

Vicinity Map

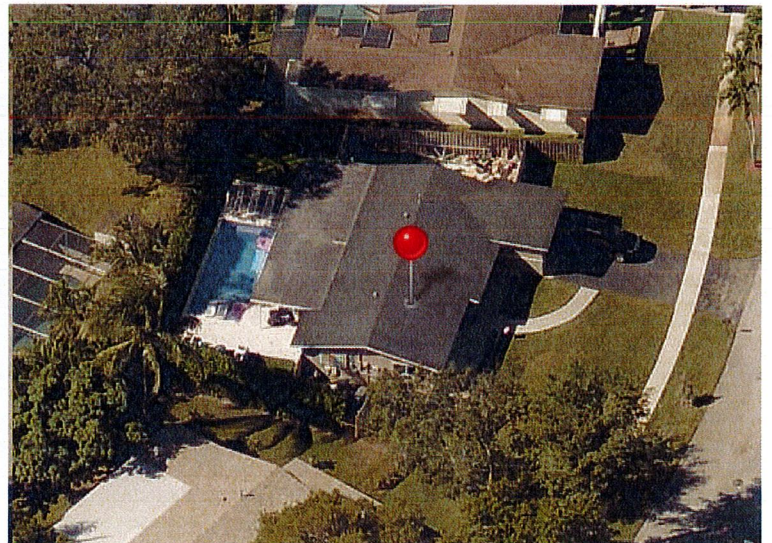
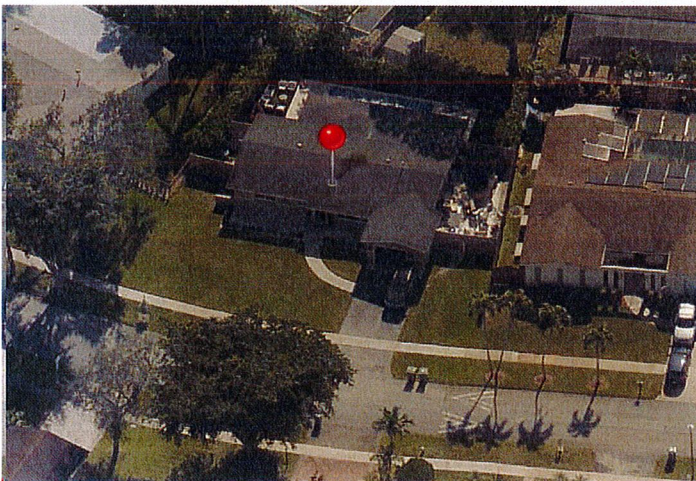
City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-31
Zoning Variance

REILLY, ROBERT L
11000 NW 22 ST PEMBROKE PINES FL 33026




NOT TO SCALE





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

Summary

| | | | |
|---------------------------------|---|---------------------------|---|
| Agenda Date: | December 2, 2021 | Application ID: | ZV(R) 2021-31 |
| Project: | Existing Concrete Slab | Project Number: | N/A |
| Project Planner: | Dean Piper, Zoning Administrator | | |
| Owner: | Robert Reilly | Agent: | N/A |
| Location: | 11000 NW 22 Street, Pembroke Pines, 33026 | | |
| Existing Zoning: | Single Family Residential | Existing Land Use: | Residential |
| Reference Applications: | Code Compliance Correction No. - #21090019. Deferred from 11/4/2021 Meeting due to advertising error | | |
| Variance Summary | | | |
| Application | Code Section | Required/Allowed | Request |
| ZV(R) 2021 - 31 | Table 155.620: Deck or Patio | 5' Side Yard Setback | 3' West Side Yard Setback |
| Final: | <input type="checkbox"/> Planning & Zoning Board | | <input checked="" type="checkbox"/> Board of Adjustment |
| Reviewed for the Agenda: | Director: _____ Zoning Administrator:  | | |

PROJECT DESCRIPTION / BACKGROUND:

Due to an advertising error, this item was deferred from the November 4, 2021 Board of Adjustment meeting to this meeting.

Robert Reilly, owner, has submitted variance request ZV(R) 2021-32 to allow a three (3) foot side yard setback for an existing concrete slab on the west side of house instead of the required five (5) foot setback.

There is no Homeowner's Association associated with this property.

