

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023- 0107- 0111

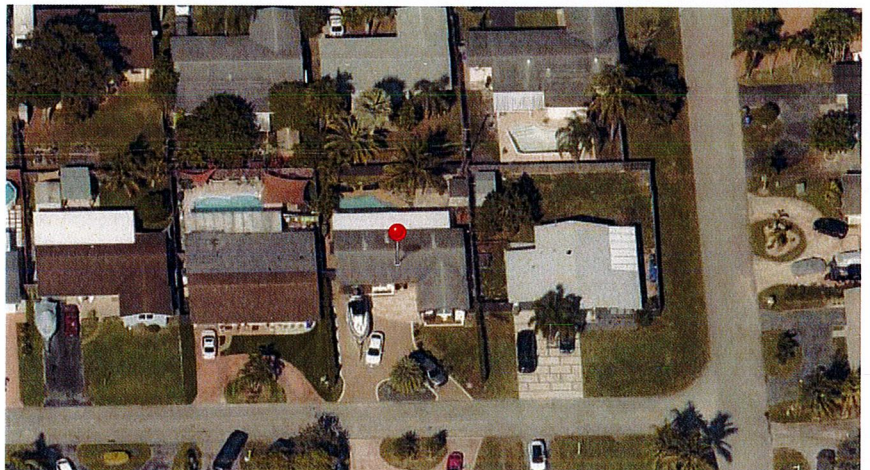
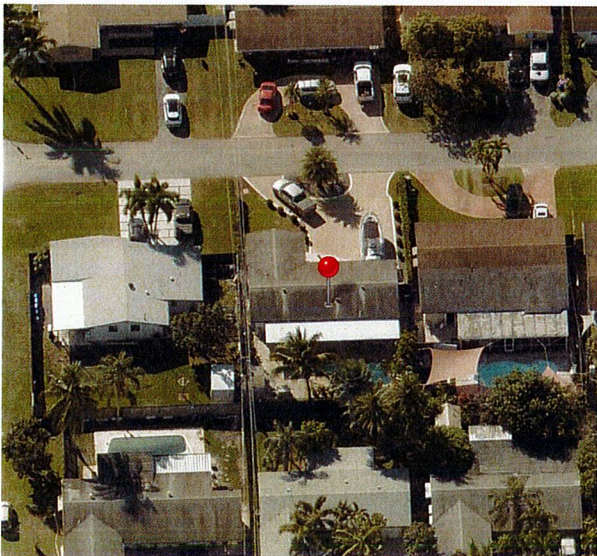
Zoning Variances

Yoandi Ramos

8761 NW 14 ST Pembroke Pines FL 33024




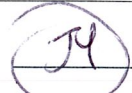
NOT TO SCALE





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

Summary

Agenda Date:	December 7, 2023	Application ID:	ZV(R)2023-0107-0111
Project:	Driveway, deck, or patio.	Pre-Application Number:	PR2023-0085
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Yoandy Ramos	Agent:	N/A
Location:	8761 NW 14 Street, Pembroke Pines, FL 33024	Commission District No.	1
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 220400109 (Issued 06/09/2022) This item was presented during the November 2, 2023, and it was tabled by the Board for December 7, 2023: <u>Applicant needed to present alternative plan.</u>		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R)2023-0107	Table 155.620: Accessory Structures: Driveway, Typical Lot	35% Front Lot Coverage (Total)	70% Front Lot Coverage (Total) 55% Front Lot Coverage (Total)
ZV(R)2023-0108	Table 155.620: Accessory Structures: Driveway, Typical Lot	40% width of lot	70% width of lot
ZV(R)2023-0109	Table 155.620: Accessory Structures: Driveway, Typical Lot	5' side setback	1'-3" side setback (western property line)
ZV(R)2023-0110	Table 155.620: Accessory Structures: Deck or patio	5' side setback	0' and, 2'-1" side setback (western side property line)
ZV(R)2023-0111	Table 155.620: Accessory Structures: Deck or Patio	5' side setback	1'-7" side setback (eastern side property line)
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Yoandy Ramos, owner, submitted five Zoning Variance requests to legalize an existing driveway, patio and deck for the property located at 8761 NW 14 Street in the Boulevard Heights neighborhood (aka Sunswept west) zoned Single-Family Residential Zoning District (R-1C).

On July 30, 2021, the City's Code Compliance Division initiated Code Compliance procedures (Case No. 220400109) for work done without building permits.

