

# Vicinity Map

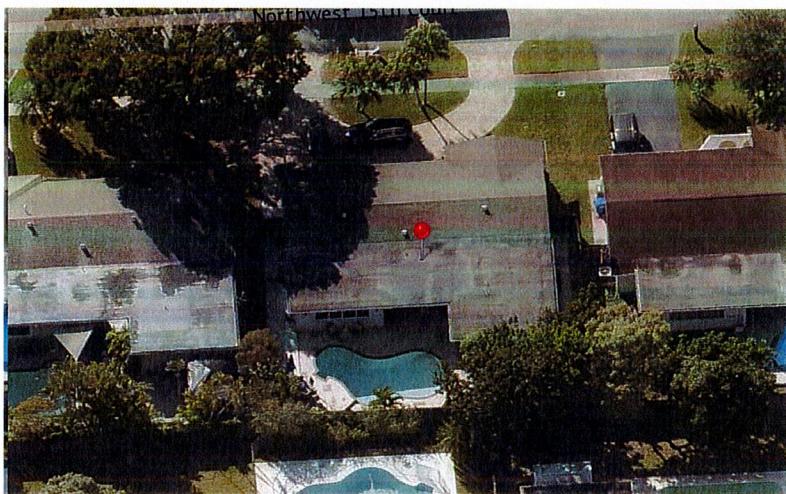
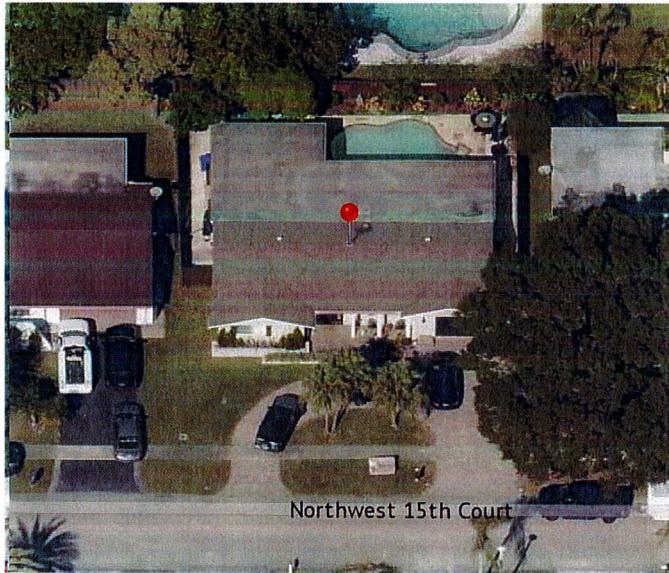
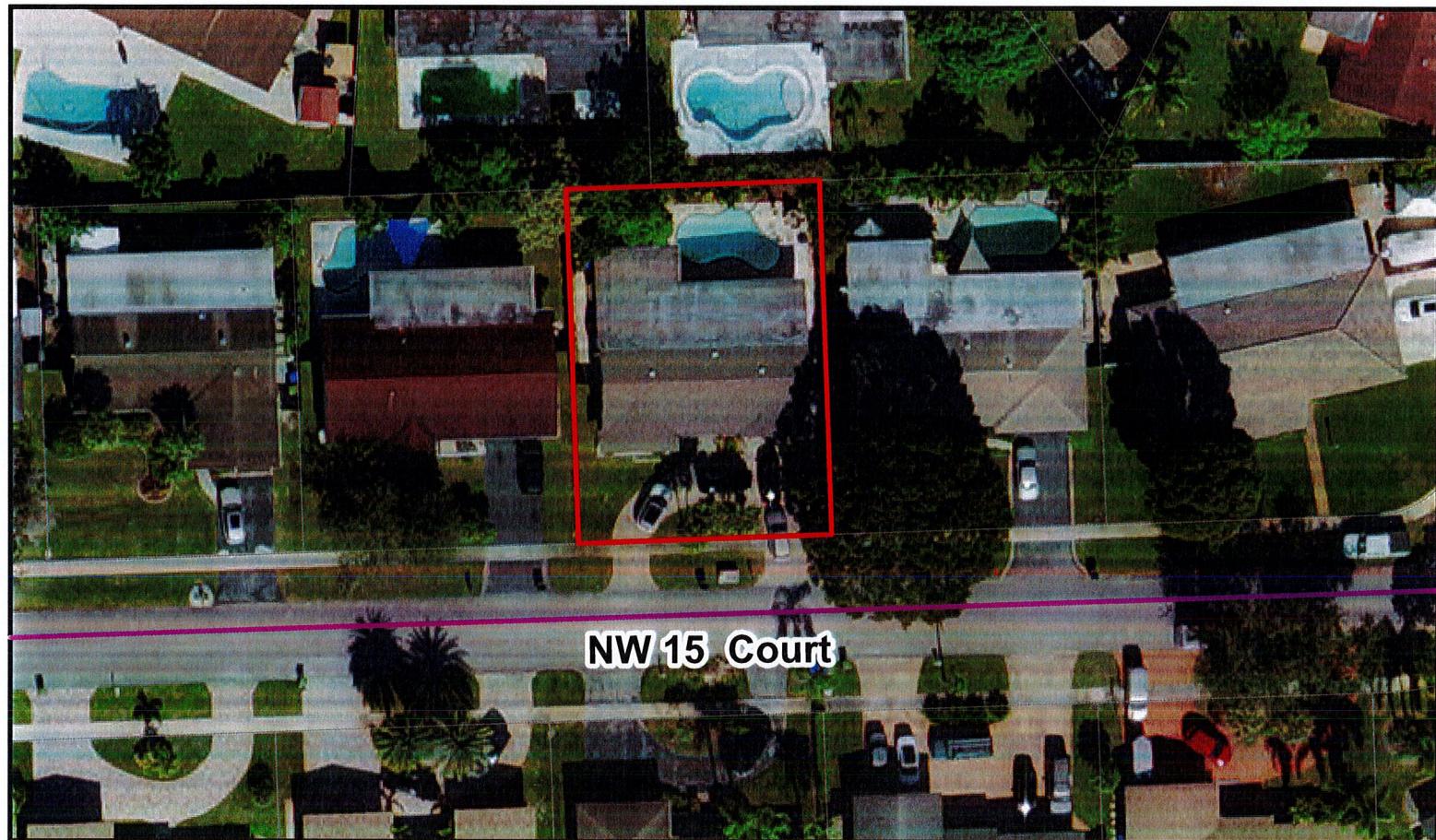
City of Pembroke Pines • Planning and Economic Development Department

