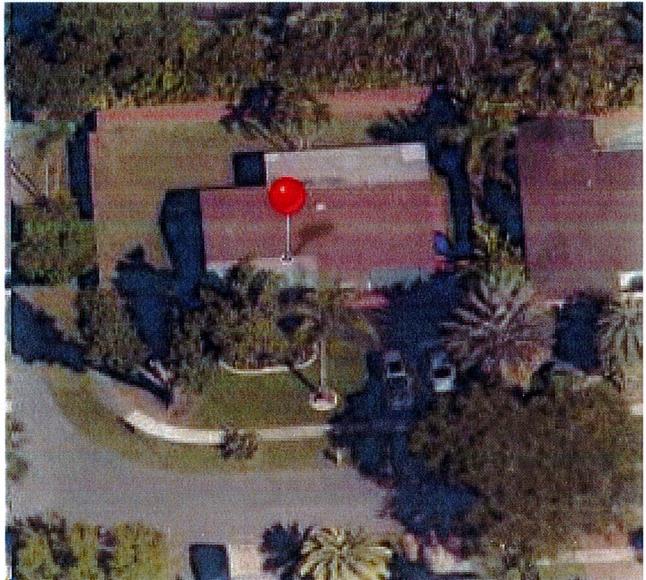
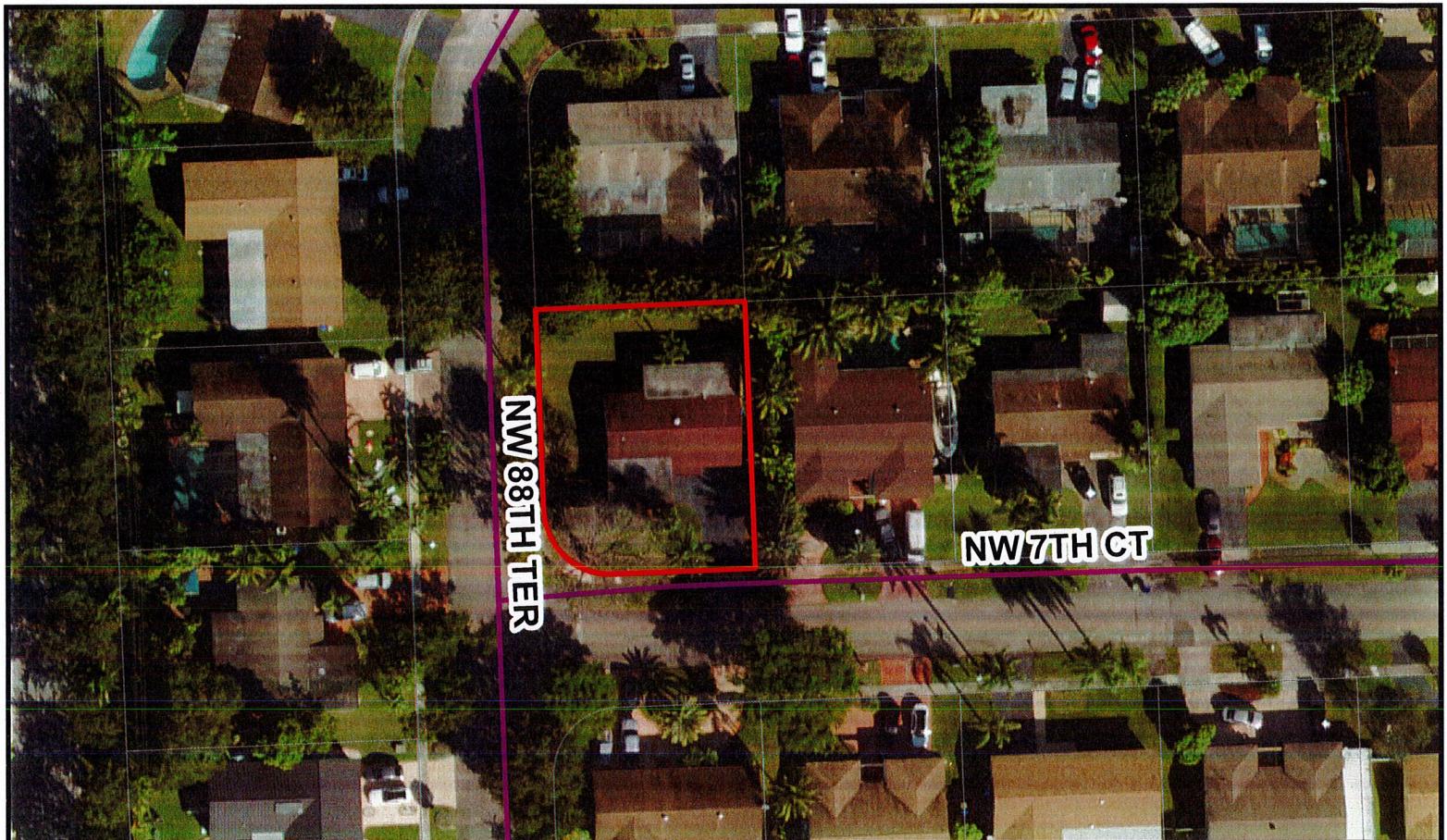


