

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

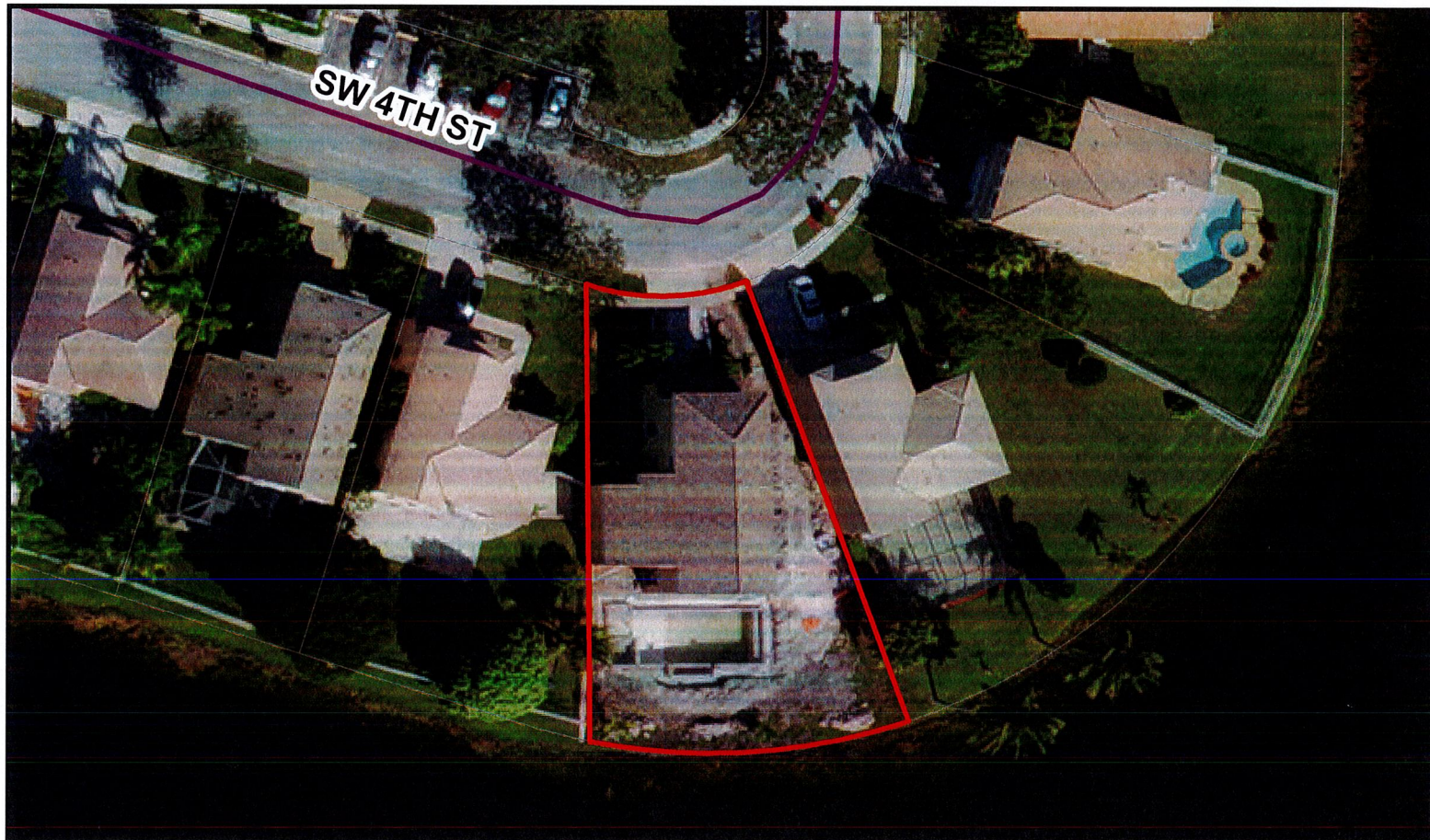
ZV(R) 2023-0036 - 0037

Zoning Variances

ALBALADEJO, ARMANDO JR & SARAH  
19010 SW 4 ST 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>	May 4, 2023	<b>Application ID:</b>	ZV(R)2023-0036-0037
<b>Project:</b>	Driveway, Zero Lot	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Senior Planner		
<b>Owner:</b>	Sarah Albadalejo	<b>Agent:</b>	N/A
<b>Location:</b>	19010 SW 4 Street, Pembroke Pines, FL 33029		
<b>Existing Zoning:</b>	Single-Family Residence, Zero Lot (R-1Z)	<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) 2023-0036	Table 155.620: Accessory Structure: Driveway, Zero Lot	40% Front Lot Coverage	58% Front Lot Coverage
ZV(R) 2023-0037	Table 155.620: Accessory Structure: Driveway, Zero Lot	40% of lot's width	43% 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:  Zoning Administrator: 		

