

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2019-08
Zoning Variance

Richard Petit
8840 NW 7 Street
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:	April 4, 2018	Application ID:	ZV(R) 2019-08
Project:	Concrete Slab	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Richard Petit	Agent:	N/A
Location:	8840 NW 7 Street, Pembroke Pines, 33024		
Existing Zoning:	Residential (R-1B)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2019-08	155.049 (B)	5' side yard setback.	0' western side yard setback for an existing concrete slab.
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: <u>  </u>		Zoning Administrator: <u>  </u>

Project Description / Background

Richard Petit, Owner, has submitted a variance request to allow a 0' western side yard setback instead of the required 5' side yard setback for an existing concrete slab.

VARIANCE REQUEST DETAILS:

ZV(R) 2019-08) allow a 0' western side yard setback instead of the required 5' side yard setback for an existing concrete slab.

*Code Reference: § 155.049 ACCESSORY USES AND STRUCTURES;
SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH
COVERED ROOFS.*

(B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For water front lots located within developments approved under the design criteria of (RS-7) single family zoning districts, accessory structures shall be allowed to extend to the zero setback side property line. These accessory structures shall include, but not be limited to, concrete slabs, paver decks, wood decks, pools and pool decks, and screen enclosures.

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: Dec

Plans for DRC 1 Planner: _____

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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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 #: ZV(R) 2019-08

Date Submitted: 02/20/19 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:

Project Name: Petit Residence

Project Address: 8840 NW 7th St Pembroke Pines, FL 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 16 13 0270

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: Petit, Richard
Owner's Address: 8840 NW 7th St Pembroke Pines, FL 33024
Owner's Email Address: Richard.Petit.1962@gmail.com
Owner's Phone: 305-308-6527-C Owner's Fax: 305-899-1903
Agent: PP3 construction Corp.
Contact Person: Mario Acevedo
Agent's Address: 750 NE 96th St Miami shore, FL 33138
Agent's Email Address: Mario@PP3construction.com
Agent's Phone: *305-215-6318 Agent's Fax: 305-759-8118

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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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: 155.049 (B)

Required: 5' Side Yard Setback

Request: Keep existing concrete slab 0' side yard setback w/ a concrete slab.

Details of Variance, Zoning Appeal, Interpretation Request:

Keep existing concrete slab located 2' southwest side of the house

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)

Lined area for project description with two circular stamps.

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.



11-29-18

Signature of Owner

Date

Sworn and Subscribed before me this 29th day

of November, 20 18





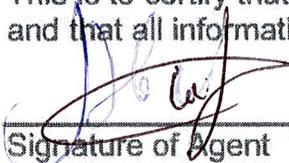
Fee Paid

Signature of Notary Public

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.



