

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0081-0083

Zoning Variances

Hort, James

1420 NW 86 TER Pembroke Pines FL 33024



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>	December 7, 2023	<b>Application ID:</b>	ZV(R)2023-0081-0083
<b>Project:</b>	Driveway, shed	<b>Pre-Application Number:</b>	PRE2023-0053
<b>Project Planner:</b>	Christian Zamora, Senior Planner		
<b>Owner:</b>	James Hort	<b>Agent:</b>	N/A
<b>Location:</b>	1420 NW 86 Terrace, Pembroke Pines, FL 33024	<b>Commission District No.</b>	2
<b>Location:</b>	1420 NW 86 Terrace, Pembroke Pines, FL 33024		
<b>Existing Zoning:</b>	Single-Family Residence (R-1C)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Compliance Case No. 221203027 (Issued 12/19/2022)		
	<b>This item was presented at the October 5 and November 2, 2023 Meetings, and the Board tabled the requests by asking the <u>applicant the need to reduce the area covered by the work done in the front of the house.</u></b>		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2023-0081	Table 155.620: Accessory Structures: Driveway	35% Front Lot Coverage (Total)	77% Front Lot Coverage 70% Front Lot Coverage 50 % Front Lot Coverage (Total)
ZV(R) 2023-0082	Table 155.620: Accessory Structures: Driveway, Circular	40% of lot's width	55% of lot's width 52% of lot's width 47% of lot's width
ZV(R) 2023-0083	Table 155.620: Accessory Structures: Shed	Five Feet (5' side setback	One Foot, six inches (1'-6") side setback (northern property line)
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director: <u>WJ</u> Assistant Director: <u>TV</u>		

## **PROJECT DESCRIPTION / BACKGROUND:**

James Hort, owner, submitted three residential zoning variance requests for an existing driveway and a 12' x 9' shed for the single-family residence located at 1420 NW 86 Terrace in the Boulevard Heights neighborhood, which is zoned R-1C, Residential Single-Family.

On December 19, 2022, the City's Code Compliance Division cited the owner (Case No. 221203027) for work performed without building permits.

In April 5, 2022, the property owner submitted a building permit application (RX22-00645) to legalize the completed driveway work. The permit application and documents revealed that the existing driveway exceeded the limitations of the City's Land Development Code (LDC); therefore, the applicant is requested the following:

- **ZV(R) 2023-0081** is to allow 77% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot. **(TABLED)**
- **ZV(R) 2023-0082** is to allow 55% width of lot instead of the allowed 40% width of lot for an existing driveway in a typical lot. **(TABLED)**
- **ZV(R) 2023-0083** is to allow a foot, six inches (1' - 6") side setback along a segment of the northern property line instead of the required five feet (5') setback for an existing 12' x 9' shed in a typical lot. **(TABLED)**
- **ZV(R) 2023-0081** is to allow 70% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot. **(TABLED)**
- **ZV(R) 2023-0082** is to allow 55% width of lot instead of the allowed 40% width of lot for an existing driveway in a typical lot. **(TABLED)**
- **ZV(R) 2023-0083** is to allow a foot, six inches (1' - 6") side setback along a segment of the northern property line instead of the required five feet (5') setback for an existing 12' x 9' shed in a typical lot. **(TABLED)**

The above variance requests were heard by the Board on October 5 and November 2, 2023, meetings. The applicant was directed to reconsider the requests and to possibly provide an alternative plan to further reduce the amount of paving in the front of the house.

Per the updated request, the new plan shows the width of the driveway reduced from 33'-0" (55%) to 28'-0" wide (47%) of the lot's width; also, the modified request reduces front lot coverage from 77% to 50% of front lot coverage. To provide this reduction, the applicant is removing a 5' x 36.1' strip of concrete along the right side (north) of the existing driveway.

The applicant is now asking:

- **ZV(R) 2023-0081** is to allow 50% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot.
- **ZV(R) 2023-0082** is to allow 47% width of lot instead of the allowed 40% width of lot for an existing driveway in a typical lot.
- **ZV(R) 2023-0083** is to allow a foot, six inches (1' - 6") side setback along a segment of the northern property line instead of the required five feet (5') setback for an existing 12' x 9' shed in a typical lot.