## PROJECT DESCRIPTION / BACKGROUND:

Sarah Albadalejo, owner, submitted two residential zoning variance requests for a proposed driveway for the single family residence located at 19010 SW 4 Street in the Estancia neighborhood which is zoned R-1Z (Residential Single-Family Zero Lot Line).

The applicant is requesting:

- ZV(R) 2023-0036 is to allow 58% front lot coverage instead of the allowed 40% for a proposed driveway in a zero lot.
- ZV(R) 2023-0037 is to allow 43% instead of the allowed 40% of the lot's width for a proposed driveway in a zero lot.

The applicant is aware that the Board consideration of a residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in the Estancia Home Owners Association (HOA) and the applicant has not provided approval from the HOA.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2023-0036:** to allow 58% front lot coverage instead of the allowed 40% for a proposed driveway in a zero lot.

**ZV(R) 2023-0037:** to allow 43% instead of allowed 40% of the lot's width for a proposed driveway in a zero lot.

*Code References:*

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
<b>Driveway, Zero Lot Line</b>	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	<b>40% front lot coverage</b>  <b>40 % width of lot</b>	[1] 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 (As built)  
Front Lot Calculation  
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: 3/15/23

# Plans for DRC          Planner: CZ

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: CZ Project #: PRJ 20          -          Application #: 2018/2023-0036,0037  
Date Submitted: 3/15/23 Posted Signs Required: (1) Fees: \$ 600.00

**SECTION 1-PROJECT INFORMATION:**

\*Project Name: Armando & Sarah Albaladejo

\*Project Address: 19010 SW 4th St., Pembroke Pines, FL 33029

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: Armando & Sarah Albaladejo  
\*Owner's Address: 19010 SW 4th St. Pembroke Pines, FL 33029  
\*Owner's Email Address: sarita82005@yahoo.com  
\*Owner's Phone: 954-701-0401 Owner's <sup>Cell!</sup>Fax: 954-336-1546  
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: NA

Code Section: 155-620

Required: 40% FL Coverage; 40% of lot's width.

Request: 57% FL Coverage; 43% of lot's width.

Details of Variance, Zoning Appeal, Interpretation Request:

See Section #6 - J

**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: \_\_\_\_\_



We would like to widen driveway to 29.4' <sup>11/16</sup> ft (per survey) with 6x12 ivory travertine. We would also like to make 4 foot walkway in front towards front door <sup>and side to backyard.</sup> Lastly, we would like to make front entryway 2 feet bigger. ~~And~~ Everything is color-coded in the survey with measurements.

Currently, we own a corolla & 4Runner. However, in the near future we would like to also purchase a Sequoia (after driveway project). We live on a corner lot. So our front yard is smaller than non-corner lots. 4Runner does not fit in garage due to standard height and roof rack.

If we would not have been on a corner lot, the front yard calculation would not be an issue. However, being that we are a corner lot which is out of our control, we have to request a variance for our project. Thank you.

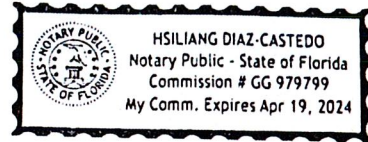
## SECTION 7- PROJECT AUTHORIZATION

### 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.

Sarah C. Olatadejo 3/15/2023  
Signature of Owner Date

Sworn and Subscribed before me this 15<sup>th</sup> day  
of March, 2023



0 [Signature] April 11, 2024  
Fee Paid Signature of Notary Public My Commission Expires

