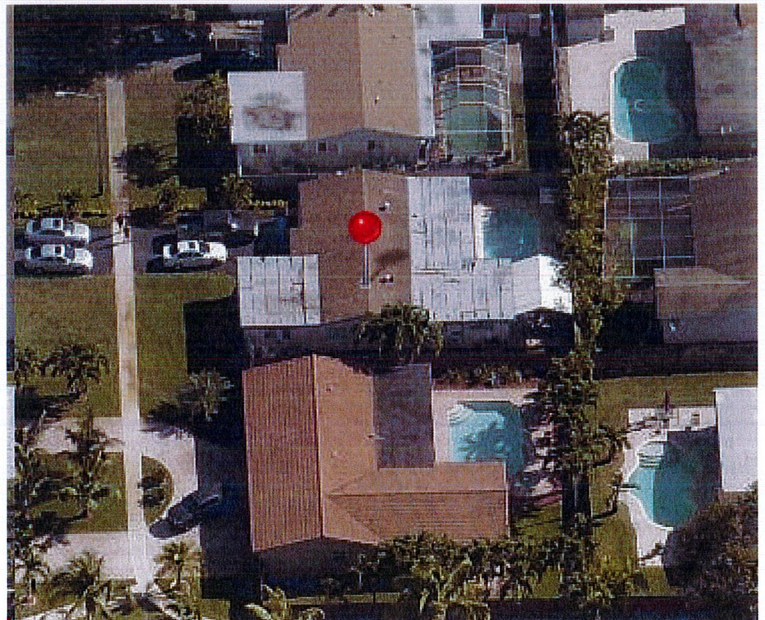


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2020-04
Zoning Variance



Jorblan Romero
9010 Johnson Street Pembroke Pines, FL 33024





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	June 4, 2020	Application ID:	ZV(R) 2020-04
Project:	Driveway and Walkway	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Jorblan Romero	Agent:	N/A
Location:	9010 Johnson Street, Pembroke Pines, 33024		
Existing Zoning:	One-Family Dwelling (R-1C) Districts	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-04	52.26 (H)(1)	35% Front Lot Coverage	46% Front Lot Coverage
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Jorblan Romero, owner, has submitted a variance request to allow 46% front lot coverage with a proposed driveway and walkway instead of the allowed 35% front lot coverage.

There is no Homeowner's Association in this neighborhood.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-04 allow 46% front lot coverage with driveway and walkway instead of the allowed 35% front lot coverage.

Code Reference: § 52.26 DRIVEWAYS ACROSS SWALE AREAS.

(H) No driveway may:

- (1) Exceed a 35% of the total front lot coverage in a single family residential home;

VARIANCE DETERMINATION

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
 Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 2/26/20

Plans for DRC _____ Planner: Dean

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Dean Project #: PRJ 20____ - ____ Application #: 20(P)2020-04

Date Submitted: 2/26/20 Posted Signs Required: (____) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:* Project Name: Jarblan Romero (DRIVEWAY)* Project Address: 9010 JHONSON ST Pen Pine FL 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 17 06 0340

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

* Owner's Name: Jorblan Romero
* Owner's Address: 9010 JHONSON ST PEN PINE FL 33024
* Owner's Email Address: Romero Roofs@Gmail.com
* Owner's Phone: 786-294-8936 Owner's ^{Cell} Fax: 786-294-8936

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: 52.26(H)(1)

Required: 35% (717.02 #)

Request: 46% (936.52 #)

Details of Variance, Zoning Appeal, Interpretation Request:

