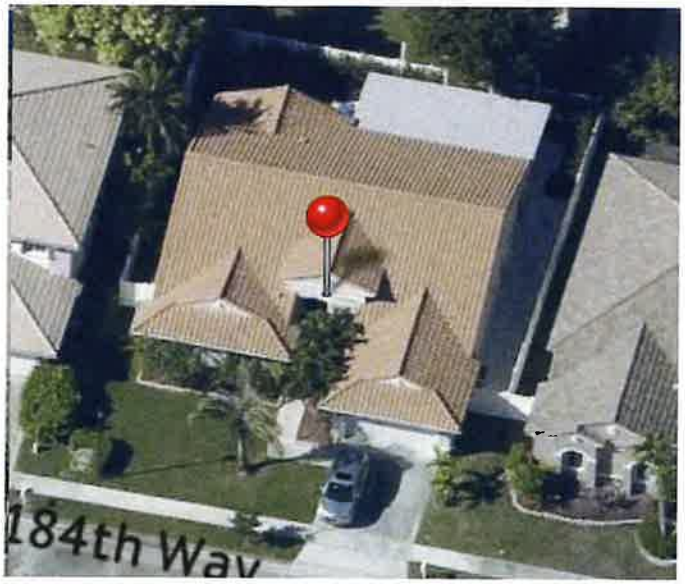
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0008-0010
Zoning Variances

CUEVAS,RONALD A & SILVIA
312 SW 184 WAY PEMBROKE PINES FL 33029

NOT TO SCALE



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

Summary

Agenda Date:	June 5, 2025	**Application ID:**	ZV(R) 2025-0008-0010		
Project:	Existing Roofed Structure (attached)	**Pre-Application No.**	PRE2025-0013		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Ronald Cuevas	**Agent:**	N/A		
Location:	312 SW 184 Way Pembroke Pines FL, 33029	**Property Id. No.**	513913074080	**Commission District No.**	4
Existing Zoning:	Residential Single-Family, Typical Lot (R-1C)	**Existing Land Use:**	Residential		
Reference Applications:	Code Compliance Case No. 241103449 (Initiated 11/15/2024)				
	These requests were presented at the May 1, 2025, meeting. The petitioner provided additional information during the meeting and the BOA tabled the requests for June 5, 2025; also, the applicant voluntarily withdrew ZV(R)2025-0010 for side setback for existing patio.				

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R)2025-0008	155.421.3: Residential Single-Family (R-1C) Rear Setback	15' Rear Setback	8.5' Rear Setback for existing roofed structure, attached instead of the required 15' rear setback
ZV(R)2025-0009	155.421.3: Residential Single-Family (R-1C) Maximum Lot Coverage	40% Maximum Lot Coverage (All Buildings)	45% Maximum Lot Coverage (All existing buildings)
~~**ZV(R)2025-0010**~~	~~155.620: Accessory Buildings and Structures Deck or Patio~~	~~5' side setback~~	~~4' side setback for existing patio~~ **Voluntarily withdrawn by the petitioner on the May 1, 2025 meeting.**

Final:	☐ Planning & Zoning Board	☒ Board of Adjustment
Reviewed for the Agenda:	Director: _____	Assistant Director: _____

PROJECT DESCRIPTION/BACKGROUND:

Ronald Cuevas, owner, submitted three residential zoning variance requests to legalize existing construction for the property located at 312 SW 184 Way in the Estancia neighborhood, which is zoned residential single-family (R-1C).

On November 15, 2024, the property was cited for work performed without permits, Code Case No. 241103449.

The owner is pursuing to seek relief to retain an existing patio and a 31.79' x 25' roofed structure, attached to the rear wall of the house. The property owner is providing a copy of the property survey showing present conditions and footprint of the existing items at location. The petitioner is specifically requesting:

- **ZV(R)2025-0008:** to allow eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.
- **ZV(R)2025-0009**: to allow 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.
- ~~**ZV(R)2025-0010:** to allow four-foot (4') side setback along a segment of the northern property line instead of the required five-foot (5') side setback for an existing patio.~~ **Applicant voluntarily withdrew this request at the May 1, 2025, meeting.**

Per staff review of the city's archives, no permits can be found for the existing work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the patio and roofed structure have existed at location since at least December 2022 and December 2024, respectively (See property changes).

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 the Estancia neighborhood. The applicant has provided a copy of the Homeowners Association (HOA) Letter dated April 16, 2024.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0008) is to allow eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.
ZV(R)2025-0009) is to allow 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.

Code References:

ZV(R)2025-0008-0009)

155.421.3: Residential Single-Family (R-1C)	
Standard	**Residential**
Maximum Lot Coverage	**40%**
Rear Setback	**15 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 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

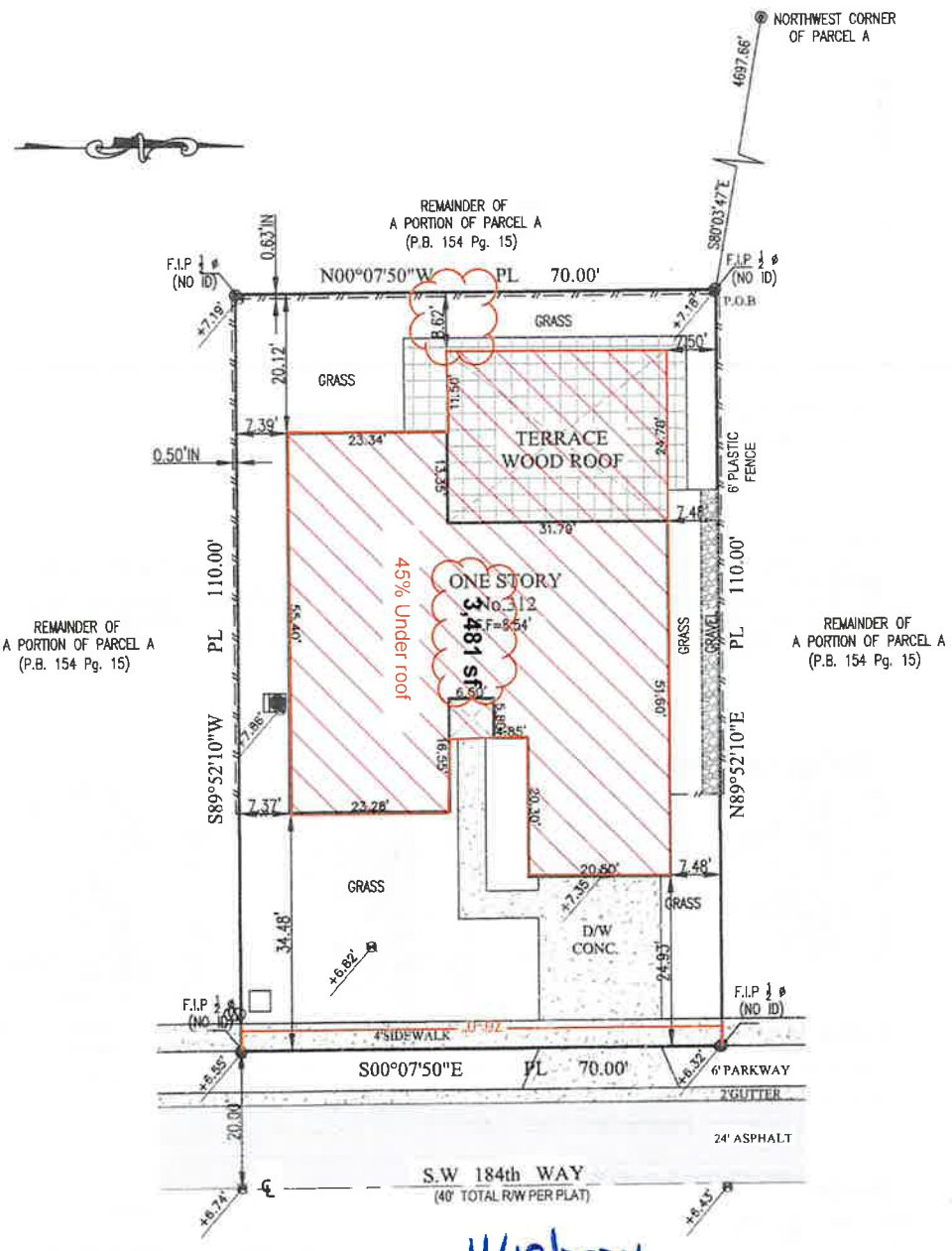
    c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: As Built Survey (11/19/2024, 5/22/2025)
Information provided by the petitioner during the May 1, 2025, meeting

