

# Vicinity Map

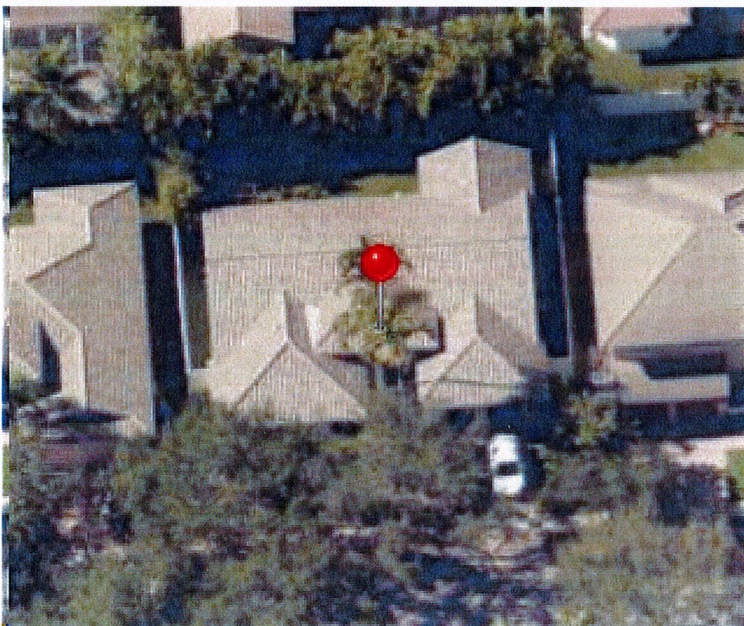
City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-0022  
Zoning Variance

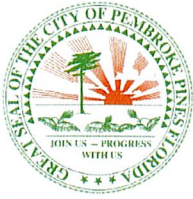
MEEK, LARISSA L SASSO, CHRISTOPHER R  
1572 NW 182 WAY PEMBROKE PINES FL 33029



NOT TO SCALE









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>	August 4, 2022	<b>Application ID:</b>	ZV(R) 2022-0022
<b>Project:</b>	Proposed Circular Driveway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Chris Sasso	<b>Agent:</b>	N/A
<b>Location:</b>	1572 NW 182 Way, Pembroke Pines, FL 33029		
<b>Existing Zoning:</b>	Silver Lakes Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	N/A		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2022-0022	Table 155.260 Accessory Building and Structures: Accessory Structures: Driveway, Circular	35% front lot coverage	47% front lot coverage
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director:  Zoning Administrator: 		

**PROJECT DESCRIPTION / BACKGROUND:**

Mr. Chris Sasso has submitted Variance Request ZV(R) 2022-0022 to allow a 47% front lot coverage, for a proposed driveway and walkway, instead of the allowed 35% front lot coverage.

There is a Homeowners Association in this area.

**VARIANCE REQUEST DETAILS:**

**ZV(R) 2022-0022** to allow a 47% total front lot coverage instead of the allowed 35% front lot coverage for a proposed circular driveway.

*Code Reference:*

Table 155.620 Accessory Building and 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: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: Deen

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"/> <b>Variance (Homeowner Residential)</b> |
| <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: Deen Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: 20(R) 2022-0022

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$ 250.00

**SECTION 1-PROJECT INFORMATION:**

Meek/Sasso Circular Driveway Variance

Project Name: \_\_\_\_\_

Project Address: 1572 NW 182nd Way, Pembroke Pines, FL 33029

Location / Shopping Center: Residence, Malibu Point, Silver Lakes, Pembroke Pines

Acreage of Property: 1/4 acre Building Square Feet: 3179 sp ft

Flexibility Zone: 01-01 Folio Number(s): 514007040980

Plat Name: PARCEL 'A' 149-29 B LOT 98 Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:

SILVER LAKES AT PEMBROKE PINES RESIDENTIAL PARCEL 'A' 149-29 B LOT 98

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: Larissa Meek and Christopher Sasso

Owner's Address: 1572 NW 182nd Way Pembroke Pines, FL 33029

Owner's Email Address: csasso71@gmail.com Larissameek@hotmail.com

Owner's Phone: 786-503-4285 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: Table 155.260: Necessary

Required: 35% Front lot coverage

Request: 47% Front lot coverage

Details of Variance, Zoning Appeal, Interpretation Request:

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: \_\_\_\_\_



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

Replace current driveway and walk in front of house and add a circular driveway

as detailed on the site plan, similar to the driveways that other residents of our neighborhood already have installed. The driveway will meet all HOA and City requirements. Silver Lakes HOA no longer allows residents to park

on the street as the neighborhood, when built, does not meet state law for streets

being wide enough for emergency vehicles to pass. Our neighborhood, Malibu

Point, has no guest parking either. We have several drivers and vehicles in the house and our driveway is always full and we often have to park on drive apron

as the current drive will only accommodate 2 vehicles. We have a teenager that will be driving soon too which will add another driver to the parking situation.