* See Attached

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

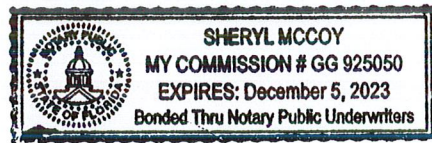
[Signature]
Signature of Owner

02/26/2020
Date

R 566-420-71-3420 exp 9/22/2020

Sworn and Subscribed before me this 26th day

of February, 20 20



n/a
Fee Paid

[Signature]
Signature of Notary Public

12/05/2023
My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires

2/23/2020

To Whom It May Concern,

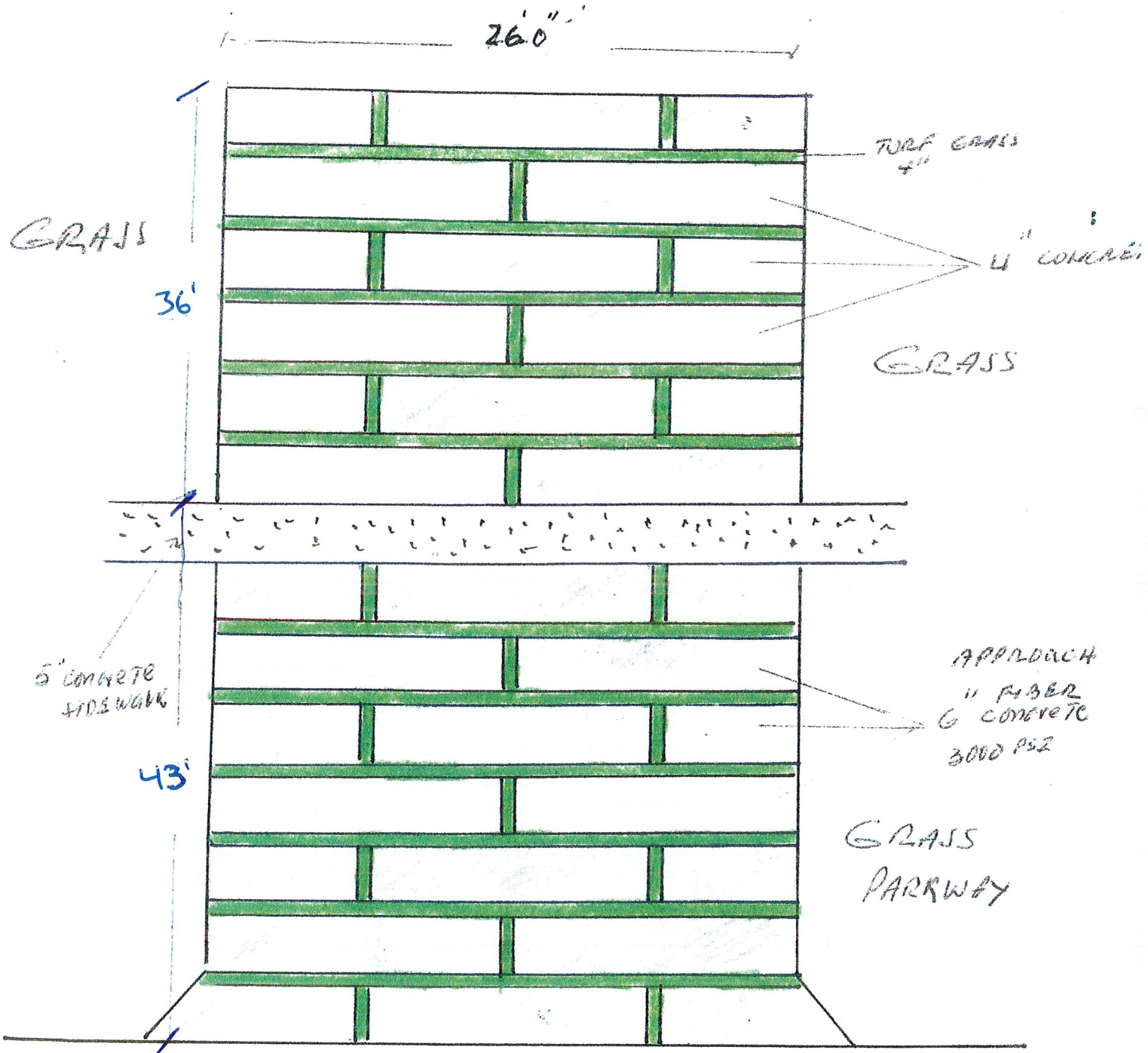
My property address is 9010 Johnson St Pembroke Pines FL. We are trying to do a drive way and would like to see if we can make it 5 feet wider than allowed. We have been living at the property for about three years now and have witnessed a lot reckless driving and accidents down Johnson St. We are asking for the extra footage for my two girls 18 and 22 years old to be able to leave my driveway face first instead of backing out as I feel it is dangerous. At the beginning of this year I was trying to back out and right in-front of my house a car going west has passed a car because he was driving to slow and came in to my lane while I was trying to back out. Also, when people see us trying to back out they speed up and beep. I am asking to please take this in consideration as I am asking this for the safety of my family.

