

Vicinity Map

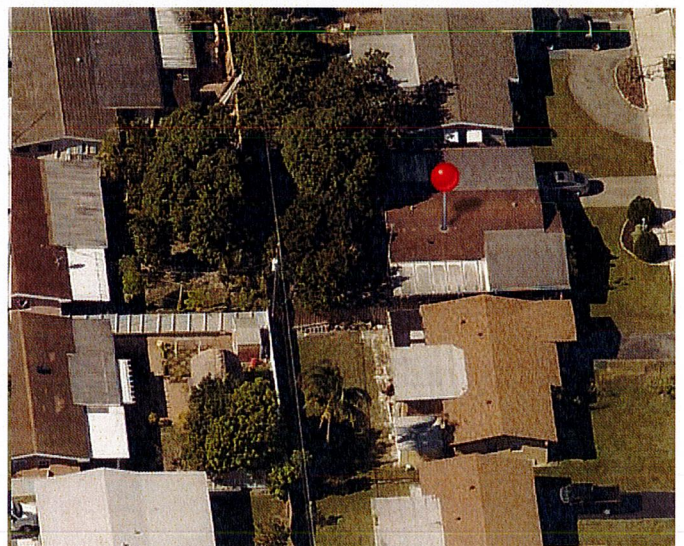
City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-15
Zoning Variance

PEREZ, ALEIDA MARIN
8500 TAFT ST PEMBROKE PINES FL 33024



NOT TO SCALE





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

Summary

Agenda Date:	October 7, 2021	Application ID:	ZV(R) 2021-15
Project:	Proposed driveway	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Aleida Marin	Agent:	N/A
Location:	8500 Taft Street, Pembroke Pines, 33024		
Existing Zoning:	Single Family Residential	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2021 - 15	Table 155.620: Driveway, Typical Lot	35% front lot coverage	44% front lot coverage for a proposed driveway and walkway
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: <u>MS</u> Zoning Administrator: <u>CS</u>		

PROJECT DESCRIPTION / BACKGROUND:

Aleida Marin, owner, has submitted variance request ZV(R) 2021-15 to allow a 44% total front lot coverage for a Typical Lot property with proposed driveway and walkway instead of the required 35% total front lot coverage.

There is no Homeowner's Association associated with this property.

VARIANCE REQUEST DETAILS:

ZV(R) 2021-15 to allow 44% front lot coverage on a Typical Lot property instead of the required 35% total front lot coverage for a proposed driveway and walkway.

Code Reference: **Table 155.620 Accessory Building and Structures.**

Driveway, Typical Lot:

35% front lot coverage

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 follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) 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) 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) 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: 7/14/21

Plans for DRC _____ Planner: Dean

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: Dean Project #: PRJ 20____ - ____ Application #: 20(2)2021-15

Date Submitted: 7/14/21 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:Project Name: ALEIDA M MARIN PEREZProject Address: 8500 TAFT STREET PEMBROKE PINES FL 33024

Location / Shopping Center: _____

Acreage of Property: 0.1379 Building Square Feet: 1242Flexibility Zone: _____ Folio Number(s): 514109050360

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

Legal Description: BOULEVARD HEIGHTS SEC 92 ND ADD 62-12 B LOT 4 BIK 14Has 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: ALEIDA M MARIN PEREZ

Owner's Address: 8500 TAFT STREET PEMBROKE PINES FL 33024

Owner's Email Address: marinaleida60@gmail.com

Owner's Phone: 786 800 6603 Owner's Fax: _____

Agent: _____

Contact Person: ALEIDA M MARIN PEREZ

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: _____

Code Section: Table 155.620 Accessory Building and Structures

Required: 35% Lot Coverage

Request: 44% Lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:

Front Lot Area	Proposed Coverage
$60' \times 29' = 1,740\#$	$11' \times 33.86' = 372.46$
$4.73' \times 28.41' = 134.38\#$	$10' \times 35' = 350$
Total = 1,874.38	$20.66 \times 6.73 = 139.04$
	$10 \times 4.73 = -47.3$
	Total = 814.12#
Proposed Front Lot Coverage = $\frac{814.12}{1,874.38} = 44\%$	

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 are trying to put in a new stamped concrete driveway replacing the straight asphalt driveway we have with a wider stamped concrete driveway and adding a circular part so that we have enough parking spaces for all the people living on the house, but the 35% lot coverage code of the city will not allow us to have enough parking spaces that we need. Increasing lot coverage will not affect any neighbors because we have plenty of pervious area on our lot.

This not only does not affect the neighbors but also benefits them because in this way, we avoid the obstruction of traffic on Taft Street. Every day, with driveway currently holding my house, a human life is at risk. When the school bus comes to drop off my granddaughter, the bus stops on the same street, obstructing traffic and risking her life. The same thing happens when the transport picks up or drops my elderly mother.

We have been the victims of two accidents that have endangered the lives of the people living in this house while trying to enter the straight asphalt parking lot.

The lives of my other little grandchildren (4 and 3 years old) are also in danger when they come to my house.

For all these reasons, I strongly request that the driveway be widened by adding the circular area with access to the street.