### AGENT CERTIFICATION

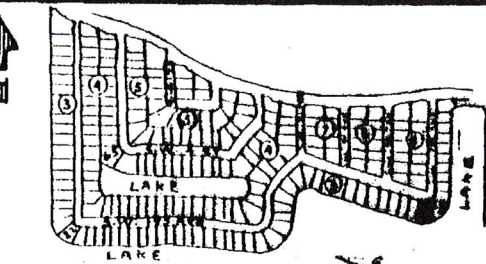
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires



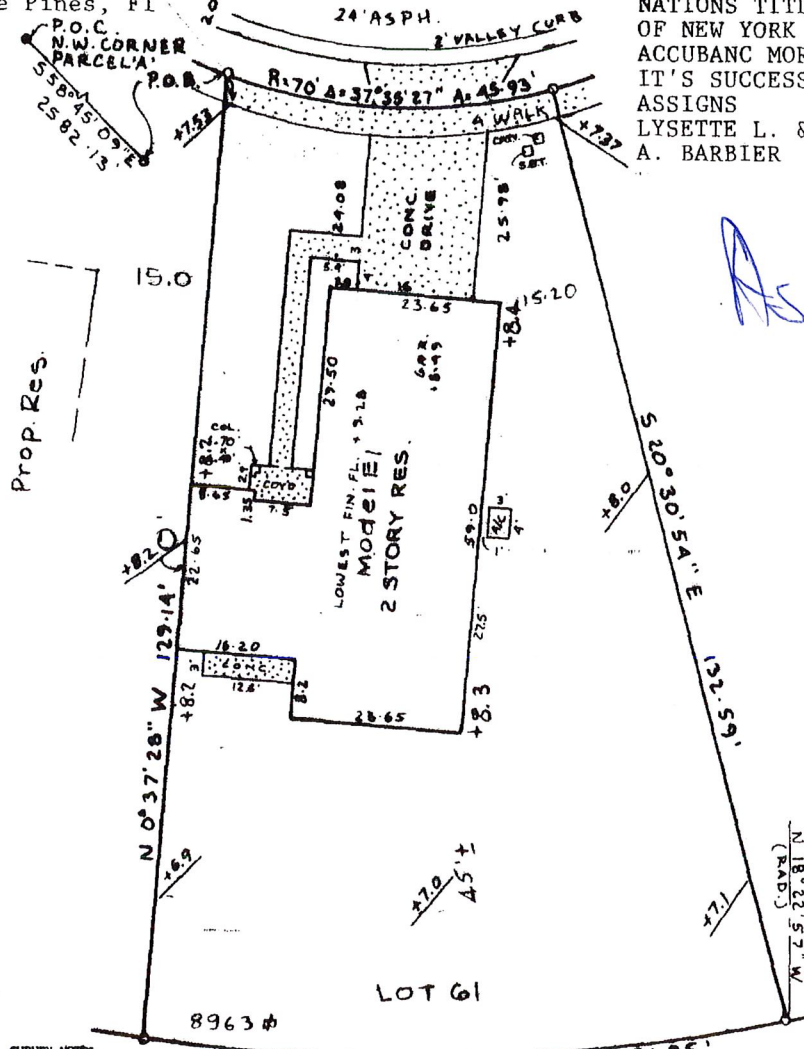


LOCATION MAP  
19010 S.W. 4th Street  
Pembroke Pines, FL  
33029

P.O.C.  
N.W. CORNER  
PARCEL A

P.O.B.  
518.45  
25.82.13

Prop. Res.



SURVEY NOTES

- Elevations shown are based on National Geodetic Vertical Datum (N.G.V.D.).
- The National Flood Insurance Map has designated the lands described herein to be located in Zone AH as shown on Community Map No. 120053 Panel 0290 suffix F dated August 18, 1992 with a base flood elevation +6 feet N.G.V.D.
- Reference Bench Mark is Broward County Bench Mark No. 2050.
- The legal description as shown herein was prepared by C.C. Winningham Corporation.
- P.O.C. denotes Point of Commencement  
P.O.B. denotes Point of Beginning  
o denotes I.F. and Cap Marked L.S. #66  
e denotes P.R. and Disc Marked #1880

PLOT PLAN 08-12-94

REV 12-28-94

LOT 61

### CERTIFICATE

THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON AND THAT THE SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027.

