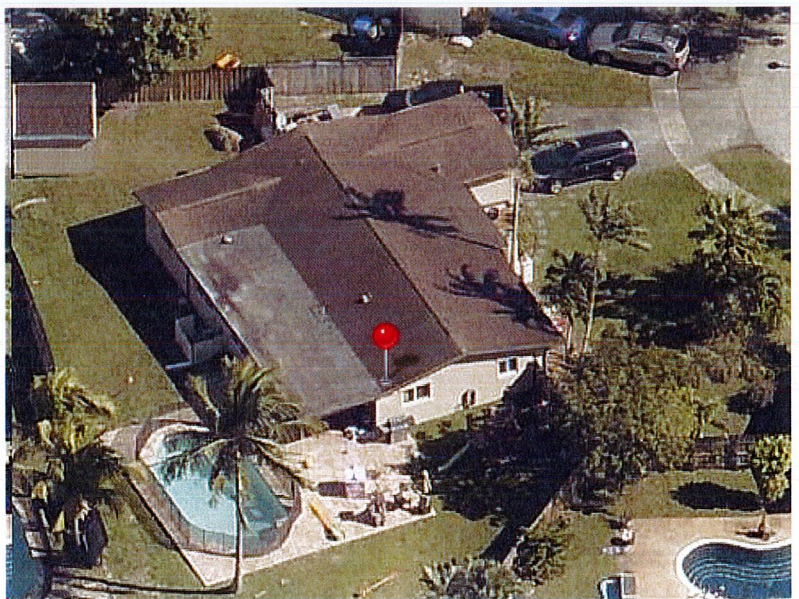
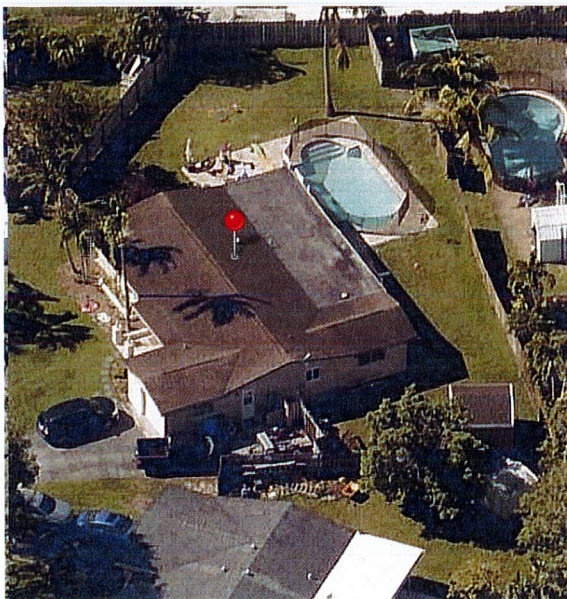


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2018-21  
Variance Request

Chad & Natasha Rynning  
2280 NW 82 Way  
Pembroke Pines, FL 33024







## 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: \_\_\_\_\_

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 #: 2v(R)2018-21  
Date Submitted: 10/1/18 Posted Signs Required: (1) Fees: \$ 250

**SECTION 1-PROJECT INFORMATION:**

\* Project Name: Chad Rynning  
\* Project Address: 2280 NW 82 Way Pembroke Pines FL 33024

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

Acreage of Property: 11,950 SF Building Square Feet: 2125

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514109112080

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

\* Legal Description: Pasadena Lakes 65-1 B LOT 10 BLK 5

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: Chad Rynning  
\* Owner's Address: 2280 NW 82nd Way Pembroke Pine  
\* Owner's Email Address: crynning@bellsouth.net  
\* Owner's Phone: 954-445-7923 \* Owner's <sup>Cell:</sup> Fax: 954-445-7923

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: 155.106(E)(3)

Required: 15' Rear Yard Setback to house

Request: 12' Rear Yard Setback to house

Details of Variance, Zoning Appeal, Interpretation Request:

Request for addition to home

**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)

We would like to file for this variance on our property because of the following. First, our property is irregularly shaped and was built this way by the builder. This property does have an extraordinary circumstances that applies to<sup>it</sup>, but does not apply to most properties in our area. Secondly, our home lacks adequate space (storage) needed. Our home has very limited storage space, tiny closets, no attic and 2 small hall closets. Lastly, our growing family. We have 3 young children ages 4, 2, and 10 months old that are very active. More space for growth, activities and personal belongings will truly give us the extra feet we need.

We have attached several documents including a survey so you can visualize the addition we would like on our unique property.

