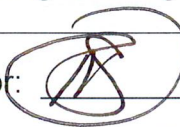





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	November 5, 2020	Application ID:	ZV(R) 2020-20
Project:	Driveway/Sidewalk	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Brian Hinkle	Agent:	N/A
Location:	18405 NW 13 Street, Pembroke Pines, 33029		
Existing Zoning:	Planned Unit Development	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-20	52.26 (H)(1)	35% Front Yard Lot Coverage	43% Front Yard Lot Coverage w/ driveway & walkway
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Brian Hinkle, owner, has submitted a variance request for a proposed paver driveway and sidewalk. Requested variance ZV(R) 2020-20 is to allow a 43% front yard lot coverage with a driveway and sidewalk, instead of the allowed 35% front lot coverage with a driveway and sidewalk. The proposed location and width of 21.4' meet City code.

Homeowner's Association approval and neighbor support letters for the proposed driveway are attached to variance application.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-20 allow a 43% front yard lot coverage instead of the required 35% total front yard lot coverage for a driveway and sidewalk.

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 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.

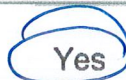
Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: ZV(R) 2020-20

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: HINKIE DRIVEWAYProject Address: 18405 NW 13 STLocation / Shopping Center: NAAcreage of Property: NA Building Square Feet: NAFlexibility Zone: NA Folio Number(s): 5139 13 06 1450Plat Name: CHAPEL LAKES ESTATES Traffic Analysis Zone (TAZ): NALegal Description: Lot 44 Block E CHAPEL LAKES ESTATES.
Plat BK 154 Pg. 44

Has this project been previously submitted?



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
9/3/20	230809				

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: BRIAN & JANICE HINKLE

Owner's Address: 18405 NW 135

Owner's Email Address: oakgroveelectric@gmail.com

Owner's Phone: 305-219-1424 Owner's Fax: _____

Agent: _____

Contact Person: BRIAN HINKLE

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: NA

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: NA

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: NA

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: NA

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: 230 809

Code Section: 52.26 (H)(1)

Required: 35% Front lot coverage

Request: 43% Front lot coverage

Details of Variance, Zoning Appeal, Interpretation Request:

SMALL WIDENING OF DRIVEWAY RESIDENTIAL
DRIVEWAY NOT TO EXCEED WIDTH OF HOUSE
DOES NOT ENCRUCH ON PROPERTY LINE
ADDITIONAL NEEDED FOR ELDERLY RESIDENCE
TO EXIT VEHICLE SAFELY.

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 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

9-22-2020
Date

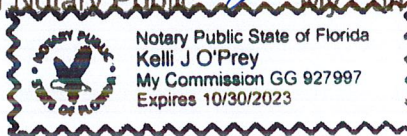
Sworn and Subscribed before me this 22 day

of Sept, 20 20

Fee Paid

Kelli J. O'Prey
Signature of Notary Public

10/30/2023
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

PLAN OF SURVEY

SCALE 1" = 20'

LAKE

94.61'

FOUND 1/2" RE-BAR

20' LAKE MAINTENANCE EASEMENT

58' 28' 22"

WATER'S EDGE

FOUND 1/2" (NO CAP) 5.00' OFF

ENCROACHING III'

PAVER

40.00'

1 STORY C.B.S.

18405 NW 13TH ST

PEMBROKE PINES, FL

132.00'

63.5' 4' HIGH METAL FENCE

147.90' (RADIUS)

CLEAR 0.11

5.60' 8.00' 13.05'

5.00'

21.40'

17.6'

5.6'

21.5'

FOUND 1/2" RE-BAR

TANGENT EXTENDED

FOUND 1/2" RE-BAR (NO CAP)

$R = 80.00'$
 $A = 30.06'$
 $\Delta = 21^{\circ}31'38"$

±10.99'

±18.00'