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-0036  
Zoning Variance

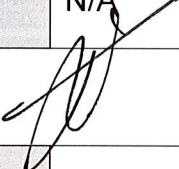
MITCHELL, JAMES A  
8861 NW 7 CT PEMBROKE PINES FL 33024





**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>	March 2, 2023	<b>Application ID:</b>	ZV(R)2022-0036
<b>Project:</b>	Driveway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Senior Planner 		
<b>Owner:</b>	James Mitchell	<b>Agent:</b>	N/A
<b>Location:</b>	8861 NW 7 Court, Pembroke Pines FL 33024		
<b>Existing Zoning:</b>	Single Family Residence (R-1C)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	N/A		

**Variance Summary**

<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2022-0036	Table 155.620: Driveway, Typical Lot	35% Front Lot Area (Total)	38 % Front Lot Area (Total)
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment	
<b>Reviewed for the Agenda:</b>	Director: 	Zoning Administrator: 	

## PROJECT DESCRIPTION / BACKGROUND:

James Mitchell, owner, has submitted a Zoning Variance request to replace and expand the existing driveway.

Zoning Variance Application #ZV(R) 2022-0036 is to allow 38% total front lot coverage instead of the allowed 35% total front lot coverage for a new driveway.

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.

There is no Homeowners Association where the property is located.

## VARIANCE REQUEST DETAILS:

- **ZV(R) 2022-0036** is to allow 38% total front lot coverage instead of the allowed 35 % for an existing driveway expansion.

Code Reference: Table 155.620 Accessory Building and Structures.

**Table 155.620 Accessory Building 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  
Proposed Plan  
Signatures of no objection



**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: 12/20/22

# Plans for DRC 1 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 (NOPOC)*	<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 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 #: 2022-0036  
Date Submitted: 12/27/22 Posted Signs Required: (1) Fees: \$ 550

**SECTION 1-PROJECT INFORMATION:**Project Name: Driveway ExpansionProject Address: 8861 NW 7th CtLocation / Shopping Center: N/AAcreage of Property: N/A Building Square Feet: N/AFlexibility Zone: N/A Folio Number(s): N/APlat Name: N/A Traffic Analysis Zone (TAZ): N/A**Legal Description:**LOT 14, BLOCK 2, WESTVIEW SECTION ONE PART ONE, ACCORDINGTO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 50 OF THE PUBLIC RECORDSOF BROWARD COUNTY, FLORIDA

Driveway

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
4/11/ 2022	RX22-00976	Driveway Expansion			Zoning denied Utilities HH Agreement

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: James A. Mitchell

Owner's Address: 8861 NW 7th Ct. Pembroke Pines, FL 33024

Owner's Email Address: jmitchpermits@gmail.com

Owner's Phone: 305.898.4675 Owner's Fax: N/A

Agent: N/A

Contact Person: N/A

Agent's Address: N/A

Agent's Email Address: N/A

Agent's Phone: N/A Agent's Fax: N/A

*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: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

### PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

### ADJACENT ZONING

North: N/A

South: N/A

East: N/A

West: N/A

### ADJACENT LAND USE PLAN

North: N/A

South: N/A

East: N/A

West: N/A

*-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: N/A 155-620 -

Required: N/A 35% front lot coverage.

