

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

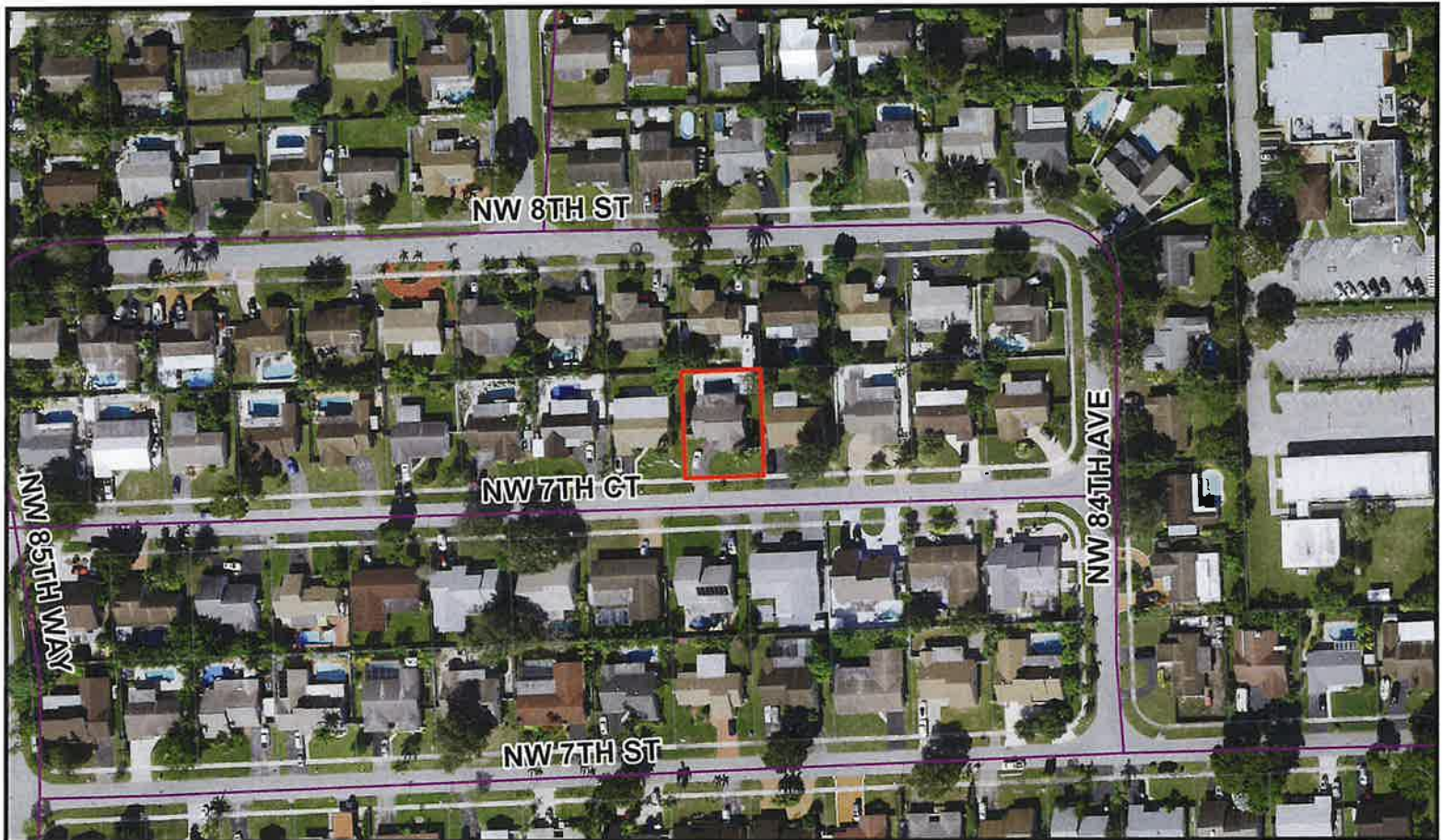
ZV(R)2025-0016

Zoning Variance

SCHABAS, STEVEN H/E VAQUEDANO, VERONICA
8441 NW 7 CT PEMBROKE PINES FL 33024




NOT TO SCALE





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

Agenda Date:	June 5, 2025	Application Id:	ZV(R)2025-0016		
Project:	Proposed Driveway	Pre-Application No.	PRE2025-0069		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Steven Schabas	Agent:	N/A		
Location:	8441 NW 7 Court, Pembroke Pines, FL 33024	Property Id No.	514116143490	Commission District No.	2
Existing Zoning:	Residential Single-Family (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Driveway Permit Application No. RX25-04218 (Applied 5/1/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0016	Table 155.620: Accessory Structures: Driveway, Circular	40% Front Lot Coverage (Total)	50% Front Lot Coverage (Total) for proposed driveway in a single family residential, typical lot		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: _____ Assistant Director: 				

