

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0039-0042

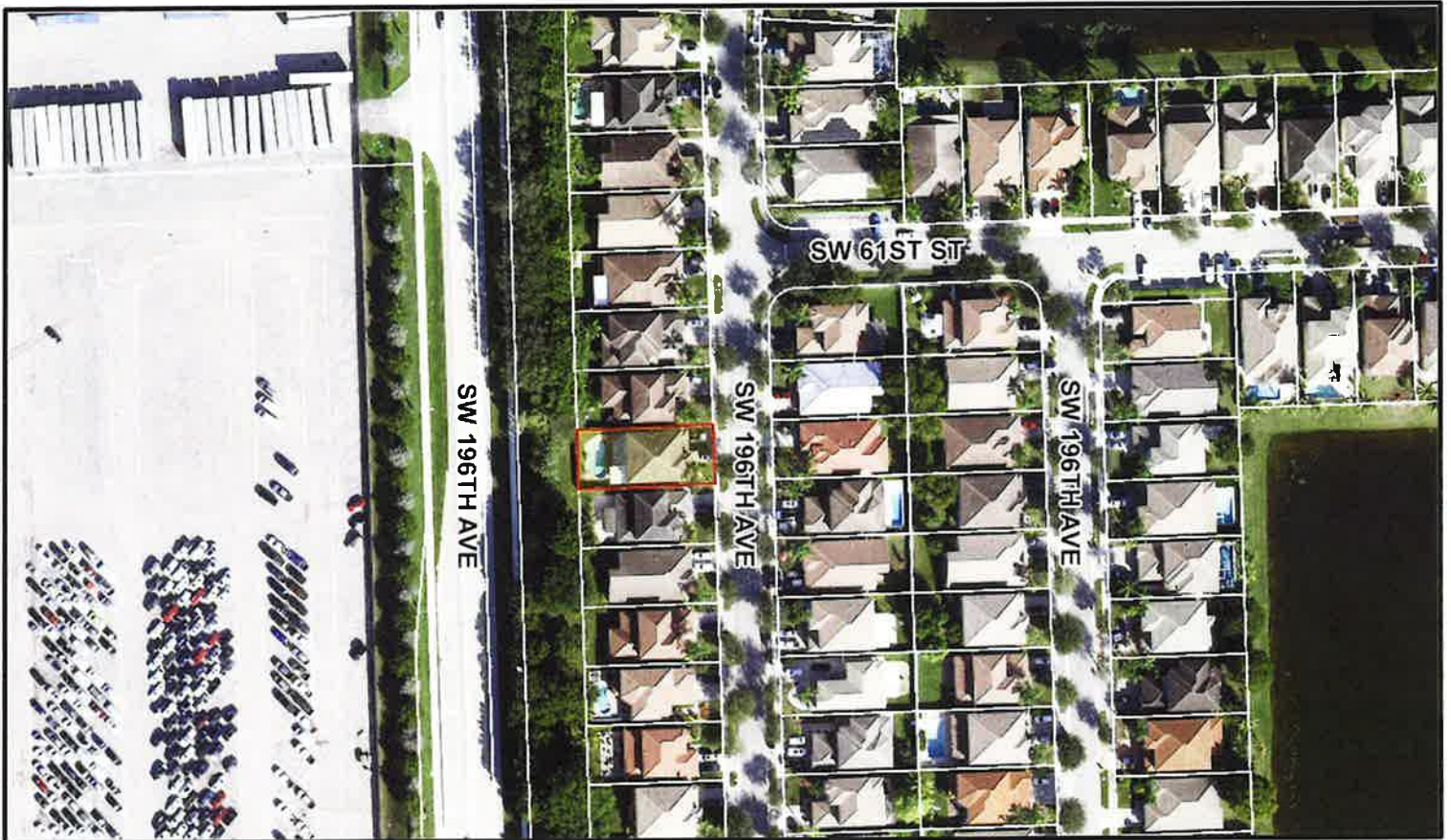
Zoning Variances

Mark Gonzalez

6131 SW 195 AVE, Pembroke Pines FL 33332



NOT TO SCALE





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

Summary

Agenda Date:	November 7, 2024	Application ID:	ZV(R)2024-0039-0042		
Project:	Existing driveway and patio.	Pre-Application Number:	PRE2024-0039		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Mark & Evelyn Gonzalez	Agent:	N/A		
Location:	6131 SW 195 Ave, Pembroke Pines FL 33332	Property Id No.	513901101880	Commission District No.	3
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential		
Reference Applications:	Code Compliance Case No. 230602732 (6/20/2023)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2024-0039	Table 155.620 Accessory Structures: Driveway, typical lot	40% Front Lot Coverage.	50% Front Lot Coverage (total) for existing driveway, typical lot.		
ZV(R)2024-0040	Table 155.620 Accessory Structures: Driveway, typical lot	40% width of lot.	50% width of lot instead of the 40% width of lot for existing driveway, typical lot.		
ZV(R)2024-0041	Table 155.620 Accessory Structures: Deck or patio	5' side setback.	Zero-foot (0') augmenting to one-foot (1') side setback along a segment of the northern property line for existing patio.		
ZV(R)2024-0042	Table 155.620 Accessory Structures: Deck or patio	5' side setback.	Zero-foot (0') side setback along a segment of the southern property line for an approximately five-foot by thirteen (5' x 13') existing patio extension.		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:		Assistant Director:		

Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width
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ZV(R)2024-00041-0042:

Table 155.620 Accessory Building and Structures								
	Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
		Front	Side	Street Side	Rear			
Accessory Structures	Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

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 Surveys (2023, 2006, 2002)
 Existing/Modification Plan
 HOA and Neighbor's Letters
 Code Case and 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.ppin.es.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: _____

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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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.

<i>Staff Use Only</i>		
Project Planner: <u>C2</u>	Project #: PRJ 20 <u> </u>	Application #: <u>2018/2024-0039</u> <u>-0042</u>
Date Submitted: <u>4/10/24</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>707.40</u>

SECTION 1-PROJECT INFORMATION:

Project Name: Driveway Extension

Project Address: 6131 SW 195 Avenue Pembroke Pines, FL. 33332

Location / Shopping Center: Big Sky North (KeyStone Lake)

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: BIG SKY NORTH RESIDENTIAL PLAT 168-24 B PART OF PARCEL A DESC'D AS.COMMAT

NW COR OF SEC 1-51-39,SLY ALG W/L OF SEC 1 FOR 1028.74,ELY FOR 90.00 TO POB,CONFELY

