

# Vicinity Map

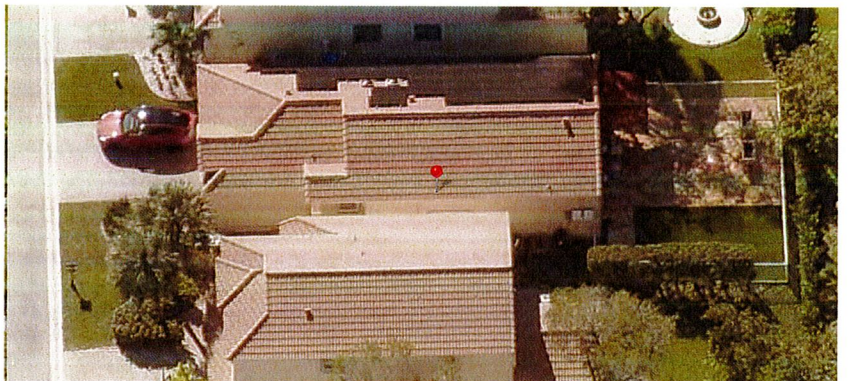
City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2023-0035, 0047-0049  
Zoning Variances

ROSENTHAL, GARY M & PENINA J  
1674 SW 158 TER PEMBROKE PINES FL 33027



NOT TO SCALE







**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>	May 4, 2023	<b>Application ID:</b>	ZV(R) 2023-0035 & 0047 - 0049
<b>Project:</b>	Attached open sided roofed patio and an existing paver patio	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Gary & Penina Rosenthal	<b>Agent:</b>	N/A
<b>Location:</b>	1674 SW 158 Terrace, Pembroke Pines, FL 33027		
<b>Existing Zoning:</b>	Planned Unit Development (PUD) – Grand Palms	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Building Permit Application #RO22-09684 Code Violation #230401660		

**Variance Summary**

Application	Code Section	Required/Allowed	Request
ZV(R) 2023-0035	Zero Lot Line Homes 155.652 (B)	Openings prohibited on zero lot line	2.1' Side setback (south)
ZV(R) 2023-0047	Accessory Building and Structures Table 155.620	Deck or Patio Side Setback, 5 feet	0' side setback (south)
ZV(R) 2023-0048	Accessory Building and Structures Table 155.620	Deck or Patio Rear Setback, 5 feet	0' rear setback (west)
ZV(R) 2023-0049	Accessory Building and Structures Table 155.620	Deck or Patio Side Setback, 5 feet on the Zero Lot Line side	0' side setback (north)
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: 		Zoning Administrator: 

## **PROJECT DESCRIPTION / BACKGROUND:**

Gary Rosenthal, owner, has submitted four residential zoning variance requests for a proposed attached open sided roofed patio and an existing paver patio for the property located at 1674 SW 158 Terrace. The property is part of the Grand Palms Planned Unit Development (PUD) and follows the City's Land Development Code Section 155.652–Zero Lot Line Homes; and Accessory Structures Table 155.620. This request is subject to the City's Land Development Code.

### Zoning Variance requests

- ZV(R) 2023-0035 is to allow a 2.1' side setback to the zero-side (south) property line for a proposed roofed open sided patio instead of the required 5'.
- ZV(R) 2023-0047 is to allow zero feet (0') side setback (south) instead of the required five-foot (5') setback to zero side property line for an existing paver patio.
- ZV(R) 2023-0048 is to allow zero feet (0') rear setback (west) instead of the required five-foot (5') setback to rear property line for an existing paver patio.
- ZV(R) 2023-0049 is to allow zero feet (0') side setback (north) instead of the required five-foot (5') non-zero side setback for an existing paver patio.

Mr. Rosenthal applied for a permit for a proposed roofed open sided patio (Permit Application #RO22-09684). During review of the permit application, it was determined that the side setback did not meet code requirements. In addition, it was discovered the existing paver patio was not permitted and did not meet the required setbacks. Code Violation # 230401660 for work without permit has been initiated. The variance requests are requesting to allow the proposed roofed patio and legalize the existing paver patio.

