

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

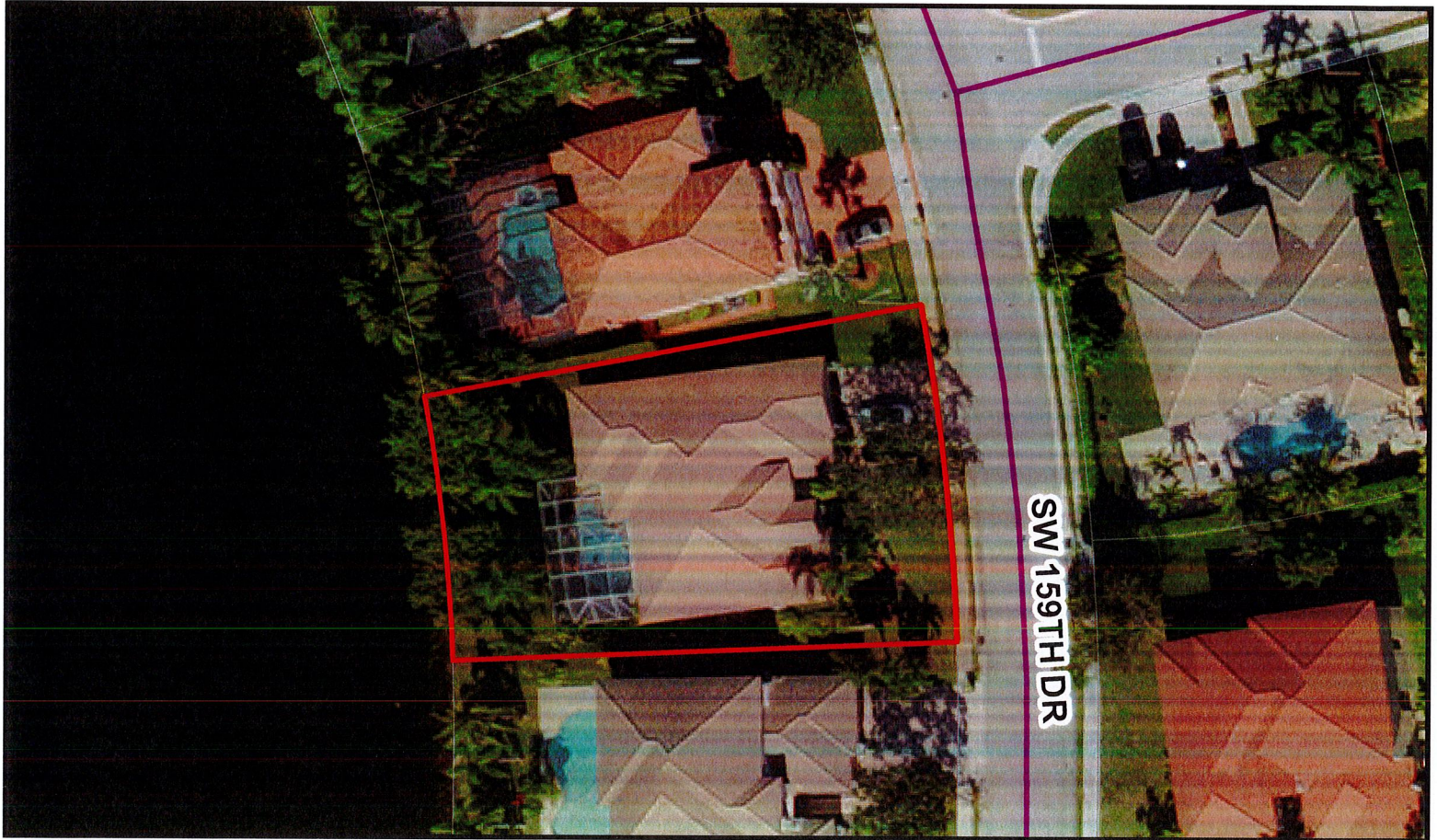
ZV(R) 2023-0086-0087

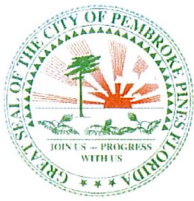
Zoning Variances

ABELLO, ALBERT A & STACEY
662 SW 159 DR PEMBROKE PINES FL 33027



NOT TO SCALE





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

Summary

Agenda Date:	September 7, 2023	Application ID:	ZV(R)2023-0086-0087
Project:	Driveway, Circular	Pre-Application Number:	PRE2023-0069
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Albert Abello	Agent:	N/A
Location:	662 SW 159 Drive Pembroke Pines, FL 33027		
Existing Zoning:	PUD (SF-1, Single-Family Conventional)	Existing Land Use:	Residential
Reference Applications:	Building Permit No. RX23-03239 (Applied 3/8/2023)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2023-0086	Table 155.620: Accessory Structure: Driveway, Circular	35% Font Lot Coverage (Total)	56% Font Lot Coverage (Total)
ZV(R) 2023-0087	Table 155.620: Accessory Structure: Driveway, Circular	40% of lot's width	52% of lot's width
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: <u>NS</u> Assistant Director: <u>JY</u>		

PROJECT DESCRIPTION / BACKGROUND:

Albert Abello, property owner, has submitted two residential zoning variance requests for a proposed circular driveway at the property located at 662 SW 159 Drive. The property is part of the Pembroke Shores Planned Unit Development (PUD) and follows the guidelines for single-family homes with a lot larger than 8,800 square feet. The PUD guidelines do not address driveways, front lot coverage; therefore, the provisions of the City's Land Development Code (LDC) are applicable.