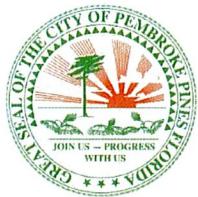
ZV(R) 2023-0062-0063

Zoning Variances

CORONA,SUSY

11601 NW 15 CT PEMBROKE PINES FL 33026





**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>	June 1, 2023	<b>Application ID:</b>	ZV(R)2023-0062 & 0063
<b>Project:</b>	Deck /Patio/Walkway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Susy Corona	<b>Agent:</b>	N/A
<b>Location:</b>	11601 NW 15 Court, Pembroke Pines, FL 33026		
<b>Existing Zoning:</b>	Residential Multi-Family (R-MF)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Case #230200575 (Issued 2/3/2023)		

**Variance Summary**

<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R)2023-0062	Table 155.620: Accessory Structure: Deck or Patio (Single Family Lots)	Five Feet side setback (eastern property line)	One Feet side setback (eastern property line)
ZV(R)2023-0063	Table 155.620: Accessory Structure: Deck or Patio (Single Family Lots)	Five Feet side setback (western property line)	Three Feet side setback (western property line)
<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:

Susy Corona, owner, has submitted two residential Zoning Variance requests for an existing concrete deck or patio at the single-family residence at 11601 NW 15<sup>th</sup> Court in Pembroke Lakes, which is zoned Residential Multi-Family (R-MF). Per the provided survey, the location of the existing items are on the east and west side yards of the house.

