



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

**PLANNING REPORT**

<b>Project Type   Number   Name</b>
Variance V26-019 Nitti

<b>Representatives</b>	
Agent	Joanne Nitti
Applicant	N/A
Landowner	Joanne M. Nitti, Joanne M Nitti Tr.

<b>Town</b>	
Council District	3
Assigned Planner	David Abramson, Deputy Planning & Zoning Manager
Planning Report Date	03/23/26

<b>Process</b>			
Public Notice	03/24/26		
Board Review	04/07/26		
Council Review	05/06/26	Supermajority Required	N
Public Participation Report	Submitted	N/A	Expires N/A

<b>Location</b>	
Folio/Parcel ID Number	50-41-20-18-0110
Address	8880 Lake Park Circle
General Location	South of North Park Circle, 400' west of East Lake Park Circle
Nearest North/South Road	South Pine Island Road
Nearest East/West Road	Southwest 24 <sup>th</sup> Street (Nova Drive)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

<b>Description</b>	
Overall Size	4,050sf. (0.09 Acres)
Existing Use	Single-Family Home
Future Land Use	Special Classification Residential 3.6/Acre
Zoning	PRD
Overlay District	N/A
Design Regulation	N/A
Redevelopment Area	N/A
Drainage District	Central Broward Water Control District
Utilities Provider	Sunrise Utilities
Right-of-Way Acquisition	N/A



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**Key Points**

- The proposed variance would allow for the construction of a new concrete patio measuring 11.6ft. by 20ft., located 0 feet from the rear (south) property line (Town code requires a minimum rear yard of 5ft.).
- No vertical improvements are proposed in conjunction with the patio.
- The property directly south of the subject site is owned by the Lake Park at Forest Ridge Homeowners Association and consists of a lake maintenance easement.
- The property owner has submitted letters of no objection from the adjacent property owners to the east and west.
- The Forest Ridge Master Homeowners Association, Inc. has issued an approval letter to the property owner for the proposed project.
- Staff has not received any correspondence in opposition to the proposed variance.

**History**

Previous Project(s):

1. Plat P12-01-93 Forest Ridge Cluster Homes IV C: A sub-division plat was approved by Town Council on February 2, 1994.
2. Site Plan SP02-03-94 Forest Ridge Cluster Homes IV C: A site plan for 34 single-family residence lots was approved by Town Council on April 20, 1994.

**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 1996.*
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; however, the proposed rear setback is not consistent with the approved site plan.*



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**Recommendations**

Staff finds the application complete and suitable for further review.

**Attachments**

1. Application Related Documents
2. Related Maps
3. Noticing Information

## SCOPE OF WORK- VARIANCE

Joanne Nitti  
8880 Lake Park Circle North  
Davie, FL 33328

Planning and Zoning Manager  
Town of Davie  
8800 Southwest 36<sup>th</sup> Street  
Davie, FL 33328

**Subject: Nitti - 8880 Lake Park Circle North- Scope of Work**

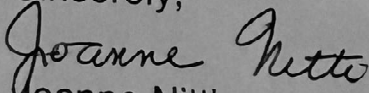
Dear Town of Davie:

This project is to construct a new concrete patio 20 ft x 11.6 ft. x 4 inches deep on the rear ( south) of the property.

The scope of the work includes pouring 3000 PSI concrete with fiber with an 8x8 footer and 1# 5 rebar continuously. The patio will have a light brown finish and will be in compliance with community standards. The existing small concrete slab will be removed along with the grassy area needed to increase the patio size.

