

# Vicinity Map

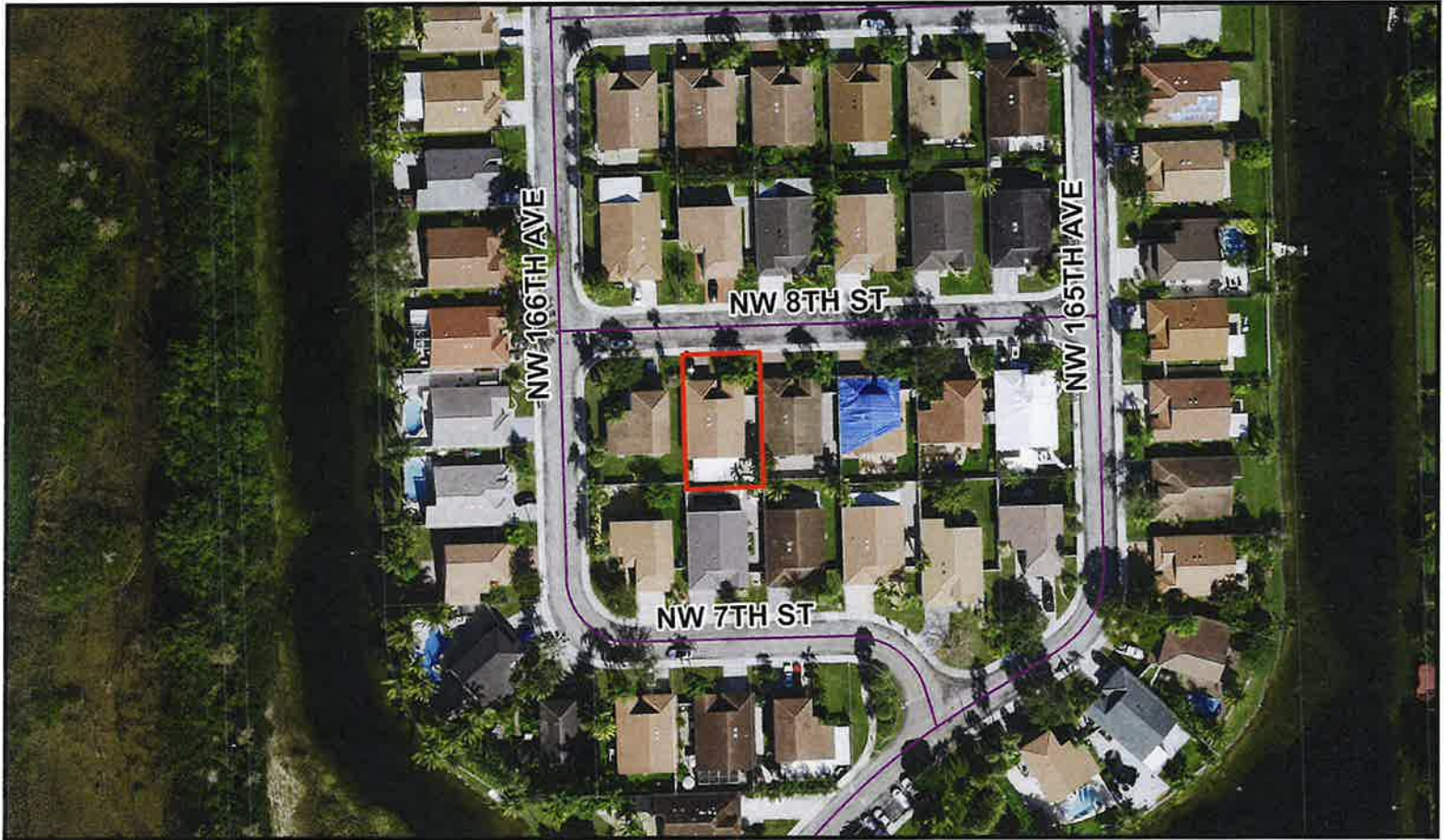
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0080-0081  
Zoning Variances