PROJECT DESCRIPTION/BACKGROUND:

Steven Schabas, owner, submitted a residential zoning variance request for a proposed driveway at the single-family residence located at 8441 NW 4 Court in the Westview neighborhood, which is zoned Single-Family Residential (R-1C)

On May 1, 2025, the owner submitted Building Permit Application No. RX25-04218 to construct a driveway at the property and the permit cannot be approved as the proposed work exceeds the limitations of the City's Land Development Code. As a result, the owner is requesting:

- **ZV(R)2025-0016:** to allow 50% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for a proposed driveway on a residential single-family property.

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.

There is no Homeowners Association (HOA) in the neighborhood where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0016 is to allow 50% total front lot coverage (total) instead of the required 40% front lot coverage (total) for a proposed driveway on a residential single-family property.

Code References:

ZV(R)2025-0016)

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	40% front lot coverage 40% lot coverage for zero lot line.	[1] Shall include 5 foot radius between driveway and lot line. [2] 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:

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 driveway layout



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: 5/6/2025

Plans for DRC — Planner: C2

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:

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: C2 Project #: PRJ 20 — Application #: 2100-2025-0016

Date Submitted: 5/6/25 Posted Signs Required: (1) Fees: \$ 571.00

SECTION 1-PROJECT INFORMATION:Project Name: drivewayProject Address: 8441 NW 7 Ct, Pembroke Pines, FL, 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514116143490

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

Legal Description:

Westview Sec one part two 103-40 B Lot 19
BK 20

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: Steven Schabas

Owner's Address: 8441 NW 7th, Pines, FL, 33024

Owner's Email Address: sschabas@gmail.com

Owner's Phone: 954 646 9676 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

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

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: _____

Code Section: 155620 Accessory Structures - Bridges

Required: 40% FLC

Request: 50% FLC

Details of Variance, Zoning Appeal, Interpretation Request:

want to construct a driveway larger than allowed
to accomodate family members that need mobility
vehicle (accessibility / wheelchair). They help us with our
baby.

NO HGA.

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)

I want to replace our current driveway with a new one.

My wife has two family members that come over to help with our baby and every day im playing car tetris and having to leave a car either in the street or swale. Ive almost gotten hit by a delivery vehicle getting out of my car because of it. Approval of this would help my wife, her family, and myself tremendously. My wife's aunts have very large SUV's that need the doors to fully open unde to get their wheelchairs, scooters, walkers out/in which is why im asking for the 30ft width. With this approved ~~the~~ my wife and I can leave our vehicles in the driveway and not have to worry.

Thank you for your time and consideration.

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.

[Signature]
Signature of Owner

5/6/25
Date

Sworn and Subscribed before me this 6 day

of MAY, 20 25



Fee Paid

[Signature]
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 _____

Fee Paid

Signature of Notary Public

My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Steven Schabas

Authorized Representative: _____

Application Number: RX25-04218

Application Request: _____

I, Steven Schabas (print Applicant/Authorized Representative name), on behalf of myself Steven Schabas (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

9/10/25
Date

Steven Schabas

Print Name of Applicant/Authorized Representative

CITY OF PEMBROKE PINES
Planning and Economic Development Department

Folio Number: 514116143490 Planning Application Number: _____

I, Steven Schabas, do hereby acknowledge that my application for 8441 NW 7 Ct, Pines, FL, 33024 only address that subject matter and does not alleviate any obligation to adhere any other applicable ordinance, law, statute, regulation, or provision of the City Code, including Chapter 155.656, entitled "Landscaping." This includes but is not limited to any amount of landscape material required by the Planned Unit Development ("PUD") where my property is located or any applicable Homeowner's Association requirement, rule, or regulation.

A separate permit for the removal or relocation of any of tree must be obtained prior to the removal or relocation of the tree. I understand that I must obtain this permit as the homeowner.

I, Steven Schabas, as owner of the subject property, acknowledge that I have read this document and understand based upon the plan review of this permit, I may be required to replace the tree(s) affected by this project. I further acknowledge that in order to comply with the City's Code of Ordinances, I may be required to add a tree or trees based upon a zoning inspection of existing conditions during permit reviews.

