

Vicinity Map

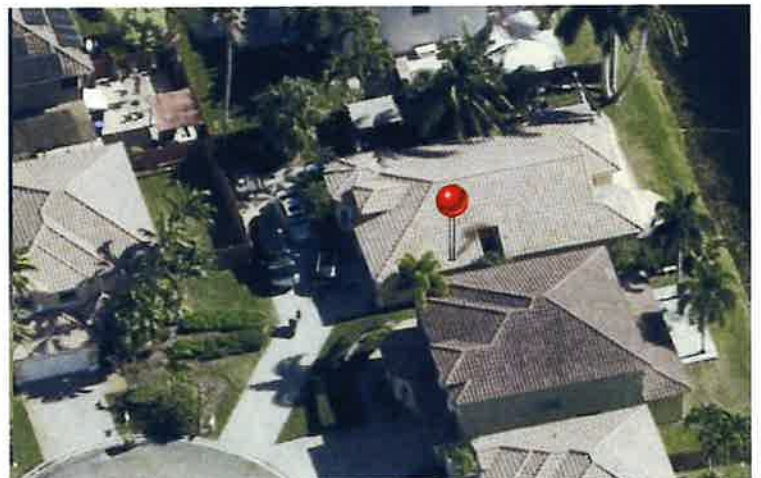
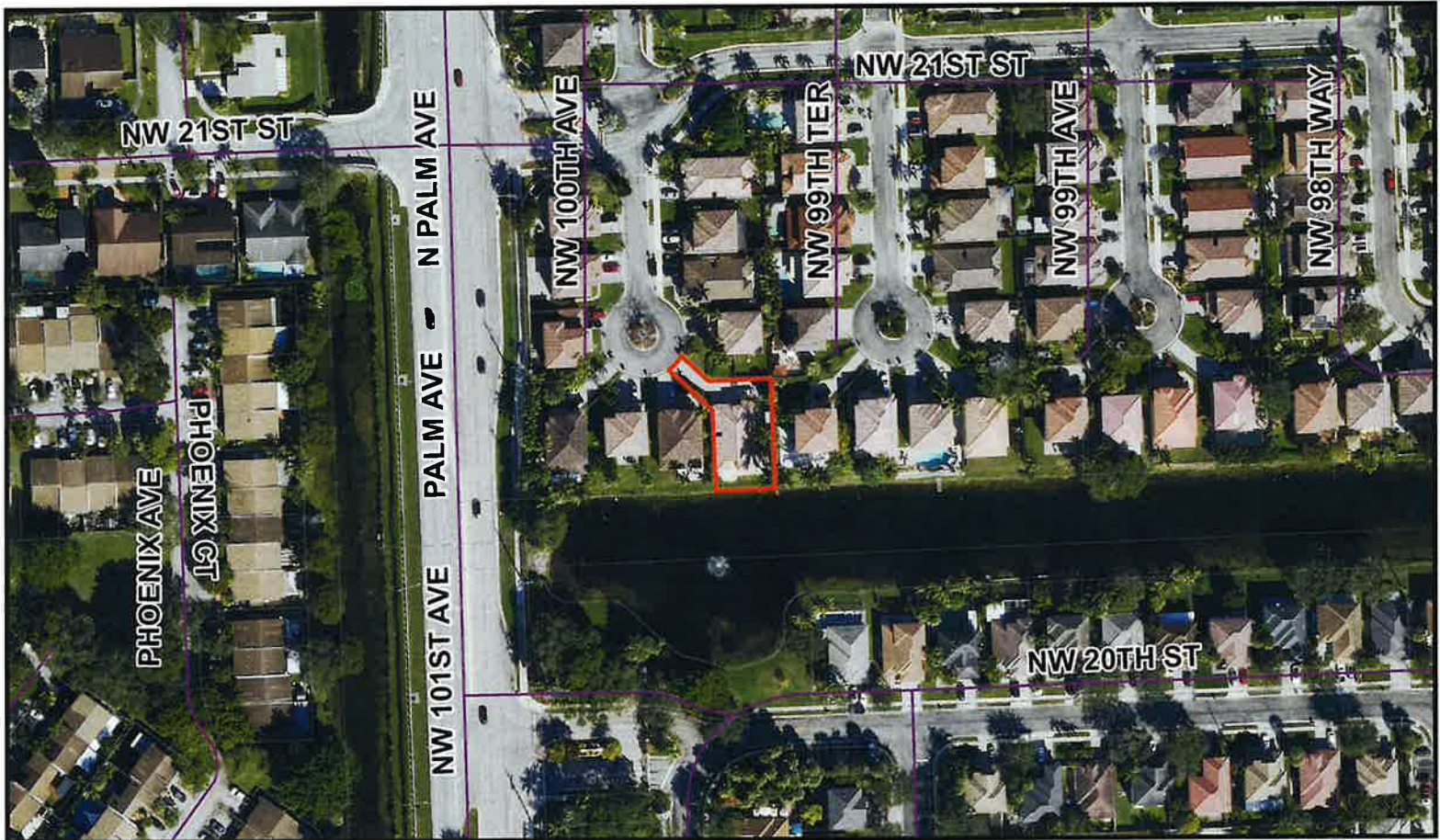
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0017-0018
Zoning Variances