DE LAS SALAS, SERGIO MANUEL  
16586 NW 8 ST PEMBROKE PINES FL 33028





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>	November 7, 2024	<b>Application ID:</b>	ZV(R) 2024-0080-0081		
<b>Project:</b>	Existing Roofed Structure (attached)	<b>Pre-Application No.</b>	PRE2024-0090		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Sergio De Las Salas	<b>Agent:</b>	N/A		
<b>Location:</b>	16586 NW 8 Street Pembroke Pines FL, 33028	<b>Property Id. No.</b>	514008081840	<b>Commission District No.</b>	3
<b>Existing Zoning:</b>	Residential Single-Family, Zero Lot Line (R-1Z)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	Building Permit Application (No. RX23-05832) submitted 05/02/2023				
<b>Variance Summary</b>					
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>		
ZV(R) 2024-0080	155.422 Residential Single-Family Zero Lot Line (R-1Z) Rear Setback	15' Rear Setback	7.5' Rear Setback for existing roofed structure, attached.		
ZV(R) 2024-0081	155.422 Residential Single-Family Zero Lot Line (R-1Z) Maximum Lot Coverage	45% Maximum Lot Coverage (All Buildings)	51% Maximum Lot Coverage (All existing buildings)		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: 		Assistant Director: 		

## PROJECT DESCRIPTION/BACKGROUND:

Sergio De las Salas, owner, submitted two residential zoning variance requests to legalize existing construction for the property located at 16586 NW 8 Street in the Spring Valley neighborhood, which is zoned residential single-family (R-1Z).

In May 2023, the owner submitted a building permit application (No. RX23-05832) to build a patio at the property; however, during plan review, it was detected an existing 32.50' x 16.30' roofed patio, attached to the rear wall of the home closer than the required fifteen-foot (15') rear setback. Due to the findings, the permit application cannot be approved as the existing work exceeds the limitations of the City's Land Development Code (LDC).

As result of the performed work, the applicant is requesting:

- **ZV(R) 2024-0080:** to allow seven-foot and a half (7.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 32.50' x 16.30' roofed structure, attached in a single-family residence, zero-lot type.
- **ZV(R)204-0081:** to allow 51% Maximum Lot Coverage (all buildings) instead of the required 45% Maximum Lot Coverage (all buildings) in a single-family residence, zero-lot type.

Per staff review of the city's archives, no permits can be found for the existing patio and the 32.50' x 16.30' roofed structure, attached. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the patio and roofed structure have existed at location since December 2016 and December 2019 respectively.

The owner would like to retain the existing non-permitted items at the existing location. The applicant is presenting an "As Built" survey indicating the following modifications:

- Removal of paving at grade along and parallel to eastern and western property lines to provide five-foot (5.0") side setbacks.

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 Spring Valley neighborhood. The applicant has provided a copy of the Homeowners Association (HOA) Letter dated May 22, 2024.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2024-0080)** is to allow seven-foot and a half (7.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 32.50' x 16.30' roofed structure, attached in a single-family residence, zero-lot type.

**ZV(R) 2024-0081)** is to allow 51% Maximum Lot Coverage (all buildings) instead of the required 45% Maximum Lot Coverage (all buildings) in a single-family residence, zero-lot type.

*Code References:*

**ZV(R) 2024-0080-0081)**

<b>Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)</b>	
<b>Standard</b>	<b>Residential</b>
<b>Maximum Lot Coverage</b>	<b>45%</b>
<b>Rear Setback</b>	<b>15 feet</b>

**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  
 As Built Survey (3/2/2023)  
 Existing / Modification Plan  
 HOA's Letter (5/22/2024)



**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: 9/24/2024

# 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.

<i>Staff Use Only</i>			
Project Planner: <u>C-2</u>	Project #: PRJ 20 _____	Application #: _____	<u>0800-1800-1800</u>
Date Submitted: <u>9/30/24</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>607<sup>40</sup></u>	

**SECTION 1-PROJECT INFORMATION:**

Project Name: Variance - de las Salas Residence

Project Address: 16586 NW 8<sup>th</sup> Street

Location / Shopping Center: - N/A

Acreeage of Property: 0.1 Acres Building Square Feet: 1,800 sqft

Flexibility Zone: N/A Folio Number(s): N/A

Plat Name: N/A Traffic Analysis Zone (TAZ): N/A

Legal Description: Single Family Home

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: Sergio M. de las Salas

Owner's Address: 16506 NW 8<sup>th</sup> Street, Pembroke Pines, FL 33028

Owner's Email Address: smdelassalas@gmail.com

Owner's Phone: 954-662-2080 Owner's Fax: N/A

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

Contact Person: N/A

Agent's Address: N/A

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: 2123-05832 (5-2-2023)