115.10.SLY 50.10,WLY 115.10,NLY 50.10 TO POB AKA: LOT 51 BLK E,LAGUNA ISLES

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: Mark and Evelyn Gonzalez

Owner's Address: 6131 SW 195 Avenue Pembroke Pines, FL. 33332

Owner's Email Address: securenetsol@gmail.com

Owner's Phone: 954-734-3528 Owner's Fax: _____

Agent: _____

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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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 base 230602732;

Code Section: ISS-620 Access. Bldgs, Structures.

Required: 40% FLC; 40% lot's width; 5' Side Setbacks.

Request: 50% FLC; 50% " " ; 0' Side Setbacks (north + south).

Details of Variance, Zoning Appeal, Interpretation Request:

See #

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: _____

Mark and Evelyn Gonzalez
6131 SW 195 Avenue
Pembroke Pines, Florida 33332

City of Pembroke Pines

Subject: Request for Driveway Extension Justification

To Whom It May Concern:

I hope this letter finds you in good health and high spirits. I am writing to formally request permission to extend the driveway on my property located at 6131 SW 195 Avenue Pembroke Pines, Florida 33332. The purpose of this extension is to address a pressing issue and improve the functionality and safety of our property.

The primary reason for this request is to accommodate the increased number of vehicles at our household. Over the years, our family has grown, and the number of vehicles in our household has increased accordingly. As a result, our existing driveway no longer provides adequate space for parking, which has led to a number of inconveniences and potential safety concerns. Without an extended driveway, we face difficulties such as:

1. Limited parking space: The current driveway is too small to comfortably accommodate all our vehicles, leading to congestion and difficulty in maneuvering the cars.
2. Safety concerns: Overcrowding in the limited driveway space creates safety hazards, as it restricts visibility for both drivers and pedestrians.
3. Street parking: Due to the lack of parking space, we are often forced to park on the street, which not only poses a potential hazard to passing vehicles but also disrupts the flow of traffic in our neighborhood.

In light of these issues, we believe that extending our driveway is essential to resolve these concerns and create a safer and more organized parking space for our family. We are committed to ensuring that this extension is in compliance with all relevant local regulations, zoning codes, and any other necessary requirements.

We are more than willing to work with any guidelines or regulations provided by the local authorities and ensure that the driveway extension adheres to all necessary standards. We have consulted with a professional contractor to develop a plan for the driveway extension that aligns with all local regulations and takes into account the aesthetic and functional aspects of our property.