Additionally, we have no room for visitors in our driveway and, again, there is no guest parking and street parking is forbidden in Malibu Point.

We have a son in the Coast Guard who visits when on leave with a car and elderly parents, with one being a disabled veteran, that come for extended stays and need to park a vehicle as well. We are asking for a variance to install a circular drive similar to existing drives that several of our neighbors in Malibu Point already have, and will landscape in an attractive and appropriate manner.

We have received approval of the Silver Lakes HOA and both our next door neighbors to install a circular drive (uploaded with the variance application). The circular drive will alleviate the parking situation at our home (as we can't park on the street), increase the desirability and value of our home and

neighborhood as street parking is no longer permitted in Silver Lakes.

The requested new driveway would cover 47% of the front of our lot.

**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

*Louissa Mue*

Date

*27 June 2022*

Sworn and Subscribed before me this *27<sup>th</sup>* day  
of *June*, 20 *22*

Fee Paid

Signature of Notary Public

*Bjorn*

My Commission Expires

*09/17/2022*



BISMARCK JIRON  
Commission # GG 259461  
Expires September 17, 2022  
Bonded Tenu Budget Notary Services

**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

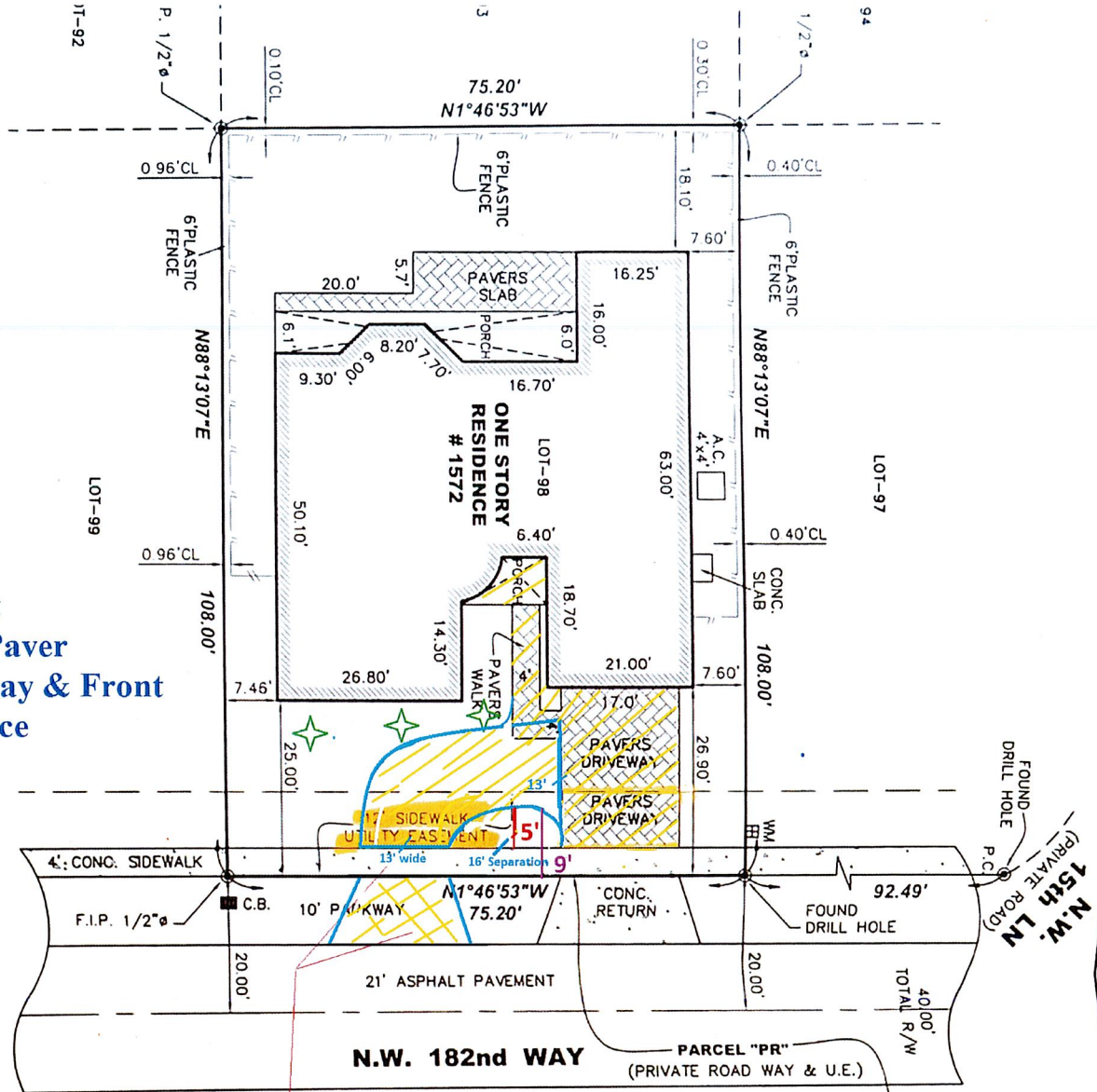
of \_\_\_\_\_, 20\_\_\_\_\_

Fee Paid

Signature of Notary Public

My Commission Expires





900sqft  
Brick Paver  
Driveway & Front  
Entrance

Sabal Palms

Sidewalk and New Apron shall be a minimum of 6" thick.  
Concrete strength shall be 3000 PSI.  
Sidewalk slopes shall meet the requirements of the ADA. See  
Attached.

THIS SURVEY DECLARATION IS MADE ON THE FIELD  
DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT  
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR  
SUBSEQUENT OWNERS."

NOTES:  
- East side of the Subject Property Pavers Driveway falls  
into 12' feet Sidewalk and Utility Easement  
- No visible Encroachments in this Lot

Address:  
1572 N.W. 182nd Way, Pembroke Pines,  
FL 33029

Certified to:  
Christopher Sasso and Larissa Meek  
Wells Fargo Mortgage,  
its successors and/or assigns, ATIMA  
Klein & Fortune, P.A.,  
Fidelity National Title Insurance Company

This property described as:  
Lot 98,  
SILVER LAKES AT PEMBROKE PINES  
RESIDENTIAL PARCEL "A", according  
to the Plat thereof as recorded in Plat Book  
149, Page 29, of the Public Records  
of Miami-Dade County, Florida.

