

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2020-38  
Zoning Variance

OBREGON, ALBER ARAUJO BORGES, ELIBEL  
10660 NW 20 ST PEMBROKE PINES FL 33026







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>	April 1, 2021	<b>Application ID:</b>	ZV(R) 2020-38
<b>Project:</b>	Proposed driveway and walkway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Alber Araujo	<b>Agent:</b>	N/A
<b>Location:</b>	10660 NW 20 Street, Pembroke Pines, 33026		
<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) 2020-38	52.26(H)(1)	35% total front lot coverage	65% total front lot coverage with driveway and walkway
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director: <u>NEB</u> Zoning Administrator: <u>[Signature]</u>		

## **PROJECT DESCRIPTION / BACKGROUND:**

Alber Araujo, owner, has submitted variance request ZV(R) 2020-38 to allow 65% total front yard coverage with a proposed driveway and walkway. Proposed design includes 4" artificial turf joints thru out the driveway for drainage.

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

At the March 4, 2021 Board of Adjustment Meeting the Board moved to defer this variance to the April 1, 2021 meeting for Mr. Araujo to present a reduced request. Based on the Board's questions, comments and discussion, Mr. Araujo is proposing the removal of 260 square feet of driveway that was previously proposed. Details are shown on new exhibit attached. The result of this reduction is the proposed front lot coverage is now 54%.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2020-38** allow a 65% total front lot coverage instead of the required 35% total front lot coverage for a proposed 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; 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





## 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: 12/13/2020

# Plans for DRC \_\_\_\_\_ Planner: Deen

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: Deen Project #: PRJ 20 \_\_\_\_\_ - \_\_\_\_\_ Application #: 20(R) 2020-38

Date Submitted: 12 / 13 / 2020 Posted Signs Required: ( 1 ) Fees: \$ 250.00

**SECTION 1-PROJECT INFORMATION:**Project Name: ALBER ARAUJO (DRIVEWAY - VARIANCE)Project Address: 10660 NW 20th ST, PEMBROKE PINES, FL 33026

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: 1567 sqftFlexibility Zone: \_\_\_\_\_ Folio Number(s): 514107023080

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:

LOT 2, BLOCK 10, OF SUBDIVISION PEMBROKE LAKES SECTION ONE, ACCORDINGTO THE PLAT THEREOF AS RECORDED IN PLET BOOK 76, PAGE 40, OF THE PUBLICRECORDS OF BROWARD COUNTY, FLORIDA

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
10/15/2020	234747	NEW DRIVEWAY	DENIED		VARIANCE APPLICATION, CORRECT AND SUPPLY INFO REQUIRED

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: ALBER ARAUJO

Owner's Address: 10660 NW 20th ST, PEMBROKE PINES, FL 33026

Owner's Email Address: alberaraujo@gmail.com

Owner's Phone: 786-597-8909 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: 234747

Code Section: 52-26(H)(1)

Required: 35% Total Front Lot Coverage

Request: 65% Total Front Lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:

INCREASE THE AREA OF DRIVEWAY

\* See Section 6

**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)

This letter of intent is in support of my request for a variance to the driveway permit, the intention is to increase the area of driveway in and effort to provide more parking capacity, due to the increased number of cars in the household, to avoid blocking the sidewalk or parking in the grass or street. I would ask the board to consider: (1) the proposed style and structure of the driveway is in step with the existing neighborhood, (2) the proposed project will be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement, (3) the proposed driveway will promote smooth flow of traffic, since cars will be parked in the new spots created, (4) The new driveway would be with square concrete and artificial turf used in between concrete square to improve area of drainage, (5) neighbors are aware and in agreement of the improvement plans.