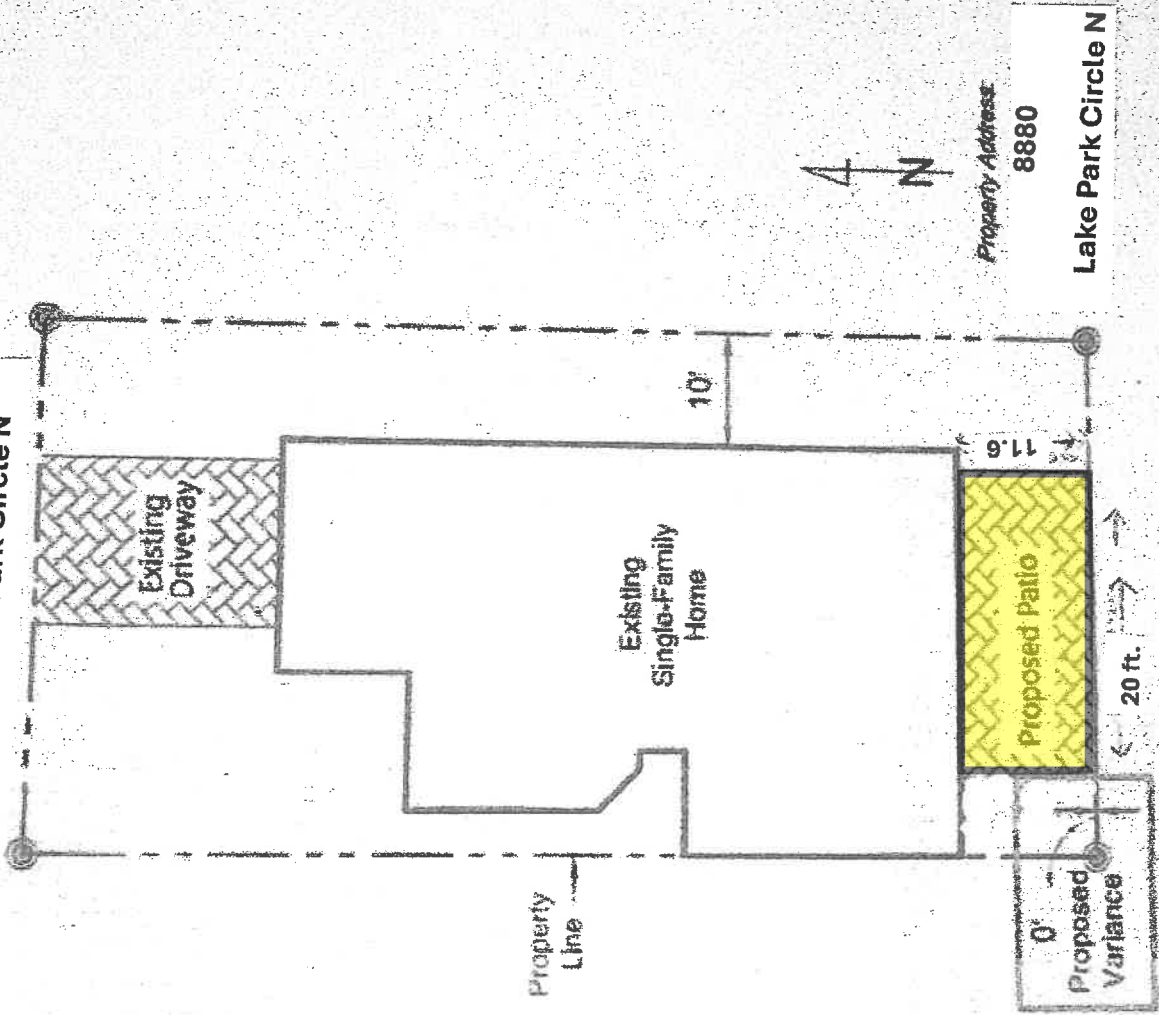
The variance request is to reduce the rear (south) setback from a 5 foot setback to a 0 setback to accommodate the new patio. Thank you for your consideration in this matter.

Sincerely,

  
Joanne Nitti

# SITE PLAN

8880 Lake Park Circle N





**McLAUGHLIN ENGINEERING**  
ENGINEERS-SURVEYORS

400 Northeast Third Avenue  
FT. LAUDERDALE, FLORIDA 33301  
Telephone (305) 763-7611  
Telecopier (305) 763-7615

SCALE = 1" = 20'

**LEGEND:**  
M.C. = McLaughlin Engineering Co. Cap  
C. = Centerline Cond. = Concrete  
M. = Markers Elev. = Elevation  
P.O.C. = Point of Curve  
B.C.R. = Broward County Records  
P.B. = Plat Book PG. = Page

**CERTIFICATE OF SURVEY**

Lot 150, FOREST RIDGE CLUSTER HOMES IV C, according to the Plat thereof as recorded in Plat book 158 Page 17 of the public records of Broward County, Florida.

TOWN OF DAVIE,  
BROWARD COUNTY, FLORIDA

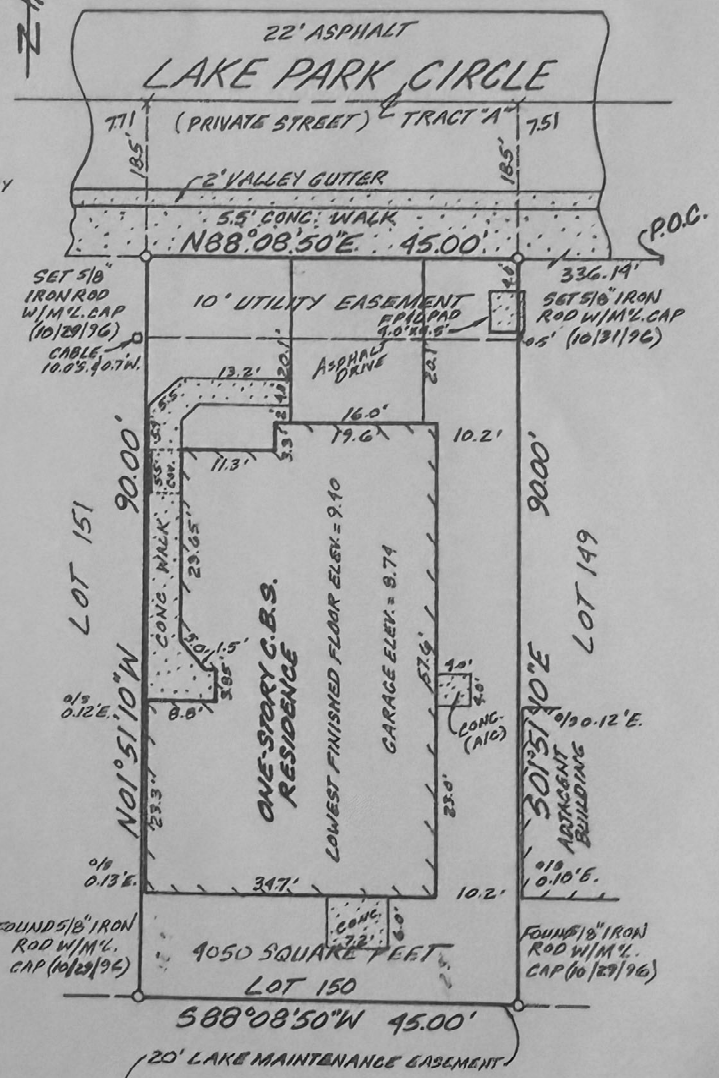
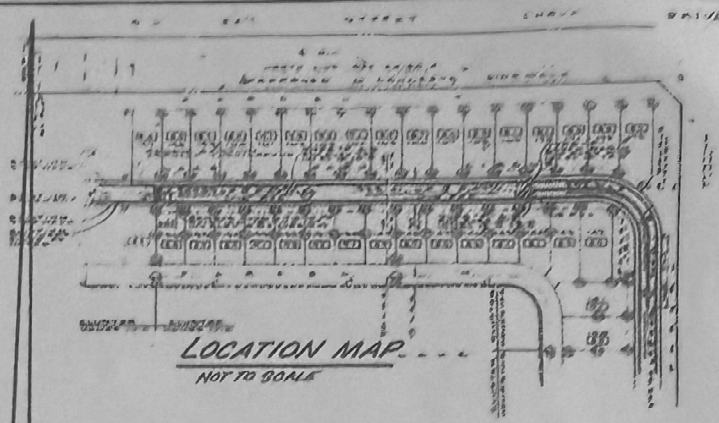
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61Q17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Certified Correct. Dated at Fort Lauderdale Florida this 28<sup>th</sup> day of July, 1995.