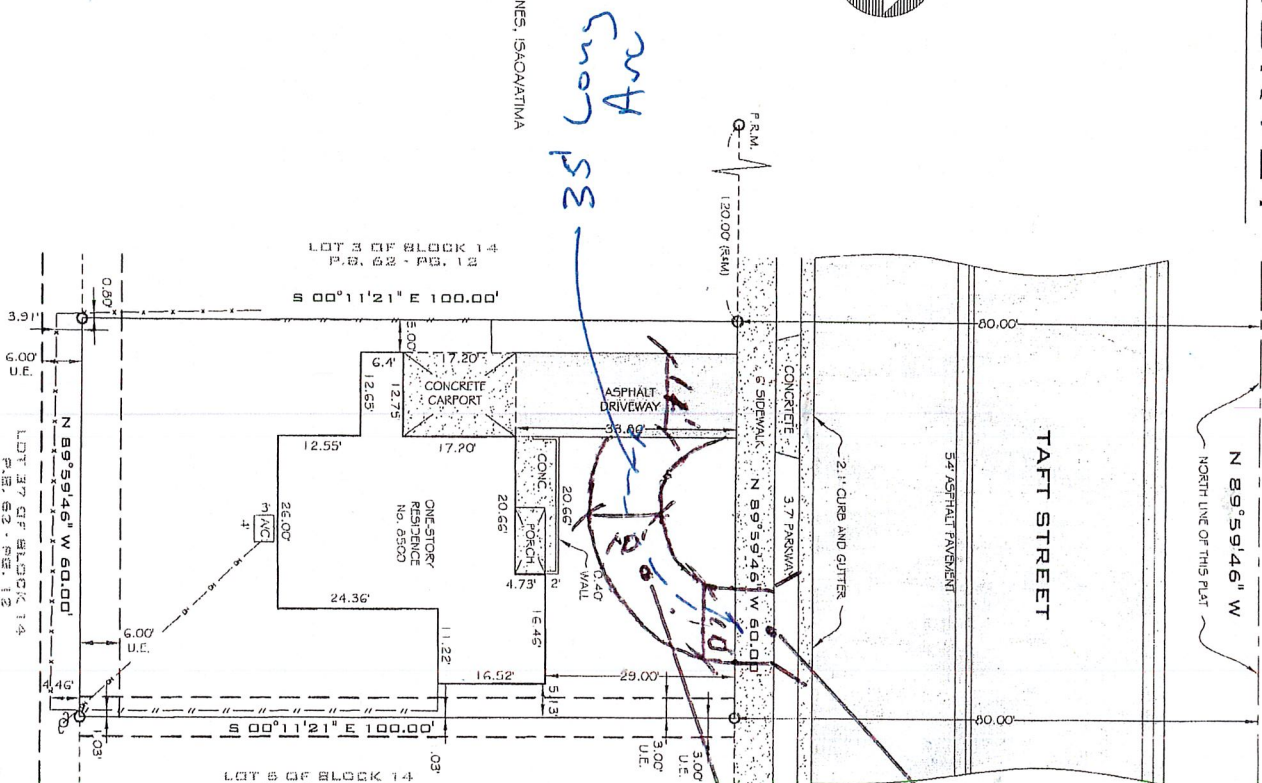
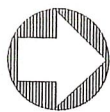
LOCATION MAP

NOT TO SCALE

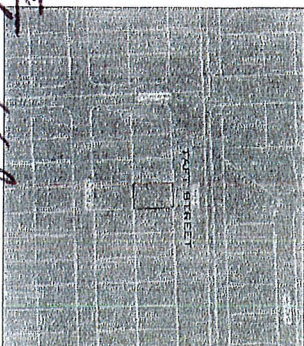
LOT 4, OF BLOCK 14, IN "BOULEVARD HEIGHTS SECTION 3 SECOND ADDITION", ACCORDING TO THE "PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 12, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ID No. 5141-09-05-0360
8500 TAFT STREET
PEMBROKE PINES, FL 33024

- ALEIDA MARIN PEREZ,
- HOME F NANCING CENTER, INC. AND CITY OF PEMBROKE PINES, ISAOA/ATMA
- FIRST AMERICAN TITLE INSURANCE COMPANY
- NEW HOUSE TITLE, L.L.C.

[illegible]

6" plain con
crt 3000 PSI
w/ wire mesh welded
10 x 10 x 6 (side walls)
4" stamped concrete
3000 PSI
w/ fiber mesh



CERTIFICATION: HEREBY CERTIFY THAT THIS SURVEYOR'S REPRESENTATION OF A SURVEY PREPARED UNDER DIRECTION OF THE COMMISSIONER OF PROFESSIONAL LAND SURVEYING, THE STATE OF TEXAS, COMPLETES THE REQUIREMENTS OF THE SURVEYING ACT, CHAPTER 213, TEXAS SURVEYING CODE.

Richard B. Jones

SIGNED _____ P.S.I., No. 28426-SURV FOR 10 YEARS
I, _____, A LICENSED SURVEYOR, DO NOT HAVE ANY OTHER
ELECTRONIC MAP AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE
OF THE ORIGINAL PAPER SEAL OF A LICENSED SURVEYOR AND MAPPER.

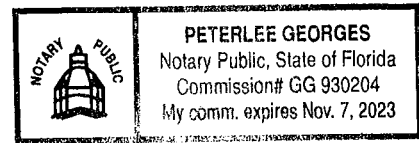
SECTION 7- PROJECT AUTHORIZATION

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.

Aleida Marin 5/18/2021
Signature of Owner Date

Sworn and Subscribed before me this 18 day
of MAY, 2021



Fee Paid Peterlee Georges November 7th 2023
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