

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2023-0060-0061

Zoning Variances

Divina Rosario
16318 NW 17 Court Pembroke Pines, FL 33028





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

Summary

Agenda Date:	June 1, 2023	Application ID:	ZV(R)2023-0060-0061
Project:	Driveway and walkway, Zero Lot	Project Number:	N/A
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Divina Rosario	Agent:	N/A
Location:	16318 NW 17 Court, Pembroke Pines, FL 33028		
Existing Zoning:	Single-Family Residence (R-1Z)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 221202833 (Issued 12/06/2022), Building Permit Application No. RX23-05041 (Applied 4/11/2023)		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R) 2023-0044	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% Front Lot Coverage (Total)	50% Front Lot Coverage (Total)
ZV(R) 2023-0045	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% of lot's width	45% of lot's width
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director: 	Zoning Administrator: 	

PROJECT DESCRIPTION / BACKGROUND:

Divina Rosario, owner, submitted two residential zoning variance requests to legalize an existing driveway and walkway for the single-family residence located at 16318 NW 17 Court in Parkside at Spring Valley neighborhood which is zoned R-1Z (Residential Single-Family Zero Lot Line).

On December 6, 2022, the City's Code Compliance Division initiated Code Compliance procedures (Case No. 221202833) for work performed without building permits.

In April 11, 2023, the owner submitted a building permit application (No. RX23-05041) to build a driveway and patio at the property; however, per owner's provided plan, the existing driveway exceeds the provisions of the City's Land Development Code (LDC)

The applicant is requesting:

- ZV(R) 2023-0044 is to allow 55% front lot coverage (total) instead of the allowed 40% front lot coverage (total) in a zero-lot.
- ZV(R) 2023-0045 is to allow 45% of lot's width instead of the allowed 40% of lot's width for an existing driveway in a zero-lot.

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 at Spring Valley neighborhood. The applicant has provided a copy of the Homeowner Association (HOA) approval.

VARIANCE REQUEST DETAILS:

ZV(R)2023-0060) allow a 50% total front zero lot line coverage instead of the required 40% total front lot coverage for an existing driveway.

ZV(R)2023-0061) allow a 45% width of lot on a zero-lot line instead of the 40% required width of lot for an existing driveway.

Code References:

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 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
Property Survey
Field Images
Proposed Plan
HOA Letter of Approval



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.ppinies.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: 11/12/23

Plans for DRC 1 Planner: C-2

Indicate the type of application you are applying for:

- Appeal*
- Comprehensive Plan Amendment
- Delegation Request
- DRI*
- DRI Amendment (NOPC)*
- Flexibility Allocation
- Interpretation*
- Land Use Plan Map Amendment*
- Miscellaneous
- Plat*
- Sign Plan
- Site Plan*
- Site Plan Amendment*
- Special Exception*
- Variance (Homeowner Residential)
- Variance (Multifamily, Non-residential)*
- Zoning Change (Map or PUD)*
- Zoning Change (Text)
- Zoning Exception*
- 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 feet 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 #: 2012-2023-0060-0061
Date Submitted: 11/12/23 Posted Signs Required: (1) Fees: \$ 600.00

SECTION 1-PROJECT INFORMATION:Project Name: Winward SurwProject Address: 16318 N.W. 17 CTLocation / Shopping Center: N/A

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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: Divina Rosario

Owner's Address: 16318 N.W. 17ct

Owner's Email Address: Divinaltrugracia@outlook.com

Owner's Phone: (954) 558-0496 Owner's Fax: N/A

Agent: N/A

Contact Person: Same as Above

Agent's Address: N/A

Agent's Email Address: N/A

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: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

See letter

18

1/19/23

To whom it may concern,

This to inform you that I
Divina Cesario am the owner of the
property located at 16318 NW 17th
City of Pembroke Pines FL 33028

This letter is to inform you
that I have been living at the same
address for the last 25 years.

When I first moved in my family was
small but as the time passed.

My kids have grown up we have added
new cars. Now we have 4 cars at my
home and not enough guest parking
available.

The HOA started charging \$100.00
per car to park on the streets from
12:00 AM to 6:00 AM that expensive
became burdensome and I could no
longer continue to pay it.

