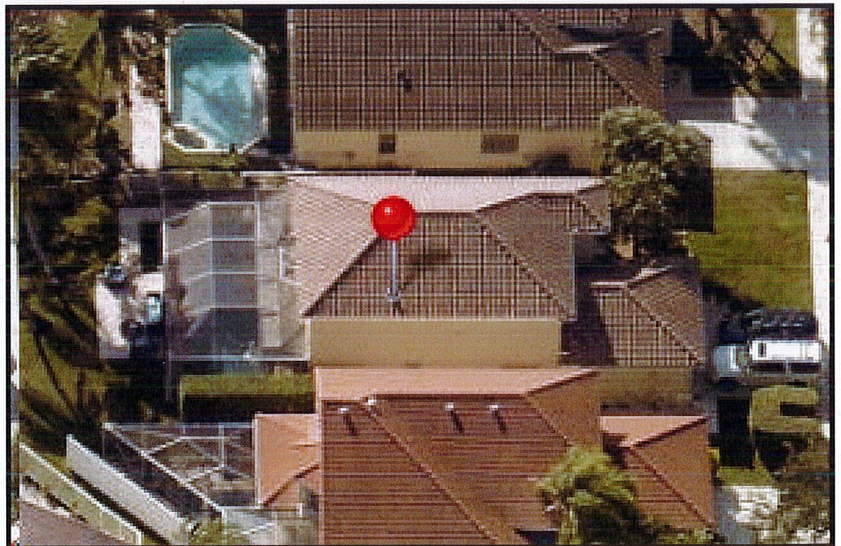
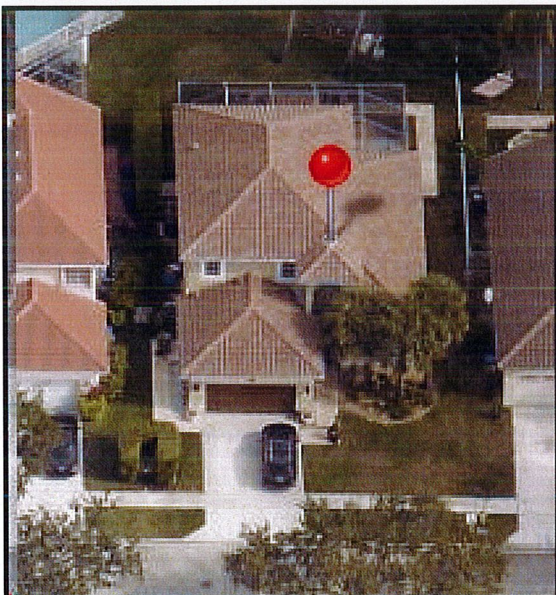


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department
ZV(R) 2020-11&12
Zoning Variances

Troy Wilson
1221 NW 185 Avenue Pembroke Pines, FL 33029





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

Summary

Agenda Date:	June 4, 2020	Application ID:	ZV(R) 2020-11 & 12
Project:	Driveway/Walkway	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Troy Wilson	Agent:	N/A
Location:	1221 NW 185 Avenue, Pembroke Pines, 33029		
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-11	52.26 (F)	40% Width of Lot	47% Width of Lot
ZV(R) 2020-12	52.26 (H)(1)	35% Front Yard Lot Coverage	44% Front Yard Lot Coverage w/ driveway & walkway
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:		Zoning Administrator:

PROJECT DESCRIPTION / BACKGROUND:

Troy Wilson, owner, has submitted two (2) variance requests for a proposed driveway. Requested variance ZV(R) 2020-11 is to allow a 47% maximum width instead of allowed 40%; and Requested variance ZV(R) 2020-12 to allow a 44% front lot coverage instead of allowed 35%.

Mr. Wilson has provided Home Owner's Association approval and a support letter for requested variances signed by his neighbors.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-11) Allow a 47% maximum width of front yard at the property line instead of the allowed 40%.

Code Reference: § 52.26 DRIVEWAYS ACROSS SWALE AREAS.

(F) All driveways shall not exceed a maximum width of 40% of the front yard at property line and through the swale area.

ZV(R) 2020-12) allow a 46% Front Yard Lot Coverage with a driveway and sidewalk instead of the allowed maximum Front Yard Lot Coverage of 35%.

Code Reference: § 52.26 DRIVEWAYS ACROSS SWALE AREAS.

