

Vicinity Map

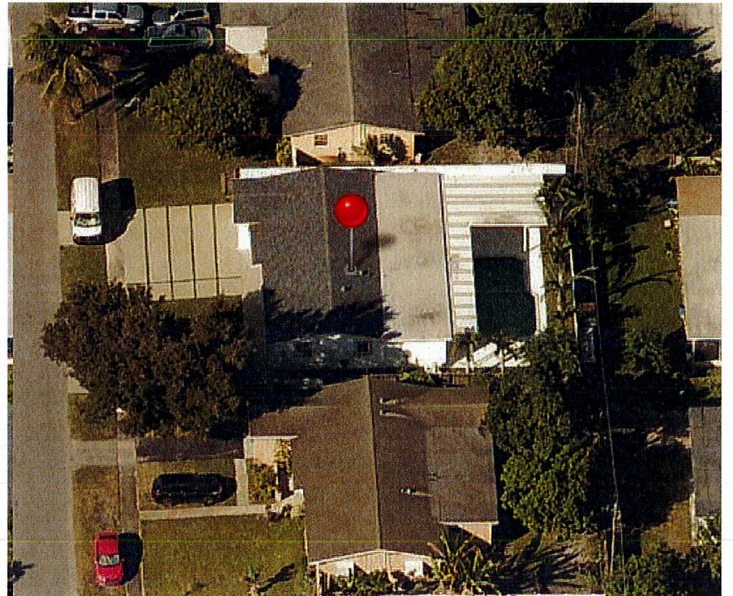
City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-28 to 30
Zoning Variances

RODRIGUEZ, ELIZABETH
7131 SW 6 ST PEMBROKE PINES FL 33023





NOT TO SCALE





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) 2021-28 - 30
Project:	Existing driveway	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Carlos Rodriguez	Agent:	N/A
Location:	7131 SW 6 Street, Pembroke Pines, 33023		
Existing Zoning:	Single Family Residential	Existing Land Use:	Residential
Reference Applications:	Code Compliance Correction No. - #122781		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2021 - 28	Table 155.620: Driveway, Typical Lot	35% front lot coverage	60% front lot coverage for an existing driveway
ZV(R) 2021 - 29	Table 155.620: Driveway, Typical Lot	40% width of lot	56% width of lot for an existing driveway
ZV(R) 2021 - 30	Table 155.620: Driveway, Typical Lot	Minimum 10' wide driveway	9' wide for an existing driveway
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: <u></u> Zoning Administrator: <u></u>		

PROJECT DESCRIPTION / BACKGROUND:

Carlos Rodriguez, owner, has submitted three variance requests for existing driveways. ZV(R) 2021-28 is to allow 60% front lot coverage for existing driveways on a Typical Residential Lot instead of the allowed 35%; ZV(R) 2021-29 is to allow 56% width of lot for existing driveways instead of the allowed 40% width and ZV(R) 2021-30 is to allow a 9' wide driveway instead of the required minimum 10' wide.

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

The existing driveways, built without a permit by previous homeowner, is currently under Code Compliance Correction No. - #127781. Code Violation began against previous homeowner on 4/28/2020. Current owner took possession of property on 4/11/2021 and Code Compliance recited current owner on 5/20/2021 to update owner information.

VARIANCE REQUEST DETAILS:

ZV(R) 2021-28 to allow 60% front lot coverage on a Typical Lot instead of the required 35% total front lot coverage for existing driveways.

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

Driveway, Typical Lot, Maximum Dimensions:
35% front lot coverage

ZV(R) 2021-29 allow a 56% width of lot instead of the required width of 40% for existing driveways;

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

Driveway, Typical Lot:
40% width of lot

ZV(R) 2021-30 allow a 9' wide driveway;

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

Driveway, Typical Lot:
10' minimum width

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: 9/7/2021

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 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____ - Application #: ZU(12)2021
Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$ 750.00 ²⁸⁻³⁰

SECTION 1-PROJECT INFORMATION:

Project Name: CARLOS RODRIGUEZ

Project Address: 7131 S.W. 6 ST Pembroke Pines, FL 33023

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514114111030

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 Rodriguez

Owner's Address: 7131 S.W. 6 ST Pembroke Pines, FL 33023

Owner's Email Address: CRodriguez20130@gmail.com

Owner's Phone: 305-213-2961 Owner's Fax: _____

Agent: Carlos Rodriguez

Contact Person: Carlos Rodriguez

Agent's Address: 7131 S.W. 6 ST Pembroke Pines, FL 33023

Agent's Email Address: CRodriguez20130@gmail.com

Agent's Phone: 305-213-2961 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: _____

Code Section: 155.620 Driveway, Typical Lot

Required: ① 35% Front Lot Coverage; ② 40% Width of Lot; ③ 10' Minimum Width

Request: ① 60% Front Lot Coverage; ② 56% Width of Lot; ③ 9' wide Driveway

Details of Variance, Zoning Appeal, Interpretation Request:

ONE OF THE REASONS THAT WE PURCHASED THIS HOME
WAS BECAUSE THE DRIVEWAY. MY WIFE & I TAKE CARE OF
HER ELDERLY MOTHER WHICH IS HANDICAP. THE DRIVEWAY MAKE
IT EASIER FOR US TO HELP HER WITH HER WALKER & WHEELCHAIR.
ALSO WHEN HER CLINIC COMES TO PICK HER UP THEY CAN GET
CLOSER TO THE FRONT DOOR.