On February 3, 2023, the City's Code Compliance Division initiated Code Compliance procedures (Case No. 230200575) for work performed without building permits.

Ms. Corona has requested the following variances to legalize the existing deck or patio on the east and west sides of her house:

- ZV(R)2023-0062 is to allow a one feet (1') side setback along the eastern property line instead of the required five feet (5') for an existing deck or patio.
- ZV(R)2023-0063 is to allow a three feet (3') side setback along the western property line instead of the required five feet (5') for an existing deck or patio.

Per staff findings of City records, in 2018, Building Permit #1860879-0 (copy in folder) replaced an asphalt driveway with pavers within the existing shape and dimensions of the asphalt driveway. This permit was closed out with a passed Final Inspection on September 20, 2018.

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.

There is no active Homeowner's Association.

## VARIANCE REQUEST DETAILS:

**ZV(R)2023-0062:** to allow a one feet (1') side setback along the eastern property line instead of the required five feet (5') for an existing deck or patio.

**ZV(R)2023-0063:** to allow a three feet (3') side setback along the western property line instead of the required five feet (5') for an existing deck or patio.

*Code References:*

ZV(R)2023-0062 & 0063

**Table 155.620 Accessory Building and Structures**

<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>			
<b>Deck or Patio</b>	Primary Building	<b>5 feet</b>	5 feet	5 feet	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  
Property Survey  
Approved Permit Layout  
Field Images  
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.pines.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: 4/25/2023

# Plans for DRC \_\_\_\_\_ Planner: T. Deer

Indicate the type of application you are applying for:

- Appeal\*
- Comprehensive Plan Amendment
- Delegation Request
- DRI\*
- DRI Amendment (NOPC)\*
- Flexibility Allocation
- Interpretation\*
- Land Use Plan Map Amendment\*
- Miscellaneous
- Plat\*
- Sign Plan
- Site Plan\*
- Site Plan Amendment\*
- Special Exception\*
- Variance (Homeowner Residential)
- Variance (Multifamily, Non-residential)\*
- Zoning Change (Map or PUD)\*
- Zoning Change (Text)
- Zoning Exception\*
- 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: T. Deer Project #: PRJ 20 \_\_\_\_\_ Application #: ZU(R) 2023-0062  
0063

Date Submitted: 4/25/2023 Posted Signs Required: (1) Fees: \$ 600.00

**SECTION 1-PROJECT INFORMATION:**

Project Name: Side of the house

Project Address: 11601 Nw 15 court

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: 1989

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514012051050

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

Legal Description: PEMBROKE LAKES SEC 6 94-3 B LOT 18 BLK 57  
\_\_\_\_\_  
\_\_\_\_\_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: Susy Corona

Owner's Address: 11601 NW 15 Court Pembroke Pines, FL 33026

Owner's Email Address: susycorona12651@gmail.com

Owner's Phone: 954-593-4446      Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: Susy Corona

Agent's Address: same as above

Agent's Email Address: Same as above

Agent's Phone: 954-593-4446      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: Residential

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### PROPOSED

Zoning: Residential

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### ADJACENT ZONING

North: Residential

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### ADJACENT LAND USE PLAN

North: Residential

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: Code Violations #230200575

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

Required: \_\_\_\_\_

Request:

#### Details of Variance, Zoning Appeal, Interpretation Request:

See attached letter

## **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:**

April 25, 2023

Re: 11601 NW 15 Court Pembroke Pines, FL 33026

To Whom it May Concern:

I am writing to request a variance from the city's setback requirements for the cement that was poured without a permit on my property. The cemented area was originally assumed to be part of the original driveway permit because it showed on the survey. It was poured in an attempt to address serious water intrusion issues and flooding into my garage. Photos are included for your review.

The cement is not within the setbacks required by the city, and I am requesting a variance to rectify this issue. The water intrusion problem became a serious concern and needed to be addressed to prevent further damage to my property. Currently the right (garage) side of the house has a sidewalk 74 inches from the wall of the home and the left side has a sidewalk of 68 inches leaving a 3 feet from the fence. Pictures have been included.