CASEY, ELIZABETH
2011 NW 100 AVE 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:	August 7, 2025	Application ID:	ZV(R) 2025-0017-0018		
Project:	Existing driveway, zero lot.	Pre-Application Number:	PRE2025-0071		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Elizabeth Casey	Agent:	N/A		
Location:	2011 NW 100 Avenue, Pembroke Pines, FL 33028	Property Id No.	514108181190	Commission District No.	2
Existing Zoning:	Single-Family Residential, Zero Lot (R-1Z)	Existing Land Use:	Residential		
Reference Applications:	Code Case No. 230702837 (Issued 7/9/2023); RX24-02688 (Applied 3/13/2024)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R) 2025-0017	155.620 Accessory Structures and Buildings, Driveway, Zero Lot	40% Front Lot Coverage (total)	68% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway in a residential single-family property, zero lot		
ZV(R) 2025-0018	155.620 Accessory Structures and Buildings, Driveway, Zero Lot	5' side setback.	Zero-foot (0') augmenting to two-foot (2') (east) side setback instead of the required 5' (east) side setback for an existing driveway in a residential single-family property, zero lot.		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION / BACKGROUND:

Elizabeth Casey, owner, submitted two residential zoning variance requests to legalize an existing driveway for the single-family residence located at 2011 NW 100 Avenue in the Victoria Lakes community, which is zoned Residential Single-Family, Zero Lot (R-1Z).

In July 9, 2023, the City's Code Compliance Division cited the property for a driveway built without permits, Code Case No. 230702837.

On March 13, 2024, the owner submitted Building Permit Application No. RX24-02688 to construct a driveway at the property; however, the permit application cannot be approved as the existing work exceeds the limitations of the City's Land Development Code (LDC). The petitioner is providing a copy of the updated property's showing existing conditions for the following requests:

- **ZV(R)2025-0017:** to allow 68% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway in a residential single-family property, zero lot.
- **ZV(R)2025-0018:** to allow zero-foot (0') augmenting to two-foot (2') side setback instead of the required five-foot (5') side setback along a segment of the eastern property line for an existing driveway in a single-family residential property, zero lot.

Per the survey for the requests, the applicant confirms the removal of an 8.6' x 10.7' roofed structure located into the east side required setback. City's LDC Section 155.652 (C) (3) restricts construction on the non-zero lot side where the structure existed.

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

The subject property is in Victoria Lakes neighborhood. The owner has provided a copy of the Homeowners Association (HOA) Letter, dated February 15, 2024.

VARIANCE REQUEST DETAILS:

ZV(R) 2025-0017) is to allow 68% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway in a residential single-family property, zero lot.

ZV(R) 2025-0018) is to allow zero-foot (0') augmenting to two-foot (2') side setback instead of the required five-foot (5') side setback along a segment of the eastern property line for an existing driveway in a single-family residential property, zero lot.