The applicant is aware that Board consideration of residential variance request do not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in the Grand Palms neighborhood. The applicant has provided a copy of the Home Owners Association (HOA) approval as well as support from the adjacent property owners.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0035** to allow 2.1' Side Setback to Zero Side (south) Property Line for proposed roofed, open sided patio.

**ZV(R) 2023-0047** to allow a zero-foot (0') zero side (south) setback for an existing paver deck.

**ZV(R) 2023-0048** to allow a zero foot (0') rear setback (west) for an existing paver deck.

**ZV(R) 2023-0049** to allow a zero foot (0') non-zero side (north) setback for an existing paver deck.

### *Code References:*

#### **ZV(R) 2023-0035**

#### **155.652 ZERO LOT LINE HOMES**

(B) Openings prohibited on the zero-lot line side. The wall of the dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings with the exception of a condensate line. Atria or courts shall be permitted on the zero-lot line side when the court or atrium is enclosed by three walls of the dwelling unit, and a solid wall of at least eight feet in height is

provided on the zero lot line. The wall shall be constructed of the same material as exterior walls of the unit or may be constructed of decorative opaque glass block.

**ZV(R) 2023-0047 - 0049**

<b>Table 155.620 Accessory Building and Structures</b>								
	<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
		<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
Accessory Structures	<b>Deck or Patio*</b>	Primary Building	<b>5 feet</b>	5 feet	<b>5 feet</b>	N/A	N/A	N/A

**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  
 Unified Development Application  
 Property Survey  
 Proposed Plan



## 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: 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:**

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 \*).
- 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.
- 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 #: ZUP 2023-35\*  
47-49

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$ \_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:**

Project Name: GARY ROSENTHAL

Project Address: 1674 SW 158 Terrace, Pembroke Pines, FL

Location / Shopping Center: Hollywood Lakes CC & Resort

Acreeage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5140 2102 0750

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

Legal Description: 139-29B Lot 75 Parcel 14 The Grove

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: Gary Rosenthal  
Owner's Address: 1674 SW 158 Terrace, Pembroke Pines  
Owner's Email Address: garyrosenthal2@gmail.com  
Owner's Phone: \_\_\_\_\_ Owner's Fax: <sup>Cell:</sup> 954-551-1270  
Agent: \_\_\_\_\_

\* Contact Person: Gary Rosenthal  
Agent's Address: Same as above  
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:**

<b>EXISTING</b>	<b>PROPOSED</b>
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____
_____	_____
<b>ADJACENT ZONING</b>	<b>ADJACENT LAND USE PLAN</b>
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: Bldg Permit App # R022-09684  
Code Violation # 230401660

Code Section: \_\_\_\_\_

Required: See Staff Summary

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

See Attached letter w/ Medical Record

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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: \_\_\_\_\_



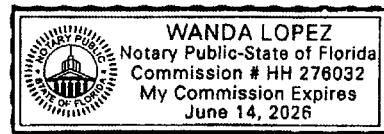
**SECTION 7- PROJECT AUTHORIZATION**

**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.

X [Signature] \_\_\_\_\_ 2/7/2023  
Signature of Owner Date

Sworn and Subscribed before me this 7th day  
of February, 2023



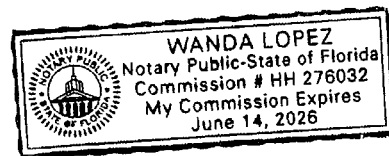
\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

**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.

N/A  
Signature of Agent \_\_\_\_\_ Date

Sworn and Subscribed before me this 7th day  
of February, 2023



\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant: Gary Rosenthal

Authorized Representative: N/A

Application Number: \_\_\_\_\_

Application Request: \_\_\_\_\_

I, Gary Rosenthal (print Applicant/Authorized Representative name), on behalf of Gary Rosenthal (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

x [Signature] 2/7/23  
Signature of Applicant or Applicant's Date  
Authorized Representative

Gary Rosenthal  
Print Name of Applicant/Authorized Representative

To whom it may concern

Dear City of Pembroke Pines

My name is Mr. Rosenthal, I am writing this letter as to why the pergola and pavers are important to me to have and keep.