N

±22' PAVEMENT

N.W. 13TH ST

R: Radius A: Arc
D: Central Angle

CBS: CONCRETE BLOCK STICCO
COLC: CONCRETE C: CENTER LINE

REVISIONS

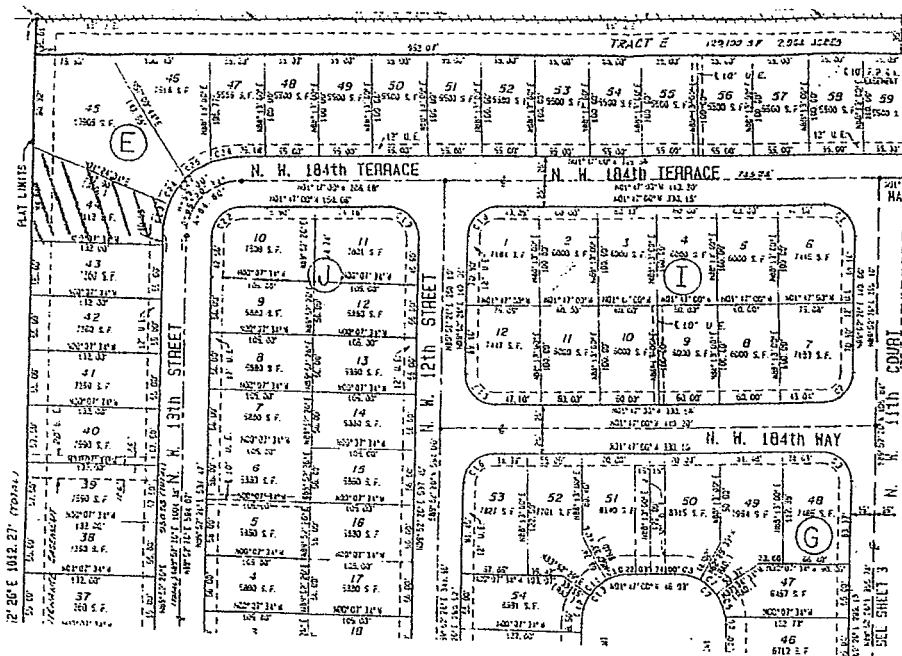
P.B.

JOB:03-7678

LOCATION SKETCH

NOT TO SCALE

SCALE 1" = 40 FT



LEGAL DESCRIPTION: Lot 44, Block E, CHAPEL LAKE ESTATES, according to the Plat thereof as recorded in Plat Book 154, Page 44 of the Public Records of Broward County, Florida.-

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO N/A DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE AH
- 6) No underground locations were done by this Company

CERTIFIED TO: Jerome J. Kavulich, Esq., Russo & Kavulich, P.L., Attorneys' Title Insurance Fund, Inc., Fremont Investment & Loan, its Successors and/or Assigns DATE: July 23, 2003

ATIMA

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER. ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.

CERTIFIED TO: Brian Clark Hinkley, Janice Lee Hinkley and Dorothy Jane Rainey



SURVEYING, INC.
L.B. No. 3333

147 ALHAMBRA CIRCLE No. 241
CORAL GABLES, FLORIDA, 33134

Phone: (305) 448-9488

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472-027, Florida Statutes.-

LAZARO D. ALONSO
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 3590
STATE OF FLORIDA

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

Chapel Trail Owners Association, Inc.
ARCHITECTURAL APPROVAL REQUEST

HOMEOWNER'S NAME: Brian Hinkle
STREET ADDRESS: 18405 NW 13 ST LOCAL DEVELOPMENT: Chapel Lakes
PHONE: HOME (305) 219-1424 OTHER (954) 435-5812 E-MAIL: cdkgrdveelectric@gmail.com
DESCRIPTION OF IMPROVEMENT: (Please describe improvement in detail, including colors, dimensions, materials, etc., where applicable)
Replace concrete driveway with Mega Cambridge brick pavers
also entrance sidewalk - driveway to resemble 1031 NW 185 Ave.

ONE COMPLETE SET IS REQUIRED - THE ARCHITECTURAL APPROVAL REQUEST FORM AND THE COMMON AREA AGREEMENT FORM MUST HAVE THE OWNER'S ORIGINAL SIGNATURE. ALL OTHER REQUIRED DOCUMENTS TO BE COPIES.
(It is the responsibility of the HOMEOWNER to ensure the package is complete or the application will be returned to the homeowner)

WORK MAY NOT BE STARTED UNTIL OFFICIAL WRITTEN APPROVAL IS RECEIVED BY OWNER FROM THE CHAPEL TRAIL MASTER ASSOCIATION

1. If you are painting your home or any part of your home, including doors, trim, fascia, walkways, pavers, driveways, etc., you must submit paint colors sample swatches for each color and a color picture of your house showing your roof color. Chapel Trail does not require ARC if painted the same color.
2. A copy of your warranty deed or other document indicating proof of ownership of property. (ALL Improvements)
3. A copy of your lot survey with the exact location of the proposed improvement drawn "to-scale" (NOT required for Painting)
4. The Chapel Trail Master Association strongly recommends to all owners that they hire licensed and insured Contractors for their project. Neither the Chapel Trail Master Association, nor the individual Sub-Association, shall assume responsibility for the Contractor hired by the owner.
5. A copy of Contractor's Proposal with full set of plans and/or drawings showing Name, Address and Telephone number of Contractor. (NOT for Painting)
6. If doing the work yourself, disclose it in this form - include a detailed sketch or drawing of the improvement and materials to be used. (NOT for Painting)
7. If the improvement or any part thereof will be located within five (5) feet of the neighboring property, the improvement's relationship to that property should be shown in your sketch. (NOT required for Painting)