That is why I renovated my
driveway with pavers and increase
its parking capacity

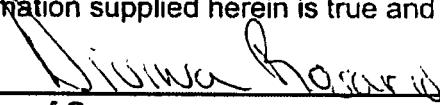
If you have any questions,
please don't hesitate to reach out!

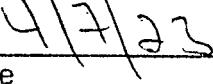
Sincerely
Divina Cesario
OWNER (954) 556-0496

SECTION 7- PROJECT AUTHORIZATION

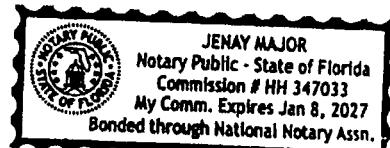
OWNER CERTIFICATION

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 of Owner

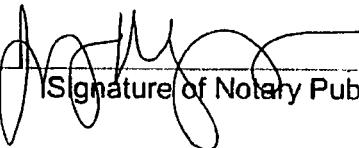

Date

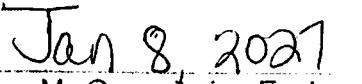
Sworn and Subscribed before me this 25th day
of April, 20 93




FLA Verified

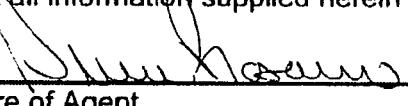
\$0
Fee Paid

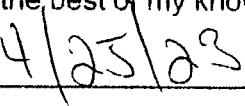

Signature of Notary Public


My Commission Expires

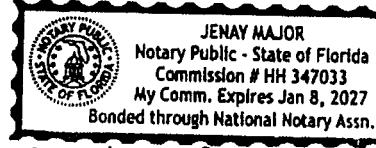
AGENT CERTIFICATION

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 of Agent

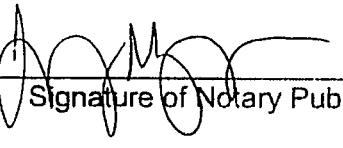

Date

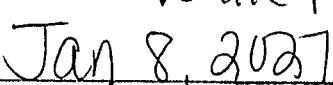
Sworn and Subscribed before me this 25th day
of April, 20 93




FLA Verified

\$0
Fee Paid


Signature of Notary Public


My Commission Expires

This property described as:
Lot 409,
PARKSIDE AT SPRING VALLEY,
according to the Plat
thereof, as recorded in
Plat Book 158, Page 13
of the Public Records of
Broward County, Florida.

As Built C2.

