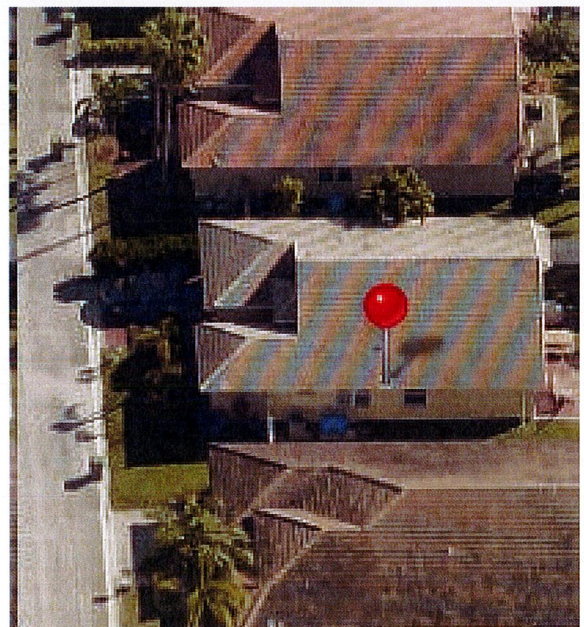
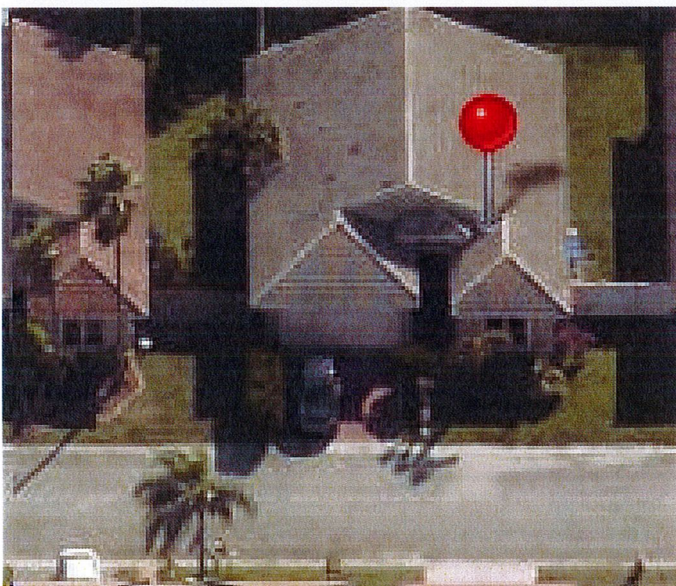


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2018-20  
Variance Request

Brent and Amanda Bledsoe  
11610 SW 10 Street  
Pembroke Pines, FL 33025







# 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: 8/30/18

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

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 foot 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: Dean Project #: PRJ 20 n/a Application #: 20(12)2018-20

Date Submitted: 09/04/18 Posted Signs Required: (1) Fees: \$ 250.00

**SECTION 1-PROJECT INFORMATION:**

\* Project Name: Brent and Amanda Bledsoe

\* Project Address: 11610 SW 10<sup>th</sup> St, Pembroke Pines FL 33025

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

\* Legal Description:

A portion of Trac "R-4" of Pembroke Lakes South, according to the Plat thereof, as recorded in Plat Book 119; Page 1 of the Public Records of Broward County, Florida, being more particularly described...  
→ SEE ATTACHED SURVEY FOR FULL 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
7/25/18	Permit 181695	Circular Driveway/Expansion	Permit Denied		



## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

\* Owner's Name: Brent and Amanda Bledsoe  
\* Owner's Address: 11610 SW 10th St, Pembroke Pines, FL 33025  
\* Owner's Email Address: BledsoeAmandaL@gmail.com  
\* Owner's Phone: 423-360-7759 \* Owner's <sup>Cell:</sup> Fax: 423-483-0068

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: 52-26(H)(2)

Required: 40% Front Yard Coverage w/ Driveway + Sidewalk

Request: 60% Front Yard Coverage w/ Driveway + Sidewalk

Details of Variance, Zoning Appeal, Interpretation Request:

\* See attachment.

