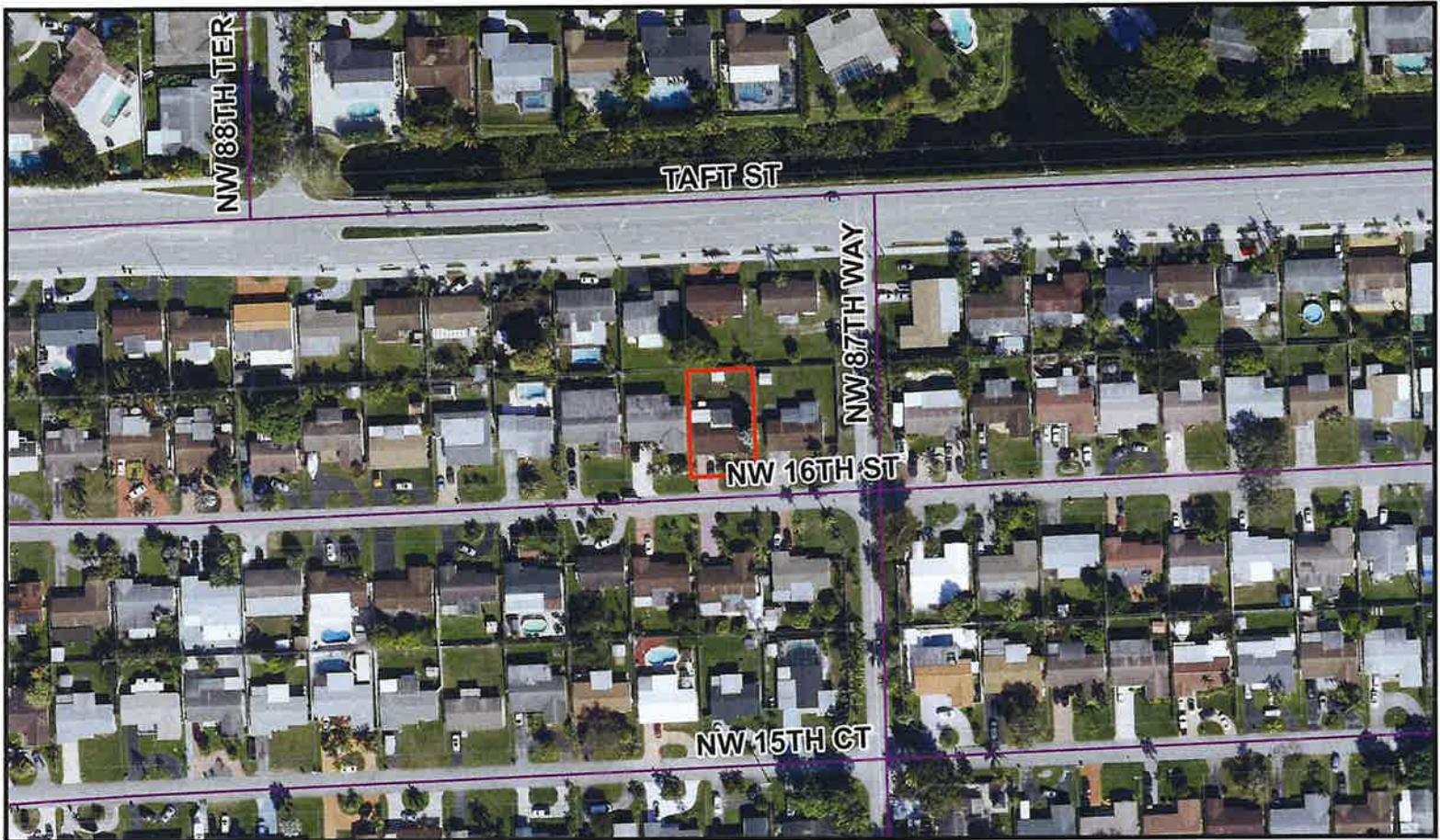


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0031
Zoning Variance

GONZALEZ, YENISEL JIMENEZ PERAZA, RONALD CUE
8761 NW 16 ST PEMBROKE PINES FL 33024





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

Summary

Agenda Date:	October 2, 2025	Application ID:	ZV(R)2025-0031		
Project:	Bedroom addition	Pre-Application	PRE2025-0110		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Ronald Cue	Agent:	N/A		
Location:	8761 NW 16 Street Pembroke Pines, FL 33024	Property Id No.	514109090160	Commission District No.	2
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Building Permit Application No. RA25-06617 (Applied 7/9/2025)				
Variance Summary					
Application	Code Section	Required/Allowed		Request	
ZV(R)2025-0031	Table 155.421.3 Residential Single-Family (R-1C)	7.5' side setback		4.80' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed bedroom addition.	
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION / BACKGROUND:

Ronald Cue, owner, submitted a residential zoning variance request to propose a bedroom addition for the property located at 8761 NW 16 Street in the Boulevard Heights Neighborhood which is zoned Residential Single-Family (R-1C).

On July 9, 2025, the owner submitted Building Permit Application No. RA25-06617 for a 196 Square Feet (SF) bedroom addition at the east side of the existing building structure in the rear; however, the permit application cannot be approved as the proposed addition encroaches into the required side setback. Per the plan provided by the owner, the applicant is requesting:

- **ZV(R)2025-0031:** to allow 4.80' augmenting to 5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 16.40' x 12' bedroom addition.