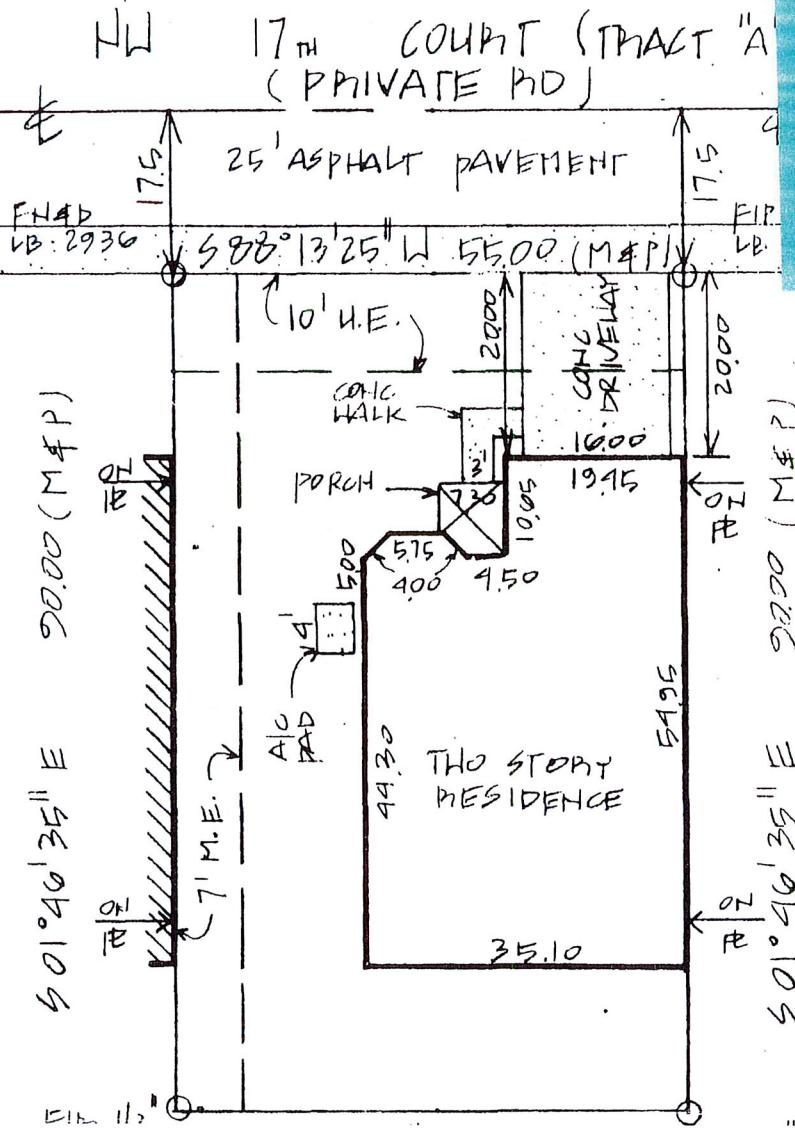
PEMBROKE PINES
www.ppinest.com

www.ppinet.com

$$\begin{array}{r}
 \text{Allowed} \\
 20(55) = 1100 \text{ SF} \\
 10.65(33.25) = 354 \text{ SF} \\
 \hline
 1454 \text{ SF} - 40\%
 \end{array}$$

Proposed :-

25 x 20 =	500	ST
4 x 7 =	28	ST
11.75 x 5 =	58.75	ST
15 x 5 =	60	ST
16 x 5 =	80	ST
<u>1735.00</u>		



F. ELEV. = 2nd denotes lowest habitable floor elevation. Elevations shown refer to N.G.V.D.

F. ELEV. = 242 denotes 104' 2" above floor elevation. Elevation shown refer to N.G. V.D.

F.F. ELEV. = 942 denotes 10'-
feet above floor ELEVATION.
Elevations shown refer to N.G. V.D.
29. W.HARD CO. ELEV. = 9.905
RAGE ELEVATION = 9.50

29. R.F. ELEV. = 940 denotes low inhabitable floor elevation. ELEVATIONS shown refer to N.G. V.D.

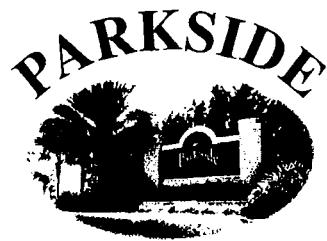
WEST NEAREST STAIR	GRADE = <u>972</u>	STAIR ELEV. = <u>9.902</u>
STAIR CO.	STAIR ELEV. = <u>9.50</u>	
AVERAGE ELEVATION = <u>9.713</u>		
R.P. = <u>743</u>		

11/15/2022 11:55



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:	Account Number:	
Name of Owner (s):	Divina Rosario	
Street Address:	16318 N.W. 17ct	
Date:	Day Phone:	Evening Phone:
	954 558-0496	Same as above

**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:

<input type="checkbox"/> Addition	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Wall/Fence
<input type="checkbox"/> Doors Identical/New	<input type="checkbox"/> Patio	<input type="checkbox"/> Concrete Slab
<input checked="" type="checkbox"/> Pavers	<input type="checkbox"/> Jacuzzi	<input type="checkbox"/> Awning
<input type="checkbox"/> Driveway Painting	<input type="checkbox"/> Mailbox Replacement	<input type="checkbox"/> Light Fixture
<input type="checkbox"/> Exterior Paint Identical Color	<input type="checkbox"/> Satelite Dish 18"	<input type="checkbox"/> Other
<input type="checkbox"/> Hurricane Shutters	<input type="checkbox"/> Screening Enclosure New	

Description of Request: _____

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)

SJS
2022

[] 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: 11/1/2023 Date Application Received: 11/1/2022

Approved

Disapproved

Committee Member Signature: 

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

Date Application Received: _____ Date Application Received: _____

Approved

Disapproved

Committee Member Signature: _____

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. Access 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 construction.
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: _____