I can affirm that neighboring properties will not be affected by the changes that were made to my property. Additionally, I have included a survey of my property, which details the location of the cement in question.

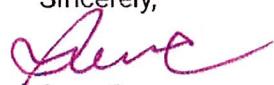
I respectfully request that you grant me a variance from the city's setback requirements for the cement on my property, and I have attached any relevant documentation to support my request. Please do not hesitate to contact me if you require further information or clarification.

I want to stress how important it is to address the water damage issue, as it caused damage to my property and potentially compromised the structural integrity of the property. I want to assure you that I value the beauty and safety of my neighborhood and I will make sure to follow all necessary permit procedures in the future.

I want to assure you that I value the beauty and safety of my neighborhood and I will make sure to follow all necessary permit procedures in the future.

Thank you for your attention to this matter.

Sincerely,



Susy Corona

954-593-4446

[Susycorona12651@gmail.com](mailto:Susycorona12651@gmail.com)

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## BOUNDARY SURVEY

### LEGAL DESCRIPTION:

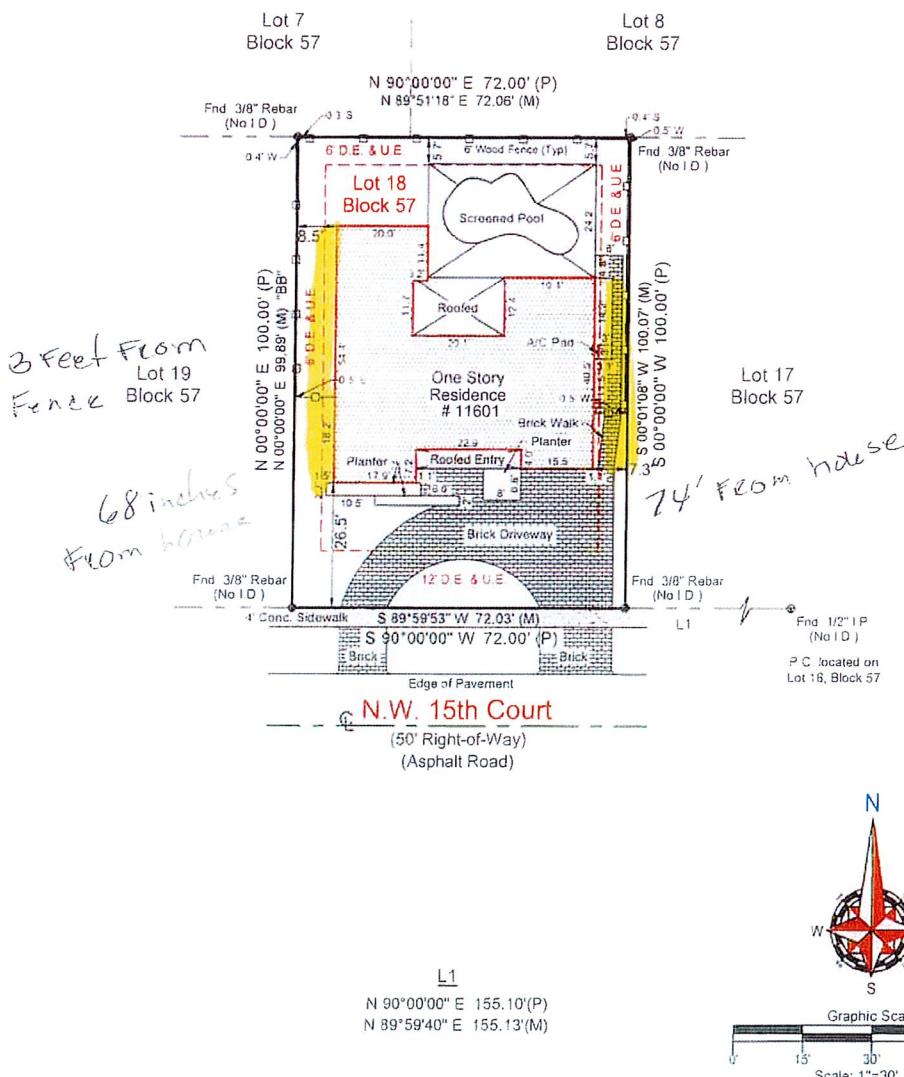
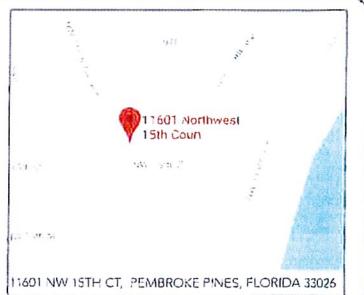
LOT 18, BLOCK 57, PEMBROKE LAKES SECTION SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF PEMBROKE PINES, COMMUNITY NUMBER 120053, DATED 8/18/2014.

