



**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   V26-001   Salbo

<b>Representatives</b>	
Agent	N/A
Applicant	Tracey Salbo
Landowner	Dannick Salbo and Tracey Salbo

<b>Town</b>	
Council District	3
Assigned Planner	Jude Miles, Planner I
Planning Report Date	3/18/26

<b>Process</b>			
Public Notice	3/24/26		
Board Review	4/7/26		
Council Review	5/6/26	Supermajority Required	N
Public Participation Report	Submitted	N/A	Expires N/A

<b>Location</b>	
Folio/Parcel ID Number	504119050190
Address	4115 Southwest 111th Lane
General Location	East of Hiatus Road, approximately 2,000' north of Orange Drive
Nearest North/South Road	Southwest 111 <sup>th</sup> Lane
Nearest East/West Road	Southwest 40 <sup>th</sup> Street
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

<b>Description</b>	
Overall Size	38,042 sf (.87 Acres)
Existing Use	Single Family Home
Future Land Use	Residential 1 DU/AC
Zoning	A-1
Overlay District	N/A
Design Regulation	N/A
Redevelopment Area	N/A
Drainage District	Central Broward Water Control District
Utilities Provider	Davie
Right-of-Way Acquisition	N/A



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Key Points
<ul style="list-style-type: none"><li>• The proposed variance would allow a new accessory garage building to be constructed at a height of 13'-11" (the existing home has a roof height of 11'-4" and Sec. 12-32(A)(2) of the Town Code states that the height of an accessory structure must not exceed that of the primary structure).</li><li>• The applicant has provided letters of no objection from 3 surrounding property owners (refer to the attachments).</li><li>• The property owner submitted a permit application (#2025-6654) on August 15, 2025, which was rejected by Planning &amp; Zoning for exceeding the height of the principal structure.</li><li>• Note that Sec. 12-32(A) was recently amended by Town Ordinance 2025-027 (see attached). Ord. 2025-027 repealed certain provisions concerning the allowable area of accessory garages, but the changes did not affect the present issue of building heights. Ord. 2025-027 is in effect but is not yet published in Municode.</li><li>• The subject lot is not part of a homeowners association.</li><li>• Staff has not received any correspondence objecting to the proposed variance.</li></ul>

History
Zoning Information: N/A
Previous Project(s): N/A

Concurrent Project(s)
1. N/A

Analysis
<p>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:</p> <ol style="list-style-type: none"><li>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. <i>There are no special circumstances or conditions applying to the land to justify this variance.</i></li><li>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. <i>The granting of the variance is not necessary for the reasonable use of the property. The property is being used for a single-family home.</i></li></ol>



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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.

*While the proposed garage height is not in harmony with the general purpose and intent of the Code, there is no evidence to suggest that the proposed variance would be injurious to the neighborhood or detrimental to the public welfare.*

**Recommendations**

Staff finds the application complete and suitable for further review.

**Attachments**

1. Application Related Documents
2. Related Maps
3. Public Participation
4. Noticing Information

Tracey and Dannick Salbo

4115 SW 111<sup>th</sup> Lane

Davie FL 33328

SCOPE OF WORK:

The project consists of the professional construction of a new, permanent accessory structure comprising an 866 sq. ft. enclosed detached garage and an integrated 265 sq. ft. attached carport. The truss bearing elevation of accessory structure will be +12'-0" and the ridge of the roof @ roughly 16'-0". The existing home has a truss bearing height of +8'-4" & a ridge height of 13'-6". See attached floors plans/ elevations/ and 3D renderings of proposed structure.

Tracey Salbo



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Dannick Salbo



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## CRITERIA LETTER– VARIANCE

Tracey and Dannick Salbo  
4115 SW 111<sup>th</sup> Lane  
Davie, FL 33328  
12/31/2025

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

Subject: SALBO 4115 SW 111<sup>TH</sup> Lane, Davie, FL 33328 – Criteria Letter

Dear Town of Davie:

I, Tracey Salbo, 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.

[Response]

**Statement of Fact:** *The subject property is improved with an original, older-style residence characteristic of Davie’s historical residential development. A defining feature of this structure is its **exceptionally low roof line**, which creates a unique architectural constraint not shared by many of the newer, modern developments in the same district.*

**Special Circumstances:** *The existing roof height is a fixed physical condition of the primary structure. To comply with the strict application of the current city ordinance regarding the height of the proposed detached garage, we would be forced to **structurally modify and raise the roof line of the entire existing home**. This is an extraordinary measure that goes beyond reasonable property improvement and constitutes a physical impossibility without destroying the architectural integrity and character of the original home.*

**Demonstration of Hardship:** *The hardship is not self-created; it is a result of the home’s original design and the evolution of city ordinances over time. Depriving the applicant of a functional detached garage—unless they undertake a massive, cost-prohibitive structural overhaul of a perfectly sound primary residence—constitutes a **deprivation of reasonable use**. The request for a height variance is the minimum necessary to allow for the construction of the*

garage while maintaining a harmonious and safe visual transition between the new structure and the existing low-profile home.

(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.

[Response]

The requested variance is essential for the **reasonable use** of the property, specifically the addition of a functional detached garage for vehicle storage and property maintenance. Without this variance, the garage would be required to have a roof height that is very low, or we would be forced into an unnecessary and burdensome structural renovation of the existing home.

(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.

[Response]

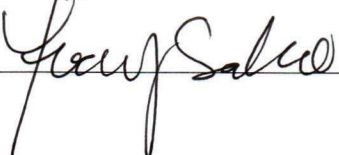
**Harmony with Intent:** The granting of this variance is in harmony with the general purpose of the Town's code, which is to allow for the reasonable and functional use of residential land. While the existing primary residence features the low-profile roof line characteristic of older Davie homes, the proposed garage height is designed to meet modern functional standards. Allowing the garage roof to be higher than the existing home's roof line ensures the structure is useful for its intended purpose without violating the spirit of the neighborhood's residential character.