I am currently battling cancer and my wife is battling asthma and we can't be exposed to the sun too long nor can we have too much grass at our house. We are currently senior citizens and want to enjoy life as comfortably as possible.

It is with sincere permission that we ask that we keep both pergola and pavers as we continue to enjoy life as long as possible.

We have all documents needed to support our request including doctors notes.

Please if there are more questions or concerns, do not hesitate to contact myself at (954) 551-1270 or Mr. Calvin Gray (941) 321-9707.

Best regards,

Gary Rosenthal

**Vinod Patel MD**

7050 NW 4th St  
Ste 203 Plantation, FL 33317  
(954) 791-5300 / Fax (954) 791-5305

Printed 04/06/2020 at 01:43 PM EDT by Deborah Moss

**ROSENTHAL, PENINA (F) 68y (09/14/1951)**  
1674 SW 158 TERR, PEMBROKE PINES, FL 33027

Visit with provider on 04/06/2020

Clinical Note ID#58701193

**Reason for Visit** Audiovisual visit

**Problems**

Other asthma J45.998 04/09/2012

**Past Medical History**

**High cholesterol**

**High blood pressure**

**Age-related osteoporosis without current pathological fracture**

**Unspecified osteoarthritis, unspecified site**

**Noninfective gastroenteritis and colitis, unspecified**

**Anxiety disorder, unspecified**

**Other asthma**

**Other depressive episodes**

**Other arthritis**

**Type 2 diabetes mellitus without complications**

**Anxiety**

**Mammography**

**Negative for: Colonoscopy**

**Surgical History**

**TMJ surgery**

**Social History**

**Former smoker**

**Family History**

**Asthma**

**Active Allergies/Adverse Reactions**

tetracyclines, aspirin

**Active Medications**

**ezetimibe** 10 mg tablet; PO qd; 0 refill(s);

**Prolia** 60 mg/mL solution; SUBCUT q1mo; 0 refill(s);

**metFORMIN** 500 mg tablet; PO bid; 0 refill(s);

**Metoprolol Tartrate** 25 mg tablet; PO bid; 0 refill(s);

**FluLaval PF Quadrivalent 2019-2020** preservative-free quadrivalent suspension; IM 0 refill(s); Date Issued: 01/01/2019;

**Vitamin D3** 5000 intl units tablet; PO qd prn; 0 refill(s);

**Ventolin HFA** 90 mcg/inh aerosol; INH 0 refill(s);

**traZODone** 50 mg tablet; 1 tab PO tid; Dispense: 160 Unspecified; 0 refill(s);

**Pulmicort Flexhaler** 180 mcg/inh powder; 2 puffs INH qd prn; 0 refill(s);

**FLEXORIL 10 MG** tid; 0 refill(s);

**atorvastatin** 80 mg tablet; PO qd; 0 refill(s);

**Co-Q10** 200 mg capsule; PO qd; 0 refill(s);

**traMADol** 50 mg tablet; 1 tab PO tid prn; Dispense: 40 Unspecified; 0 refill(s);

**clonazePAM** 0.5 mg tablet; PO bid; 0 refill(s);

**Subjective**

Patient had a follow-up visit. Had audiovisual visit. Patient has been feeling much better since the last time. Has been using her Pulmicort on a regular basis. No need to use any Ventolin. In the recent past patient had seen her cardiologist and endocrinologist all well in those departments. Patient still not very active going to

**Vinod Patel MD**

7050 NW 4th St  
Ste 203 Plantation, FL 33317  
(954) 791-5300 / Fax (954) 791-5305

Printed 04/06/2020 at 01:43 PM EDT by Deborah Moss

**ROSENTHAL, PENINA (F) 68y (09/14/1951)**  
1674 SW 158 TERR, PEMBROKE PINES, FL 33027

Visit with provider on 04/06/2020

work on that. Weight appetite stable sleeping still disturbed because of a lot of underlying anxiety. Diabetes is fairly well controlled.