As part of this request, the project includes the removal of existing paving from the western side setback and a shed from the rear of the property (see property's survey, proposed plan).

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

The property is in the Boulevard Heights Neighborhood; there is no Homeowners Association (HOA).

VARIANCE REQUEST DETAILS:

ZV(R)2025-0031 is to allow 4.80' augmenting to 5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 16.40' x 12' bedroom addition in a single-family residential, typical lot.

Code References:

ZV(R)2025-0031)

Table 155.421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Maximum Height	Two Stories or 35 feet	Two Stories or 35 feet
Front Setback	25 feet	30 feet
Side Setback	7.5 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	Key Lots: 25' Corner Lots: 15'	Key Lots: 25' Corner Lots: 15'
Minimum Floor Area	900 square feet	N/A
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.		

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

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 Survey (7-24-2023)
Proposed Addition 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: 8/18/2025

Plans for DRC Planner: C-2

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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: C-2 Project #: PRJ 20 Application #: 57100

Date Submitted: 8/18/25 Posted Signs Required: (1) Fees: \$ 571⁰⁰

SECTION 1-PROJECT INFORMATION:Project Name: ROOM AdditionProject Address: 8761 NW 16 ST Pembroke Pines FL 33024

Location / Shopping Center: _____

Acreage of Property: 6107 SFT Building Square Feet: 1310Flexibility Zone: _____ Folio Number(s): 514109090160

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

Legal Description: Boulevard Heights Sec 9 6TH ADD 62-16B Lot
16 BLK 31

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: Ronald Cue

Owner's Address: 8761 NW 16 St Pembroke Pines FL 3504

Owner's Email Address: ronaldcue08@gmail.com

Owner's Phone: 786 747-5206 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: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

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: RA25-06617 (7/9/25)

Code Section: 155.421-3, (2)

Required: Side Setback: 7.5'

Request: Side Setback: 5'

Details of Variance, Zoning Appeal, Interpretation Request:

16'-2" x 12' Bedroom Addition, see plan.

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)

See letter of Explanation ~~to~~

Ronald Cue & Yenisel Jimenez

8761 NW 16th ST

Pembroke Pines, FL 33024

August 15, 2025

Dear Members of the Board of Adjustment,

This letter is to request a variance from the side setback requirement. The variance is needed for a room addition to accommodate a newborn baby. The newborn baby has created an immediate need for additional living space. The current home does not offer a suitable location for a nursery or enough space for childcare items and equipment.

The addition is modest in size and designed to blend with the existing structure and neighborhood. The proposed room addition would be located to the rear of the house, expanding into the existing backyard. We are requesting a variance since the current code being enforced is asking for a 7.5 feet side setback when it was not in force when the house was built. The existing structure of the house has a side setback of 5 feet, and we would like to maintain the architectural symmetry of the building.

Alternative solutions have been explored, but we believe they are impractical given our family's needs and the property's limitations. The requested variance represents the minimum necessary for reasonable use and enjoyment of the property.

Thank you for your time and consideration.

Sincerely,

Ronald Cue & Yenisel Jimenez

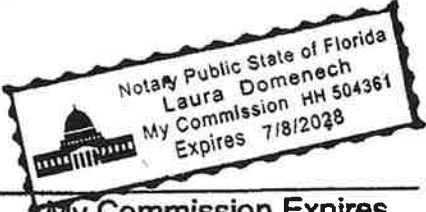
SECTION 7- PROJECT AUTHORIZATION

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] 8/15/2025
Signature of Owner Date

Sworn and Subscribed before me this 15 day
of August, 20 22

[Signature] 
Fee Paid Signature of Notary Public My Commission Expires

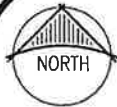
AGENT CERTIFICATION

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.

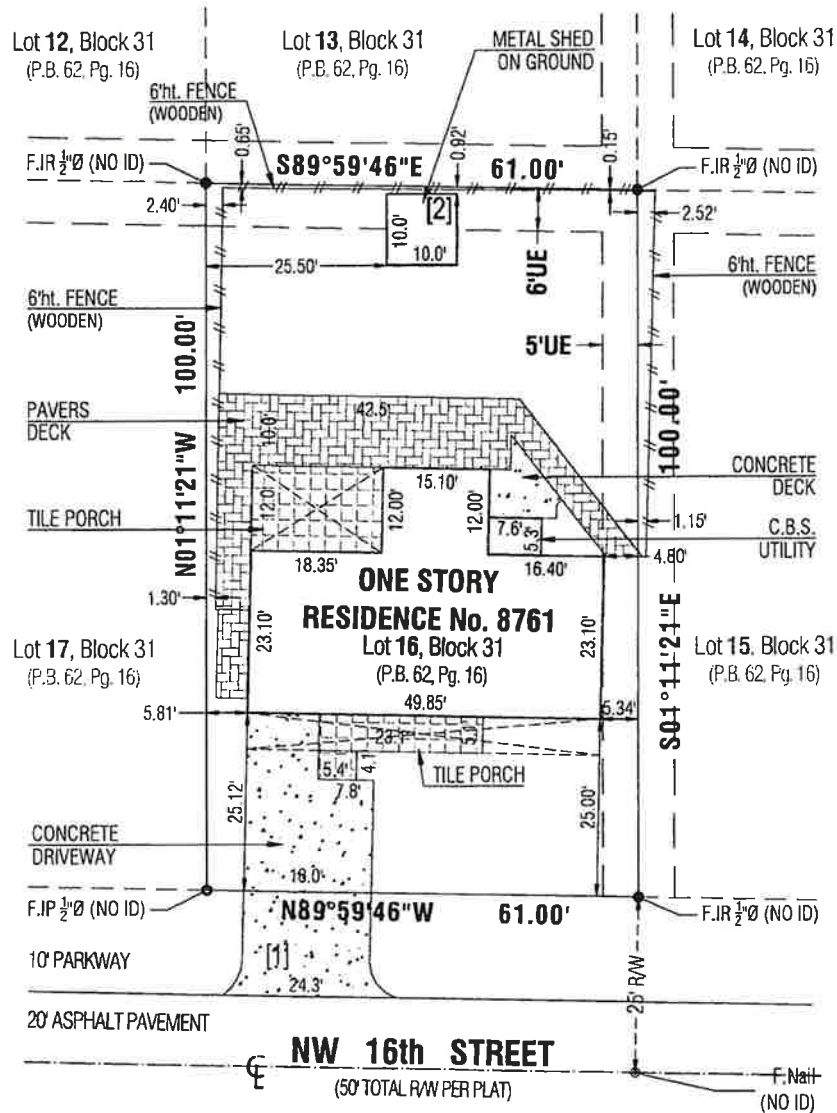
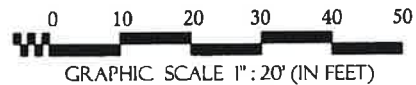
Signature of Agent Date

