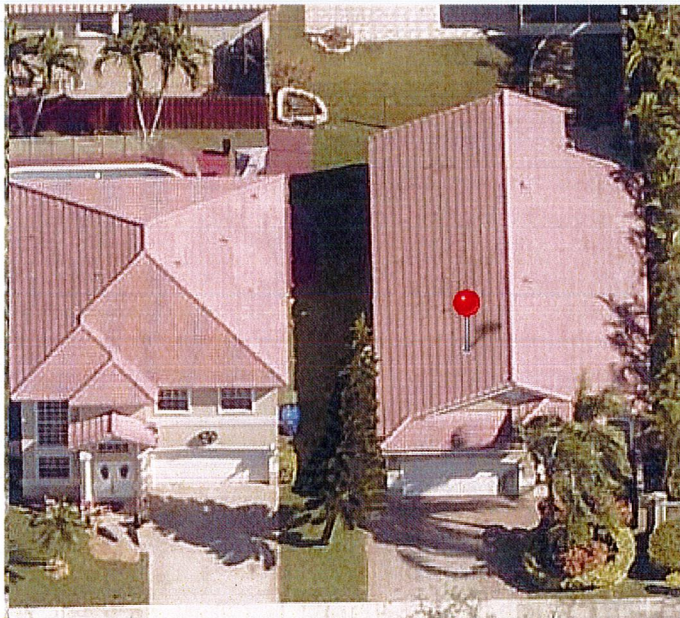
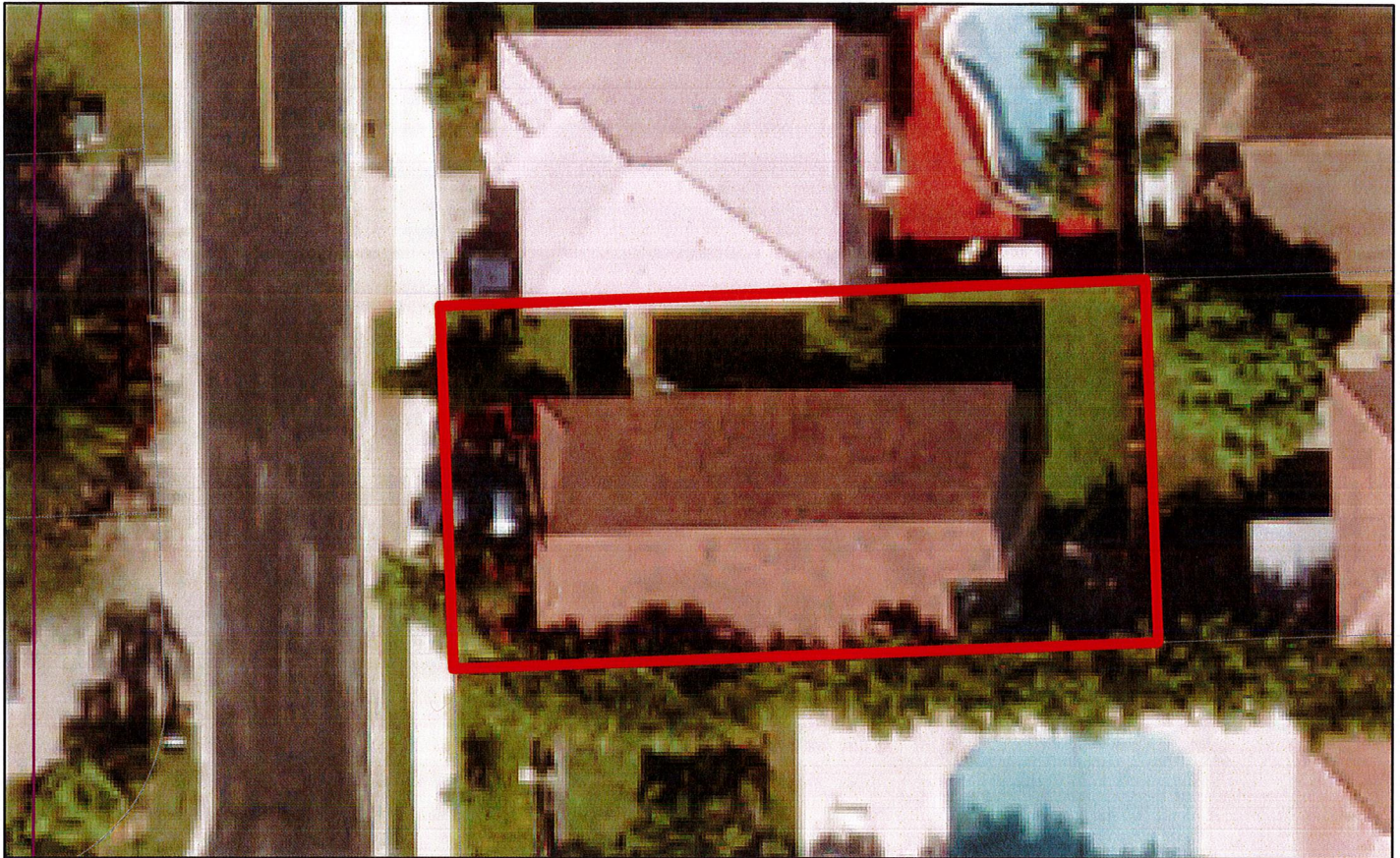