Code Section: 155-620 - 155-422

Required: 15' Rear; Max lot coverage 40%

Request: 7.5' Rear; Max lot coverage 51%

Details of Variance, Zoning Appeal, Interpretation Request:

*[This section contains several lines of text that have been completely crossed out with a large blue diagonal line.]*

**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: N/A

Requested County Land Use: \_\_\_\_\_



SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

I am requesting an approval for variance on our already existing backyard aluminum patio covering. My variance request is to allow the patio covering to be subject to a Fifteen (15) foot minimum setback from the rear property line, Five (5) foot setback from the eastside property line and Forty (40%) Percent lot coverage. The reason I am requesting this variance is because my family and I need the covering for additional privacy from neighbors at 116597 Nw 7<sup>th</sup> street. The Rivera's were able to see into our house from their second story windows prior to the patio being installed. With two children ages 5 and 3, their privacy is our top priority. My daughter has also been diagnosed with Asthma and the doctor recommends play outside but in mostly shaded areas. As you may know we have had heat advisories in our area recently and the patio covering allows our children to play outside safely.

**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] 07.12.2024  
Signature of Owner Date

Sworn and Subscribed before me this 12 day  
of July, 2024



10- [Signature] NOV 24 2024  
Fee Paid Signature of Notary Public My Commission Expires

**AGENT CERTIFICATION**

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

5/22/2024

**APPROVAL NOTICE**

Sergio Manuel de las Salas  
16586 NW 8 ST  
Pembroke Pines Florida 33028 USA

**RE: Spring Valley POA Inc./The Island at Spring Valley/ # 3951500184  
16586 NW 8 ST**

Dear Sergio Manuel de las Salas:

Please be advised that the Board of Directors of Spring Valley POA Inc. has **approved** your Architectural Modification application.

**Modification Request to: Approval for variance of existing backyard patio covering. (Patio covering subject to a 15ft minimum setback from the rear property line, 5ft setback from the eastside property line and 40% lot coverage)**

**Owner stipulation: As per homeowner's request. Owner is solely responsible to obtain necessary permits from the city/county.**

This approval is given with the understanding that you, the Homeowner will obtain all necessary permits, if and where applicable, from Broward County Building & Zoning Department and that they conform to Broward County Building Codes.

**This approval has been granted by the Spring Valley POA Inc., ARC Committee, and by no means is Miami Management, Inc. in any way a party in the decision processes.**

Thank you for your cooperation in complying with the governing documents of your community.

**Should you have any questions, please email [rmaza@miamimmanagement.com](mailto:rmaza@miamimmanagement.com) or call 954 845 6100.**

Sincerely,

*Robin Maza*  
**ROBIN MAZA, LCAM**  
Property Manager

cc: File



16586 N.W. 8th Street  
Pembroke Pines, Florida 33028

National Flood Insurance  
Community Panel: 12011C0685H  
Flood Zone: X  
Base Flood Elevation: N/A  
Firm Date: 08/18/2014

Certified to:  
Sergio Manuel De Las Salas

Survey Date: 03/02/2023  
Job Number: 23-2031  
Order Number:  
Revision:

**Properly Location**

Legal Description

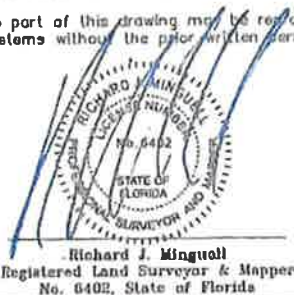
LOT 184 OF THE ISLAND AT SPRING VALLEY (UNRECORDED), WHICH PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS: A PORTION OF PARCEL A OF WESTFORK I PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A, THENCE RUN NORTH 01° 04' 52" WEST, ALONG THE WEST LINE OF SAID PARCEL A, FOR 2,240.60 FEET, THENCE RUN NORTH 88° 13' 25" EAST, FOR 384.43 FEET, THENCE RUN SOUTH 01° 46' 35" EAST, FOR THE 17.50 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 01° 46' 35" EAST, FOR 95.00 FEET, THENCE RUN SOUTH 88° 13' 25" WEST, FOR 55.00 FEET, THENCE RUN NORTH 01° 46' 35" WEST, FOR 95.00 FEET, THENCE RUN NORTH 88° 13' 25" EAST, FOR 55.00 FEET, TO THE POINT OF BEGINNING. SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA.  
APN: 514008-08-1840  
COMMONLY KNOWN AS: 16586 NW 8TH STREET, PEMBROKE PINES, FL 33028

**SURVEYORS NOTES**

- This is a Topographic survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plot Obtain current work and verify easements before constructing improvements.
- This survey does not determine or imply ownership.
- This survey only shows above ground improvements, underground improvements and utilities were not located.
- Bearings, if any, shown hereon are based on Plat Book 150, Page 43, of the Public Records of Broward County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based of NAVD88, Benchmark F.D.O.T. N.T.R.I.P. stations (FTLD & LAUD).
- If there is a septic tank, well, or drain field marked on this survey, the location of such items was shown to us by others and information was not verified.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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**R. Minguell, Inc.**

Land Surveyors & Planners L.B.7278  
591 S.W. 112 Avenue  
Plantation, Florida 33325  
064-290-0036  
Minguell@bellsouth.net  
RMinguell.com

# SURVEY MAP

SCALE: 1" = 20'

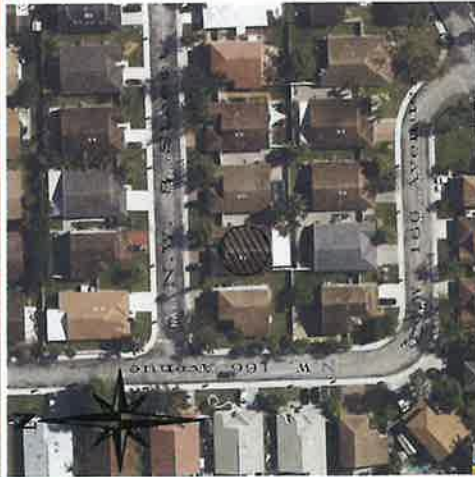


16586 N.W. 8 Street  
Pembroke Pines, Florida 33028

National Flood Insurance  
Community Panel: 1201C0685H  
Flood Zone: X  
Base Flood Elevation: N/A  
Firm Date: 08/18/2014

Certified To:  
Sergio Manuel De Las Salas

Survey Date: 03/02/2023  
Map Order Number: 23-2031  
Revision:



### Property Location

LEGAL DESCRIPTION: A PORTION OF PARCEL A OF WESTFORK PLAT, ACCORDING TO THE PLAT DESCRIBED AS FOLLOWS: A PORTION OF PARCEL A OF WESTFORK PLAT, ACCORDING TO THE PLAT HEREBY RECORDED IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING THE SOUTHWEST CORNER OF SAID PARCEL AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A, THENCE RUN NORTH 01° 04' 52" WEST, ALONG THE WEST LINE OF SAID PARCEL A, FOR 2,240.60 FEET, THENCE RUN NORTH 88° 13' 25" EAST, FOR 384.43 FEET, THENCE RUN SOUTH 01° 46' 35" EAST, FOR 17.50 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 01° 46' 35" EAST, FOR 95.00 FEET, THENCE RUN SOUTH 88° 13' 25" WEST, FOR 55.00 FEET, THENCE RUN NORTH 01° 46' 35" WEST, FOR 95.00 FEET, THENCE RUN NORTH 88° 13' 25" EAST, FOR 55.00 FEET, TO THE POINT OF BEGINNING. SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA. COMMONLY KNOWN AS: 16586 NW 8TH STREET, PEMBROKE PINES, FL 33028

