

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

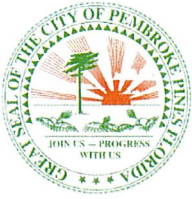
ZV(R) 2023-0032-0034
Zoning Variances

GARRO, CARLOS
7571 NW 1 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

Summary

Agenda Date:	May 4, 2023	Application ID:	ZV(R)2023-0032-0033-0034
Project:	Circular Driveway	Project Number:	N/A
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Carlos Garro	Agent:	N/A
Location:	7571 NW 1 Court, Pembroke Pines, FL 33024		
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 70118 (Issued 03/11/2022), Building Permit Application No. RX22-00645 (Applied 4/05/2022)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2023-0032	Table 155.620: Accessory Structures: Driveway, Circular	35% Front Lot Coverage (Total)	43% Front Lot Coverage (Total)
ZV(R) 2023-0033	Table 155.620: Accessory Structures: Driveway, Circular	40% of lot's width	44% of lot's width
ZV(R) 2023-0034	Table 155.620: Accessory Structures: Driveway, Circular	Five Feet (5' side setback)	Three Feet (3') side setback (eastern property line)
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:		Zoning Administrator:

PROJECT DESCRIPTION / BACKGROUND:

Carlos Garro, owner, submitted three residential zoning variance requests for an existing driveway at the single family residence located at 7571 NW 1 Court in the Boulevard Heights neighborhood, which is zoned R-1C (Residential Single-Family)

On March 11, 2022, the City's Code Compliance Division initiated Code Compliance procedures (Case No. 70118) for work performed without building permits.

In April 5, 2022, the property owner submitted a building permit application (RX22-00645) to legalize the completed driveway work. The permit application and documents revealed that the existing driveway exceeds the limitations of the City's Land Development Code (LDC); therefore, the applicant is requesting the following:

- ZV(R) 2023-0032 is to allow 43% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot.
- ZV(R) 2023-0033 is to allow 44% width of lot instead of the allowed 40% width of lot for an existing driveway in a typical lot.
- ZV(R) 2023-0034 is to allow three feet (3') side setback (eastern property line) instead of the required five feet (5') setback for an existing driveway in a typical lot.

City staff reviewed aerial photography from the Broward County Property Appraiser and it appears that driveway has existed since at least 1998. Staff reviewed historical building permit records, but was unable to retrieve a permit for the existing driveway. In addition, the applicant replaced an existing non-permitted, non-conforming driveway without a building permit. The provisions of the City's LDC are applicable (City Code 155.627).

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.

The property is not located within an home owners association.

VARIANCE REQUEST DETAILS:

ZV(R) 2023-0032: is to allow 43% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot.

ZV(R) 2023-0033: is to allow 44% width of lot instead of the allowed 40% of width of lot for an existing driveway in a typical lot.

ZV(R) 2023-0034: is to allow three feet (3') side setback (eastern property line) instead of the required five feet (5') setback for an existing driveway in a typical lot.

Code References:

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	35% front lot coverage 40 % width of lot	[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:

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 (7-1975)
Property Survey (2-2023)
Imagery
Proposed Plan (As Built)



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: 3/15/23.

Plans for DRC _____ 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 checked="" 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: C-2. Project #: PRJ 20 _____ - _____ Application #: 2012/2023-003233,34
Date Submitted: 3/15/23 Posted Signs Required: (1) Fees: \$ 650⁰⁰

SECTION 1-PROJECT INFORMATION:

~~X~~ Project Name: Carlos Garro

~~X~~ Project Address: 7571 NW 1 Ct

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: Carlos Garro

* Owner's Address: 7571 NW 1 Ct

* Owner's Email Address: carlosgarro20@yahoo.com

* Owner's Phone: 954-962-1321 home * Owner's ^{Cell!}Fax: 954-558-0041 cell

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: _____

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

Replacing existing circular Drive that was
damaged by tree roots breaking up cement.

Replacing driveway with same footprint as
existing plan.

We moved in house December 1986 and no
changes have been made to areas.

We have paid for a new survey to be done.

It will be attached to application

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Carlos Garro

Authorized Representative: _____

Application Number: RX22-00645

Application Request: _____

I, Carlos Garro (print Applicant/Authorized Representative name), on behalf of _____ (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.