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2018-22
Zoning Variance

GARFINKLE, POLLY SATZ, MICHAEL
2131 NW 98 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 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: Dean Project #: PRJ 20 n/a Application #: 2v(R) 2018-22

Date Submitted: 10/3/18 Posted Signs Required: (1) Fees: \$ 250

SECTION 1-PROJECT INFORMATION:Project Name: Michael SatzProject Address: 2131 NW 98th Way, Pembroke Pines, FL 33024Location / Shopping Center: Victoria Lakes HOAAcreage of Property: 4900 sq.ft Building Square Feet: 1914 sq. ft.Flexibility Zone: NA Folio Number(s): 5141 08 18 0760Plat Name: NA Traffic Analysis Zone (TAZ): NA**Legal Description:**THE LAKES AT PEMBROKE 142-17 B A POR TR A DESC'D AS: COMM W 1 /4 COR SEC
8; N 1032.22, E 123, E 948.77, N 457 TO POB; W 98, N 50, E 98, S 50 TO POB AKA: LOT 76
VICTORIA LAKESHas 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
NA					

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Michael Satz
Owner's Address: 8362 Pines Blvd, #118, Pembroke Pines, FL 33024
Owner's Email Address: satzm2@hotmail.com
Owner's Phone: 786-357-9100 Owner's Fax: NA
Agent: same
Contact Person: same
Agent's Address: same
Agent's Email Address: same
Agent's Phone: same Agent's Fax: same

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: NA
Land Use / Density: Single Family
Use: NA
Plat Name: NA
Plat Restrictive Note: NA

PROPOSED

Zoning: NA
Land Use / Density: Single Family
Use: NA
Plat Name: NA
Plat Restrictive Note: NA

ADJACENT ZONING

North: NA
South: NA
East: NA
West: NA

ADJACENT LAND USE PLAN

North: NA
South: NA
East: NA
West: NA

-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: § 155.049

Required: § 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS. (B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line...

Request: Petitioner is requesting a variance to allow a 0' rear yard setback instead of the required 5' rear yard setback for a deck.

Details of Variance, Zoning Appeal, Interpretation Request:

Petitioner is requesting to authorize by variance an EXISTING patio in a ZERO lot line

HOA which encroaches on §155.049. The existing patio abuts the home owner's fence

line and has been in existence for, apparently, many years. Petitioner purchased the

property in 2017. He only became aware of the issue on applying for a permit to build

a small slab in his backyard to hold a Barbeque unit. Building and Zoning has requested

Petitioner remove 5' of his existing patio to the fence line. Petitioner seeks a variance

so as to not require him to remove 5' of his patio which has been in existence prior to the

purchase of the property.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: Single family use

Requested City Land Use: Single family use

Existing County Land Use: Single family use

Requested County Land Use: Single family use

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

Petitioner is requesting to authorize by variance an **EXISTING** patio in a **ZERO** lot line HOA which encroaches on §155.049.¹ The existing patio abuts the home owner's fence line and has been in existence for, apparently, many years. Petitioner purchased the property in 2017. He only became aware of the issue on applying for a permit to build a small slab in his backyard to hold a Barbeque unit. Building and Zoning has requested Petitioner remove 5' of his existing patio to the fence line. Petitioner seeks a variance so as to not require him to remove 5' of his patio which has been in existence prior to the purchase of the property. No additional work is required.

1. § 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS.