TOTAL UNION LAND SURVEYING SERVICES LLC

PROFESSIONAL LAND SURVEYORS AND MAPPER LB 8178
2251 SW 10 ST
MIAMI, FL. 33135
PHONE:(786) 488-5534 lydialopez@bellsouth.net

BOUNDARY SURVEY



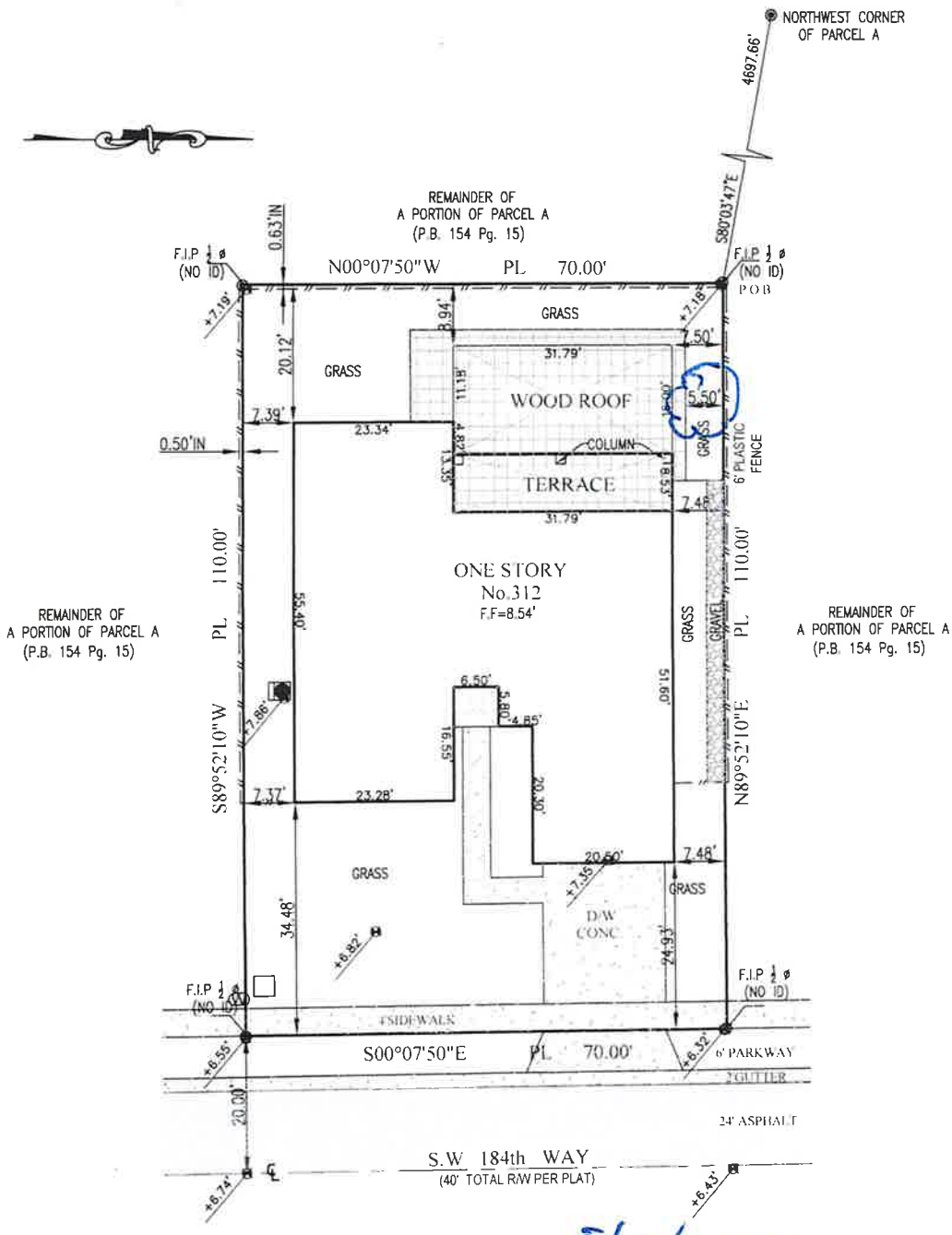
11/19/2024

(IN FEET)
1 inch = 20 ft

TOTAL UNION LAND SURVEYING SERVICES LLC

PROFESSIONAL LAND SURVEYORS AND MAPPER LB 8178
2251 SW 10 ST
MIAMI, FL. 33135
PHONE:(786) 488-5534 lydialopez@bellsouth.net