The applicant 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 property is not located within a homeowner's association.

**VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0081** is to allow ~~77%~~ 50% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot.

**ZV(R) 2023-0082** is to allow ~~55%~~ 47% width of lot instead of the allowed 40% of width of lot for an existing driveway in a typical lot.

**ZV(R) 2023-0083:** is to allow a foot, six inches (1'-6") side setback (eastern property line) instead of the required five feet (5') setback for an existing 12'x9' shed in a typical lot.

*Code References:*

**ZV(R)2023-0081 & 0082)**

<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, Typical Lot</b>	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	<b>35% front lot coverage</b>  <b>40 % width of lot</b>	[1] 10 foot minimum width

**ZV(R)2023-0083)**

<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>Shed</b>	Primary Building	<b>5 feet</b>	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet  [2] 200 square feet if located in A or R-E.	[2] If over 200 square feet it shall meet primary building setbacks

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:** Property Survey  
Updated Plan  
Plan Layout (11-28-2023)  
Plan Layout (11-02/2023)  
Plan Layout (10-05-2023)

12/7/23

RAFAEL R. CABRERA, P.S.M.  
D/B/A CABRERA CONSULTING SERVICES

CERTIFICATE No. L.S.-5665; L.B. 7102  
STATE OF FLORIDA  
10412 SW 23 TERR.  
MIAMI, FLORIDA 33165  
PHONE: (305) 389-8321

PAGE 2 OF 2  
NOT VALID WITHOUT PAGE 1 OF 2

JOB No. 180630

# BOUNDARY SURVEY

SCALE: 1" = 20'