City Code Reference:

ZV(R)2025-0017-0018)

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

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
As Built Surveys (2024, 2001)
HOA Letter (2/15/2024)
SBDD Letter (2/26/2024)
Code Notice (7/9/2023), Images



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>

PRJ 2015-0071.

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: 5/12/25

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: 5/12/25 Posted Signs Required: (1) Fees: \$ 621.00

SECTION 1-PROJECT INFORMATION:Project Name: Casey ResidenceProject Address: 2011 N.W. 100th AvenueLocation / Shopping Center: Pembroke Pines / N.A.Acreage of Property: 6,675 Building Square Feet: 1891Flexibility Zone: _____ Folio Number(s): 514108181190Plat Name: The Lakes at Pembroke Traffic Analysis Zone (TAZ): _____Legal Description: 142-17 BA BA POR TR "A" DES'D AS:COMM W 1/4 COR SEC 8: N 1032.22, E 123 E 184.77
TO POB: E 56, N 56, N 104, W 58.88 NW 34.91, SW 1/4 18.16
SE 56.49 S 75.69 TO POB AKA LOT 119 of Victoria Lakes

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 INFORMATIONOwner's Name: Elizabeth CaseyOwner's Address: 2011 N.W. 100th AveOwner's Email Address: elizcasey4201@gmail.comOwner's Phone: 954-309-0054 Owner's Fax: N/AAgent: elizcasey4201@gmail.comContact Person: David CaseyAgent's Address: 2011 NW 100th Ave

Agent's Email Address: _____

Agent's Phone: 954-770-1909 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 Case No. 230702837 (7/19/23), 2324-02688 (3/13/24)

Code Section: 155-620 Acc. Bldgs, Structures.

Required: 40% FLC ; 5' Side Setback

Request: 65% FLC ; 0' , 2' Side Setback

Details of Variance, Zoning Appeal, Interpretation Request:

See attached letter 

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)

Paver Driveway - See
attached sheet for explanation

To Whom It May Concern,

This is a request for a variance for an existing driveway extension at 2011 N.W. 100th Avenue Pembroke Pines, Florida 33024. The home is located in the Victoria Lakes Community. We have owned and lived in this single-family home since 2003.

To understand the request for a variance, it is important to understand the unique shape of this property. The home is located in a cul-de-sac with a long single land drive way that leads up the residence as indicated on the Survey. There is absolutely NO STREET Parking permitted in the cul-de-sac as posted by the Victoria Lakes Homeowners Association. The front door entrance and garage door actually face the property to the north so there is a 90 degree turn by the vehicle in order to park in the garage. This has affected the functionality of the driveway. This was obviously laid out prior to the purchase of the property by the developer. If there was any other vehicle in the driveway it would have to be moved in order to have access to and from the garage, there is simply not enough room to maneuver. Every time a vehicle is parked in the garage a vehicle in the driveway would have to be pulled out and into the cul-de-sac to make enough room to maneuver. After the additional pavers were added, the other vehicles no longer had to be parked in front of the garage which allowed for freedom of movement. This additional area is not visible from the roadway due to the odd shape of the property and our neighbor's fence line. This does not have any visual impact on the community.

Additionally, our neighbors often inquire if they may park vehicles in our driveway when they have guests visiting their home,

With The additional paved area the breakdown amounts to 62.2% paved vs 37.7% unpaved. I would like to point out that there are very unique qualities to this property in regards to the length of the driveway that leads up to the house. This is a large percentage of the paved area in the front yard (485.2 square feet). The driveway alone is accountable for just under 1/3 of the overall paved area in the front yard. There are no other properties on our street and only a few in our complex with such a long driveway and I hope you take that under consideration in your decision making.

Elizabeth Casey 5/7/25

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.