 11-7-22
Signature of Applicant or Applicant's Date
Authorized Representative

Carlos Garro
Print Name of Applicant/Authorized Representative

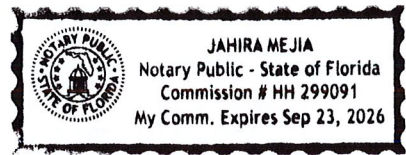
SECTION 7- PROJECT AUTHORIZATION

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] _____ 11-7-22
Signature of Owner Date

Sworn and Subscribed before me this 7 day
of November, 2022



0 _____ *[Signature]* _____ 9/23/24
Fee Paid Signature of Notary Public My Commission Expires

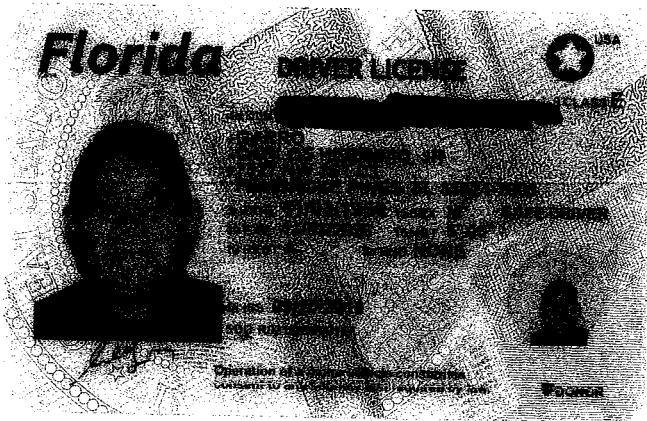
AGENT CERTIFICATION

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_____

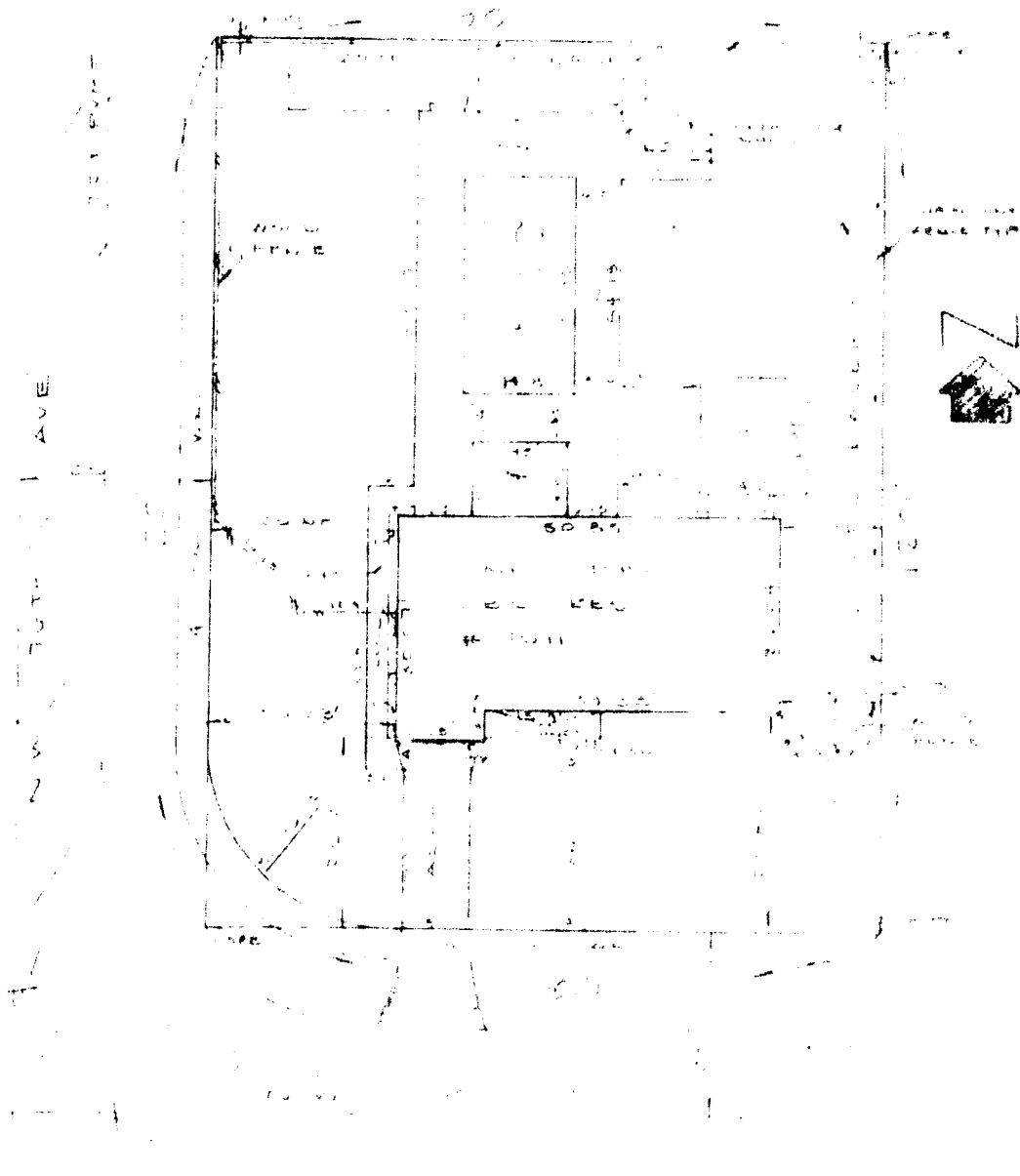
Fee Paid Signature of Notary Public My Commission Expires