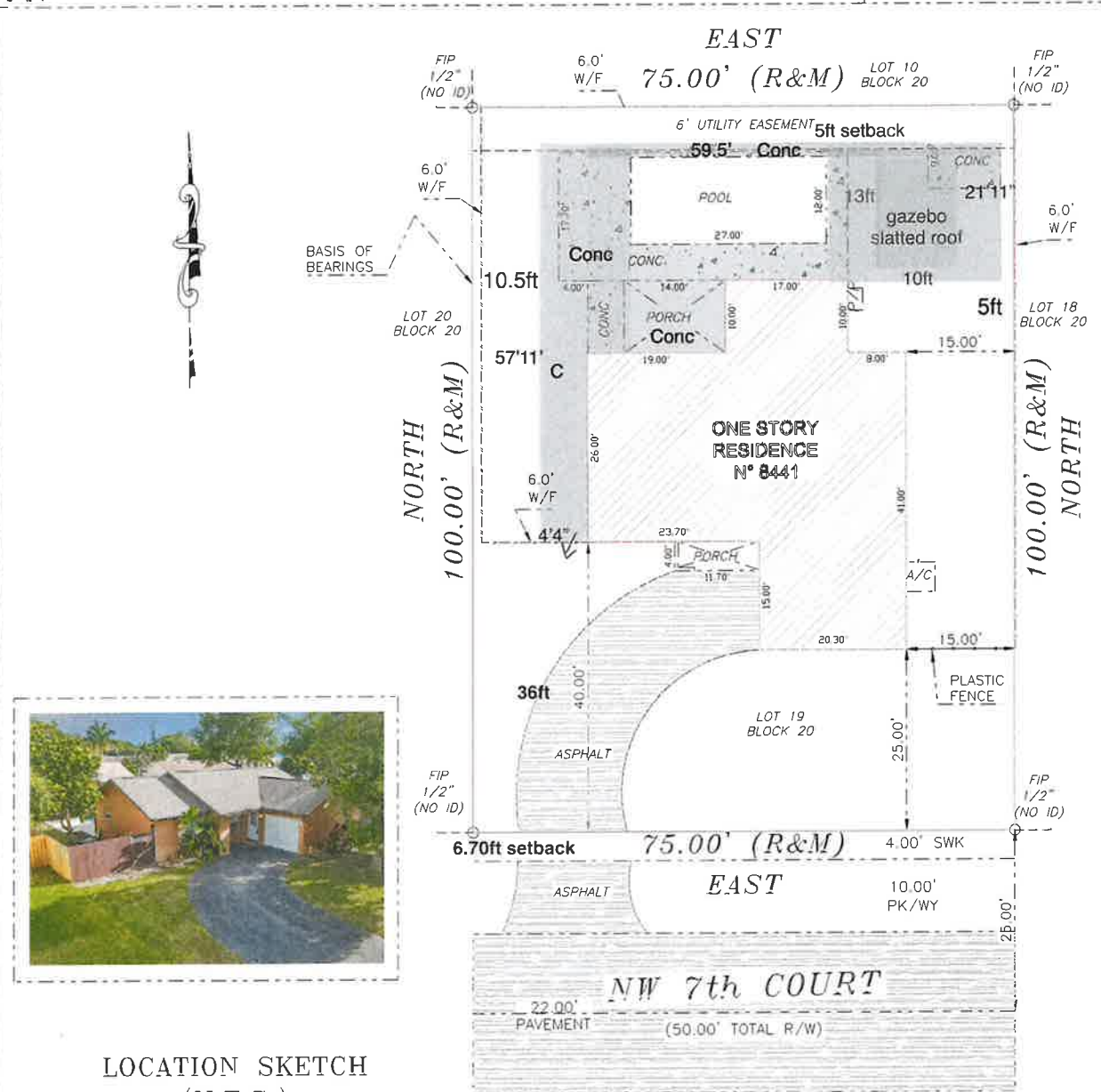
Date: 5/6/25 Signature: [Signature]
Address: 8441 NW 7 Ct, Pines, 33024 Print Name: Steven Schabas
Telephone: 954 646 9676 Title: home owner

STATE OF FLORIDA : Broward

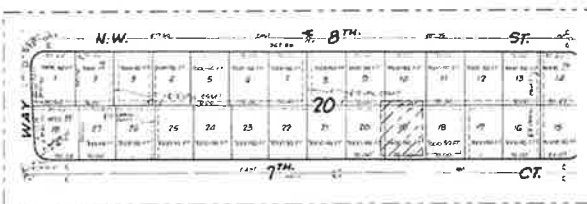
SWORN TO AND SUBSCRIBED before me, a Notary Public for the State and County aforesaid, on this 6 Day of MAY, 2025.



My Commission Expires on _____



LOCATION SKETCH
(N.T.S.)