Elizabeth Casey
Signature of Owner

11/8/24
Date

Sworn and Subscribed before me this 8th day

of November, 2024

Personally Known

Fee Paid

Debra S. Schneider
Signature of Notary Public

My Commission Expires



DEBRA S. SCHNEIDER
Commission # HH 206480
Expires April 10, 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

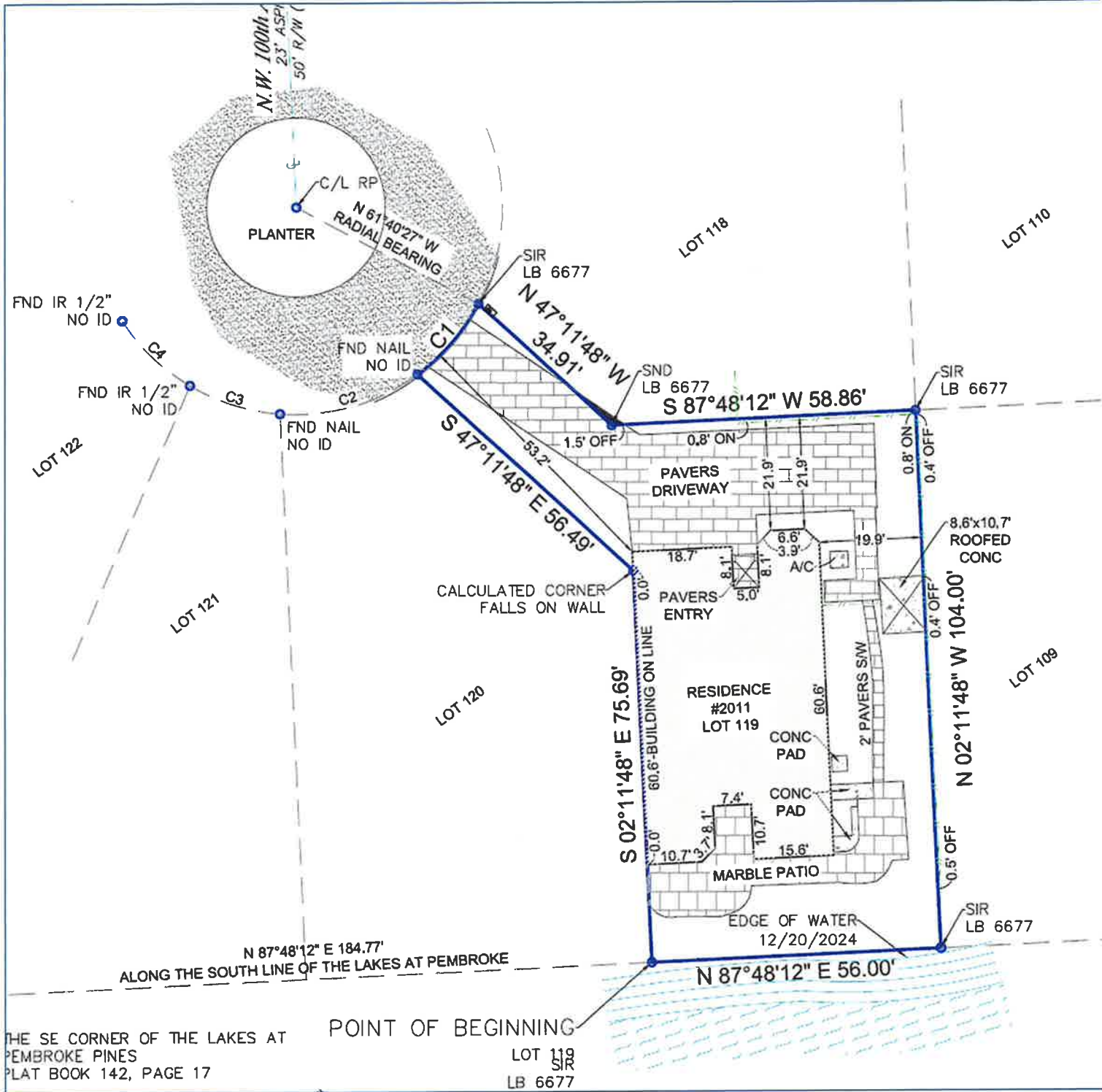
of _____, 20____

Fee Paid

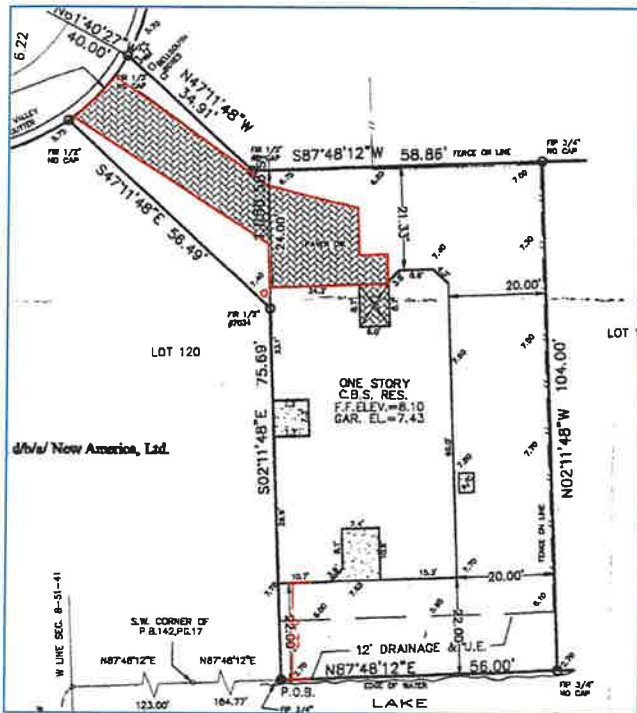
Signature of Notary Public

My Commission Expires

Updated Property's Survey (12/20/2024)



Driveway Changes: 2011 NW 100 Avenue



As Built (2001)

