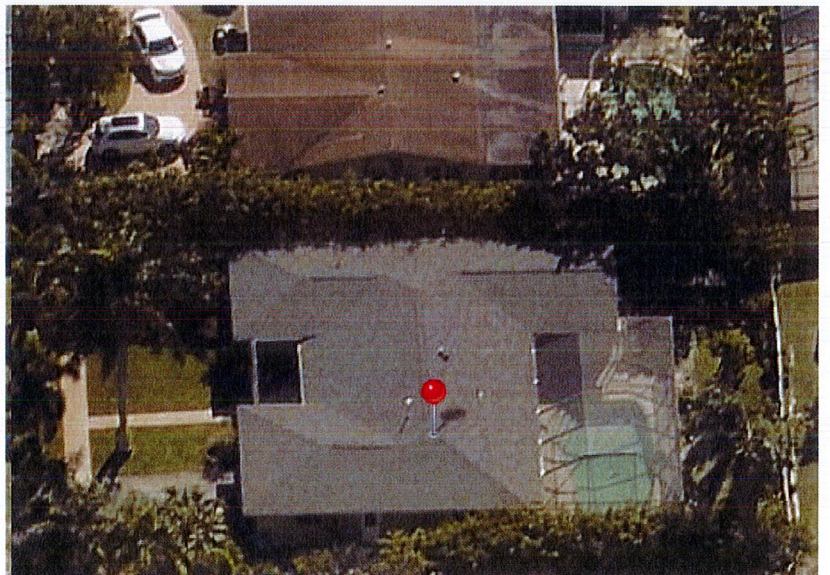


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2019-17
Zoning Variance



Lisbet Machado
1940 NW 86 Avenue
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:	August 1, 2019	Application ID:	ZV(R) 2019-17
Project:	Fence Height	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Lisbet Machado	Agent:	James Donovan
Location:	1940 NW 86 th Avenue, Pembroke Pines, 33024		
Existing Zoning:	Residential (R-1C)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2019-17	155.048 (A)	6' High Fence.	8' High Fence.
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

James Donovan, agent for owner, has submitted a variance request to allow an eight (8) foot high residential fence instead of the allowed maximum six (6) foot high residential fence. The locations for this taller fence would be from the front corner of house to street side yard property line and along the street side yard property line (see survey included).

VARIANCE REQUEST DETAILS:

ZV(R) 2019-17) allow an eight (8) foot high fence instead of the allowed maximum six (6) foot high fence.

Code Reference: § 155.048 FENCES, WALLS, AND HEDGES.

(A) Except as provided in division (C) of this section, no fence, wall, or hedge shall be erected or maintained along or adjacent to a plot line on residentially zoned property to a height exceeding six feet in any yard; except that where the plot line is adjacent to nonresidentially zoned property, there shall be an eight-foot limit on the height of a fence, wall, or hedge along the plot line. Height shall be measured from the ambient ground elevation.

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: 6/10/19

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 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: Dean Project #: PRJ 20 n/a Application #: 216R 2019-17
Date Submitted: 06/27/19 Posted Signs Required: (1) Fees: \$ 250

SECTION 1-PROJECT INFORMATION:

* Project Name: Lisbet Machado

* Project Address: 1940 NW 86 AVE Pembroke Pines FL 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 09 12 1480

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

Legal Description:

* TO HAVE FENCE HEIGHT FROM 6' TO 8' FOR PRIVACY
REASONS.

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: LISBET MACHADO

* Owner's Address: 1940 NW 86 AVE PEMBROKE PINES, FL 33024

* Owner's Email Address: LIS138317@Yahoo.Com

* Owner's Phone: N/A Owner's ^{Cell:} Fax: 786.587.0621

* Agent: JAMES DONOVAN

* Contact Person: JAMES DONOVAN

* Agent's Address: 1940 NW 86 AVE PEMBROKE PINES FL 33024

* Agent's Email Address: MIKE DONOVAN 429@GMAIL.COM

* Agent's Phone: _____ Agent's ^{Cell:} Fax: 786.287.9271

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: 155.048(A)

Required: 6' Max. height for fence

Request: 8' height for fence @ Front Corner of house and along street side yard.

