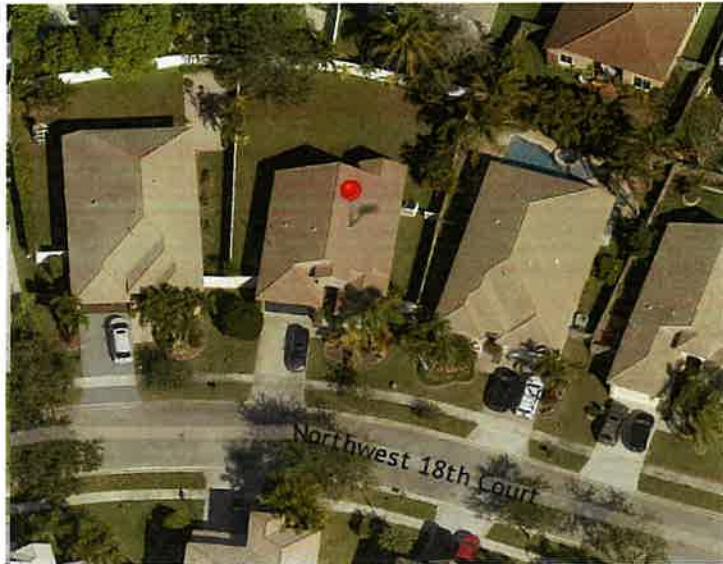


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2024-0018
Zoning Variance

DEBACKER, DONALD
14257 NW 18 CT 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:	April 4, 2024	Application ID:	ZV(R) 2024-0018
Project:	Proposed Driveway, Typical Lot.	Pre-Application Number:	PRE2024-0019
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Donald Debacker	Agent:	N/A
Location:	14257 NW 18 Court Pembroke Pines FL 33028	Commission District No.	3
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential
Reference Applications:	N/A		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R) 2024-0018	Table 155.620: Accessory Structure: Driveway, Typical Lot	35% Front Lot Coverage	49% Front Lot Coverage
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

PROJECT DESCRIPTION / BACKGROUND:

Donald Debacker, owner, has submitted a residential zoning variance request to build a driveway at the property located at 14257 NW 18 Court. The property is part of Pembroke Falls Planned Unit Development (PUD) and follows the guidelines for single-family conventional with lots larger than 6,050 Square Feet. The PUD guidelines do not address front lot coverage; therefore, the provisions of the City's Land Development Code (LDC) are applicable.

The applicant is specifically requesting:

- **ZV(R) 2024-0018:** to allow 49% front lot coverage (total) instead of the allowed 35% (total) for a proposed driveway in typical single-family residential lot.

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

The subject property is in Pembroke Falls neighborhood. The owner has provided a copy of the Homeowners Association (HOA) Letter, dated January 31, 2024.

VARIANCE REQUEST DETAILS:

ZV(R) 2024-0018 is to allow 49% front lot coverage (total) instead of the allowed 35% (total) for a proposed driveway in typical single-family residential lot.

Code Reference:

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% 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 / Plan
HOA Letter



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: _____

Plans for DRC _____ 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 #: _____

Date Submitted: ____ / ____ / ____ Posted Signs Required: (1) Fees: \$ _____

SECTION 1-PROJECT INFORMATION:

Project Name: Driveway modification and apron (extending currently existing one)

Project Address: 14257 NW 18th Ct., Pembroke Pines

Location / Shopping Center: NA / residential

Acreage of Property: 8,187 sf Building Square Feet: 1871

Flexibility Zone: (PUD) Folio Number(s): 514010072000

Plat Name: PEMBROKE FALLS Traffic Analysis Zone (TAZ):

Legal Description: PEMBROKE FALLS PHASE 7 166-17 B LOT 103 BLK 9

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
2/26/24	Tree removal	Approved & paid			

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Richard Valandia

Owner's Address: 14257 NW 18th Ct., Pembroke Pines

Owner's Email Address: valandia@pplhest.com

Owner's Phone: 9549077175 Owner's Fax: n/a

Agent: n/a - forms filled by owner/applicant

Contact Person: _____

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: PUD

Land Use / Density: _____

Use: 01-01

Plat Name: Pembroke Falls

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: 105-620

Required: 35% FLC; 40% lot's width.

