

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) 2020-21 thru 24
Project:	Driveway/Walkway and Concrete Slab	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Carlos Torres	Agent:	N/A
Location:	9390 NW 3 rd Street, Pembroke Pines, 33024		
Existing Zoning:	One-Family Dwelling (R-1C) Districts	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-21	52.26 (C)	40% Width of Lot	50% Width of Lot w/ driveway for an existing paver driveway
ZV(R) 2020-22	52.26 (H)(1)	35% Front Lot Coverage	55% Front Lot Coverage for an existing paver driveway and walkway
ZV(R) 2020-23	52.26 (I)	5' Radius Unpaved "Island"	No "Island"
ZV(R) 2020-24	155.049(B)	5' Side Yard Setback	0' Eastern Side Yard Setback to existing concrete slab
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: Zoning Administrator:		

PROJECT DESCRIPTION / BACKGROUND:

Carlos Torres, owner, has submitted four (4) variance requests for a proposed paver driveway/walkway and an existing concrete slab on the east side of the house.

Proposed location for driveway meets City Code.

The petitioner is requesting variances to allow:

ZV(R) 2020-21 a 50% total width of lot for an existing driveway instead of the required total width of all driveways not to exceed 40% of the lot width;

ZV(R) 2020-22 a 55% front yard lot coverage instead of the required 35% total front yard lot coverage for a driveway;

ZV(R) 2020-23 no radius island (unpaved area) between the driveway and the property line or sidewalk, radius for circular driveways "island" instead of the required unpaved area with a radius of at least five feet between the driveway and the property line or sidewalk, radius for circular driveways "island";

ZV(R) 2020-24 a 0' eastern side yard setback instead of the required 5' side yard setback for an existing slab.

There is no Homeowner's Association in this neighborhood.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-21 Allow a 50% width of lot for a proposed paver driveway/walkway.

Code Reference: § 52.26 DRIVEWAYS ACROSS SWALE AREAS.

(C) In no instance shall the total width of all driveways exceed 40% of the lot width.

ZV(R) 2020-22 Allow a 55% front yard lot coverage instead of the required 35% front yard lot coverage with a driveway/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;

ZV(R) 2020-23 To not provide a radius "island" (unpaved area) between the driveway and the property line or sidewalk;

Code Reference: § 52.26 DRIVEWAYS ACROSS SWALE AREAS.

(I) Each circular driveway shall provide for an unpaved area with a radius of at least 5' between the driveway and the property line or sidewalk;

ZV(R) 2020-24 Allow a 0' eastern side yard setback for an existing concrete slab;

Code Reference: § 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.

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 #: ZV(R)2020-21-24
Date Submitted: 09/29/20 Posted Signs Required: (n/a) Fees: \$ 1,000

SECTION 1-PROJECT INFORMATION:

Project Name: Torres Driveway Makeover

Project Address: 9390 NW 3rd St

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Carlos Torres

Owner's Address: 9399 NW 3rd St

Owner's Email Address: carlost1212@yahoo.com

Owner's Phone: 754-234-3121 Owner's Fax: _____

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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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: N/A

Code Section: ① 52-26(C); ② 52-26(H)(1); ③ 52-26(I); ④ 155.049(B)

Required: ① 40% width; ② 35% lot coverage; ③ 5' Radius Island; ④ 5' side yard setback

Request: ① 50% width; ② 55% lot coverage; ③ 0' Radius Island;

Details of Variance, Zoning Appeal, Interpretation Request:

Driveway width
Driveway length
No grass patch in center of driveway
Old concrete slab on east side of house

④ 0' side yard setback w/ existing slab.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: Private

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

To whom it may concern,

I am writing this letter in order to respectfully request four residential variances on my property. Three of the four variances are basically so I can park all of the cars on the driveway. Right now I can legally park three cars in my driveway and one (small car) inside my garage. In my household alone we have six vehicles that stay here and although two of the vehicles are motorcycles that use the garage we still need to either park on the grass or illegally park on the sidewalk overnight. Mind you this is just the people who live here, if we were to have any guests over they would need to park illegally as well. I also have a teenage daughter who will start driving next year and we will need a parking space for her as well. The fact that my property has a pie shaped lot makes my front yard smaller than others on my block. So I basically need these variances approved so we can have more parking spaces and this way we won't need to park on the grass or the sidewalk. The forth variance has to do with a concrete slab on the east side of the house. This concrete slab has been there since we moved in over 20 years ago. I have my boat stored on the concrete and my son basically grew up playing basketball on the hoop that he has set up on that concrete slab. I basically need the slab so I can store my boat and most importantly so my son doesn't have to play basketball in the middle of the street.

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

Date

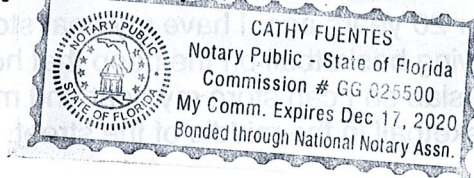
Sworn and Subscribed before me this 29 day

of Sept, 2020

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

