

Vicinity Map

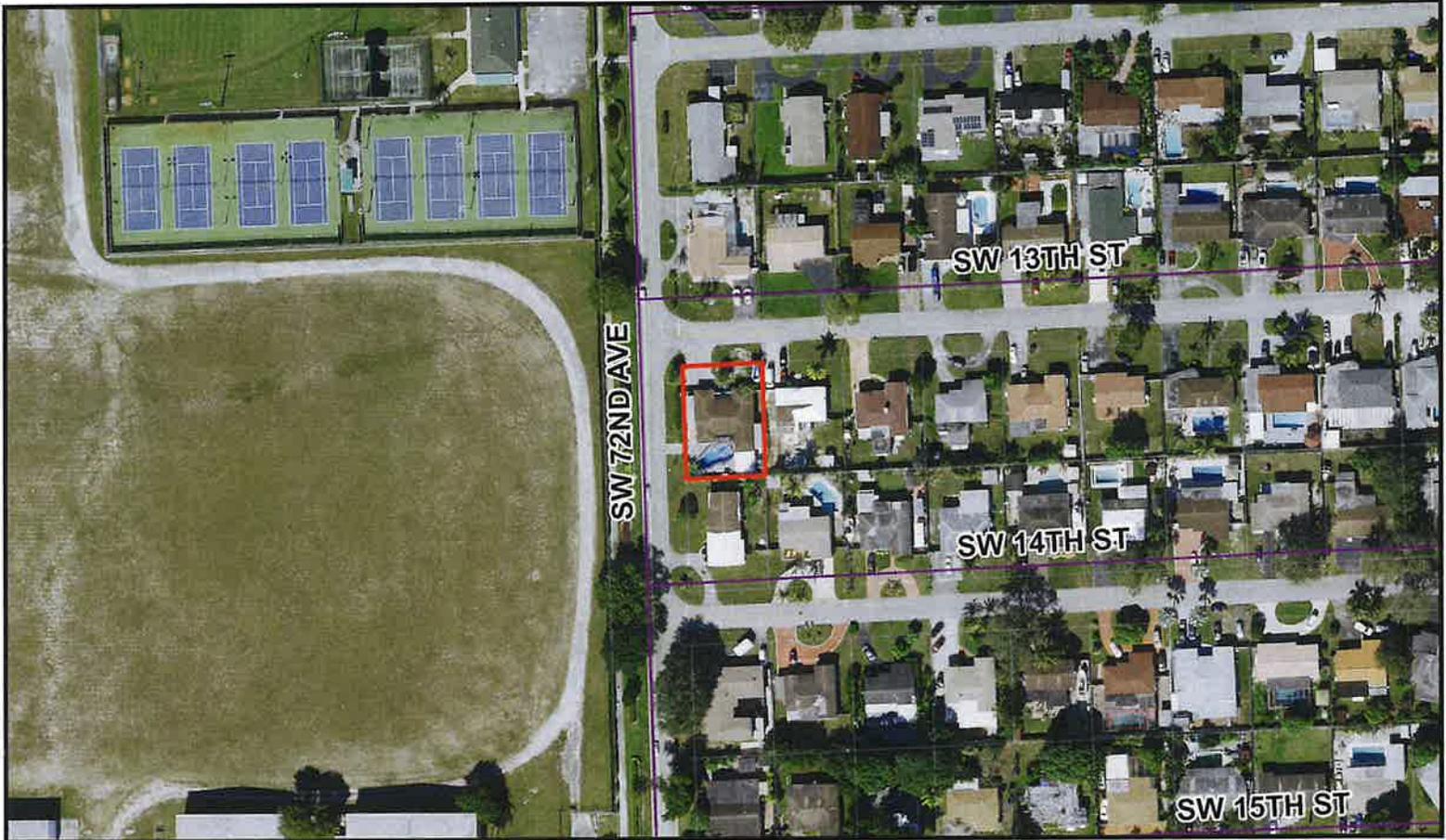
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0096-0098
Zoning Variances

MONTALVAN, RICARDO MARIO
7190 SW 13 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:	February 6, 2025	Application ID:	ZV(R)2024-0096-0098		
Project:	Existing Open Sided Structures, attached.	Pre-Application Number:	PRE2024-0130		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Ricardo Montalvan	Agent:	N/A		
Location:	7190 SW 13 Street, Pembroke Pines FL 33023	Property Id No.	514123121060	Commission District No.	1
Existing Zoning:	Residential Single-Family (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Code Compliance Case No. 230200914, issued 2/28/2023, Building Permit Application No. RO23-06208 (submitted on 5/10/2023, expired)				

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R)2024-0096	Table 155.421.3: Residential Single-Family (R-1C) Street Side Setback: 15'	15' Street Side Setback	Two-Foot (2') street side setback instead of the required 15' street side setback for existing 13' x 24.6' roofed structure, attached.
ZV(R)2024-0097	Table 155.421.3: Residential Single-Family (R-1C) Rear Side Setback: 15'	15' Rear Side Setback	Five-Foot (5') rear setback instead of the required 15' rear setback for existing 15' x 19.5' roofed structure, attached.
ZV(R)2024-0098	Table 155.620 Accessory Structures and Buildings: Driveway: 5' side setback	5' Side Setback	Two-Foot (2') side setback for existing driveway.

Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment
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Reviewed for the Agenda:	Director: <u></u>	Assistant Director: <u></u>
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PROJECT DESCRIPTION / BACKGROUND:

Ricardo Montalvan, owner, submitted three residential zoning variance requests to legalize existing construction at the residence located at 7190 SW 13 Street in the Pines Village Neighborhood, which zoned Residential Single-Family (R-1C).

On April 18, 2024, the City's Code Compliance Division cited the property (Case No. 230401759) for work performed without permits.

In May, the owner submitted Building Permit Application No. RO23-06208 to attempt to legalize the existing construction at the property; however, the permit application cannot be approved as the existing work exceeds the limitations of the City's Land Development Code (LDC)

As of result of the existing work at the property, the applicant would like to request:

- **ZV(R)2024-0096:** to allow two-foot (2') street side setback instead of the required 15' street side setback for existing 13' x 24.6' roofed structure, attached.
- **ZV(R)2024-0097:** to allow five-foot (5') rear setback instead of the required 15' rear setback for existing 15' x 19.5' roofed structure, attached

Per staff review of the city's archives, no building permits can be found for the work on the property detected via Code Case. Staff reviewed city's archives and gathered copies of historical surveys for permits issued by the city (1998 – 2005) The information collected confirms changes through the years for previous ownerships (see attached) Broward County Property Appraiser Imagery shows the existing roofed structures in violation had existed at the property since at least December 2020.

The applicant is presenting a modification sketch on the existing survey proposing changes to existing conditions at the property. Per the plan, the owner will be executing the following:

- Demolishing (2) existing sheds located to the southeast corner of the lot.
- Reducing the existing concrete along the eastern property line to provide the code required five-foot setback.
- Removing an existing roofed structure located on the east side of the property.

As result of the original request and per the updated survey, it was noticed the existing driveway does not match the approved permit from 1998. Staff via research and available imagery, determined the existing driveway was modified between 1998 and 2000. The driveway had existed at the property in such condition since that time. The applicant, is requesting:

- **ZV(R)2024-0098:** to allow two-foot (2') side setback along the western property line instead of the required five-foot (5') side setback for existing driveway at single-family residential lot.

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

The subject property is in Pines Village, the applicant has confirmed no HOA exists for the neighborhood.

VARIANCE REQUEST DETAILS:

ZV(R)2024-0096 is to allow two-foot (2') street side setback instead of the required 15' street side

setback for existing 13' x 24.6' roofed structure, attached.

ZV(R)2024-0097) is to allow five-foot (5') rear setback instead of the required 15' rear setback for existing 15' x 19.5' roofed structure, attached

ZV(R)2024-0098) to allow two-foot (2') side setback along the western property line instead of the required five-foot (5') side setback for existing driveway at single-family residential lot.

Code Reference:

ZV(R)2024-0096-0097)

Table 155.421.3: Residential Single-Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	40%
Rear Setback	15 feet
Street Side Setback	Key Lots: 25 feet Corner Lots: 15 feet
Note(s): [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet. [3] Side setback shall increase by one foot for every two feet in height of the building or structure exceeding 20 feet.	

ZV(R)2024-0098)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	Primary Building	5 feet	15 feet	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot 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
Property Surveys (2024, Historical)
Letters from neighbors.
Dr's Letter (12/16/2024)
Code Compliance Case Notice/Images



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>

PRF 2024-0130

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: 12/4/24
Plans for DRC 1 Planner: C2

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: C2 Project #: PRJ 20 - Application #: 20(12/2024-0096
0098
Date Submitted: 12/4/24 Posted Signs Required: (1) Fees: \$ 621.00

SECTION 1-PROJECT INFORMATION:

Project Name: Aluminum Terrace and Canvas Canopy

Project Address: 7190 SW 13 ST. PEMBROKE PINES, FL 33023

Location / Shopping Center: PEMBROKE RANCHES

Acreage of Property: 7,954 SF Building Square Feet: 2,381

Flexibility Zone: / Folio Number(s): 514123121060

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

Legal Description: PEMBROKE RANCHES 44-35 B LOT 20 BLK 7

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: RICARDO M MONTALVAN

Owner's Address: 7190 SW 13 ST. PEMBROKE PINES, FL 33023

Owner's Email Address: MONTALVAN.RM@GMAIL.COM

Owner's Phone: 7863835310 Owner's Fax: 7865653955

Agent: N/A

Contact Person: RICARDO MONTALVAN

Agent's Address: SAME

Agent's Email Address: SAME

Agent's Phone: SAME 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 Case No. 13020094 (2-28-23) - 17033-05208 (Void)

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

VARIANCE #1- ALUMINUM TERRACE ATTACHED TO THE BACK
OF THE PROPERTY. (5' Setback)