Page 2 of 2

This survey is not full and complete without the attached survey report, Page 1 of 2



Field Date: 3/2/2020	Date Completed: 02/13/20
Drawn By: M.C.	File Number: 15-70039
Legend:	
<p>C - Calculated CB - Cantilever CB - Concrete Block CM - Concrete Monument Conc - Concrete D - Depth DE - Drainage Easement Easmt - Easement F E M A - Federal Emergency Management Agency F F E - Fiberglass Floor Elevation Fnd - Found IP - Iron Pipe L - Length (Arc) M - Material N &amp; D - Nail &amp; Deck N R - Non-Radial O R B - Official Records Book P - Pipe P B - Plat Book W - Wood</p> <p>PC - Point of Curvature Pg - Page P/I - Point of Intersection P/O B - Point of Beginning P/O L - Point on Line PP - Power Pole R - Radial R &amp; C - Rebar &amp; Cap Rc - Rebar Rd - Radial Sat - Sat '13, Page 5 Sect - Sect '13, Page 5 Typ - Typical UE - Utility Easement W.M. - Water Meter Δ - Delta (Central Angle) ○ - Chain Link Fence</p>	
<p>Notes: Survey is Based upon the Legal Description Supplied by Client. Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Holes. Subject to any Easements and/or Restrictions of Record. Bearing Bases shown herein, is Assumed and Based upon the Line Denoted with a 'B3'. Building Tiles are NOT to be used to reconstruct Property Lines. Fence Ownership is NOT determined. Fence Ownership is NOT determined. Roof Overhangs, Underground Utilities and/or Fosters have NOT been located UNLESS otherwise noted. Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. Use of Survey for Permits is at the User's Risk and Without Liability to the Surveyor. Nothing herein shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified. Flood Zone Determination Shown Heron Is Given as a Courtesy, and Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and other factors known NEITHER by NOR given to the Surveying Company at the time of this Enclosure. Ireland &amp; Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.</p>	
<p>Patrick K. Ireland FIRM PSM/B637 LB 7623 This Survey is Intended ONLY for use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.</p> <p>Ireland &amp; Associates Surveying, Inc. 300 Currency Circle   Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165</p>	



Side Water Damage



garage water damage



garage water damage



garage water Damage



garage  
Side water



Current Garage SIDE



Current garage door  
Side



Current  
garage door side

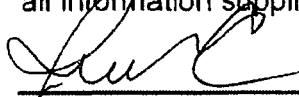


Current  
left hand side of  
house

## 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.

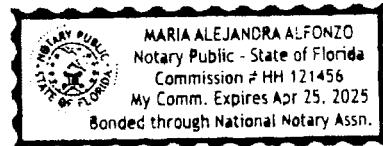


Signature of Owner

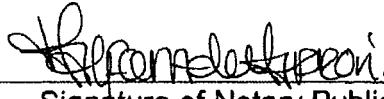
4/25/2023

Date

Sworn and Subscribed before me this 25 day  
of April, 2023



Fee Paid

  
Signature of Notary Public

April 25<sup>th</sup>, 2025  
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

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

Applicant: Susy Corona

Authorized Representative: \_\_\_\_\_

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

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

I, Susy Corona (print Applicant/Authorized Representative name), on behalf of SusyCorona (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.



Signature of Applicant or Applicant's  
Authorized Representative

4/25/2023

Date

Susy Corona

Print Name of Applicant/Authorized Representative