Request: N/A      38%      "      "      "

#### Details of Variance, Zoning Appeal, Interpretation Request:

N/A (See Section #6).

## **SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only

City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

Requested County Land Use: NA

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

The project involves expanding the concrete driveway at 8861 NW 7th Ct, Pembroke Pines. This includes widening the driveway approximately 8 feet as depicted in the attachment 1. As noted in attachment 1 the current width of the driveway does not allow car door opening without the potential of damaging the adjacent car. There are inconveniences of moving the car to compensate for this issue, also if not, then damage of sprinklers if car is park offset to allow door opening. There are times when multiple cars are being parked in the driveway that also to compensate for this condition, cars are parked behind each other, which then cars are potentially protruding into the sidewalk and/or street. Another issue is parking the car into the garage. When manoeuvring to entering the garage, a wide swing on approach and several adjustments is required. To do that requires to run off the driveway onto the grassy area eastward. This is also to an extent, the same issue when exiting the garage. Based on the current survey and proposed calculations [Sq. Ft] (Attachment 2) for the additional 8 feet plus eastward grassy area is 939.88 SqFt and the allowance is 865.13 Sqft. Attachment 3 is property Survey. Attachment 4 is a letter with property owner's signatures.

## 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.

James A. Mitchell

12/22/2022

Signature of Owner

Date

Sworn and Subscribed before me this 22<sup>ND</sup> day

of December, 2022

Signature of Notary Public

05-31-2025

Fee Paid

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.

N/A

Signature of Agent

Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_

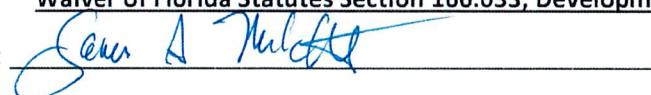
Fee Paid

Signature of Notary Public

My Commission Expires

**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant:



Authorized Representative:

Application Number:

Application Request:

I, James A. Mitchell (print Applicant/Authorized Representative name), on behalf of James A. Mitchell (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

---

Signature of Applicant or Applicant's  
Authorized Representative

Date

James A. Mitchell

---

Print Name of Applicant/Authorized Representative

## BOUNDARY SURVEY

## PROPERTY ADDRESS:

7761 N.W. 13TH ST.  
PEMBROKE PINES, FL 33024

## PARCEL IDENTIFICATION NUMBER:

26-1116-13-0540

## CERTIFIED TO:

JAMES MITCHELL

## FLOOD ZONE INFORMATION:

COMMUNITY NAME &amp; NUMBER: CITY OF PEMBROKE PINES-120053

MAP &amp; PANEL NUMBER: 12011C 0545 H

FIRM PANEL DATE: 08/18/2014

FLOOD ZONE: X

## LEGAL DESCRIPTION:

LOT 14, BLOCK 2, WESTVIEW SECTION ONE PART ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

## SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS OF WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS CANNOT BE ACCURATELY LOCATED WITHOUT EXCAVATION.
4. ACCURACIES OBTAINED IN THIS SURVEY ARE GREATER THAN (RURAL) 1' IN 5,000', (SUBURBAN) 1' IN 7,500', (COMMERCIAL) 1' IN 10,000'.
5. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO ANY THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. THIS SKETCH MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF THE SIGNING SURVEYOR.
8. FENCE OWNERSHIP NOT DETERMINED.
9. DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT REPRESENTATIVE.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE PLAN INFORMATION PRIOR TO CONSTRUCTION.
11. ELEVATIONS SHOWN HEREON ARE N.A.V.D. 1988.