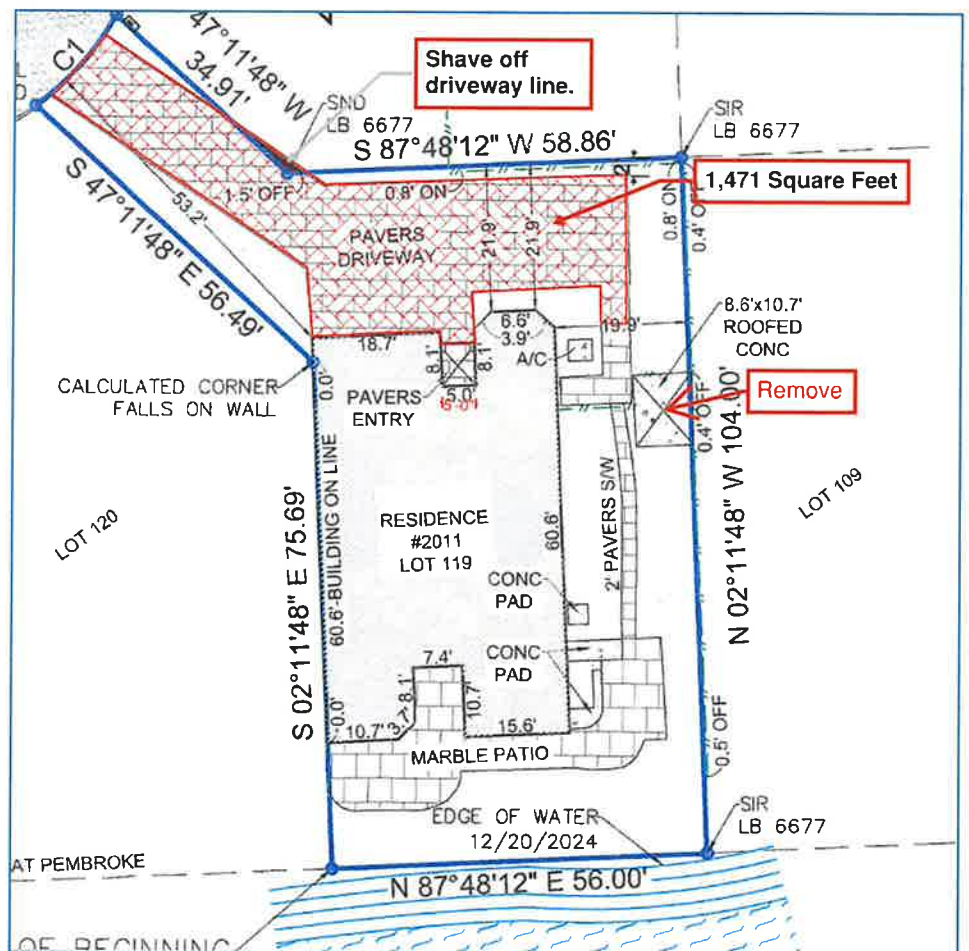
FLA= 2,247 SF

As Built 2001: 1,051 SF or 46% FLC

FLA= 2,247 SF

Allowed is 40% or 899 SF

Existing: 1,471 SF or 65% FLC



Existing Conditions

Victoria Lakes Homeowner's Association, Inc.

1941 NW 150th Avenue
Pembroke Pines, FL 33028
Phone: (954) 392-6000, Fax: (954) 392-6692
victorialakes.evercondo.com

ACC Approval

February 15, 2024

Elizabeth Brett
2011 NW 100TH AVE
PEMBROKE PINES, FL 33024

Property account number: 00491108

Dear Owner:

Your request for architectural change has been approved. Specifically, you have approval to proceed with the following:

Driveway extension , Bar pergola

We reserve the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you cannot follow the original plan.

STIPULATIONS FOR APPROVAL : This ARB approval is for driveway extension, bar and pergola built is 2008. It is not any modification or additional new construction

You must follow all local building codes and setback requirements when making this change. A building permit may be needed. This can be applied for at the county offices or with the city.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate utility companies before digging.

We appreciate your cooperation in submitting this request for approval. An attractive community helps all of us get the full value from our homes when we decide to sell.

All Architectural approvals are based on final inspections.

Sincerely,
ACC COMMITTEE
Victoria Lakes Homeowner's Association, Inc.
Association Manager: Matt Bittihoffer
matt@landmarkmgmt.com



SOUTH BROWARD DRAINAGE DISTRICT

February 26, 2024

City of Pembroke Pines
Building Department
10100 Pines Boulevard
Pembroke Pines, FL 33025