The existing concrete slab, built without a permit, is currently under Code Compliance Correction No. - #21090019, originally cited on 7/30/2020.

VARIANCE REQUEST DETAILS:

ZV(R) 2021-31 to allow a three (3) foot side yard setback for an existing concrete slab on the west side of house instead of the required five (5) foot setback.

Code Reference: **Table 155.620 Accessory Building and Structures.**

Deck or Patio:
5' Side Yard Setback

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



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

Summary

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| Project Planner: | Dean Piper, Zoning Administrator | | |
| Owner: | Robert Reilly | Agent: | N/A |
| Location: | 11000 NW 22 Street, Pembroke Pines, 33026 | | |
| Existing Zoning: | Single Family Residential | Existing Land Use: | Residential |
| Reference Applications: | Item to be deferred to December 2, 2021 meeting due to incorrect advertising. | | |
| Variance Summary | | | |
| Application | Code Section | Required/Allowed | Request |
| ZV(R) 2021 - 31 | Table 155.620: Deck or Patio | 5' Side Yard Setback | 3' Side Yard Setback |
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| Reviewed for the Agenda: | Director:  Zoning Administrator:  | | |



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

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 - 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

\$250



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: 9/20/2021

Plans for DRC _____ Planner: Dean

Indicate the type of application you are applying for:

- | | |
|--|--|
| <input type="checkbox"/> Administrative Review (Board Decision) | <input type="checkbox"/> Land Use Plan Map Amendment* |
| <input type="checkbox"/> Administrative Review (Department Decision) | <input type="checkbox"/> Plat* |
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> Deed Restriction | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> Delegation Request | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Text) |

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 complete public notification package (Applications types marked with *).
5. All plans must be submitted no later than noon on Monday 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 and Economic Development Department no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Dean Project #: PRJ 20 _____ - _____ Application #: 20(12)2021-31

Date Submitted: 9/20/2021 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:X Project Name: PATIO SLABX Project Address: 11000 NW 22ND ST PEMBROKE PINES FL 33026

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ X Folio Number(s): 514107032670

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: ROBERT REILLY
✓ Owner's Address: 11000 NW 22ND ST PEMBROKE PINES FL 33026
✓ Owner's Email Address: REILLY11000@GMAIL.COM
✓ Owner's Phone: (9) 868-6647 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: 155.620: Deck or Patio

Required: 5' Setback

Request: 3' setback for ^{existing} Slab on side of house.

Details of Variance, Zoning Appeal, Interpretation Request:

X SETBACK FROM PROPERTY LINES IS 5 FT. WITH SETBACK
AT 5 FT I WOULD NOT BE ABLE TO UTILIZE THE
SLAB, THE SLAB WAS MADE 3 FT. NEIGHBOR HAD CONCERNS
ABOUT DRAINAGE SO I INSTALLED TRENCH DRAIN AROUND
SLAB THAT FLOWS INTO MY FRONT YARD UTILIZING
A 5 INCH CORRUGATED PIPE. NO DRAINAGE ISSUES HAVE
BEEN NOTED BY NEIGHBOR.

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)

500 SQFT SLAB INSTALLED. TRENCH DRAIN INSTALLED
AROUND SLAB FOR DRAINAGE CONTROL.

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.