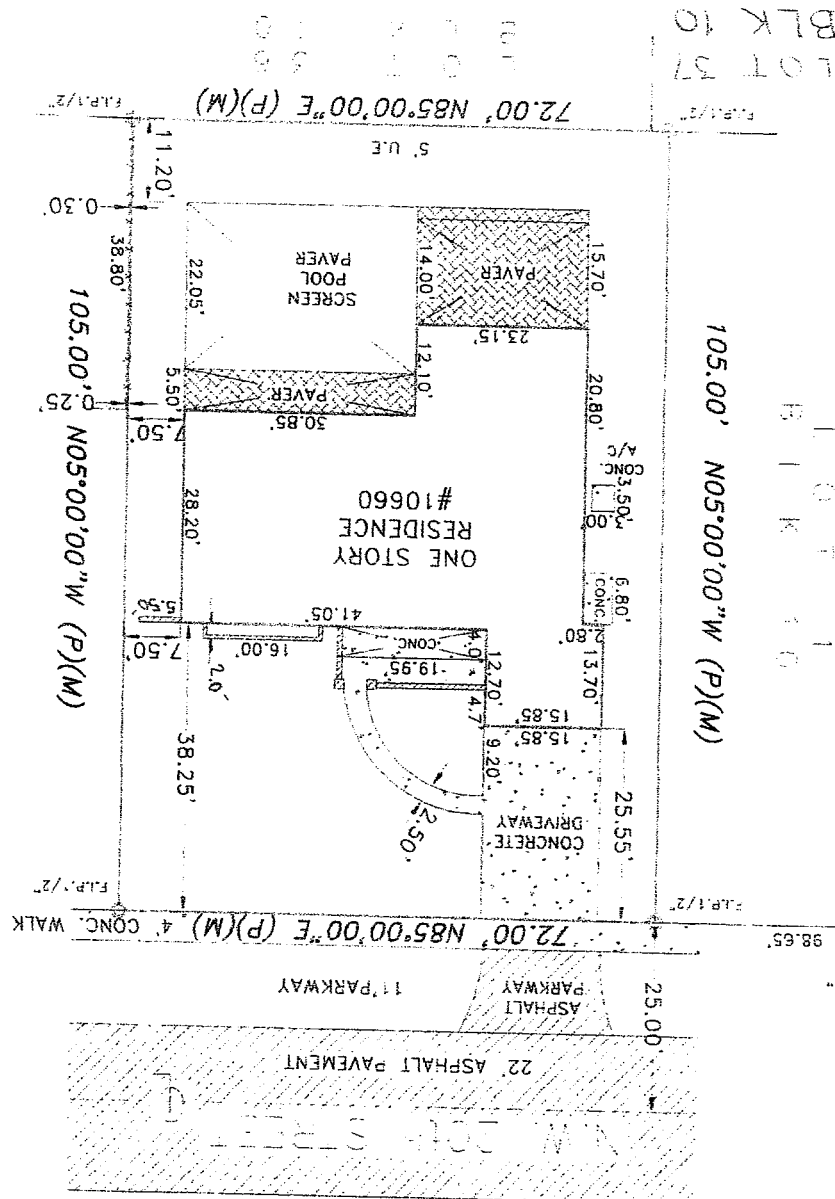
Thank you for your consideration.



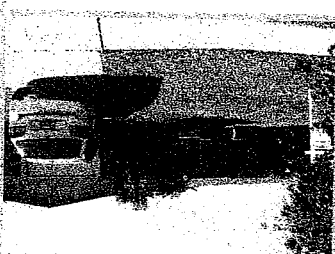
SIGNED \_\_\_\_\_  
 MAGUEL ESPINOSA  
 STATE OF FLORIDA  
 P.S.M. No. 5101  
 FOR THE FIRM \_\_\_\_\_  
 NOT VALID WITHOUT THE SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR  
 THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL AUTHENTICATED ELECTRONIC SEAL AND/OR  
 AND MAPPER. \_\_\_\_\_  
 SURVEYS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 47.002, FLORIDA STATUTES.  
 TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND  
 SURVEYORS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND  
 SUPERVISOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEYARY SURVEY IS A TRUE AND CORRECT  
 REPRESENTATION OF THE SURVEYED LAND AND THE INFORMATION THEREON, AND THAT THIS SURVEYARY SURVEY IS IN ACCORDANCE WITH THE MINIMUM

