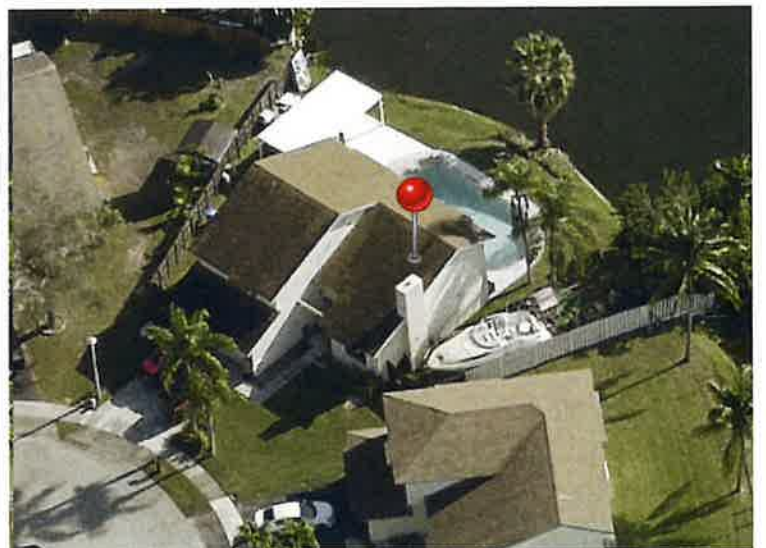


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV (R)2024-0095
Zoning Variance

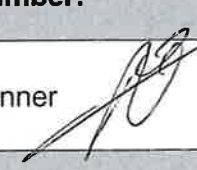
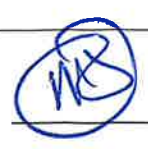

ESPINOZA, HECTOR SUDARIO, GINA
9930 SW 14 ST PEMBROKE PINES FL 33025





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

Summary

Agenda Date:	January 16, 2025	Application ID:	ZV(R)2024-0095		
Project:	Existing Open Sided Structure, Freestanding.	Pre-Application Number:	PRE2024-0129		
Project Planner:	Christian Zamora, Senior Planner 				
Owner:	Espinoza, Hector	Agent:	N/A		
Location:	9930 SW 14 Street, Pembroke Pines FL 33025	Property Id No.	514120190790	Commission District No.	1
Existing Zoning:	Residential Two-Family (R-2)	Existing Land Use:	Residential		
Reference Applications:	Code Compliance Case No. 230401759, issued 4/18/2023				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2024-0095	Table 155.620 Accessory Building and Structures (Open Sided Structure, Free Standing)	200 square feet	288 square feet		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: 	Assistant Director: 			

PROJECT DESCRIPTION / BACKGROUND:

Hector Espinoza, owner, submitted a residential zoning variance request to legalize an existing Open Sided Structure (Freestanding) for the residence located at 9930 SW 14 Street in the Tanglewood Lakes South Neighborhood, which zoned Residential Two-Family (R-2).

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

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

- **ZV(R)2024-0095:** to allow two hundred eighty-eight Square-Foot (288 SF) instead of the allowed two hundred Square-Foot (200 SF) for an existing Open Sided Structure (Freestanding) in a two-family residential, typical lot.

Per staff review of the city's archives, no building permits can be found for the detected work on the property. The owner provided a copy of historical survey, confirming the change (see attached) Also, Broward County Property Appraiser Imagery shows the existing open sided roofed has been present since at least December 2023.

The applicant 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 Tanglewood Lakes South, the applicant has provided HOA Letter dated May 26, 2023.

VARIANCE REQUEST DETAILS:

ZV(R)2024-0095 is to allow two hundred eighty-eight Square-Foot (288 SF) instead of the allowed two hundred Square-Foot (200 SF) for an existing Open Sided Structure (Freestanding) in a two-family residential, typical lot.