TOPOGRAPHIC & BOUNDARY SURVEY  
I HEREBY CERTIFY that this survey meets the  
minimum technical standards as set forth by the  
FLORIDA BOARD OF PROFESSIONAL SURVEYORS  
AND MAPPERS in Chapter 117, Florida Administrative  
Code, pursuant to Section 472.01, Florida Statutes.

RENE ALVAREZ, SURVEYOR  
PROFESSIONAL SURVEYOR AND  
MAPPER No. 4327 State of Florida

Alvarez, Aguiar and A  
Surveyors, Mappers and L

5701 S.W. 107th Avenue #204  
Phone 305 385 0385 Fax:  
L B No 6867 / E-mail: fasti

Field Date 08/05/14 Scale 1"=20' Drawn R S

- NOTE
- All clearances and/or encroachments shown hereon are of the apparent physical use, fence, legal ownership, not determined.
  - The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
  - Code restrictions and title search not reflected in this survey.
  - Underground utilities, improvements, footings and encroachments, if any not located.
  - The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
  - Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
  - All roads shown hereon are public unless otherwise noted.
  - No identification cap found on property corners unless otherwise noted.
  - Distance along boundary are record and measured unless otherwise noted.
  - The graphic portions of this document are intended to be displayed at the graphonomic scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining stated data.
  - Accuracy: The expected use of land as classified in the minimum technical standards (S-17 FAC) is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
  - Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.



SilverLakes Community Association, Inc.  
C/O PINES PROPERTY MANAGEMENT, INC.  
P.O. BOX 820100  
SOUTH FLORIDA, FL 33082  
(954)438-6570 FAX (954)438-3951

ARCHITECTURAL DECISION NOTICE  
**DRIVEWAY**

April 27, 2022  
CHRISTOPHER R.  
1572 NW 182 WAY  
Pembroke Pines, FL 33029

Account #: 020098

Re: Property: 1572 NW 182 WAY

The SilverLakes Community Association, Inc. Architectural Control Committee has met and reviewed your application and has **APPROVED** your modification request for the following: *Circular Driveway*

*replace all current driveway and front walk pavers and add a circular driveway. The location of the sabal palms we will plant is marked on the plan. The new dimensions are marked on the plan and meet all requirements. The new circular drive will be 13 feet wide and the distance between the entrance and exit will be 16 feet (8 foot radius) to meet the requirements of at least 10 feet between the drive entrance and exit.*

The following requirements must be met.