**No Adverse Impact on Public Welfare:** The requested height variance is a standalone request and does not trigger any other "negative externalities." The project remains a standard residential improvement with no impact on the following:

- **Setbacks:** The proposed garage **fully complies with all required setbacks**. Approving this height variance does not bring the structure any closer to the property lines than what is permitted by right.
- **Drainage:** The increased roof height **does not affect the drainage patterns** or the footprint of the building. All stormwater runoff will be contained and managed on-site in accordance with city engineering requirements.
- **Neighborhood Impact:** The additional height is purely vertical and does not create an imposition on the public. It does not block public sightlines, interfere with utilities, or negatively affect the privacy of adjacent neighbors.

**Conclusion:** Because this request is limited strictly to the roof height and maintains all other safety and space requirements, it is not injurious to the neighborhood. Rather, it allows an older Davie property to be updated with modern, functional amenities while leaving the original home's historic roof line intact.

Sincerely,

:  \_\_\_\_\_

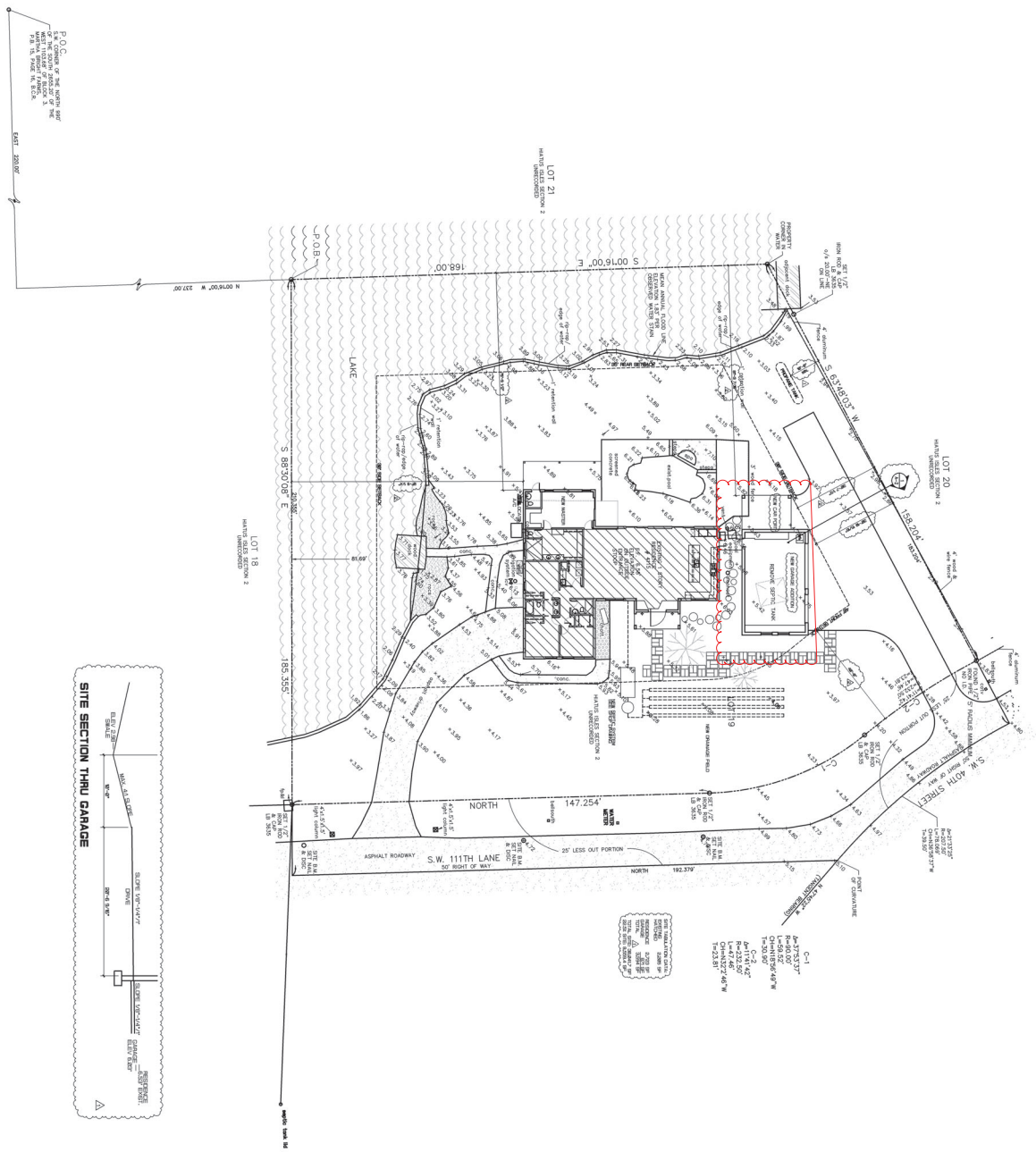
Tracey Salbo

  
Dannick Salbo

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SITE PLAN SHOWING SETBACKS

SCALE: 1" = 320'-0"



