



TOWN OF DAVIE
PLANNING & ZONING DIVISION
 8800 SOUTHWEST 36TH STREET • DAVIE, FLORIDA 33328
 Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

os

Project Type Number Name
Variance V25-171 Suarez

Representatives	
Agent	N/A
Applicant	Amed Suarez
Landowner	Amed Suarez and Maray De La Carided Suarez

Town	
Council District	3
Assigned Planner	Jude Miles, Planner 1
Planning Report Date	2/19/26

Process			
Public Participation (Online)	Presentation Available	From: N/A	To: N/A
Public Notice	2/24/26		
Board Review	3/10/26		
Council Review (1 st Reading)	4/15/26	Supermajority Required	Y
Council Review (2 nd Reading)	N/A	Supermajority Required	N/A

Location	
Folio/Identification Number	504130010035
Address	10731 Southwest 48th Street
General Location	East of Southwest 130th Avenue / South of Southwest 15th Street
Nearest North/South Road	Southwest 106th Avenue
Nearest East/West Road	Southwest 48th Street
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Description	
Overall Size	31,465 sf (0.72 Acres)
Existing Use	Single Family Home
Future Land Use	Estate Residential
Zoning	A-1 (County)
Overlay District	N/A
Design Regulation	N/A
Redevelopment Area	N/A
Drainage District	Central Broward Water Control District
Utilities Provider	N/A
Right-of-Way Acquisition	N/A



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Key Points

- The proposed variance would allow a pool and deck 15 ft. from the rear (north) property line (County code normally requires 25 ft.).
- The applicant has provided letters of no objection from five surrounding property owners (refer to the attachments).
- The home has an actual construction year of 1975, with an effective built year of 1979.
- The property meets the A-1 (County) district minimum plot dimension requirements pursuant to Sec. 39-251(2), as it is a legally recorded plot eligible for use despite not meeting the 250 ft. minimum dimension in Sec. 39-251(1).
- Per Sec. 12-432(C) of the United Ranches Overlay, the proposed variance requires a supermajority vote of Town Council.
- Staff has not received any correspondence objecting to the proposed variance.

History

Zoning Information:

1. Subsequent to the annexation of the "United Ranches" area in 2006, the Town adopted the United Ranches Overlay (Ch. 12, Art. XIII, Div. 5, United Ranches Overlay).

Concurrent Project(s)

1. N/A

Analysis

The following Staff analysis (*italic font*) based on the criteria established in the Town of Davie Code of Ordinances, Sec. 12-309(B)(1) for Variance applications. The Planning and Zoning Board shall hold its public hearing and shall make a recommendation upon the application for variance to the Town Council, based upon its consideration of, where applicable, whether or not:

1. 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 circumstances or conditions applying to the land to justify this variance.
2. 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 property as it has been used as a single-family home since being built in 1975.
3. 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.
There is no evidence that granting the variance will be detrimental to the public safety and welfare of the neighborhood.



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

Attachments
<ol style="list-style-type: none">1. Application Related Documents2. Related Maps3. Noticing Information

Amed Suarez
10731 SW 48 ST
Davie, FL 33328
305 725 8107
asuarez23@aol.com

9/21/25

Town of Davie
Planning & Zoning Division
8800 SW 36 ST
Davie, FL 33328

Subject: Variance Request – Setback Reduction for Pool and Pool Deck Construction

Property Address: 10731 SW 48 ST Davie, FL 33328

Parcel ID: 504130010035

Dear Planning & Zoning Department,

I am writing to formally request a variance for the above-referenced property located in the Town of Davie, FL. The purpose of this variance is to allow for a pool and deck to be 15ft from the rear (northern) property line (code normally requires 25ft.).

Scope of Work:

The proposed scope of work includes the following:

- Construction of an in-ground residential swimming pool.
- Installation of a pool deck surrounding the pool area.
- Landscaping and drainage improvements as required for compliance.
- All construction will meet applicable safety and code requirements, including pool barriers and setbacks.

Due to the lot configuration and existing structures, strict adherence to the current setback requirements would significantly limit the usability and functional design of the pool area. Granting this variance will allow for the safe and practical installation of the pool and deck while maintaining harmony with the surrounding neighborhood.

I respectfully request the Town's consideration of this variance to permit the proposed construction. Please let me know if any additional information, plans, or documentation is needed.