(B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For water front lots located within developments approved under the design criteria of (RS-7) single family zoning districts, accessory structures shall be allowed to extend to the zero setback side property line. These accessory structures shall include, but not be limited to, concrete slabs, paver decks, wood decks, pools and pool decks, and screen enclosures.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

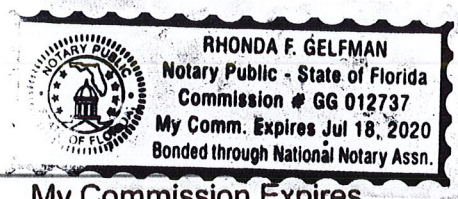
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 9/25/18
Signature of Owner Date

Sworn and Subscribed before me this 25 day

of September, 20 18

[Signature]
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.

NA

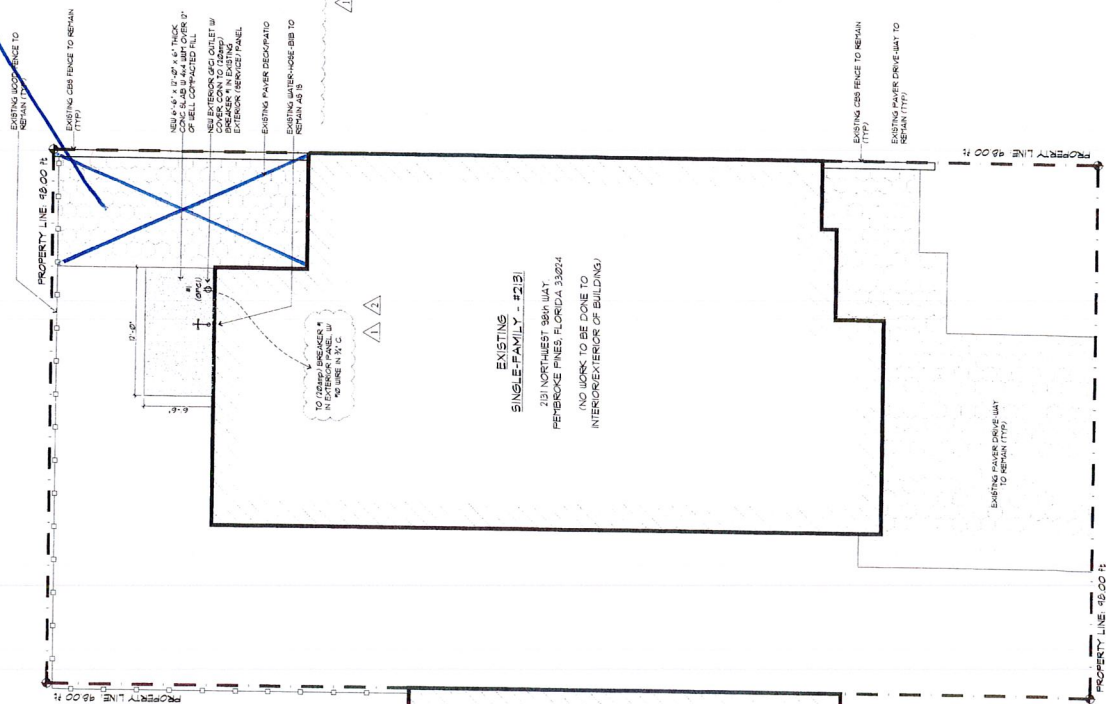
Signature of Agent Date

Sworn and Subscribed before me this _____ day

of _____, 20 _____

Fee Paid Signature of Notary Public My Commission Expires

Existing Ratio 5:1 to Encroaching



EXISTING
SINGLE-FAMILY - #2131

2131 NORTHWEST 98th WAY
PEMBROKE PINES, FLORIDA 33024

(NO WORK TO BE DONE TO
INTERIOR/EXTERIOR OF BUILDING)

ADJACENT
RESIDENTIAL
BUILDING

EXISTING PAVER DRIVE-WAY
TO REMAIN (TYP)

REVISIONS		DATE	COMMENTS
No.			
1.	09/06/18	CITY COMMENTS	
2.	09/12/18	CITY COMMENTS	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

NEW DRY-WELL TO
SATZ-GARTINKLE RESIDENCE
2131 N.W. 98th WAY
PEMBROKE PINES, FL 33024

SITE PLAN
DRAINAGE

DRAWN BY: JMJP
CHECKED BY: JMJP
DATE: 04.15.18
SCALE: NOTED

SHEET # 10

SCALE: $\frac{3}{16}" : 1'-0"$

01	SITE PLAN
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