(H) No driveway may:

(1) Exceed a 35% of the total front lot coverage in a single family residential home;

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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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) That 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



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.ppines.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: N/A
Plans for DRC Planner: Dean

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.

Staff Use Only

Project Planner: Dean Project #: PRJ 20 N/A Application #: ZV(R)2020-11-12
Date Submitted: 04/13/20 Posted Signs Required: (1) Fees: \$ 500

SECTION 1-PROJECT INFORMATION:

Project Name: Wilson Driveway Expansion

Project Address: 1221 NW 185 Ave

Location / Shopping Center: _____

Acreeage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): Property between
5139-1306-2730 d
5139-13-03-2750

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

Legal Description:

Chapel Lake estates 154-44 B Lot 68 BIK G

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: Troy Wilson

Owner's Address: 1221 NW 185 Ave Pembroke Pines, FL 33029

Owner's Email Address: twilson1076@gmail.com

Owner's Phone: 954 818 6092 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 Section: ① 52.26(F); ② 52.26(H)(1)

Required: ① 40% width of lot; ② 35% Front Lot Coverage

Request: ① 47% width of lot; ② 44% Front Lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:

I am in need of a Driveway expansion for my home. My community has no guest parking and as a result there is not enough parking currently. My wife and I have 3 cars plus a police car I park at home. Additionally, I have 5 children, 2 of which are nearing driving age and we will be getting 2 more cars. Paver Driveway expansion will allow us ample room to remove cars from roadway and blocking

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)

Sidewalk, Adding to Public Safety.

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.



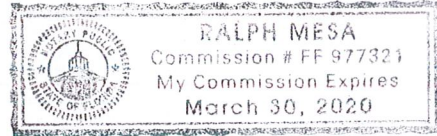
3/25/20

Signature of Owner

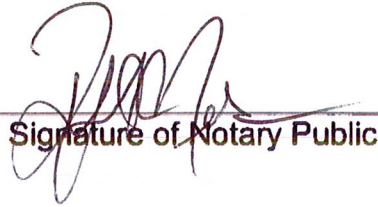
Date

Sworn and Subscribed before me this 25 day

of MARCH, 2020



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

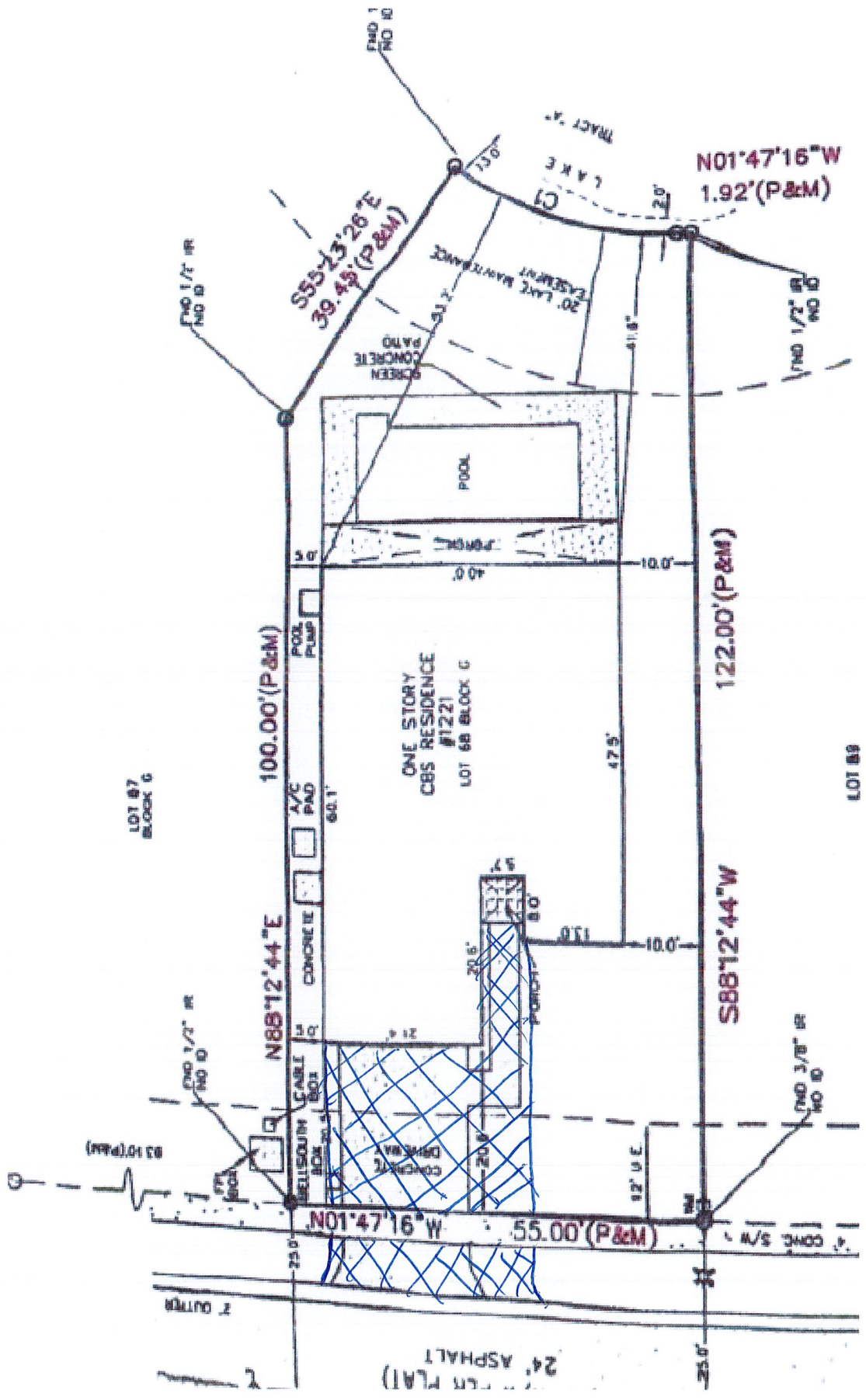
Sworn and Subscribed before me this _____ day