M.E. Land Services, Inc.  
10665 SW 190TH STREET  
SUITE 3110  
MIAMI, FL 33157  
PHONE: (305) 740-3319  
FAX: (305) 669-3190  
LB #: 6463

Accepted By: \_\_\_\_\_  
Property Address: 10660 N.W. 20 STREET  
PEMBROKE PINES, FL 33026



$t' = 20'$





M.E. Land Services, Inc.  
10665 SW 190TH STREET  
SUITE 3110  
MIAMI, FL 33157  
PHONE: (305) 740-3319  
FAX: (305) 669-3190  
LB#: 6463

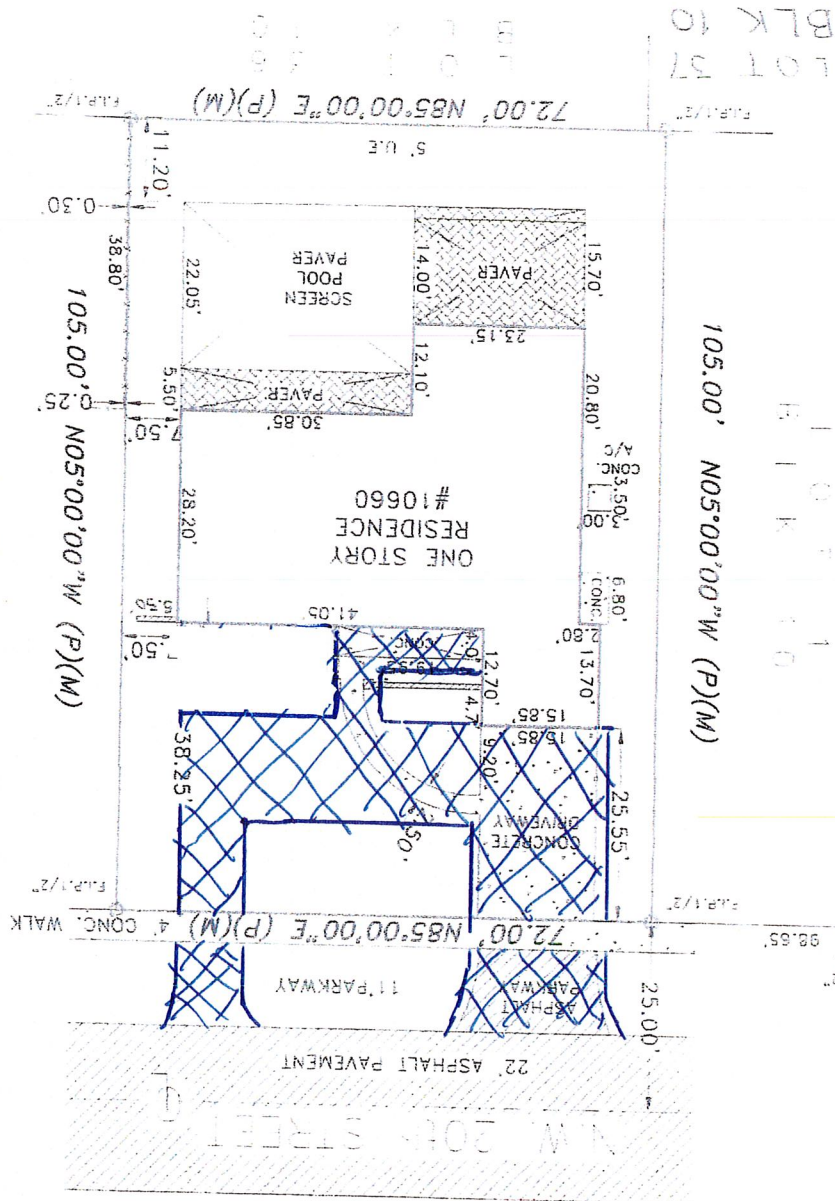
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.07, FLORIDA STATUTES. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

