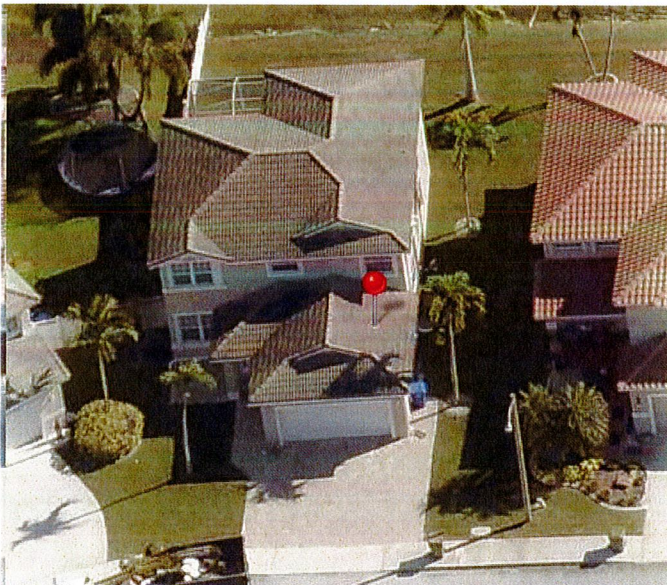
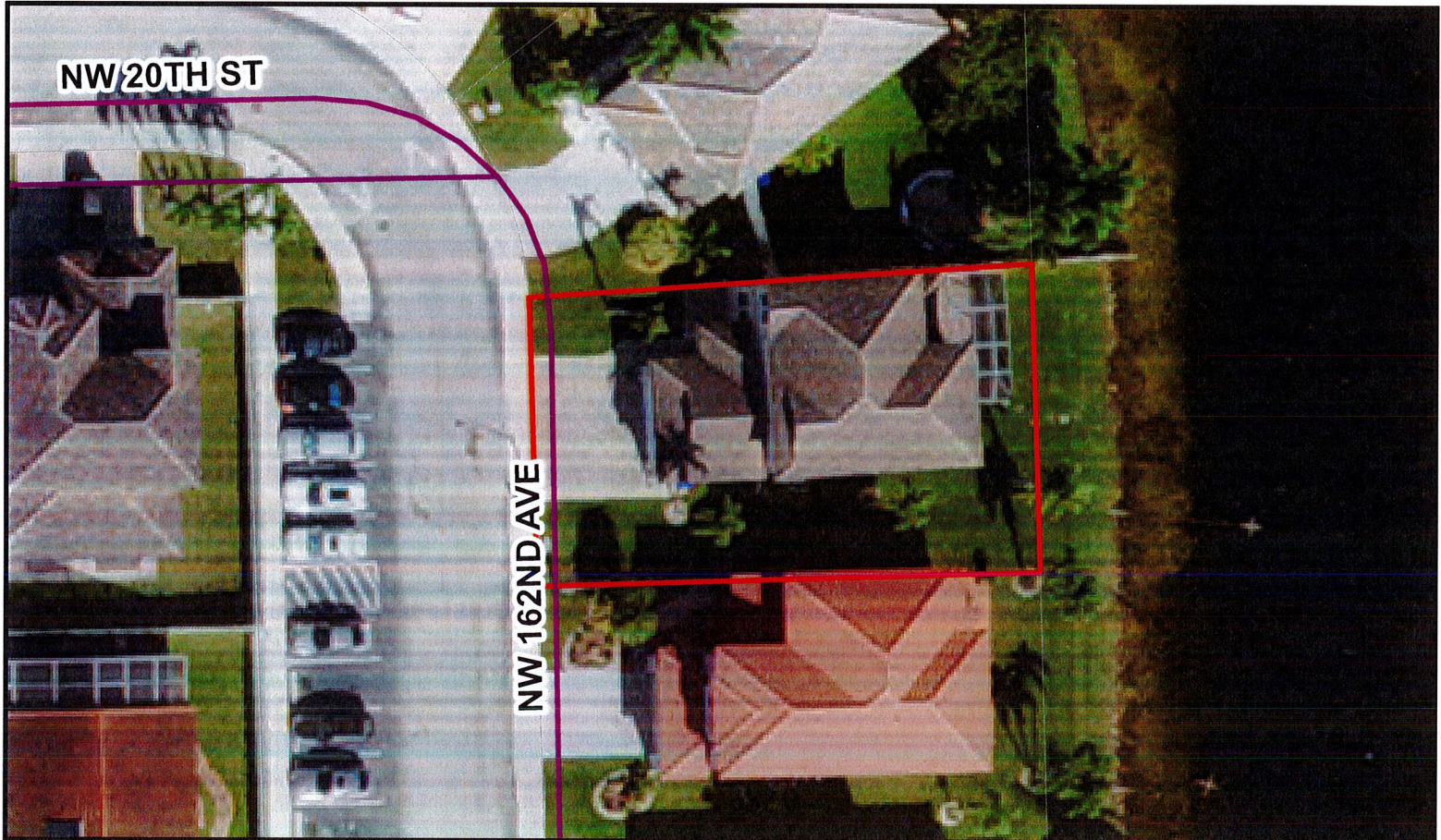