SEE SHEET A-1 FOR SITE DATA

LEGENDS AND NOTES

PROJECT NO.: 25003.000

SCALE: AS NOTED

DESIGNERS: ARCHITECTS

DATE: 05-15-25

DESCRIPTION: ISSUE FOR PERMIT

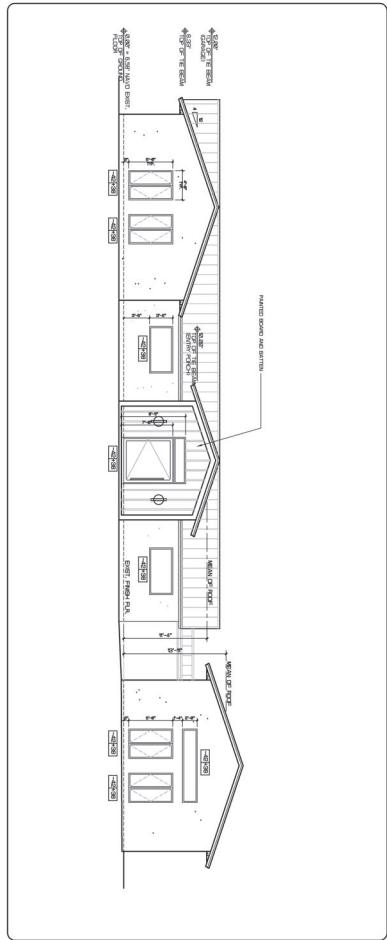
CITY COMMENTS: 05-17-25

SHEET NO.: A-2

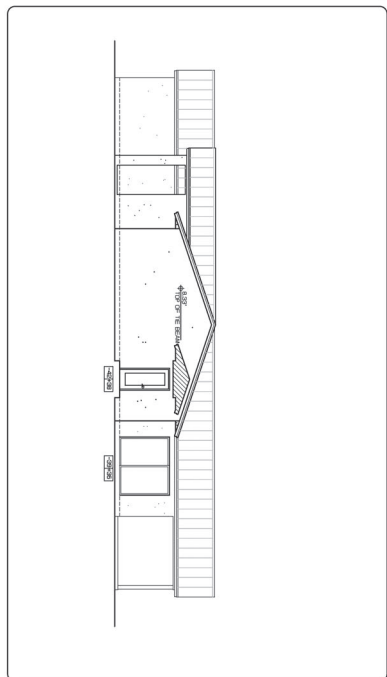
NICHOLS / PAGE DESIGN ASSOC., INC.  
5000 THOROUGHbred LN, SOUTHWEST RANCHES, FL 33330 STEVEN@NPDA.COM (954) 771-977  
FLA. CORPORATE REG. # AA 2602855 FLA. CORPORATE REG. #B 2602855

4115 SW 111TH LANE DAVIE, FL 33328  
RESIDENTIAL ADDITION  
SITE PLAN SHOWING SETBACKS

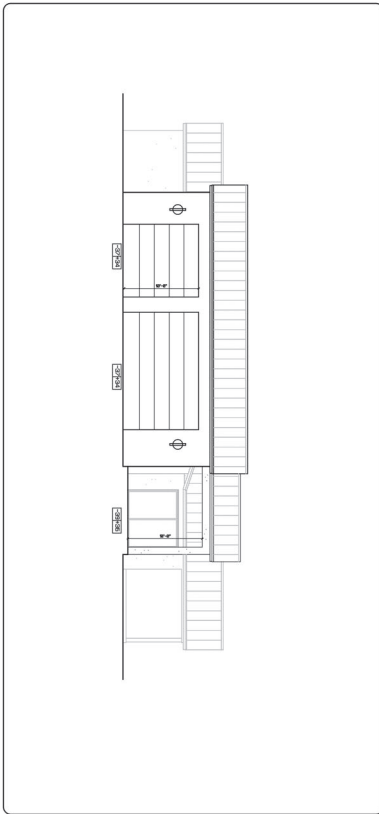
STEPHEN M. PAGE  
ARCHITECT OF RECORD  
FLA. ARCHITECT REG. # 11111  
FLA. ARCHITECT REG. # 11111



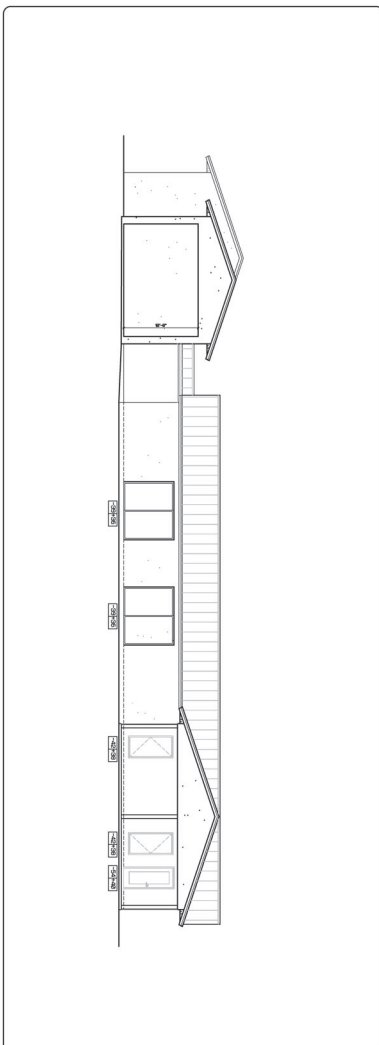
1  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



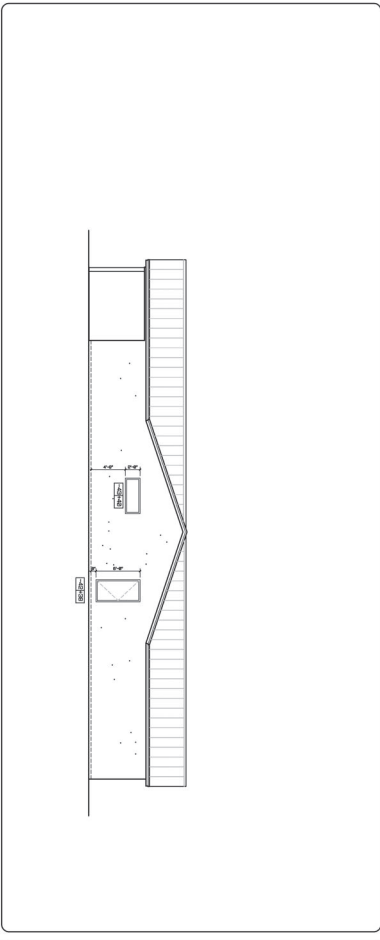
2  
SOUTH ELEVATION AT HOUSE  
SCALE: 1/8" = 1'-0"