Mr. Ramos provided an updated property survey (8/31/2023) showing the work done. It appears an unpaved area located directly in the front of the house was filled in. Also, the survey shows two (2) roofed structures encroaching into required side setbacks, per plan, those structures will be permanently removed; however, the owner would like to retain the driveway at existing conditions.

The applicant is requesting the following:

- **ZV(R)2023-0107** to allow 70% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway. **(TABLED)**
- **ZV(R)2023-0108** to allow 70% total width of lot instead of the allowed 40% width of lot for an existing driveway. **(TABLED)**
- **ZV(R)2023-0109** to allow one-foot three-inch (1'-3") side setback along the western property line instead of the required five feet (5') side setback for an existing driveway. **(TABLED)**
- **ZV(R)2023-0110** to allow zero feet (0') side setback along a portion of the western property line instead of the required five feet (5') for an existing deck. **(TABLED)**
- **ZV(R)2023-0111** to allow one-foot seven-inch (1'-7") side setback along a portion of the eastern property line instead of the required five feet (5') for an existing patio or deck. **(TABLED)**

The above requests for the property were heard by the Board on November 2 where the owner was directed to reconsider their request and to possibly provide an alternative plan to increase the existing amount of green space in the front yard. Per the updated plan for the requests, the applicant now is asking:

- **ZV(R)2023-0107** to allow 55% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway.
- **ZV(R)2023-0108** to allow 70% total width of lot instead of the allowed 40% width of lot for an existing driveway.
- **ZV(R)2023-0109** to allow one-foot three-inch (1'-3") side setback along the western property line instead of the required five feet (5') side setback for an existing driveway.
- **ZV(R)2023-0110** to allow zero feet (0') side setback along a portion of the western property line instead of the required five feet (5') for an existing deck.
- **ZV(R)2023-0111** to allow one-foot seven-inch (1'-7") side setback along a portion of the eastern property line instead of the required five feet (5') for an existing patio or deck.

The existing patio to the east and existing driveway have been present at the property in a similar way since at least 2003 as approved via permit (No. 72316192, see copy approved layout) Also, staff research of city's archives, found the existing swimming pool at the property was approved in the year 2017 via permit (No. 1744093-0, see copy of approved layout) in conformance with required

five-foot side setbacks; however, per the updated property's survey (8/31/2023), the existing deck is closer than the required five-foot (5') setback to the west property line; same applies to an existing (approximately) 36' x 3.5' patio located along a segment of the east property line, closer than the required five-foot (5') setback.

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

Per the City's registered HOA list, there is no HOA in the neighborhood where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2023-0107: is to allow 70% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway.

ZV(R)2023-0108: is to allow 70% total width of lot instead of the allowed 40% width of lot for an existing driveway.

ZV(R)2023-0109: to allow one-foot three-inch (1'-3") side setback along the western property line instead of the required five feet (5') side setback for an existing driveway.

ZV(R)2023-0110: is to allow zero feet (0') side setback along a portion of the western property line instead of the required five feet (5') for an existing deck / patio.

ZV(R)2023-0111: is to allow a one-foot seven-inch (1'-7") side setback along a portion of the eastern property line instead of the required five feet (5') for an existing deck / patio.

Code References:

ZV(R)2023-0107 – 0109)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% front lot coverage 40 % width of lot	[1] 10 foot minimum width

ZV(R)2023-0110 & 0111)

Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio	Primary Building	5 feet	15 feet	5 feet	N/A	N/A	N/A.

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.

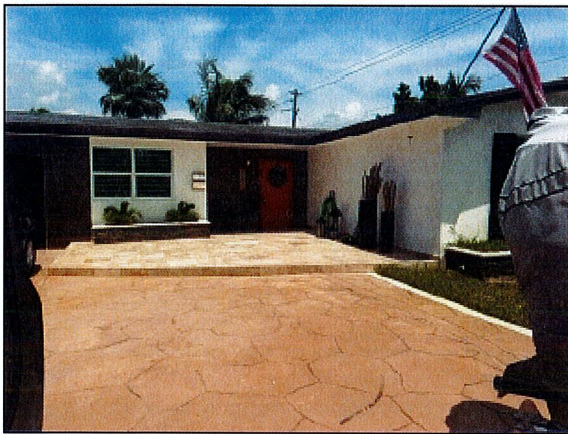
In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

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: Subject Site Aerial Photo
Property Survey
Updated Plan (11/8/2023)

Updated Plan (11/8/2023)