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2023-0044-0046
Zoning Variances



BEAUBRUN, LISDANNE EASON, MICHAEL ROOSEVELT
1969 NW 162 AVE PEMBROKE PINES FL 33028





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)2023-0044-0046
Project:	Driveway, Zero Lot	Project Number:	N/A
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Michael Eason	Agent:	N/A
Location:	1969 NW 162 Avenue, Pembroke Pines, FL 33028		
Existing Zoning:	Single-Family Residence (R-1Z)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 221202774 (Issued 12/02/2022), Building Permit Application No. RX22-10510 (Applied 12/15/2022)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2023-0044	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% Front Lot Coverage (Total)	52% Front Lot Coverage (Total)
ZV(R) 2023-0045	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% of lot's width	48% of lot's width
ZV(R) 2023-0046	Table 155.620: Accessory Structures: Patio or Deck	Five Feet (5') side setback	Zero Feet (0') side setback (northern 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:

Michael Eason, owner, submitted three residential zoning variance requests to legalize an existing driveway and patio for the single family residence located at 1969 NW 162 Avenue in the Parkside at Spring Valley neighborhood which is zoned R-1Z (Residential Single-Family Zero Lot Line).

On December 2, 2022, the City's Code Compliance Division initiated Code Compliance procedures (Case No. 221202774) for work performed without building permits.

In December 15, 2022, the owner submitted a building permit application (No. RX22-10510) to build a driveway and patio at the property; however, per owner's provided plan, the existing driveway exceeds the provisions of the City's Land Development Code (LDC)

The applicant is requesting:

- ZV(R) 2023-0044 is to allow 52% front lot coverage (total) instead of the allowed 40% front lot coverage (total) in a zero-lot.
- ZV(R) 2023-0045 is to allow 48% of lot's width instead of the allowed 40% of lot's width for an existing driveway in a zero-lot.
- ZV(R) 2023-0046 is to allow zero feet (0') side setback (north) instead of the required five feet (5') setback for an existing patio or deck in a zero-lot.

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

The subject property is in Parkside at Spring Valley neighborhood. The applicant has provided a copy of the Homeowner Association (HOA) approval.

VARIANCE REQUEST DETAILS:

ZV(R) 2023-0044 is to allow 52% front lot coverage (total) instead of the allowed 40% front lot coverage (total) in a zero-lot.

ZV(R) 2023-0045 is to allow 48% of lot's width instead of the allowed 40% of lot's width for an existing driveway in a zero-lot.

ZV(R) 2023-0046 is to allow zero feet (0') side setback (north) instead of the required five feet (5') setback for an existing patio 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			
Driveway, Zero-Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot minimum width

ZV(R) 2023-0046:

Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio	Primary Building	5 feet	15 feet	5 feet	N/A	N/A	N/A.