Code Reference:

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Open Sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building

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 (2018, Historical)
HOA Letter (May 26, 2023)
Code Compliance Case Notice and 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>

PRJ 2024-0129

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: 12/2/2024
 # Plans for DRC Planner: C-2

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: C-2 Project #: PRJ 20 Application #: CU/PL/2024-0095
 Date Submitted: 12/2/24 Posted Signs Required: (1) Fees: \$ 571.00

SECTION 1-PROJECT INFORMATION:

Project Name: PERGOLA (Furniture Variance)

Project Address: 9930 SW 14th St, Pembroke Pines, FL 33021

Location / Shopping Center: _____

Acres of Property: 0.574 Building Square Feet: 2,401

Flexibility Zone: _____ Folio Number(s): 514120190790

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

Legal Description:

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: HECTOR ESPINOZA

Owner's Address: 9930 SW 14th St, Pembroke Pines, FL

Owner's Email Address: HESPINOZAINsurance@gmail.com

Owner's Phone: 786-247-4201 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

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 230401759 (4/16/23) 301 Pt.

Code Section: 155-620

Required: Open Sided, Free Standing (200 SF)

Request: Open Sided, Free Standing (12'x24' or 288 SF).

Details of Variance, Zoning Appeal, Interpretation Request:

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)

I, Hector Espinoza, owner of property: 9930 SW 14 St, Pembroke Pines, FL, 33025,
writing to respectfully request approval for a variance on a pergola that we built in our
backyard, the main reason is:

My wife, Gina Sudario, and my daughter, Abigail Espinoza, suffer from some skin
conditions and while trying to enjoy our backyard direct sunlight will be a problem.

Since we are a family of 5, plus the multiple visits from our many relatives required
to have extra shade and extended roof over our Pergola.

Also the design aligns well with the outlay of our backyard. We think our Pergola also
adds a great aesthetic look to our neighborhood and our neighbors agrees to that.

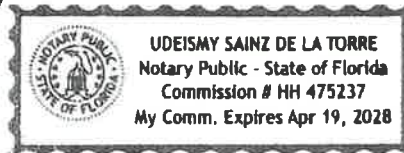
SECTION 7- PROJECT AUTHORIZATION

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] _____ Date 11/27/2024

Sworn and Subscribed before me this 27 day
of November, 2024



0 _____ Fee Paid
[Signature] _____ Signature of Notary Public
My Commission Expires X

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



Patient Name: ESPINOZA, ABIGAIL
MRN: 0060283918
FIN: 1225037665
DOB/Age/Sex: 1/31/2011 13 years Female

Admit:
Disch:
Admitting: Burns MD ,Phillip E

Letters

DOCUMENT TYPE:	Patient Letter
SERVICE DATE/TIME:	12/2/2024 16:40 EST
RESULT STATUS:	Auth (Verified)
TRANSCRIBED INFORMATION:	
PERFORMED INFORMATION:	Burns MD ,Phillip E (12/2/2024 16:43 EST)
SIGNED INFORMATION:	Burns MD ,Phillip E (12/2/2024 16:43 EST)

Physician Letter

Patient: **ESPINOZA, ABIGAIL** MRN: **0060283918** FIN: **1225037665**
Age: **13 years** Sex: **Female** DOB: **01/31/2011**
Associated Diagnoses: **Atopic eczema**
Author: **Burns MD , Phillip E**

Impression and Plan

Atopic eczema (ICD10-CM L20.9, Discharge, Medical)

To Whom It May Concern:

Abigail has been a patient at our Pembroke Pines office since 11/13/2018. This letter is to confirm that Abigail has the diagnosis of Eczema.

Please feel free to contact me at (954) 432-3888 with any questions or concerns.

Thank-you,

Phillip Burns, MD
Pediatrics

LEGEND *=Corrected @=Abnormal C=Critical L=Low H=High #=Interpretive Data P=Performing Location
R=Result Comments O=Order Comments



RE:

12/02/2024
GINA
SUDARIO
07/06/1985

To whom it may concern,

The patient, GINA SUDARIO, was seen in the clinic on 12/02/2024. Patient seen by Dr Francisco Flores, MD, Dermatologist, diagnosed with Rosace, a chronic inflammatory skin condition characterized by facial redness, visible blood vessels, and in some cases, pustules or thickened skin. While there is no cure, effective management strategies can help control symptoms and prevent flare-ups.

Below, I have outlined personalized recommendations to help you manage your condition:

Skin Care Routine

- **Use Gentle Cleansers:** Wash your face twice daily with a mild, soap-free cleanser. Avoid scrubbing or using exfoliating products, as these may irritate the skin.
- **Moisturize Regularly:** Use a non-comedogenic, fragrance-free moisturizer to maintain the skin's barrier.
- **Sun Protection:** Apply a broad-spectrum sunscreen (SPF 30 or higher) daily, even on cloudy days. Physical blockers with zinc oxide or titanium dioxide are preferred.