STATE OF FLORIDA  
MIGUEL ESPINOSA  
P.S.M. No. 5101  
FOR THE FIRM

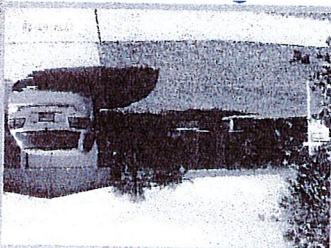
SIGNED

Property Address: 10660 N.W. 20 STREET  
PEMBROKE PINES, FL 33026

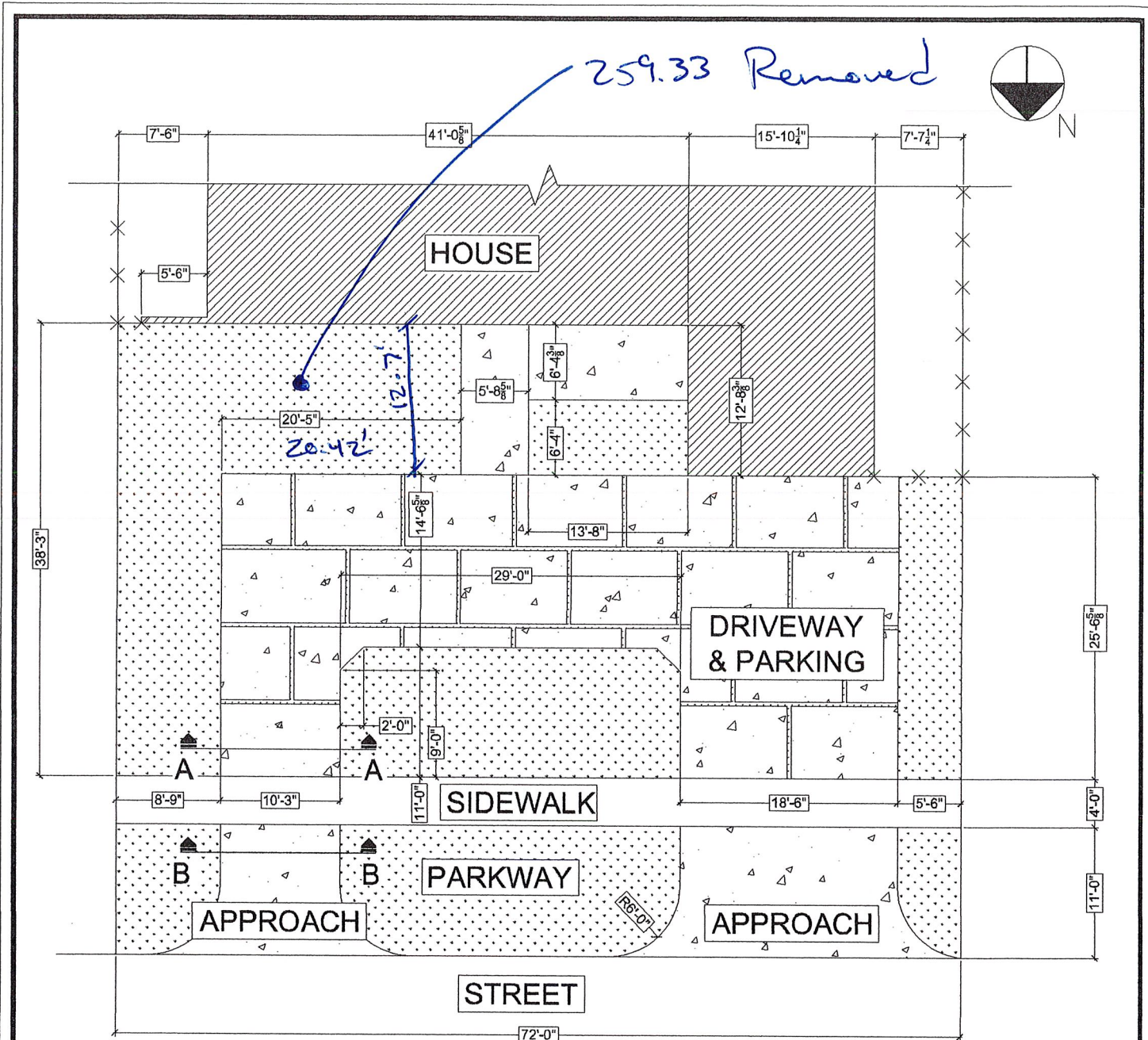
Accepted By: \_\_\_\_\_



\* New Proposal







- GRASS
- NEW DRIVEWAY (SQUARE CONCRETE TYP. 109" x 74")
- NEW APPROACH (CONCRETE)
- HOUSE
- FENCE
- ARTIFICIAL TURF (TYP. JOINT 4")

#### MATERIALS/COST:

- CONCRETE PUMP (3000 PSI)  
≈30 yards - \$120/yard=\$3600
- FIBER MESH  
≈\$500
- 2" x 4" LUMBER (FRAMING)  
≈\$500
- BOBCAT  
≈\$1000
- ARTIFICIAL TURF (CONCRETE  
SQUARES SEPARATORS)  
≈\$2400
- ≈\$8000

$$\frac{1,311.66^* - \text{Coverage}}{2,456.19 - \text{Front Yard}} = 53\%$$

VARIANCE FILE #  
ZV(R) 2020-38

PERMIT APPLICATION  
# 234747

PROJECT: 10660 NW 20th ST,  
PEMBROKE PINES, FL 33026

DRAWING TITLE:  
NEW DRIVEWAY

DRAWN BY:  
ALBER ARAUJO

SCALE:  
1/150

DATE:  
03/04/2021



M.E. Land Services, Inc.  
10665 SW 190TH STREET  
SUITE 3110  
MIAMI, FL 33157  
PHONE: (305) 740-3319  
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LB#: 6463