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
Field Images
Proposed Plan
HOA Letter of Approval
Neighbor's Letter of Support



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: 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-2 Project #: PRJ 202023 Application #: 2023-0044-0046

Date Submitted: 3/27/23 Posted Signs Required: (1) Fees: \$ 650

SECTION 1-PROJECT INFORMATION:

Project Name: EASON Driveway Extension

Project Address: 1969 N.W. 162nd AVE, Pembroke Pines, FL 33028

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: Lisclanne Beaubrun-Eason, Michael Eason

Owner's Address: 1969 NW 162nd AVE, Pembroke Pines FL 33028

Owner's Email Address: plumplum33@yahoo.com, mratl357@gmail.com

Owner's Phone: 305 905 3990 Owner's Fax: _____

Agent: _____

Contact Person: Lisclanne Beaubrun-Eason, Michael Eason

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: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

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

Required: 40% F.T. Coverage; 40% of lot's width; 5' Setback.

Request: 52% F.T. Coverage; 48% of lot's width; 0' Side Setback.

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)

- The extension to the driveway is intended to provide adequate parking for our family and visitors due to there being a shortage of parking in the community. A long term solution to parking in the street or on sidewalks.

- The 8'x8' area under front window was done to resolve a moisture issue related to rain water and lack of sunlight to dry area. This problem actually affected floors inside the home. This area will be utilized as a flower box and a sitting area.

The extension on the southside which comes out nearly 3' is to support trash receptacles prevent water from collecting around the foundation as well, similar to pavers under front window.

The overall project was done with thought of improving the property, preventing issues related to water, provide parking for family, to modernize and add value to the residence. All of my neighbors support it and appreciate the change.

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]
Signature of Owner

3/6/23
Date

Sworn and Subscribed before me this 6 day
of March, 2023



2 Fee Paid [Signature] Signature of Notary Public 10/1/2026 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



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Lisdlanne Beaubrun-Eason, michael Eason

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, Lisdlanne Beaubrun Eason

(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:

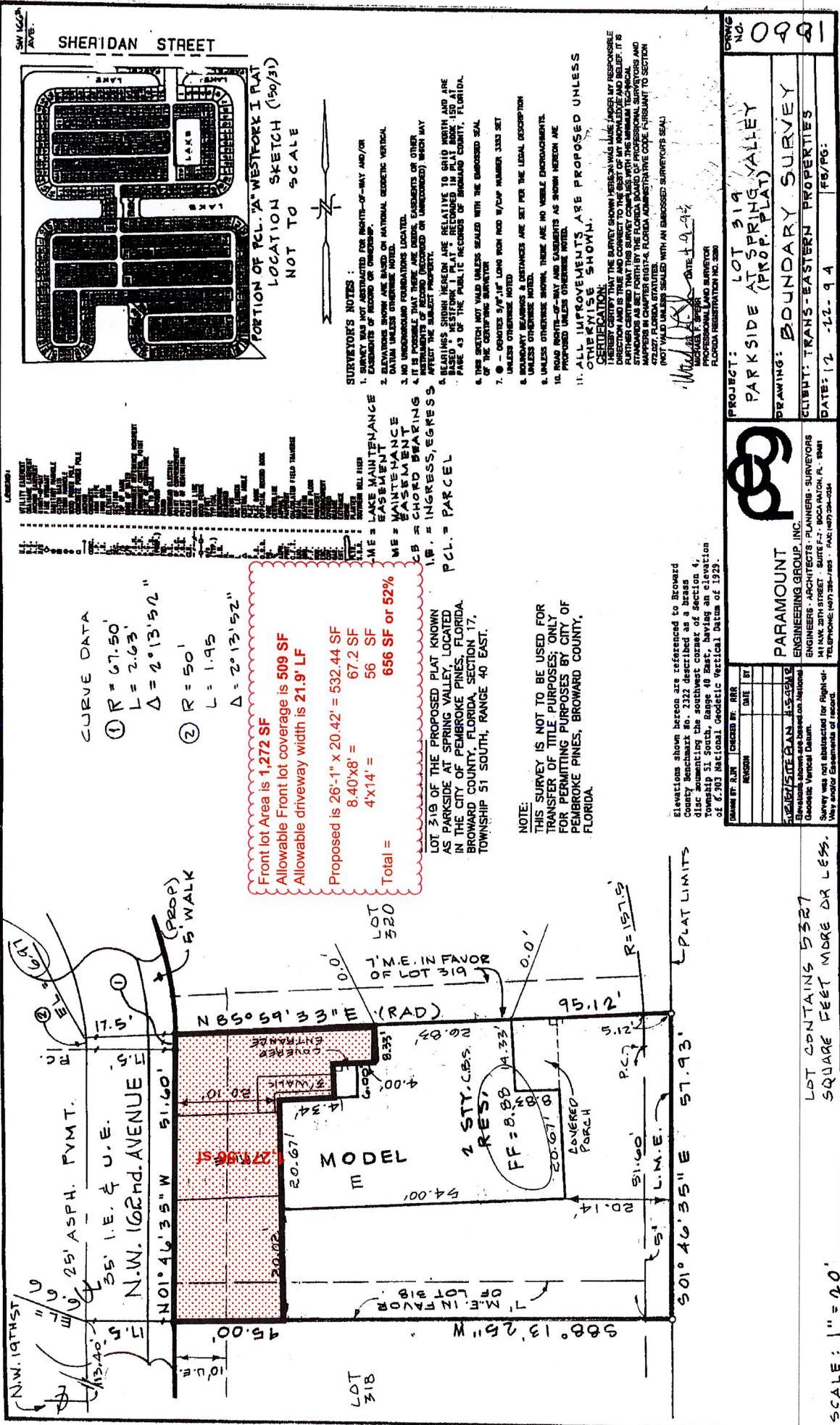
- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- 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.

Signature of Applicant or Applicant's
Authorized Representative

Date

Print Name of Applicant/Authorized Representative

* As Bld *



LOT CONTAINS 5327
 SQUARE FEET MORE OR LESS.

SCALE: 1" = 20'