## 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]* 10/1/2018  
Signature of Owner Date

Sworn and Subscribed before me this 1<sup>st</sup> day  
of October, 20 18



Fee Paid

*[Signature]*  
Signature of Notary Public

12/05/2019  
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

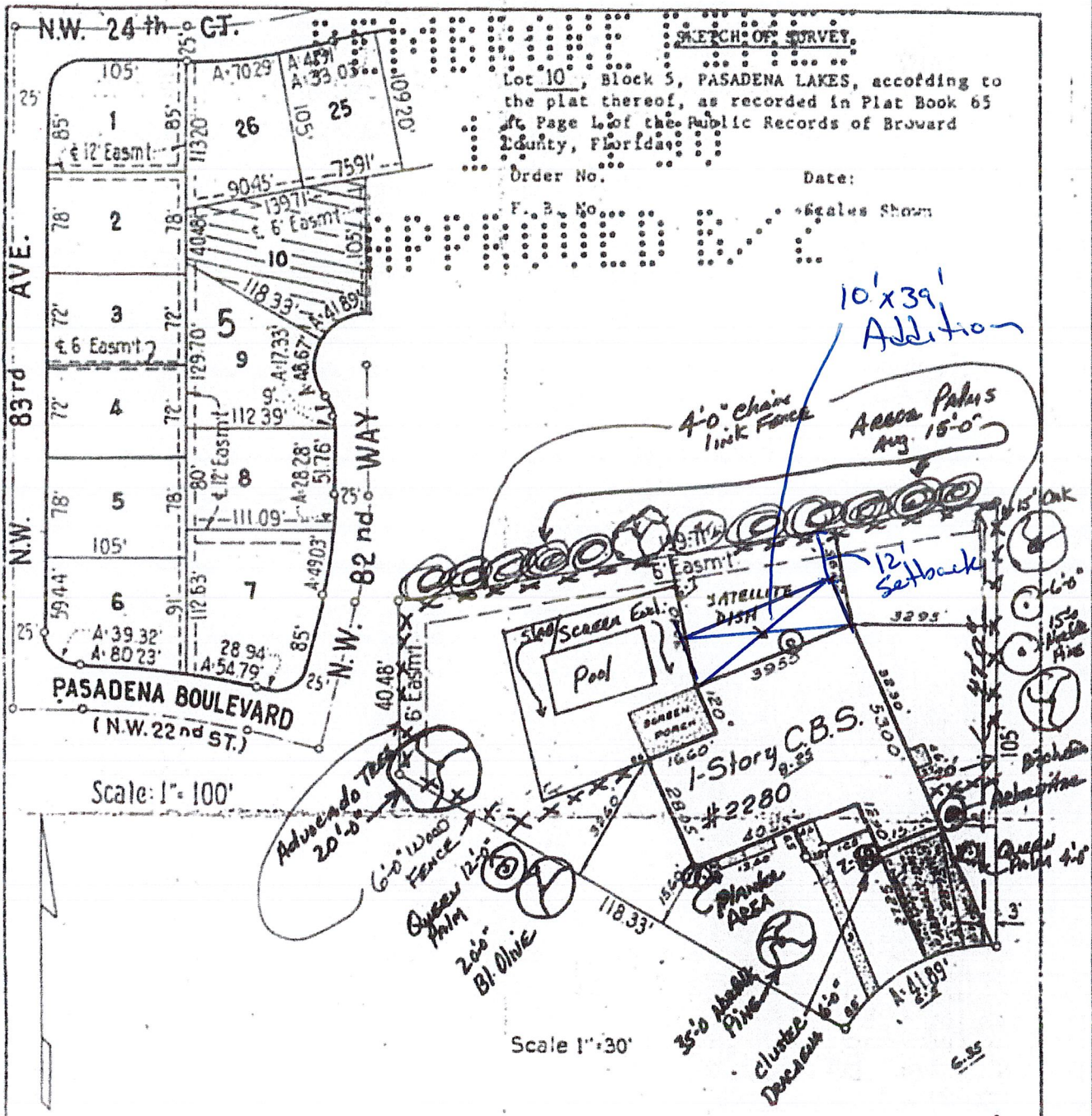
of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
My Commission Expires





I HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge and belief as recently surveyed and platted under my direction.