### SURVEYORS NOTES

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- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat. Obtain current title to obtain current title.
- work and verify easements, before constructing improvements.
- This survey does not determine or imply ownership.
- Boundary lines shown herein are based on unadjudicated improvements and utilities were not located.
- Bearings if any shown hereon are based on Plot Book 15b, Page 43, of the Public Records of Broward County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based on NAVD83, Benchmark, F.D.O.T. N.T.R.I.P. stations (FTLD & LAUD).
- There is a septic tank, well, or drain field marked on this survey, the location of such items was shown to us by others and the information was obtained by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.
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I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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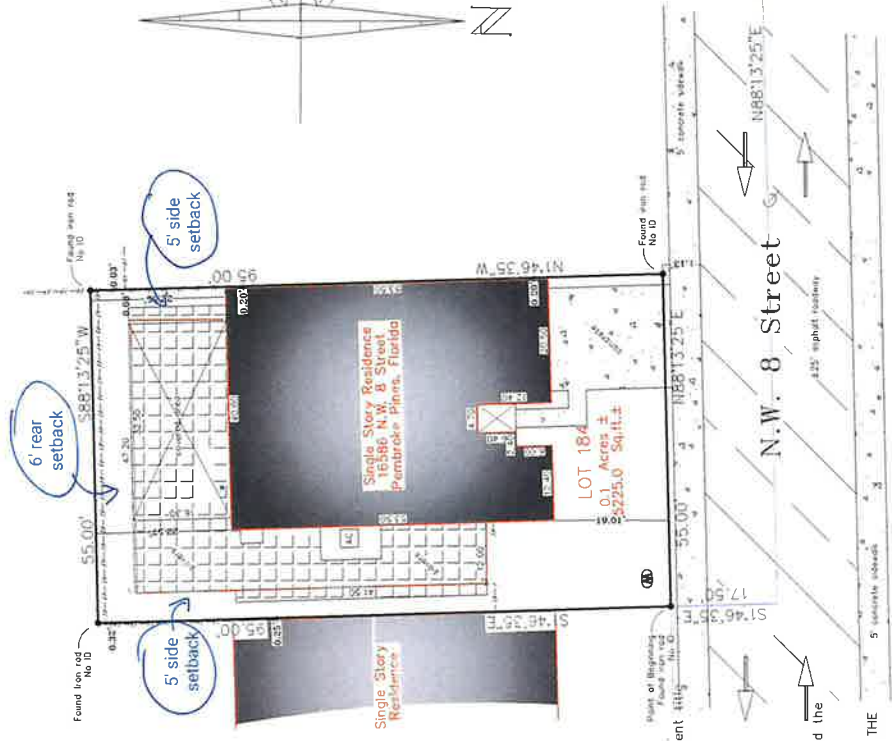
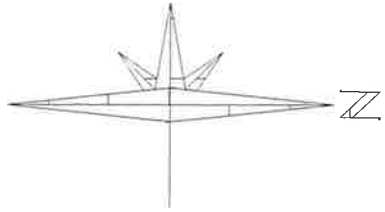


**R. Minguell, Inc.**  
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5914 S.W. 11th Avenue  
Plantation, Florida 33325  
954-286-8935  
Minguell@bellsouth.net  
RMinguell.com

Point of Commencement  
SW corner Plat A

2240.60'

N146°52'W



- ### LEGEND
- CHAIN LINK FENCE
  - WOODEN FENCE
  - STEEL PIPE FENCE
  - ALUMINUM FENCE
  - REBAR IRON WIRES
  - ELECTRIC METER
  - WATER VALVE
  - CATCH BASIN
  - UTILITY POLE
  - FIRE HYDRANT
  - PROPERTY LINE
  - CENTER LINE
  - CABLE BOX
  - ELECTRIC BOX
  - ELECTRIC EQUIPMENT
  - AIR CONDITIONER
  - ELECTRICAL TRANSFORMERS
- BCN = BROWARD COUNTY RECORDS  
PCR = PALM BEACH COUNTY RECORDS  
REC = BROWARD COUNTY RECORDS