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

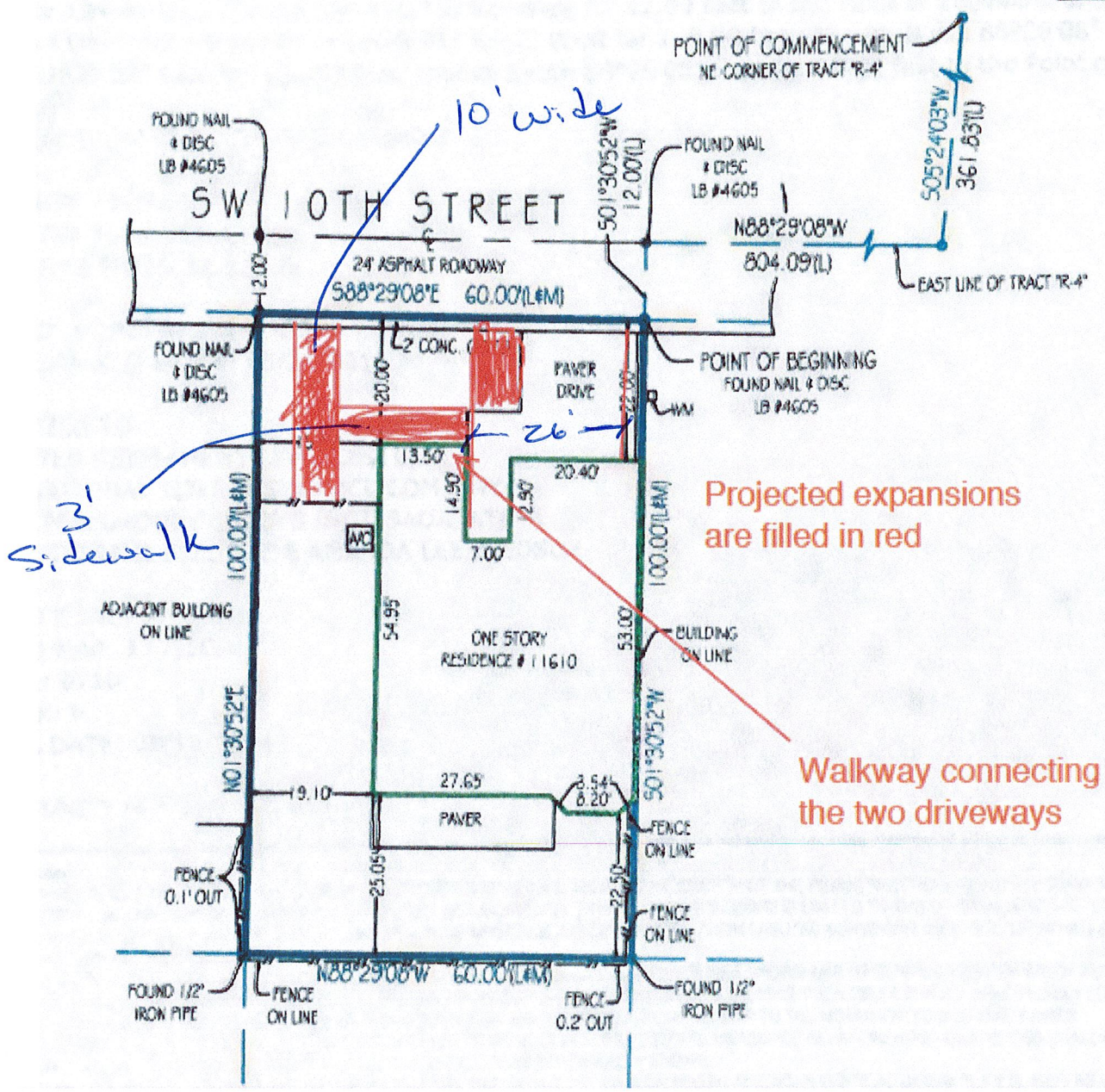
Requested County Land Use: \_\_\_\_\_

Our current driveway measures 18.16' feet wide and is large enough for two vehicles. We would like to extend the current driveway to meet flush with our walkway, which would bring it to 26' wide. This would allow us walking space between vehicles and make loading and unloading much easier and less cramped. We would then like to add a second driveway at 10' wide for a single vehicle to be able to drive to our side fence. A diagram of our project is on page two. This shows both driveways connected by a walkway. We are asking for a variance that will extend the current 45% front yard lot coverage to the requested 68% front yard lot coverage. Below are the reasons we are proposing this additional driveway:

1. The HOA has several overflow parking areas in the community but none of which are on our street or convenient for our guests. We have enough space currently for two vehicles in the driveway and two vehicles on the street. However, since there is no overflow parking, when other homes have guests, the street parking is often taken.
2. In addition to our two personal vehicles, Brent also has a work car assigned to him for his job. This is currently parked on the street. We would like to use the additional driveway to move his car off of the street. The reasons this would be beneficial are:
  - a. If he parks on the street, the spot partially blocks our mailbox making it difficult for the post office to deliver the mail.
  - b. The street becomes very congested. The less vehicles on the street, the safer it would be if there is ever an emergency and an emergency vehicle needs to come down our street.
3. City code states that, "All vehicles, including boats and RV's, must be parked to City Code. Boats and RV's may be parked in the side or rear yard, where accessible." In the future, we are interested in storing a boat to the side of our home. We have a side fence that allows for this, but we would have to drive through the grass to access this area. Adding the additional driveway makes this area accessible so that we are able to stay within the guidelines as they are written.
4. Our current driveway is very outdated, and we will be upgrading all pavers. We believe this will add value to our home and will be much more visually appealing.

We have submitted the project to our HOA and it has been approved. We have hired a contractor, paid the deposit, and have ordered the pavers. We have gotten a permit to have our trees removed and will replant them once the project is finished. We are only awaiting one final approval from the city. We truly believe we have valid reasons for approval and hope that you will agree and allow us to proceed.






## 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 Amanda Bledsoe Date 9-3-18  
9-3-18  
Sworn and Subscribed before me this 3rd day  
of September, 2018  
n/a [Signature] 12/05/2019  
~~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 \_\_\_\_\_