To Whom It May Concern:

This letter shall serve as confirmation that the below-referenced property owner has applied for a permit from South Broward Drainage District (SBDD) for the following improvement(s):

DRIVEWAY EXTENSION & OUTDOOR BAR w/ PERGOLA.

SBDD will not issue a permit to the property owner for the following reasons:

- ☐ There are no easements or rights-of-way on the property that SBDD has interests in. No SBDD permit is required.
- ☒ Proposed improvements do not encroach into a SBDD easement. No SBDD permit is required.
- ☐ Although proposed improvement encroaches into an easement, no SBDD permit will be required.
- ☐ Proposed improvement does not meet SBDD standards. No SBDD permit will be issued until proposed improvements meet District criteria.
- ☒ No new permit is required. However, an SBDD final inspection is required.

Property Owner: **CASEY, ELIZABETH**

SOUTH BROWARD DRAINAGE DISTRICT

Address: **2011 N.W. 100th Avenue**
Pembroke Pines, FL 33024

Legal Description: **Victoria Lakes**
Lot: 119


BY: **LUIS OCHOA, P.E.**
TITLE: **ASSISTANT DISTRICT DIRECTOR**
DATE: **2/29/24** (SEAL)



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

VIOLATION WARNING

Case #: 230702837
Folio #: 514108181190
Recipient: ELIZABETH CASEY
Address: 2011 NW 100 AVE
PEMBROKE PINES, FL 33024

Date: 7/9/2023

A physical inspection at 2011 NW 100 AVE Pembroke Pines, FL 33024 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	Work done without permits: Driveway extension.	07/05/2025

Notes/Mean of Correction:

Must obtain a permit for work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 07/05/2025

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.