Sincerely,
Amed and Maray Suarez

CRITERIA LETTER– VARIANCE

Amed Suarez
10731 Southwest 48th Street
Davie FL 33328
September 16, 2025

Planning & Zoning Manager
Town of Davie
8800 Southwest 36th Street
Davie, FL 33328

Subject: Suarez – 10731 SW 48 St – Criteria Letter

Dear Town of Davie:

I, Amed Suarez, am the current owner of the above-referenced property and have submitted a variance application into the Town of Davie for review. The information below are my responses to the Town of Davie, Code of Ordinance, Sec. 12-309(B), the criteria for a variance.

(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 unique aspect of this property being wide yet shallow in depth as shown in the land survey attached, makes the 25 ft set back reach to the center of the backyard.

Based on the property layout, I feel that if the zoning rules are strictly followed, we would be deprived of reasonable use of our property.

Alleged hardship is not self-created since I nor the previous owner, divided the land or decided building location of structure.

(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 necessary for reasonable use of a covered terrace and pool with pool deck. I am requesting an additional 10 ft in order to build a pool and pool deck that is symmetrical and safe for use. Without the variance the pool would need to be very close to the house and would not allow for adequate outdoor space around the pool.

(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 am asking for the additional 10 ft of set back as this is enough to build a pool deck and also maintain the wide-open green space that Davie is known and loved for. I have personally talked to all of my surrounding neighbors about my request for a variance and they agreed to sign letters of no objection in support of our project. My family and I love the town of Davie and respect its laws and code. We feel this variance will add to our neighborhood which we love and support. Thank you for your time and attention in this matter.

Sincerely,

Handwritten signatures of Amed Suarez and Maray Suarez in black ink. The signature of Amed Suarez is on the left, and the signature of Maray Suarez is on the right, with the word "and" written between them.

Amed Suarez and Maray Suarez

LEGAL DESCRIPTION:

A PARCEL OF LAND IN TRACT 28 OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST ACCORDING TO THE JOHN W. NEWMAN'S SURVEY AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, THENCE SOUTH 87°44'51" WEST ALONG THE SOUTH LINE OF SAID SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, FOR A DISTANCE OF 539.3 FEET; THENCE NORTH 02°00'30" WEST PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, FOR A DISTANCE OF 21.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°00'30" WEST FOR A DISTANCE OF 160.00 FEET; THENCE NORTH 87°37'50" EAST FOR A DISTANCE OF 240.00 FEET; THENCE SOUTH 02°00'30" EAST FOR A DISTANCE OF 160.00 FEET; THENCE SOUTH 87°44'51" WEST FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SIGNED _____ FOR THE FIRM