NOTH: VEHICLE HAS NO VIOLATION OBSERVED

CONCRETE OVERLAP & UTILITY BASEMENT LOCATED AT THE REAR OF THE SUBJECT PROPERTY

THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT 19 **BLOCK 20** SUBDIVISION WESTVIEW SEC ONE PART TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103 PAGE 40 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED
INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DESIGNATIONS,
LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS
PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
UNDERSTANDING ENCUMBRANCES, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO
LOCATE DEEDS OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF
ANY NATURE. IF SUCH MATTERS ARE REFERRED TO AN ATTORNEY, HE OR SHE
ELEVATIONS ARE REFERRED TO NEVLS OF 1988. THE CLOSURE IN THE BOUNDARY SURVEY IS
ABOVE 310000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN FOR CONSTRUCTION PURPOSES
FOR THESE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED. FLOOD OWNERSHIP NOT DETERMINED
THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY

FLOOD INF:

COMMUNITY: 120053
MAP AND PANEL: 12011C0545
SUFFIX: H
FLOOD ZONE: X
BASE FLOOD: N/A

FIELD WORK

DATE: 04/28/2021

REVISIONS

DATE:

CERTIFIED TO:
STEVEN SCHABAS & VERONICA MARIA VAQUEDANO
NU WORLD TITLE OF SUNSET
FIDELITY NATIONAL TITLE INSURANCE COMPANY
PRIMARY RESIDENTIAL MORTGAGE
ITS SUCCESSORS AND/OR ASSIGNS, ATIMA

This Survey has been prepared for exclusive use of the
Exams and Certification as appears

ADDRESS :


8441 NW 7th COURT, PEMBROKE
PINES, FLORIDA, 33024

THIS CERTIFIES THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SAME MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPERS ON CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND AND ABBREVIATIONS

U.P.	= UTILITY POLE	FN.	= FOUND NAIL
A/C	= AIR CONDITIONING PAD	ENCH	= ENCRUSTMENT
	= ARC DISTANCE	F.H.	= FIRE HYDRANT
DRWY	= DRIVEWAY	F.P.	= FOUND IRON PIPE
	= BUILDING	C.O.R.	= CROWN OF ROAD
C.B.	= CATCH BASIN	LP.	= LIGHT POLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	B/C	= BULKY CORNER
C/L	= CLEAR	(R & M)	= RECORD & MEASURED
C/L	= CENTER LINE	P.O.C.	= POINT OF COMMON-CEMENT
CONE	= CONE	P.C.	= POINT OF CURVATURE
CONE	= CONE		
	= FURNACE MAINTENANCE CASSETT		

FND	= FOUND NAIL & DISK
N/L	= MONUMENT LINE
NGVD	= NATIONAL GEODETIC VERTICAL
OE	= OVERHEAD ELECTRIC LINE
PB	= PLAT BOOK
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
POB	= POINT OF BEGINNING
P/L	= PROPERTY LINE

	= C.B.S. WALL
--//--	= WOOD FENCE (6' HIGH)
R	= RADIUS
RAD.	= RADIAL
RES.	= RESIDENCE
R/W	= RIGHT OF WAY
SEC.	= SECTION
STY	= STORY
SWW	= (unintelligible)

MIGUEL JESÚS GARAY
PROFESSIONAL SURVEYOR AND MAPPER
LS 6084 02-28-2017

LOT 19 BLOCK 20

ONE STORY RESIDENCE N° 8441

100.00' (R&M) NORTH

75.00' (R&M) EAST

6.70ft setback

4.00' SWK

10.00' PK/WY

25.00'

30ft

30ft

30ft

36ft

40.00'

1,166.57 sf

ASPHALT

3ft

25ft

15.00'

11.70'

4.00'

PORCH

50in x 55in

6.0' W/F

23.70'

26.00'

19.00'

8.00'

15.00'

41.00'

20.30'

15.00'

PLASTIC FENCE

A/C

22.00' PAVEMENT

(50.00' TOTAL R/W)

NW 7th COURT

LOT 19 BLOCK 20

100.00' (R&M) NORTH

75.00' (R&M) EAST

6.70ft setback

4.00' SWK

10.00' PK/WY

25.00'

30ft

30ft

30ft

36ft

40.00'

1,166.57 sf

ASPHALT

3ft

25ft

15.00'

11.70'

4.00'

PORCH

50in x 55in

6.0' W/F

23.70'

26.00'

19.00'

8.00'

15.00'

41.00'

20.30'

15.00'

PLASTIC FENCE

A/C

22.00' PAVEMENT

(50.00' TOTAL R/W)

NW 7th COURT

NW 7th COURT

22.00'
PAVEMENT

(50.00' TOTAL R/W)