



Legislation Text

File #: 19-0221, **Version:** 1

ZV(R) 2019-01 - 03 Naseer Ahmad, 11803 NW 13 Street

SUMMARY EXPLANATION AND BACKGROUND:

PETITIONER:

Naseer Ahmad

ADDRESS:

SUBJECT PROPERTY:

11803 NW 13 Street
Pembroke Pines, FL 33026

LEGAL DESCRIPTION:

Portion of Tract "A" of the PEMBROKE LAKES SEC EIGHT PLAT according to the Plat thereof as recorded in Plat Book 108, Page 47B, of the Public Record of Broward County, Florida; AKA: Unit 11803 CLUSTER 10 PIERPOINTE III.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R) 2019-01) a zero (0') foot side yard setback instead of the required three (3') foot side yard setback for a deck;

ZV(R) 2019- 02) a twenty-eight (28') foot wide dock instead of the required twenty (20') foot maximum wide dock;

ZV(R) 2019-03) a zero (0') foot side yard setback instead of the required three (3') foot side yard setback for a dock.

REFERENCES:

ZV(R) 2019-01)
Pierpointe Planned Unit Development (PUD) Guidelines

ZV(R) 2019- 02 & 03)

§ 155.053 DOCKS AND WHARVES

(B) Docks. Docks, as defined herein, may be permitted in any residential district on any waterway as an accessory use to a residential occupancy. The following standards shall apply to docks:

(3) No boat landing, dock, pier, or mooring pile shall be more than 20 feet in width, running parallel to the shore line, and in no case shall the total area of the dock exceed 300 square feet, nor shall the dock be at an elevation higher than 6.0 NGVD.

(6) No boat landing, dock, pier, or mooring pile shall be constructed so as to encroach upon the projected side yard setback line.