Mark D.  
Laing

Digitally signed by

Mark D. Laing

Date: 2022.03.23

10:45:16 -04'00'

## LINETYPES:

— — — —	OVERHEAD ELECTRIC
— / — / —	WOOD FENCE LINE
— O — O —	PVC FENCE LINE
— X — X —	CHAIN LINK FENCE LINE
— - - - -	EASEMENT LINE
— — — — —	BOUNDARY LINE
— — — — —	STRUCTURE LINE
— - - - -	CENTERLINE
— - - - -	OLD LOT LINE

## SYMBOLS:

	FIRE HYDRANT
	WATER METER
	POWER POLE
	GAS SERVICE
	LIGHT POLE
	WELL
	BENCHMARK

## SURVEYOR'S LEGEND

D.E. = DRAINAGE EASEMENT	LB# = LICENSED BUSINESS
ELEV = ELEVATION	LS# = LICENSED SURVEYOR
EOW = EDGE OF WATER	RNG = RANGE
FCM = FOUND CONCRETE MONUMENT	RAW = RIGHT OF WAY
FDH = FOUND DRILL HOLE	SEC = SECTION
FFE = FINISHED FLOOR ELEVATION	SIR = SET IRON ROD AND CAP
FIP = FOUND IRON PIPE	SPKD = SET PK NAIL & DISC
FIPC = FOUND IRON PIPE & CAP	TWP = TOWNSHIP
FIR = FOUND IRON ROD	TR = TELEPHONE RISER
FIRC = FOUND IRON ROD & CAP	TYP = TYPICAL
FN = FOUND NAIL	U.D.E. = UTILITY & DRAINAGE EASEMENT
FNBD = FOUND NAIL & DISC	U.E. = UTILITY EASEMENT
FRRSPK = FOUND RAILROAD SPIKE	WM = WATER METER

RAPID ELEVATION  
CERTIFICATES INC.  
LICENSED BUSINESS NO. 8294



3874 SHERIDAN STREET  
HOLLYWOOD, FLORIDA 33021  
PHONE: 954-529-0465

REVISION:	DESCRIPTION:	DATE:	BY:
DATE IN FIELD:	03/14/2022	FIELD BOOK:	DIGITAL FILE
DRAWN BY:	GM	DATE DRAWN:	03/14/2022
CHECKED BY:	MDL	JOB NUMBER:	2012-1624S
rapidec123@gmail.com			

NOT VALID WITHOUT THE DIGITAL OR  
EMBOSSED SIGNATURE AND SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER



# BOUNDARY SURVEY



NORTH

N.W. 88th TERRACE

22.00' ASPHALT PAVEMENT  
(50.0' TOTAL RW)

10' PARKWAY

25.00'

ASPHALT  
CB

LOT 1  
BLOCK 2

S87° 48' 11"W 82.64'

LOT 2  
BLOCK 2

1/2" FIR  
(NO ID)

FPL  
CONC.

0.20

LOT 13  
BLOCK 2

16" WDF

0.50

LOT 14  
BLOCK 2

34.00'

6' WDF

15.00'

10.00'

17.30'

10.00'

15.75'

10.00'

5.52'

4'

9.44'

3'

4.40'

1.00'

3.00'

26.00'

1.00'

4.44'

5.46'

1.00'

10.00'

16.00'

4.10'

6' U.E.

16.00'

4' CONCRETE SIDEWALK

25.00'

15.00'

21.35'

25.10'

57.25'