VARIANCE #2- CANVA CANOPY ATTACHED TO THE RIGHT
HAND SIDE OF THE PROPERTY. (9' Street Side Setback) - See Explanation

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)

Francisco Fernandez Rodriguez is my father in law who has been residing in the house at 7190 sw 13 st. Pembroke Pines since we moved in July 2020. Francisco has been diagnosed with Basal cell Carcinoma (skin cancer) and Dr prohibited all kind of sun exposure or even sun reflection at all moments. This condition plus the cardiomyopathy and the medicines he's currently taking that also restrict any type of sun exposure made imperative for us to build the Pergola that allows him to be outside in our patio in hours where the sun is not too aggressive... this also helps our 77 years old grandpa to stay active and engaged specially after his surgical intervention for basal carcinoma where we noticed his mental health conditions have worsened day by day.

Enzo (7 y/o) & Thiago Montalvan (5 y/o) my two little sons love to play outside by the pool and by the green area we have, the Pergola has been a great addition to protect their fragile skin since the skin cancer is a condition that runs in our family (my mother in Law who also lives there) had a surgical intervention for basal cell carcinoma that was successfully eliminated in 2019.

We kindly ask that these medical conditions are evaluated in order to make a decision.

Best Regards: Ricardo Montalvan

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.

Ricardo M Digitally signed by Ricardo M 11/25/2024
Montalvan Montalvan
Date: 2024.12.04 19:27:05 -05'00'
Signature of Owner Date

Sworn and Subscribed before me this 4 day
of 4, 20 4

0 ANABEL Digitally signed by 01/22/2027
FERNANDEZ ANABEL FERNANDEZ
Date: 2024.12.04
19:27:28 -05'00'
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.

11/25/2024
Signature of Agent Date

Sworn and Subscribed before me this 25 day
of november, 20 24

\$0 ANABEL Digitally signed by Jan 22, 2027
FERNANDEZ ANABEL FERNANDEZ
Date: 2024.12.04
19:29:13 -05'00'
Fee Paid Signature of Notary Public My Commission Expires



Dr. Felix Alejandro Ramirez Labrada
7480 Fairway Dr. Suite 106
Miami Lakes Fl, 33014
Ph: 305 704 0449
Fax: 305 974 1589

Patient Name: FRANCISCO FERNANDEZ RODRIGUEZ

DOB: 07/26/1947

Date: 12/16/24

To Whom It May Concern,

I am writing to inform you of the current medical condition of my patient, FRANCISCO FERNANDEZ RODRIGUEZ, who has been diagnosed with ischemic cardiomyopathy and basal cell carcinoma.

Ischemic cardiomyopathy is a serious condition where the heart muscle becomes weakened due to insufficient blood flow, which can lead to heart failure. Given the nature of this condition, it is crucial that FRANCISCO FERNANDEZ RODRIGUEZ minimizes physical stress, including overexposure to environmental factors, which could exacerbate the symptoms and contribute to further complications.

Additionally, FRANCISCO FERNANDEZ RODRIGUEZ has been diagnosed with basal cell carcinoma, a form of skin cancer that is often caused or aggravated by prolonged sun exposure. Exposure to ultraviolet (UV) radiation from the sun can significantly increase the risk of further skin damage and the development of additional malignancies.

For these reasons, it is imperative that FRANCISCO FERNANDEZ RODRIGUEZ avoid exposure to the sun. This includes direct sunlight, as well as UV rays reflected off surfaces like water or snow. I strongly recommend the use of protective measures such as wearing wide-brimmed hats, long sleeves, sunscreen with a high SPF, and seeking shade whenever possible, but even with these measures, direct sun exposure should be strictly avoided.

Given the severity of these conditions, I would appreciate your understanding and cooperation in ensuring that [Patient's Full Name] is protected from any unnecessary exposure to sunlight, which could aggravate both the ischemic cardiomyopathy and the basal cell carcinoma.

Please feel free to contact me if further information or clarification is needed.

Thank you for your attention to this matter.

Sincerely,

Dr. Felix A. Ramirez Labrada, MD.

Dr. Felix Ramirez Labrada,
MD,
7480 Fairway Dr. Suite 106 Miami Lakes
FL 33014

Neighbor Approval Letter for Aluminum Terrace Construction

Date: 11/25/2024

Aluminum Terrace Construction Address (and Canvas Canopy)
7190 SW 13 ST
Pembroke Pines, FL 33023

I, Jhonier Marquez, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor and/or B&G Awnings, to erect an aluminum terrace at this address.
and Canvas Canopy.