MIGUEL ESPINOSA
STATE OF FLORIDA

P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER



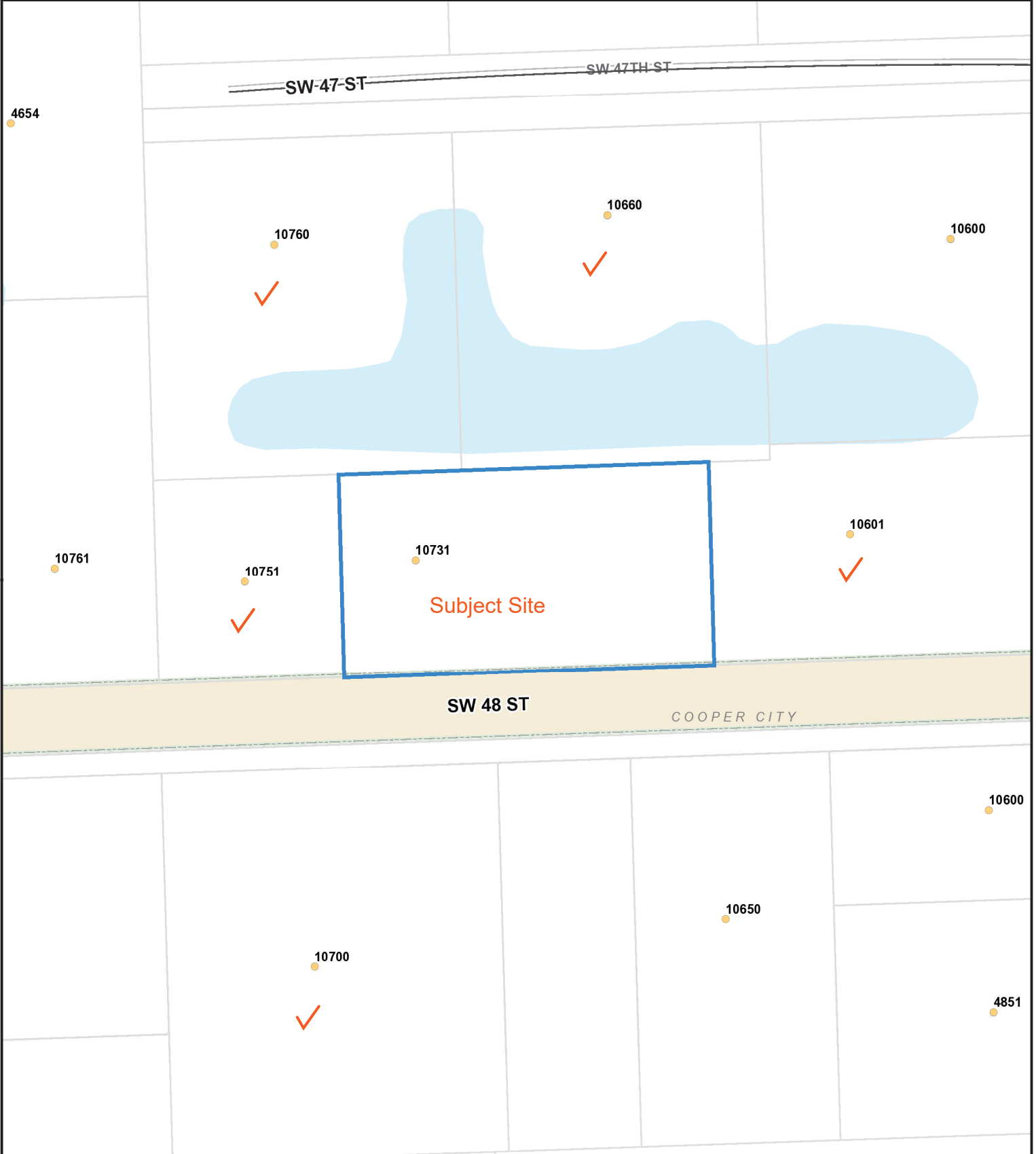
OnlineLand
SURVEYORS, INC.

15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
LB #: 7904
www.OnlineLandSurveyors.Com

Accepted By: _____

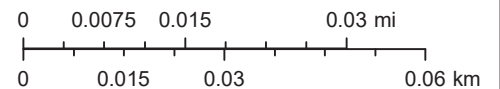


10731 SW 48th St, Letters of No Objection Received



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.



LETTER OF NO OBJECTION

Amed Suarez
10731 Southwest 48th Street
Davie FL 33328
August 29, 2025

Planning & Zoning Manager
Town of Davie
8800 Southwest 36th Street
Davie, FL 33328

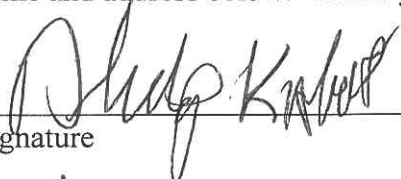
Subject: Suarez – 10731 SW 48 St – Letter of No Objection

Dear Neighboring Property Owner:

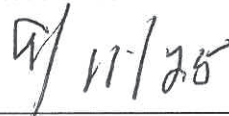
I, Amed Suarez, am the current owner of the above-referenced property and have submitted a variance application into the Town of Davie for review. This application request is for:

To allow a variance for a pool and deck to be 15ft. from the rear (northern) property line (code normally requires 25ft.).

If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.



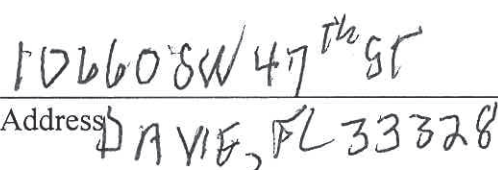
Signature



Date



Printed Name



Address

LETTER OF NO OBJECTION

Amed Suarez
10731 Southwest 48th Street
Davie FL 33328
August 29, 2025

Planning & Zoning Manager
Town of Davie
8800 Southwest 36th Street
Davie, FL 33328

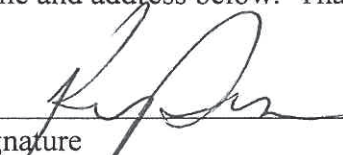
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If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.