In summary, we kindly request your approval for the extension of our driveway, which will significantly improve the parking situation and safety at our property. We understand the

importance of adhering to any necessary regulations and guidelines in this process, and we are committed to ensuring that the project is executed in compliance with all relevant rules.

We are more than happy to discuss this matter further and provide any additional information or documents required to support our request. Please let us know if there is a specific process or application we should follow to proceed with this extension. Your assistance in this matter is greatly appreciated, and we look forward to your favorable response.

Thank you for your time and consideration.

Sincerely,

Mark and Evelyn Gonzalez

Charles Thomas
Jackie Deoleo
6141 SW 195 Avenue
Pembroke Pines, Fl. 33332

December 1, 2023

Mark and Evelyn Gonzalez
6131 SW 195 Avenue
Pembroke Pines, Florida 33332

Dear Mark and Evelyn Gonzalez,

I hope this letter finds you well. I am writing to express my approval and support for your proposed driveway extension project. I appreciate your courtesy in keeping me informed about the project and for your willingness to address any concerns I might have.

After reviewing the details you provided, I believe that your driveway extension is a well-considered and valuable improvement to your property. I have considered the following aspects of the project:

Description of the Project:

- The driveway extension appears to be situated in a manner that does not encroach upon my property or obstruct my access in any way.
- I trust that you will execute the project with care and consideration for your neighbors and the community as a whole. I am supportive of your efforts to enhance your property, and I am confident that your driveway extension will not inconvenience me or the neighborhood.

If you need any assistance or cooperation during the project or if any unexpected issues arise, please feel free to reach out to me. I am more than willing to assist in any way I can.

Thank you for maintaining open communication and for addressing any concerns or questions I had about the project. I look forward to seeing the improvements you make to your property.

Sincerely,


Charles Thomas
Jackie Deoleo

Giancarlo and Julie Benedetti
6121 SW 195 Avenue
Pembroke Pines, Fl. 33332

January 3, 2024

Mark and Evelyn Gonzalez
6131 SW 195 Avenue
Pembroke Pines, Florida 33332

Dear Mark and Evelyn Gonzalez,

I hope this letter finds you well. I am writing to express my approval and support for your proposed driveway extension project. I appreciate your willingness to share your plans with me and your commitment to making the process as smooth as possible.

After reviewing the details of your project, I believe that it is a sensible and well-thought-out improvement to your property. I would like to take this opportunity to officially grant my approval for the driveway extension.

Here are a couple of reasons for my support:

- Your project does not encroach on my property or impact my access in any way, which is important to me.
- The additional parking space created by this extension will help alleviate on-street parking concerns in our neighborhood, which I believe is a positive development.

I am pleased to see that you are open to feedback and willing to address any concerns that may arise during the project. I also appreciate your consideration for the impact on the neighborhood. If any issues do come up, I am confident that we can work together to find solutions that benefit both of us and the community.