Request: Driveway modification 49% FLC

Details of Variance, Zoning Appeal, Interpretation Request:

Requesting review to extend the current driveway and apron (please refer to sketch).

My home is in an HOA, it does not allow cars to be parked at night on the street and if one does a citation is issued; it's a burden to have a guest stay at as there is no guest parking available. In addition, the current driveway is very tight not making it wheelchair accessible for older handicap family members as well for my newborn's stroller, as my husband's truck is wide and often we have to park on the grass to make it accessible (tad off the current driveway). To help with the baby, I have family that plan for overnight stays, I'd like to also have a safe spot available. The request is to extend driveway an extra 7x15 and for the apron 7x7 - so it can all be uniform. (HOA has approved it).

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)

The request is to add to the current driveway;

Extend an extra 7x15 ft to continue the current driveway & for the apron (eastern end)

to match the driveway, thus the apron 7x7 ft. (HOA has approved our project-letter

is attached). The material used will be same color/concrete as current one.

pg 6 -7 will be reattached & notarized

See letter *SD*

To: Pembroke Pines Zoning

Re: Driveway modification

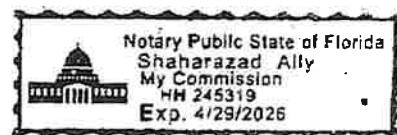
My home is inside an HOA, it does not allow cars to be parked at night on the street and if one does then a citation is likely to be issued; it's a burden to have a guest stay at as there is no guest parking available. In addition, the current driveway is very tight not making it wheelchair accessible for older handicap family members as well for my newborn's stroller (as my husband's truck is wide and often we have to park on the grass to make it accessible, tad off the current driveway). To help with the baby, I have family that plans to stay several nights a week, I'd like to also have a safe spot available for those instances. The request is to extend the driveway; an extra 7x15 and for the apron 7x7, all in concrete to match current one - so it can all be uniform. (HOA has approved it).

Sworn and Subscribed before me this 27 day
of February, 2024

Fee Paid

Signature of Notary Public

4/29/2026
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

Pembroke Falls Homeowners Association, Inc.

c/o KW Property Management & Consulting
1651 NW 136th Avenue
Pembroke Pines, FL 33028
(954) 430-8700

01/31/2024

14257 NW 18th Ct
Pembroke Pines, FL 33029

CONCERNING: Architectural Approval

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

DRIVEWAY MODIFICATION

The approval of your request for architectural change is subject to the following stipulations:

All work subject to receiving permit by the City of Pembroke Pines.

Owner is responsible for any damage to utilities.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes.

Please contact the Management office once the project is completed at (954) 430-8700.

Respectfully,

Amande Bonnaud



Broward County Property Appraiser's Office
DEPARTMENT OF PROFESSIONAL
STANDARDS AND COMPLIANCE
115 South Andrews Avenue, Room 111
Fort Lauderdale, FL 33301

Tel: 954-357-6830
Fax: 954-357-8474
Web: www.bcpa.net

March 4, 2024

Mr. Paul D. Hansford
Mrs. Viviana Velanida
14257 NW 18 Court
Pembroke Pines, FL 33028

RE: Folio # 5140 10 07 2000

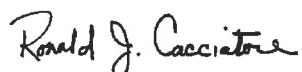
Legal: PEMBROKE FALLS PHASE 7 166-17 B LOT 103 BLK 9

Dear Sir or Madame:

Please accept this letter as confirmation and to inform you that the property listed as 14257 NW 18 Court, Pembroke Pines, FL 33028, belongs to [REDACTED].
Per Florida Statute §119, the property owners name, home addresses, telephone numbers, social security numbers, and photographs must be kept confidential from public records due to their employment status.

If you require any further assistance, please do not hesitate to contact me at 954-357-5494.

