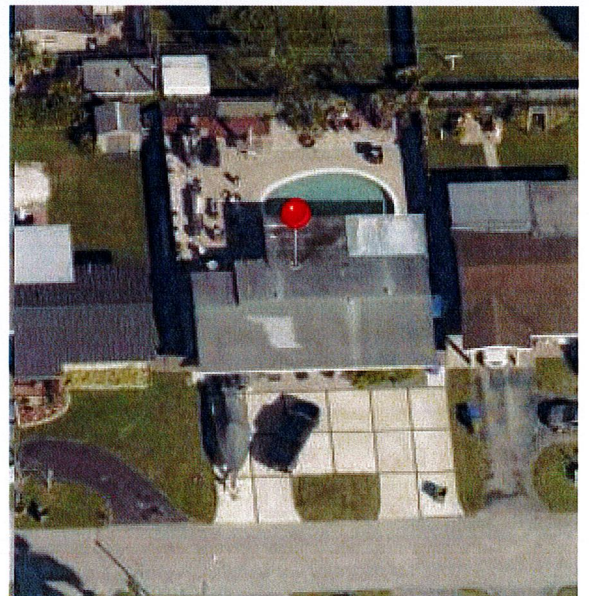


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-15 & 16  
Zoning Variances

OCEGUERA, JOEL J  
7861 NW 11 CT PEMBROKE PINES FL 33024









**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	June 2, 2022	<b>Application ID:</b>	ZV(R)2022-0015 & 0016
<b>Project:</b>	Existing Circular Driveway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Senior Planner		
<b>Owner:</b>	Joel Ocegüera	<b>Agent:</b>	N/A
<b>Location:</b>	7861 NW 11 Court Pembroke Pines, FL 33024		
<b>Existing Zoning:</b>	Single Family Residence (R-1C)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Compliance Notice of Violation Doc. #21080056 (8/12/2021)		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2022-0015	Table 155.620: Driveway, Circular*	35% Front Lot Coverage	69.1% Front Lot Coverage
ZV(R) 2022-0016	Table 155.620: Driveway, Circular*	40% of lot's width	55% of lot's width
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Zoning Administrator: <u></u>		

## PROJECT DESCRIPTION / BACKGROUND:

Joel Ocegüera, owner, has submitted two Variance requests:

Zoning Variance Application #ZV(R) 2022-0015 is to allow a 69.1% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for an existing driveway

Zoning Variance Application #ZV(R) 2022-0016 is to allow 55% total width instead of the allowed 40% for total driveway width for an existing driveway.

The existing driveway, built without a permit, is currently under Code Compliance Notice of Violation No. #21080056. This violation began on August 12, 2021.

Mr. Ocegüera is aware building permits still need to be obtained, and completed, in order for the property to come in compliance.

There is no Homeowners Association, however, Mr. Ocegüera has supplied letters of support from his neighbors.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2022-0015** to allow a 69.1% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for an existing driveway

**ZV(R) 2022-0016** to allow a 55% total width instead of the allowed 40% for total driveway width for an existing driveway.

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

Table 155.620 Accessory Building Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular*	0 feet	5 feet	15 feet	N/A	N/A	35% front lot coverage 40 % width of lot	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  
Unified Development Application  
Property Survey  
Proposed Plan





## 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: 12/20/21

# 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 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. Romero Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: 2022-15-16  
Date Submitted: 4/27/22 Posted Signs Required: (1) Fees: \$ 500.00

**SECTION 1-PROJECT INFORMATION:**Project Name: Joel Ocegueda DrivewayProject Address: 7861 NW 11<sup>th</sup> Ct Pembroke PinesLocation / Shopping Center: Pembroke Pines

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: Joel Ocegvera

Owner's Address: 7861 NW 11th Ct

Owner's Email Address: Joel Ocegvera@gmail.com

Owner's Phone: 305-746-2675 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:

Required:

Request:

Details of Variance, Zoning Appeal, Interpretation Request:

**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)

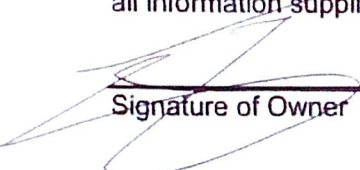
Concrete Paver Block  
Driveway with grass  
turf and soil separation for  
proper drainage. Location  
is 7861 NW 11<sup>th</sup> Ct Pembroke  
Pines, FL 33024

See letter of Explanation

**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 of Owner

7/27/22  
Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_

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

**REVIEWED**

**By Christian at 8:04 am, Apr 28, 2022**



City of Pembroke Pines  
601 City Vendor Way  
Pembroke pines Fl 33025

Attn: Permitting office

My dear neighbor,

In the request for variances in my single-family home located within the city of Pembroke Pines. This home has been my first real estate purchase and I was unaware of the recent permitting regulations. I love my community and the neighbors that surround my home, as a local firefighter I have devoted much of this past year working surplus hours to aid the Broward County community and the impacts of Covid-19. Due to these hard times, I am rarely home during the week. I currently rely on my Fiancé and her mother to take responsibility for our home and dogs while I spend my days at the city's station. My Fiancé's career also keeps her away from most of the day and her mother who is handicapped and is wheelchair-bound is the sole attendant of the house. Due to her health conditions, she resided in our home, and her disabilities, prevent her from maneuvering safely around the property by herself. Recently I was on shift my fiancé was assisting her mother out of her vehicle when she lost balance with the wheelchair and fell over from my previous asphalt driveway that had multiple cracks and holes. In addition to the previous driveway, it was not sufficient size for her abilities to maneuver in and out of her vehicle safely.