10' PARKWAY

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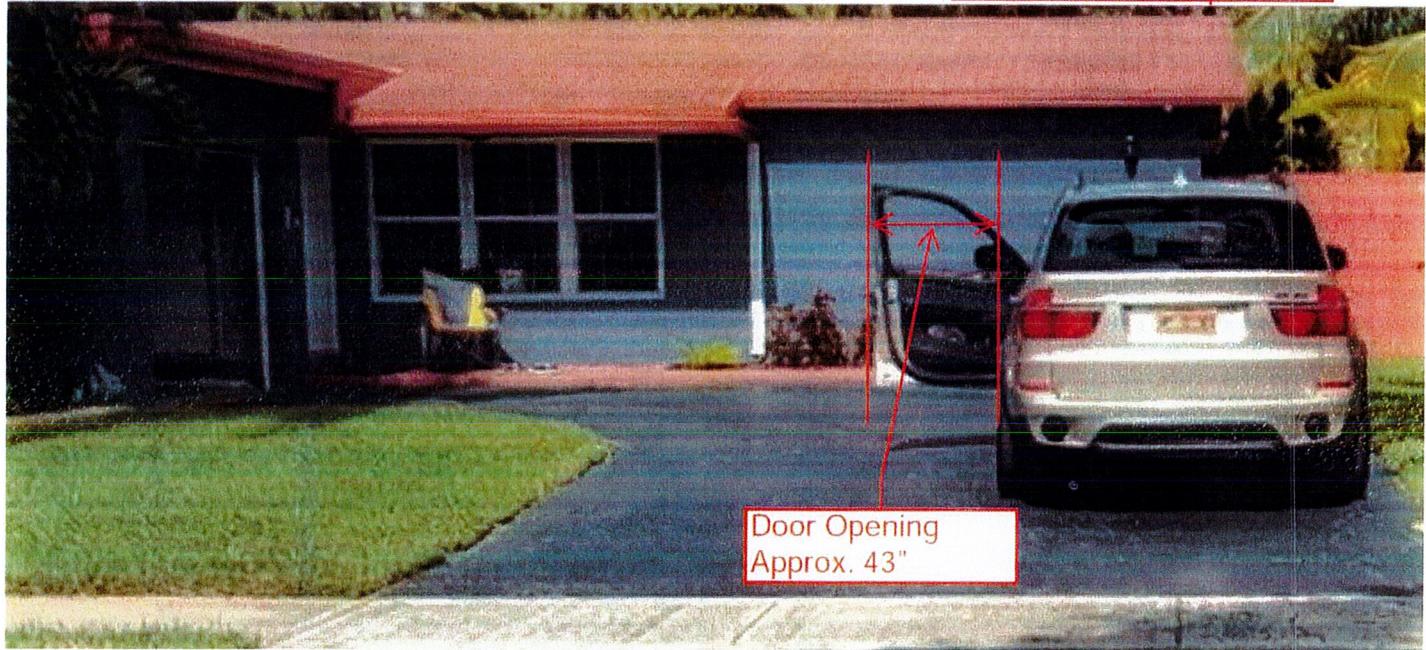
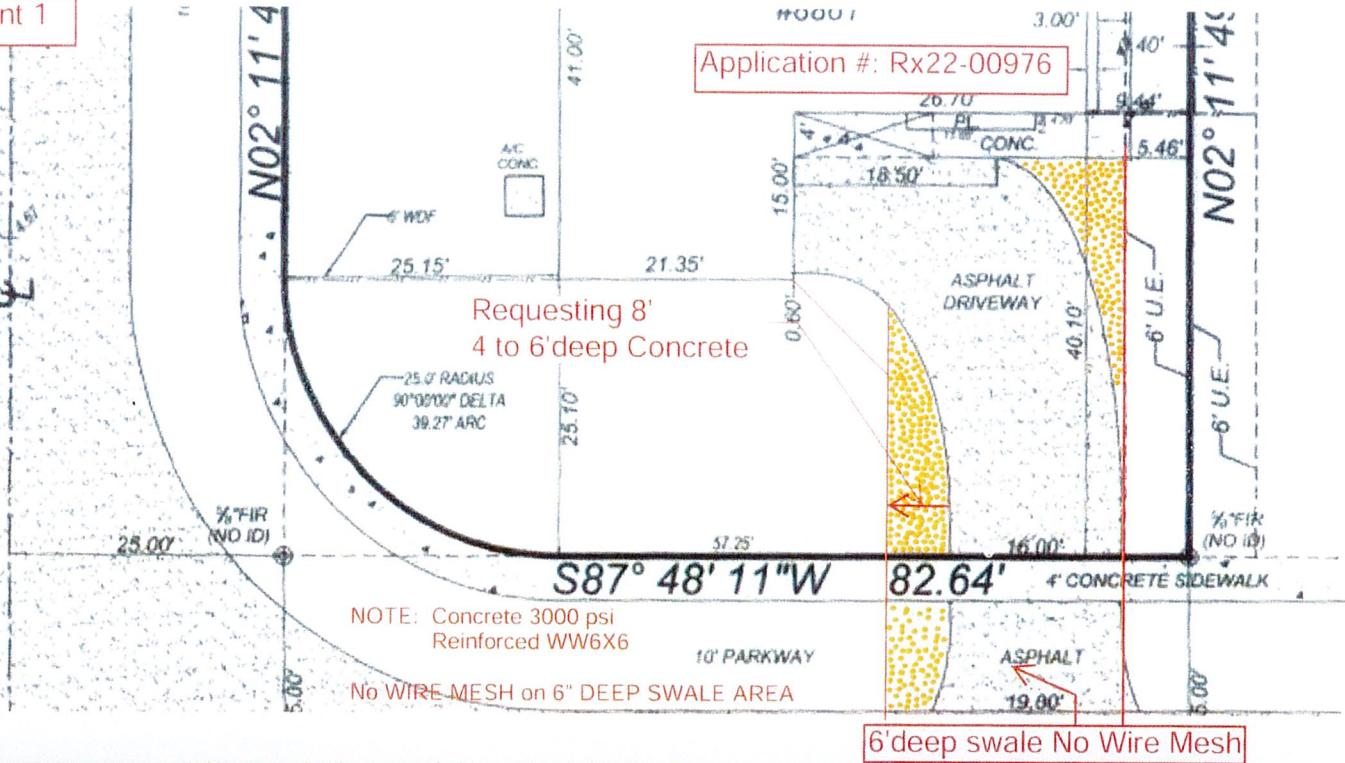
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N.

