

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-04 to 07  
Zoning Variances

MARURIELLO, MARIO JUAN JR H/E MARURIELLO, JESSICA E  
9012 NW 10 ST PEMBROKE PINES FL 33024



NOT TO SCALE









**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	March 4, 2021	<b>Application ID:</b>	ZV(R) 2021-04 - 07
<b>Project:</b>	Existing driveway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Mario Maruriello	<b>Agent:</b>	N/A
<b>Location:</b>	9012 NW 10 Street, Pembroke Pines, 33024		
<b>Existing Zoning:</b>	One-Family Dwelling (R-1C) Districts	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	N/A		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2021 -04	52.26 (F)	40% of the front yard at property line and through the swale area	54% width of the front yard at property line and through the swale area
ZV(R) 2021 - 05	52.26 (G)	5' side yard setback	0' east side yard setback
ZV(R) 2021 - 06	52.26 (G)	5' side yard setback	0' west side yard setback
ZV(R) 2021 - 07	52.26 (H)(1)	35% total front lot coverage	86% total front lot coverage
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director: 		Zoning Administrator: 

## PROJECT DESCRIPTION / BACKGROUND:

Mario Maruriello, owner, has submitted four (4) variance requests for an existing driveway built without a permit. Variance #ZV(R) 2021-04 is to allow the driveway to be 54% width of the front yard at property line and through the swale area, instead of the required width of 40%; Variance #ZV(R) 2021-05 is to allow a 0' east side yard setback instead of the required 5' side yard setback for the existing driveway; Variance #ZV(R) 2021-06 is to allow a 0' west side yard setback instead of the required 5' side yard setback for the existing driveway; and Variance #ZV(R) 2021-07 is to allow 86% total front lot coverage instead of the required 35% total front lot coverage with the existing driveway.

The property is currently in Code Compliance violation under Case #124087.

There is not a Homeowner's Association for this community.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2021-04** allow a 54% width of the front yard at property line and through the swale area instead of the required width of 40% of the front yard at property line and through the swale area for a driveway.

*Code Reference:* **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS.**

(F) All driveways shall not exceed a maximum width of 40% of the front yard at property line and through the swale area.

**ZV(R) 2021-05** allow a 0' east side yard setback instead of the required 5' side yard setback for an existing driveway.

*Code Reference:* **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS.**

(G) Every driveway must include a minimum five foot setback from side property line(s), except zero-lot properties, where a zero foot setback shall be permitted on the zero lot line side with a five foot setback, or maintenance easement, required on the non-zero lot side(s).

**ZV(R) 2021-06** allow a 0' west side yard setback instead of the required 5' side yard setback for an existing driveway.

*Code Reference:* **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS.**

(G) Every driveway must include a minimum five foot setback from side property line(s), except zero-lot properties, where a zero foot setback shall be permitted on the zero lot line side with a five foot setback, or maintenance easement, required on the non-zero lot side(s).

**ZV(R) 2021-07** allow a 86% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway.

*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; or



## **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





Dean Piper (954) 392-2110

**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) 2021-04-07  
Date Submitted: 01 / 13 / 21 Posted Signs Required: (1) Fees: \$ 1,000



**SECTION 1-PROJECT INFORMATION:**

\* Project Name: Driveway (Mario Marriello)

\* Project Address: 9012 NW 10<sup>th</sup> Street

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: Mario Mauriello

\* Owner's Address: 9012 NW 10th St

\* Owner's Email Address: Mmauriello88@aol.com

\* Owner's Phone: 786 512-9956 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

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: N/A

Code Section: ① 52.26(F) / ② 52.26(G) / ③ 52.26(G) / ④ 52.26(H)(1)

Required: ① 40% width of lot / ② 5' side setback / ③ 5' side setback / ④ 40% lot Front

Request: ① 54% width of lot / ② 0' east side / ③ 0' west side / ④ 86% front lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:

- Existing 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)

