



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	December 6, 2018	Application ID:	ZV(R) 2018-24
Project:	Driveway	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Vicky Castro	Agent:	N/A
Location:	1394 NW 139 Terrace, Pembroke Pines, 33028		
Existing Zoning:	Planned Unit Development	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2018-24	52.26(H)(1)	35% Front Yard Lot Coverage w/ Driveway and Walkway	71% Front Yard Lot Coverage w/ Driveway and Walkway
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: _____ Zoning Administrator: _____		

Project Description / Background

Vicky and Rob Castro, Owners, have submitted a variance request to allow a Front Yard Lot Coverage of 71% for a driveway and walkway instead of the allowed 35% Front Yard Lot Coverage for a driveway and walkway. They live on a pie shaped lot.

VARIANCE REQUEST DETAILS:

ZV(R) 2018-24) Allow a Front Yard Lot Coverage of 71% for a driveway and walkway instead of the allowed 35% Front Yard Lot Coverage for a driveway and walkway.

Code Reference: § 52.26 DRIVEWAYS ACROSS SWALE AREAS.

(H) No driveway may:

(1) Exceed a 35% of the total front lot coverage in a single family residential home;

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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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) That 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



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 #: 20(12)2018-24
Date Submitted: 10/15/18 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:Project Name: VICKY CASTROProject Address: 1394 NW 139 TERR

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514010052680

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

PEMBROKE FALLS PHASES 164-7 B LOT 37 BLK 17

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: VICKY CASTRO

Owner's Address: 1394 NW 139 TERR

Owner's Email Address: VICKS_410@hotmail.com

Owner's Phone: 954.536.7873 Owner's Fax: _____

Agent: ROSS SERVICES

Contact Person: SANDRA RIVERA OR *JOEL BORDEN

Agent's Address: 4620 W COMMERCIAL BLVD #2

Agent's Email Address: ROSSSERVICES713@gmail.com

Agent's Phone: 954 227 8944 Agent's Fax: 754 223.5562

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: building permit #131443

Code Section: 52.26(H)(1)

Required: 35% Lot Coverage

Request: 71% Lot Coverage w/ driveway + walkway

Details of Variance, Zoning Appeal, Interpretation Request:

want to build circular driveway

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: _____

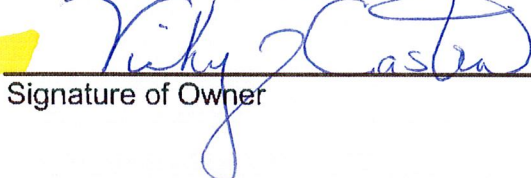
SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

install approx 1200 ϕ travertine paver
circular driveway

SECTION 7- PROJECT AUTHORIZATION

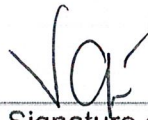
OWNER CERTIFICATION

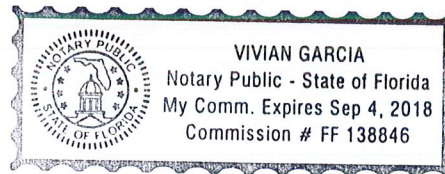
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

 3-20-18
Signature of Owner Date

Sworn and Subscribed before me this 20 day

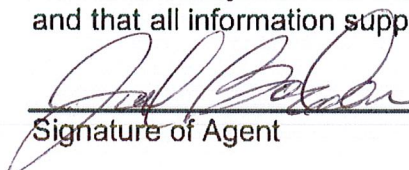
of MARCH, 20 18

 Sep 4, 2018
Fee Paid Signature of Notary Public My Commission Expires




AGENT CERTIFICATION

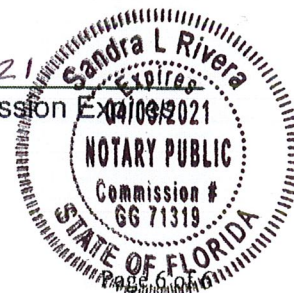
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