Rest of 10 point ROS negative

**Vitals**

**L/H:** 60.0 in.; **W:** 116.0 lb.; **BMI:** 22.7;

**Objective**

Telephone visit

**Medications**

**Ventolin HFA; SIG:** 90 mcg/inh aerosol; INH 2 puffs QID PRN; Quantity: 1; 3 refill(s); **Ordered:** 04/06/2020;

**Ordering Provider:** Vinod Patel MD;

**Plan of Care**

**Plan Text**

Patient is clinically her asthma is stable continue Pulmicort inhaler 2 puffs twice a day may cut down to once a day. Use Ventolin as needed. Avoid respiratory allergens. Continue her blood pressure medication treatment for diabetes and osteoporosis. Be more active watch diet. Call for any acute medical problem. Patient will be seen in about 4-6 months by Dr. Sandeep Jain. I advised her about my retirement and she is agreeable to follow-up with Dr. Sandeep Jain

**Future Scheduled Appointments**

4-6 months Dr. Sandeep Jain

Finalized and Signed at 13:06:41 on 04/06/2020 by Vinod Patel MD

SCALE: 1"=20'

LEGAL DESCRIPTION:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF BROWARD, STATE OF FLORIDA, BEING KNOWN AND DESIGNED AS A PORTION OF PARCEL 'A', 'HOLLYWOOD LAKES COUNTRY CLUB AND RESORT' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 'A', THENCE NORTH 89°29'42"E, A DISTANCE OF 370.00 FEET, THENCE SOUTH 83°39'44"E, A DISTANCE OF 100.72 FEET, THENCE NORTH 89°29'42"E, A DISTANCE OF 8.17 FEET, THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH BOUNDARY OF SAID PARCEL 'A'; THENCE NORTH 00°30'18"W, A DISTANCE 292.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86°13'26"W, A DISTANCE 110.00 FEET; THENCE NORTH 01°46'34"E, A DISTANCE 40.25 FEET; THENCE NORTH 86°13'26"E, A DISTANCE OF 110.00 FEET; THENCE SOUTH 01°46'34"E, A DISTANCE OF 40.25 FEET TO THE POINT OF BEGINNING. AKA: LOT 75, PARCEL 15 THE GROVE.