We had a very steep or up-hill driveway with cracked and very old cement and the problem was getting to our front door without falling. therefore we called several companies ... it was raining constantly in september and with covid pandemia everything was closed. The city was not operating .. nor the IRS ... NOTHING WAS WORKING.. We called several contractors and they said .. will do driveway and then we will do the permit.. when covid finishes and all its working.. so we did. We asked our neighbors if it would be ok to extend the requested feet .. and they all said it would be good. now the dsriveway its done... We kept with in same boundaries as the old one...perhaps extending 1 feet to 2 feet on the entrees... it is very nice and since ihave a handicapped mother... it is much easier for her to come and not fall trying to reach front door. It has been a big improvement for her health and well being... no more puddles of water and as far as i can tell it looks great.. and we had also asked all our neighbors... if they liked.. and they all said it was a big improvement and they all loved the new modern driveway The concrete that was pored was more then 6 inches on all slabs with a design to improve drain

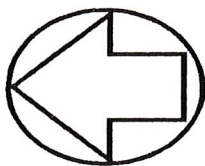
The slabs were also laid with 4 inches between for drainage and for safety... and then those 4 inches would be coveredwith artificial grass. Creating a very modern look as well as safety because it truly does not allow any water to remain in driveway so my mother does not have to brake shoulder and be impaired for such a long time and no one else can fall ... like previously happenned to my diabetic mother.

The driveway is a blessing for our family and a visual beauty for our whole neighborhood.

THE VARIANCES REQUIRED ARE DUE TO THE EXTRA FEET DONE WITH NEIGHBORS CONSENT.



# MAP OF BOUNDARY SURVEY



NORTH  
SCALE: 1"=20'

Asphalt driveway  
encroaches onto  
Easement

NW 10th STREET

50' R/W

BOB: N89°57'20"E

22' ASPHALT PAVEMENT

25.00'

25.00'

9.0'

39.87'

PC

FIP 1/2" NO ID

FIP 1/2" NO ID

4' SWK

N 89°57'20" E 65.00'

8.7'

5.7'

16.6'

16.6'

5.7'

15.7'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

16.6'

concrete, a/c pad  
and pool  
equipment  
encroach onto  
Easement

3" E 100.00'

3" E 100.00'

ON LINE

ONE STORY CBS  
RES. # 9012

SCOPE OF WORK  
CONCRETE SLABS DRIVEWAY  
W/ON TO 2000

43.2'

19.3'

11.2'

13.0'

11.2'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

16.7'

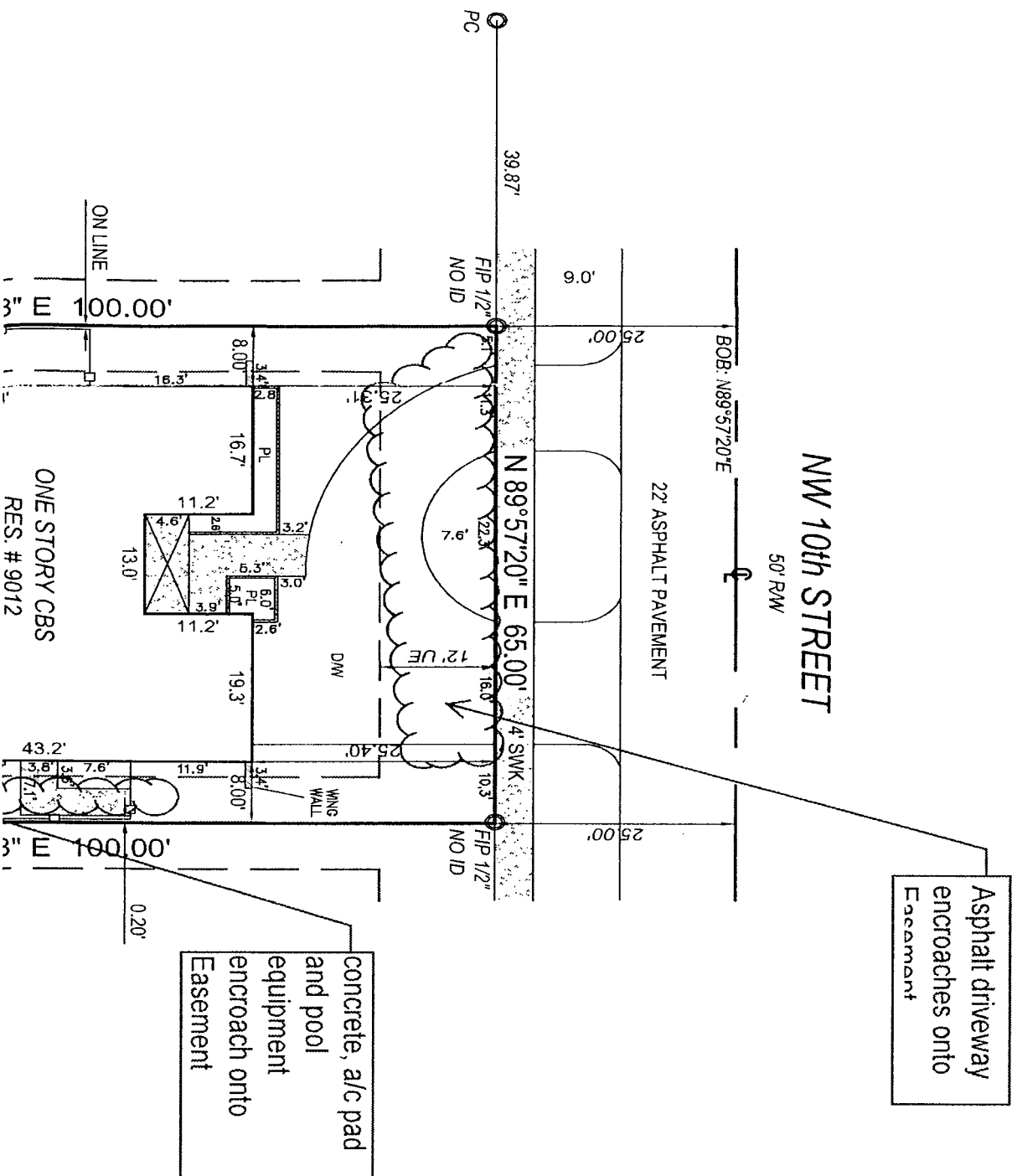
16.7'