Signature

9/11/25

Date

Kim Pozo

Printed Name

10601 SW 48th St Davie fl

Address
33328

LETTER OF NO OBJECTION

Amed Suarez
10731 Southwest 48th Street
Davie FL 33328
August 29, 2025

Planning & Zoning Manager
Town of Davie
8800 Southwest 36th Street
Davie, FL 33328

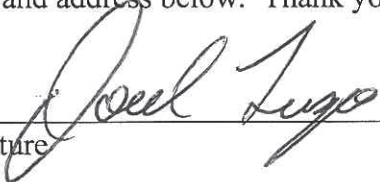
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If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.


Signature

9-10-25
Date

Joell Lugo
Printed Name

10751 SW 48 st
Address
Davie, FL, 33328

LETTER OF NO OBJECTION

Amed Suarez
10731 Southwest 48th Street
Davie FL 33328
August 29, 2025

Planning & Zoning Manager
Town of Davie
8800 Southwest 36th Street
Davie, FL 33328

Subject: Suarez – 10731 SW 48 St – Letter of No Objection

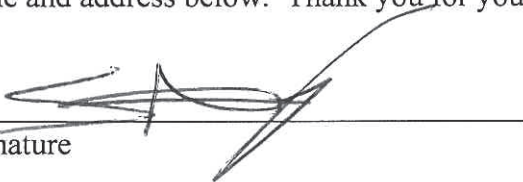
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To allow a variance for a pool and deck to be 15ft. from the rear (northern) property line (code normally requires 25ft.).

If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.

Signature



Date

9-19-25

Printed Name

Stevan Dyer

Address

10760 SW 47 Street
Davie, FL 33328

LETTER OF NO OBJECTION

Amed Suarez
10731 Southwest 48th Street
Davie FL 33328
August 29, 2025

Planning & Zoning Manager
Town of Davie
8800 Southwest 36th Street
Davie, FL 33328

Subject: Suarez – 10731 SW 48 St – Letter of No Objection

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To allow a variance for a pool and deck to be 15ft. from the rear (northern) property line (code normally requires 25ft.).

If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.

Hermisio Delgado
Signature

9/11/25
Date

Hermisio Delgado
Printed Name

10700 S.W. 48th St.
Address



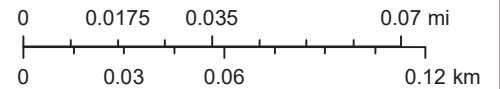
Future Land Use - 10731 SW 48th St



COOPER CITY

GIS MAP DISCLAIMER

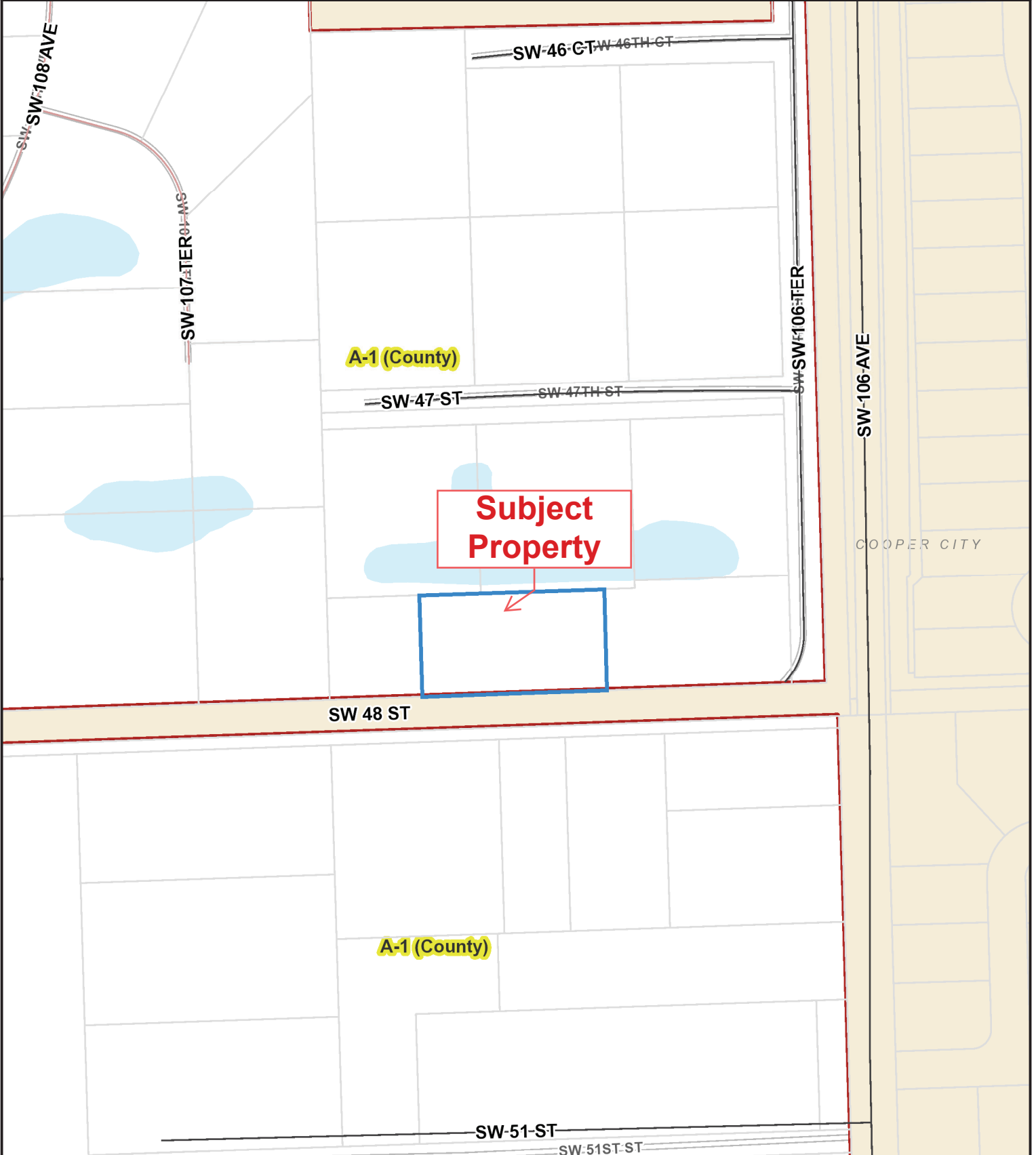
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2/12/2026, 5:28:13 PM