E



Cars in Driveway.

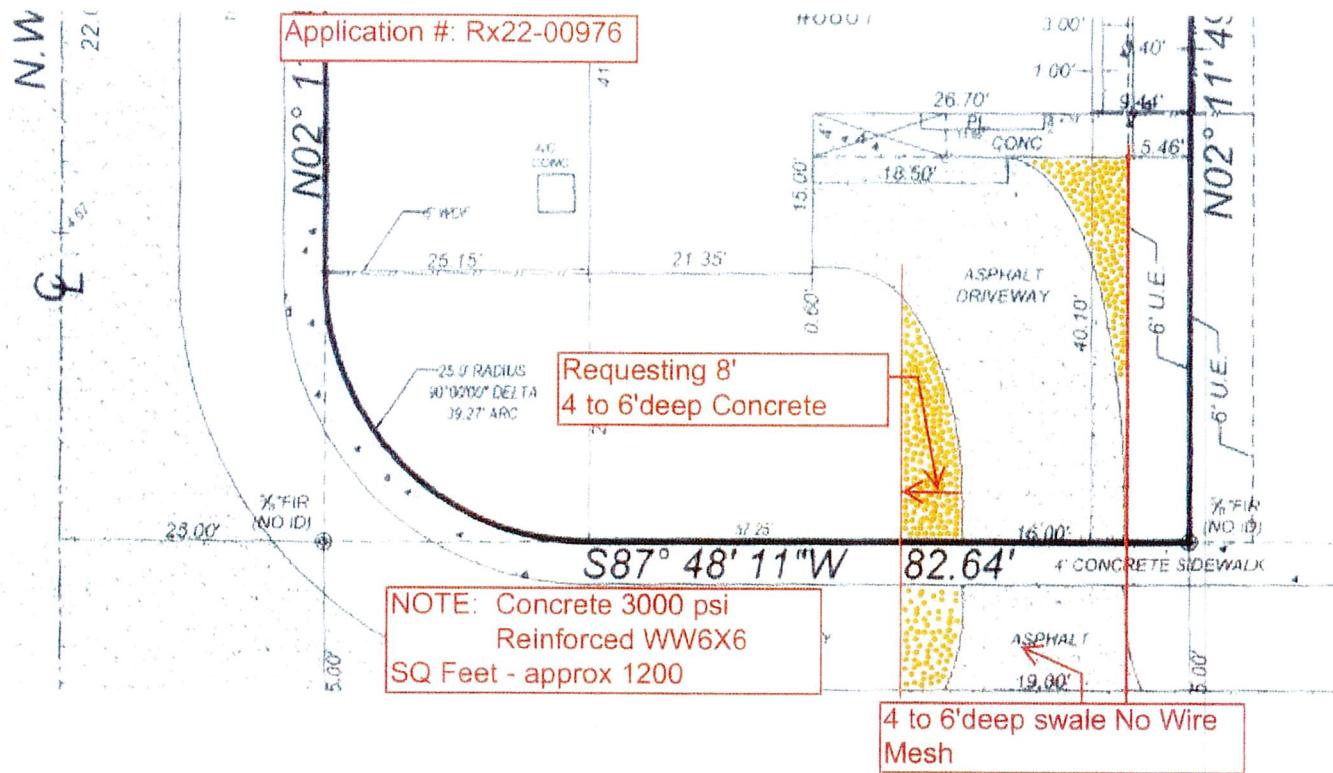


Garage Approach



Grassy section eastward of Garage – more space suitable for parking in garage





$$24 \times 25.10 = 602.4$$

$$\text{II } (26.70 + 3.98) = 30.68 \text{ 337-40}$$

$$89.64(25.10) = 2,237.426$$

$$\text{II } (26.70 + 2.44) = 307.54$$

$$\text{Total Area: } 2,471.8 \times 1.35 = 3,315.13$$

Allowed

James A. Mitchell  
8861 NW 7<sup>th</sup> Ct  
Pembroke Pines, Fl. 33024  
12/21/2022

To:  
Neighbors of 8861 NW 7t CT

Dear Neighbors,

I am currently in the process of widening my driveway. Because my plan to widen my driveway exceeds the maximum of 35% front coverage permitted, the City of Pembroke Pines Planning department requires me to a complete a Unified Development Application. One requirement of this application is to include mailing labels of all property owners within a 500 feet radius of affected site, and a signed affidavit. The intent of this letter is the affidavit with signature of the neighbors.

The reason for the affidavit to:

1. Convey to neighbors the plan for updating / widening my driveway and;
2. To see if there is any impact of this project to neighbors.

The plan is to widen my driveway by 8 feet to the left if standing looking forward onto the property.  
By signing this affidavit, you are stating that there is no impact to your property.