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

Fee Paid Signature of Notary Public My Commission Expires



MAP OF SURVEY:
SCALE 1" = 20'



- [1] CONC. APPROACH (South Side) ENCROACHES INTO PARKWAY
[2] METAL SHED ON GROUND (North Side) ENCROACHES INTO 6' UTILITY EASEMENT

SURVEYOR'S CERTIFICATE: I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and its implementing law, chapter 472.027 of the Florida Statutes.

By:

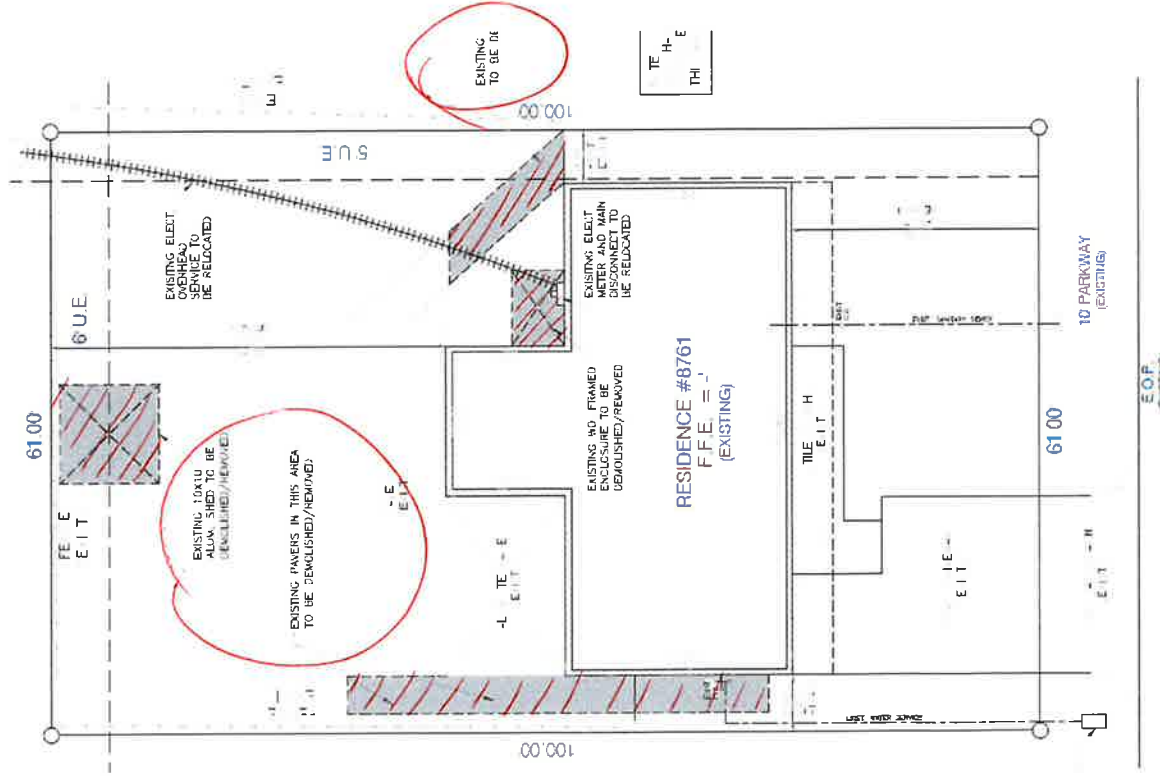
Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street Miami Lakes, FL 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @surveyinflorida.com