Address Description & Notes:

7190 SW 13 ST
Pembroke Pines, FL 33023. I attest my
Property is located in front of the
subject property. (Ricardo's house) and the modifications done by
him to his property do not affect anyone in our neighborhood.
This aluminum terrace is within the perimeter of my neighbor's property.
(and Canvas Canopy)

Neighbor's Name & Address (Printed Clearly with Phone Number):

Jhonier Marquez
7191 SW 13 ST Pembroke Pines, FL 33023

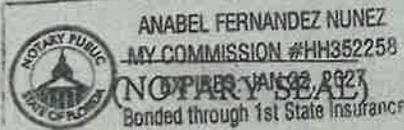
Phone: 954-549-5542

Neighbor's Signature: [Signature]

STATE OF FLORIDA

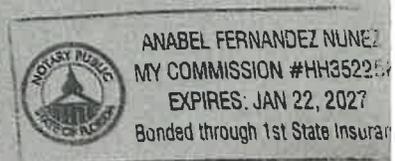
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25th day of Nov, 2024, by
Ricardo Montalvan.



[Signature]

(Signature of Notary Public-State of Florida)



(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification DL

Type of Identification Produced DL # M 534-733-90-203-0

Neighbor Approval Letter for Aluminum Terrace Construction

Date: 11/25/2024

Aluminum Terrace Construction Address: and Canvas Canopy
7190 SW 13 ST
Pembroke Pines, FL 33023

I, Xiomara Villafane, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor and/or B&G Awnings, to erect an aluminum terrace at this address.
and Canvas Canopy

Address Description & Notes:

7190 SW 13 ST. Pembroke Pines, FL 33023
I am facing the front of Ricardo's
property and I agree with the proposal
he explained for his property.

This aluminum terrace is within the perimeter of my neighbor's property.
(and Canvas Canopy)

Neighbor's Name & Address (Printed Clearly with Phone Number):

Xiomara Villafane
7181 SW 13 ST. Pembroke Pines, FL 33023

Phone: 954-599-0447

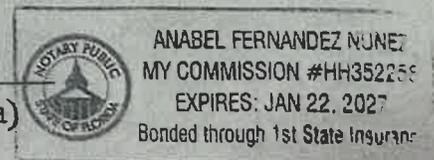
Neighbor's Signature: [Signature]

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25th day of Nov, 2024, by
Ricardo Montalvan.

[Signature]
(NOTARY SEAL) (Signature of Notary Public-State of Florida)



(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification DL

Type of Identification Produced DL # M 534-733-90-203-0

Neighbor Approval Letter for Aluminum Terrace Construction

Date: 11/25/2024

Aluminum Terrace Construction Address: and Canvas Canopy
7190 SW 13 ST
Pembroke Pines, FL 33023

I, Donovan Simms, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor and/or B&G Awnings, to erect an aluminum terrace at this address.

and Canvas Canopy

Address Description & Notes:

7190 SW 13 ST Pembroke Pines FL 33023

I am the backyard neighbor and I attest these structures are perfectly fine for us they look pretty and I hope he gets to keep them as they are in his property lines and don't bother anyone.

This aluminum terrace is within the perimeter of my neighbor's property.

and Canvas Canopy

Neighbor's Name & Address (Printed Clearly with Phone Number):

Donovan Simms
1311 SW 72 Ave. Pembroke Pines, FL 33023

Phone: (305) 815-7556

Neighbor's Signature: [Signature]

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25th day of Nov, 2024, by Ricardo Montalvan.

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)



ANABEL FERNANDEZ NUNEZ
MY COMMISSION #HH352258
EXPIRES: JAN 22, 2027
Bonded through 1st State Insurance

(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification DL

Type of Identification Produced DL # M 534-733-90-203-0.

Neighbor Approval Letter for Aluminum Terrace Construction

Date: 11/25/2024

Aluminum Terrace Construction Address: and Canvas Canopy
7190 SW 13 ST
Pembroke Pines, FL 33023

I, Karla Calvet, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor and/or B&G Awnings, to erect an aluminum terrace at this address.
and Canvas Canopy

Address Description & Notes:

7190 SW 13 ST - Pembroke Pines, FL 33023

I am adjacent neighbor and I confirm the modifications done by Ricardo to his property are not bothering us at all. In the contrary It looks stunning and add great value to our neighborhood.

This aluminum terrace is within the perimeter of my neighbor's property.
and Canvas Canopy

Neighbor's Name & Address (Printed Clearly with Phone Number):

Karla Calvet
7180 SW 13st - Pembroke Pines, FL 33023

Phone: 305-206-0821

Neighbor's Signature: Kalvet

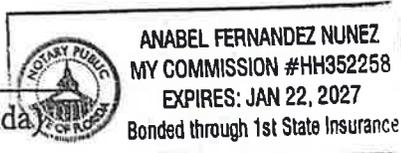
STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25th day of Nov, 2024, by Ricardo Montalvan.