Sincerely,

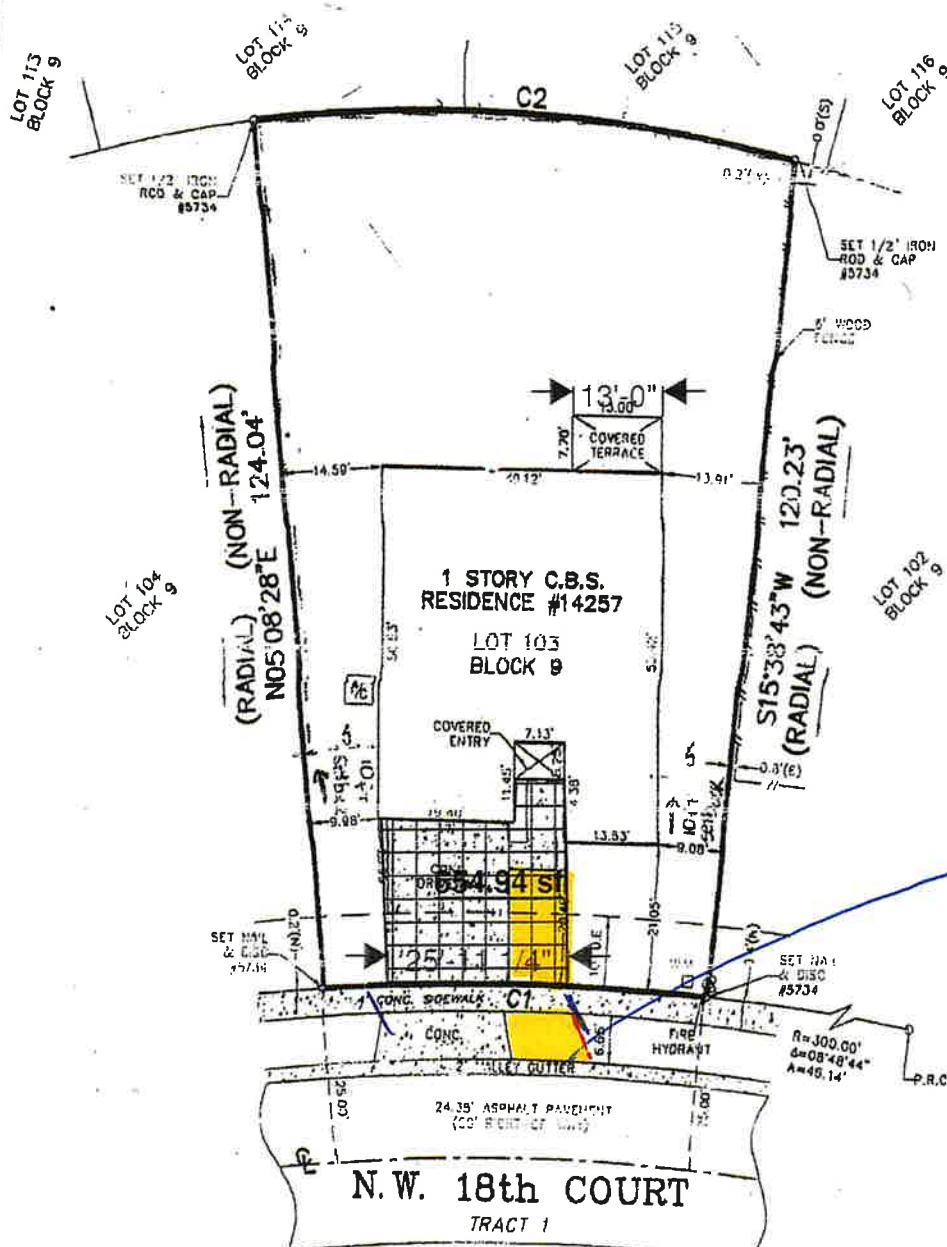


Ronald J. Caciato, Director
Department of Professional Standards & Compliance
Broward County Property Appraiser's Office

RJC:cr

C1: R=300.00'
Δ=10°30'15"
A=55.00'
C.B.=N79°36'26"W

C2: R=202.00'
Δ=22°05'01"
A=77.86°
C.B.=S76°47'48"E



Prepared is 60.5%
or 48.6% (100%)