BOUNDARY SURVEY



5/22/2020

(IN FEET)
1 inch= 20 ft

CONSTRUCTION PLANS

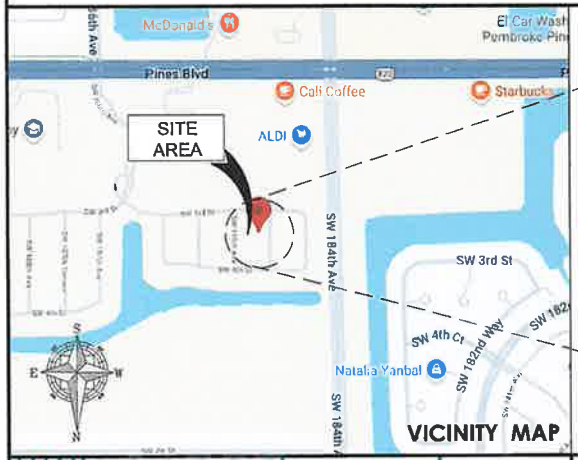
REAR ROOFING WORKS AS BUILT PLAN

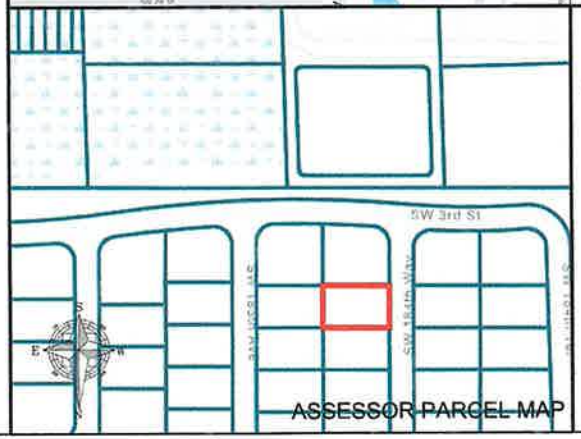
312 SW 184TH WAY PROJECT
PEMBROKE PINES, FL 33029

FEBRUARY 8, 2025

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING OR ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE", CURRENT EDITION. NOTE: ALL LOCAL CODES SHALL PREVAIL.
3. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES AND O/R SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
4. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
5. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
7. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
8. CONTRACTOR SHALL KEEP WORK AREAS CLEAN AND REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE. CONTRACTOR SHALL EMPLOY REASONABLE MEASURES TO PROTECT THE EXISTING PREMISES FROM DAMAGE AND SHALL BE LIABLE FOR ANY NEEDED REPAIRS.
9. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR IS EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION LEFTOVERS ARE FORM MEALS CONSUMED ON PREMISES SHALL BE L SEALED CONTAINERS
10. ARCHITECT/ANTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
11. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
13. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
14. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
15. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
16. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL /ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
17. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN
18. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
19. THE ARCHITECT/ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR, THE MISINTERPRETATION OF THESE PLANS BY OTHERS. THE REVIEW APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL OTHERS.
20. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
21. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
22. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
23. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
24. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
25. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
26. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
27. ALL WOOD BLOCKING WITHIN FIRE RATED DEMISING WALLS, METAL FRAMED WALLS AND ABOVE FINISHED CEILING SHALL BE FIRE LABELED WOOD WITH A MINIMUM FLAME SPREAD RATING OF 25.
28. EXISTING BUILDING INFORMATION OBTAINED FROM EXISTING BUILDING CONDITIONS, FIELD MEASUREMENTS AND SITE OBSERVATION CONDUCTED BY THIS ARCHITECT, COPY SURVEY PROVIDED BY OWNER SHOWN IN THIS DRAWING
29. CONTRACTOR SHALL PROVIDE AND INSTALL A MINIMUM OF ONE FIVE POUND "ABC" TYPE U.L. LISTED FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FEET OF OFFICE AREA. LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION.





PROJECT SCOPE OF WORK

- **PROVIDE FOLLOWING AS BUILT PLAN DRAWINGS FOR THE REAR ROOFING WORKS.**

** **EXISTING FLOOR PLAN**
** **WOOD POST LAYOUT PLAN**
** **ROOF PLAN**

PROJECT NARRATIVE:

THE OBJECTIVE OF THIS PROJECT IS TO CREATE AN AS BUILT DRAWING OF ROOFING WORKS TO THE REAR PORTION OF THE RESIDENTIAL HOUSE.

PROJECT DATA / INFORMATION

ADDRESS	: 312 SW 184TH WAY, PEMBROKE PINES, FL 33029
TAX DISTRICT	: BROWARD
PARCEL ID.	: 513913074080
LEGAL DESCRIPTION	: TWIN ACRES 154-15 B POR PAR A DESC AS COMM NW
OCCUPANCY	: RESIDENTIAL - SINGLE FAMILY
CONSTRUCTION TYPE	: TYPE-III
NO. OF STORIES	: 1-STORY (EXISTING)
ALLOWABLE BLDG. HT	:
LOT SIZE	: 7,681.00 SF
(E) BUILDING AREA	: 3,087.00 SF (EXISTING)

PROPERTY OWNER/APPLICANT

RONALD CUEVAS
312 Sw 184th Way,
Pembroke Pines, FL 33029

ENGINEER / CONSULTANT

SUNSTATE PLANS LLC.
Licensed Engineering Firm
Licensed # 37348
2727 Silver Star Rd, Orlando, FL 32822
407-902-7128
Sunstateplans@gmail.com

SURVEYOR

BUILDING CODES AND ZONING ORDINANCES:

2023 FLORIDA BUILDING CODE (8TH EDITION)
2023 FLORIDA BUILDING CODE EXISTING BUILDING (8TH EDITION) C.
2023 FLORIDA BUILDING CODE ACCESSIBILITY (8TH EDITION)
2023 FLORIDA BUILDING CODE MECHANICAL (8TH EDITION)
2023 FLORIDA BUILDING CODE PLUMBING (8TH EDITION)
2023 FLORIDA BUILDING CODE ENERGY CONSERVATION (8TH EDITION) G. 2017
2020 NATIONAL ELECTRICAL CODE (NEC)
2023 FLORIDA FIRE PREVENTION CODE (8TH EDITION)
2023 NFPA1 LIFE SAFETY CODE 70
2024 CHAPTER 38 - ZONING
2024 CHAPTER 30 - PLANNING AND DEVELOPMENT

**APPROVED CONSTRUCTION DOCUMENTS SHALL BE ON SITE FOR ALL INSPECTIONS **

SHEET INDEX

ENGINEER'S SEAL

REVISIONS

REV.	DESCRIPTION:	DATE

SUNSTATE PLANS LLC.
Licensed Engineering Firm
Licensed # 37348
2727 Silver Star Rd, Orlando, FL 32822
407-902-7128
Sunstateplans@gmail.com

COVER SHEET

312 SW 184TH WAY PROJECT
PEMBROKE PINES, FL 33029

Drawn By:
Approved By:
Date:
Permit Number:

CS - 01

Building Codes and Zoning Ordinances:

2023 Florida Building Code, (8th Edition)
2023 Florida Building Code (Existing Building (8th Edition) C.
2023 Florida Building Code Accessibility (8th Edition)
2023 Florida Building Code Mechanical (8th Edition)
2023 Florida Building Code Plumbing (8th Edition)
2023 Florida Building Code Energy Conservation
(8th Edition) (S. 2021
2023 National Electrical Code (NEC)
2023 Florida Fire Prevention Code (8th Edition)
2023 NFPA 1 Life Safety Code 70
2024 Chapter 38 - Zoning
2024 Chapter 30 - Planning and Development
2023 Florida Building Code