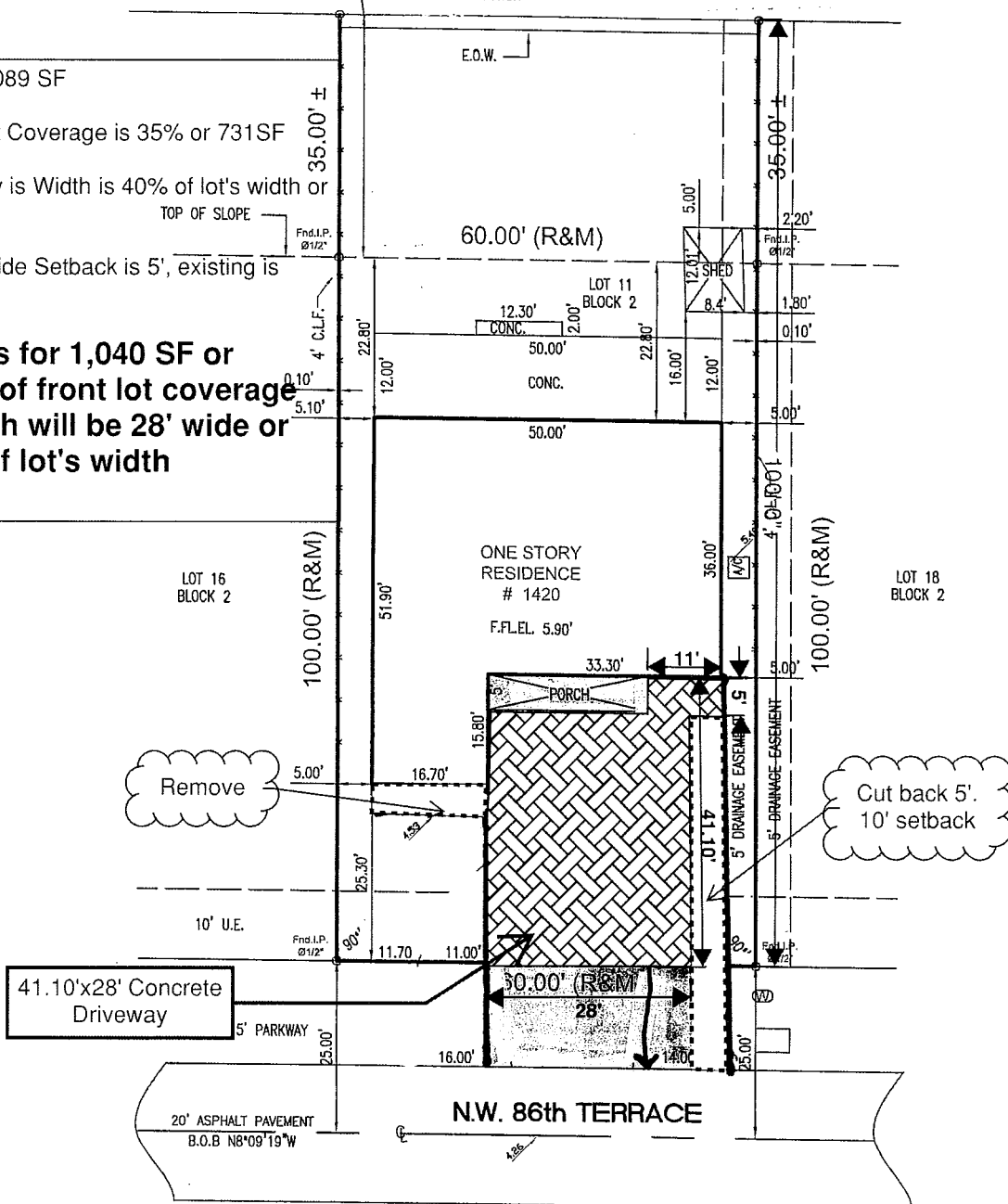
WEST LAKE

THE LAND LYING BETWEEN THE TOP OF SLOPE AND THE WATERS EDGE IS RESERVED FOR MAINTENANCE OF THE LAKE AND SHALL BE KEPT FREE FROM ANY PERMANENT OBSTRUCTION

Front Lot Area is 2,089 SF

1. Allowed Front Lot Coverage is 35% or 731 SF
2. Allowed Driveway Width is 40% of lot's width or 24 LF
3. Required Shed Side Setback is 5', existing is 1.89'

**Modification is for 1,040 SF or 49.78% (50%) of front lot coverage**  
**Driveway width will be 28' wide or 46.6% (47%) of lot's width**