Sincerely,

Rocio Suao, DNP



Sanitas Miramar
12507 Miramar pkwy STE 103
phone:844-665-4827
Fax:866-594-1269

Neighbors' approval letter

To it may concern,

I, Hector Espinoza, owner of property: 9930 SW 14th street, Pembroke pines, FL, 33025 I am writing this letter to let the city of Pembroke pines know that I asked my neighbors if they would not have a problem with me adding an 24' x 12' aluminum Gazebo within my backyard, and their answer was that they don't mind if I do, Please find below their names and address:

1. William lozano 9920 SW 14th ST, pembroke pines, 3302
2. TAMARA WATSON 9900 SW 14th ST, pembroke pines, 33025
3. FRANTZ Jean-Baptiste 9940 SW 14th ST, pembroke pines, 3302

Sincerely, Hector Espinoza.

6/2/2023



FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Miami Dade }

The foregoing instrument was acknowledged before me by means of

Physical Presence,

— OR —

Online Notarization,

this 2 day of December, 2024, by
Date Month Year

Hector ESPINOSA
Name of Person Acknowledging

[Signature]
Signature of Notary Public — State of Florida

Leila Chin
Name of Notary Typed, Printed or Stamped



Place Notary Seal Stamp Above

Personally known

Produced Identification

Type of Identification Produced: FL Drivers
License

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Neighbors' approval letter

Document Date: December 2, 2024 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Tanglewood Lakes South Homeowners Association, Inc.

1941 NW 150th Avenue
Pembroke Pines, FL, 33028
Phone: (954) 392-6000, Fax: (954) 392-6692
tanglewoodlakessouth.evercondo.com

ACC Approval

May 26, 2023

HECTOR ESPINOZA
GINA SUDARIO
9930 SW 14 Street
PEMBROKE PINES, FL 33025

Property account number: 000599304

Dear Owner:

Your request for architectural change has been approved. Specifically, you have approval to proceed with the following:

24X12 White aluminum gazebo

We reserve the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you cannot follow the original plan.

STIPULATIONS FOR APPROVAL; All outside changes must be approved prior to work being done in the future.

You must follow all local building codes and setback requirements when making this change. A building permit may be needed. This can be applied for at the county offices or with the city.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate utility companies before digging.

We appreciate your cooperation in submitting this request for approval. An attractive community helps all of us get the full value from our homes when we decide to sell.

All Architectural approvals are based on final inspections.

Sincerely,
ACC COMMITTEE
Tanglewood Lakes South Homeowners Association, Inc.
Association Manager: ANNU Balkissoonsingh
Annu@landmarkmgmt.com



SOUTH BROWARD DRAINAGE DISTRICT

April 28, 2023

City of Pembroke Pines
Building Department
10100 Pines Boulevard
Pembroke Pines, FL 33025

To Whom It May Concern:

This letter shall serve as confirmation that the below-referenced property owner has applied for a permit from South Broward Drainage District (SBDD) for the following improvement(s):

GAZEBO.

SBDD will not issue a permit to the property owner for the following reasons:


- There are no easements or rights-of-way on the property that SBDD has interests in. No SBDD permit is required.
- Proposed improvements do not encroach into a SBDD easement. No SBDD permit is required.
- Although proposed improvement encroaches into an easement, no SBDD permit will be required.
- Proposed improvement does not meet SBDD standards. No SBDD permit will be issued until proposed improvements meet District criteria.
- No new permit is required. However, an SBDD final inspection is required.

Property Owner: **ESPINOZA, Hector &
Gina Sudario**

Address: **9930 S.W. 14th Street
Pembroke Pines, FL 33025**

Legal Description: **Tanglewood Lakes South
Lot: 79**

SOUTH BROWARD DRAINAGE DISTRICT


BY: **LUIS OCHOA, P.E.**
TITLE: **ASSISTANT DISTRICT DIRECTOR**
DATE: **4/28/23 (SEAL)**



BOUNDARY SURVEY

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF PARCEL "A"
 FOUR PALM LAKES AT PEMBROKE PINES,
 ACCORDING TO THE PLAT THEREOF, AS
 RECORDED IN PLAT BOOK 119, PAGE 20,
 OF THE PUBLIC RECORDS OF BROWARD
 COUNTY, FLORIDA

NORTHERLY BOUNDARY
 OF PARCEL "A"
 N 87°46'59" E 611.18'(D)

SW 14TH STREET
 30' R/W (IMPROVED)

FOUND NAIL/DISC NO I.D.
 @ CENTER OF CUL-DE-SAC

FOUND
 NAIL/DISC
 NO I.D.