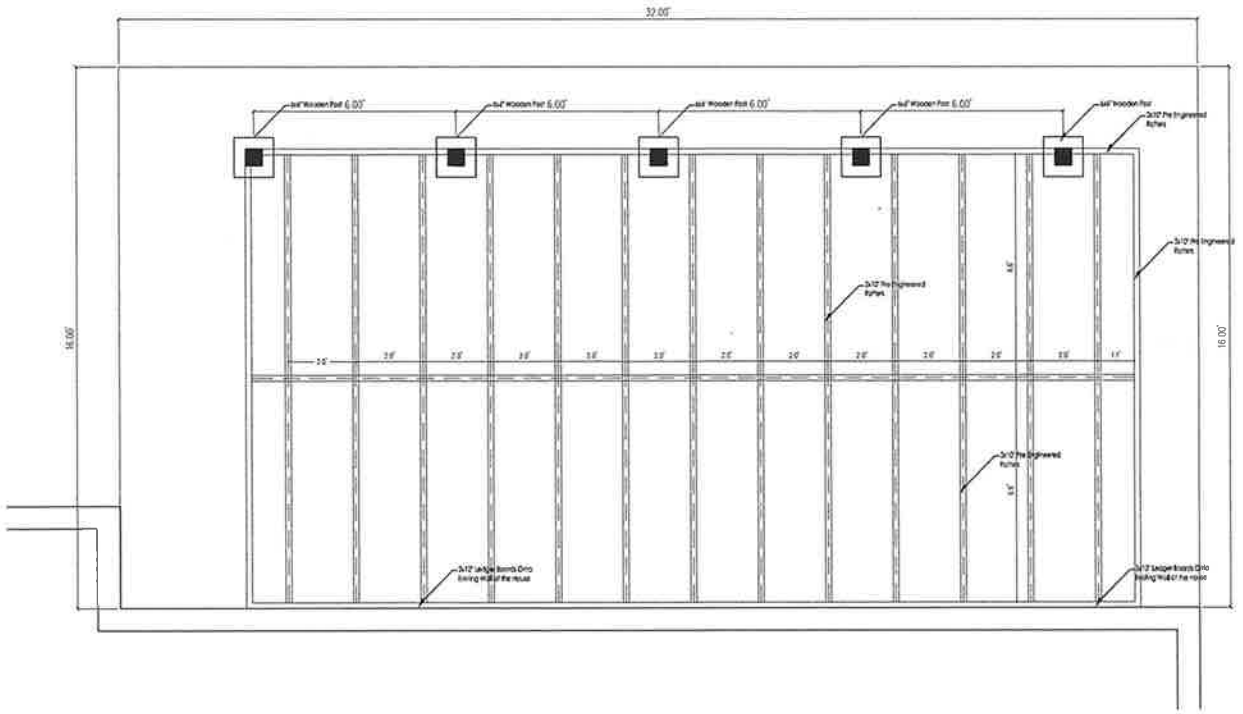
Building Characteristics

Existing 1-story type BB,
Group R Residential

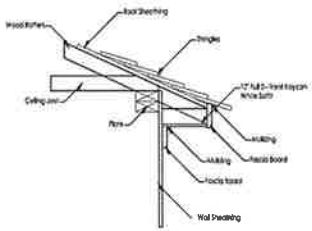
Scope of Works

Rear Roofing Works As Built Plans

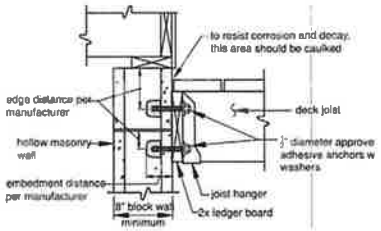
Approved Construction Documents shall be on site for all inspection



1 ROOF FRAMING AS BUILT PLAN
SCALE 1:20



2 PROPOSED SOFFIT DETAIL
SCALE 1:10



3 DECK LEDGER CINDER BLOCK DETAIL
SCALE 1:20

SUN STATE PLANS LLC
LICENSED ENGINEERING FIRM
JOSEPH E. STATE
2727 CORRINE DR
ORLANDO, FLORIDA 32803

I hereby certify that these drawings were prepared under my responsible control and to the best of my knowledge, conform to the pertinent Building Code.

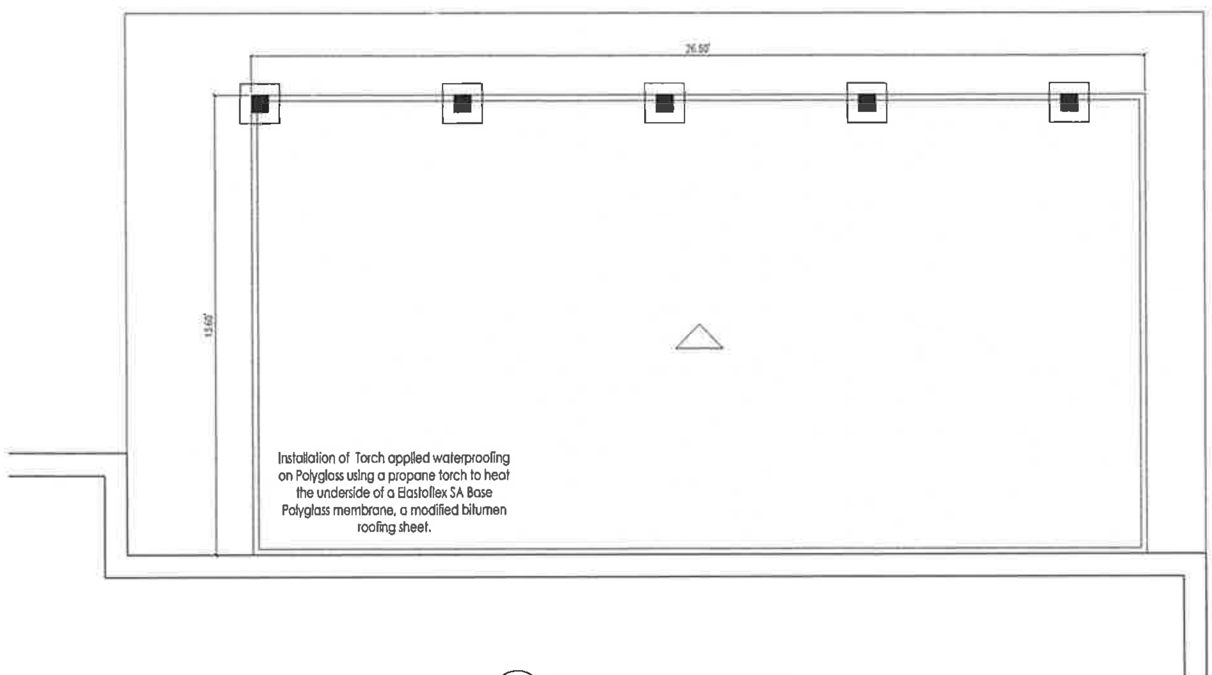
Engineer's seal

REAR ROOFING WORKS AS BUILT PLAN

RONALD CUEVAS
Owner's Name
312 SW 184TH WAY, PEMBROKE PINES, FL 33029

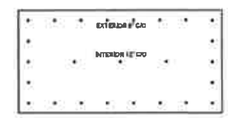
Project #:
Date: 02/04/2025
Drawn by:
Checked:
Revision 1:
Revision 2:
Revision 3:

Sheet #
A-02
Scale: as shown



1 ROOF LAYOUT AS BUILT PLAN

SCALE 1:20



SINGLE EDGE NAIL SPACING

ROOF & WALL SHEATHING			
SHEATHING REQUIRED	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING
[illegible] SHEATHING	6" C/C	3" C/C	6" C/O
NAILS: [illegible]			

2 ROOF SHEATHING DETAIL

SCALE 1:10

Building Codes and Zoning Ordinances:

2023 Florida Building Code. (8th Edition)
2023 Florida Building Code Existing Building (8th Edition) C.
2023 Florida Building Code Accessibility (8th Edition)
2023 Florida Building Code Mechanical (8th Edition)
2023 Florida Building Code Plumbing (8th Edition)
2023 Florida Building Code Energy Conservation.
(8th Edition) I.C. 2017
2020 National Electrical Code (NEC)
2023 Florida Fire Prevention Code (8th Edition)
2023 NFPA 1 Life Safety Code 70
2024 Chapter 28 - Zoning
2024 Chapter 30 - Planning and Development
2023 Florida Building Code

Building Characteristics

Existing 1-story Type IIIB,
Group R Residential

Scope of Works

Rear Roofing Works As Built Plans

"Approved Construction Documents shall be on site for all inspection"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

SUN STATE PLANS LLC
LICENSED ENGINEERING FIRM
LICENSED # 37349
2727 SILVER STAR ROAD
ORLANDO, FLORIDA 32808

I hereby certify that these drawings were prepared under my responsible control and to the best of my knowledge, conform to the pertinent Building Code.

Engineer's seal

REAR ROOFING WORKS AS BUILT PLAN

RONALD CUEVAS
OWNER'S NAME
312 SW 184TH WAY, PEMBROKE PINES, FL 33029

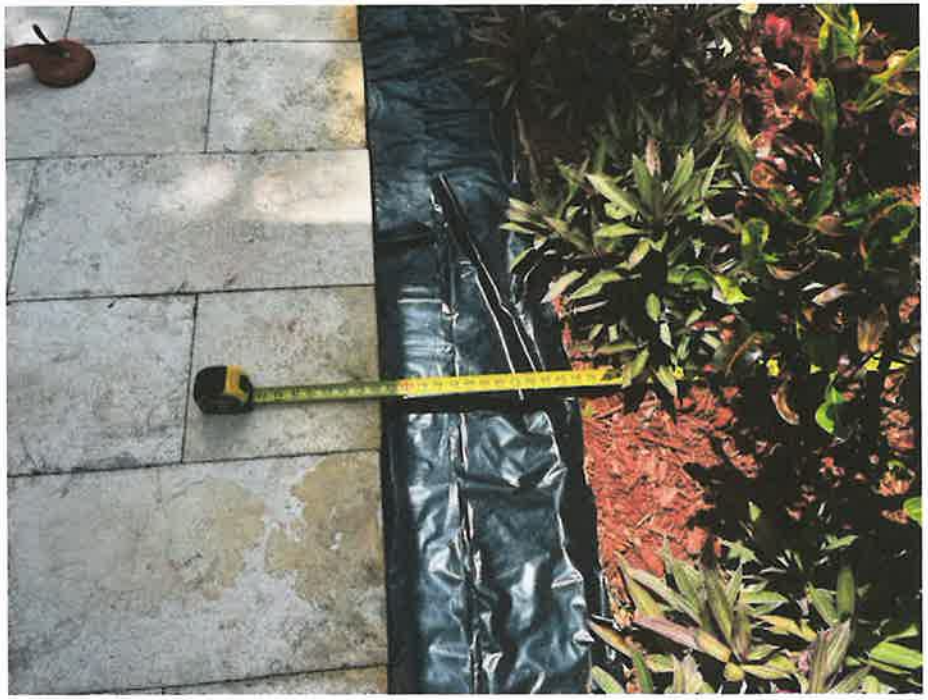
Project #:
Date: [illegible]
Drawn by:
Checked:

Revision 1:
Revision 2:
Revision 3:

Sheet #
A-03
Scale: as shown


44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61


50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73




54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77

Property Id: 513913074080 **Please see map disclaimer

May 1, 2025

1:1,200

0 55 110 220 ft

0 15 30 60 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser

Property Id: 513913074080 **Please see map disclaimer

May 1, 2025

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser

Using Cool Roofs to Reduce Heat Islands

On this page:

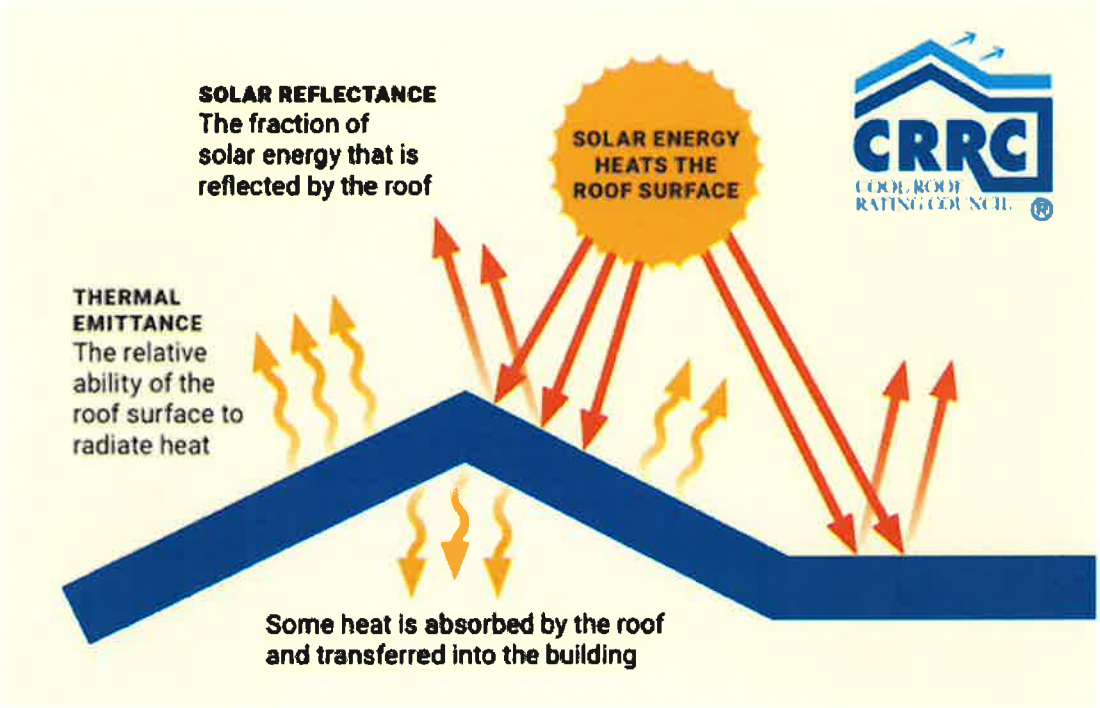
What is a Cool Roof?

