190 SW 16 ST	DAVIE, FL 33325
WOLFE,WILLIAM E &	WOLFE,JAMIE L	13200 SW 16 CT	DAVIE, FL 33325