

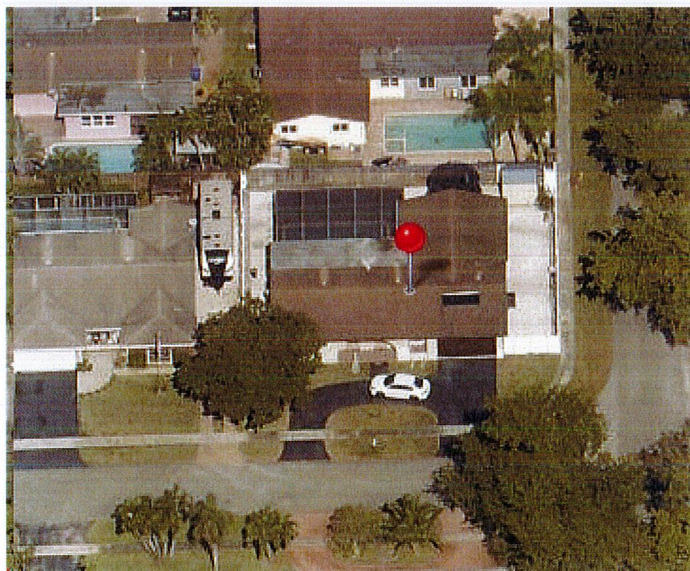
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department
ZV(R) 2019-39 to 42
Zoning Variances

DORLEANS-PRADEL, SOEURETTE
8801 NW 5 ST 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



Summary

Agenda Date:	February 6, 2020	Application ID:	ZV(R) 2019-39 – 42
Project:	Driveway, Walkway & Deck	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Soeurette Dorleans-Pradel	Agent:	N/A
Location:	8801 NW 5th Street, Pembroke Pines, 33024		
Existing Zoning:	One-Family Dwelling (R-1C) Districts	Existing Land Use:	Residential
Reference Applications:	N/A		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R) 2019-39	52.26 (H)(1)	35% Front Yard Lot Coverage	71% Front Yard Lot Coverage w/ driveway & walkway
ZV(R) 2019-40	155.049 (B)	15' Street Side Yard Setback	3' Street Side Yard Setback w/ existing walkway/slab
ZV(R) 2019-41	155.049 (B)	5' Rear Yard Setback	1.9' Rear Yard Setback w/ existing concrete patio/slab
ZV(R) 2019-42	155.049 (B)	5' Side Yard Setback	2.96' West Side Yard Setback w/ existing concrete patio/slab

Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment
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Reviewed for the Agenda:	Director: 	Zoning Administrator: 
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Project Description / Background

Soeurette Dorleans-Pradel, owner, has submitted four (4) variance requests to:

2019-39: allow a 71% Front Yard Lot Coverage for an existing paver driveway instead of the allowed maximum Front Yard Lot Coverage of 35%;

2019-40: to allow a three (3) foot street side yard setback for an existing walkway/slab instead of the required 15' street side yard setback;

2019-41: to allow a 1.9' rear yard setback for an existing concrete patio/slab instead of the required 5' rear yard setback;

2019-41: and to allow a 2.96 foot west side yard setback for an existing concrete patio/slab instead of the required 5' rear yard setback.

The paver driveway was installed without permits and is currently under Code Compliance violation Case #115044. Concrete patio/slab encroachments were observed on site when variance process for driveway was being submitted and confirmed no permits were issued.

VARIANCE REQUEST DETAILS:

ZV(R) 2019-39 allow a 71% Front Yard Lot Coverage with an existing 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;

ZV(R) 2019-40 thru 42 Allow a 3' street side yard setback, 1.9' rear yard setback and a 2.96' west side yard setback for an existing patio/slab instead of the allowed 15' street side yard and 5' rear, and side yard, setbacks.

Code Reference: § 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS.

(B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For water front lots located within developments approved under the design criteria of (RS-7) single family zoning districts, accessory structures shall be allowed to extend to the zero setback side property line. These accessory structures shall include, but not be limited to, concrete slabs, paver decks, wood decks, pools and pool decks, and screen enclosures.