Existing / Modification Plan: 16586 NW 8 Street



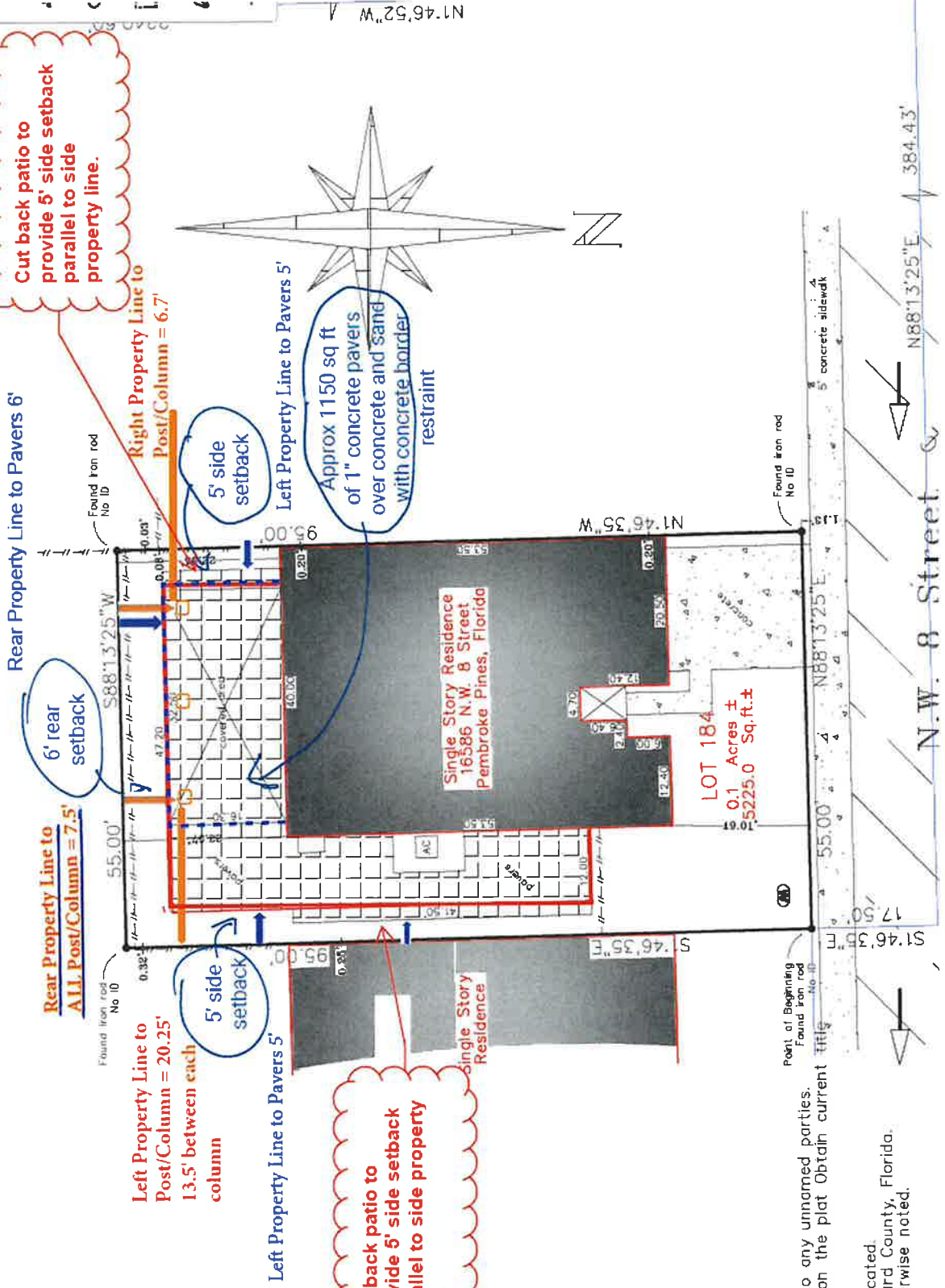
Lot Area is 5,225 SF

- Max. Lot Coverage = 2,352 SF or 45%
- 15' rear setback

Max. Lot Coverage (All Bldgs) is 2,636 SF or 50.44% (51%)  
 - 7.5' rear setback

SCALE: 1" = 20'

Point of Commencement  
 SW corner Parcel A



3028

385H

Cut back patio to provide 5' side setback parallel to side property line.

Cut back patio to provide 5' side setback parallel to side property line.

extend to any unnamed parties shown on the plat Obtain current title not located. of Broward County, Florida. ess otherwise noted.