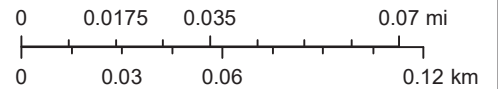


Zoning Map - 10731 SW 48th St



GIS MAP DISCLAIMER

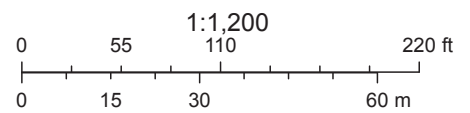
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2/12/2026, 5:31:47 PM



February 12, 2026



**NOTICE OF PUBLIC HEARING FOR:
VARIANCE V25-171 SUAREZ**

The Planning and Zoning Board and the Town Council of the Town of Davie will hold public hearings at the Pine Island Park Multipurpose Center, 3801 South Pine Island Road, Davie, Florida 33328 on the dates hereinafter specified. The 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 hearing.

PETITIONER/OWNER: Amed Suarez

PROPERTY LOCATION: 10731 Southwest 48th Street
(Parcel Folio No. 504130010035)

**DATE OF PLANNING &
ZONING BOARD HEARING:** March 10, 2026

**DATE OF TOWN
COUNCIL HEARING:** April 15, 2026

VARIANCE APPLICATION: To allow a pool and deck 15 ft. from the rear (north) property line (Town code normally requires 25 ft.).