Sincerely,



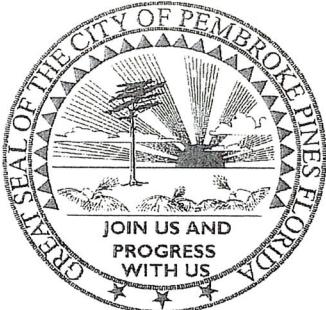
James A. Mitchell

James A. Mitchell

Enclosure – Page 2

Property Address and signatures of neighbors.

Address	Print Name	Signature (s)
8860 NW 7ct Pembroke Pines FL 33024	Yvonne Brizzo	Yvonne Brizzo
8850 NW 7th Ct. PEMBROKE PINES 33024	Jose Tolentino	Jose Tolentino
8840 NW 7 CT Pines pl 33024	JANIE WILSON	<del>Janie Wilson</del>
8811 NW 7ct Pembroke Pines FL 33024	Pat Tyler	Pat Tyler.
8821 NW 7th Court Pembroke Pines	Levitt Williams	
33024 FL FL 720 N.W. 88th Ter Pembroke Pines FL 33024	CARLOS A. GEORGE ALDALIA GEORGE	Carlos A. George Aldalia George
730 N.W. 88 TR. PEMBROKE PINES, FL. 33024	JORGE AMAYA.	Jorge Amaya
8851 NW 7ct. Pembroke Pines FL 33024	Kaj R. Harper	Kaj R. Harper



### 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# ZV(R) 2022-0036

PROJECT NAME: James A. Mitchell

MEETING DATE: March 2, 2023

NAME: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: (      ) \_\_\_\_\_

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. I will like THAT he has MORE SPACE  
FOR HIS CARS.

B. \_\_\_\_\_

C. \_\_\_\_\_

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

NAME: CARLOS A. GEORGE

ADDRESS: 720 N.W. 88th Terra, Pembroke Pines FL 33024

TELEPHONE NUMBER: (      ) \_\_\_\_\_

SPEAKING:  IN FAVOR OF PETITION  AGAINST PETITION