Legal Description

Lot 1 in Block 9 of BOULEVARD HEIGHTS SECTION TWELVE, according to the plat thereof, as recorded in Plat Book 54 at Page 4 of the Public Records of Broward County, Florida.

Fort Allen Mortgage Corp.



PROPERTY OF Mr. Carl Dube, 7571 N.W. 1 Ct., Pembroke Pines, Fla

SKETCH NOT VALID
UNLESS IMPRINTED
WITH AN EMBOSSED

I hereby certify that the attached sketch represents a correct survey made under my direction and is true and correct to the best of my knowledge and belief and that there are no encroachments or other matters shown here on.

FRANK MAKOWSKI

LEGAL DESCRIPTION (FROM BROWARD RECORDS DOCUMENT #17346516):
 LOT 1, BLOCK 9, BOULEVARD HEIGHTS SECTION TWELVE,
 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54,
 AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

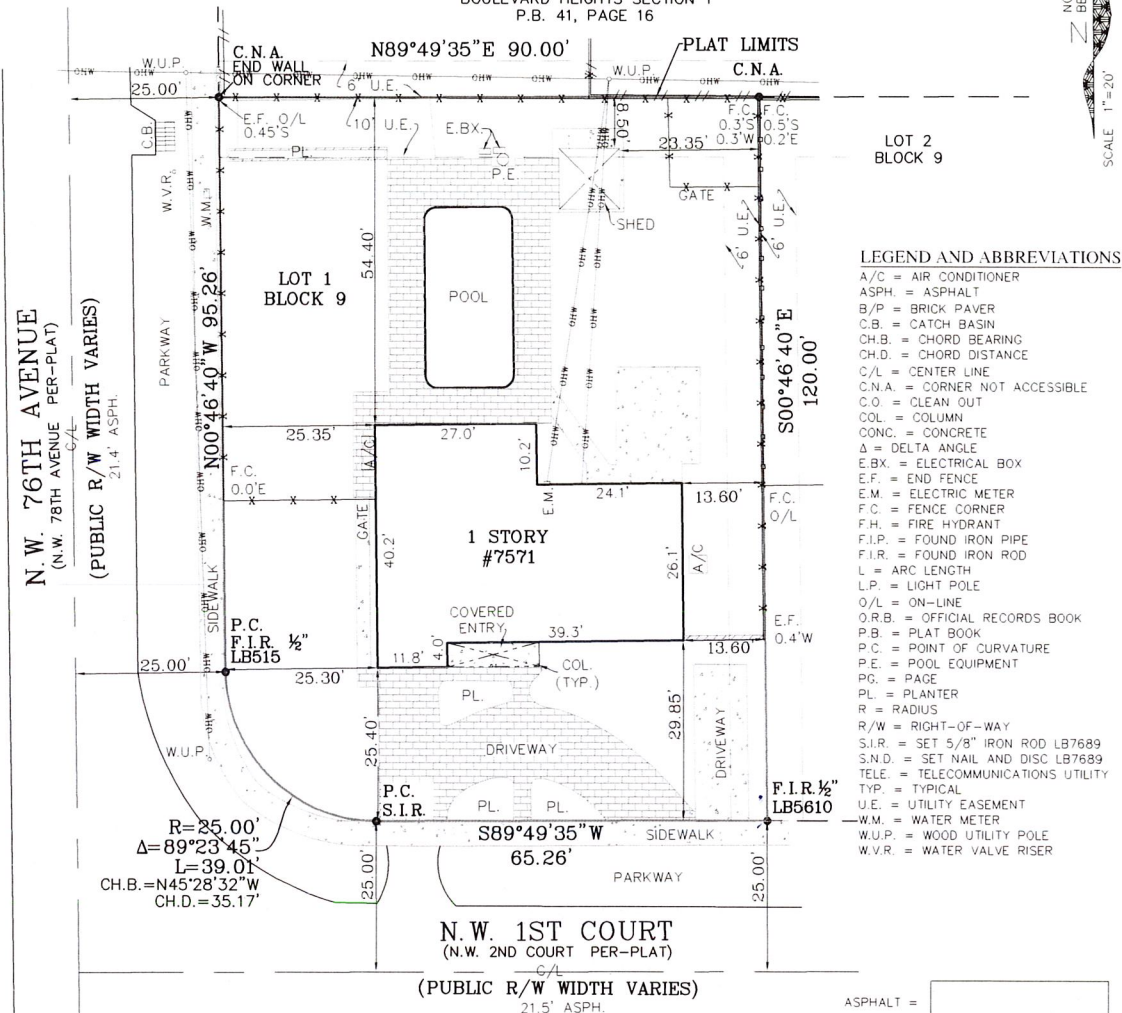
MAP OF BOUNDARY SURVEY

DATE OF FIELD WORK 2/7/2023

CERTIFIED TO:
 CARLOS H. GARRO JR.
 LOU ANNE GARRO

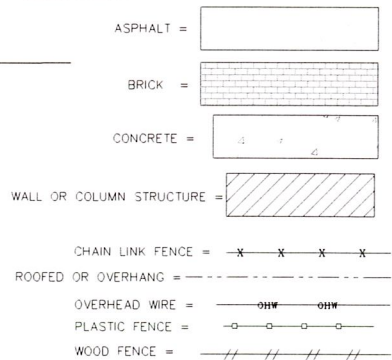
PROPERTY ADDRESS:
 7571 NW 1ST COURT
 PEMBROKE PINES, FL., 33024

BOULEVARD HEIGHTS SECTION 1
