

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

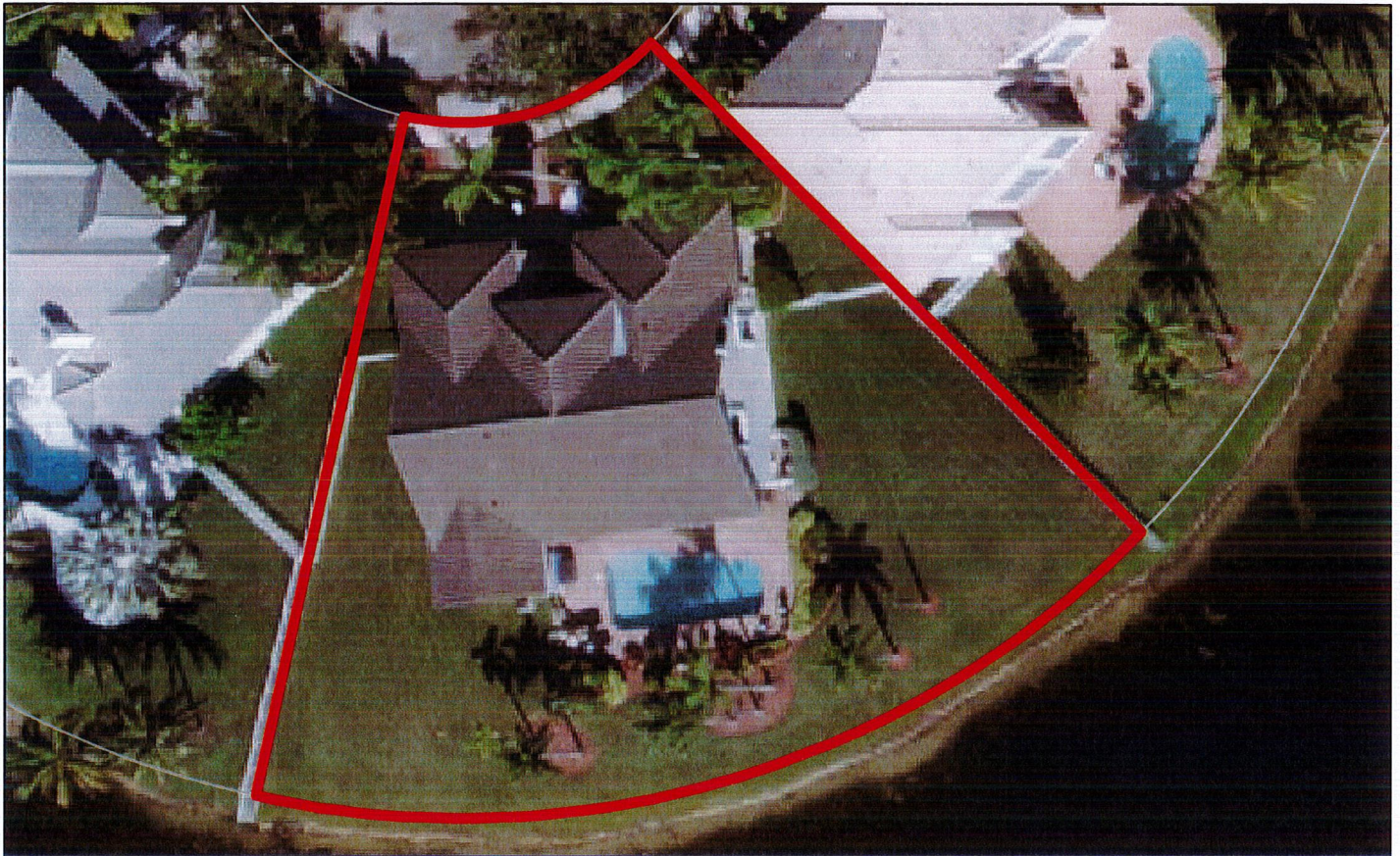
ZV(R) 2019-32

Zoning Variance

SOTO, GEORGE & KEYLLA  
1273 SW 177 TER PEMBROKE PINES FL 33029





NOT TO SCALE





**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>	December 5, 2019	<b>Application ID:</b>	ZV(R) 2019-32
<b>Project:</b>	Open sided roofed Gazebo	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	George Soto	<b>Agent:</b>	N/A
<b>Location:</b>	1273 SW 177 Terrace, Pembroke Pines, 33029		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	N/A		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2019-32	155.049 (I)	200 Square Feet	336 Square Feet
<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:

George Soto, owner, has submitted a variance request to allow a 336 square foot open sided roofed gazebo instead of the allowed maximum 200 square foot open sided roofed gazebo.