SURVEYED, STAKED BUILDING & ELEVATIONS TAKEN THIS 13<sup>th</sup> DAY OF AUGUST, 1996.

FOUNDATION LOCATION & ELEVATIONS TAKEN THIS 5<sup>th</sup> DAY OF SEPTEMBER, 1996.

FINAL SURVEY & ELEVATIONS TAKEN THIS 29<sup>th</sup> DAY OF OCTOBER, 1996.



**NOTES:**

ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) AND ARE INDICATED THUS:  
 $x 7.70 = 9.10$

REFERENCE BENCH MARK: BROWARD COUNTY BENCH MARK NO. 2409 COPPER WELD IN BRASS PLATE AT NOVA DRIVE AND PINE ISLAND ROAD (S.W. CORNER OF SECTION 16-50-41) ELEV. = 9.970

THIS PROPERTY LIES IN: Flood Zone (AH), Base Elevation = 5', per Flood Insurance Rate Map No. 12011C 0305 F, Community No. 120035, dated 8/18/92.

THIS SURVEY REFLECTS ALL BASEMENTS AND RIGHTS-OF-WAY OF RECORD AS SHOWN ON

## CRITERIA LETTER-VARIANCE

Joanne Nitti  
8880 Lake Park Circle N  
Davie, FL 33328

Planning and Zoning Manager  
Town of Davie  
8800 SW 36 Street  
Davie, FL 33328

**Subject: Nitti 8880 Lake Park Circle N, Davie, FL 33328- Criteria Letter**

Dear Town of Davie:

I, Joanne Nitti, 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 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.

**Due to limited depth of my property, strict compliance with the current rear setback without a variance would make it impractical to build a functional patio to accommodate family gatherings and to encourage outdoor family activities. Also, I do plan to “age in place” and would need the additional space to be ADA accessible in order to maneuver a wheelchair. Therefore, I am requesting a reduction in the required rear setback of 5 feet to 0 feet to accommodate a rear patio consistent with other adjacent properties in the Lake Park Community.**

( 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.

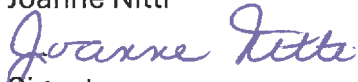
**The granting of the variance request is reasonable and does not confer any special privileges to this property in comparison to other properties in the community which have been granted the same exception.**

(c) That the granting of 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.

**Both the adjacent neighbors have gladly approved the scope of the project. The rear of the property is adjacent to a 32 ft. easement and then a lake. The patio will be designed to complement the existing landscape and improve the overall aesthetics of my property contributing to the neighborhood's appeal. I have observed that several neighbors have successfully obtained similar variances for patio construction which has enhanced their respective properties.**