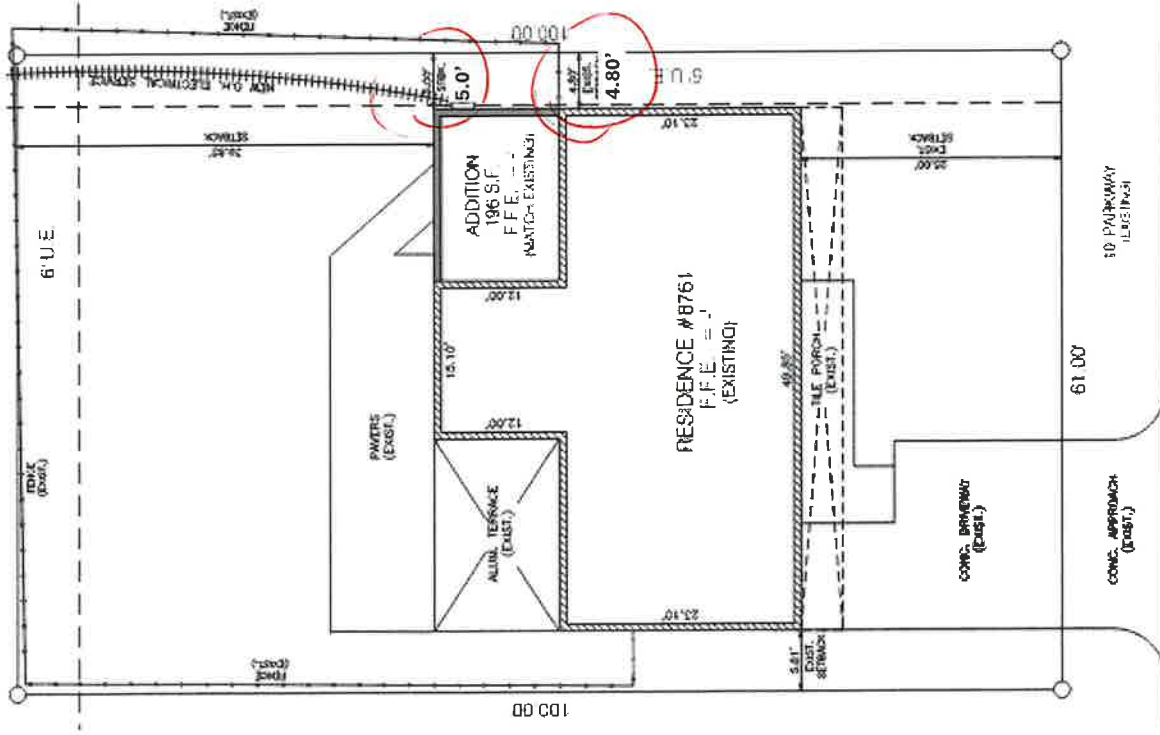
Date: 07-24-2023
Job No. 23-12420F
Sheet No. 2 of 2

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida

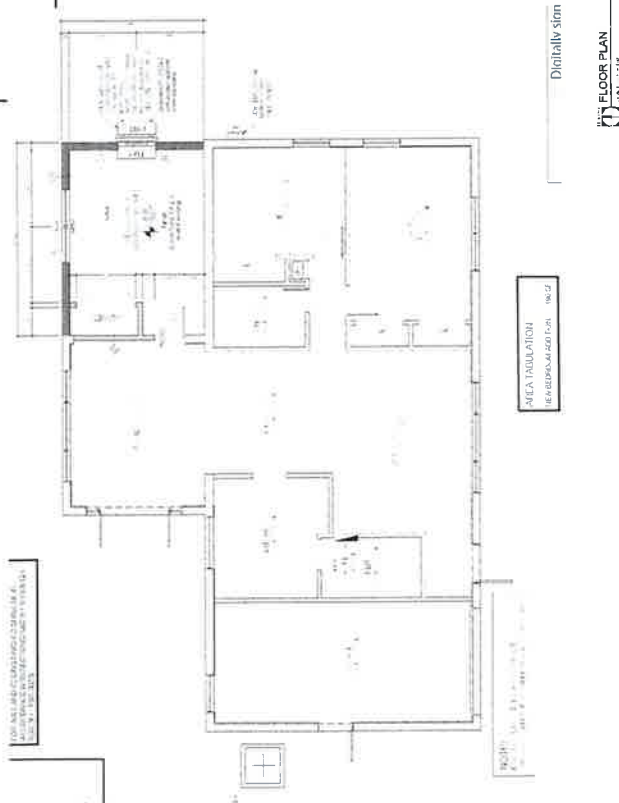
Proposed Work: 8761 NW 16 Street



Demolition Plan



Proposed Addition





**PEMBROKE PINES
CITY COMMISSION**

Angelo Castillo
MAYOR
acastillo@ppines.com

Michael A. Hernandez
VICE MAYOR
DISTRICT 4
mihernandez@ppines.com

Thomas Good, Jr.
COMMISSIONER
DISTRICT 1
tgood@ppines.com

Jay D. Schwartz
COMMISSIONER
DISTRICT 2
jschwartz@ppines.com

Maria Rodriguez
COMMISSIONER
DISTRICT 3
mrodriguez@ppines.com

Charles F. Dodge
CITY MANAGER
cdodge@ppines.com

Planning and Economic
Development Department
954-392-2100

Charles F Dodge City Center
601 City Center Way
Pembroke Pines, FL 33025
www.ppines.com

**NOTICE OF MEETING
FOR VARIANCE/INTERPRETATION/APPEAL**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEMBROKE PINES, FLORIDA WILL HOLD A PUBLIC MEETING ON THURSDAY, **OCTOBER 2, 2025**, 6:30 P.M., THIS MEETING WILL BE HELD IN PERSON AT THE CHARLES F. DODGE CITY CENTER, CITY COMMISSION CHAMBERS, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA.