SCHWENK SURVEYING CO., INC.  
*Ruf P. Schenk*  
 Pres.  
 Registered Land Surveyor No. 974  
 State of Florida

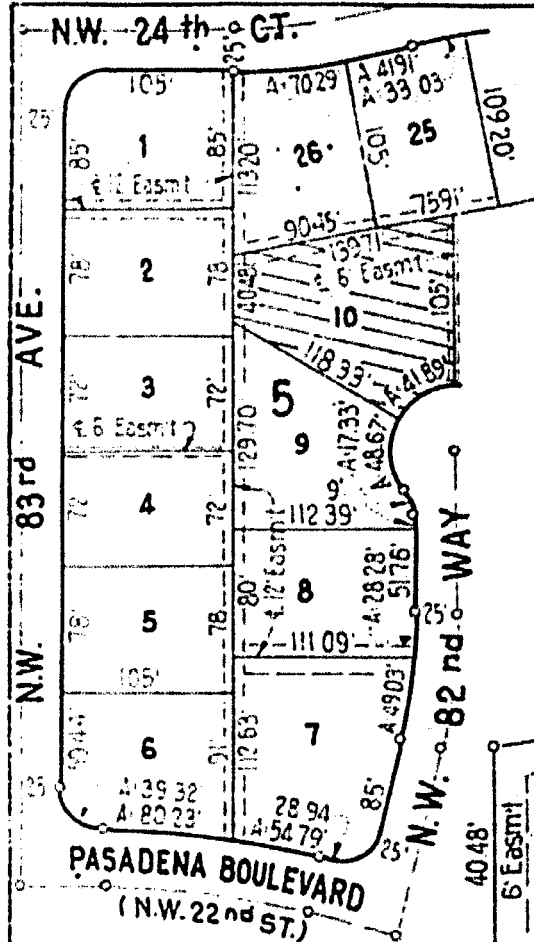
#### REVISIONS

Order No.	Date	Field Book	Signature
96099	6/25/69	SKETCH	Reg. Land Surveyor State of Fla.
			Reg. Land Surveyor State of Fla.
			Reg. Land Surveyor State of Fla.
			Reg. Land Surveyor State of Fla.



Pool  
Patio





Scale 1"=100'

# SKETCH OF SURVEY

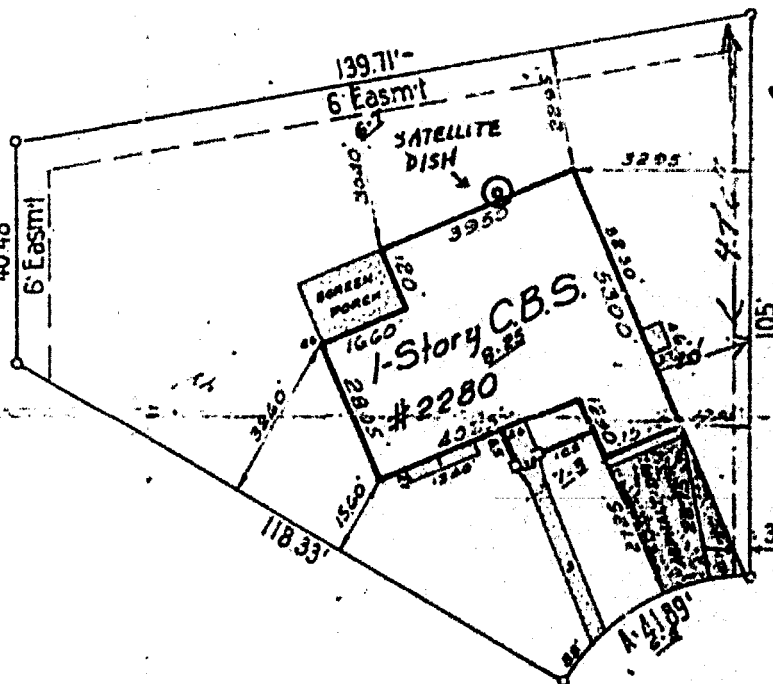
Lot 10, Block 5, PASADENA LAKES, according to the plat thereof, as recorded in Plat Book 65 at Page 1 of the Public Records of Broward County, Florida.

Order No.

Date:

F. B. No.

Scales Shown



Scale 1"=30'

I HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge and belief as recently surveyed and platted under my direction.

SCHWABER & SONS, INC.  
*Paul F. Schaber*  
 Registered Land Surveyor No. 970  
 State of Florida

## REVISIONS

Order No.	Date	Field Book	Signature
96099	6/25/69	SKETCH	Reg. Land Surveyor# State of Fla.
			Reg. Land Surveyor# State of Fla.
			Reg. Land Surveyor# State of Fla.
			Reg. Land Surveyor# State of Fla.