Sincerely,

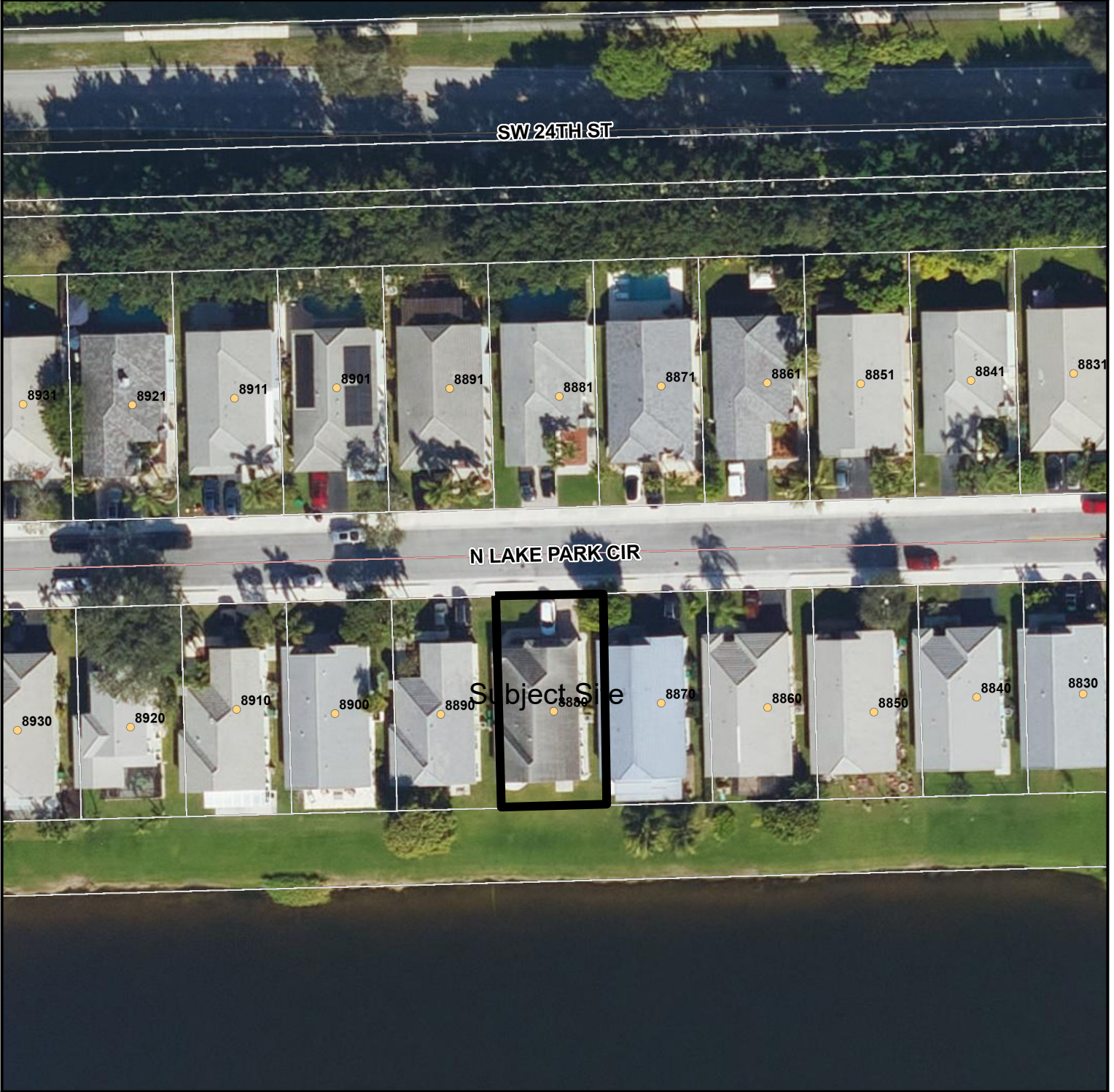
Joanne Nitti



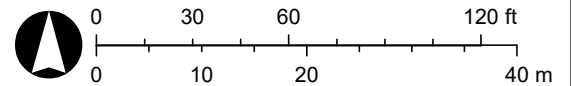
Signature



# Aerial Map



March 11, 2026



### GIS MAP DISCLAIMER

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**Forest Ridge Master Homeowners, Inc.  
Architectural Design Control Committee  
Sub Association: Lake Park at Forest Ridge HOA  
c/o FirstService Residential  
1601 SW 80th Terrace  
Plantation FL 33324  
Phone: (954) 925-8200**

Date: January 29, 2026

Project Ref: [53817864] 8880 Lake Park Cir N OTNJ0000888001

Joanne Nitti  
8880 Lake Park Cir N  
Davie FL 33328

Dear Joanne Nitti,

This letter serves as notification that the Architectural Design Control Committee of Forest Ridge Master Homeowners Association, Inc., has **approved** your submitted request to:

**Concrete Patio**; per the submitted application and in accordance with the Lake Park at Forest Ridge HOA Architectural guidelines and the Town of Davie ordinances.

Additional comments or requirements:

MASTER APPROVED: Concrete Patio

Approved with the following conditions:

- Approved as per documentation submitted.
- Homeowners must obtain all required Town of Davie permits and inspections.

Please be advised, we are only reviewing this on behalf of the Forest Ridge Master Association, Inc., for location and appearance. If your work requires permitting, you are required to submit your plans to the Town of Davie to comply with minimum code standards, provisions and requirements for safe and stable design, methods of construction and uses of materials. Copies of permits shall be provided, if requested, to the HOA manager. Should you have further questions, please feel free to contact our office at (954) 925-8200 or email us at [frmadcc@fsresidential.com](mailto:frmadcc@fsresidential.com).

Respectfully,

Tiffany Holmes  
Property Manager  
Forest Ridge Master Homeowners Association, Inc.