A cool roof absorbs and transfers less heat from the sun to the building compared with a more conventional roof. A high solar reflectance, or albedo, is the most important characteristic to understand in terms of how well a cool roof reflects heat from the sun away from a building. A high thermal emittance—how well a cool roof sheds the heat it does absorb—also plays a role, particularly in climates that are warm and sunny. Together, these properties reduce temperatures on the roof, inside the building, and in the surrounding ambient air.

Buildings with cool roofs use less air conditioning, save energy, and have more comfortable indoor temperatures. For example, in non-air-conditioned residential buildings, cool roofs can lower maximum indoor temperatures by 1.2–3.3°C (2.2 to 5.9°F).[1]

Cool roofs also impact surrounding areas by lowering temperatures outside of buildings and thus mitigating the heat island effect <https://epa.gov/heatislands/learn-about-heat-islands>.

How Cool Roofs Work



This illustration depicts the flow of radiant energy as heat between the sun, roof surface, building interior, and surroundings. The higher solar reflectance, the more solar energy is reflected away from the cool roof surface. Some of the solar energy is absorbed by the roof as heat. The higher the thermal emittance, the more of this absorbed heat is radiated away from the roof surface. (Image courtesy of Cool Roof Rating Council.)

Products for Different Roofing Types

Building owners and roofing contractors have used cool roofing products for many years on commercial, industrial, and residential buildings. They may be installed on low-slope roofs (such as the flat or gently sloping roofs typically found on commercial,

industrial, and office buildings) or the steep-sloped roofs used on houses and residential buildings.

The product technologies used for cool roofs vary by the roof's type, as shown below.[2]

Low-slope Cool Roof Products	Steep-slope Cool Roof Products
• Asphaltic membranes surfaced with reflective granules • Liquid-applied roof coatings with light or cool colors • Fluid-applied membranes (used for waterproofing and protection of bitumen or metal roofs) with light or cool colors • Roofing aggregate, such as gravel, that is light- or cool-colored • Single-ply membranes (prefabricated sheets that are rolled onto the roof) with light- or cool-colored pigments	• Asphalt shingles surfaced with light- or cool-colored granules • Roofing tiles such as terra cotta, which is naturally cool; alternatives include tiles with a light or cool-color glaze, and tiles with reflective polymer coatings • Directionally reflective materials, which change color depending on the angle of view (e.g., white when viewed from above but dark when viewed from ground level) • Metal shingles or tiles, coated with reflective paint or surfaced with reflective granules • Polymer or composite shingles coated with light or cool-colored pigments • Wood shingles or shakes, which are naturally cool

The cost difference between a cool roof and conventional roofing materials varies by product type. Products that use certain reflective pigments (e.g., infrared reflective pigments) tend to cost more than products with conventional pigments. Ongoing costs of cool roofs may include periodic maintenance to keep the roof clean and maximize its reflectance, particularly for low-sloped cool roofs.

Cool walls—exterior walls that are made more reflective through white or light-colored paints or cladding or products that use special pigments—perform services similar to those of cool roofs. Their potential for heat reduction and energy savings is comparable to that of cool roofs across all of California and U.S. climate zones 1–4, especially on older structures where walls are typically less well-insulated than roofs.[3]

Co-Benefits of Cool Roofs

Cool roofs provide a number of benefits beyond urban heat island mitigation, including:

Cool roofing products made of metal are easily installed on steep-sloped roofs, as this house demonstrates. (Photo courtesy of Custom-Bilt Metals.)

- *Reduced energy use:* A cool roof lowers the amount of heat transferred to the building, which allows it to stay cooler and use less energy for air conditioning. In air-conditioned residential buildings, solar reflectance from a cool roof can reduce peak cooling demand by 11–27%.[1]
- *Reduced air pollution and greenhouse gas emissions:* By lowering energy use, cool roofs decrease the associated air pollution and greenhouse gas emissions. When applied at a scale large enough to affect ambient temperatures, cool roofs could reduce the formation of ground-level ozone (which is heat-dependent)[6] and reduce cooling energy use across a city.[7]
- *Improved human health and comfort:* Cool roofs can help reduce the adverse health impacts of heat islands <https://epa.gov/heatislands/what-are-heat-islands#impacts>, such as heat exhaustion, respiratory difficulties, dizziness and cramps, and heat-induced death. One United Kingdom study showed that cool roofs, when implemented across a city, could offset 18% of heat-related mortality associated with the heat island effect.[8]

Because cool roofs reflect sunlight and reduce solar heat gain into a building, they may increase energy use in buildings during winter months in cold climates. However, this so-called "heating penalty" is typically offset by summer cooling energy savings.[4]

Several factors can limit or reduce the heating penalty of cool roofs in winter. The sun's angle in winter is lower and days are shorter than in summer, reducing the effect of cool roofs on wintertime energy use. Effective insulation and energy-efficient design can also reduce impacts.[5] Buildings in areas with heavy and long-lasting snow cover would have the lowest heating penalty from cool roofs, since the roofs will be covered with reflective snow for most of the winter.

To maximize the energy savings and heat island benefits of cool roofs, building owners should consider implementing energy efficiency improvements <https://www.energystar.gov/saveathome/seal_insulate> such as insulation and air sealing.[6]

Types of Cool Roof Programs and Incentives

Local, state, federal, and international building standards, as well as codes, ordinances, and financial incentives can be used to encourage the integration of cool roofs into other building improvement measures. Cool roof programs are often grouped into larger initiatives related to energy efficiency, green buildings, and climate change mitigation to name a few. These programs are typically managed by utilities and energy providers, state and local governments, and non-profit organizations. Requirements to meet standards or to qualify for incentives often take into account how much of the roof is covered in cool materials, roof slope, solar reflectance and thermal emittance values of the materials, and the nature of the property (e.g., residential, commercial, or other).[9]

The following examples of programs and incentives are from information published by the Cool Roof Rating Council, last updated in 2022.[10] For the most current data, visit the Cool Roof Rating Council Codes and Programs page <https://coolroofs.org/resources/codes-programs>.