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

THIS MEETING WILL BE HELD IN PERSON

INFORMATION: Interested parties may contact the City of Pembroke Pines, Planning and Economic Development Department, 601 City Center Way, with any questions at 954-392-2100, Monday through Thursday between the hours of 7:00 AM and 6:00 PM.

NEW BUSINESS:
VARIANCE:

VARIANCE FILE NUMBER: ZV(R)2025-0031

PETITIONER:
Ronald Cue

ADDRESS:
SUBJECT PROPERTY:
8761 NW 16 Street
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:
Lot 16, Block 31, BOULEVARD HEIGHTS SECTION 9 6TH ADDITION PLAT, according to the Plat thereof as recorded in Plat Book 62, Page 16B, of the Public Record of Broward County, Florida.

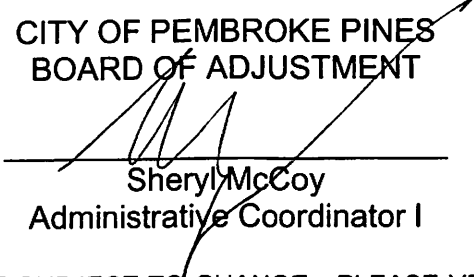
VARIANCE REQUESTED:
Petitioner is requesting a variance to allow an 4.80' augmenting to 5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 16.40' x 12' bedroom addition.

CITY CLERK'S OFFICE
CITY OF PEMBROKE PINES
2025 SEP 25 AM 11:37

REFERENCE:

Table 155.421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Maximum Height	Two Stories or 35 feet	Two Stories or 35 feet
Front Setback	25 feet	30 feet
Side Setback	7.5 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	Key Lots: 25' Corner Lots: 15'	Key Lots: 25' Corner Lots: 15'
Minimum Floor Area	900 square feet	N/A
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.		

**CITY OF PEMBROKE PINES
BOARD OF ADJUSTMENT**


Sheryl McCoy

Administrative Coordinator I

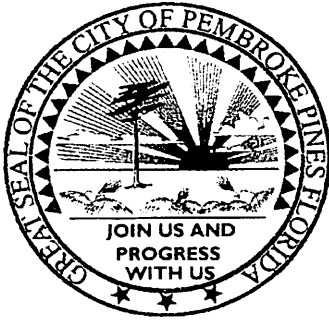
MEETING DATES AND TIMES: ARE SUBJECT TO CHANGE. PLEASE VERIFY THE DATE AND TIME WITH THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, (954) 392-2100, PRIOR TO ATTENDING.

AFFECTED PARTIES: ALL AFFECTED PARTIES (A PERSON (OR PERSONS) NATURAL OR CORPORATE, WHO IS THE OWNER OF THE SUBJECT PROPERTY AS LISTED IN THE RECORDS OF THE BROWARD COUNTY PROPERTY APPRAISER, OR WHO RESIDES IN OR OPERATES A BUSINESS WITHIN 500 FEET OF THE SUBJECT PROPERTY) MAY APPEAR AT SAID PLACE AND TIME TO BE HEARD AND TO PRESENT THEIR EVIDENCE, BRING FORTH WITNESSES, AND CROSS-EXAMINE WITNESSES PROVIDING THEY NOTIFY AND FILE THE REQUIRED FORMS PROVIDED BY THE CITY CLERK'S OFFICE AT LEAST SEVEN CALENDAR DAYS PRIOR TO THE PROCEEDINGS.

APPEALS: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ACCOMMODATIONS: PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

SERVICES FOR THE HEARING IMPAIRED: SERVICES FOR THE HEARING IMPAIRED OR DEAF ARE PROVIDED BY FLORIDA RELAY AT NO COST. INDIVIDUALS MAY BE REFERRED TO DIAL TTY/Voice Communication 711 or 1-800-955-8771.



CITY CLERK'S OFFICE
CITY OF PEMBROKE PINES

Type of Meeting

2025 SEP 25 AM 11:37

Board of Adjustment

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS: This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2025-0031

PROJECT NAME: Ronald Cue

MEETING DATE: October 2, 2025

NAME: Ronald Cue

BUSINESS ADDRESS: _____

HOME ADDRESS: 8761 NW 16 St Pembroke Pines FL 33024

TELEPHONE NUMBER: (786) 747-5206

QUALIFIES AS "AFFECTED PERSON":

- ☒ Subject property owner
- ☐ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person [Signature]

Date: 09/25/2025

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. In Favor letters from adjacent neighbors.

B. Architectural Plans for room addition.

C. Survey and Picture

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: () _____

SPEAKING: ☐ IN FAVOR OF PETITION ☐ AGAINST PETITION

S:Planning/STAFFREP/Sheryl/Board of Adjustment/Quasi-Form

Ronald Cue & Yenisel Jimenez

8761 NW 16th ST

Pembroke Pines, FL 33024

August 15, 2025

Dear Members of the Board of Adjustment,

This letter is to request a variance from the side setback requirement. The variance is needed for a room addition to accommodate a newborn baby. The newborn baby has created an immediate need for additional living space. The current home does not offer a suitable location for a nursery or enough space for childcare items and equipment.

The addition is modest in size and designed to blend with the existing structure and neighborhood. The proposed room addition would be located to the rear of the house, expanding into the existing backyard. We are requesting a variance since the current code being enforced is asking for a 7.5 feet side setback when it was not in force when the house was built. The existing structure of the house has a side setback of 5 feet, and we would like to maintain the architectural symmetry of the building.