**LETTER OF NO OBJECTION VARIANCE**

Joanne Nitti  
8880 Lake Park Circle N  
Davie, FL 33328  
January 10, 2026

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

Subject: Joanne Nitti, 8880 Lake Park Circle N., Davie, FL 33328

**Letter of No Objection**

Dear Neighboring Property Owner:

I, Joanne Nitti am the current owner of the above-referenced property and will be submitting a [Variance or Administrative Variance Application] into the Town of Davie for review. This application request is for:

The construction of a concrete backyard patio. The dimensions are 20 ft. W X 11.6 ft. L. This will reduce the current 5 ft rear setback.

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.

Kimberly Lucas  
Signature

1/9/26  
Date

\_\_\_\_\_

Address 8890 Lake Park Cir N

**LETTER OF NO OBJECTION VARIANCE**

Joanne Nitti  
8880 Lake Park Circle N  
Davie, FL 33328  
January 10, 2026

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

Subject: Joanne Nitti, 8880 Lake Park Circle N., Davie, FL 33328

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This will reduce the current 5 ft rear setback.

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.

Marielix Suarez  
Signature

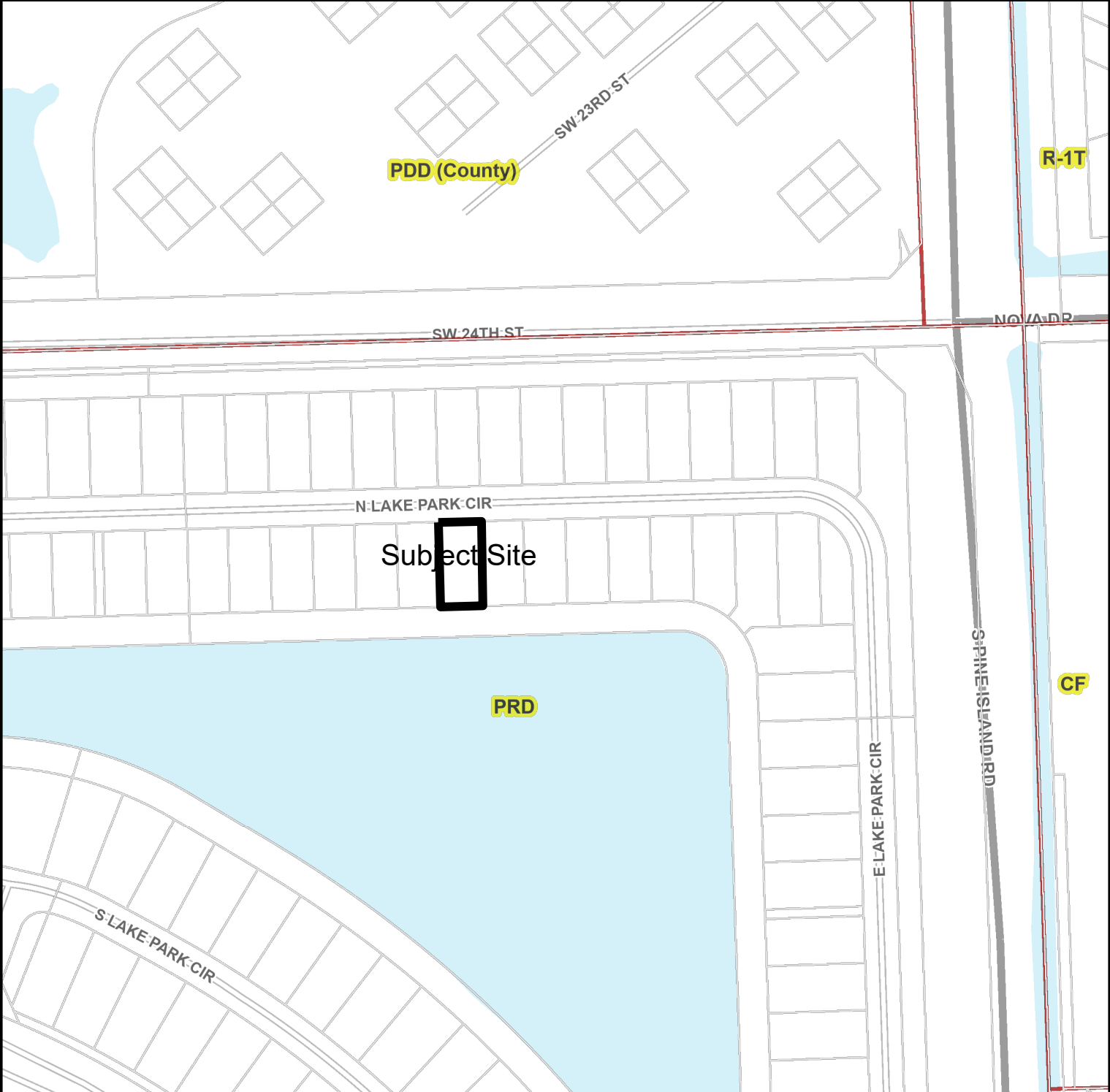
Marielix Suarez  
Printed Name



01/09/2026  
Date

8870 Lake Park Cir N, Davie,  