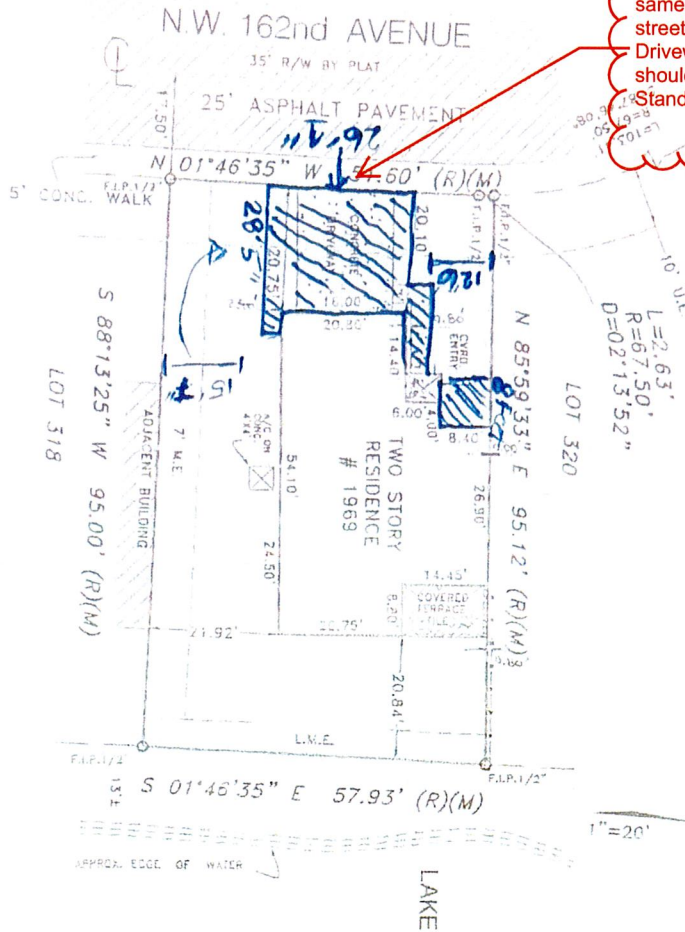
SHERIDAN STREET

PORTION OF P.L. 12-10 WESTFORK I PLAT
LOCATION SKETCH (100/31)
NOT TO SCALE

SURVEYOR'S NOTES:

1. THIS SURVEY WAS CONDUCTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OTHERWISE.
2. EASEMENTS SHOWN ARE BASED ON NATIONAL GEODETIC DATUM UNLESS OTHERWISE NOTED.
3. NO UNDERGROUND UTILITIES LOCATED.
4. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OR OTHERWISE WHICH MAY AFFECT THIS SURVEY.
5. BEARINGS SHOWN HEREIN ARE RELATIVE TO GRID NORTH AND ARE BASED ON THE FLORIDA STATE PLAT RECORDS IN PLAT BOOK 121 AT PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. THIS SKETCH NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210

Ordered By



Driveway width (26'-1") should be same width between front lot and street lines.
Driveway method of construction should meet City's Engineering Standards

used brick pavers

Accepted By:

Property Address: 1969 N.W. 162 AVENUE
PEMBROKE PINES, FL 33028

NOTES: DRIVEWAY ENCLOSES INTO EASEMENT
ALONG FRONT LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS BY CHAPTER 301.17, F.S. AND THE CODE PURSUANT TO 412.02, FLORIDA STATUTES.

SIGNED MIGUEL ESPINOSA FOR THE FIRM
STATE OF FLORIDA P.S.M. No. 5101

NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A NOTARIAL SEAL. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Services, Inc.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB# 6483



Survey: A-61668

Client File #: 215-189

Page 1 of 2 Not valid without all pages.



REQUEST FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee of
Parkside at Spring Valley Homeowner's Association, Inc.
 Elite Management Association, Inc.
 10081 Pines Blvd., Suite E-2
 Pembroke Pines, FL 33024
 Phone: 954-435-2424



| | | | |
|--|--------------------------------|------------------------------------|--|
| Sub-Association: | | Account Number: | |
| Name of Owner (s): <u>Mike & Lis Eason</u> | | | |
| Street Address: <u>1969 NW 162 AVE</u> | | Signature: <u>[Signature]</u> | |
| Date: <u>11/22/20</u> | Day Phone: <u>954-450-9511</u> | Evening Phone: <u>305-905-3990</u> | |

**APPLICATIONS WILL BE PROCESSED WITHIN 30 DAYS UPON RECEIPT OF
 ALL SUPPORTING DOCUMENTS REQUIRED WITH THIS APPLICATION**

Approval is hereby requested to make the following modification (s), alterations, and/or additions as described below:

- | | | |
|---|---|--|
| <input type="checkbox"/> Addition
<input type="checkbox"/> Doors Identical/New
<input checked="" type="checkbox"/> Pavers
<input type="checkbox"/> Driveway Painting
<input type="checkbox"/> Exterior Paint Identical Color
<input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Landscaping
<input type="checkbox"/> Patio
<input type="checkbox"/> Jacuzzi
<input type="checkbox"/> Mailbox Replacement
<input type="checkbox"/> Satellite Dish 18"
<input type="checkbox"/> Screening Enclosure New | <input type="checkbox"/> Wall/Fence
<input type="checkbox"/> Concrete Slab
<input type="checkbox"/> Awning
<input type="checkbox"/> Light Fixture
<input type="checkbox"/> Other |
|---|---|--|

Description of Request:

The driveway has cracks & would like the extend.

All applications must include the following:

- ☐ Lot Survey with proposed modifications drawn on survey, including any set back distance required.