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)

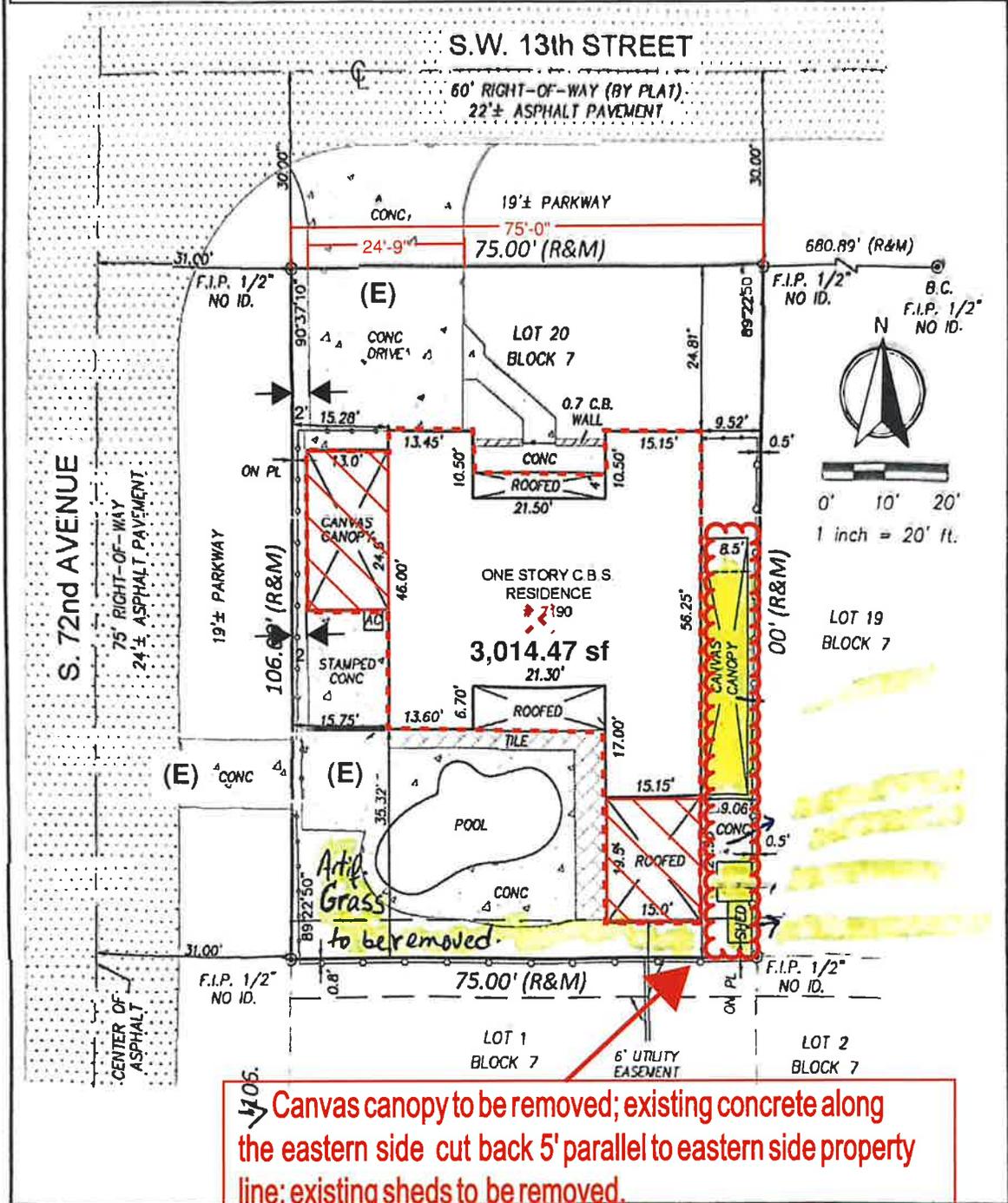


(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification DL

Type of Identification Produced DL # M 534-733-90-203-0

Existing Conditions/Modification Plan: 7190 SW 13 Street



Canvas canopy to be removed; existing concrete along the eastern side cut back 5' parallel to eastern side property line; existing sheds to be removed.

POINTS OF INTEREST:
POOL DECK, ROOFED AREA, SHED AND FENCES ARE OVER 6' UTILITY EASEMENT; DRIVEWAYS CROSS LOT LINES.

MAP OF BOUNDARY SURVEY
Property Address:
7190 SW 13 ST
PEMBROKE PINES, FL 33023

SURVEYOR'S CERTIFICATION. I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER SJ-17 051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 027, FLORIDA STATUTES