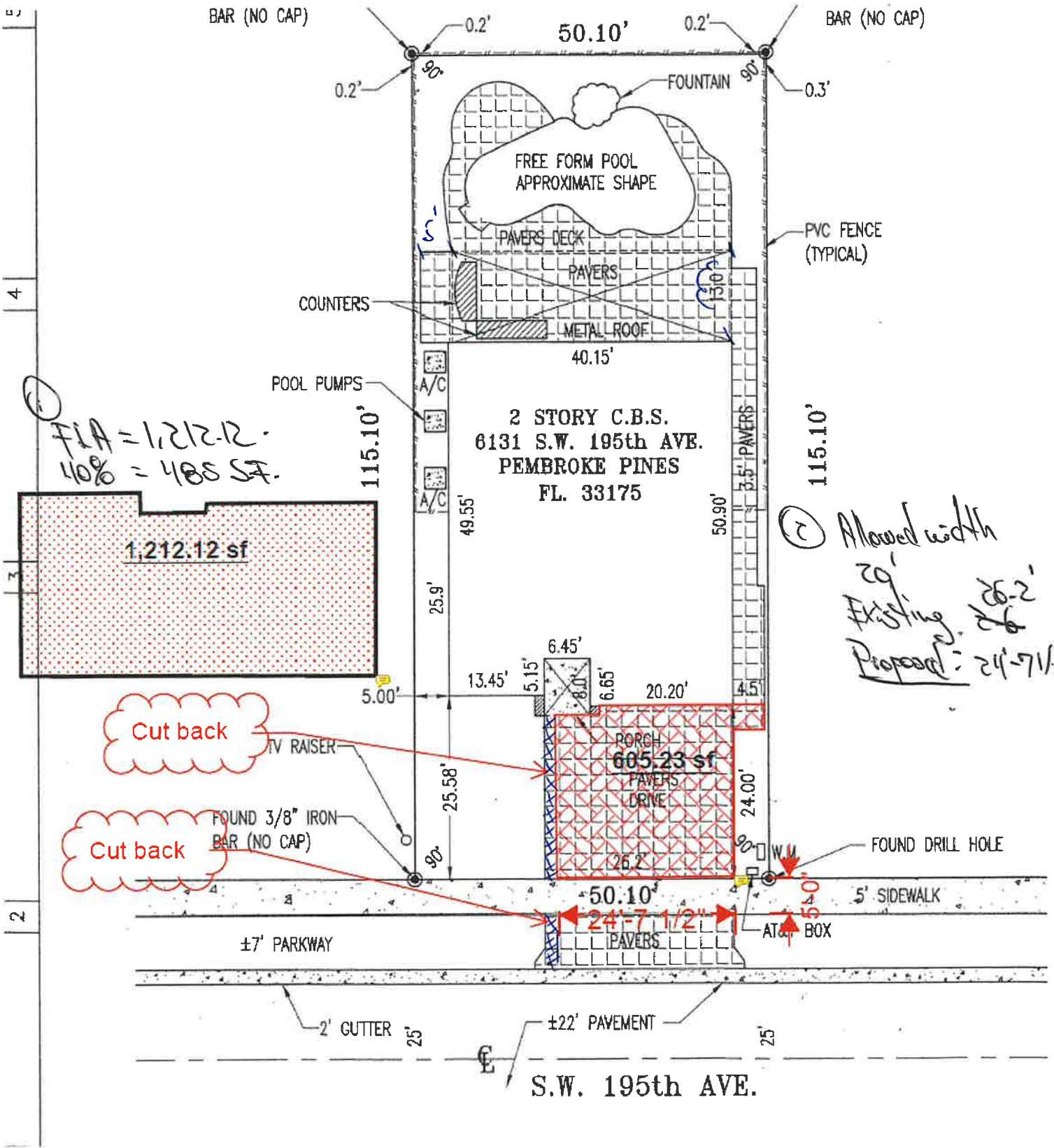
Please feel free to keep me informed about the project's progress and let me know if there are any specific steps or measures. I'm more than happy to cooperate and assist in any way I can.

Once again, thank you for keeping me informed and seeking my input. I wish you the best of luck with your driveway extension project, and I look forward to seeing the positive changes it brings to your property.

Sincerely,


Giancarlo and Julie Benedetti

EXISTING/MODIFICATION PLAN: 6131 SW 195 Avenue



FLA = 1,212.12
 10% = 485 SF.