BY *Charles C. Winningham*  
REGISTERED LAND SURVEYOR NO. 15160 STATE OF FLORIDA

FIELD BOOK NO: 979-42, 42, 980-75

### C.C. WINNINGHAM CORPORATION

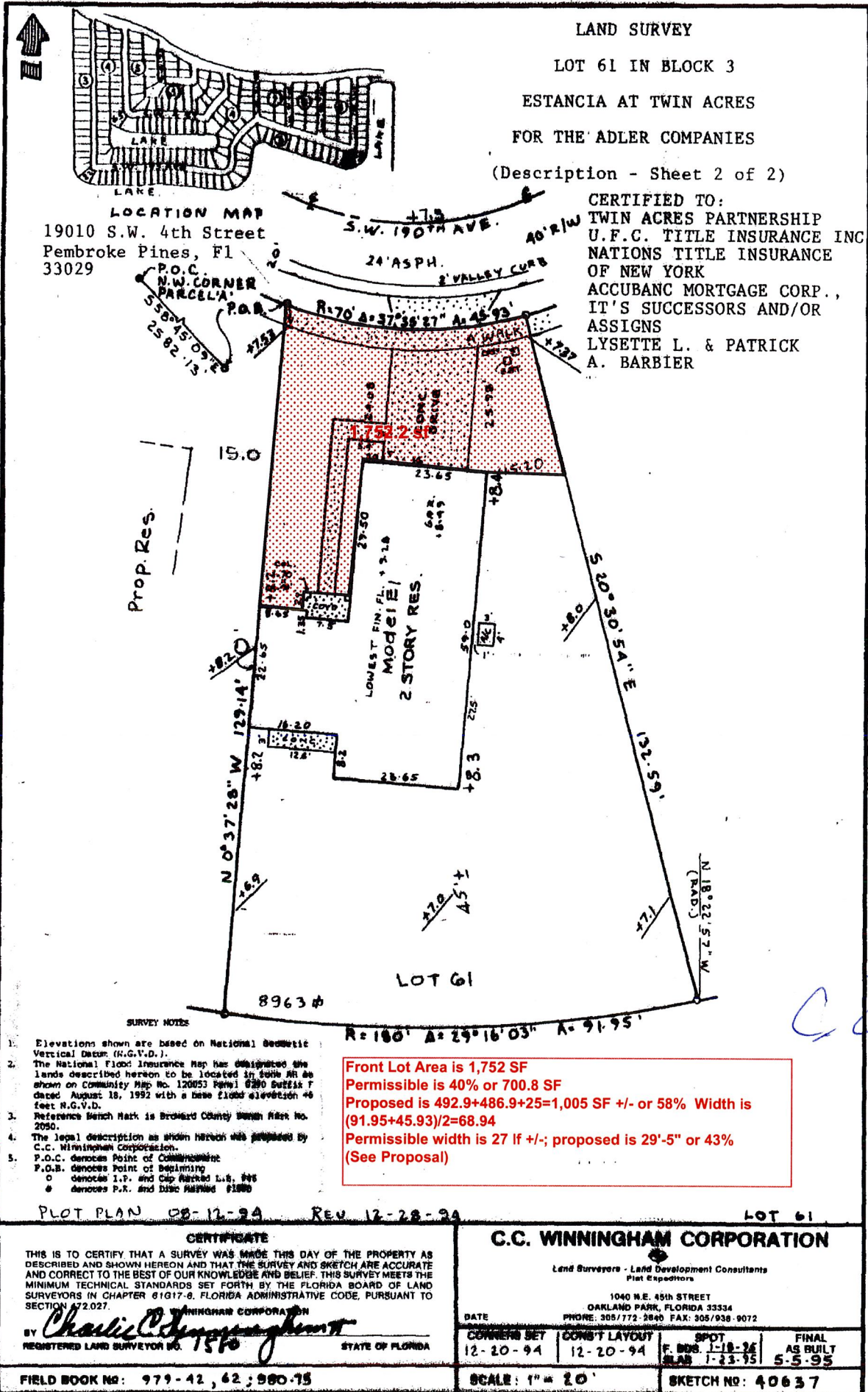
Land Surveyors - Land Development Consultants  
Plot Expeditors