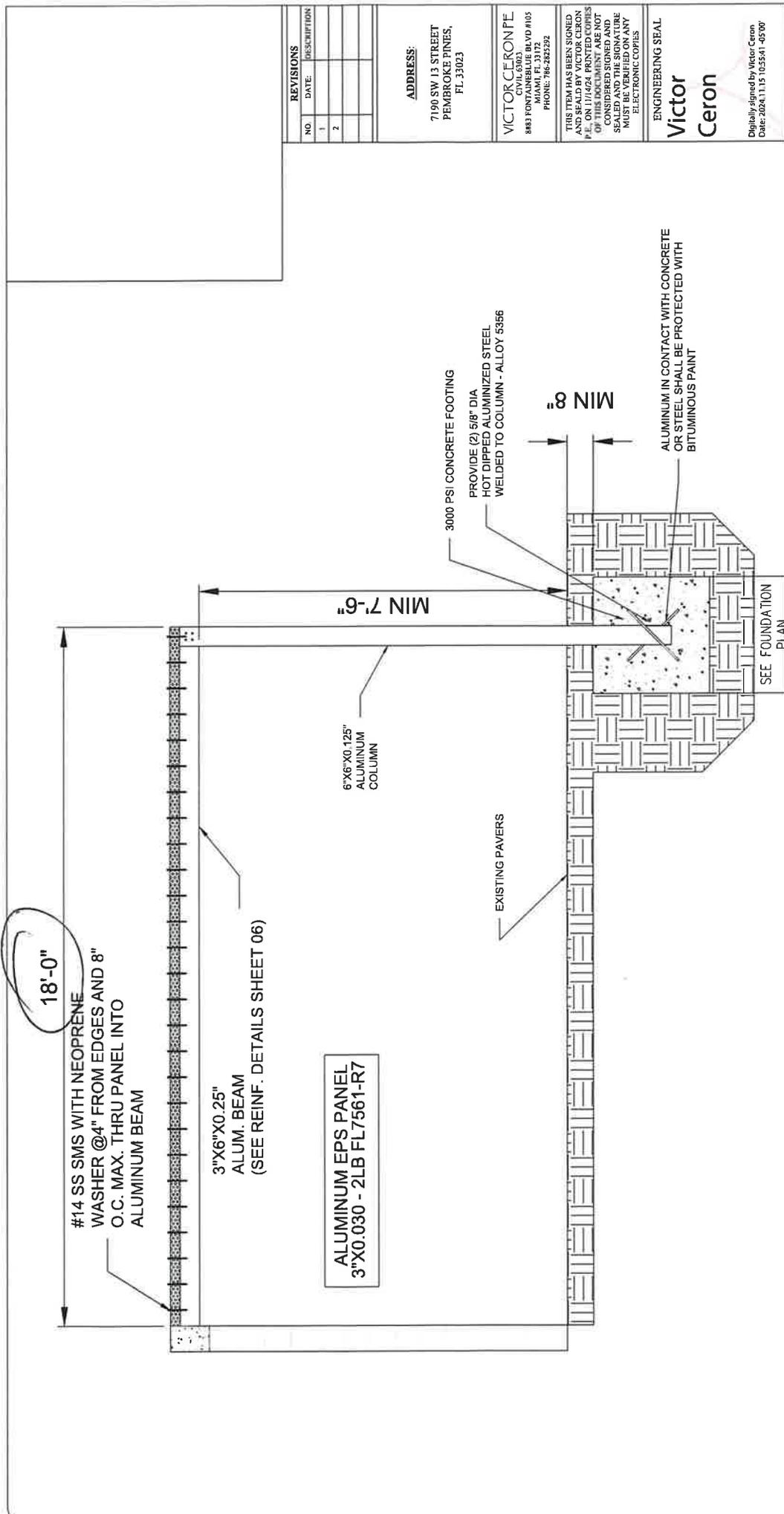
Guillermo A. Guerrero
Digitally signed by
Guillermo A. Guerrero
Date: 2024.09.17 12:38:34
-04'00'

OnlineLand
SURVEYORS, INC.
6175 NW 153rd St # 401,
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SIGNED _____ FOR THE FIRM
GUILLERMO A. GUERRERO
STATE OF FLORIDA
P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER

Attached to Rear of Home. (South Side).



REVISIONS	
NO.	DATE / DESCRIPTION
1	
2	

ADDRESS:
 7190 SW 13 STREET
 PEMBROKE PINES,
 FL 33023

VICTOR CERON PE
 CIVIL 63023
 8833 FONTAINEBLEU BLVD #105
 MIAMI, FL 33172
 PHONE: 786-462-9252

THIS ITEM HAS BEEN SIGNED
 AND SEALED BY VICTOR CERON
 P.E. ON 1/11/24. PRINTED COPIES
 OF THIS DOCUMENT ARE NOT
 VALID. ANY CHANGES TO THIS
 SEAL AND THE SIGNATURE
 MUST BE VERIFIED ON ANY
 ELECTRONIC COPIES

ENGINEERING SEAL
Victor
Ceron

Digitally signed by Victor Ceron
 Date: 2024.11.15 10:53:41 -05'00'