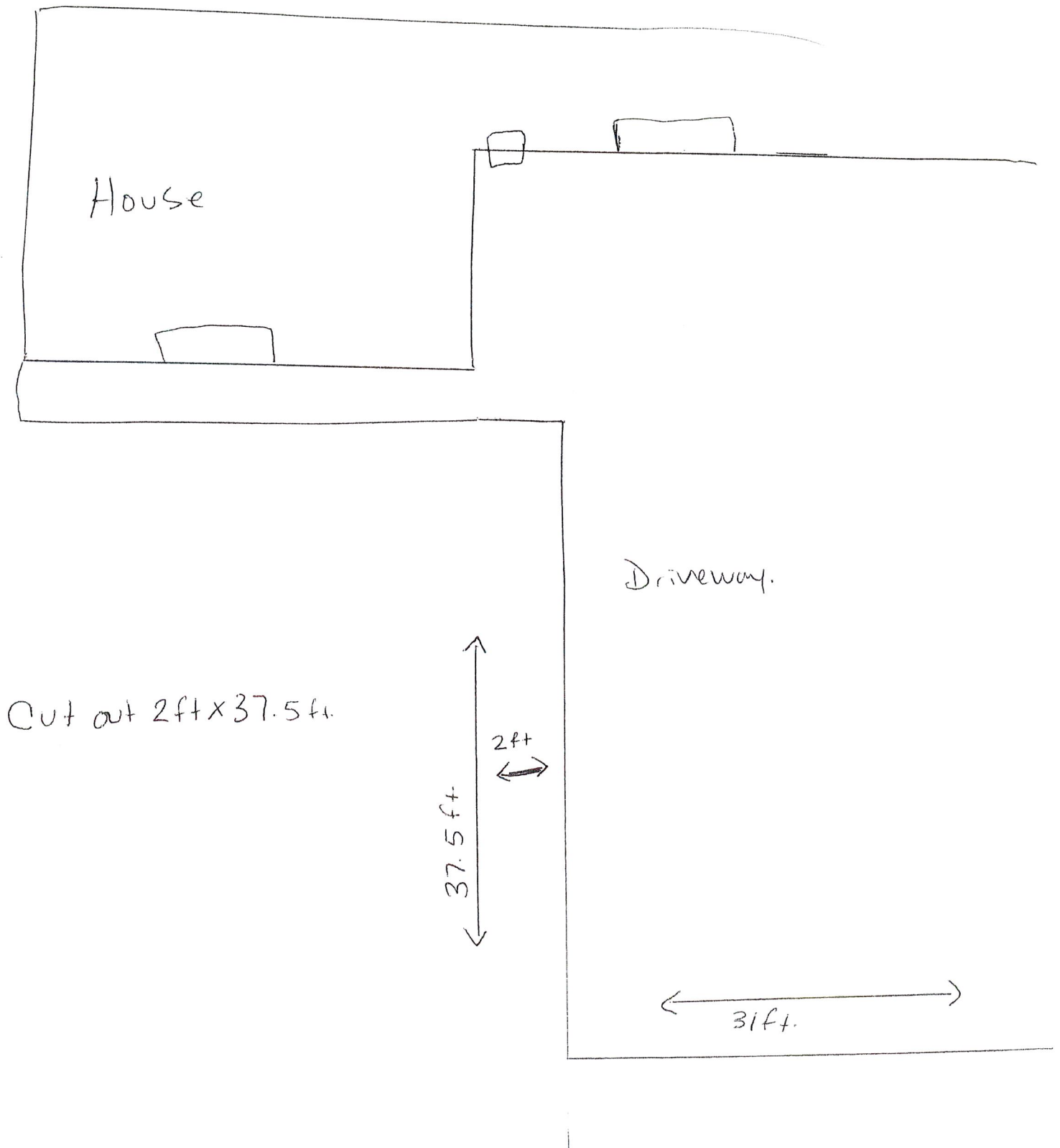
## LEGEND AND ABBREVIATIONS

<p> <math>\Delta</math> = ELEVATION            DRWY. = DRIVEWAY            U.P. = UTILITY POLE            B.O.B. = BASIS OF BEARINGS            A/C = AIR CONDITIONING PAD            A = ARC DISTANCE            BLDG. = BUILDING            C.B. = CATCH BASIN            C.B.S. = CONCRETE BLOCK STRUCTURE            CH. = CHORD DISTANCE            CL. = CLEAR            C/L = CENTER LINE            CONC. = CONCRETE         </p>	<p>           F.N. = FOUND NAIL            P.O.C. = POINT OF COMMON-CEMENT            F.D.H. = FOUND DRILL HOLE            P.T. = POINT OF TANGENCY            E.N.C. = ENCROACHMENT            F.H. = FOUND HYDRANT            F.I.P. = FOUND IRON PIPE            F.R. = FOUND REBAR            I.F.E. = LOWEST FLOOR ELEVATION            I.P. = LIGHT POLE            (M) = MEASURED            (R) = RECORD            (R &amp; M) = RECORD &amp; MEASURED         </p>	<p>           E.M. = ELECTRIC METER            P.I. = POINT OF INTERSECTION            P.R.C. = POINT OF REVERSE CURVE            P.C. = POINT OF CURVATURE            F.N.D. = FOUND NAIL/DISK            P.C.C. = POINT OF COMPOUND CURVE            M/L = MONUMENT LINE            N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM            O.E. = OVERHEAD ELECTRIC LINE            P.B. = PLAT BOOK            P.C.P. = PERMANENT CONTROL POINT            P.B. = PAGE            P.O.B. = POINT OF BEGINNING            P/L = PROPERTY LINE            N.T.S. = NOT TO SCALE         </p>	<p> <math>\square</math> = CONCRETE FOUNDATION  <math>\Delta</math> = CENTRAL ANGLE            -/- = WOOD FENCE            -X- = CHAIN LINK FENCE            [ ] = C.B.S. WALL            B/C = BLOCK CORNER            R = RADIUS            RAD. = RADIAL            RES. = RESIDENCE            R/W = RIGHT OF WAY            SEC. = SECTION            S.I.P. = SET IRON PIPE            STY. = STORY            SWK. = SIDEWALK            U.E. = UTILITY EASEMENT         </p>	<p>           OVERHEAD ELECTRIC            UTILITY CONC. POLE            WATER METER         </p>
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1420 NW 86 terrace

11/02/2023 .