8761 SW 14 Stret ZV(R)2023-0107-0111

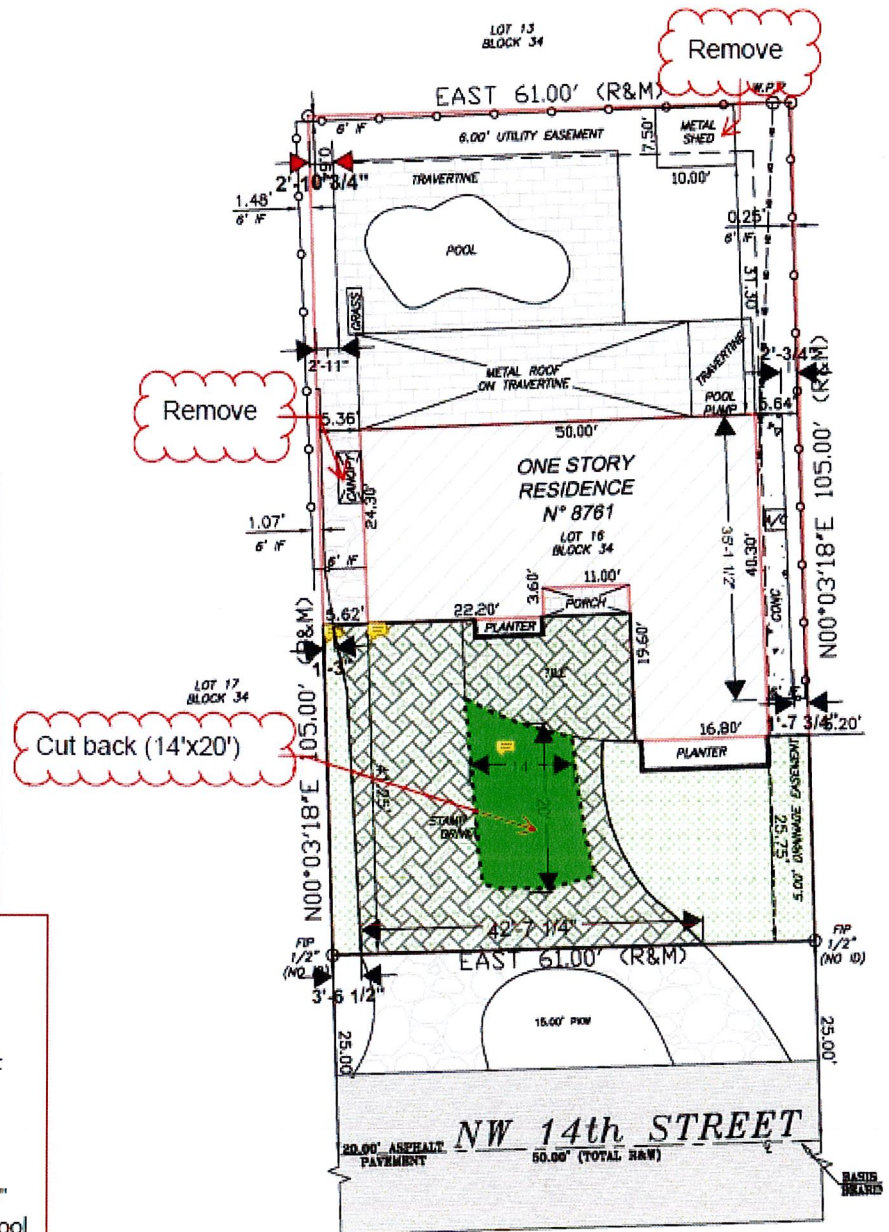


Front Lot Area is 2,030.12 SF
Allowable FLC is 710.45 SF or 35%
Allowable width is 24.4 SF or 40%

- Existing FLC is 1,400.39 SF or 68.9% (69%)
- Per modification, removing 20'x14' area or 280 SF
- 1400.39 SF-280 SF= 1,120.39 SF or 55%
- Existing width is 42'-8" LF or 70%

Driveway setback beg. at 3'-6" on front, ending at 1'-3"
-36.30' patio at 0' side setback when meets existing pool deck and increasing to 2'-10" setback along a segment of the western property line.
-36'x3' patio along a segment of the eastern property line, beg. at 1'-7" end. at 2'-3" side setbacks.

LOCATION SKETCH
(N.T.S.)



Plan (11/2/2023).