On March 8, 2023, the owner submitted a building permit application (No. RX23-03239) to build a circular driveway on the property; however, the permit cannot be issued as the proposal exceeds the limitations of the City's LDC. The applicant is requesting the following:

- **ZV(R) 2023-0086** is to allow 56% of front lot coverage instead of the allowed 35% front lot coverage for a proposed circular driveway in a typical single-family residential lot.
- **ZV(R) 2023-0087** is to allow 52% of lot's width instead of the allowed 40% of lot's width for a proposed circular driveway in a typical single-family residential lot.

The applicant is aware that Board consideration of a residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The petitioner has not provided HOA Approval.

VARIANCE REQUEST DETAILS:

ZV(R) 2023-0086) to allow 56% of front lot coverage instead of the allowed 35% front lot coverage for a proposed circular driveway in a typical single-family residential lot.

ZV(R)2023-0087) is to allow 52% of lot's width instead of the allowed 40% of lot's width for a proposed circular driveway in a typical single-family residential lot.

Code References:

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular*	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% front lot coverage 40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

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 follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) 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) 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) 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
Property Survey (As Built, 10-1996)
Proposed Plan



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: 6/29/2023

Plans for DRC Planner: C-2

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: C-2 Project #: PRJ 20 - Application #: 20(1)/2023-0086
0087
Date Submitted: 6/29/23 Posted Signs Required: (1) Fees: \$ 600.00

SECTION 1-PROJECT INFORMATION:

Project Name: Enlarged driveway | circular

Project Address: 662 SW 159 Dr

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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: Albert Abello
Owner's Address: 662 SW 159 Dr Pembroke Pines, FL 33027
Owner's Email Address: Albert@AbelloUSA.com
Owner's Phone: 726 417 2883 Owner's Fax: _____
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: 155-620

Required: 35% FLC, 40% of lot's width

Request: 56% FLC, 52% of lot's width

Details of Variance, Zoning Appeal, Interpretation Request:



New sq ft will be between 530 sq ft for additional driveway. Existing area is just under 1000 SqFt of paved space (950), so total paved area will be no more than 1500 sq ft (just under). Thanks!

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 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

We are in need of more parking space as I can only fit three cars in driveway but will have 5 vehicles by end of year as my kids are now driving. we cannot park in street per HOA either. Several homes on my street have 3 car plus circular drive way. This apparently was acceptable prior to 2009. As we are needing to replace our old and damaged driveway pavers, we would like to also expand and add circular. My HOA has already approved the plan, and both my neighbors are good with it and will provide written support if needed. It appears the only variance i am exceeding is total sq ft.

Scope of Work

Current we have a 3 car driveway. We are looking to repave existing driveway, walkway and porch. We now will need an additional parking spot as I have 2 kids driving with vehicles and we are not allowed to park in street. We are requesting a permit to extend the driveway and add a quarter circle shape to the existing 3 car. This is common in my neighborhood and several houses on my street already have this configuration. We have already received a permit from the HOA and both neighbors support the project.

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.

AILWALL 6-26-23
Signature of Owner Date

Sworn and Subscribed before me this 26th day
of June, 20 23

Nozomi Ueki-Ponce 06/15/2026
Fee Paid Signature of Notary Public My Commission Expires



NOZOMI UEKI-PONCE
Notary Public
State of Florida
Comm# HH276556
Expires 6/15/2026