WE ALSO LIKE THE CURB APPEAL THAT IT GIVES THE HOME.
WE HAVE TALKED WITH OUR NEIGHBORS AND THEY ALL
COMPLEMENT US ON THE DRIVEWAY & OUR HOUSE.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

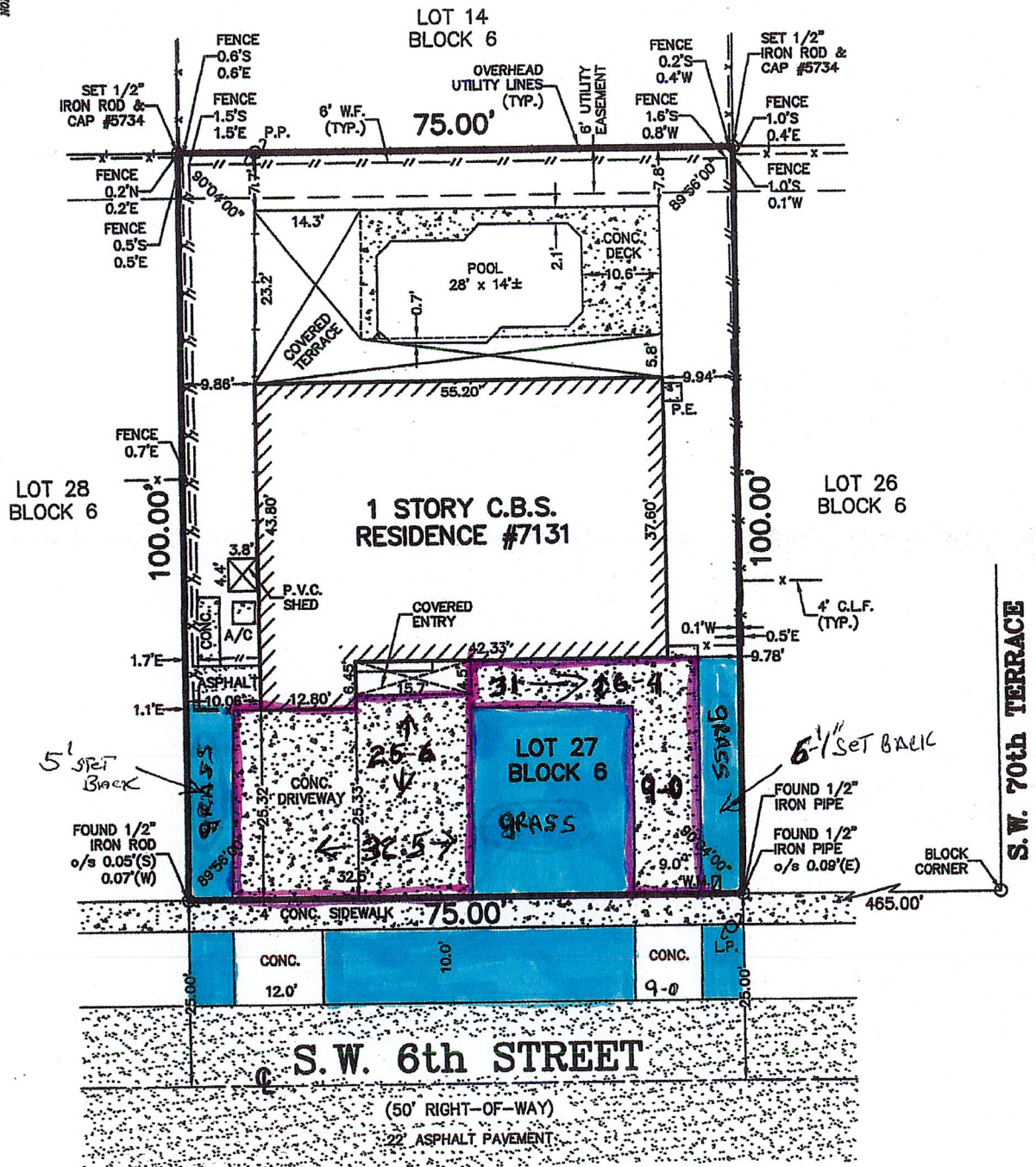
Existing City Land Use: _____


Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

NORITE



From: **Carlos Rodriguez** crodriguez0130@gmail.com 
Subject: IMG_6897.jpeg
Date: November 5, 2020 at 2:57 PM
To: Carlos Rodriguez constructionsupplies1@gmail.com

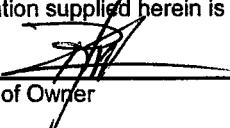


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SECTION 7- PROJECT AUTHORIZATION

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


7-28-21

Date

Sworn and Subscribed before me this 28 day

of July, 20 21

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