FL 33328  
Address

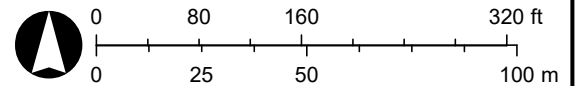


# Zoning Map



-  Parcels
-  Zoning

March 10, 2026

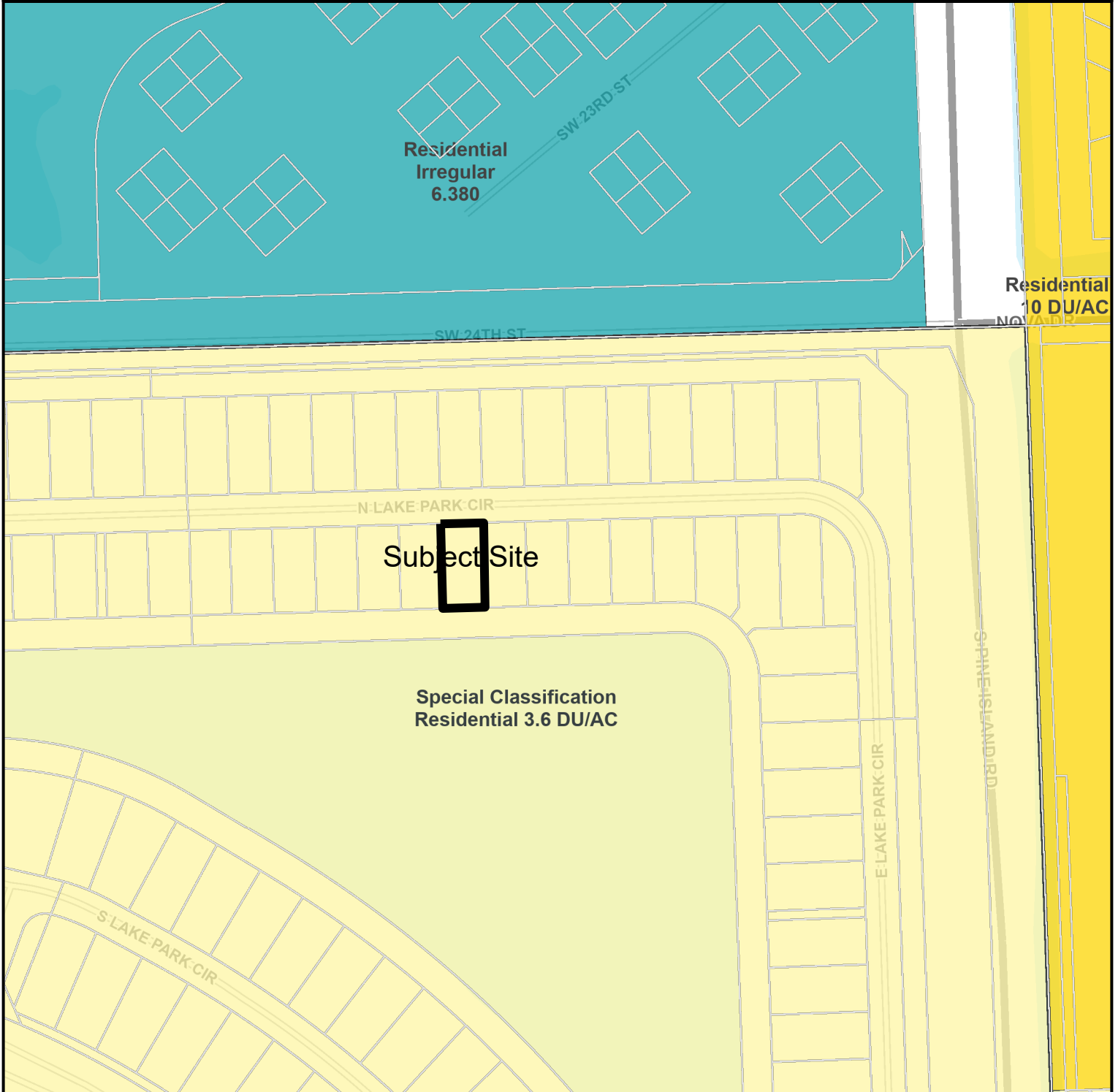


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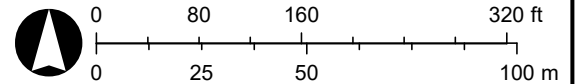


# Land Use Map



March 10, 2026

Future Land Use		Future Land Use	
FLU_Name		Future Land Use	
	Parcels		Special Classification Residential 3.5 DU/AC
	Recreation /Open Space		Special Classification Residential 3.6 DU/AC
	Regional Activity Center		Special Classification Residential 4 DU/AC
	Residential 1 DU/AC		Special Classification Residential 6 DU/AC
	Residential 10 DU/AC		Special Classification Residential 7 DU/AC
	Residential 16 DU/AC		Special Classification Residential 8 DU/AC
	Residential 22 DU/AC		Special Classification Residential 8.5 DU/AC
	Residential 2 DU/AC		Special Classification Residential 19 DU/AC
	Residential 3 DU/AC		Transit Oriented Corridor
	Residential 5 DU/AC		Transportation
	Residential Irregular 6.380		Utility
	Residential 6 DU/AC		<all other values>
	Residential 8 DU/AC		
	Residential Office		
	Special Classification Residential 2 DU/AC		
	Special Classification Residential 2.3 DU/AC		
	Commerce Office		
	Commercial		
	Commercial Recreation		
	Community Facility		
	Conservation		
	Estate Residential		
	Industrial		
	Low 3 Residential		