Thank you,

Melissa Romero

9010 JOHNSON STREET

PROJECT
2418 59 FEET DRIVE WAY



JOHNSON STREET

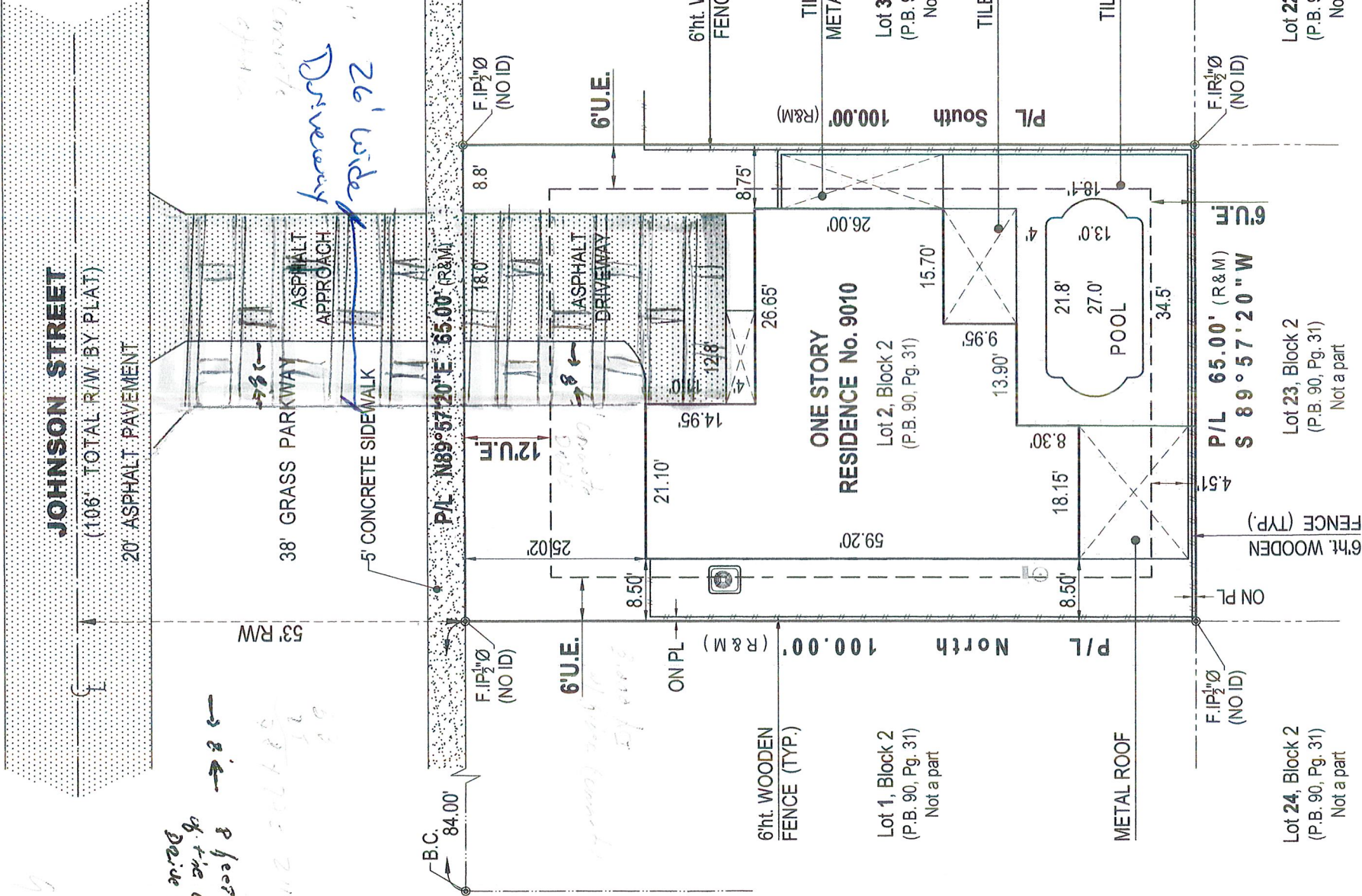


MAP OF SURVEY:

SCALE 1" = 20'

5 0 10 20 30 40 50

GRAPHIC SCALE 1" = 20' (IN FEET)



SURVEYOR'S CERTIFICATE: I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street Miami Lakes, FL 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @surveyinflorida.com

Date: 06-27-2019
Job No.19-9445F
Sheet No. 2 of 2

PRISMA LAND SURVEYORS, LLC.
SURVEYOR AND MAPPERS LB. 8036
north central and south florida