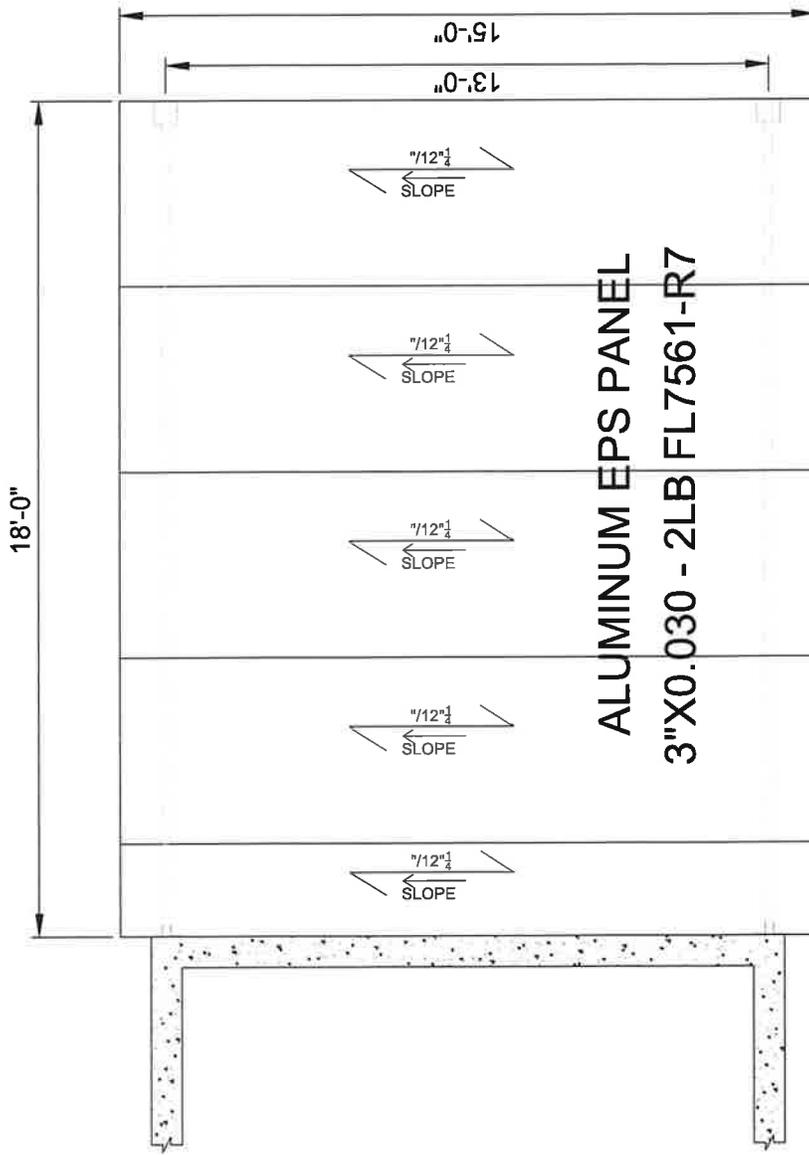
DATE: 1/11/24
 DESIGNED BY: CERON
 DRAWN BY: CERON
 CHECKED BY: CERON
 SCALE: AS SHOWN

SHEET: **04**

NOTE:
 CONTRACTOR TO FIELD VERIFY ALL
 DIMENSIONS PRIOR TO FABRICATION

TYP LAT VIEW - TERRACE

SCALE: NTS



REVISIONS	
NO.	DATE / DESCRIPTION
1	
2	

ADDRESS:
 7190 SW 13 STREET
 PEMBROKE PINES,
 FL 33023

VICTOR CERON P.E.
 CIVIL 69023
 8883 FONTAINEBLEU BLVD #105
 MIAMI, FL 33172
 PHONE: 786-5822592

THIS ITEM HAS BEEN SIGNED AND SEALED BY VICTOR CERON P.E. ON 11/14/24. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE ORIGINAL MUST BE VERIFIED ON ANY ELECTRONIC COPIES

ENGINEERING SEAL

Victor Ceron

Digitally signed by Victor Ceron

Date: 2024.11.15 10:54:52 -05'00'

DATE: 11/14/24
 DESIGNED BY: CERON
 DRAWN BY: CERON
 CHECKED BY: CERON
 SCALE: AS SHOWN

SHEET: **03**

NOTE:
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

ROOF PLAN-TERRACE

SCALE: 3/8"=1'-0"

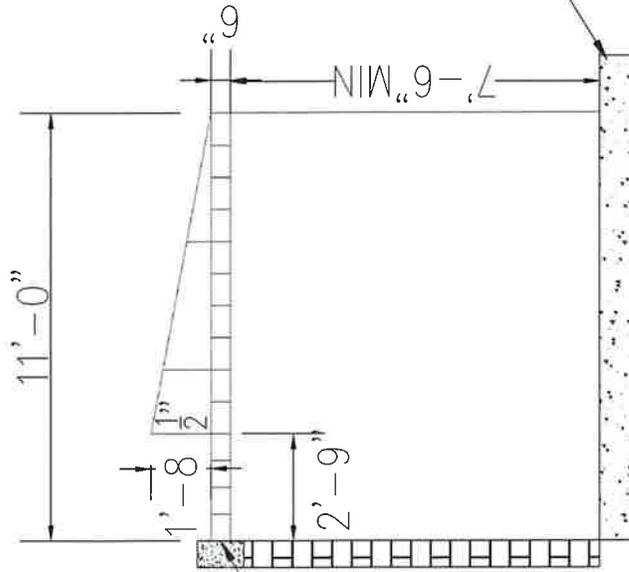
Attached to Side. (West Side).