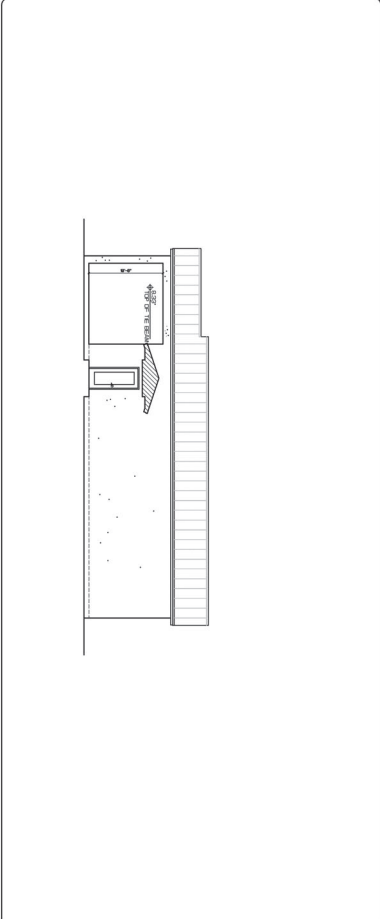
3  
SOUTH ELEVATION AT GARAGE  
SCALE: 1/8" = 1'-0"



4  
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



5  
NORTH ELEVATION AT HOUSE  
SCALE: 1/8" = 1'-0"



6  
NORTH ELEVATION AT GARAGE  
SCALE: 1/8" = 1'-0"

PROJECT NO.:  
250003.000

SCALE:  
AS NOTED  
DRAWN BY: RPB

NICHOLS / PAGE DESIGN ASSOC., INC.  
5000 HOKOUGHIBRED LN, SOUTH WEST RANCHES, FL 33308 STEVEN@NPDA.COM (954) 771-977  
FLA. CORPORATE REG. # AA 2600855 FLA. CORPORATE REG. #B 2600854

DESIGNERS/  
ARCHITECTS

4115 SW 111TH LANE DAVIE, FL 33328  
RESIDENTIAL ADDITION

STEPHEN M. PAGE  
ARCHITECT OF RECORD  
FLORIDA REGISTERED ARCHITECT  
NO. 12418  
DATE: 09-12-05

SHEET NO.:  
A-6

DESCRIPTION:  
DATE:  
DWG:

ISSUE FOR PERMIT  
DATE: 09-15-05  
CITY COMMENTS  
DATE: 09-17-05

EXTERIOR ELEVATIONS



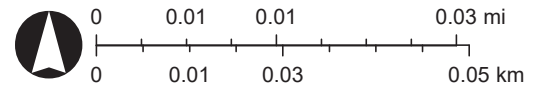
# 4115 SW 111th St, Letters of No Objection Received



● Habitable Addresses

□ Parcels

March 18, 2026



### 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 - VARIANCE**

Tracey and Dannick Salbo  
4115 SW 111<sup>th</sup> Lane  
Davie FL 33328  
12/31/2025

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

Subject: Applicant's Last Name and Property Address – Letter of No Objection

Dear Neighboring Property Owner:

I Tracey Salbo am the current owner of the above-referenced property and will be submitting a variance application into the Town of Davie for review. This application request is for:

To allow a new detached garage approximately 13ft. in height (Town code requires  
approximately 11ft. based on the height of the existing house). Building permit 2025-00006654

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.

Cathy Springer  
Signature

12/31/2025  
Date

CATHY SPRINGER  
Printed Name

4110 SW 111 Terrace,  
Address  
Davie FL 33328

**LETTER OF NO OBJECTION - VARIANCE**

Tracey and Dannick Salbo  
4115 SW 111<sup>th</sup> Lane  
Davie FL 33328  
12/31/2025

Planning & Zoning Manager  
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approximately 11ft. based on the height of the existing house). Building permit 2025-00006654

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

12/31/2025  
Date

John Caldwell  
Printed Name

11190 SW 40 Place, Davie, FL  
Address

**LETTER OF NO OBJECTION - VARIANCE**

Tracey and Dannick Salbo  
4115 SW 111<sup>th</sup> Lane  
Davie FL 33328  
12/31/2025

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

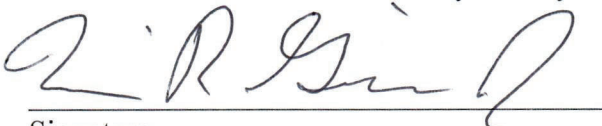
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Signature