 P.B. 41, PAGE 16



LEGEND AND ABBREVIATIONS

- A/C = AIR CONDITIONER
- ASPH. = ASPHALT
- B/P = BRICK PAVER
- C.B. = CATCH BASIN
- CH.B. = CHORD BEARING
- CH.D. = CHORD DISTANCE
- C/L = CENTER LINE
- C.N.A. = CORNER NOT ACCESSIBLE
- C.O. = CLEAN OUT
- COL. = COLUMN
- CONC. = CONCRETE
- Δ = DELTA ANGLE
- E.B.X. = ELECTRICAL BOX
- E.F. = END FENCE
- E.M. = ELECTRIC METER
- F.C. = FENCE CORNER
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- L = ARC LENGTH
- L.P. = LIGHT POLE
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- P.G. = PAGE
- PL. = PLANTER
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.I.R. = SET 5/8" IRON ROD LB7689
- S.N.D. = SET NAIL AND DISC LB7689
- TELE. = TELECOMMUNICATIONS UTILITY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- W.M. = WATER METER
- W.U.P. = WOOD UTILITY POLE
- W.V.R. = WATER VALVE RISER



NOTES:
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2/7/23
 HENRY A. JOHNSTON P.L.S.#6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
 7777 DAVIE ROAD EXT. #302A-7
 DAVIE, FL 33024
 PHONE: 954-296-9516
 WEB: WWW.JJSURVEYING.COM