When applicable , the following information/ documents must be provided:

- ☐ Color photographs or manufacturer's brochure of the proposed modifications.
- ☐ Drainage Surface Water Plan
- ☐ If Painting - A color sample of the paint intended, along with a color photograph of your house including the roof.
- ☐ If Contracting - Proposed Improvement Contract
- ☐ If Construction - Contractor's Commitment indicating time frame and maintenance of common areas
- ☐ If Construction - Contractor's plans must specify the access point for contractors (ingress/egress)

- ☐ If Construction - A copy of the homeowner's insurance.
- ☐ If Construction - A copy of the contractor's insurance certificate naming Spring Valley as a named insured
- ☐ If Construction - and heavy equipment is required, color photographs of all adjoining common areas are required, along with a \$500 refundable security deposit (cashier's check only) for common area access.
- ☐ If Landscaping - The appropriate drawings must show both a Plan View and an Elevation.
- ☐ If Landscaping - Specifications of the proposed materials/modifications must be included, (i.e. Color, Style, Type of Material).
- ☐ If Structural Change - Consent Letter from Neighbors adjoined to your property.

(FOR Parkside at Spring Valley HOA ARC COMMITTEE USE ONLY)

Date Application Received: 11/23/2020 Date Application Received: 11/23/2020

☒ Approved

☐ Disapproved

Committee Member Signature: [Signature]

(FOR Parkside at Spring Valley POA ARC COMMITTEE USE ONLY)

Date Application Received: _____ Date Application Received: _____

☐ Approved

☐ Disapproved

Committee Member Signature: _____

Your approval is subject to the following:

1. You are responsible for obtaining any necessary permits from the appropriate Building & Zoning Departments and when applicable, S. Broward Water District.
2. Acces to areas of construction is only to be allowed through your property, and you are responsible for any damage done to the common area elements and/or your neighbor's property during contruction.
3. If the modification requires more than 45 days and/or exceeds the time frame originally proposed, you must request an extension from the Parkside Board of Directors.
4. You are responsible to provide notice to Elite Property Management upon completion of the modification, and when applicable, a copy of the closed permit.
5. The \$500 security deposit will be refunded to you provided the inspection of the common area shows no damage and/or has been restored by the homeowner.

Explanation of Disapproval: _____

Rolanda and Valentin Andre
1995 NW 162nd Ave
Pembroke Pines, FL 33028


February 27th, 2023

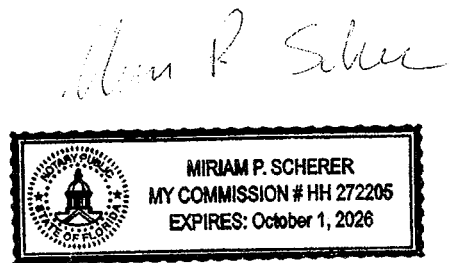
To: City of Pembroke Pines,

This letter is to support the driveway improvement work at the Eason's home on 1969 NW 162nd Avenue, Pembroke Pines, FL 33028. My wife and I are one of the closest neighbors to Michael R. Eason and Lisdanne Beaubrun-Eason since 2016. We are pleased with the widened of the driveway at their residence.

I can make myself available to answer additional questions via phone or email. Thank you for your consideration.

Sincerely,


Valentin Andre
Cell: 407 219 6087
Email: valentinjra@gmail.com
1995 NW 162nd Ave
Pembroke Pines, FL 33028



February 27, 2023

RE: Michael R. Eason and Lisdanne Beaubrun-Eason

1969 NW 162 Ave

Pembroke Pines, FL 33028

To Whom it May Concern:

I live next door neighbor to the property above and am totally pleased with the driveway which was recently widened and installed. It adds a beautiful element to the neighborhood and I have no objection to it.

Sincerely,

Elizabeth Friedman

Elizabeth Friedman

1943 NW 162 Avenue

Pembroke Pines, FL 33028

954-430-5976

Miriam P. Scherer