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: 12/18/19

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 #: 2V(2)2019-39-42
Date Submitted: 12/19/19 Posted Signs Required: (1) Fees: \$ 1,000.00

SECTION 1-PROJECT INFORMATION:

X Project Name: Soeurrette Doileans - Pradel

X Project Address: 8801 NW 5th Street Pembroke Pine, FL 33084

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

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: SOeurhette DOuleans - Pradel

Owner's Address: 8801 NW 5th Street Pembroke Pines FL 33024

Owner's Email Address: pse5@yahoo.com

Owner's Phone: 954-534-4094 Owner's ^{Cell:} Fax: Same

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: (39) 52.26(H)(1), (40) (41) (42) 155.049 (13) (42) 5' Side Yard
Required: (39) 35% Lot Coverage; (40) 15' Street Side Setback; (41) 5' Rear Yard;
Request: (39) 71% Lot Coverage; (40) 3' Street Side Setback; (41) 1.9' Rear Yard;
Details of Variance, Zoning Appeal, Interpretation Request: (42) 2.96' Side Yard

See Attached

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: _____

Soeurette Dorleans-Pradel
8801 NW 5th Street
Pembroke Pines, FL 33024
Phone: 954-534-4094
Email: psese5@yahoo.com

January 13, 2020

My name is Soeurette Dorleans-Pradel. The reason I'm writing this letter is for the pavement driveway and concrete backyard work that I did for the house in the above address located in Pembroke pines. Prior to getting work done I was dealing with many cases of different allergy symptoms.

I have three children, including two young girls who like to be outside and play in the yard. I noticed that the more time I tried to spend outside in the yard with my children the worse my allergies became.

I went to see my doctor and had different tests done and it came back that I have a severe case of Grass Pollen allergies.

It was suggested by my doctor to avoid grass and try to limit exposing myself outside where all I had around the house was grass and was advised to removed the grass and have concrete instead to help me with my pollen grass allergy.

I had the grass removed and replaced the areas with concrete instead, that change helped tremendously with my grass allergy.

Unfortunately I was unaware that I needed a permit to be pulled by the city of Pembroke pines to do the work in the yard.

I am willing to work with the city and correct the errors on my part. I would really appreciate if you can please take into consideration my plea. I am begging for your pardon in this matter

Thank you
Soeurette Dorleans-Pradel

SUSAN BUDOWSKY, PA-C
SAFECARE MEDICAL CENTER, INC.
1117 E. HALLANDALE BEACH BLVD. 4050D SHERIDAN STREET
HALLANDALE BEACH, FL 33009 HOLLYWOOD, FL 33021
PHONE 954-454-6300

NAME Ms Dorleans-Pradel, Soeurrette

ADDRESS _____

DATE 11/22/19.

Rx She has history and recurrent
allergic rhinitis that cause
SOB, rhinitis. Dx. J30.9.
Allergen - Grass. R06.00

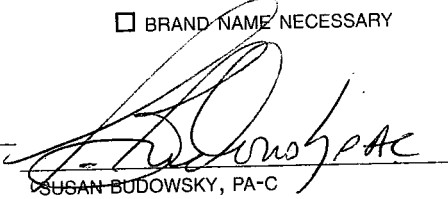
PLEASE LABEL

USE GENERIC MEDICATION

BRAND NAME NECESSARY

DEA # _____

REFILL _____ TIMES


SUSAN BUDOWSKY, PA-C

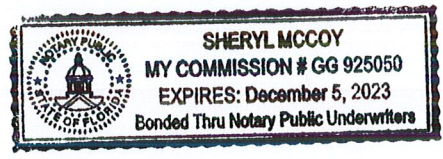
SECTION 7- PROJECT AUTHORIZATION

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] 12-19-2019
Signature of Owner Date

Sworn and Subscribed before me this 19th day
of December, 2019



n/a [Signature] 12/19/2019
Fee Paid Signature of Notary Public My Commission Expires