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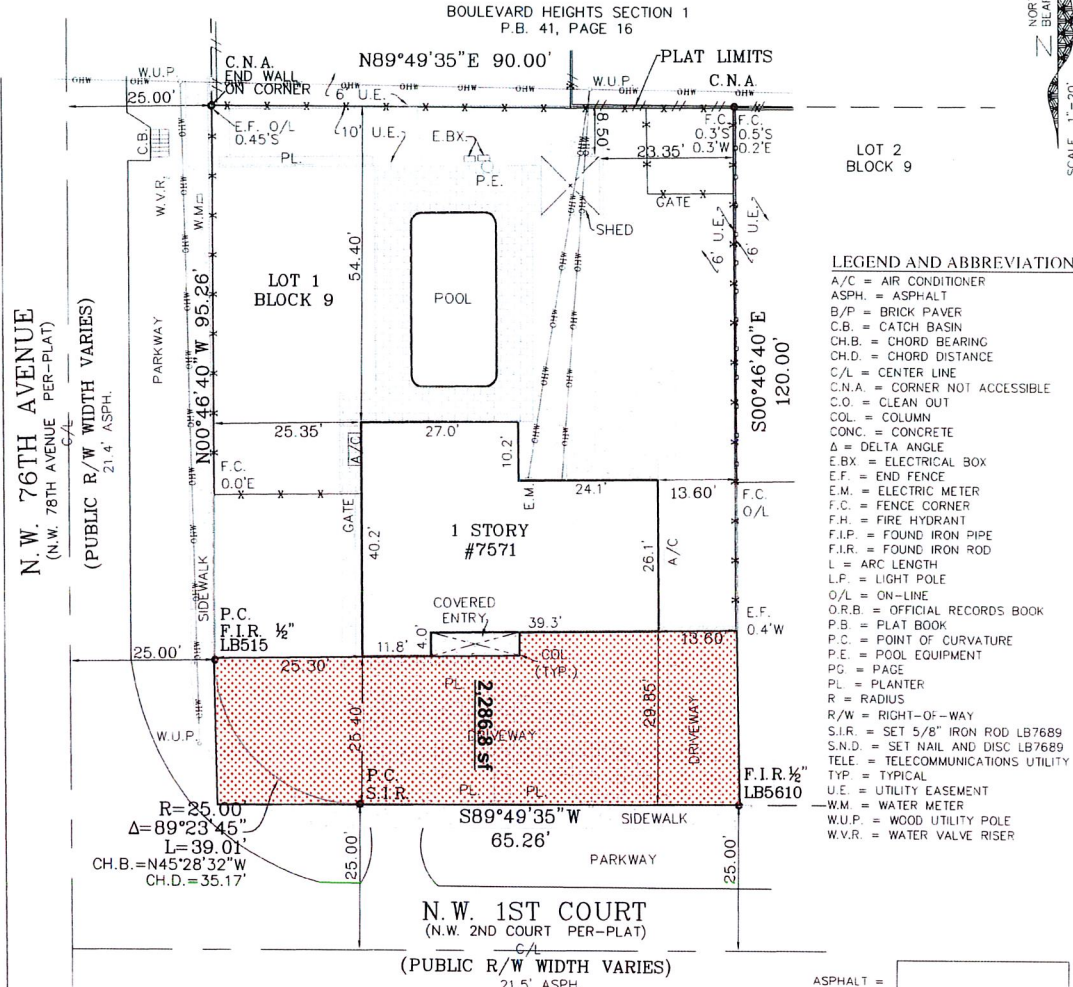
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- ASPHALT = [Symbol]
- BRICK = [Symbol]
- CONCRETE = [Symbol]
- WALL OR COLUMN STRUCTURE = [Symbol]
- CHAIN LINK FENCE = [Symbol]
- ROOFED OR OVERHANG = [Symbol]
- OVERHEAD WIRE = [Symbol]
- PLASTIC FENCE = [Symbol]
- WOOD FENCE = [Symbol]

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 FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY. 6" SUBSURFACE UTILITY
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 JOHNSTON FL PLS#6843
 2023.02.14 15:11:46-0500

2/7/23
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7571 NW 1 Court Pembroke Pines FL 33024

No driveway approaches from the street to the property:



February 2008 (Google Maps)



July 2014 (Broward County Property Appraiser)



March 2022 (Code Compliance)



January 2023 (Site Visit -Zoning)