Building Standards

- **Mandatory standards, codes, and ordinances:** Cool roof requirements have been integrated into building and energy standards or ordinances in at least 13 cities and counties, seven states, and the District of Columbia. *Example: Urban Heat Island Ordinance No. 2019-4252 (pdf)* <https://www.mbrisingabove.com/wp-content/uploads/ordinance-2019-4252.pdf> *(1,300 KB) (City of Miami Beach, Florida)*
- **Voluntary programs:** Eight voluntary programs for cool roofs are offered by international, national, and state agencies and organizations. These programs typically require that roofs meet a minimum solar reflectance level for the building to receive a certification or be designated as meeting a standard. *Example: U.S. Green Building Council (LEED) Site Sustainability - Heat Island Reduction; Version 4.1* <https://www.usgbc.org/leed/v41>

Financial Incentives

- **Rebates:** Rebate programs are typically run directly by utilities or by cities as a part of larger programs for energy efficiency upgrades. Thirty-five utility and municipal rebate programs for installation of cool roofs are available in 11 states, representing the most popular financial incentive program nationally for cool roofs. *Example: Energy Cool Roof Rebate Program* <https://resi-savenow.cpsenergy.com/cps-energy/savings/home-energy-rebates-specifications/> *(San Antonio, Texas)*
- **Whole-Building Incentives:** These financial incentives, which are based on overall reductions in facility energy use, are almost exclusively run by utilities and primarily affect new construction or total building retrofits. California, Minnesota, and Texas offer whole-building incentives for cool roofs. *Example: Customized Retrofit Incentives* <https://www.pge.com/en_us/large-business/save-energy-and-money/facility-improvement/custom-retrofit.page> *from Pacific Gas and Electric (regionally available in California)*
- **Loans:** Eight states run 11 programs for loans to partially cover the costs of installing and maintaining cool roofs. *Example: Energy Conservation for Ohio (ECO-Link)* <https://tos.ohio.gov/ecolink/>

Local Government Cool Roof Program Examples

- EPA's Heat Island Community Actions Database <https://epa.gov/heatislands/heat-island-community-actions-database> provides examples of local government programs, ordinances, climate action plans, construction codes, loan programs, and outreach programs that promote cool roofs and walls. Filter the "Cooling Activity" menu by "Cool Roofs" to view all cool roof-related programs.

More Information and Resources

EPA Resources

More details on cool roofs are available in Chapter Four <https://epa.gov/heatislands/guide-reducing-heat-islands> of EPA's Guide to Reducing Heat Islands. In addition, visit the Heat Island Webinars <https://epa.gov/heatislands/heat-island-webinars> page and use the "Sort by Topic" filter to find past webinars on cool roofs and cool walls. The ENERGY STAR program <https://www.energystar.gov/products/roof_products/cool_roofs_emissivity> has basic information on using cool roofs to save energy.

Non-EPA Resources

- Lawrence Berkeley National Laboratory - Heat Island Group
  <https://heatisland.lbl.gov/coolscience/cool-roofs>

- Cool Roof Rating Council <https://coolroofs.org/> (CRRC) administers a rating program for companies interested in having their roofing and exterior wall products listed and labeled with information about the product's surface radiative performance (solar reflectance and thermal emittance). The ratings help inform consumers about the product's impact on a building's energy use and heat island reduction. The CRRC lists the rated products in its Rated Products Directories <https://coolroofs.org/directory> and provides additional resources such as:
  - Resources for Home and Building Owners <https://coolroofs.org/resources/home-and-building-owners>
  - How Does a Cool Roof Save Energy? (pdf) <https://coolroofs.org/documents/crrc-energysavingdoc_2023_v2.pdf> (1,515 KB)
  - Directory of Cool Roof Codes and Ordinances <https://coolroofs.org/resources/codes-programs-standards-2>
- Database of State Incentives for Renewables & Efficiency <https://www.dsireusa.org/>
- U.S. Department of Energy Cool Roof Calculator <https://web.ornl.gov/sci/buildings/tools/cool-roof/>
- Cool Savings Explorer <https://drive.google.com/drive/folders/1ejyrkhngr5xknwsk09dedmgvct9gb8xf> (Lawrence Berkeley National Laboratory)

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[9.] Cool Roof Rating Council. 2023. Looking for Cool Roof or Cool Exterior Wall Codes, Standards, and Voluntary Programs? <https://coolroofs.org/resources/codes-programs-standards-2>

[10.] Cool Roof Rating Council. 2023. Resources: Codes and Programs <https://coolroofs.org/resources/codes-programs>. Data last updated in 2022.

Last updated on February 27, 2025

ESTANCIA POA

c/o Atlantis Management Services
11011 Sheridan Street, Suite 208
Cooper City, FL 33026
954-450-9400
jay@atlantis-management.com

04/16/2024

Ronald & Silvia Cuevas
Jason & Melanie Cuevas
312 SW 184 Way
PEMBROKE PINES FL 33029

RE: 312 SW 184 Way

Dear Homeowner(s):

The Architectural Committee of the Association, on behalf of the Board of Directors, has approved your request for the following architectural change:

Install new pergola as presented in your application

All approvals are contingent on the homeowner complying with all applicable state, county, and/or city building codes, and obtaining all necessary permits. Homeowners are also responsible to pay for any repair and damage to the common areas or adjacent property that might occur.

We sincerely appreciate your cooperation and continuing efforts in making ESTANCIA POA a place we are proud to call "our neighborhood."

Sincerely,
For the Board of Directors

Jay Jenkins
Property Manager

ESTANCIA
ARCHITECTURAL REVIEW BOARD REQUEST FORM

HOMEOWNER: Ron Cuevas
ADDRESS: 312 SW 184 Way P. Pines, FL 33029
PHONE: 305-815-8874 EMAIL ADDRESS: racaves@gmail.com

DESCRIPTION OF IMPROVEMENT: (check appropriate box)
□Storm Shutters □Pool □House Painting □ Driveway Modification X Patio Roof Modification □Fence □Screen Enclosure
□ Landscaping Modification □Other

Brief Description: Install pergola in backyard patio. Pergola will be insulated. Pergola will be about 9' height and dimensions are 18' x 36'. Ceiling thickness will be 4" thick. Color will be all white to match house trim. Drawing of where Pergola will be installed is attached with application along with Property Survey, Warranty Deed, Pictures of Material and illustration of final product and, color picture of where the Pergola will be installed. Please refer to comments section below as I will be installing the Pergola as a homeowner and no contractor will be hired.