NW 10th STREET

50' RM

## 22' ASPHALT PAVEMENT



## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

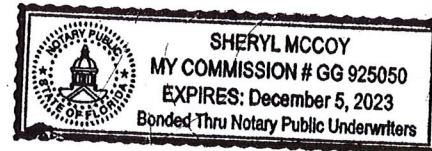
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 1-12-21  
Signature of Owner Date

Sworn and Subscribed before me this 12<sup>th</sup> day

of January, 2021

n/a [Signature] 12/5/2023  
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





SHORE LINE CONCRETE  
PUMPING & FINISHING CORP.  
5786 SW 149 PLACE  
MIAMI, FL 33193  
305.219.6335 | 305.219.6323



































ATT: Mr Dean Piper

10 originals

ZONING DEPARTMENT AT

CITY OF PEMBROKE PINES IS REQUESTING A VARIANCE  
FOR PENDING APPROVAL FOR DRIVEWAY PERMIT LOCATED AT  
9012 NW 10TH. STREET, PEMBROKE PINES, FL33024

PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

HAROLD SHAYNE MACKAY 8985 NW 10th ST YES NO  
NAME ADDRESS PINE 33024 PLEASE CIRCLE

X [Signature] 1/16/21  
SIGNATURE DATE

(754) 422-2496  
PHONE

COMMENTS IF ANY: My family LIKES THE IMPROVEMENTS  
[Signature]

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

Ava. R 9025 NW 10th YES NO  
NAME ADD PLEASE CIRCLE

x Ava. R 1/13/21  
SIGNATURE DATE

786-258-1811  
PHONE

COMMENTS IF ANY: The new driveway has truly enhanced our neighborhood. Everyone comments on how beautiful it looks. Updates on homes increases property value and makes neighborhoods desirable places to live. We are pleased with this beautiful and unique Driveway.

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

ERNERTO, R 9025 NW 11CT

NAME

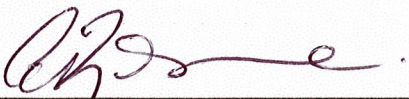
ADD

YES

NO

PLEASE CIRCLE

X



SIGNATURE

1/12/21

DATE

(786) 258-1813.