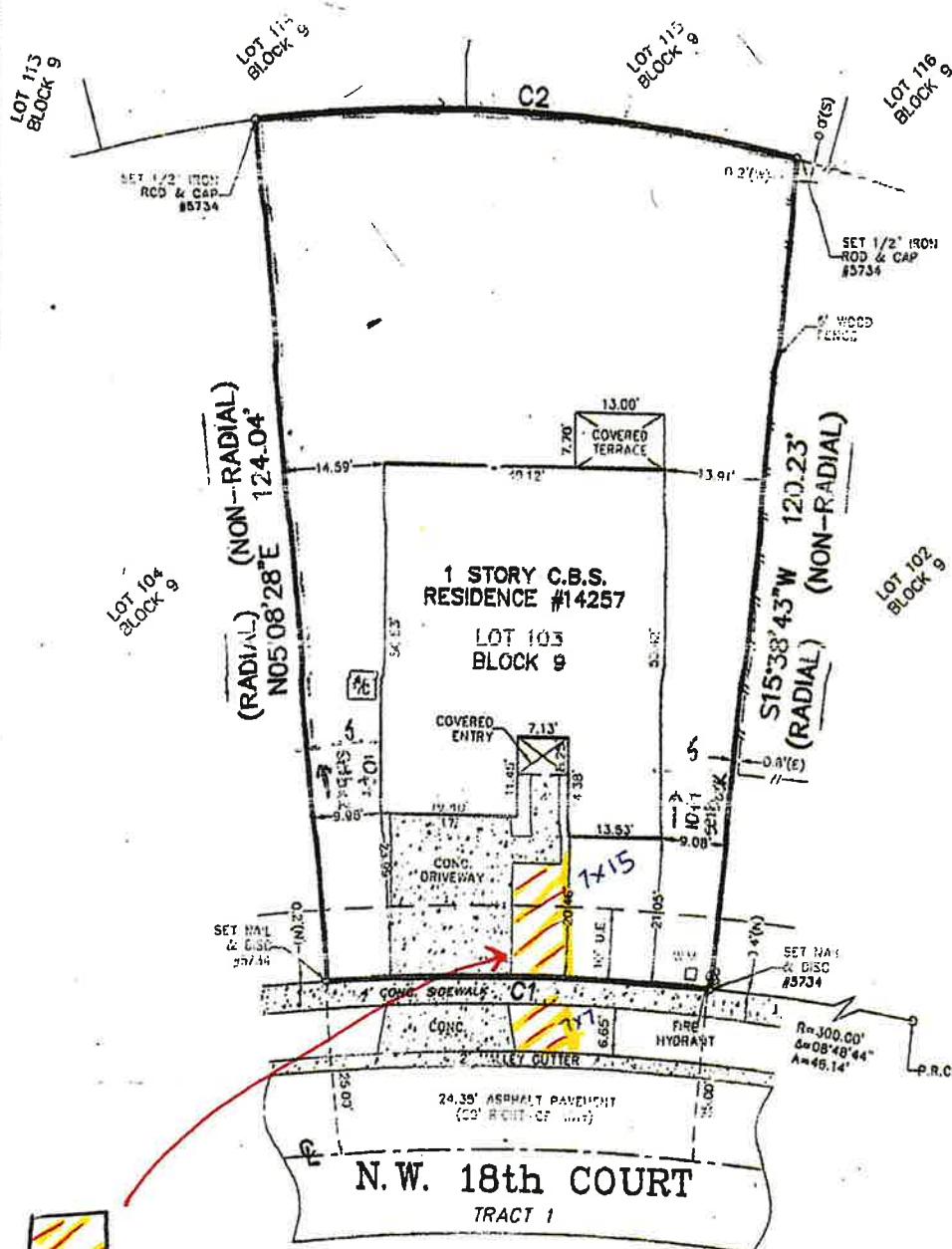
C-2.

1,346.36 sf

SCALE: 1" = 20' SKETCH NO.: 10-1552
DRAWN BY: K.W. SIDE 2 OF 2

C1: R=300.00'
Δ=10'30'15"
A=55.00'
C.B.=N79°36'26"W

C2:R=202.00'
Δ=22°05'01"
A=77.86'
C.B.=S76°47'48"E



A small square icon containing three diagonal red and yellow lines.

→ area
to add
in concrete

Driveway 7x15
Apron 7x7

SCALE: 1" = 20'
DRAWN BY: K

DRAWN BY: K.W.

SKETCH NO.: 10-1552
SIDE 2 OF 2

SIDE 2 OF 2

C1: R=300.00'
 $\Delta=10^{\circ}30'15''$
 $A=55.00'$
 C.B.=N79°36'26" W

C2: R=202.00'
 $\Delta=22^{\circ}05'01''$
 $A=77.86'$
 C.B.=S76°47'48"E

