

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0094-0095

Zoning Variances

Kobaitri, Aboud & Lori

16246 NW 21 Street Pembroke Pines FL 33028



NOT TO SCALE









**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	September 7, 2023	<b>Application ID:</b>	ZV(R) 2023-0094 & 0095
<b>Project:</b>	Driveway, Zero Lot	<b>Pre-Application Number:</b>	PRE2023-0080
<b>Project Planner:</b>	Christian Zamora, Senior Planner		
<b>Owner:</b>	Lori Kobaitri	<b>Agent:</b>	N/A
<b>Location:</b>	16246 NW 21 Street, Pembroke Pines, FL 33028		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Compliance Case (230702934, initiated 7/13/2023)		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2023-0094	Table 155.620: Accessory Structure: Driveway, Zero Lot	40% front lot coverage (total)	49% front lot coverage (total)
ZV(R) 2023-0095	Table 155.620: Accessory Structure: Driveway, Zero Lot	40% of lot's width	43% of lot's width
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director:  Assistant Director: 		

**PROJECT DESCRIPTION / BACKGROUND:**

Lori Kobaitri, owner, submitted two residential zoning variance requests to legalize an existing driveway for the single-family residence located at 16246 NW 21 Street in Parkside at Spring Valley neighborhood which is zoned Residential Single-Family Zero Lot Line (R-1Z).

On January 27, 2023, the City's Code Compliance Division cited the property owner (Case No. 230702934) for work performed without building permit.

The applicant is requesting:

- **ZV(R) 2023-0094** is to allow 49% front lot coverage (total) instead of the allowed 40% front lot coverage (total) in a zero-lot.
- **ZV(R) 2023-0095** is to allow 43% width of lot instead of the allowed 40% of lot's width for an existing driveway in a zero-lot.

City staff reviewed aerial photography from the Broward County Property Appraiser, and it appears that the driveway has existed since at least 2016. Per City's records, there are no permits are on file for the existing driveway at the property.

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

The subject property is in Parkside in the Spring Valley Neighborhood. The applicant has provided a copy of the Homeowner Association (HOA) approval, dated September 1, 2016.

**VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0094** is to allow 49% front lot coverage (total) instead of the allowed 40% front lot coverage (total) in a zero-lot.

**ZV(R) 2023-0095** is to allow 43% of lot's width instead of the allowed 40% width of lot for an existing driveway in a zero-lot.

*Code References:*

<b>Table 155.620 Accessory Building and Structures</b>							
<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
<b>Driveway, Zero-Lot</b>	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	<b>40% front lot coverage</b>  <b>40 % width of lot</b>	[1] 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  
Proposed Plan  
HOA Letter of approval (9/1/2016)  
Copy of Code Compliance Case (7/13/2023).





## 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: 7/26/23

# 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 foot 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 #:         

Date Submitted: 7/26/23 Posted Signs Required: (1) Fees: \$ 600.00



**SECTION 1-PROJECT INFORMATION:**Project Name: Roberti DrivewayProject Address: 16246 NW 21 ST Pembroke Pines FL 33028

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:

Partside of Spring Valley 158-13 B lot 20-

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: Lori Kobaitri

Owner's Address: 16246 NW 21 ST Pembroke Pines FL 33028

Owner's Email Address: LOKOGATOR@gmail.com

Owner's Phone: (954) 554-7760 Owner's Fax: (954) 435-9835

Agent: Self

Contact Person: Lori Kobaitri

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: \_\_\_\_\_

\_\_\_\_\_

**PROPOSED**

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

\_\_\_\_\_

**ADJACENT ZONING**

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**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: N/A.

Code Section: 155.620.

Required: 40% of H.A. ; 40% of lot's width.

Request: 49% of H.A. ; 43% of lot's width.

Details of Variance, Zoning Appeal, Interpretation Request:

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#### 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)

Dear Board Members,

Variance for driveway in a pie shape lot.

Please accept my fair request.

## 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.

La [Signature] 7/26/2023  
Signature of Owner Date

Sworn and Subscribed before me this 26<sup>th</sup> day  
of July, 2023

Fee Paid

[Signature]  
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.

\_\_\_\_\_  
Signature of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_

Fee Paid

Signature of Notary Public

My Commission Expires



**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant: \_\_\_\_\_

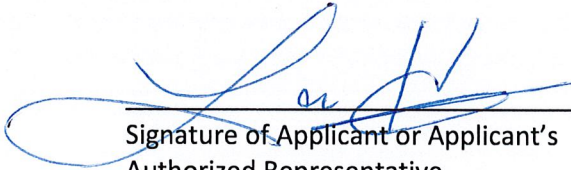
Authorized Representative: \_\_\_\_\_

Application Number: \_\_\_\_\_

Application Request: \_\_\_\_\_

I, \_\_\_\_\_ (print Applicant/Authorized Representative name), on behalf  
of \_\_\_\_\_ (Applicant), hereby waive the deadlines and/or  
procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the  
above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