Alternative solutions have been explored, but we believe they are impractical given our family's needs and the property's limitations. The requested variance represents the minimum necessary for reasonable use and enjoyment of the property.

Thank you for your time and consideration.

Sincerely,

Ronald Cue & Yenisel Jimenez

[illegible][illegible]

INSULATION NOTE:
W/IN R-19 CEILING INSULATION
W/IN R-4 EXT. WALL INSULATION

[illegible]

	revisions
	△
	△
	△
	△
	△

SHUTTER NOTE
 All photographs in this journal are taken on a Nikon SLR camera with a 35mm lens. The camera is set on "A" (aperture priority) mode. The shutter speed is set to 1/500th of a second. The ISO speed is set to 400. The camera is set to "S" (single frame) mode. The camera is set to "AF" (auto focus) mode. The camera is set to "M" (metering) mode. The camera is set to "P" (program) mode. The camera is set to "L" (lock) mode. The camera is set to "R" (release) mode. The camera is set to "T" (timer) mode. The camera is set to "B" (bulb) mode. The camera is set to "C" (continuous) mode. The camera is set to "S" (single frame) mode. The camera is set to "AF" (auto focus) mode. The camera is set to "M" (metering) mode. The camera is set to "P" (program) mode. The camera is set to "L" (lock) mode. The camera is set to "R" (release) mode. The camera is set to "T" (timer) mode. The camera is set to "B" (bulb) mode. The camera is set to "C" (continuous) mode.

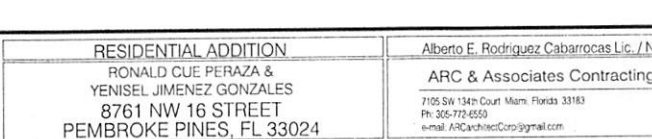
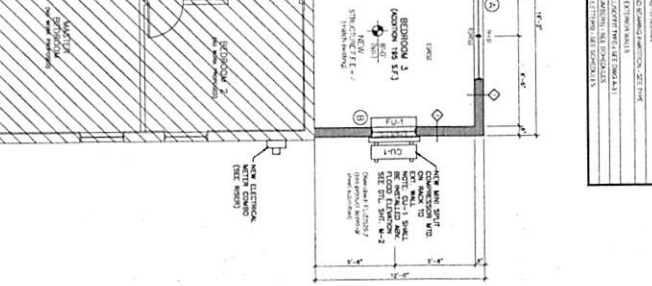
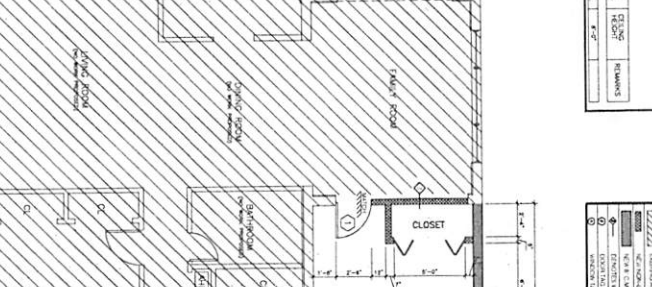
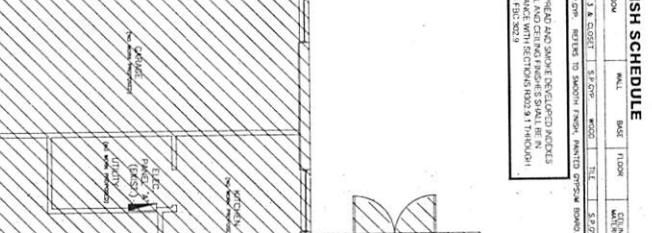
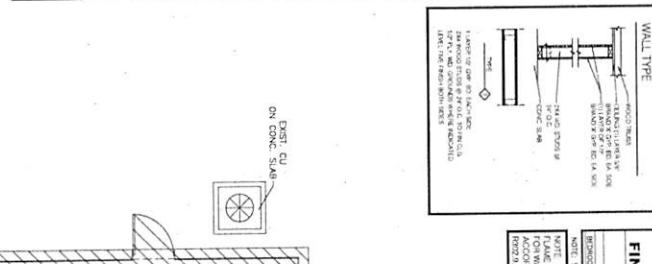
1. DOORS AND/OR ANY OTHER
CONDUITS INSTALLATION SHALL BE
CONDUCTED w/ MANUFACTURER'S
INSTRUCTIONS SET FORTH IN THE
MANUFACTURER'S CONTROL APPROVAL.

NOTE:
INDIVIDUAL GLAZED AREAS, INCLUDING GLASS
WHEROS IN HAZARDOUS LOCATIONS SUCH AS
THOSE INDICATED AS DEFINED IN SECTION 301
SHALL PASS THE TEST BY OTHER MEANS OF SE-
LECTION. (SEE TABLE 301.11, FBC 2006.1 FOR
FIXED AND OPERABLE PANELS OF SWAYING
SIDING AND BY-GLAZED DOORS SHALL BE
CONSIDERED TO BE A HAZARDOUS LOCATION.)

565

98683

rp.