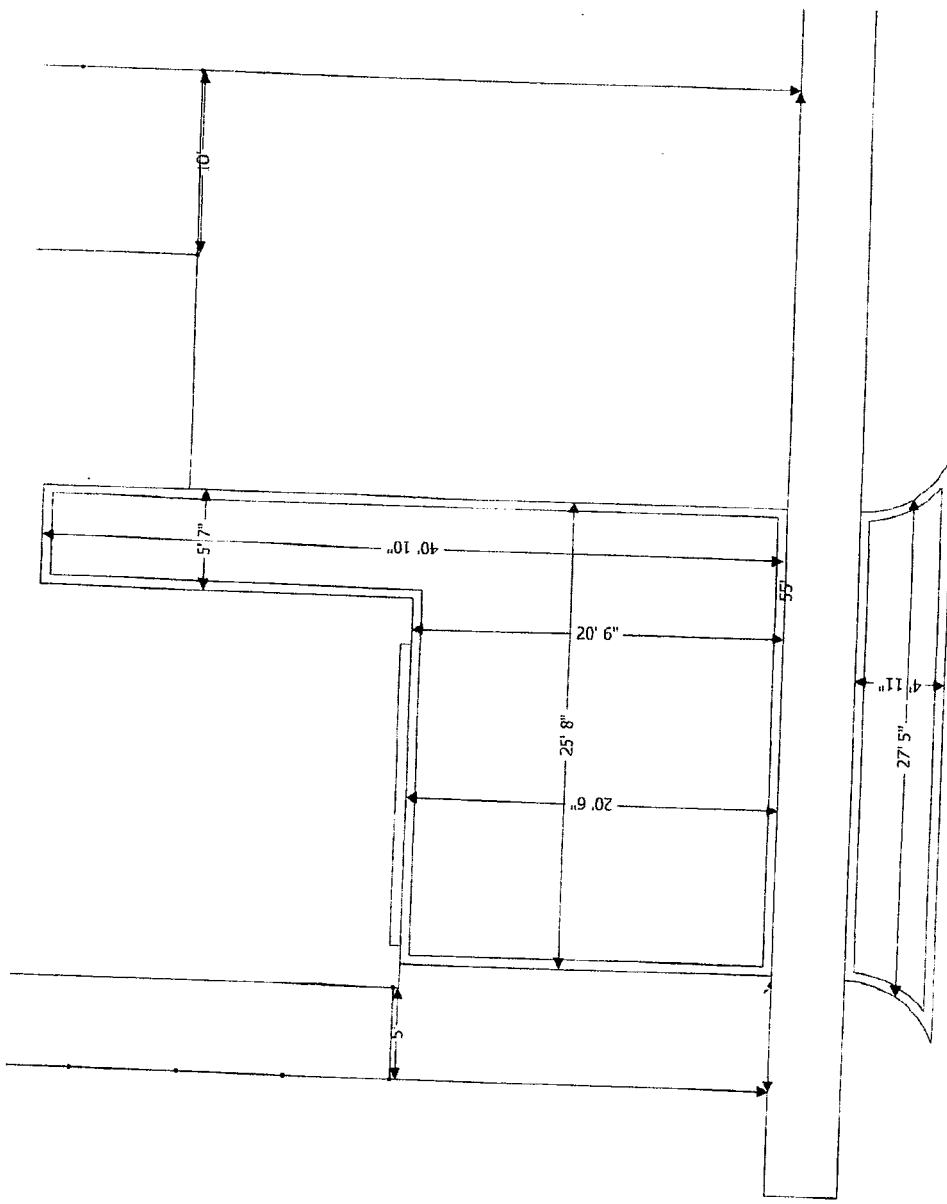
of _____, 20_____

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