PLEASE FORWARD THE REQUIRED DOCUMENTS IN DUPLICATE TO:
Atlantis Management Services, 11011 Sheridan St, Suite 208, Cooper City, FL 33026

1. A copy of your lot survey with the exact location of the proposed improvement drawn "to-scale" **in a clear and legible manner.**
2. A copy of your warranty deed.
3. A copy of the proposal for the improvement or change with full sets of plans and/or drawings and specifications from contractor. Pictures of materials need to be in color.
4. The name, address and telephone number of the contractor and a copy of the contractor's original license.
5. The Certificate of Liability Insurance: Certificate Holder must be made out to: **Estancia POA c/o Atlantis Management Services. 11011 Sheridan Street, Suite 208, Cooper City, FL 33026.**
6. A color picture of the area where the modification will take place.
7. If you are doing the work yourself, then include a detailed sketch or drawing of the improvement or change.
8. If the improvement or any part thereof will be located within five (5) feet of the neighboring property, the improvement's relationship to that Property should be shown in your sketch.
9. If you live on a corner lot and the street is on the side of your proposed improvement, please indicate this in your drawing.
10. If you are painting your home, you must submit paint swatches and a picture of your house showing your roof color.

(REQUIRED $250 SECURITY DEPOSIT PER APPLICATION PAYABLE TO ESTANCIA POA)

I have read the above application. If approval is granted, I agree to comply with the following conditions:

1. An approval is only valid for sixty (60) days unless otherwise specified.
2. You must obtain any permits required from the City, County, governmental agencies, etc.
3. No changes may be made in plans after approval without the prior written consent of the Association.
4. You are responsible for any and all damage to underground utilities, including sewer, water, cable, electric and telephone.
5. You must remove all debris (concrete, fill, etc.) from around your home and re-sod any areas that are destroyed.
6. You are responsible for any damage that may be caused to the sidewalks or roadway from heavy equipment.
7. You may not alter the drainage of your property or your neighbor's property.
8. The final inspection and approval by association Board or Management Company after construction is completed.
9. You are responsible to maintain the alteration.
10. **Homeowner is responsible for any and all damage caused to common area by contractor/vendor.**

PLEASE NOTE: OTHER CONDITIONS MAY BE APPLICABLE. THESE CONDITIONS WILL BE DETERMINED AND STIPULATED ON AN INDIVIDUAL BASIS. **APPROVAL MAY TAKE UP TO 45 BUSINESS DAYS.**

ACKNOWLEDGMENT I, hereby make application for approval, pursuant to the regulations of my Association, for the architectural changes above noted and if said approval is granted, I agree to comply with the conditions stipulated herein. I further understand that I may be prosecuted by the Association, should I fail to comply with the covenants and restrictions, or if I intentionally misrepresent information on this form.

SIGNATURE OF APPLICANT: _____ DATE: 03/05/2024

Approved By: _____ ***Denied By:*** _____
BOD Signature BOD Signature

Date: _____ Date: _____

Approved By: _____ ***Denied By:*** _____

BOD Signature

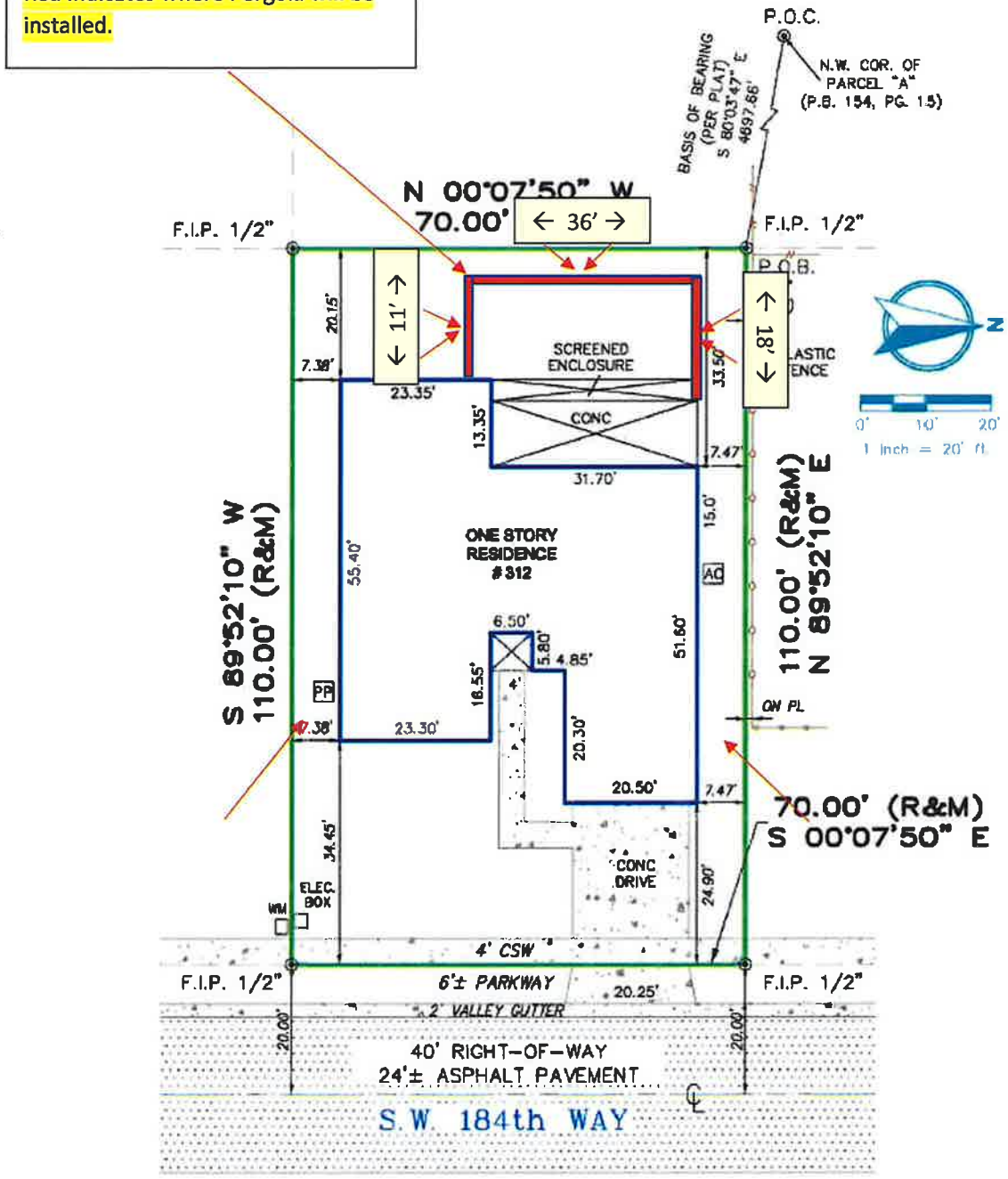
Date:_____

BOD Signature

Date: _____

Comments: I will be performing the job myself as a homeowner. I will be purchasing the materials and installing them myself. No contractor will be hired for this job. Please let me know if I've missed any documents to present.

Red indicates where Pergola will be installed.



Area for Pergola

Pergola Sample Pic