### VARIANCE REQUEST DETAILS:

**ZV(R) 2019-32**) allow a 336 square foot open sided roofed gazebo instead of the allowed maximum 200 square foot open sided roofed gazebo .

*Code Reference:* § 155.049 ACCESSORY USES AND STRUCTURES;  
SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH  
COVERED ROOFS.

- (l) In all residential districts, free-standing open sided structures such as, but not limited to, gazebos, chickee huts and trellises shall not exceed 200 square 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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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 ignorance of the provisions of the zoning ordinances of the city; or

C) That 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



# 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: 10/22/19  
 # Plans for DRC \_\_\_\_\_ Planner: Dean

Indicate the type of application you are applying for:

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal*<br><input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Delegation Request<br><input type="checkbox"/> DRI*<br><input type="checkbox"/> DRI Amendment (NOPC)*<br><input type="checkbox"/> Flexibility Allocation<br><input type="checkbox"/> Interpretation*<br><input type="checkbox"/> Land Use Plan Map Amendment*<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan<br><input type="checkbox"/> Site Plan*<br><input type="checkbox"/> Site Plan Amendment*<br><input type="checkbox"/> Special Exception*<br><input type="checkbox"/> Variance (Homeowner Residential)<br><input type="checkbox"/> Variance (Multifamily, Non-residential)*<br><input type="checkbox"/> Zoning Change (Map or PUD)*<br><input type="checkbox"/> Zoning Change (Text)<br><input type="checkbox"/> Zoning Exception*<br><input type="checkbox"/> 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 foot 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: Dean Project #: PRJ 20 \_\_\_\_ - \_\_\_\_ Application #: ZV(R)2019-32  
 Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (1) Fees: \$ 250.00

**SECTION 1-PROJECT INFORMATION:**

\*Project Name: GEORGE SOTO

\*Project Address: 1273 SW 177TH TERR, 33029

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

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

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

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: GEORGE SOTO  
\* Owner's Address: 1273 SW 177TH TERR  
\* Owner's Email Address: BADGEORGE@BELLSOUTH.NET  
\* Owner's Phone: 305-965-6197      Owner's <sup>Cell:</sup> Fax: 305-965-6197

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:**

<b>EXISTING</b>	<b>PROPOSED</b>
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____
_____	_____
<b>ADJACENT ZONING</b>	<b>ADJACENT LAND USE PLAN</b>
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 Section: 155.049(I)

Required: 200 sq ft Maximum

Request: 336 Sq ft for open sided roofed gazebo  
(12' x 28')

Details of Variance, Zoning Appeal, Interpretation Request:

\* See Attached

**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: \_\_\_\_\_



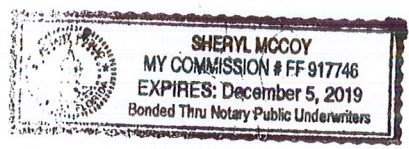
**SECTION 7- PROJECT AUTHORIZATION**

**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]  
Signature of Owner  
FL DL S300-300-73-382-3  
Date 10/22/19  
exp 10/22/2022

Sworn and Subscribed before me this 22 day  
of October, 2019



n/a  
Fee Paid  
[Signature]  
Signature of Notary Public  
12/05/2019  
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

George Soto  
1273 SW 177<sup>th</sup> Terr.  
Sunset Pointe – Lot 008 - SilverLakes  
Pembroke Pines, FL 33029

City of Pembroke Pines (c/o Board of Approval)  
601 Center Way  
Pembroke Pines, FL 33025

### **Pergola Request – Special Consideration**

To Board of Approval,

I would like to respectfully request that special consideration be given to my application for a 15' by 30' Pergola (12' by 28' footprint.)

The special consideration is based on the following unique conditions:

- SilverLakes Community Association has already approved my Pergola request (please see attached copy of approval notice)
- Property is a large, lakefront, ¼ acre lot that would more than adequately accommodate the Pergola while not obstructing the neighbors view to the lake since they too have approx. 180 feet of lake access
  - Neighbors do not oppose the Pergola and have signed a letter stating as such (please see attached)
- The large, pie-shaped lot, can easily accommodate the Pergola while respecting all setback requirements (15 to 20 feet from neighbor's property line, not encroaching on the lake setback, etc. – please see diagram)
- Sunset Pointe is a custom home community with oversized lots – this Pergola would be tastefully done to conform with the expectations of Sunset Pointe homes thus continuing to not only maintain, but increase property values