Alberto E
Rodriguez-
Cabarrocas
Digitally signed
by Alberto E
Rodriguez-
Cabarrocas
Date: 2025.06.26
13:01:35 -04'00'

RESIDENTIAL ADDITION
RONALD CUE PERAZA &
YENISEL JIMENEZ GONZALES
8761 NW 16 STREET
PEMBROKE PINES, FL 33024

	Alberto E. Rodriguez Cabarrocas Lic./M
	ARC & Associates Contracting
	7105 SW 134th Court Miami, Florida 33183
	Ph: 305-772-6550
	e-mail: ARCandirectCorp@gmail.com

No. AR 98683		10/15/01/05	
g Corp.		△	
		△	
		△	
		△	
		△	
		△	



SCALF: NIS

MECHANISM OF ACTION OF THE

TYPE WINDOW FRAME ANCHORING TO JAMBS, SILL, HEAD

© 2000 by Blackwell Science Ltd *Journal of Internal Medicine* 247: 399–406

SOFTI CALCULATIONS

$\frac{1}{\text{year}}$	0.1	M	1977	--	1986-1987	0.01	0.01
-------------------------	-----	---	------	----	-----------	------	------

$$\frac{187.2}{84 \text{ sq. in.}} = \underline{2.23} \text{ VENTS}$$
$$\frac{16}{15} \text{ L.F.} / \frac{3}{2} = \frac{8}{5} \text{ O.C. (MAX.)}$$

ALONG ALL NEW OVERHANGS (SEE SECTIONS)

東洋の歴史と地理

NOTE:

APPROVED--PRODUCT: CONTROL APPROVAL



THEORY

SCALE: 1/4" = 1'-0"



CHILD EVALUATION

SCALE: 1/4" = 1'-0"

Journal of Management Education 35(1)

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Digitally signed

Rodríguez.

Cabarrocas

13-01-50 04'00"

13:01:50-0400

7-V

ELEVATIONS

7-V

7-V

[illegible]

ALL ELECTRIC, REFRIGERATOR, AND PLUMBING WAS REPAIRED ON 21 APRIL 1974. THE
BUILT FLOOD DRAINAGE (B.F.D.)

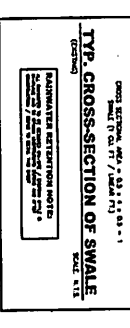
ALL AERIAL PHOTOG. SETS SHALL BE PROVIDED WITH A MAXIMUM OF TWO (2) OPERATIONS
MAKING A TOTAL OF EIGHT (8) OR LESS THAN ONE SQUARE MILE OF SURFACE. FOR
EVERY SOURCE, FLOOD DRAINAGE AREA, SUBJECT TO DISCUSSION, THE SURFACE OF
THE DRAINAGE SHALL BE NO MORE THAN ONE (1) MILE ABOVE DRAINAGE AND LOCATIONS
ON DRAINAGE SHALL BE PROVIDED WITH A MAXIMUM OF TWO (2) OPERATIONS
ON DRAINAGE OF FLOOD DRAINAGE DRAINAGE AREA. THE BUILT FLOOD DRAINAGE (B.F.D.)

THE SET WILL BE CHANGED IN A MANNER TO PREVENT THE FLOODING OF AERIAL PHOTO
OPERATIONS. WORK NECESSARY FOR THE FLOODING SHALL BE COMPLETED ON 21
APRIL 1974. THE BUILT FLOOD DRAINAGE (B.F.D.)

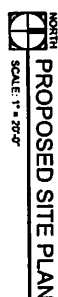
[illegible]

1- THE PLAN HAS BEEN PREPARED TO SHOW ROAD SET BACKS AND UTILITY ACCESS TO ORIGIN BUILDING FRONT. THE EXIST. LOCATION OF BUILDING WHEN PARTICULAR LOTS SHALL BE ACQUIRED FROM UNOBT. PREPARED BY A CERTIFIED SURVEYOR.

1 - ALL APPROVED TO BE COORDINATED WITH STREET TRILL STREET LIGHTS.
UNION-ONE BUILDING THE MOUNTAIN, ETC.
2 - LANDSCAPE SHALL COMPLY WITH ORDINANCE #613 CHAPTER 18-4 OF
CODE / FLORIDA LANDSCAPE ORDINANCE.



LIFT ZONE		BUILDING SERVICES		R-1-C	
	DISTRICT		PURPOSED		
FIBROT	23.00'	NO CHANGE			
MEAN	23.00'	NO CHANGE			
RISE	4.87'	NO CHANGE			
MAX	4.87'	NO CHANGE			
LIFT RED.	4.00' ST				
CORNER TOTAL ACTUAL ST	1.00' ST				
TOTAL ST	1.00' ST				
LIFT CORNER (PROPOSED)	1.00' / 4.00' = .2500'S				
DISTRICT 2 SERVICES / 1 UNIT HOME SELL IN 1988					