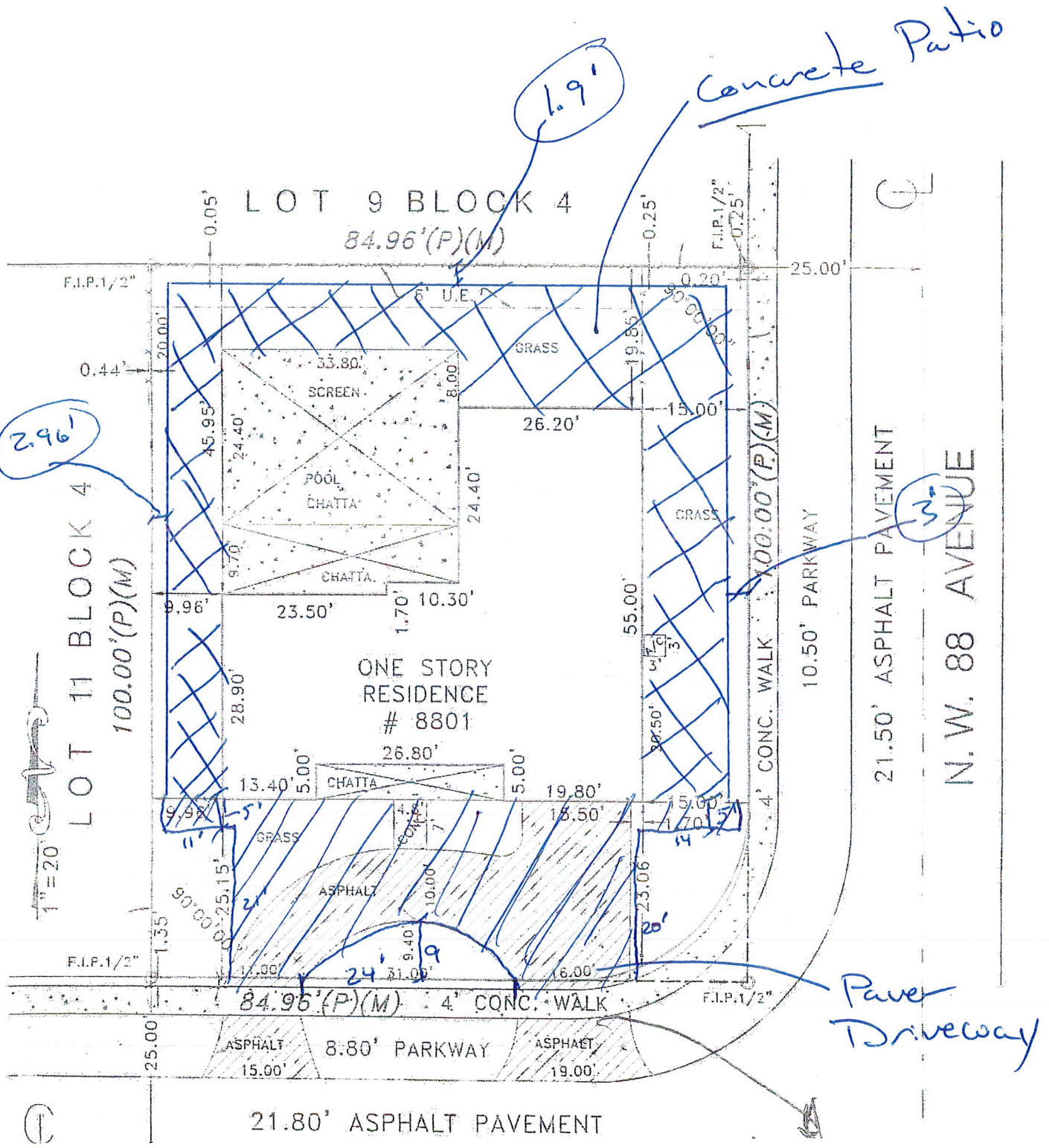
AGENT CERTIFICATION

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_____

Fee Paid Signature of Notary Public My Commission Expires



2.96'

1.9'

Concrete Patio

Paver Driveway

3'

LOT 11 BLOCK 4
100.00'(P)(M)

LOT 9 BLOCK 4
84.96'(P)(M)

ONE STORY RESIDENCE
8801

21.50' ASPHALT PAVEMENT
N.W. 88 AVENUE

21.80' ASPHALT PAVEMENT

10.50' PARKWAY

4' CONC. WALK 100.00'(P)(M)

4' CONC. WALK

8.80' PARKWAY

SCREEN

POOL
CHATTA

CHATTA

CHATTA

GRASS

GRASS

GRASS

ASPHALT

ASPHALT

ASPHALT

F.I.P. 1/2"

0.44'

20.00'

0.05'

45.95'

24.40'

33.80'

8.00'

26.20'

19.85'

0.20'

90.00'

25.00'

F.I.P. 1/2"

0.25'

15.00'

24.40'

8.00'

26.20'

19.85'

0.20'

90.00'

25.00'

F.I.P. 1/2"

0.25'

15.00'

24.40'

8.00'

26.20'

19.85'

0.20'

90.00'

25.00'

F.I.P. 1/2"

0.25'

15.00'

24.40'

8.00'

26.20'

19.85'

0.20'

90.00'

25.00'

1" = 20'

F.I.P. 1/2"

1.35'

90.00'

0.25.15'

1.00'

84.96'(P)(M)

24'

31.00'

9.40'

10.00'

16.00'

25.06'

8'

15.00'