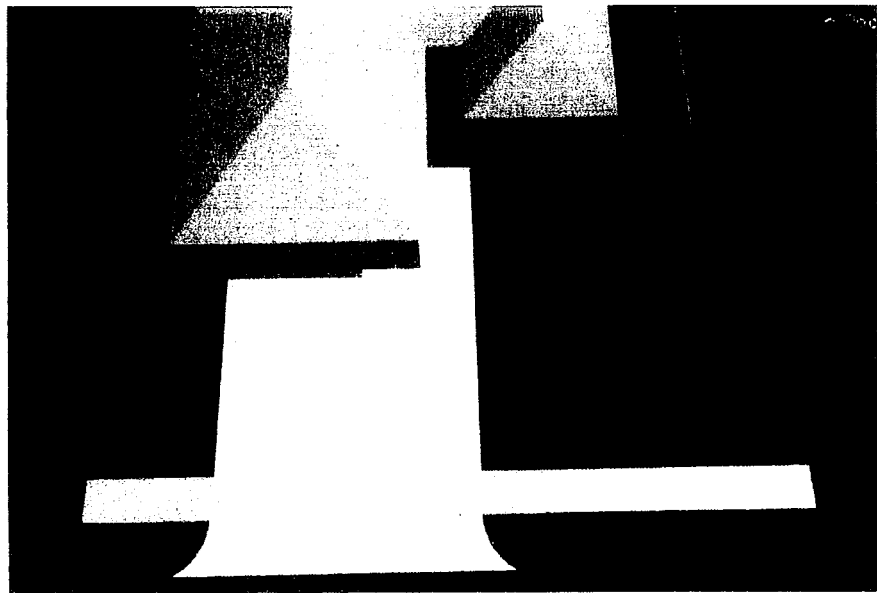
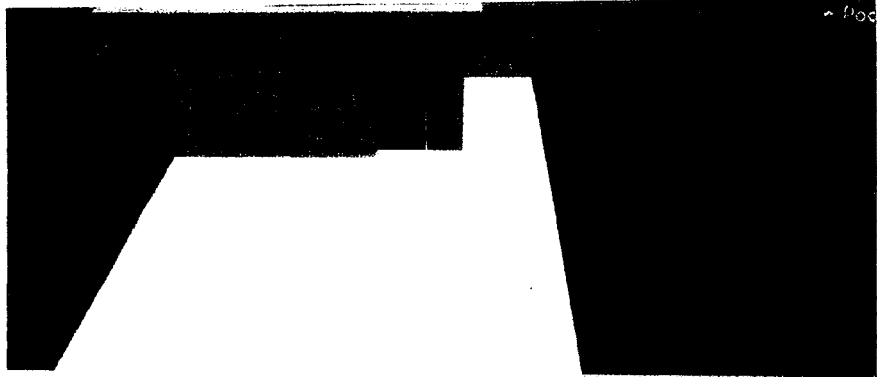
Signature of Notary Public