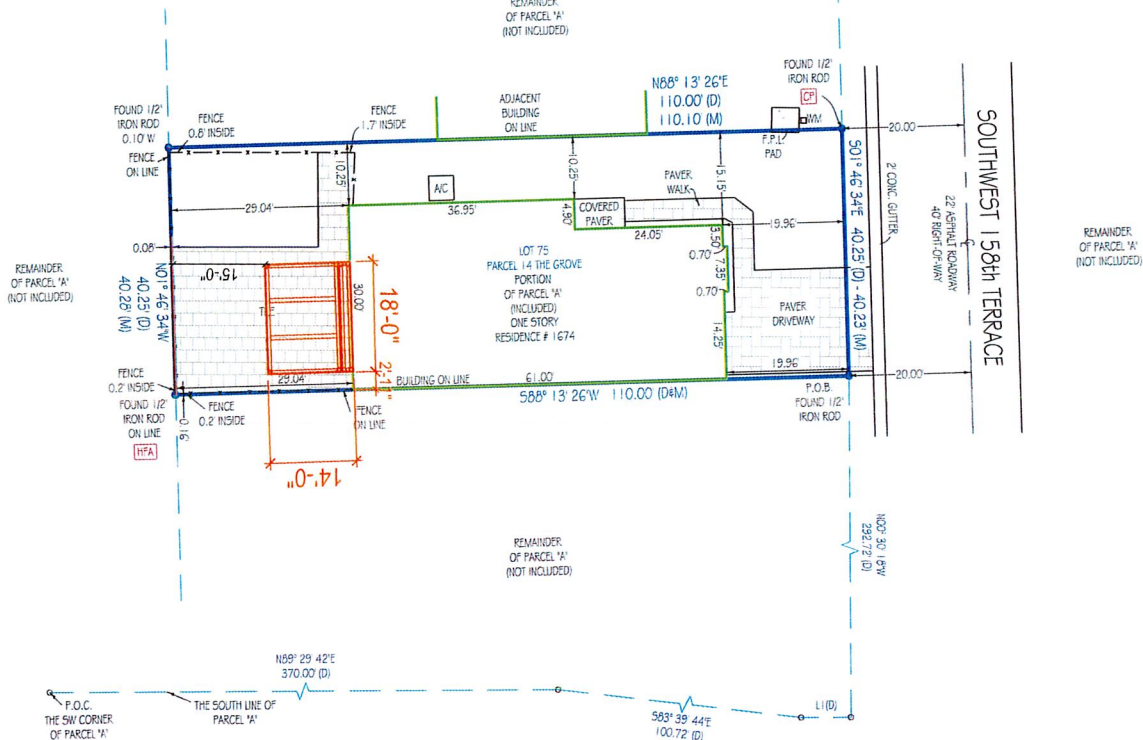


AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)

PROPERTY ADDRESS:  
1674 SW 158TH TERRACE  
FLEMING PARK, FL 33027

FLOOD INFORMATION:  
ZONE 'X'  
MAP PANEL #: 12011C0705H  
EFF. DATE: 08/18/2014

INVOICE NUMBER: 154485-SE  
DATE OF FIELD WORK: 10/04/2022  
CERTIFIED TO  
GARY ROSENTHAL



LINE TABLE	
BEARING	DISTANCE
LI	N89°29'42"E 8.17

\*CP\* - CONTROLLING POINT (POINT OF ROTATION) \*HFA\* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO  
**Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**  
 -NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:  
 700 West Hillsboro Boulevard, Suite 4-100  
 Deerfield Beach, FL 33441  
 Office: (561) 367-3587  
 Fax: (561) 465-3145  
[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

**ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):**

ALTA = ALTA/NSPS	PL = PLAT	PT = POINT OF TANGENCY	M = MEASURED	WM = WATER METER
CO = CLEARANCE	PC = POINT OF CURVE	EE = ELECTRIC METER	OC = OVERHEAD CABLE	WV = WATER VALVE
CA = CENTRAL ANGLE	POC = POINT OF COMMENCEMENT	FR = FOUND IRON ROD	QR = QUARTER	
CC = CATCH BASIN	PH = POOL HEATER	RM = FOUND RAIL	R = RANGE	
CF = CALCULATED FROM FIELD CURVE	PI = POINT OF INTERSECTION	RF = FOUND FLOOR FINISH	SEC = SECTION	
CD = CHORD DISTANCE	POB = POINT OF BEGINNING	RF = FOUND FLOOR FINISH	TR = TELEPHONE RISER	
COB = CONCRETE	POC = POINT OF COMMENCEMENT	RF = FOUND FLOOR FINISH	TWP = TOWNSHIP	
CR = CALCULATED FROM RECORD	PP = POOL PUMP	L = LEGAL DESCRIPTION	US = UTILITY EASEMENT	
EE = EASEMENT			UP = UTILITY POLE	

**SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):**

U = UTILITY POLE	W = WELL	H = HANDICAP PARKING SPACE
L = LIGHT POLE	C = CENTER LINE	P = PARTY WALL
B = CATCH BASIN	F = FIRE HYDRANT	A = AIR CONDITIONER
M = MANHOLE	S = SEPTIC LID	W = WATER VALVE
WV = WATER VALVE	X = ELEV. SHOT	
WM = WATER METER		

**LINE TYPES:**

BOUNDARY	---
BUILDING	—
EASEMENT	- - - -
CHAIN LINK FENCE	- · - · -
WOOD FENCE	· - · - ·
PLASTIC FENCE	· · · · ·
OVERHEAD CABLE	— · — · —

**GENERAL NOTES:**

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION.
- PURPOSES: LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNPLATTED EASEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIALLY SHOWN.

UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.  
 HORIZONTAL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.  
 ALL 'SET' HAVE EITHER BEEN SET BY THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED BY DESIGNATED SURVEYOR'S SET.