 3.20.18
Signature of Agent Date

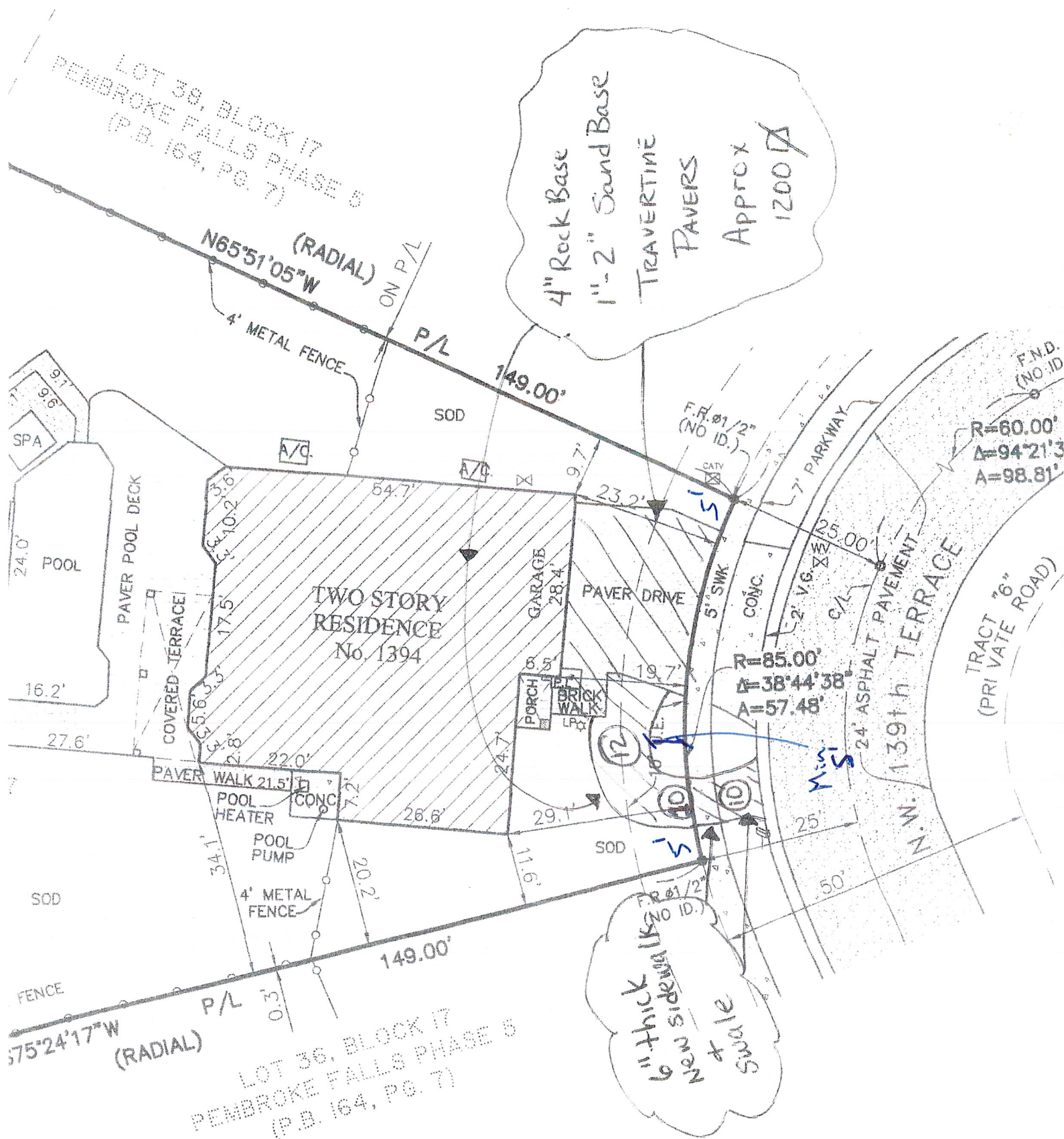
Sworn and Subscribed before me this 20 day

of MARCH, 20 18

 4.3.21
Fee Paid Signature of Notary Public My Commission Expires



BOUNDARY SURVEY



Front Yard Lot Coverage Calculation Worksheet - Conventional Lot

City of Pembroke Pines Planning & Economic Development Department - (954) 392-2110

***Landscape permit will be required if moving/relocating any trees.**

Add note to plans if no landscaping being affected.