LOT 13
BLOCK 34

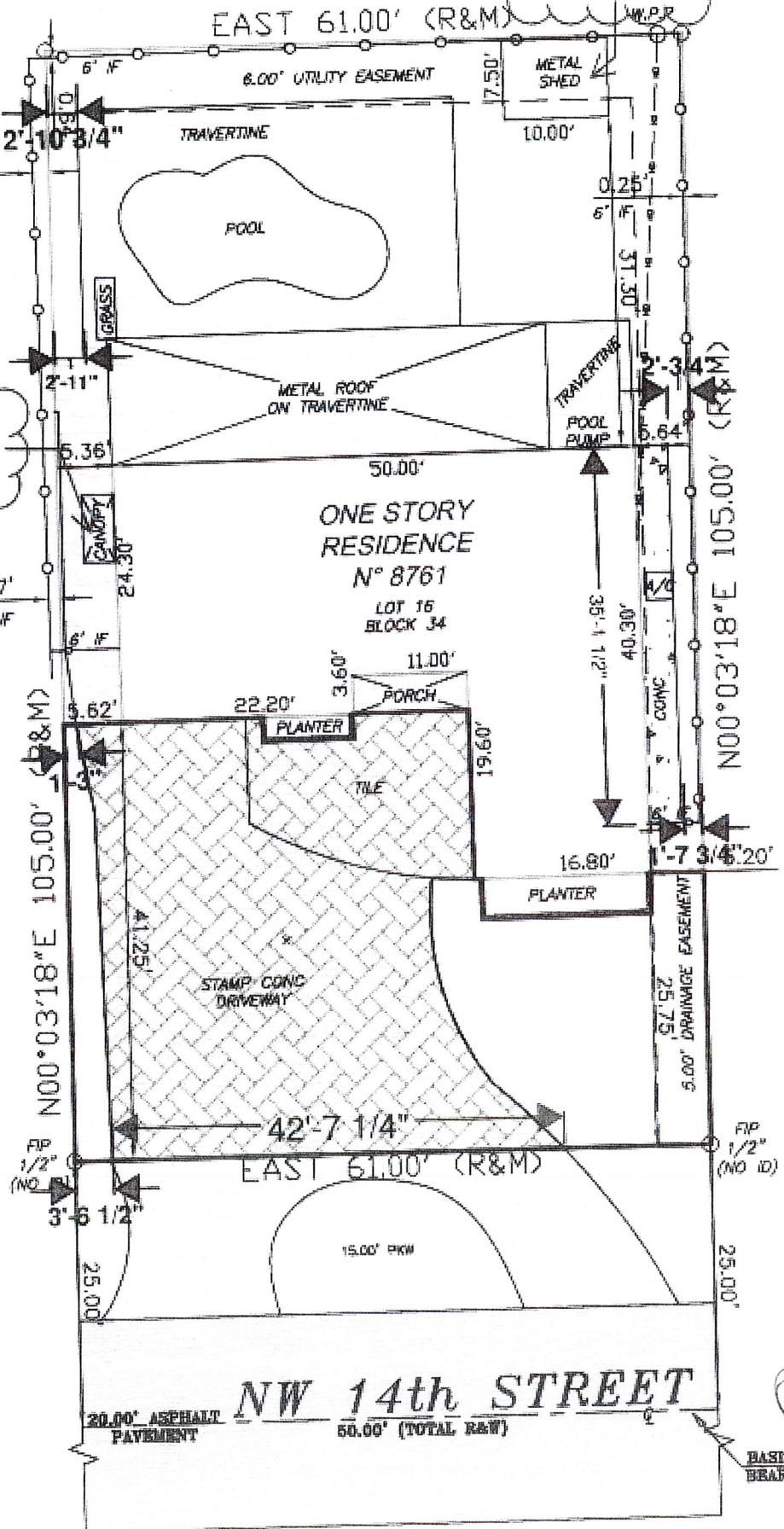
Front Lot Area is
2,030.12 SF
Allowable FLC is
710.45 SF or
35%
Allowable width
is 24.4 SF or
40%

-Existing FLC is
**1,400.39 SF or
68.9% (69%)**
-Existing width
is **42'-8" LF or
70%**

Driveway
setback beg. at
3'-6" on front,
ending at 1'-3"
-36.30' patio at
0' side setback
when meets
existing pool
deck and
increasing to 2'-
10" setback
along a segment
of the western
property line.
-36'x3' patio
along a segment
of the eastern
property line,
beg. at 1'-7"
end. at 2'-3"
side setbacks.