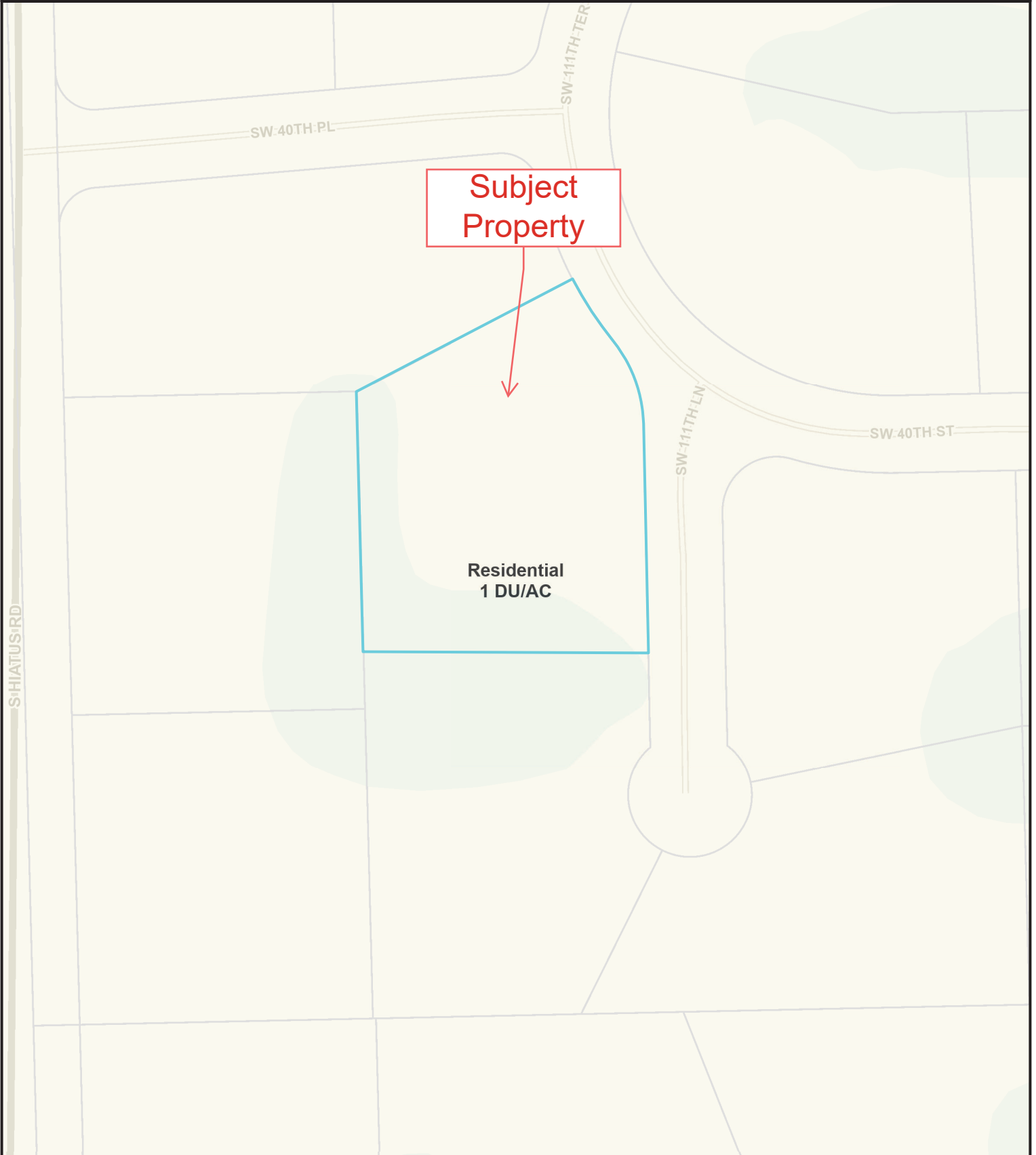
12/31/2025  
Date

William Griffiths Jr  
Printed Name

4011 SW 111<sup>th</sup> LN, Davie FL  
Address

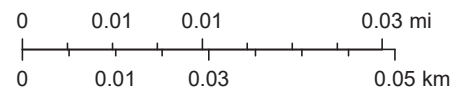


# Future Land Use - 4115 SW 111th St



## GIS MAP DISCLAIMER

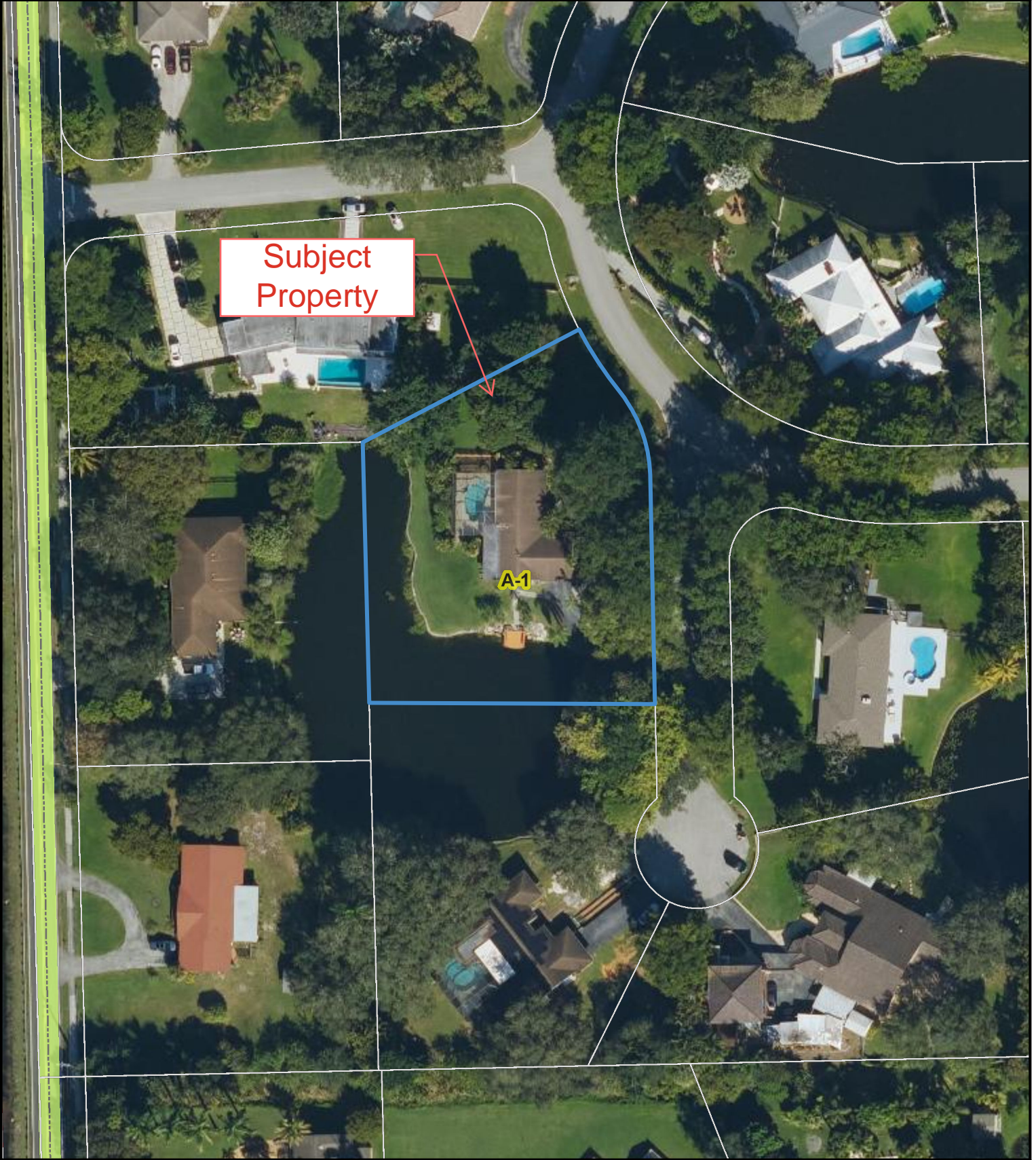
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March 18, 2026