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

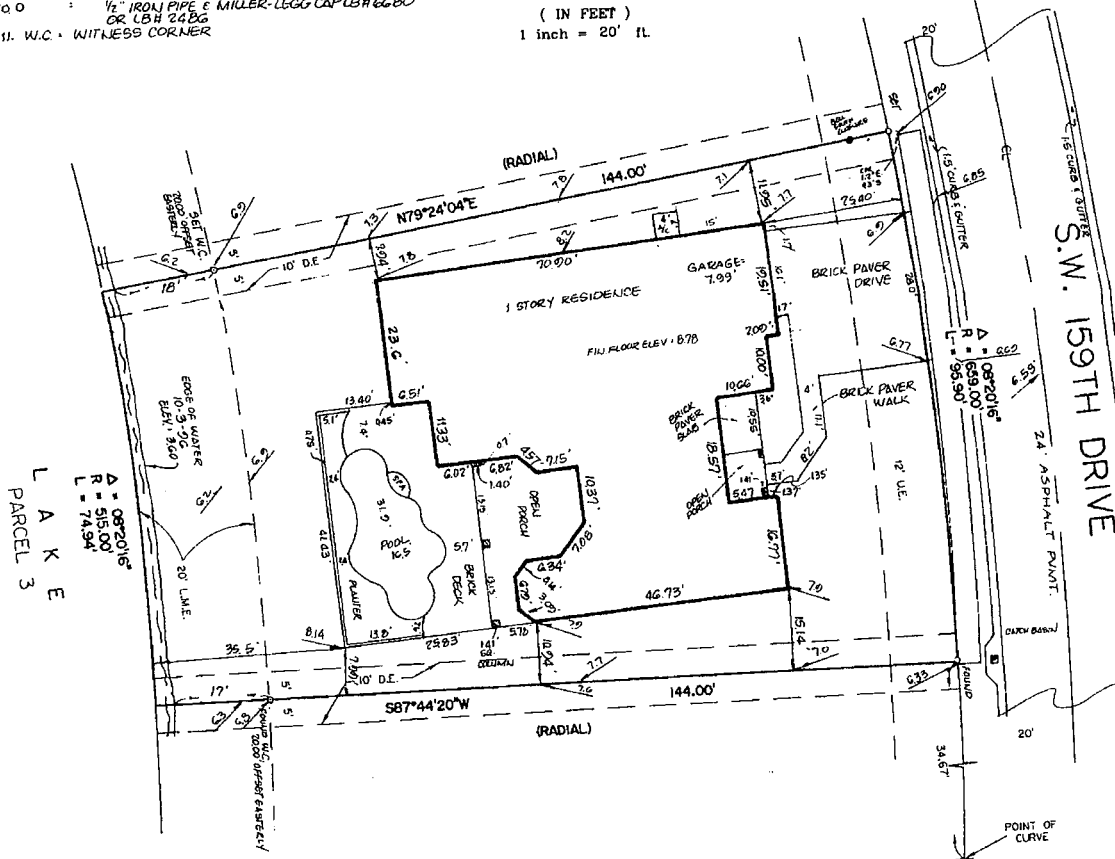
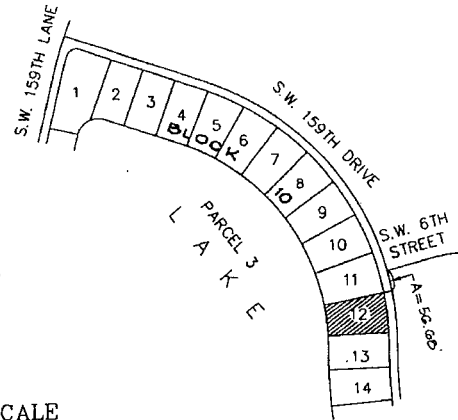
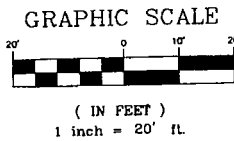
OCT - 7 1996

DESCRIPTION: LOT 12, BLOCK 10 OF "PASADENA AT PEMBROKE SHORES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS:
662 S.W. 159TH DRIVE
PEMBROKE PINES, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON A PLAT BEARING OF $S89^{\circ}38'38''W$ ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 20-51-40.
2. A = ARC DISTANCE
3. Δ = DELTA ANGLE
4. R = RADIUS
5. CL = CENTERLINE
6. D.E. = DRAINAGE EASEMENT
7. U.E. = UTILITY EASEMENT
8. ALL EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.
9. L.M.E. = LAKE MAINTENANCE EASEMENT
10. 0 : $\frac{1}{2}$ " IRON PIPE E' MILLER-LEGG CAP LBH 6680 OR LBH 24 DG
11. W.C. = WITNESS CORNER



SURVEYOR'S NOTES:

This sketch was not abstracted by the undersigned for rights-of-way, easements or reservations of record.

ELEVATION NOTE: Elevations are relative to National Geodetic Vertical Datum of 1929, and are shown thus:

FLOOD INSURANCE NOTES: Zone: AH
Base Flood Elevation 6'
Community Panel No. 120053 0295 F
per FIRM dated 8-18-92

Lowest Floor Elevation (living area) 8.78
Lowest Floor Elevation (garage) 7.99
Average Site Grade 7.7

DRAWN BY: PSS

CHECKED BY: *CHT*

FIELD BK. / PGS. :

REVISIONS:

FOUNDATION SURVEY - G-20-DG JP/AB

FINAL SURVEY 10-3-DG JP/CHT

**MILLER
LEGG**

Engineers • Planners
Land Surveyors
Environmental Professionals

1800 N. Douglas Road, Suite 200
Pembroke Pines, Florida 33024
(954) 438-7000 Fax: (954) 438-8884
E-MAIL: INFO@MILLERLEGG.COM
U.S. DEPT. OF AUTHORIZATION NO. 00 00 00

SCALE: 1" = 20'

SKETCH OF BOUNDARY SURVEY

PREPARED FOR: GIOVANNI AND ANNE L. DEBIAGI; HERITAGE CORPORATION OF SOUTH FLORIDA; KUBICKI DRAPER ATTORNEYS ATTORNEYS TITLE INSURANCE FUND

I hereby certify that this sketch meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-5, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated this 31st day of May, 1996 A.D.

James N. String
James N. String
Professional Surveyor and Mapper
State of Florida Registration No. 2044

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

File Number
8-18-392