1.70'

15.00'

19.80'

5.00'

13.40'

5.00'

26.80'

5.00'

30.50'

4'

55.00'

10.50'

4' CONC. WALK

100.00'(P)(M)

10.50' PARKWAY

21.50' ASPHALT PAVEMENT

N.W. 88 AVENUE

21.80' ASPHALT PAVEMENT

8.80' PARKWAY

ASPHALT

19.00'

ASPHALT

15.00'

ASPHALT

19.00'

ASPHALT

15.00'

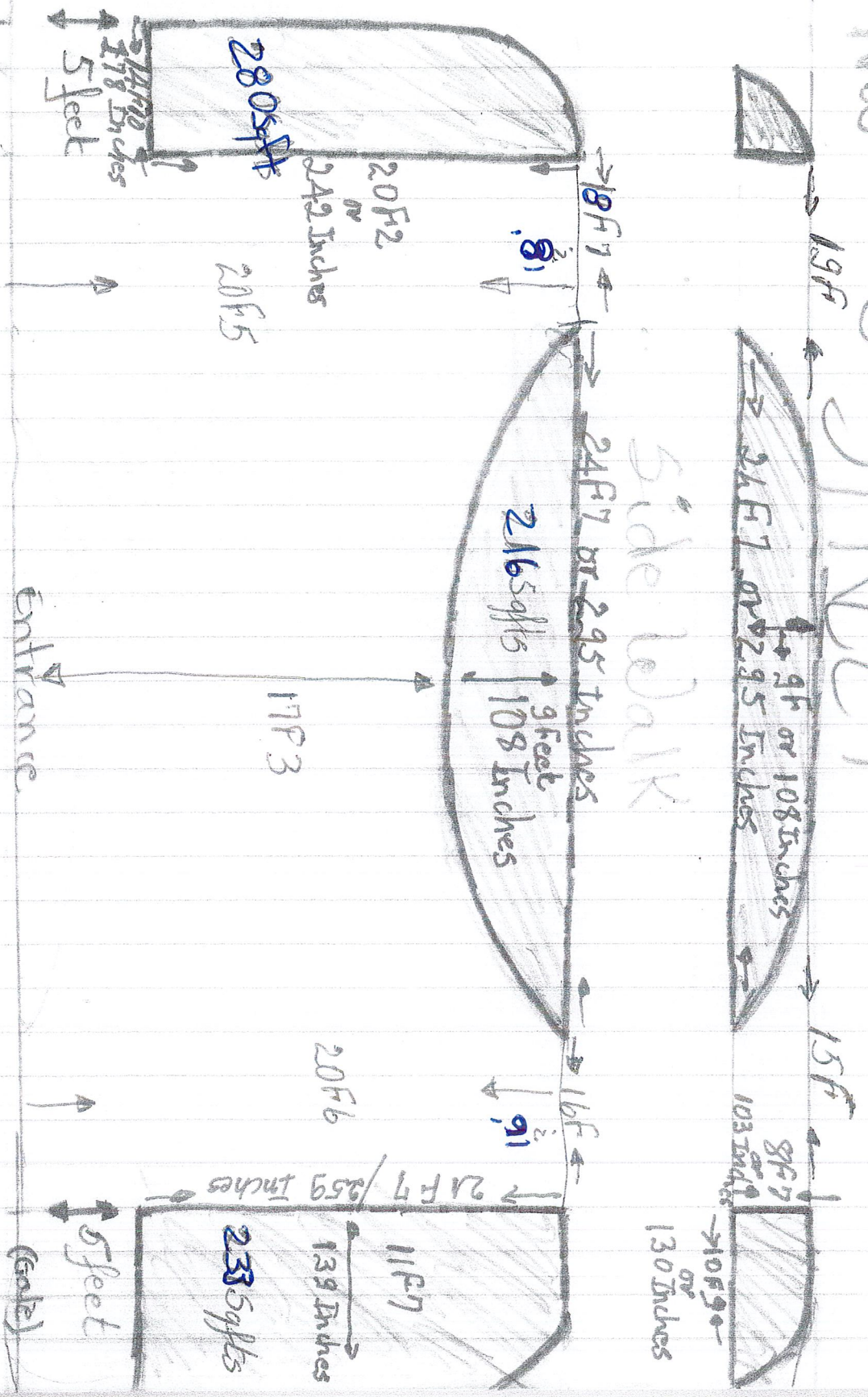
ASPHALT

(C)

(C)

NOV

5th STREET



side back

FRONT OF THE HOUSE