AFTER FIRST OBTAINING APPROVAL FROM YOUR NEIGHBORHOOD LOCAL ASSOCIATION, PLEASE FORWARD THE COMPLETE SET OF THE REQUIRED DOCUMENTS FOR THE CHAPEL TRAIL MASTER ASSOCIATION'S APPROVAL to:
Chapel Trail Owners Association, Inc. c/o GrandManors LLC., 18501 Pines Boulevard - Suite 201, Pembroke Pines, FL 33029

CONDITIONS OF APPROVAL:

1. An approval is only valid for sixty (60) days unless otherwise specified.
2. You must obtain any and all permits required by/from the City, County, Governmental Agencies, etc.
3. No changes in plans after approval without the written consent of both your Neighborhood Association and Chapel Trail Owners Association, Inc.
4. Homeowner is responsible for any and all damage to utilities, including sewer, water, cable, electrical and telephone.
5. You must promptly remove all debris (concrete, fill, etc.) from around the property and re-sod any and all areas that are destroyed.
6. You are responsible for any and all damage that may be caused to the sidewalks or roadway due to improvement.
7. You may not alter the drainage of your property or your neighbor's property.
8. The final inspection and approval of both the Neighborhood and Master Association Boards after completion.

PLEASE NOTE: Other conditions may be applicable. These conditions will be determined and stipulated on an individual basis as deemed necessary by the Committee and/or the Chapel Trail Board.

ACKNOWLEDGMENT:

I, Brian Hinkle, hereby make this application for approval, pursuant to the regulations of my Neighborhood Association and Chapel Trail Owners Association, Inc., for the architectural changes noted above and if approval is granted, I agree to comply with the conditions stipulated herein. I further understand that I may be in violation of either my Neighborhood Association, Chapel Trail Owners Association, Inc., or both, should I fail to comply with the covenants and restrictions of either Association, or if I intentionally misrepresent information on this form.

SIGNATURE OF APPLICANT: Brian Hinkle DATE: 7-13-20

NEIGHBORHOOD ASSOCIATION - second signature only if required

Approved	Denied
Name (Print): <u>Angela G. Rivera</u>	Name (Print): _____
Signature: <u>[Signature]</u> Date: <u>7-15-2020</u>	Signature: _____ Date: _____
Name (Print): _____	Name (Print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____

Comments: _____

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

Approved	Denied
Name (Print): <u>Norah Crossman</u>	Name (Print): _____
Signature: <u>[Signature]</u> Date: <u>7/16/2020</u>	Signature: _____ Date: _____
Name (Print): _____	Name (Print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____

Comments: _____

From: Ana Mota annmota@gmail.com
Subject: Driveway
Date: Oct 27, 2020 at 12:19:10 PM
To: Oakgroveelectric@gmail.com

Good morning there!

I got a letter from the City about the driveway. We are so happy that you are improving your home and totally agree on making our house better and nicer. Please let us know if you need anything from us.

Thank you!

Ana
1301 NW 184th Terrace, Pembroke Pines, FL 33029

From: Brian Hinkle OakGroveElectric@Gmail.com
Subject: Re: Variance Request - CASE #: ZV(R)
2020-20
Date: Oct 27, 2020 at 11:07:42 AM
To: Ivan Romero iromerofl@comcast.net

Thanks

Brian, Oak Grove Electric

On Oct 27, 2020, at 11:03 AM, Ivan Romero
<iromerofl@comcast.net> wrote:

Reference : CASE #: ZV(R) 2020-20
Brian Hinkle
18405 N.W. 13 Street
Pembroke Pines, FL 33029

To whom it may concern;

I, Ivan Romero, have no problems, issues or concerns with the variance requested by Mr. Brian Hinkle in regards to the extension of his driveway.

Regards,

Ivan Romero
18406 N.W. 13 Street

From: Edward Hinkle edhinkle@yahoo.com
Subject: Driveway project
Date: Oct 27, 2020 at 12:46:45 PM
To: Oakgroveelectric@gmail.com

Brian,

As your immediate next door neighbor, I am aware of and have no objection to your proposed driveway extension.

Best of luck,
Edward Hinkle
18409 NW 13th St
Pembroke Pines, FL 33029
954-446-9603