11/4/21

Signature of Owner

Date

Sworn and Subscribed before me this 4th day
of November, 2021



n/a
Fee Paid


Signature of Notary Public

12/05/2023
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

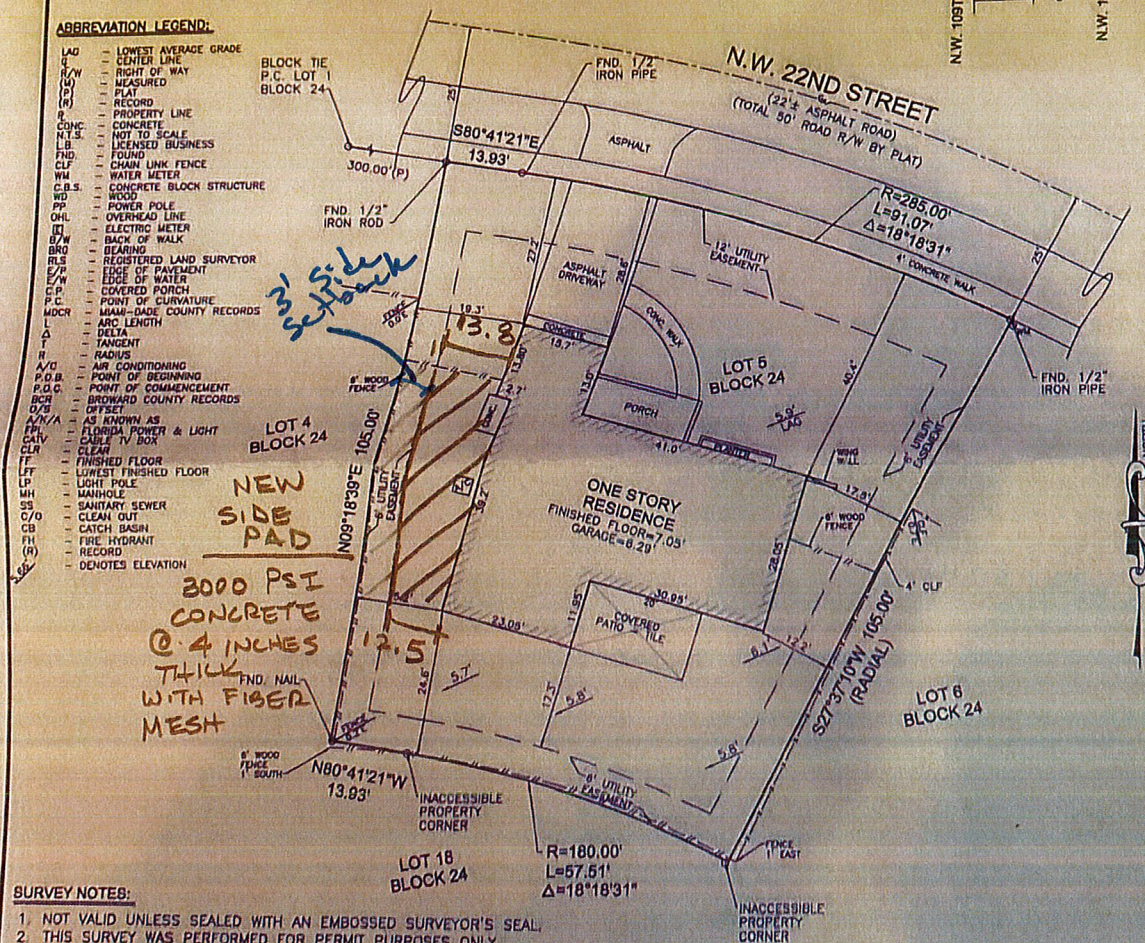
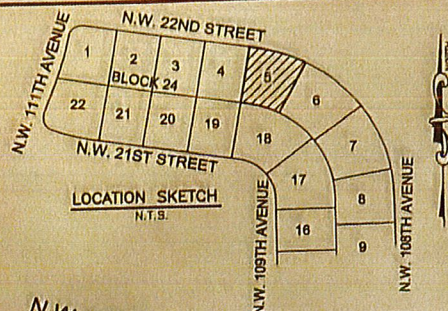
My Commission Expires