PHONE

COMMENTS IF ANY: , Very Happy, with How GREAT  
His Driveway came out. My STREET LOOKS  
BETTER THANKS TO Him.

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

Joycelyn McDonald

NAME

ADD

☒ YES ☐ NO  
PLEASE CIRCLE

X Joycelyn McDonald

SIGNATURE

JAN 12, 21

DATE

305 - 607 - 8050

PHONE

COMMENTS IF ANY:

None

Beautiful (.) ☺

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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FOR PENDING APPROVAL FOR DRIVEWAY PERMIT LOCATED AT  
9012 NW 10TH. STREET, PEMBROKE PINES, FL33024

PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

Devin Douglas 9100 N.W 10th Street YES NO  
NAME ADD PLEASE CIRCLE

X Devin Douglas 1-12-21  
SIGNATURE DATE

305 606-8599  
PHONE

COMMENTS IF ANY:

none

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

CITY OF PEMBROKE PINES IS REQUESTING A VARIANCE  
FOR PENDING APPROVAL FOR DRIVEWAY PERMIT LOCATED AT  
9012 NW 10TH. STREET, PEMBROKE PINES, FL33024

PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

DENARDI Canillerano

NAME

9005 NW 10th street

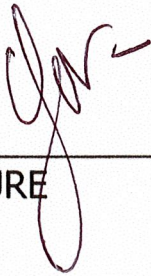
ADD

YES

NO

PLEASE CIRCLE

X



SIGNATURE

1-12-21

DATE

954-937-0266

PHONE

COMMENTS IF ANY:

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

ARMANDO REYES

NAME

9002 NW 105th

ADD

YES

NO

PLEASE CIRCLE

X



SIGNATURE

12 JAN 2021

DATE

954 701 9783

PHONE

COMMENTS IF ANY:

BEAUTIFUL DRIVEWAY

DOES NOT BOTHER ME

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

Susan Beltran

NAME

ADD

YES

NO

PLEASE CIRCLE

X

Susan Beltran

SIGNATURE

1-12-21

DATE

954-559-2712

PHONE

COMMENTS IF ANY: This driveway doesn't bother anything  
and shouldn't bother anyone. There are more  
important things right now that we should be  
concerned about. Thank you! P.S. - I live across  
the street

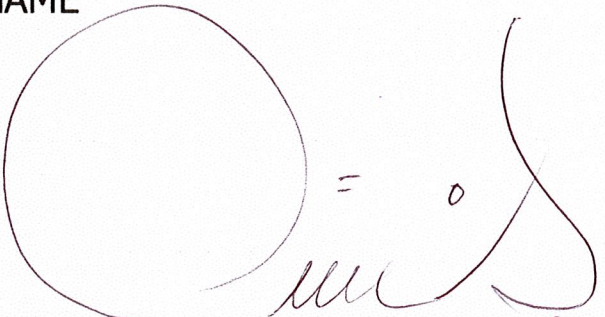
THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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9012 NW 10TH. STREET, PEMBROKE PINES, FL33024

PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

MUBENS DORA 8982 NW 10th. PEMBROKE PINES YES NO  
NAME ADDRESS PLEASE CIRCLE  
  
X SIGNATURE DATE 01-18-2021

505-505-1166  
PHONE

COMMENTS IF ANY:

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



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PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

Hansel Moreno 9022 NW 10 St. P. Pines, 33024 YES NO  
NAME ADD PLEASE CIRCLE

X  1/16/21  
SIGNATURE DATE

954-624-6451  
PHONE

COMMENTS IF ANY:

I have no issues with their driveway. It makes  
the neighborhood looks beautiful.

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER



ZONING DEPARTMENT AT

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9012 NW 10TH. STREET, PEMBROKE PINES, FL33024

PLEASE PRINT NAME, ADDRESS, PHONE AND SIGN AS  
WELL AS CIRCLE YES FOR APPROVAL OR NO FOR  
NON APPROVAL,

Muel Grison 91014 h onson YES NO  
NAME ADD PLEASE CIRCLE

x AWH Grison 01 19-21  
SIGNATURE DATE

954-~~08~~593-0837  
PHONE

COMMENTS IF ANY:

THANKING YOU IN ADVANCE FOR YOUR HELP IN THIS MATTER