Thank you for your time and attention to this request,

George Soto

October 25, 2019

Neighbors of George Soto  
1273 SW 177<sup>th</sup> Terr.  
Sunset Pointe – Lot 008 - SilverLakes  
Pembroke Pines, FL 33029

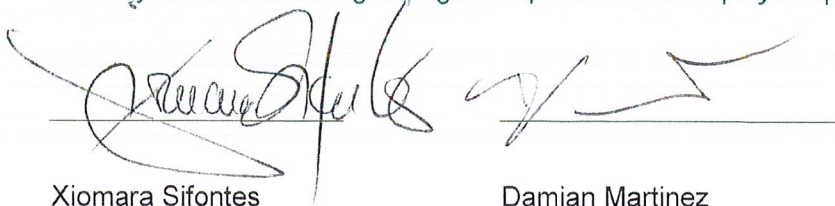
City of Pembroke Pines (c/o Board of Approval)  
601 Center Way  
Pembroke Pines, FL 33025

**Pergola Request – Neighbors' Approval**

To Board of Approval,

We, Xiomara Sifontes (owner of 1253 SW 177<sup>th</sup> Terr) and Damian Martinez (owner of 1280 SW 177<sup>th</sup> Terr), are both bordering neighbors of George Soto. We are the only adjoining neighbors of George Soto. We have both reviewed George's plans for a Pergola and both agree that we have no reservations or grievances with his proposal. We both have agreed to sign this letter of our own free will; please feel free to contact us via phone to confirm.

Thank you for considering George's request and we hope you approve it.

The image shows two handwritten signatures in black ink. The signature on the left is for Xiomara Sifontes and is highly stylized and cursive. The signature on the right is for Damian Martinez and is also cursive but more legible. Both signatures are written over a horizontal line.

Xiomara Sifontes

Damian Martinez

954-663-8383

305-761-9359

SilverLakes Community Association, Inc.  
C/O PINES PROPERTY MANAGEMENT, INC.  
P.O. BOX 820100  
SOUTH FLORIDA, FL 33082  
(954)438-6570 FAX(954)438-3951

## ARCHITECTURAL APPROVAL NOTICE

October 03, 2019  
GEORGE SOTO  
1273 SW 177 TERRACE  
PEMBROKE PINES, FL 33029

Account #: 230008

Re: Property: 1273 SW 177 TERRACE

The SilverLakes Community Association, Inc. Architectural Control Committee has met and has approved your request to:  
**Install 15' x 30' pergola as per modification form.**

**Note: 1/4" slope per foot required.**

The following requirements must be met.

- Must meet all setback requirements of the community.
- The management office must be notified upon completion of project.
- The installation must be inspected by a member of the architectural committee or an assigned representative to assure that all requirements were met.

*\*Approval of Faux Finish constitutes an understanding that the finish must be maintained in original condition, in accordance with the "Community Standards and Guidelines".*

Failure to meet any of the above requirements will void this approval.

**Additionally, this approval is only an authorization from the community association. This approval does not relieve you of the responsibility for any other building and zoning permits, local or otherwise, you may be required to receive.**

Remember, you are responsible to notify the contractor performing this work to provide you with a current certificate of insurance indicating both liability and workers compensation coverage. Also, please be informed that the association will hold the homeowner liable for any damages to the common elements of the community as a result of carelessness on the part of the contractor performing services. Please have your contractor observe the "no signs" ordinance in SilverLakes.

Finally please be advised that this approval is effective for a period of ninety (90) days from the date of this letter, **this approval does not represent an extension of any time frames of homes currently in violation.**

***THIS MODIFICATION WILL NOT BE CONSIDERED COMPLETE UNTIL INSPECTED BY A PROPERTY MANAGER.***

Very truly yours;

SilverLakes Community Association, Inc. Modification Committee

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**UPON COMPLETION OF YOUR APPROVED MODIFICATION, PLEASE CONTACT YOUR PROPERTY MANAGER TO ARRANGE A TIME AND DATE TO HAVE YOUR MODIFICATION INSPECTED AND DOCUMENTED.**

**FAILURE TO CALL FOR INSPECTION WITHIN THE 90 DAY TIME FRAME, THIS MODIFICATION WILL BE CONSIDERED A VIOLATION OF NON-COMPLETION**

# SILVERLAKES ARCHITECTURAL MODIFICATION REQUEST

Name: GEORGE SOTO

Date: 08/23/19

Community: SUNSET POINTE

Lot: 008

Address: 1273 SW 177TH TERR

Email: BADGEORGE@BELLSOUTH.NET

Primary Phone: (305) 965-6197

**Description of work, attach additional sheet if necessary.**

REQUEST FOR A 15' x 30' PERGOLA (SPECIAL CONSIDERATION REQUESTED DUE TO LOT SIZE)

All information must be submitted before the committee will review the request. Documents required for reviewing your Architectural Modification form: A copy of your lot survey with the location of the proposed modifications "drawn to scale" indicating all setbacks from the property lines in a clear and legible manner.