REMAINDER OF
 PARCEL "A"

NORTHEAST
 CORNER OF
 LOT 77

POINT OF
 CURVATURE
 POINT OF
 BEGINNING
 SET 5/8"
 IRON ROD
 LB #7893

REMAINDER OF
 PARCEL "A"

**BUILDING
 #9930**

**LOT 79
 TANGLEWOOD
 LAKES SOUTH**

POOL

EDGE OF WATER

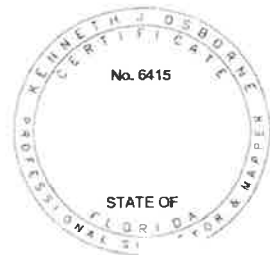
~ LAKE ~

SET 5/8"
 IRON ROD
 LB #7893



SURVEY NOTES
 THERE ARE FENCES NEAR THE
 BOUNDARY OF THE PROPERTY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C-1	65.26'	143.50'	26°03'25"
C-2	46.42'	317.50'	08°22'40"
C-3	62.62'	163.50'	22°59'45"
C-4	117.19'	163.50'	41°04'03"
C-5	37.99'	50.00'	41°04'03"



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**Kenneth J.
 Osborne**

Digitally signed by
 Kenneth J. Osborne
 Date: 2018.01.24
 12:13:21 -05'00'