- Must meet all setback requirements of the community.
- The management office must be notified upon completion of project
- All Front door and garage doors must match and be a part of current approved color scheme of your home.
- The installation must be inspected by a member of the architectural committee or an assigned representative to assure that all requirements were met.

Approval of Faux Finish constitutes an understanding that the finish must be maintained in original condition, in accordance with the "Community Standards and Guidelines".

Failure to meet any of the above requirements will void this approval.

**Additionally, this approval is only an authorization from the community association. This approval does not relieve you of the responsibility for any other building and zoning permits, local or otherwise, you may be required to receive.**

Remember, you are responsible to notify the contractor performing this work to provide you with a current certificate of insurance indicating both liability and workers compensation coverage. Also, please be informed that the association will hold the homeowner liable for any damages to the common elements of the community because of carelessness on the part of the contractor performing services. Please have your contractor observe the "no signs" ordinance in SilverLakes 00.

Finally, please be advised that this approval is effective for a period of ninety (90) days from the date of this letter, **this approval does not represent an extension of any time frames of homes currently in violation.**

**THIS MODIFICATION WILL NOT BE CONSIDERED COMPLETE UNTIL INSPECTED BY A PROPERTY MANAGER.**

Very truly yours,  
SilverLakes Community Association, Inc. Modification Committee

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**UPON COMPLETION OF YOUR APPROVED MODIFICATION, PLEASE CONTACT YOUR PROPERTY MANAGER TO ARRANGE A TIME AND DATE TO HAVE YOUR MODIFICATION INSPECTED AND DOCUMENTED. FAILURE TO CALL FOR INSPECTION WITHIN THE 90 DAY TIME FRAME, THIS MODIFICATION WILL BE CONSIDERED A VIOLATION OF NON-COMPLETION**



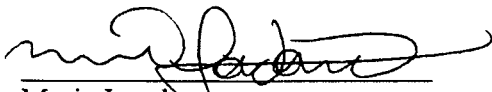
June 6, 2022

City of Pembroke Pines  
Planning and Economic Development  
City Center - Third Floor  
601 City Center Way  
Pembroke Pines, FL 33025

Dear Planning and Economic Development Department:

I, **Mario Londono**, own the property at **1562 NW 182 Way, Pembroke Pines, FL 33029**, and I am writing to convey my full support for the circular driveway variance being requested by my neighbors, Larissa Meek and Chris Sasso at 1572 NW 182 Way, Pembroke Pines, FL 33029, on my properties' northern border.


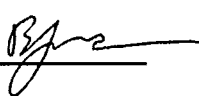
Sincerely,

  
Mario Londono

Notary

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2022, by Mario Londono, who is personally known to me or has produced FL Driver's License as identification.

[SEAL]  BISMARK JIRON  
Commission # GG 259461  
Expires September 17, 2022  
Bonded Thru Budget Notary Services   
Notary Public  
Printed Name: Bismark Jiron  
Commission Expires: 09/17/2022

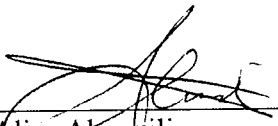
June 6, 2022


City of Pembroke Pines  
Planning and Economic Development  
City Center – Third Floor  
601 City Center Way  
Pembroke Pines, FL 33025

Dear Planning and Economic Development Department:

We, Alice Akunyili and Ion Marinescu, own the property at 1582 NW 182 Way, Pembroke Pines, FL 33029, and are writing to convey our full support for the circular driveway variance being requested by our neighbors, Larissa Meek and Chris Sasso at 1572 NW 182 Way, Pembroke Pines, FL 33029, on my properties' southern border.

Sincerely,

  
\_\_\_\_\_  
Alice Akunyili

  
\_\_\_\_\_  
Ion Marinescu

Notary

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2022, by Ion Marinescu & Alice Akunyili who is personally known to me or has produced a valid UT driver's license as identification.

[SEAL]

Notary Public

Printed Name: Derek Lupus

Commission Expires: 03-17-2026