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**NOTICE OF PUBLIC HEARING FOR:  
VARIANCE V26-019 NITTI**

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:** Joanne Nitti

**PROPERTY LOCATION:** 8880 Lake Park Circle  
(Parcel Folio No. 50-41-20-18-0110)

**DATE OF PLANNING &  
ZONING BOARD HEARING:** April 7, 2026

**DATE OF TOWN  
COUNCIL HEARING:** May 6, 2026

**VARIANCE APPLICATION:** To allow an 11.6ft. by 20ft. new patio to be located 0ft. from the rear (south) property line (Town code requires a minimum rear yard of 5ft.).

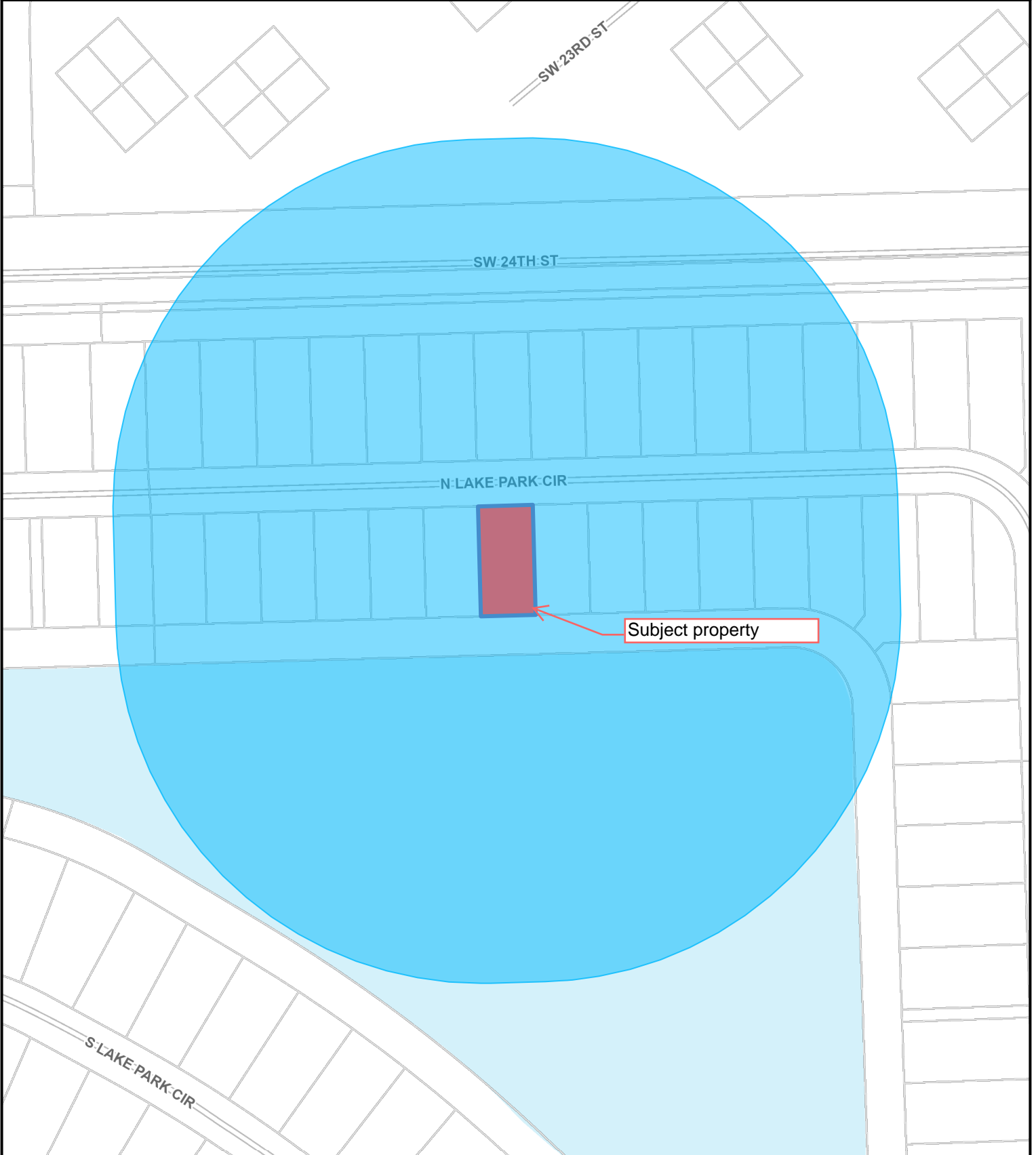
For further information, call the Planning and Zoning Division at (954) 797-1103. The proposed variance and application may be inspected at the Planning and Zoning Division, 8800 SW 36th Street, Davie, FL 33328, between the hours of 7:30 a.m. to 5:30 p.m. Monday through Thursday.