**TARGET
 SURVEYING, LLC**

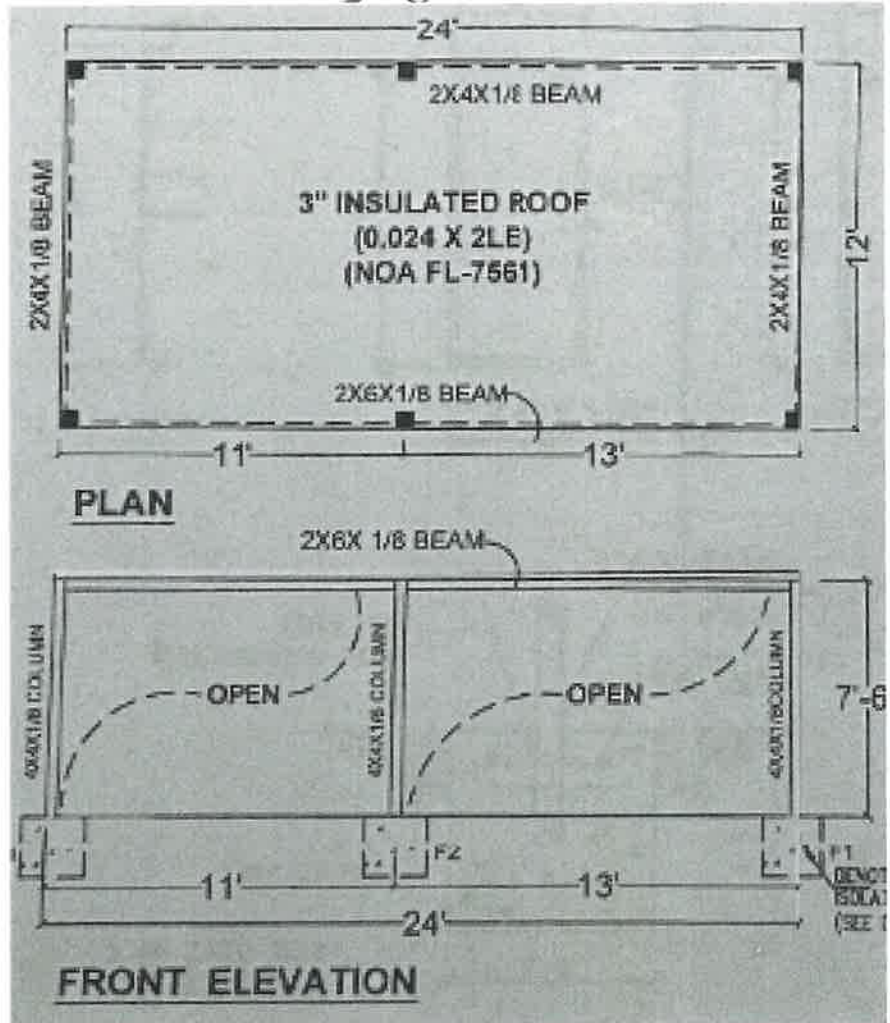
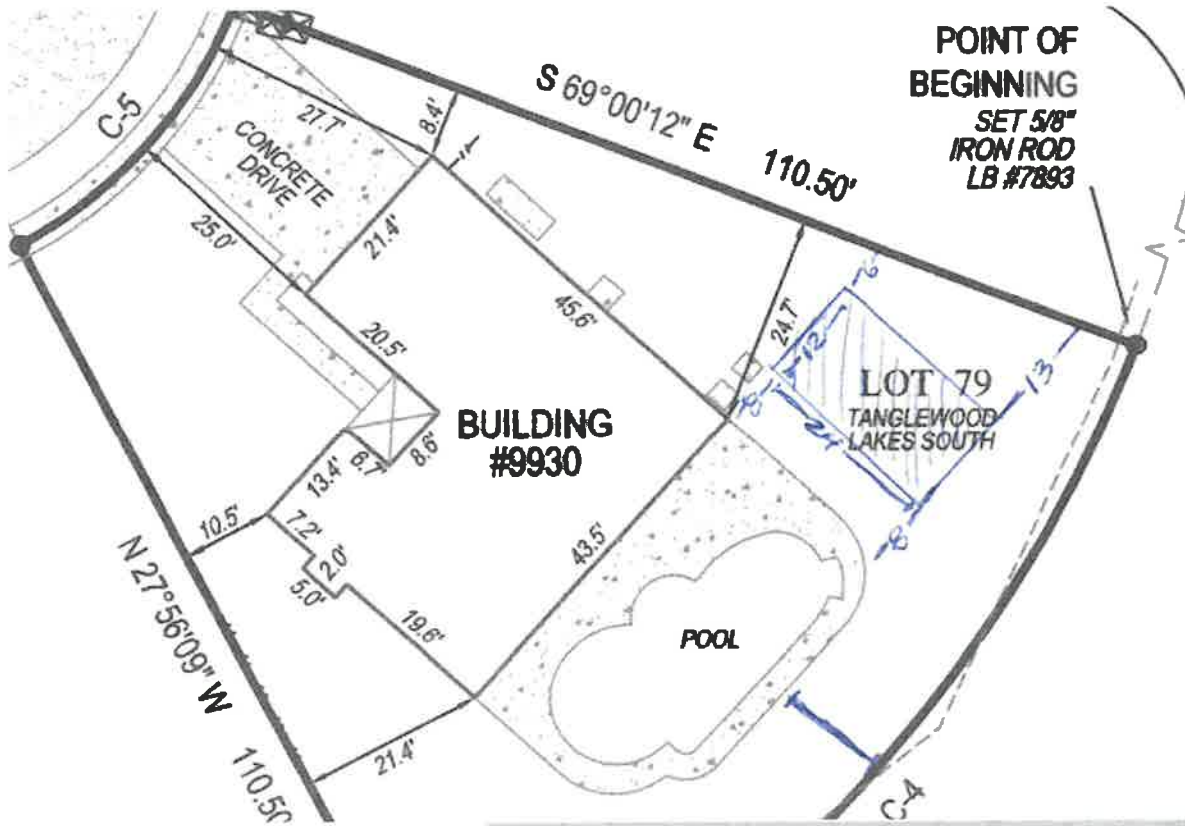
LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