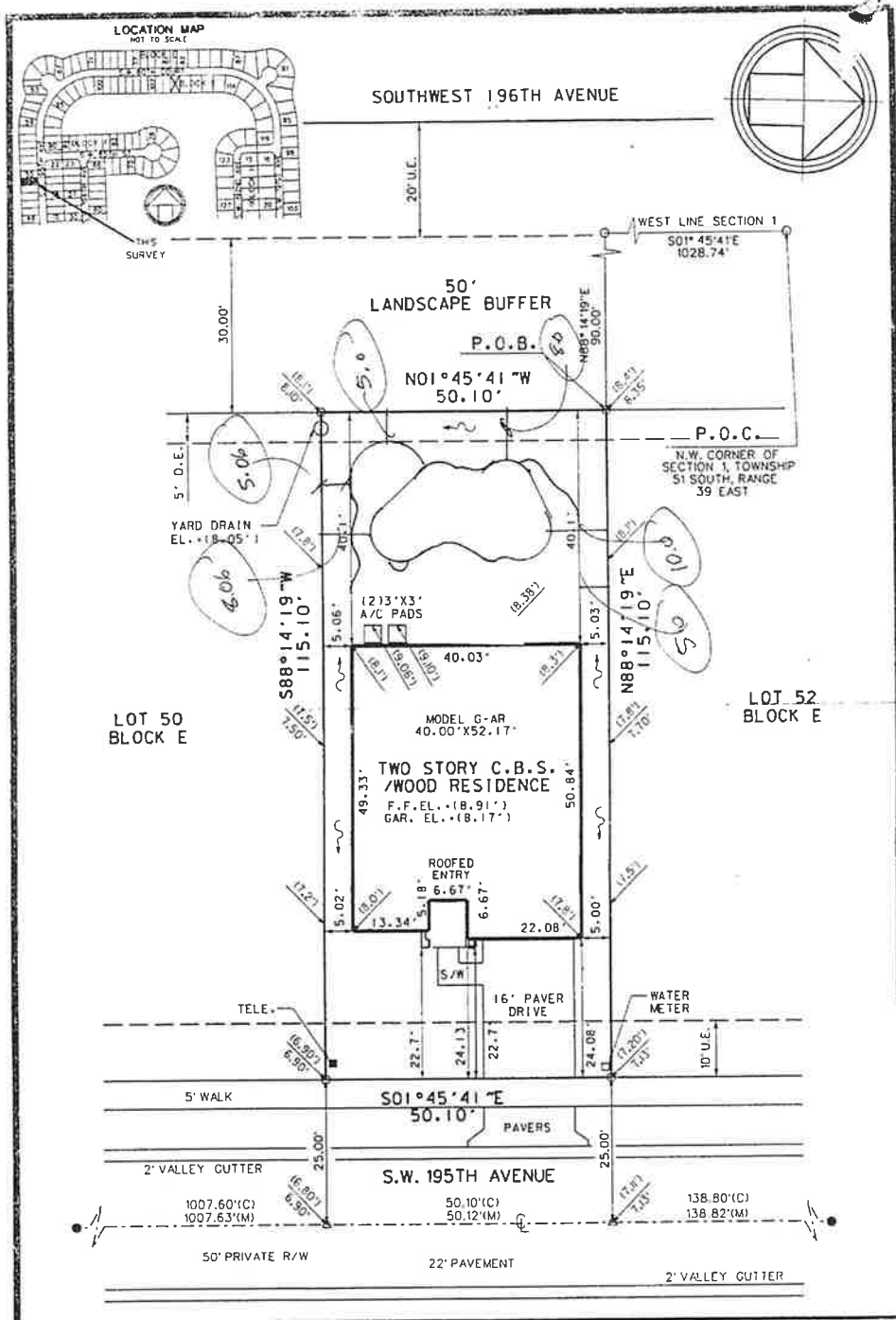
Allowed width
 Existing 26'-2"
 Proposal: 24'-7 1/2"

Cut back

Cut back

S.W. 195th AVE.

For Reference Only.
 Plat 22506677 (Comp. 7-17-06).



FINAL SURVEY				LEGEND			
FINAL SURVEY	8-6-02	E.O.	SAB	■	CATCH BASIN	○	MANHOLE, SANITARY
SLAB SPOT	1233/2	3-22-02	SMP	□	C.A.T.V.	○	MANHOLE, STORM
FOR BOARD SPOT	1233/2	3-13-02	SMP	⊙	CENTERLINE	△	NAIL B TAB
PLOT PLAN MODEL G-AR	11-13-01	DBK	S.P.	⊕	ELECTRIC SERVICE	●	P.C.P.
ADDENDUM	F.B./PG.	DATE	BY	CK'D	⊕	⊕	P.R.M
					→	→	TELEPHONE JUNCTION BOX
					○	○	WATER METER
LAGUNA ISLES	JOB NO. 970811-A	SCALE: 1" = 20'	SHEET 2 OF 2 SHEETS				



Laguna Isles Community Association
C/O POINTE MANAGEMENT GROUP, INC.
3600 S Congress Ave Suite C
Boynton Beach, FL 33426
(561) 274-3031 BOCA / DELRAY
TOLL FREE 1-800-535-6730
FAX (561) 274-3065

October 10th, 2023

Mark & Evelyn Gonzalez
6131 SW 195th Ave
Pembroke Pines, FL 33332

RE: APPROVAL TO EXTEND DRIVEWAY

Dear Homeowner:

Your request to expand driveway with same pavers was approved.

Please be sure to check with the City of Pembroke Pines for permitting.

We suggest that you use licensed and insured contractors for the project to be done.

Good Luck with your project.

Sincerely,

Eric Estebanez

Board of Directors
For Laguna Isles Community Association



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

VIOLATION WARNING

Case #: 230602732 **Date:** 6/30/2023
Folio #: 513901101880
Recipient: MARK R & EVELYN N GONZALEZ
Address: 6131 SW 195 AVE
PEMBROKE PINES, FL 33332

A physical inspection at 6131 SW 195 AVE Pembroke Pines, FL 33332 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	Extended driveway - no permit	05/07/2024

Notes/Means of Correction:

Must obtain a permit for extension of driveway. Please contact the Building Department at 954.435.6502.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 05/07/2024

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 - Espy Mize

HAND DELIVERY TO:

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

Property Changes: 6131 SW 195 Avenue