My Commission Expires

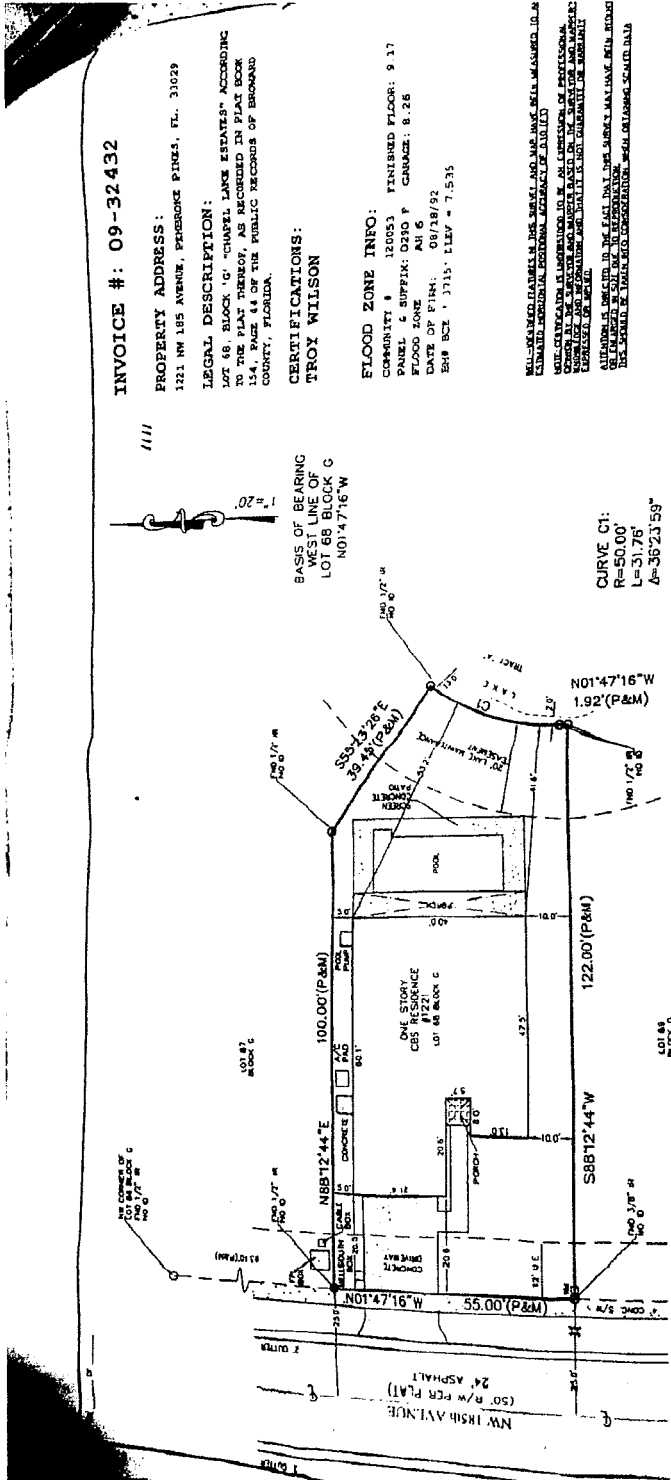




Scale: 1/8" = 1 ft.



WILSON



INVOICE #: 09-32432

PROPERTY ADDRESS:
1221 NW 185 AVENUE, PENSACOLA PINES, FL. 31029

LEGAL DESCRIPTION:
LOT 68, BLOCK 'G' "CHAPEL LAKE ESTATES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:
TROY WILSON

FLOOD ZONE INFO:
COMMUNITY # 120053 FINISHED FLOOR: 9.37
PANEL & SUFFIX: 0250 F GARAGE: 8.26
FLOOD ZONE AH 6
DATE OF FIRM: 08/18/92
EPA DCE: 3715, LEV = 7.535

MAL-SEALED DAMELS IN THE SURVEY AND THE SAME WILL BE MAINTAINED IN AN OPENED POSITION TO THE EXTENT OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION IN THE SURVEY AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION IN THE SURVEY AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION IN THE SURVEY.

CURVE CT:
R=50.00
L=31.76'
A=35°23'59"

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY INDICATED NOTATIONS.

DATE: 09/18/92

TROY WILSON

- NOTES:
1. THIS SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS AND THE SURVEYOR HAS REVIEWED THE RECORDS AND FOUND THEM TO BE CORRECT.
 2. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY.
 3. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY.
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 9. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY.
 10. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY.