Digitally signed by Andrew Snyder  
 DN: c=US, o=LANDTEC SURVEYING INC, dnQualifier=A01410C00000180E1EC7817000CA2C, cn=Andrew Snyder  
 Date: 2022.10.06 16:29:22 -04'00'  
 Adobe Acrobat version: 2022.002.20212

PROFESSIONAL SURVEYOR AND MAPPER  
 NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEALED SURVEYOR AND MAPPER SHOWN ABOVE)

**Elevations, if shown:**

Benchmark: \_\_\_\_\_  
 Benchmark Elev.: \_\_\_\_\_  
 Benchmark Datum: \_\_\_\_\_

Elevations on Drawing are in:  
 N.G.V.D.29  N.A.V.D.88

Revisions:


Job No: 155485-SE Date of Field Work: 10/04/2022 Drawn by: N.M.

**PRINTING INSTRUCTIONS:**  
 WHEN PRINTING THIS PDF IN ADOBE SELECT 'ACTUAL SIZE' TO ENSURE CORRECT SCALING.  
 DO NOT USE 'FIT'.

**LANDTEC SURVEYING**  
 Proudly Serving Florida's Land Title & Real Estate Industries  
 ... measurably better!

LICENSED BUSINESS No. 8007

February 10, 2023

Mr. Dean Piper, Zoning Administrator  
Planning & Economic Development Department  
601 City Center Way, 3<sup>rd</sup> Floor  
Pembroke Pines, FL 33025

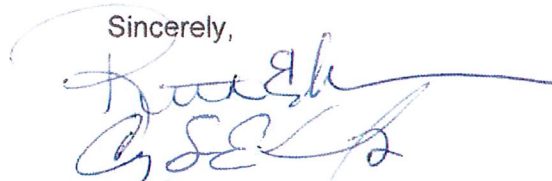
Mr. Piper,

It is our understanding that my neighbor, Gary Rosenthal (1674 SW 158<sup>th</sup> Terrace) is requesting a variance on the side of his home of which I reside adjacent to him. Gary has explained that he is looking to have an aluminum shade structure built with motorized drop screens to provide him protection from the sun.

This aluminum structure would be placed roughly 3' in from the outside edge of his home in so the system and screen track to fall just to the outside of his existing sliding glass door. This gives him the ability to walk out with the screen down for proper egress. We have no issue with Gary building such structure and support his right to do so considering his medical issues with sun exposure.

If you have any further question, please feel free to reach out to us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Corey & Ruth Edwards", with a long horizontal flourish extending to the right.

Corey & Ruth Edwards  
1684 SW 158 Terrace  
Pembroke Pines, FL 33027

02/14/2023

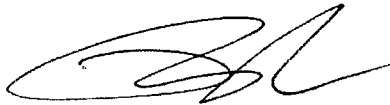
To Whom It May Concern

Re: Gary Rosenthal

Dear Sir or Madam,

I am writing this letter, on behalf of Mr. Gary Rosenthal, due to medical necessity of strict sun avoidance. The following information will outline to the importance of Mr. Rosenthal to the recommendation mentioned below. Mr. Rosenthal is status post living kidney donor transplant by daughter in 2018. He is on continuous immunosuppressive therapy with Tacrolimus to prevent transplanted organ rejection. There are numerous side effects, adverse reactions, and warnings linked to this medically necessary medication for the patient. Among those, is increased risk of developing skin tumors associated with sun exposure. Mr. Rosenthal, who has been on Tacrolimus treatment since 2018 after the transplant surgery, was recently diagnosed with malignant melanoma (skin cancer) and underwent surgical skin tumor removal earlier this month.

Considering past medical history of the patient and essential treatments, pertinent to post transplant status, as well as new diagnosis of malignant melanoma, it is medically necessary to ensure strict sun avoidance to prevent possible comorbidities or malignant melanoma recurrence.

A handwritten signature in black ink, appearing to read 'BI', with a large, sweeping flourish that loops back to the start of the signature.

Respectfully,

Dr. Brian Ibrahim