LOT 17
BLOCK 34



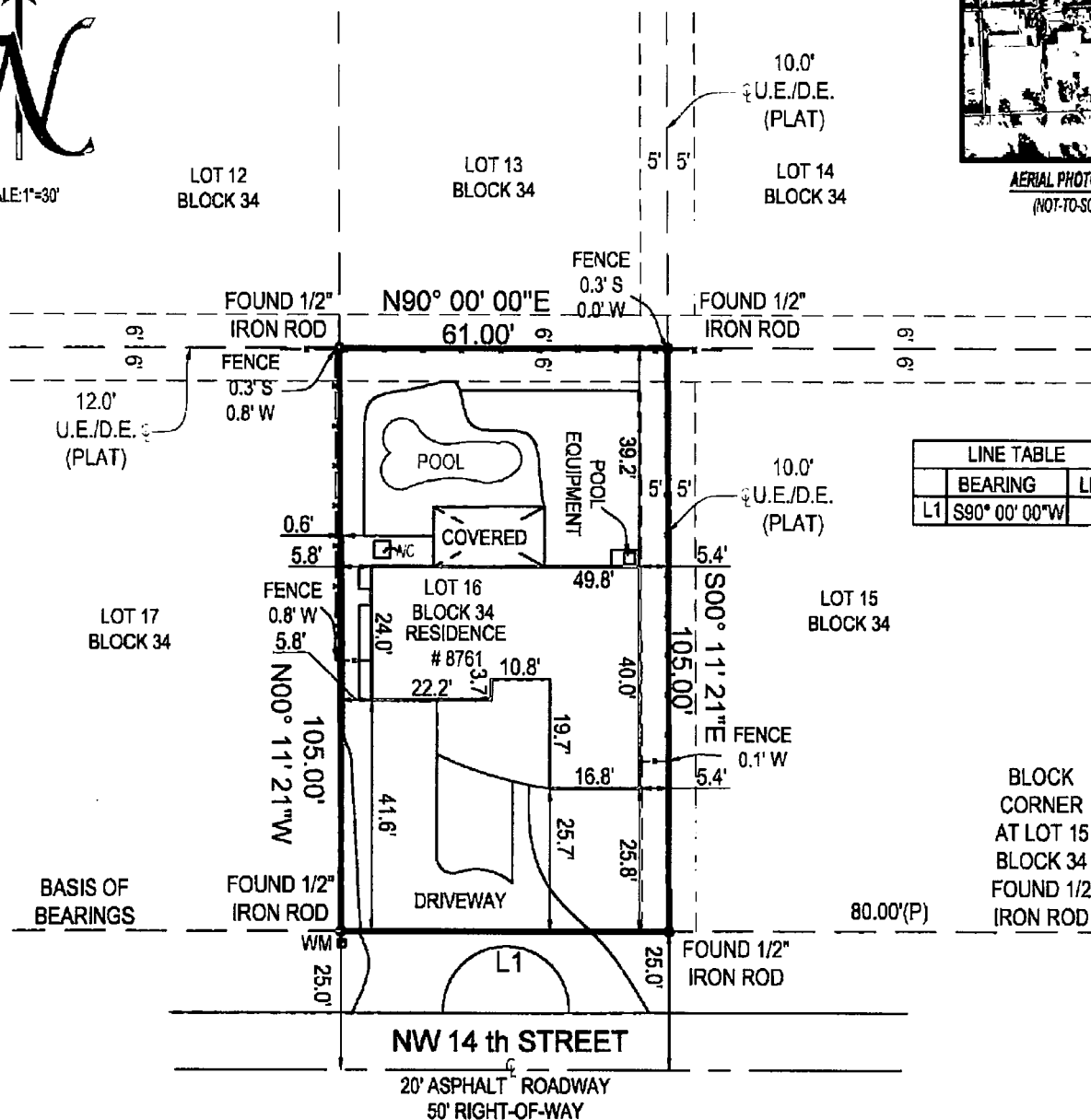
8761 NW 14th STREET, PEMBROKE PINES, FL 33024



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



LINE TABLE	
BEARING	LENGTH
L1 S90° 00' 00"W	61.00'

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 07-01-2019
 Drawn By: Oleg
 Order #: 60000
 Last Revision Date: 07-01-2019
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272

NEXGEN
 SURVEYING, LLC.

Datebook

THIS SEAL APPEARING ON THIS DOCUMENT
 WAS AUTHORIZED BY
 CLYDE D. HICKMAN
 P.S.M. 2883
 ON 07-02-2019