LEGAL DESCRIPTION:
LOT 5 IN BLOCK 24 OF "PEMBROKE LAKES SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

11000 N.W. 22ND STREET
PEMBROKE PINES, FLORIDA 33026

1. ROBERT L. REILLY

LAD - LOWEST AVAILABLE GRADE
 C - CENTER LINE
 R/W - RIGHT OF WAY
 P - MEASURED
 (P) - PLAT
 R - RECORD
 CONC - CONCRETE
 N.T.S. - NOT TO SCALE
 FND - LICENSED BUSINESS
 CLF - FOUND
 CHN - CHAIN LINK FENCE
 P - POWER METER
 C.B.S. - CONCRETE BLOCK STRUCTURE
 WD - WOOD
 P - POWER POLE
 OHL - OVERHEAD LINE
 E - ELECTRIC METER
 B - BACK OF WALK
 BRO - BEARING
 RLS - REGISTERED LAND SURVEYOR
 P - PERMIT
 E - EDGE OF WATER
 C - COVERED POINCH
 P - PERMIT OF MAINTENANCE
 MCM - MCM-DADE COUNTY RECORDS
 L - ARC LENGTH
 A - DELTA
 T - TANGENT
 R - RADIUS
 A/C - AIR CONDITIONING
 D/B - DEPART OF BEGINNING
 D.C. - POINT OF COMMENCEMENT
 B - BROWARD COUNTY RECORDS
 A - AS KNOWN AS
 F - FLORIDA POWER & LIGHT
 B - BROWARD TV BOX
 C - CLEAR
 F - FINISHED FLOOR
 N - NEAREST FRESHED FLOOR
 L - LIFT POLE
 M - MANHOLE
 S - SANITARY SEWER
 C - CLEAN OUT
 C - CATCH BASIN
 F - FIVE HYDRANT
 R - RECORD
 D - DENOTES ELEVATION



1. NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. THIS SURVEY WAS PERFORMED FOR PERMIT PURPOSES ONLY.
B & B LAND SURVEYORS, INC. WILL NOT BE HELD LIABLE FOR ANY
CONSEQUENCES DUE TO THE USE OF THIS SURVEY FOR ANY OTHER
PURPOSE.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF
ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY
THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.
4. EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED
5. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT
WITH THE RECORD VALUES UNLESS SHOWN OTHERWISE.
6. OBSTRUCTED OR INACCESSIBLE CORNERS ARE WITNESSED BY IMPROVEMENTS.

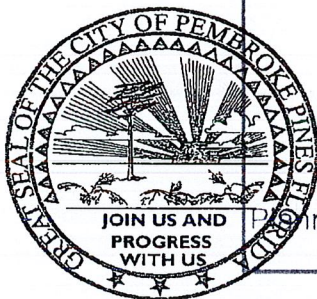
| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM INDEX | FIRM ZONE | BASE FLOOD ELEVATION |
|--|-----------------|--------|-----------------------|-----------|-------------------------|
| 120053 | 0545 | H | 8/18/14 | X | ~ |
| Lowest Finished Floor Elevation 7.05' Garage Floor Elevation 6.29' Lowest Floor Elevation 5.9' | | | | | |

Underground locations and/or underground encroachments, if any, are not

| | | | | |
|---------------|----------------|-----------|------|-----------------|
| DRAWN BY: EMB | CHECKED BY: GB | FIELD BK. | PGS. | SCALE: 1"=20' |
| REVISIONS: | | | | FILE NO. 17-103 |
| | | | | |
| | | | | |
| | | | | |

THIS BOUNDARY SURVEY IS FOR PERMIT PURPOSES ONLY.
I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SURVEY FOR THE PURPOSE
INTENDED.

Dated this 22ND day of AUGUST 20 17 AD



City of Pembroke Pines
Received

NOV 1 2021

Type of Meeting

Board of Adjustment

Planning & Economic Development

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting

AFFECTED PERSON (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R) 2021 31

PROJECT NAME Robert Reilly

MEETING DATE November 4 2021

NAME Davis, Lenford & Jacqueline

BUSINESS ADDRESS _____

HOME ADDRESS 11010 NW 22 St, Pembroke Pines, FL 33026

TELEPHONE NUMBER () _____

QUALIFIES AS AFFECTED PERSON

- ☐ Subject property owner
☒ Owns property within 500 ft
☒ Resides within 500 ft
☐ Operates a business within 500 ft
☐ City of Pembroke Pines representative

Signature of Affected Person [Signature]

Date 10/26/21

EVIDENCE TO BE PRESENTED (Identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A Newly built, very large Parking Concrete Slab/Deck at 11000 NW 22 St, is adversely affecting the adjacent property causing extensive flooding of adjacent property and building foundations.

B Approx. - 40ft x 28ft concrete parking deck at side of house, directly drains onto adjacent property causing extensive flooding of 11010 NW 22 St yard and building foundations.

C 5ft property line setback must be maintained to allow adequate soil percolation.

PROPOSED WITNESS LIST (Use additional sheet for each witness)

NAME _____

ADDRESS _____

TELEPHONE NUMBER () _____

SPEAKING ☐ IN FAVOR OF PETITION ☒ AGAINST PETITION