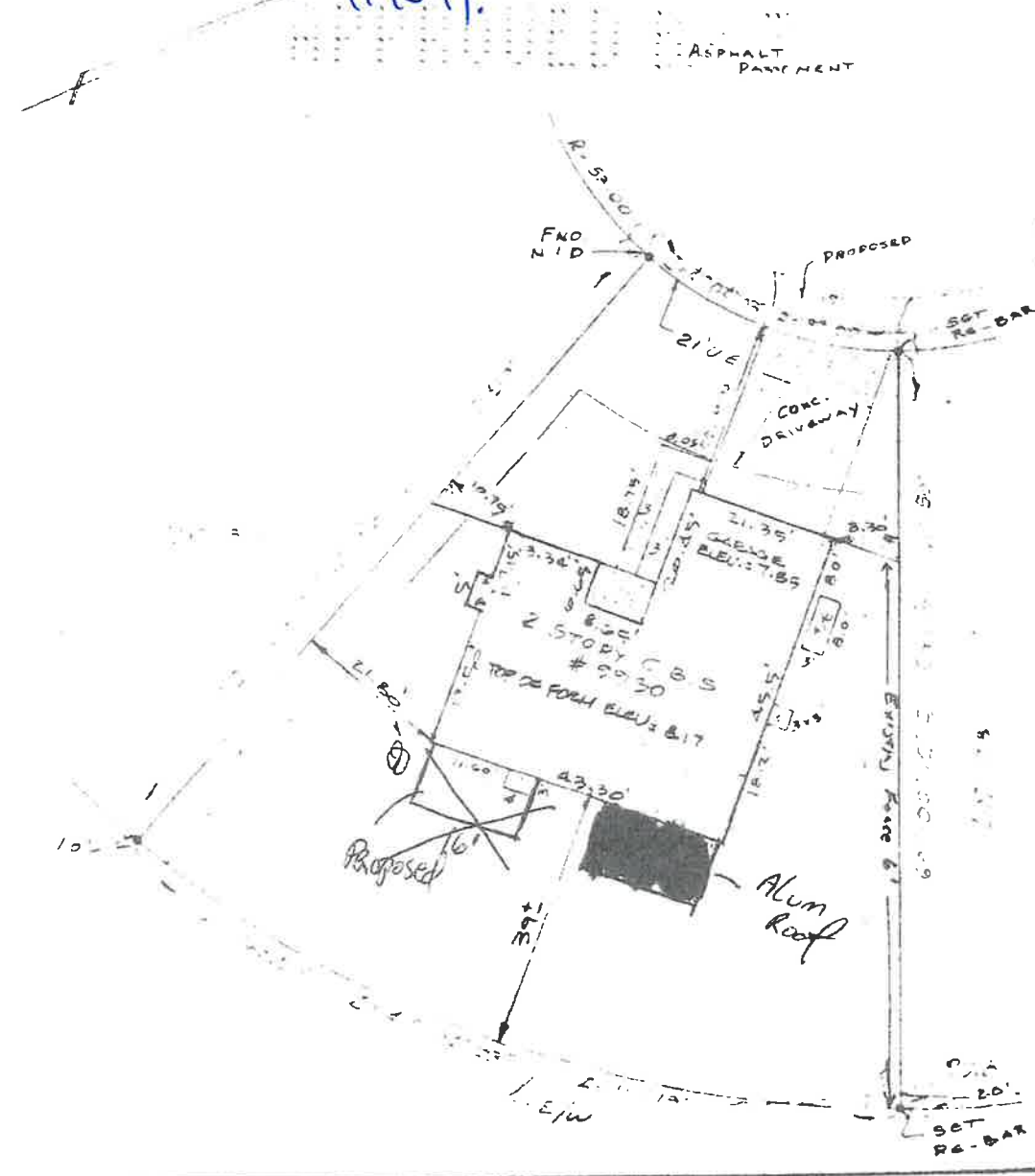
(SIGNED) *Kenneth J. Osborne*
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

Proposed Location, Size: 9930 SW 14 Street



SKETCH OF SURVEY (Historical) SCALE 1" = 20'

For Reference Only - C-2
Pmt 89000207 (1989)





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

VIOLATION WARNING

Case #:	230401759	Date:	4/18/2023
Folio #:	514120190790		
Recipient:	ESPINOZA, HECTOR/SUDARIO, GINA		
Address:	9930 SW 14 ST		
	PEMBROKE PINES, FL 33025		

A physical inspection at 9930 SW 14 ST Pembroke Pines, FL 33025 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 without permits.(Front Door) (Trellis/Gazebo)	10/24/2024
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	The city adopts by reference the latest addition of the Florida building code.	

Notes/Mean of Correction:

Must obtain permit for work done on property. Please contact the building department at 954-435-6502.
 -\n
 [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 10/24/2024

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: 9930 SW 14 Street