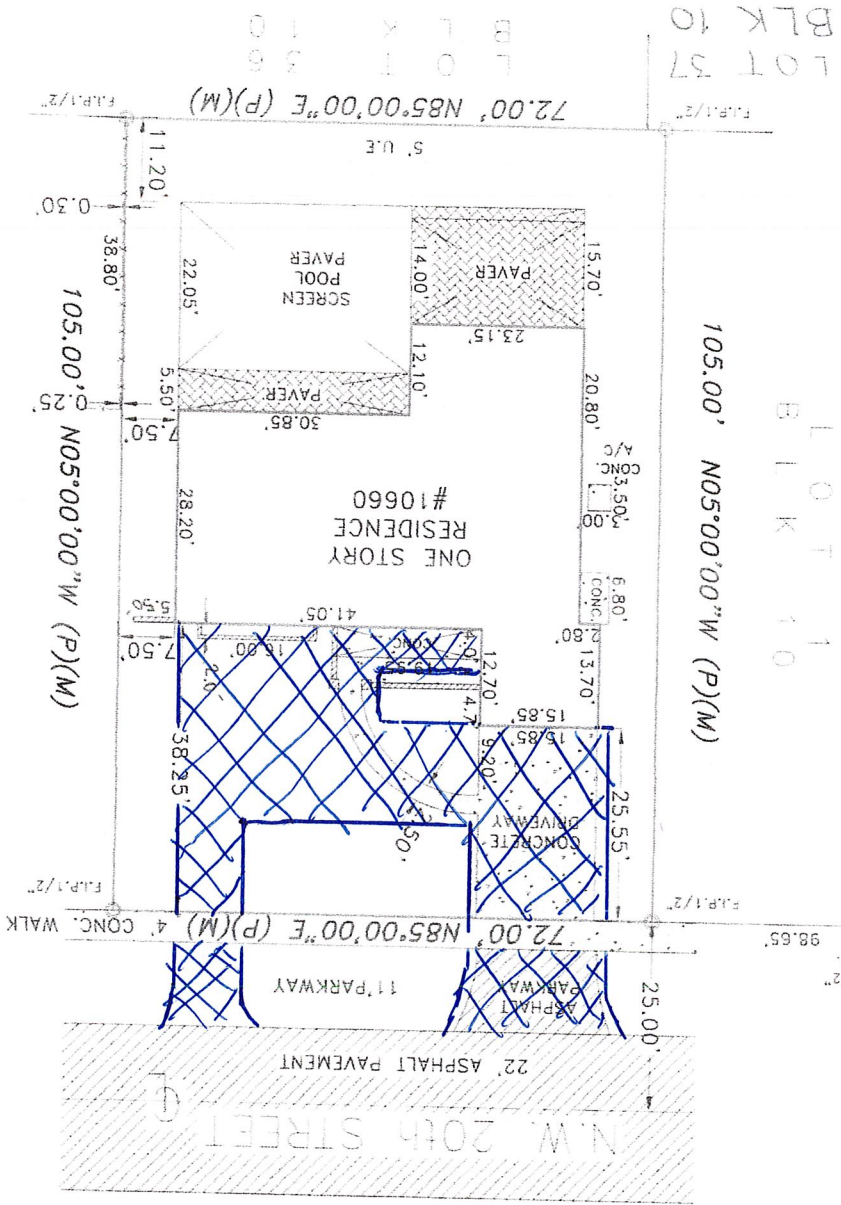
SURVEYORS CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED  
MIGUEL ESPINOSA  
P.S.M. No. 5401  
FOR THE FIRM

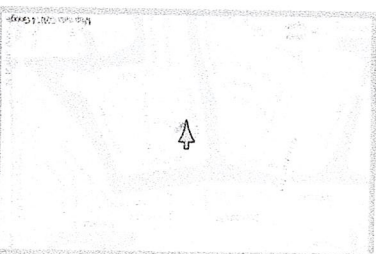
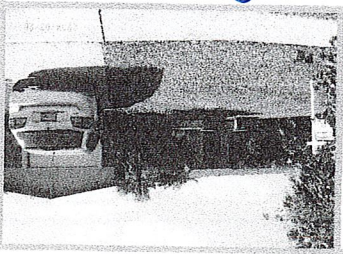
THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