11-29-18

Signature of Agent

Date

Sworn and Subscribed before me this 29th day

of November, 20 18

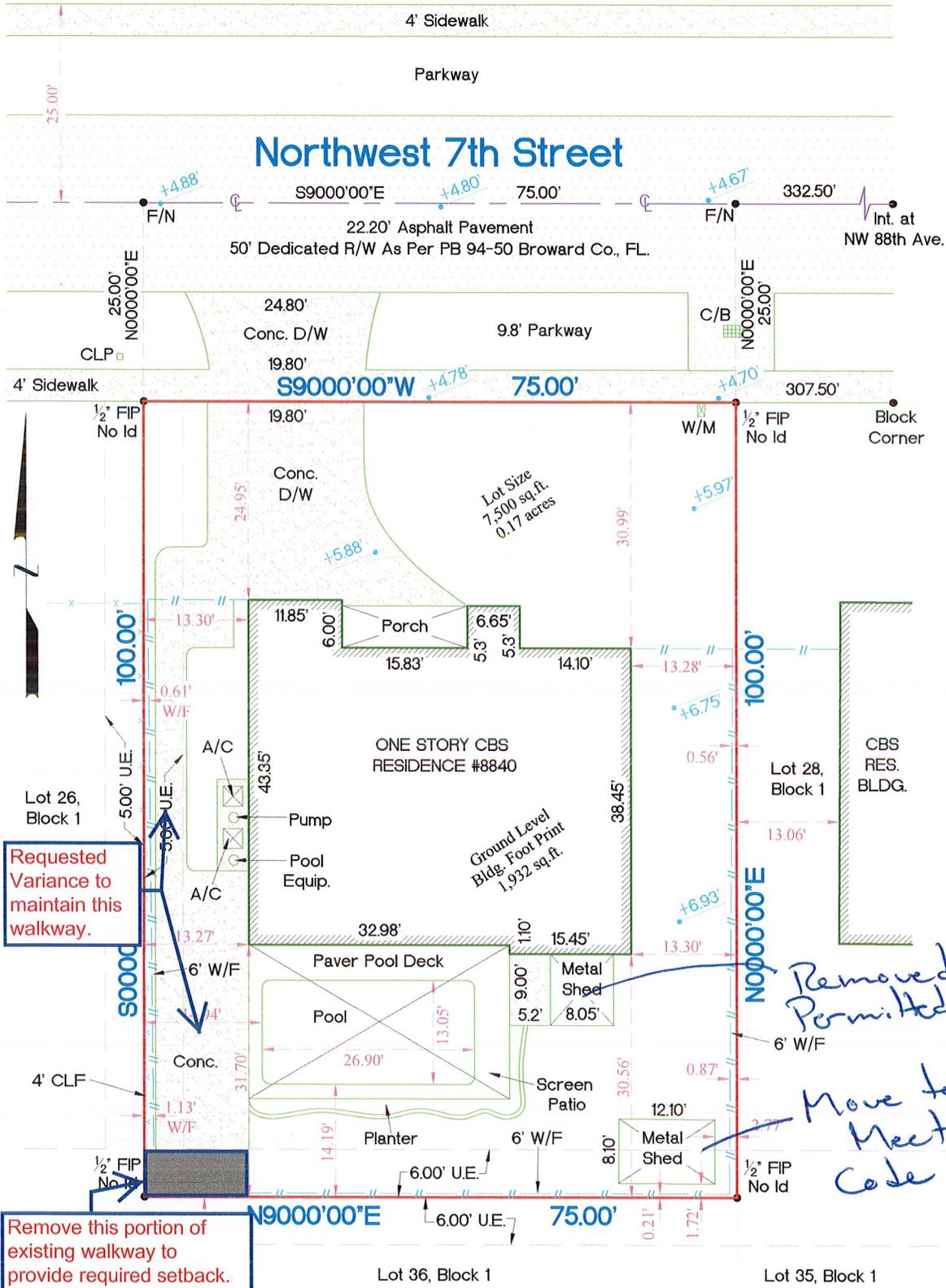




Fee Paid

Signature of Notary Public

My Commission Expires



Requested Variance to maintain this walkway.

Remove this portion of existing walkway to provide required setback.

Removed w/ Permitted Addition

Move to Meet Code

JOB #	17-139
DATE	02-17-2017
PB	94-50 Bro.

Surveyor Notes:
 Survey is Incomplete without sheet 1 of 2
 Scale of Drawing 1"=15'
 Drawn By: A. Torres Date: 02-17-2017
 Completed Field Survey Date: 02-15-2017
 AFA & COMPANY, INC. LB #7498
 Professional Land Surveyors and Mappers
 13050 SW 133rd CT Miami, Florida 33186
 PH: 305-234-0588 FX: 206-495-0778