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).*

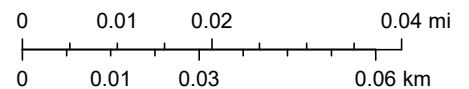


# Mailout Map



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March 16, 2026

NAME_LINE_1	NAME_LINE_2	MAILING_ADDRESS_1	MAILING_CITY	MAILING_STATE	MAILING_ZIP
JOYFULL HOUSE EDUCATION	SERVICES LLC	15633 SW 110 TER	MIAMI	FL	33196
FOREST RIDGE MASTER H/O ASSOC	%FIRSTSERVICE RESIDENTIAL	1601 SW 80 TER	PLANTATION	FL	33325
IH3 PROPERTY FLORIDA LP	% INVITATION HOMES - TAX DEPT	1717 MAIN ST #2000	DALLAS	TX	75201
IH4 PROPERTY FLORIDA LP	% INVITATION HOMES - TAX DEPT	1717 MAIN ST #2000	DALLAS	TX	75201
LAKE PARK AT FOREST RIDGE HOA	% FLORIDA SKYLINE MANAGEMENT	22163 MAJESTIC WOODS WAY	BOCA RATON	FL	33428
ROSE MCLEAN TR	MCLEAN, ROSE TRSTEE	5843 PLUM HARBOR CIR	TAMARAC	FL	33321
TAYLOR, KENNETH W	TAYLOR, MICHELE PRIMEAU	618 FLAMINGO DR	FORT LAUDERDALE	FL	33301
FOREST RIDGE MASTER HOA INC	DDCTD CENTRAL BROWARD WATER	8020 STIRLING ROAD	HOLLYWOOD	FL	33024
RIDGEWOOD AT PINE ISLAND	RIDGE HOMEOWNERS ASSOC INC	8400 N UNIVERSITY DR #216	TAMARAC	FL	33321
GREENBERG, SHEREE D H/E	GREENBERG, GLENN M	8810 LAKE PARK CIR N	DAVIE	FL	33328
GORDON, HUGH D J & ELAINE	HUGH D J & ELAINE GODON REV TR	8811 LAKE PARK CIR N	DAVIE	FL	33328
CURRENT RESIDENT		8811 LAKE PARK CIR N	DAVIE	FL	33328
CURRENT RESIDENT		8820 LAKE PARK CIR N	DAVIE	FL	33328
TUTT, KATHERINE A		8821 LAKE PARK CIR N	DAVIE	FL	33328
LOPEZ GOMEZ, JOSAFATH	VILLEGA CAMPOS, ANGELA D AMERICA	8830 LAKE PARK CIR N	DAVIE	FL	33328
ALARACHI, SAAD & RHODA M		8831 LAKE PARK CIR N	DAVIE	FL	33328
GONZALEZ, ROBERT & DONNA R		8840 LAKE PARK CIR N	DAVIE	FL	33328
REGAN, ROSANNE		8841 LAKE PARK CIR N	DAVIE	FL	33328
LL LAKE PARK LLC		8850 LAKE PARK CIR N	DAVIE	FL	33328
CURRENT RESIDENT		8851 LAKE PARK CIR N	DAVIE	FL	33328
CURRENT RESIDENT		8860 LAKE PARK CIR N	DAVIE	FL	33328
DE FREITAS, WILLIAM		8861 LAKE PARK CIR N	DAVIE	FL	33328
PINTO, MARIELIX TIBISAY SUAREZ		8870 LAKE PARK CIR N	DAVIE	FL	33324
JOHNSON, CATHY		8871 LAKE PARK CIR N	DAVIE	FL	33328
SCHWARTZ, ADAM LOUIS	RODRIGUEZ, ANA LAURA	8881 LAKE PARK CIR N	DAVIE	FL	33328
DUCAR, KIMBERLY A		8890 LAKE PARK CIR N	DAVIE	FL	33328
AVILA, ARMANDO & JAILENE		8891 LAKE PARK CIR	DAVIE	FL	33328
BRINKHURST, WESLEY-ANNE LEE		8900 LAKE PARK CIR N	DAVIE	FL	33328
BOISMENU, MICHEL	MICHEL BOISMENU REV LIV TR	8901 LAKE PARK CIR N	DAVIE	FL	33328
RAFF, MARY B		8910 LAKE PARK CIR N	DAVIE	FL	33328
HARRELSON, GLEN		8911 LAKE PARK CIR N	DAVIE	FL	33328
LEDWON, LENORA PAULINE	LENORA PAULINE LEDWON REV TR	8920 LAKE PARK CIR N	DAVIE	FL	33328
MENDEZ, HAROLD &	ROA, ALICIA	8921 LAKE PARK CIR N	DAVIE	FL	33328
WILSON, DAMIAN B		8930 LAKE PARK CIR N	DAVIE	FL	33328
CURRENT RESIDENT		8931 LAKE PARK CIR N	DAVIE	FL	33328
BEEBE, JOYCE S		8940 LAKE PARK CIR N	DAVIE	FL	33328
BLITTMAN, RICHARD G		8941 LAKE PARK CIR N	DAVIE	FL	33328
JISA, JULIANE		8950 LAKE PARK CIR N	DAVIE	FL	33328
RODRIGUEZ, MICHAEL & REBECA		8951 LAKE PARK CIR N	DAVIE	FL	33328
CURRENT RESIDENT		8965 LAKE PARK CIR S	DAVIE	FL	33328