ZV(R) 2023-0081-0083



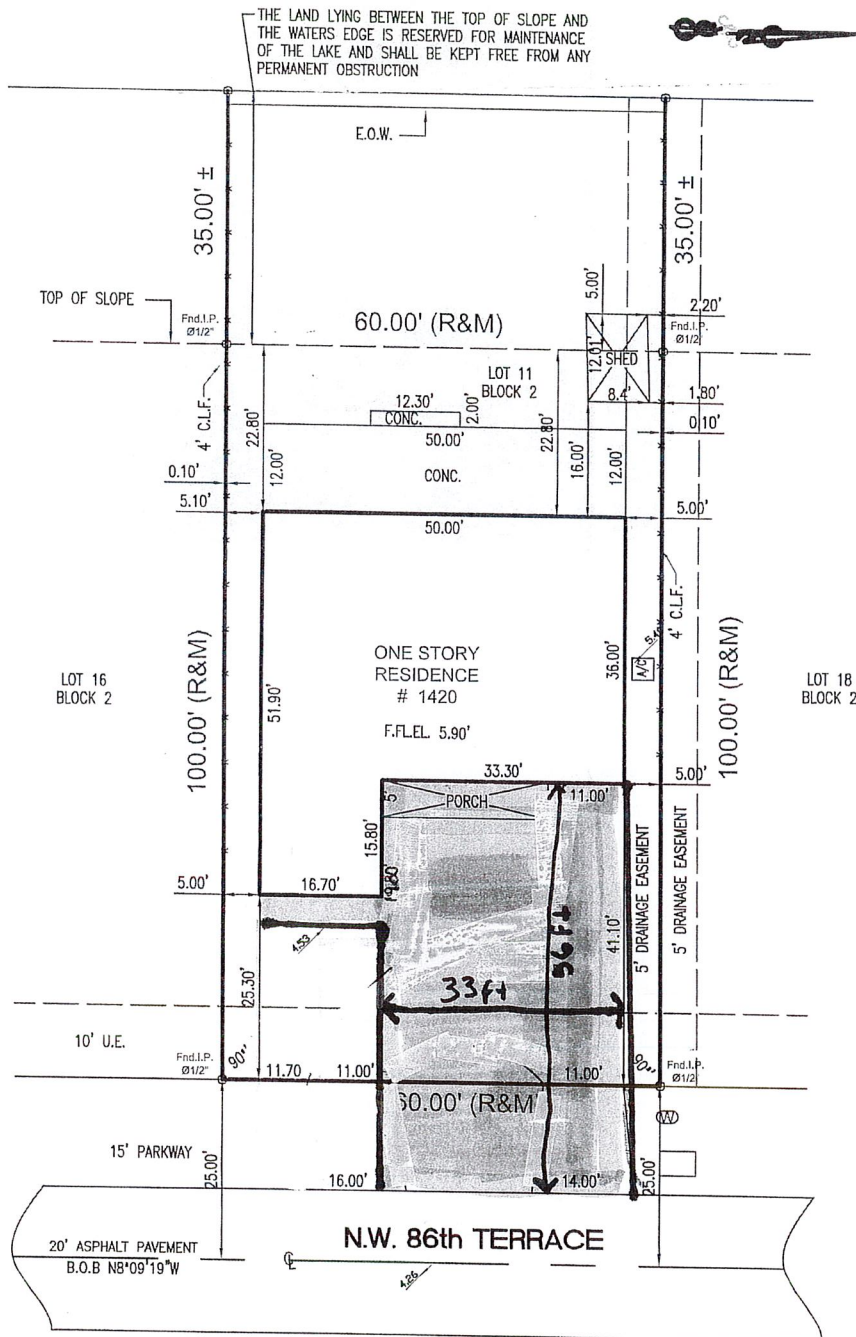


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