

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-26
Zoning Variance



HINCAPIE, JUAN C
11031 NW 18 PL PEMBROKE PINES FL 33026





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

Summary

Agenda Date:	November 4, 2021	Application ID:	ZV(R) 2021-26
Project:	Existing driveway	Project Number:	N/A
Project Planner:	Christian Zamora, Planner, via Dean Piper, Zoning Administrator		
Owner:	Juan C. Hincapie	Agent:	N/A
Location:	11031 NW 18 Place Pembroke Pines FL, 33026		
Existing Zoning:	Single-Family (R1-C) Districts	Existing Land Use:	Residential
Reference Applications:	Code Compliance Correction No. - #129561 Item not heard on 10/7/2021 due to lack of a quorum.		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2021 -26	Table 155.620: Driveway, Typical Lot.	35% total front lot coverage	48% total front lot coverage
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Juan Carlos Hincapie, owner, has submitted variance request #ZV(R) 2021-26 to allow a 48% total front lot coverage for an existing driveway for a Typical Lot property instead of the allowed 35% total front lot coverage.

There is no required Homeowner's Association in this Neighborhood. Mr. Hincapie has provided letters of support from his neighbors.

This driveway was installed without a permit and is currently under Code Compliance Correction No. - #129561.

At the October 7, 2021 Meeting there were only three Board Members present to have the minimum number of members for a quorum. After Items ZV(R) 2021-23 & 24 were heard by the Board, a member of the Board became ill and had to leave. With no quorum (only two members left) no actions could be taken by the Board and the remaining items, including this request, had to be re-noticed and re-advertised for this meeting.

VARIANCE REQUEST DETAILS:

ZV(R) 2021-26 allow a 48% total front lot coverage for Typical Lot properties instead of the required 35% total front lot coverage with existing driveway.

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
Neighbor's Letter of Support
Property Survey



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 checked="" 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 n/a Application #: ZV(R) 2021-26

Date Submitted: 08/30/21 Posted Signs Required: (n/a) Fees: \$ 250

SECTION 1-PROJECT INFORMATION:

Project Name:

Drive way

Project Address:

1030 NW 18 PL Pembroke Pines FL 33026

Location / Shopping Center:

Acreage of Property:

2.02 acres Building Square Feet: 2,318 sq ft

Flexibility Zone:

Folio Number(s):

514107032210

Plat Name:

Traffic Analysis Zone (TAZ):

Legal Description:

Pembroke Lakes SEC 2 81-48 B LOT 26 BLK 22

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
		Building			

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Juan C Hincapié

Owner's Address: 1103 NW 18 PL Pembroke Pines FL 33026

Owner's Email Address: mit-raga@hotmail.com

Owner's Phone: 786 208 5838 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: R-1C

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

Required: 35% Front Lot Area

Request: Front lot area of 47.20 % instead of the 35% allowed for driveway

Details of Variance, Zoning Appeal, Interpretation Request:

See Attached

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

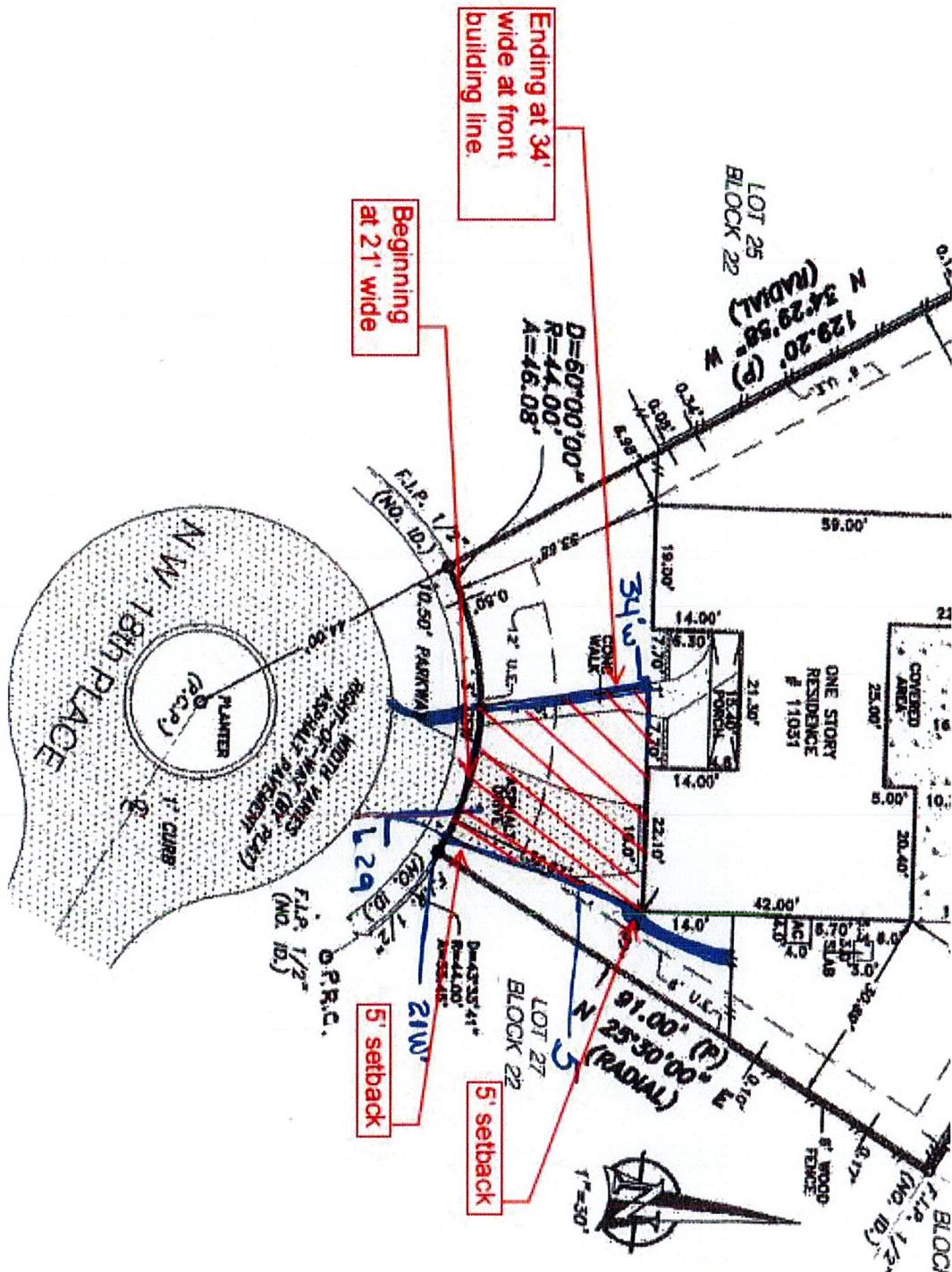
Existing County Land Use: _____

Requested County Land Use: _____

Property Address: 11031 NW 18 Place

Property Owner: Juan C. Hincapie

Description: Proposed 905 Square Feet (47.02%) for Driveway where only 673 SF (35%) are allowed.



8/27/2021

To whom it may concern, this letter is to inform you why I want to enlarge my driveway.

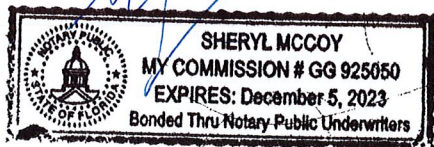
The main reason is because I wanted to have more parking space for my family and guests to park their cars.

We also don't want to park on the street so that we don't cause any inconvenience to any of our neighbor's by somehow blocking their way or having to ask them for permission to use their spaces.

I also want to make sure we are following any city ordinances about street parking or emergency vehicles.

Our street is a cul-de-sac, so the front of the property is very narrow and there is very little space between properties for parking so the best solution I found was to take on the cost of enlarging the driveway.

Thank you for your time.



Juan Hincapie
FL DL 14521-423-70-216-0

Sincerely, Juan Hincapie

Address: 11031 NW 18 Place

Pembroke pines, FL 33026

Phone: 1-786-271-6777

08/22/2021

To whom it may concern:

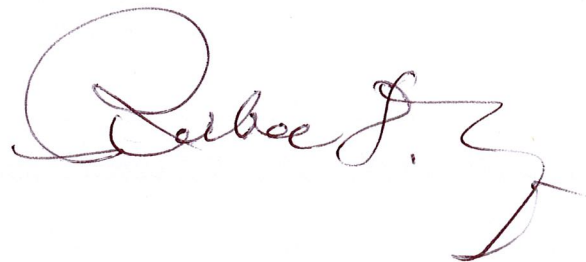
I, Ruben D. Velaz

Who reside AT 11030 NW 18th Pl Pembroke Pines
Phone number 305-979-6180 FL 33026

give consent to my neighbor

JUAN Hincapie who resides
At 11031 NW 18 PL Pembroke Pines
FL, 33026, to submit a

Permit for variance application
for the construction of a
new driveway.



To whom it may concern:

I, Alice G. Miller
who reside at 11020 NW 18th Pl

Phone number 954-435-5239

give consent to my neighbor

Juan Hincapie who resides at
11031 NW 18 Pl Pembroke pines FL,
33026, to submit a permit
for variance application for
the construction of a new
driveway.

Alice G Miller

08/22/2021

To whom it may concern:

I, Russell Bray Russell Bray

who reside at 11040 NW 18 Place

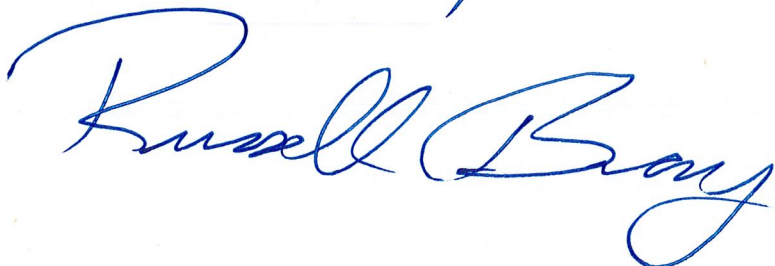
phone number 954-993-9616

give consent to my neighbor

Juan Hincapie who resides
at 11031 NW 18 PL Pembroke pines, FL
33026, to submit a permit for

variance application for the
Construction of a new
driveway.

Russell Bray



08/22/2021

To whom it may concern:

I, FRIEDA VARON

who reside at 11021 NW 18th Pl., Pembroke Pines, FL
33026
phone number 954-435-3214

I give consent to my neighbor

Juan Hincapie who resides
At 11031 NW 18 PL Pembroke Pines
FL 33026, to submit a permit
for variance application
for the construction of a
new driveway.

F. Varon

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

I 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.

Jan Humeau

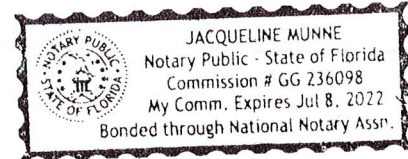
Signature of Owner

8-17-2021

Date

Sworn and Subscribed before me this 17 day

of aug, 20 21



Fee Paid

Jacqueline Munne
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