**Alberto E
Rodriguez-
Cabarrocas**
Digitally signed
by Alberto E
Rodriguez-
Cabarrocas
Date: 2025.06.26
13:01:10 -0400

RESIDENTIAL ADDITION
RONALD CUE PERAZA &
YENISEL JIMENEZ GONZALES
8761 NW 16 STREET
PEMBROKE PINES, FL 33024

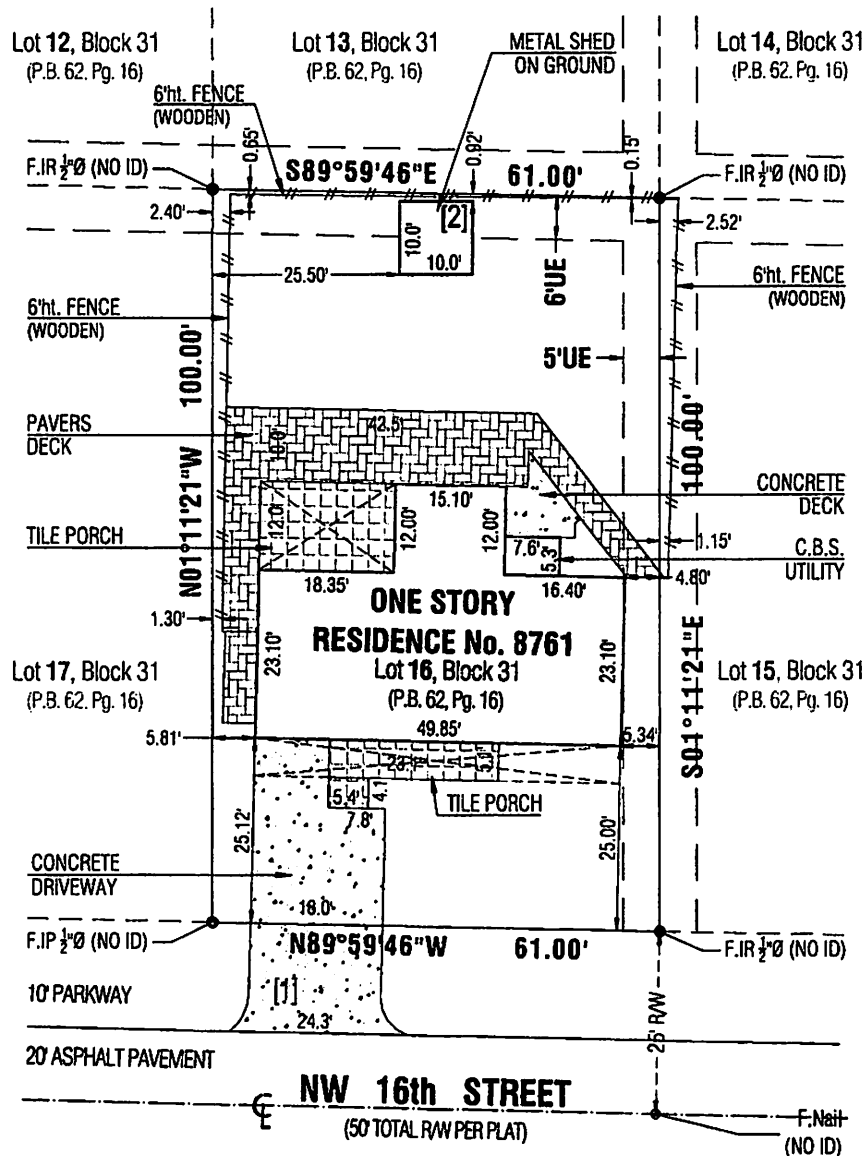
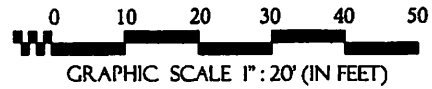
Alberto F. Rodriguez Cabarrocas Lic. / No. AR 98683
ARC & Associates Contracting Corp.
7106 SW 134th Court, Miami, Florida 33183
Ph: 305-772-6550
e-mail: ARCarchitectCorpor@gmail.com





MAP OF SURVEY:

SCALE 1" = 20'



- [1] CONC. APPROACH (South Side) ENCROACHES INTO PARKWAY
- [2] METAL SHED ON GROUND (North Side) ENCROACHES INTO 6' UTILITY EASEMENT

SURVEYOR'S CERTIFICATE: I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By:


Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street Miami Lakes, FL 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @surveyinflorida.com

Date: 07-24-2023
Job No. 23-12420F
Sheet No. 2 of 2

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida



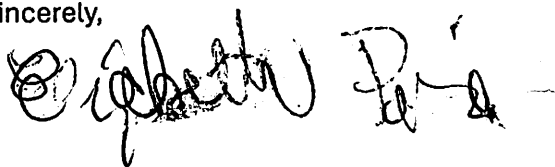
Google Maps

Dear Members of the Board of Adjustment,

I am writing to express my full support for the proposed room addition at the property located next to mine, owned by my neighbor Yenisel and Ronald.

They have shown me the plans for the room and I have no problem with them building it. I believe the addition will be positive for them as they grow their family and will not negatively impact my property.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Davis". The signature is written in a cursive, flowing style with a horizontal line extending from the end.

8751 NW 16 ST

Dear Members of the Board,

I am the owner of the property located behind Ronald's house.

I am aware of the plans to add a new bedroom extension to the rear of their house for a new baby and have seen the plans. They have also explained the reason for the variance and have no issues with him building the room as it does not affect me in any way. I am pleased to offer my support as they are being polite in asking for my support.

Thank you.

Sincerely,

Safana Khan

Safana

8760 Tuttle St
Pembroke Pines

FL 33024

To Whom It May Concern:

I am writing this letter to express my support for the home addition at Yenisel and Ronalds house for their newborn baby. My property is located to the east right corner to theirs. They have shown me the plans for the project and also explained the reason for the variance request. I have no objections to the proposed construction and appreciate them for being considerate neighbors.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'CSG' followed by a stylized flourish.

Carlos S. Gonzalez-Mier

8750 TAFT

PENBRIDGE PARK, FL. 33027.