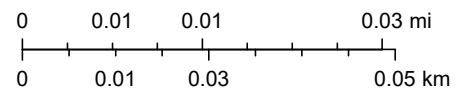
# Zoning Map - 4115 SW 111 St



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March 18, 2026



**DAVIE, FLORIDA**

**ORDINANCE NO. O 2025-027**

**AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE FOLLOWING SECTIONS OF CHAPTER 12, LAND DEVELOPMENT CODE: ARTICLE III, USE REGULATIONS, DIVISION 2 GENERAL REGULATIONS; ARTICLE X, PLANNING AND DEVELOPMENT, DIVISION 2, REZONINGS, TEXT AMENDMENTS, SPECIAL PERMITS, VARIANCES AND VACATIONS OR ABANDONMENT OF RIGHTS-OF-WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Article VIII, Section 2 of the Florida Constitution and Chapter 166, Florida Statutes, the Town of Davie is authorized to protect the public health, safety and welfare of its residents and has the power and authority to enact regulations for valid governmental purposes that are not inconsistent with general or special law;

WHEREAS, the Town Council finds it periodically necessary to amend its Land Development Code in order to update regulations and procedures to implement planning goals and objectives;

WHEREAS, pursuant to Section 163.3174(4)(c), Florida Statutes, the Davie Planning and Zoning Board, in its capacity as the Local Planning Agency, conducted a Public Hearing on August 12, 2025, and has determined that the changes are consistent with and further the goals, objectives and policies of the Town's Comprehensive Plan;

WHEREAS, following proper notice to the public and after having received input and participation from interested members of the public and staff, and having considered the recommendation of the Planning and Zoning Board, the Town Council finds this proposed ordinance consistent with its Comprehensive Plan, as amended, as well as with Florida and Federal law;

WHEREAS, the Town Council finds that this Ordinance is necessary for the preservation of the public health, safety and welfare of the Town's residents;

WHEREAS, the Town Council has held two advertised public hearings in accordance with Florida Statutes; and

WHEREAS , the Town Council deems it to be in the best interest of the citizens and residents of the Town of Davie to adopt the proposed amendments to the Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA THAT:

Section 1. Legislative Findings/Recitals. The above recitals are hereby adopted by the Town Council of the Town of Davie as its legislative findings relative to the subjects and matters set forth in this Resolution.

Section 2. The Town of Davie Code of Ordinances, Chapter 12, Land Development Code, is hereby amended as set forth in Exhibit "A" (new language is underlined, deleted language is struck through).

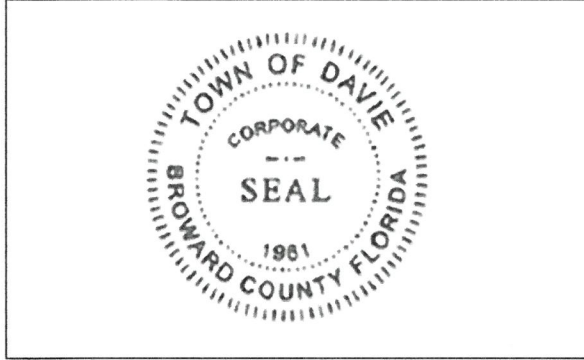
Section 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Town Council that such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

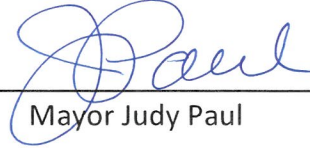
Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage and adoption.

PASSED FIRST READING THIS 6<sup>th</sup> DAY OF August, 2025.

PASSED SECOND READING THIS 20<sup>th</sup> DAY OF August, 2025.

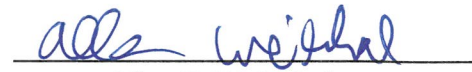


  
\_\_\_\_\_  
Mayor Judy Paul

Authentication:  
  
\_\_\_\_\_  
Evelyn Roig  
Town Clerk

Motion: <i>Vice Mayor Hattan</i>		
Second: <i>Councilmember whitman</i>		
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved Subject To		
Vote	Yea	Nay
Mayor Paul	<i>✓</i>	
Vice Mayor Hattan	<i>✓</i>	
Councilmember Whitman	<i>✓</i>	
Councilmember Starkey	<i>✓</i>	
Councilmember Luis	<i>✓</i>	

Approved by the Town Attorney  
as to form and legal sufficiency:

  
\_\_\_\_\_  
Allan T. Weinthal

**EXHIBIT "A"    REDLINE**

**ARTICLE III.- USE REGULATIONS**

**DIVISION 2. - GENERAL REGULATIONS.**

**Sec. 12-33. General regulations.**

(A) Accessory Uses and Structures:

- (1) Authorization. Except as otherwise provided in the chapter, accessory uses and structures are permitted in any zoning district when such uses or structures are:
  - (a) Subordinate to and serve the principal building or principal use.
  - (b) Subordinate in area, extent and purpose to the principal building or principal use served.
  - (c) Designed and intended to contribute to the comfort, convenience or necessity of the occupants of the principal building or principal use served.
  - (d) Located on the same lot as the principal building or principal use served or on a collection of contiguous parcels approved by the town as single development.
- (2) Standards applicable to all accessory uses and structures.
  - (a) With the exception of fences and walls, accessory uses and structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal use to which it is accessory.
  - (b) All accessory uses and structures shall comply with the standards of this chapter that are applicable to the principal use unless specifically exempted.
  - (c) In ~~single-family~~ residential districts, accessory buildings shall be limited to one (1) story and shall not exceed the height of the principal building.
  - ~~(d) In single-family residential districts, the total building coverage of detached garages, storage sheds and similar accessory utility buildings is limited to twenty-five percent (25%) of the building coverage of the principal building or six hundred (600) square feet, which ever is lower.~~
  - (ed) With the exception of a "guest cottage" meeting the standards of this chapter, no accessory structure within a residential zoning district shall be designed to allow overnight habitation.

## ARTICLE X. PLANNING AND DEVELOPMENT

### DIVISION 2. REZONINGS, TEXT AMENDMENTS, SPECIAL PERMITS, VARIANCES AND VACATIONS OR ABANDONMENTS OF RIGHTS-OF-WAY

#### Sec. 12-309. Review for variances.

(A) A variance may only be considered for:

- ~~(1) Lot area.~~
- ~~(2) Lot frontage.~~
- ~~(3) Yards (setbacks).~~
- ~~(4) Height of buildings and structures, excluding buildings that are accessory to a single family detached dwelling.~~
- ~~(5) Floor area.~~
- ~~(6) Building coverage, excluding buildings that are accessory to a single family detached dwelling.~~
- ~~(7) Separation requirements.~~
- ~~(8) Open space.~~
- ~~(9) Parking spaces.~~
- ~~(10) Rural lifestyle fence design.~~
- ~~(11) Sign provisions of sections 12-235 through 12-243.~~
- ~~(12) Site landscaping standards.~~
- ~~(13) Lighting, specifically excluding architectural strip lighting.~~

- (1) Height.
- (2) Area.
- (3) Yards (setbacks).
- (4) Separation requirements.
- (5) Open space.
- (6) Parking spaces.
- (7) Rural lifestyle fence design.
- (8) Sign provisions of sections 12-235 through 12-243.
- (9) Site landscaping standards.
- (10) Lighting, specifically excluding architectural strip lighting.

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

Item Number: 13.

**To:** Mayor and Councilmembers

**From:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**Prepared By:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103 - Planning Zoning

**Subject:** Ordinance

**Affected District:** Town Wide

**Item Request:** Schedule for Council Meeting

**Title of Agenda Item:** AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE FOLLOWING SECTIONS OF CHAPTER 12, LAND DEVELOPMENT CODE: ARTICLE III, USE REGULATIONS, DIVISION 2 GENERAL REGULATIONS; ARTICLE X, PLANNING AND DEVELOPMENT, DIVISION 2, REZONINGS, TEXT AMENDMENTS, SPECIAL PERMITS, VARIANCES AND VACATIONS OR ABANDONMENT OF RIGHTS-OF-WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. **(Approved on first reading on August 6, 2025. Vice Mayor Hattan moved to approve the item. Councilmember Starkey seconded the motion. In a roll call vote: Vice Mayor Hattan - yes; Councilmember Whitman - yes; Councilmember Starkey - yes; Mayor Paul - yes; and Councilmember Luis - absent. Motion carried by a majority vote 4/0.)**

**Executive Summary:** The proposed ordinance would repeal the 600 square foot limitation on garages, storage sheds and similar accessory buildings, along with the limitation on variances for these items.

**Key Points:**

- On May 7, 2025, Town Council adopted Ordinance 2025-014, which, among other things, limited the floor area of garages, storage sheds and similar accessory utility buildings within single-family residential districts to no more than 25 percent of the primary building (home) and no more than 600 square feet, whichever is lower. Ordinance 2025-014 also eliminated the ability to obtain a variance for buildings exceeding the 25 percent and 600 square foot caps. The proposed ordinance would repeal the 25 percent and 600 square foot caps and restore the ability to apply for a variance.
- If the proposed ordinance is adopted accessory buildings would be governed by the language that existed prior to the adoption of Ord. 2025-014, which allowed accessory uses and structures which are "subordinate in area, extent and purpose to the principal building or principal use served".

**Previous Actions:** None.

**Concurrences:** At the August 12, 2025 Planning & Zoning Board meeting, a motion made by Mr. Evans, seconded by Mr. DeArmas, to approve Land Development Code Amendment (ZBXT25-126) Garages, Storage Sheds and Similar Accessory Buildings.

In a roll call vote, the vote was as follows:

Ms. Bastos	Yes
Mr. Crowley	Yes
Mr. DeArmas	Yes
Mr. Dixon	Yes
Mr. Donzella	Yes
Mr. Evans	Yes
Ms. Lee	Yes

Motion carried 7-0.

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**Fiscal Impact:**

Has request been budgeted? N/A

If yes expected cost:

Account name and number:

If no, amount needed:

Account name funds will be appropriated from

Additional Comments

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**Recommendation:** Other

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**Strategic Goals This Item Supports:**

None

ATTACHMENTS:

	File Name	Description
☐	1_Ord_garages_07-24-25.docx	Ordinance
☐	2_Ex_A_garages__redline_07-28-25.pdf	EXHIBIT "A" REDLINE
☐	2_Ex_A_garages_clean_07-28-25.pdf	EXHIBIT "A" CLEAN
☐	Business_Impact_Statement_07-28-25.pdf	Business Impact Statement

**NOTICE OF PUBLIC HEARING FOR:  
VARIANCE V26-001 Salbo**

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:** Tracey Salbo

**PROPERTY LOCATION:** 4115 Southwest 111<sup>th</sup> Lane  
(Parcel Folio No. 50-41-19-05-0190)

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

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

**VARIANCE APPLICATION:** To allow a new detached garage with a height of 13'-11" (Town Code requires a maximum of 11' based on the existing house height).