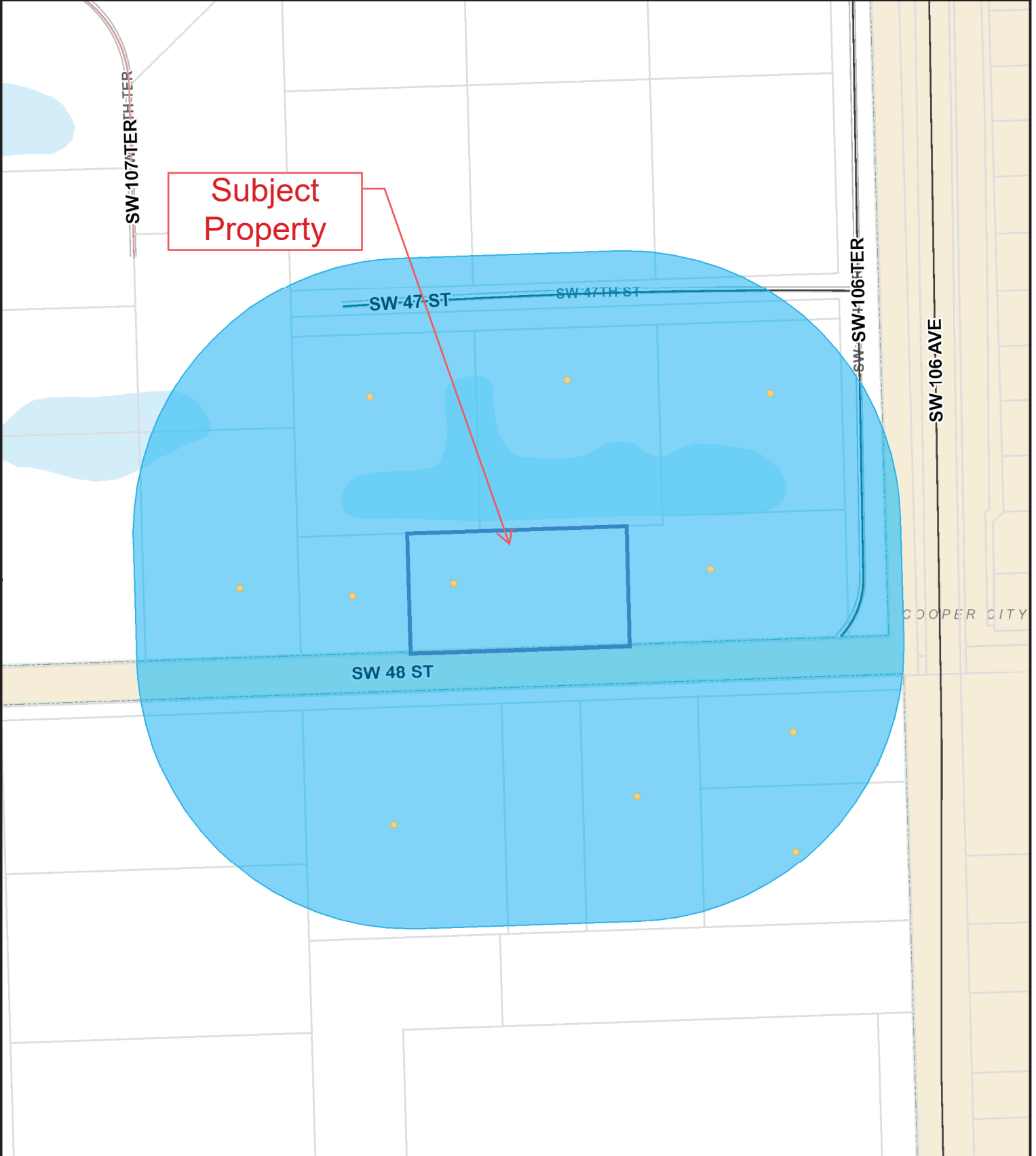
For further information, call the Planning and Zoning Division at (954) 797-1103. The proposed application may be inspected at the Planning and Zoning Division, 8800 SW 36th Street, Davie, FL 33328, between the hours of 7:30 a.m. to 5:30 p.m. Monday through Thursday.

Any person wishing to appeal any decision made by this board or committee with respect to any matter considered at such meetings 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 include 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).



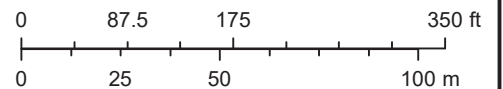
Mailout Map - 300 ft. Radius Around 10731 SW 48th ST



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12/18/2025, 11:03:13 AM



ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
10600 SW 47 ST		DAVIE	FL	33328
10600 SW 48 ST		DAVIE	FL	33328
10601 SW 48 ST		DAVIE	FL	33328
10650 SW 48 ST		DAVIE	FL	33328
10660 SW 47 ST		DAVIE	FL	33328
10681 SW 47 ST		DAVIE	FL	33328
10700 SW 48 ST		DAVIE	FL	33328
10707 SW 51 ST		DAVIE	FL	33328
10711 SW 47 ST		DAVIE	FL	33328
10731 SW 48 ST		DAVIE	FL	33328
10751 SW 48 ST		DAVIE	FL	33328
10760 SW 47 ST		DAVIE	FL	33328
10761 SW 48 ST		DAVIE	FL	33328
10770 SW 48 ST		DAVIE	FL	33328
1700 SW 68 AVE		PLANTATION	FL	33317
4301 S FLAMINGO RD 106-150		DAVIE	FL	33330
4654 SW 107 TER		DAVIE	FL	33328
4661 SW 106 TER		DAVIE	FL	33328
4790 SW 108 AVE		DAVIE	FL	33328
4851 SW 106 AVE		DAVIE	FL	33328
8800 SW 36 ST		DAVIE	FL	33328