Code Compliance Officer - Matthew Smith

HAND DELIVERY TO:

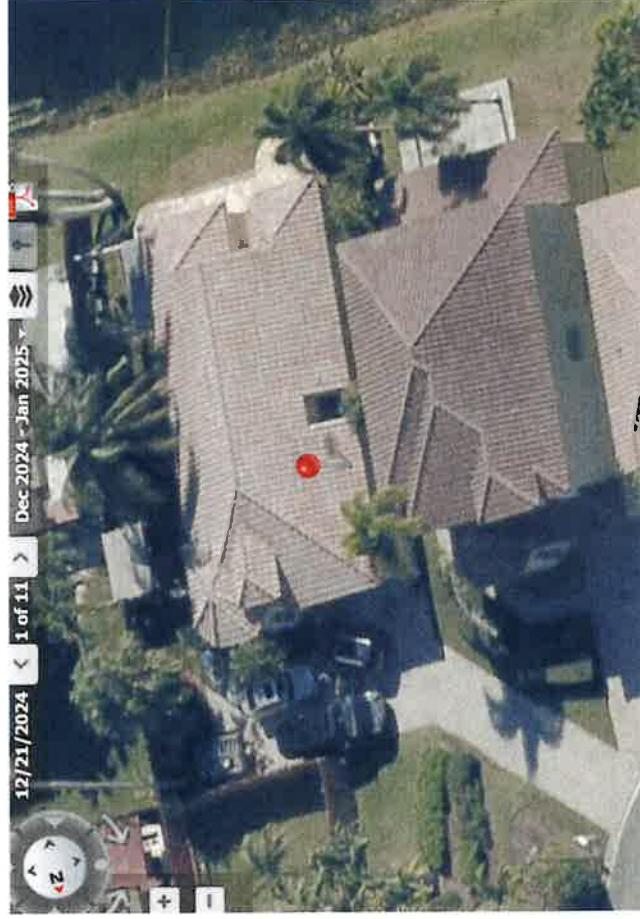
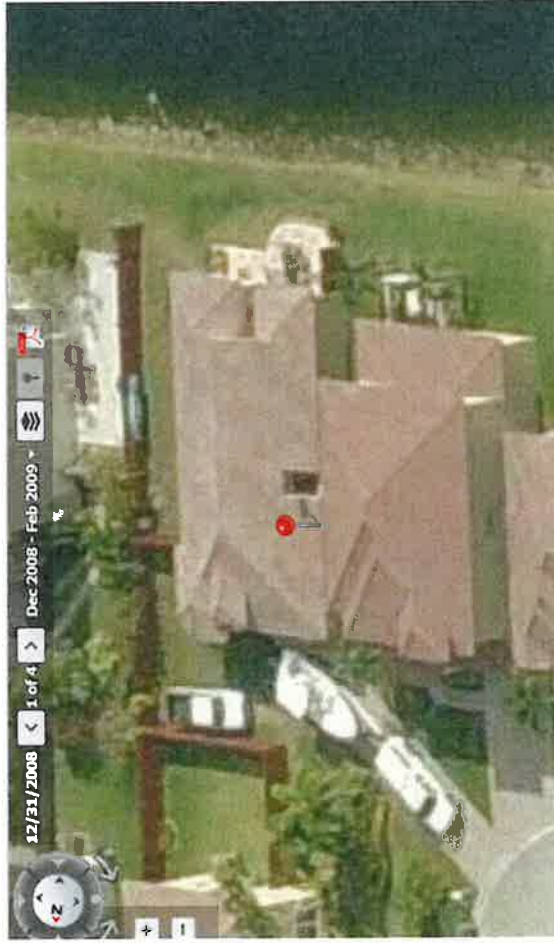
Posted to
Property

07/09/2023

10:51 AM

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

Property Changes: 2011 NW 100 Avenue





Type of Meeting

Board of Adjustment

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS: This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV2025-0017 & 0018

PROJECT NAME: Elizabeth Casey

MEETING DATE: August 7, 2025

NAME: Elizabeth Casey

BUSINESS ADDRESS: _____

HOME ADDRESS: 2011 NW 100th Avenue

TELEPHONE NUMBER: (954) 309-0054

QUALIFIES AS "AFFECTED PERSON":

- ☒ Subject property owner
- ☐ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person _____ **Date:** _____

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: Maria Santana Wright

ADDRESS: 2040 NW 100th Ave.

TELEPHONE NUMBER: (954) 614-0456

SPEAKING: ☒ IN FAVOR OF PETITION ☐ AGAINST PETITION