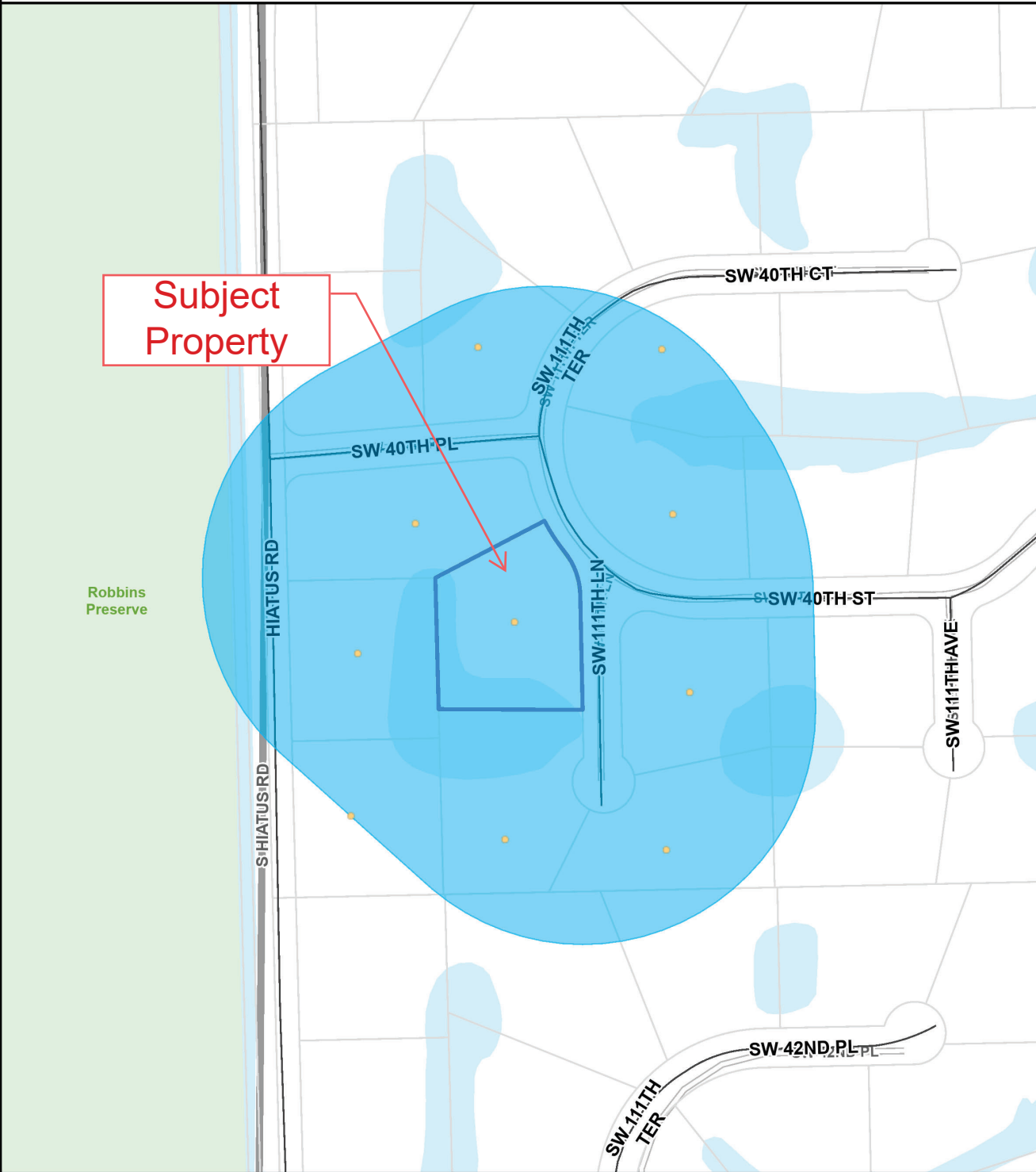
For further information, call the Planning and Zoning Division at (954) 797-1103. The proposed variance and application may be inspected at the Planning and Zoning Division, 8800 SW 36th Street, Davie, FL 33328, between the hours of 7:30 a.m. to 5:30 p.m. Monday through Thursday.

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).*



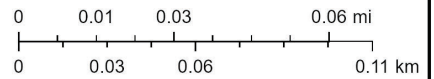
# 300-ft Radius Around 4115 SW 111th Ln



## 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.

February 18, 2026



NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
CURRENT OCCUPANT		11120 SW 40 CT		DAVIE	FL	33328
CURRENT OCCUPANT		11155 SW 40 ST		DAVIE	FL	33328
CALDWELL, JOHN & ADRIANA	OR CURRENT OCCUPANT	11190 SW 40 PL		DAVIE	FL	33328
ROCHA, MANUEL / ALBA, MARIA M		3834 23 STREET LN NE		HICKORY	NC	28601
GRIFFITHS, WILLIAM R JR & NATALIE	OR CURRENT OCCUPANT	4011 SW 111 LN		DAVIE	FL	33328
CURRENT OCCUPANT		4050 SW 111 LN		DAVIE	FL	33328
CURRENT OCCUPANT		4070 SW 111 TER		DAVIE	FL	33328
CURRENT OCCUPANT		4110 S HIATUS RD		DAVIE	FL	33330
CURRENT OCCUPANT		4110 SW 111 TER		DAVIE	FL	33328
SALBO, DANNICK / SALBO, TRACEY	OR CURRENT OCCUPANT	4115 SW 111 LN		DAVIE	FL	33328
CURRENT OCCUPANT		4125 S HIATUS RD		DAVIE	FL	33330
TOWN OF DAVIE	OR CURRENT OCCUPANT	8800 SW 36 ST		DAVIE	FL	33328