  
\_\_\_\_\_  
Signature of Applicant or Applicant's  
Authorized Representative

  
\_\_\_\_\_  
Date

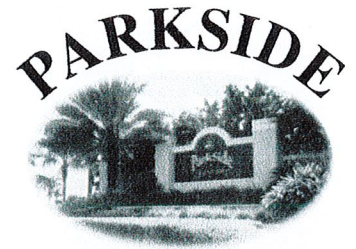
\_\_\_\_\_  
Print Name of Applicant/Authorized Representative





# REQUEST FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee of  
**Parkside at Spring Valley Homeowner's Association, Inc.**  
 Elite Management Association, Inc.  
 10081 Pines Blvd., Suite E-2  
 Pembroke Pines, FL 33024  
 Phone: 954-435-2424



Sub-Association: <u>Parkside</u>		Account Number: <u>020</u>
Name of Owner (s): <u>ROBERT</u>		
Street Address: <u>16246 NW 21ST</u>		Signature: <u>[Signature]</u>
Date: <u>8/21/16</u>	Day Phone: <u>954 554 7760</u>	Evening Phone: <u>Same</u>

**APPLICATIONS WILL BE PROCESSED WITHIN 30 DAYS UPON RECEIPT OF ALL SUPPORTING DOCUMENTS REQUIRED WITH THIS APPLICATION**

Approval is hereby requested to make the following modification (s), alterations, and/or additions as described below:

- ☐ Addition
- ☐ Doors Identical/New
- ☒ Pavers
- ☐ Driveway Painting
- ☐ Exterior Paint Identical Color
- ☐ Hurricane Shutters

Description of Request: \_\_\_\_\_



Fence  
 rete Slab  
 ng

Replace driveway pavers



**All applications must include the following:**

- ☐ Lot Survey with proposed modifications drawn on survey, including any set back distance required.

**When applicable , the following information/ documents must be provided:**

- ☐ Color photographs or manufacturer's brochure of the proposed modifications.
- ☐ Drainage Surface Water Plan
- ☐ If Painting - A color sample of the paint intended, along with a color photograph of your house including the roof.
- ☐ If Contracting - Proposed Improvement Contract
- ☐ If Construction - Contractor's Commitment indicating time frame and maintenance of common areas
- ☐ If Construction - Contractor's plans must specify the access point for contractors (ingress/egress)

Page 5  
 Dark orange / Tan / Char  
 New miami

- ☐ If Construction - A copy of the homeowner's insurance.
- ☐ If Construction - A copy of the contractor's insurance certificate naming Spring Valley as a named insured
- ☐ If Construction - and heavy equipment is required, color photographs of all adjoining common areas are required, along with a \$500 refundable security deposit ( cashier's check only ) for common area access.
- ☐ If Landscaping - The appropriate drawings must show both a Plan View and an Elevation.
- ☐ If Landscaping - Specifications of the proposed materials/modifications must be included, (i.e. Color, Style, Type of Material).
- ☐ If Structural Change - Consent Letter from Neighbors adjoined to your property.

\*\*\*\*\*

**( FOR Parkside at Spring Valley HOA ARC COMMITTEE USE ONLY )**

Date Application Received: 9/1/10 Date Application Received: \_\_\_\_\_

- ☒ Approved  
☐ Disapproved

Committee Member Signature: Pen Bol

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**( FOR Parkside at Spring Valley POA ARC COMMITTEE USE ONLY )**

Date Application Received: \_\_\_\_\_ Date Application Received: \_\_\_\_\_

- ☐ Approved  
☐ Disapproved

Committee Member Signature: \_\_\_\_\_

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**Your approval is subject to the following:**

1. You are responsible for obtaining any necessary permits from the appropriate Building & Zoning Departments and when applicable, S. Broward Water District.
2. Acces to areas of construction is only to be allowed through your property, and you are responsible for any damage done to the common area elements and/or your neighbor's property during contruction.
3. If the modification requires more than 45 days and/or exceeds the time frame originally proposed, you must request an extension from the Parkside Board of Directors.
4. You are responsible to provide notice to Elite Property Management upon completion of the modification, and when applicable, a copy of the closed permit.
5. The \$500 security deposit will be refunded to you provided the inspection of the common area shows no damage and/or has been restored by the homeowner.

**Explanation of Disapproval:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





City of Pembroke Pines  
Police Department, Code Compliance Division  
601 City Center Way, Pembroke Pines, FL 33025  
954-431-4466

**VIOLATION WARNING**

Case #: 230702934

Date: 7/13/2023

Folio #: 514008100200

Recipient: KOBAITRI, ABOUD A & LORI E

Address: 16246 NW 21 ST

PEMBROKE PINES, FL 33028

A physical inspection at 16246 NW 21 ST Pembroke Pines, FL 33028 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Extended driveway at the residence/property - no permit on file.	09/14/2023

**Notes/Mean of Correction:**

Must obtain a permit for work done at the residence/property. Please contact the Building Department at 954.435.6502.

M-Th 7-6pm

Driveway/sidewalk/walls must be kept clean

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 09/14/2023

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

HAND DELIVERY TO:

emize@ppines.com  
Code Compliance Officer - Espy Mize

Signature is not an admission of guilt but verification of receipt of this notice.