1040 N.E. 45th STREET  
OAKLAND PARK, FLORIDA 33334  
PHONE 305/772 2640 FAX 305/938 9072

DATE 12-20-94  
CONVERT LAYOUT 12-20-94  
SPOT F. D.S. 1-18-95  
SLAB 1-23-95  
FINAL AS BUILT 5-5-95

SCALE: 1" = 20'

SKETCH NO: 40637



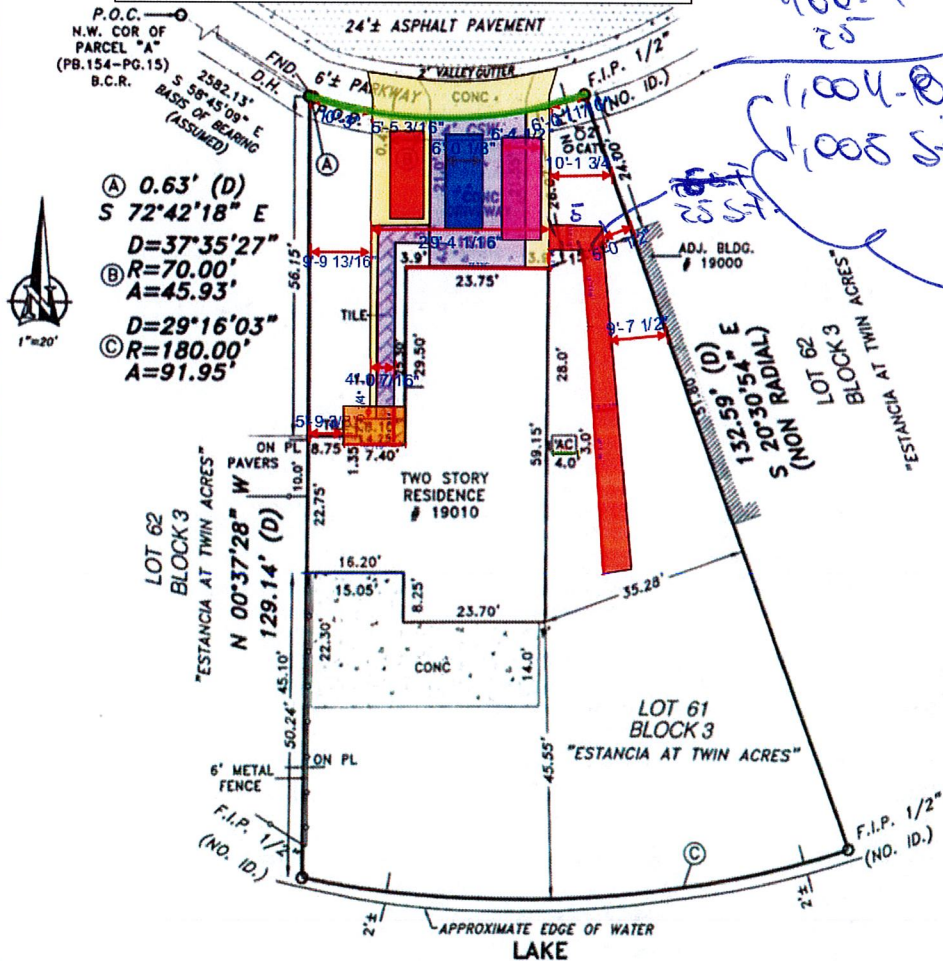




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the Florida Real  
Estate Community  
for Over 20 Years  
WWW.MELANDSERVICES.COM

This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Existing DW & WW	492.9 SQ FT
New Pervious area	486.9 SQ FT
ENTRY	64.5 SQ FT
Area	246.2 SQ FT
Sequoia	106.4 SQ FT
4-Runner	92.8 SQ FT
Corolla	78.3 SQ FT
Front Property Line	47.2 FT



Accepted By: \_\_\_\_\_

Property Address:  
19010 S.W. 4 Street  
Pembroke Pines, FLORIDA 33029

Notes: NO NOTES.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYING AND SURVEYING IN CHAPTER 467-022, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 467-022 FLORIDA STATUTES.

SIGNED:  FOR THE FIRM  
Efrain Lopez  
STATE OF FLORIDA  
12/22/21  
P.S.M. No. 8792

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Surveying, Inc.  
10665 SW 190th Street  
Suite 3110  
Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