My soul purpose of writing this letter is so I could get further approval for the variances for my residence, I believe that my current home improvements have not only improved my home and the safety of my family, but also the homes around me as believed by a couple of my neighbors, including Karen Montenegro at 7860 and Haymee and Pedro Briceno at 7871, and many more references upon your request.

We hope to resolve the matter at hand effectively.

With respect,

*Joel Oceguera*

7861 NW 11th Ct.

Pembroke Pines FL, 33024

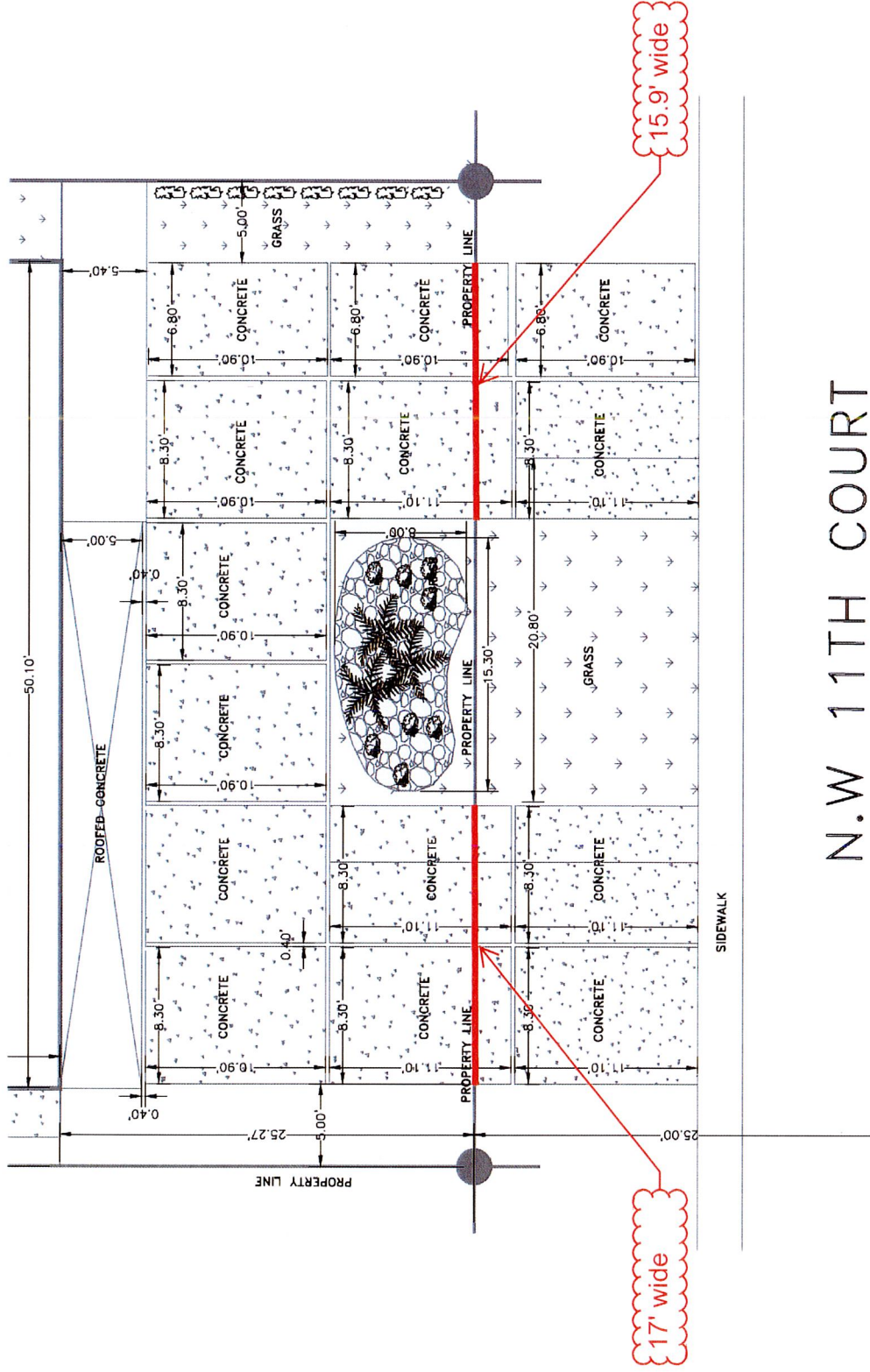
**Email:** [Joeloceguera@gmail.com](mailto:Joeloceguera@gmail.com)

**Cell:** 305-7462675

**Home:** 786-856-2392



Property Survey Blowout (7861 NW 11 Court)



N.W 11TH COURT

25.27'x50' = **1,236.5 SF**  
 17.4'x 8.8' = **153.12 SF**  
 5'x23.40' = **117 SF**

1,236.5 SF-270.12=965.88 SF/1,399.20= **69.1%**

**REVIEWED**

By Christian at 9:47 am, Apr 28, 2022

Lot width is 60'; driveway width should not exceed 24' wide or 40% of lot's width. Proposed is 32.9 wide or **54.8%**

Pedro and Haymee Briceno

7871 NW 11 Ct,

Pembroke Pines, FL, 33024

To whom it may concern:

Today we are writing to you regarding our neighbor's driveway at 7861 NW 11 Ct, Pembroke Pines, FL 33024. We feel that their driveway upgraded the value and feel of our street. It will be an asset to our neighborhood in general to keep it as it is. Please take in consideration our opinion, our hope is to have them keep it as it is. Thank you.



To Whom it May Concern,

I would like to take this opportunity to address my neighbors driveway at 7861 NW11th Court. In my opinion the driveway has added value to our homes in the area.

It is very well maintained and makes our neighbor stand out.

Thank you,

Karen Montenegro  
7860 NW11th Court  
Pembroke Pines, Fl 33024