- A copy of your proposal, including specifications from the contractor scheduled to do the work.
- If you are doing the work yourself, include a sketch or drawing of the modification.

Prior to submitting the request, please review the architectural standards and guidelines to insure that your request meets all requirements.

**RESPONSES TO ALL REQUESTS WILL BE SENT BY MAIL WITHIN 45 DAYS FROM DATE OF SUBMITTAL**

Forward this form and all supporting documents to: Pines Property Management, Inc. P.O. Box 820100 South Florida, FL 33082-0100

**HOMEOWNER AFFIDAVIT**

I have read & understand the Covenants and Restrictions of the SilverLakes Homeowner's Association and agree to abide by them. I have received a copy of the SilverLakes Modification Guidelines and have read and understand the requirements for the modification (s) I am applying for. I understand that approval is based on the Association's modification guidelines, and will comply with the guidelines regardless of the marked modifications on the attached survey. \*\*\*\*Homeowner's initials GS

I understand, and, in return for approval, I agree to be responsible for the following:

- An approval is only valid for ninety (90) days unless otherwise specified.
- For all losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others;
- You must obtain any permits required from the City, County, governmental agencies, etc.
- You must remove all debris (concrete, fill, etc.) from around your home and re-sod any areas that are destroyed.
- You are responsible for any damage that may be caused to the sidewalk or roadway from heavy equipment.
- You may not alter the drainage of your property or your neighbor's property.
- The final inspection and approval of the association board after construction is completed.
- For any encroachment(s);
- To comply with conditions of acceptance (if any); and
- To complete the project according to Association's guidelines. If the modification is not completed as approved, said approval can be revoked and the modification shall be removed by the owner at the owner's expense.
- No changes may be made in plans after approval without the prior written consent of the Association.
- **WORK MAY NOT BE STARTED UNTIL APPROVAL LETTER IS RECEIVED.**
- **WORK IS NOT ASSUMED COMPLETED UNTIL INSPECTED BY PROPERTY MANAGEMENT AND SIGNED FINAL CITY PERMITS ARE RECEIVED.**

ROOF COLOR

COCONUT

I also understand that the Architectural review committee does not review and assumes no responsibility for the structural adequacy, capacity or safety features of the proposed construction, alteration or addition; for soil corrosion of un-compactable or unstable soil conditions; for mechanical, electrical or any other technical design requirements for the proposed construction, alteration or addition; or for performance, workmanship or quality of work of any contractor or of the completed alteration or description.

**I agree to abide by the decision of the Modifications Committee or Board of Directors. If the modification is not approved or does not comply, I may be subject to court action by the Association. In such event, I shall be responsible for all reasonable attorney's fees.**

The undersigned owner affirms that he/she has read and fully understands the Modification Guidelines and governing documents for the SilverLakes Community Association, and agree to conduct all modification in compliance with said guidelines.\*\*\*Homeowner Initials GS

\*\*Signature of Owner: [Signature] Date: 08/23/19

**ASSOCIATION USE ONLY**

Homeowner's Association Recommendations  _____ Approval      _____ Denial  _____  _____	SilverLakes Modifications Committee  _____ Approval      _____ Denial  _____  _____
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**Conditions:** \_\_\_\_\_

# Modification Form Requirements

Please review guidelines & ensure all paperwork is attached to modification form before submitting.

## **Deck/Docks**

- Survey indicating location
- Setbacks
- Style, type, material
- Picture

## **Doors / Garage Door**

- Picture of new door

## **Fences**

- Survey marking location
- Setbacks
- Type, style, height, color, gate size
- Picture of fence

## **Landscaping/Trees**

- Survey marking location
- Setbacks
- Type of trees/plants
- Picture of location

## **Paint Driveway**

- Verify color of house
- Sample color of driveway

## **Paint House**

- Roof color verified
- Color scheme
- Door color – if faux wood vendor name

## **Patio/ Screen enclosure/ Flat Roofs/ Pergolas**

- Survey marking location
- Setbacks
- Size
- Type, sample, color
- Picture

## **Pools**

- Survey marking location
- Setbacks
- Pool plans
- Deck plans and sample
- Must have a Fence or Screen enclosure

## **Roofs**

- Physical Sample of tile
- Current house color verified

## **Shutters**

- Survey marking location of windows
- Proposal/quote with all specs (color and grids)
- Picture