Details of Variance, Zoning Appeal, Interpretation Request:

* to Build An 8' Board on Board Fence, INSTEAD OF 6' on the property line of 20 CT

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)

x SEE ATTACHED

SECTION 7- PROJECT AUTHORIZATION

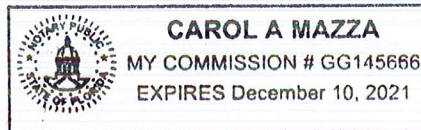
OWNER CERTIFICATION

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] 6-26-19
Signature of Owner Date

Sworn and Subscribed before me this 26th day
of June, 20 19

[Signature] Dec. 10th, 2021
Fee Paid Signature of Notary Public My Commission Expires



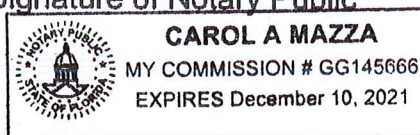
AGENT CERTIFICATION

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.

* [Signature] 6-26-19
Signature of Agent Date

Sworn and Subscribed before me this 26th day
of June, 20 19

[Signature] Dec. 10th, 2021
Fee Paid Signature of Notary Public My Commission Expires



Date: 4-3-70
Scales Shown

NAV-86 AVE



Pipe

EXISTING FENCE

5 Edm. (utility)

8 FT
HIGH
FENCE
BOARD
ON
BOARD

6.3

GATE
SELF closing
SELF Latching

6.33

attached "SKETCH OF SURVEY" of the above described
to the best of my knowledge and belief, as recent-
my direction

June 27, 2019

TO WHOM IT MAY CONCERN

**Re: 1940 N.W. 86TH Avenue
Pembroke Pines, FL 33024**

Please be advised that when I first bought the abovementioned property, there were large fichus hedges on the north and south sides, as well as a smaller hedge in front of the house.

The fichus hedges became a problem to the property's piping system, so I decided to remove all the fichus hedges. They were very nice at first – they provided a lot of privacy and looked nice as well. The big problem came with the upkeep – spraying for white flies and other pests and constantly having to trim and prune the hedges. It had become very cost prohibitive.

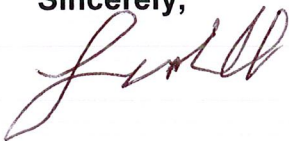
I obtained the funds to build a new fence and proceeded with the normal route to do this, i.e., submitting plans, getting approved, receiving a permit, etc.

It was not until we started building the fence (frame) did we realize that a 6 ft. fence provided no privacy at all due to the fact that the house sits high on the property and the yard slopes down. When standing in the yard, I can see over the fence and when people walk by, they have a full view of the property including the pool area. I have no privacy and do not feel very safe. This is an extremely uneasy feeling.

I am, therefore, respectfully requesting a variance to build an 8 ft. board-on-board fence in lieu of a 6 ft. fence on the 20th Court (north side) property line.

Thank you for your consideration in this matter.

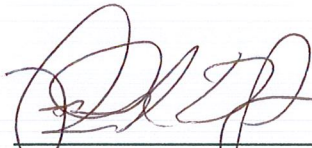
Sincerely,


A handwritten signature in dark ink, appearing to read 'Lisbet Machado', with a stylized, cursive script.

Lisbet Machado

TO WHOM IT MAY CONCERN

We are comfortable with our neighbor, Lisbet Machado, building an 8 ft. board-on-board fence on her 20th Court property line.


✓ RICHARD OLIMPIO 1931 NW 86 AVE


✓ BRIVASTAVA VIKRANT 1930 NW 86 AVE


✓ RUBEN VILLANUEVA 2000 NW 86 AVE

ON VACATION
✓ KERAL NATH 1951 NW 86 TERR.

Dated the 26 day of JUNE, 2019.