Site Address: _____

Owner Name: _____

Project Type: _____

Contractor: _____

Effective Immediately - Front Yard Lot Coverage Calculations must be provided for those projects adding impervious square footage to single-family front yard area (§ 52.26; Ord. #1859)

Front Yard Square Footage	1,700 #	A
---------------------------	---------	---

35% of lot (Impervious Area Allowed)	595 #	B
--------------------------------------	-------	---

Existing Impervious Front Yard Square Footage:

Driveway	<i>* Remove Existing</i>	_____
Walkway		_____
Entryway		_____
Other		_____

Total Existing Area	0	C
---------------------	---	---

New Impervious Front Yard Square Footage:

<i>Driveway</i>	1,156 #
<i>Sidewalk</i>	44 #
_____	_____
_____	_____

Total New Area - Proposed	1,200 #	D
---------------------------	---------	---

Total Impervious Area (C + D)	1,200 #	E
-------------------------------	---------	---

% Front Yard Lot Coverage (E/A)x100	71 %
-------------------------------------	------

Pembroke Falls Homeowners Association, Inc.

c/o Castle Management
1651 NW 136th Avenue
Pembroke Pines, FL 33028
954-430-8700

01/12/2017

PF-L39T-1394-02
Vicky Castro
1394 NW 139th Terrace
Pembroke Pines, FL 33028

**RE: Architectural Approval
1394 NW 139th Terrace**

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

Installation of Circular driveway with travertine pavers.

The approval of your request for architectural change is subject to the following stipulations:

Must call Sunshine State One Call (811) before you dig. Driveway extensions must be consistent throughout. Circular driveways must be between 10' and 12' in width and allow a 10' turning radius. Concrete driveways must have concrete extensions; travertine paver driveways must have travertine paver extensions. Must reinforce sidewalk to vehicular traffic code and extend apron to match existing. Approval contingent upon obtaining any necessary permits from the City of Pembroke Pines. Please note travertine pavers installed must match existing travertine pavers or be installed throughout the entire area in order to achieve a uniform look. Travertine pavers must be properly maintained and driveway must be installed as per picture provided. Contact management once project is completed at (954)430-8700 or jisaacs@castlegroup.com.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes. If there are any additional questions or concerns, please contact us at 954-430-8700.

Respectfully,

Ed Hyatt, Chairman of ARB
On behalf of the Pembroke Falls Homeowners Association, Inc.

Pedro Diaz
1384 N.W. 139th Terrace
Pembroke Pines, FL 33028

August 10, 2018

To whom it may concern:

My name is Pedro Diaz and I own the property adjacent to Ms. Vicky Castro's property located at 1394 NW 139th Terrace. I was informed of the modification she would like to make to her driveway and have no concerns or objections with it.

Sincerely,



Pedro Diaz

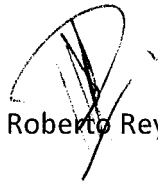
Roberto Reyes
13913 N.W. 14th Street
Pembroke Pines, FL 33028

August 10, 2018

To whom it may concern:

My name is Roberto Reyes and I own the property adjacent to Ms. Vicky Castro's property located at 1394 NW 139th Terrace. I was informed of the modification she would like to make to her driveway and have no concerns or objections with it.

Sincerely,

A handwritten signature in black ink, appearing to be 'Roberto Reyes', written over a faint, circular, dotted background.

Roberto Reyes

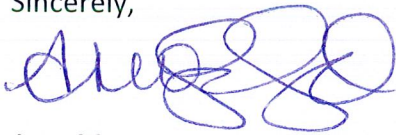
Amy Moscoso
1363 N.W. 139th Terrace
Pembroke Pines, FL 33028

August 10, 2018

To whom it may concern:

My name is Amy Moscoso and I own the property across the street from Ms. Vicky Castro's property located at 1394 NW 139th Terrace. I was informed of the modification they would like to make to their driveway and have no concerns or objections with it.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amy Moscoso', with a stylized, circular flourish at the end.

Amy Moscoso

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2018-24
Zoning Variance

Vicky Castro
1394 NW 139 Terrace
Pembroke Pines, FL 33028