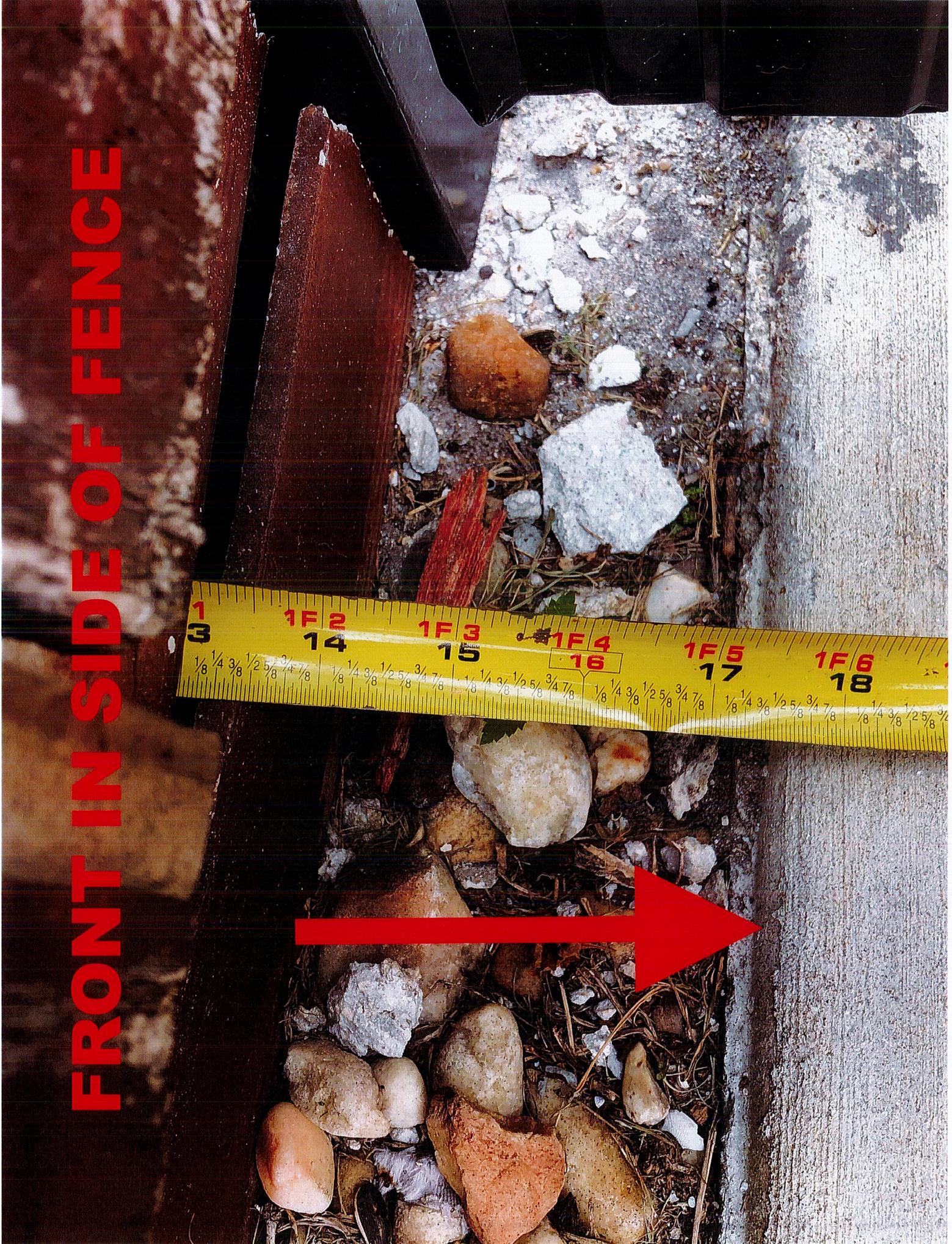
The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

Armando F. Alvarez
 Armando F. Alvarez
 Professional Surveyor & Mapper #5526
 State of Florida
 Not Valid unless Signed & Stamped with Embossed Seal



FRONT HOUSE

FRONT IN SIDE OF FENCE



WOOD FENCE

FRONT HOUSE

METAL FENCE





FRONT HOUSE

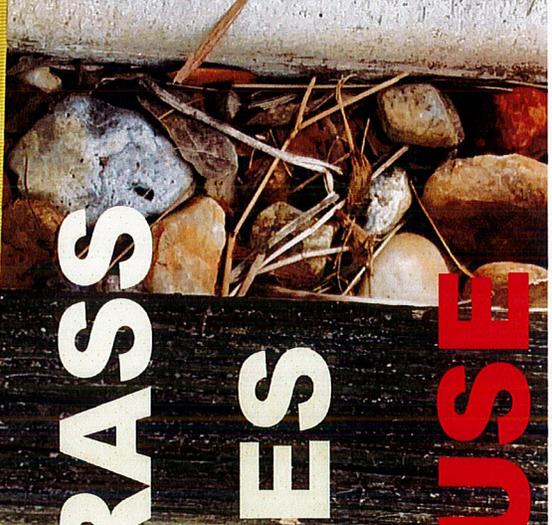
PROPERTY LINE



WOOD FENCE



DIRT & GRASS
14 INCHES



REAR HOUSE



of DOG

of DOG



2 1/2 TO 3 INCHES