Property Address: 10660 N.W. 20 STREET  
PEMBROKE PINES, FL 33026

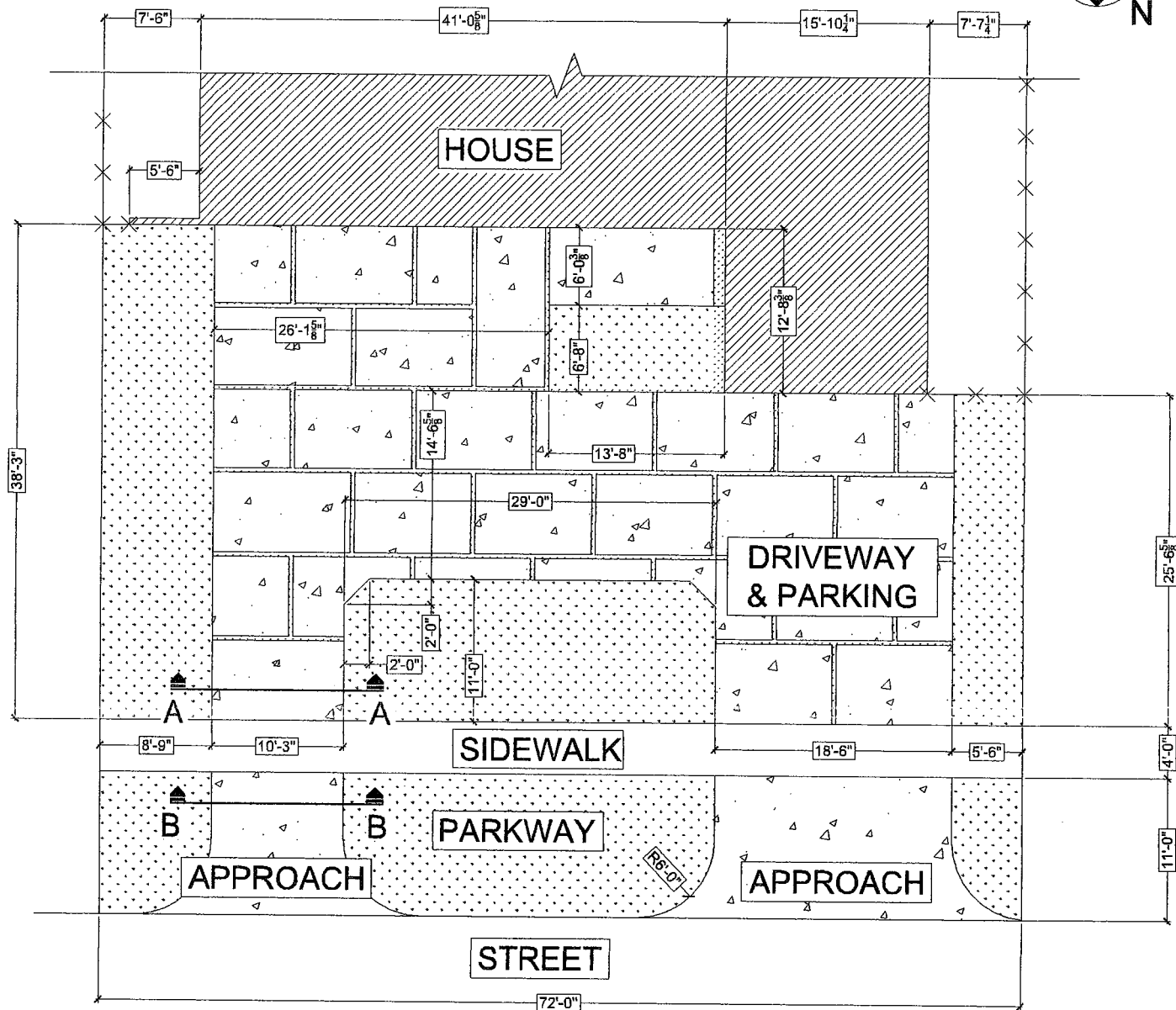
Accepted By: \_\_\_\_\_









\*Original Proposal







-  GRASS
-  NEW DRIVEWAY (SQUARE CONCRETE TYP. 109" x 74")
-  NEW APPROACH (CONCRETE)
-  HOUSE
-  FENCE
-  ARTIFICIAL TURF (TYP. JOINT 4")

MATERIALS/COST:

- .- CONCRETE PUMP (3000 PSI)
- .- FIBER MESH
- .- 2" x 4" LUMBER (FRAMING)
- .- BOBCAT
- .- ARTIFICIAL TURF (CONCRETE SQUARES SEPARATORS)

\$8000

PERMIT APPLICATION  
# 234747

PROJECT: 10660 NW 20th ST,  
PEMBROKE PINES, FL 33026

DRAWING TITLE:  
NEW DRIVEWAY

DRAWN BY:  
ALBER ARAUJO

SCALE:  
1/150

DATE:  
10/13/2020

## 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.

 12/02/2020  
Signature of Owner Date

Sworn and Subscribed before me this 2<sup>nd</sup> day  
of December, 2020



\$ 10.00  02/24/2023  
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