## **Windows**

- Survey indicating windows
- Proposal with all specifications
- Current window style (verified)
- Picture of new windows

### Interoffice Use Only

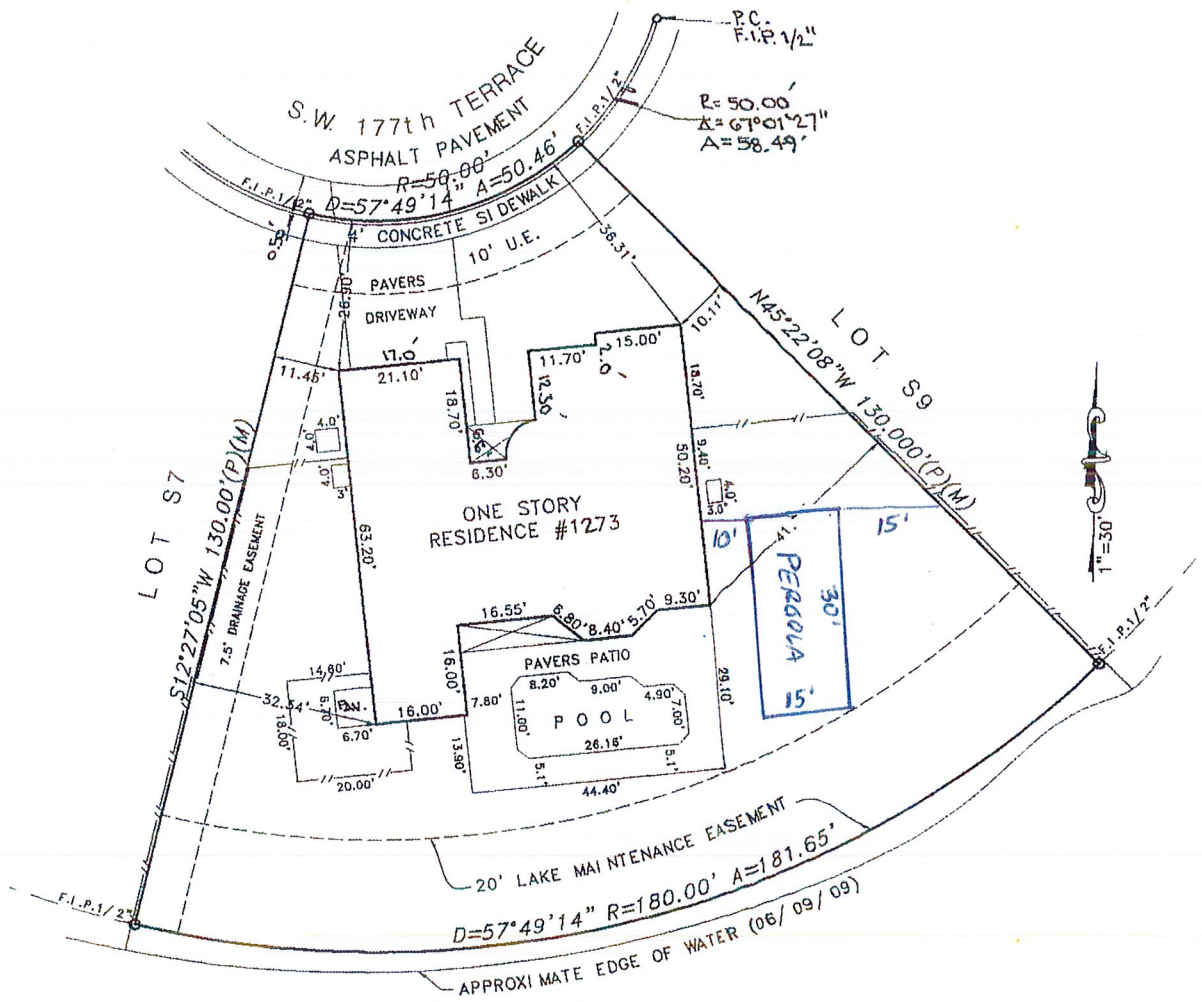
#### Notes:

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Ref. account # 23008 – Modification request for a Pergola – Additional information



Roof is made of 3 inch, insulated, aluminum and will be in Bronze (Espresso) color to match the body of the Pergola and the roof on the home. (above is a picture of the insulated roof; it's the top layer of the Pergola.) Also, Pergola will be made of pressure treated timber and meet all code specifications.



Pergola ceiling view – shows 3 inch, insulated, aluminum roof from the below, ceiling view.