- LEGEND:
- ONE - OVERHEAD POWER CABLE
 - TWO - OFFICIAL RECORD BOOK
 - THREE - PLAT OF COMPARISON
 - FOUR - POINT OF COMPOUND CURVATURE
 - FIVE - PLANNING CONTROL POINT
 - SIX - POINT OF TANGENCY
 - SEVEN - POINT OF BEGINNING
 - EIGHT - POINT OF ENDING
 - NINE - POINT OF TANGENCY
 - TEN - POINT OF BEGINNING
 - ELEVEN - POINT OF ENDING
 - TWELVE - POINT OF TANGENCY
 - THIRTEEN - POINT OF BEGINNING
 - FOURTEEN - POINT OF ENDING
 - FIFTEEN - POINT OF TANGENCY
 - SIXTEEN - POINT OF BEGINNING
 - SEVENTEEN - POINT OF ENDING
 - EIGHTEEN - POINT OF TANGENCY
 - NINETEEN - POINT OF BEGINNING
 - TWENTY - POINT OF ENDING
 - ONE AND A HALF INCH

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS

License Number 6877

Phone: (904) 777-4747 - Fax: (904) 777-7070

10 W. Oakland Pk. Blvd. - Suite 108 - Lakeland, FL 34051

Chapel Trail Owners Association, Inc.

c/o Association Specialty Group,
18501 Pines Blvd, suite 201
Pembroke Pines, Fl 33029
Phone: (954) 639-4505

2/13/2020

Troy Wilson
1221 N.W. 185th Avenue
Pembroke Pines, FL 33029

NOTICE OF APPROVAL

Reference: 1221 N.W. 185th Avenue & Account Number: 1470680

Dear Troy Wilson ,

Your Architectural Modification Request has been approved. Specifically, you have been approved to proceed with the following:

APPROVED: TRAVERTINE PAVERS. NOTE: CITY PERMIT REQUIRED. NO CONTRACTOR'S SIGNS ON PROPERTY.

This approval is valid for 30 days and is based on the information that you have provided. We reserve the right to make a final inspection of the modification to make sure it concurs with the request you submitted.

Once your application has been approved, any change invalidates the same. You will need to reapply for the additional change.

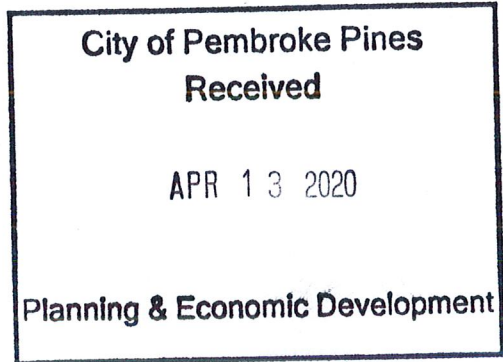
Please follow all local building codes and setback requirements. A building permit may be needed. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

Respectfully,

Milena Diaz, LCAM, Property Manager
Chapel Trail Owners Association, Inc.

March 25, 2020

City of Pembroke Pines
ATT: Variance Board
601 City Center Way
Pembroke Pines, FL 33025



To Whom It May Concern:

We, the neighbors of Troy Wilson, support the request of Troy Wilson to expand his driveway at 1221 NW 185 Ave Pembroke Pines, FL 33029. We understand that Troy Wilson is requesting a variance to expand the driveway by approximately 10 feet in width to allow for additional parking on his property. We also understand that the current concrete walkway and driveway will be removed to install Travertine pavers in the current concrete areas and also to widen the driveway. We have no objections to the City granting the variances required to accommodate these changes.

Thank you!

A handwritten signature in black ink, appearing to read "Philip Pottinger", written over a horizontal line.

Philip Pottinger

1241 NW 185 Ave

A handwritten signature in black ink, appearing to read "Ralph Mesa", written over a horizontal line.

Ralph Mesa

1201 NW 185 Ave

A handwritten signature in black ink, appearing to read "Anna Marie Negron", written over a horizontal line.

Anna Marie Negron

1261 NW 185 Ave

A handwritten signature in black ink, appearing to read "Svetlana Velasquez", written over a horizontal line.

Svetlana Velasquez

1220 NW 185 Ave

A handwritten signature in black ink, appearing to read "Hector Laos", written over a horizontal line.

Hector Laos

1200 NW 185 Ave

A handwritten signature in black ink, appearing to read "Dustin Cote", written over a horizontal line.

Dustin Cote

1240 NW 185 Ave