PLAN LEGEND

ALL FRAMING TO BE
STEEL ASTM A992 GRADE
50 TUBE 1.25 NPS SCHED 40
(GALVANIZED GATORSHIELD)
(OD=1.66 in ,ID = 1.38 IN)

COLUMNS TO BE
STEEL ASTM A992 GRADE
50 TUBE 3 NPS SCHED 40
(GALVANIZED GATORSHIELD)
(OD=3.5 in ,ID = 3.07 IN)

ARMS TO BE RECTANGULAR
HSS SHAPE ASTM 500-GRADE
B OR C 4"x4"x0.25"



FRAMING
TO CONC.
TB DETAIL '1'

EXISTING
CONCRETE SLAB
MIN T=6"
MIN 3000 PSI
TO BE FIELD VERIFIED
BY CONTRACTOR
PRIOR TO FABRICATION

PROPOSED CANVAS CANOPY- LATERAL VIEW

SCALE: 3/8"=1'-0"

NOTE:
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

REVISIONS	
NO.	DATE / DESCRIPTION
1	

ADDRESS:

7190 SW 13 STREET,
PEMBROKE PINES,
FL 33023

VICTOR CERONTE
CIVIL 68923
883 FONTAINEBLEAU BLVD #105
MIAMI, FL 33172
PHONE: 76-282592

THIS ITEM HAS BEEN SIGNED
AND SEALED BY VICTOR CERON
P.E. ON 11/14/24. PRINTED COPIES
OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND
VALID UNLESS THE ORIGINAL
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

ENGINEERING SEAL

Victor Ceron

Digitally signed by
Victor Ceron
Date: 2024.11.15
10:50:27 -05'00'

DATE: 11/14/24

DESIGNED BY: CERON

DRAWN BY: CERON

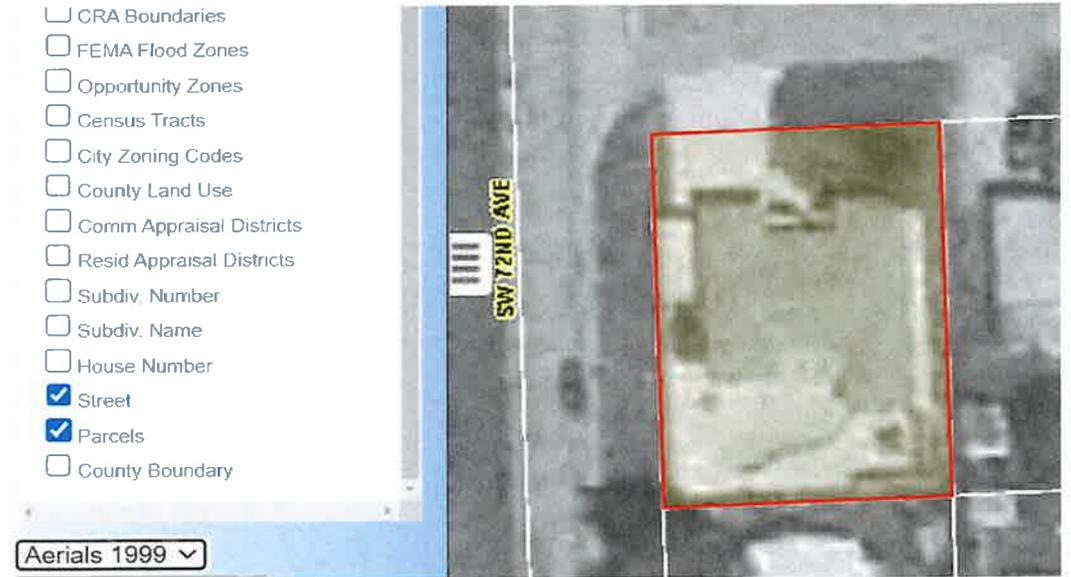
CHECKED BY: CERON

SCALE: AS SHOWN

SHEET:

02

Driveway Changes: 7190 SW 13 Street (1998 – 2000)





City of Pembroke Pines
Police Department, Code Compliance Division
601 City Center Way, Pembroke Pines, FL 33025
954-431-4466

VIOLATION WARNING

Case #: 230200914	Date: 2/28/2023
Folio #: 514123121060	
Recipient: MARIO MONTALVAN RITA C MONTALVAN	
Address: 7190 SW 13 ST PEMBROKE PINES, FL 33023	

A physical inspection at 7190 SW 13 ST Pembroke Pines, FL 33023 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Work done on property without permits, Two awning structures and a pagoda structure.	07/29/2024
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	The city adopts by reference the latest edition of the Florida Building Code.	07/29/2024

Notes/Mean of Correction:

Must obtain building permits for work done on property. Two awning structures and a pagoda structure.
-
[2023 Florida Building Code, Building, Eighth Edition]
CHAPTER 1 SCOPE AND ADMINISTRATION
[A]105.1 - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 07/29/2024

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

Property Changes: 7190 SW 13 Street



