

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

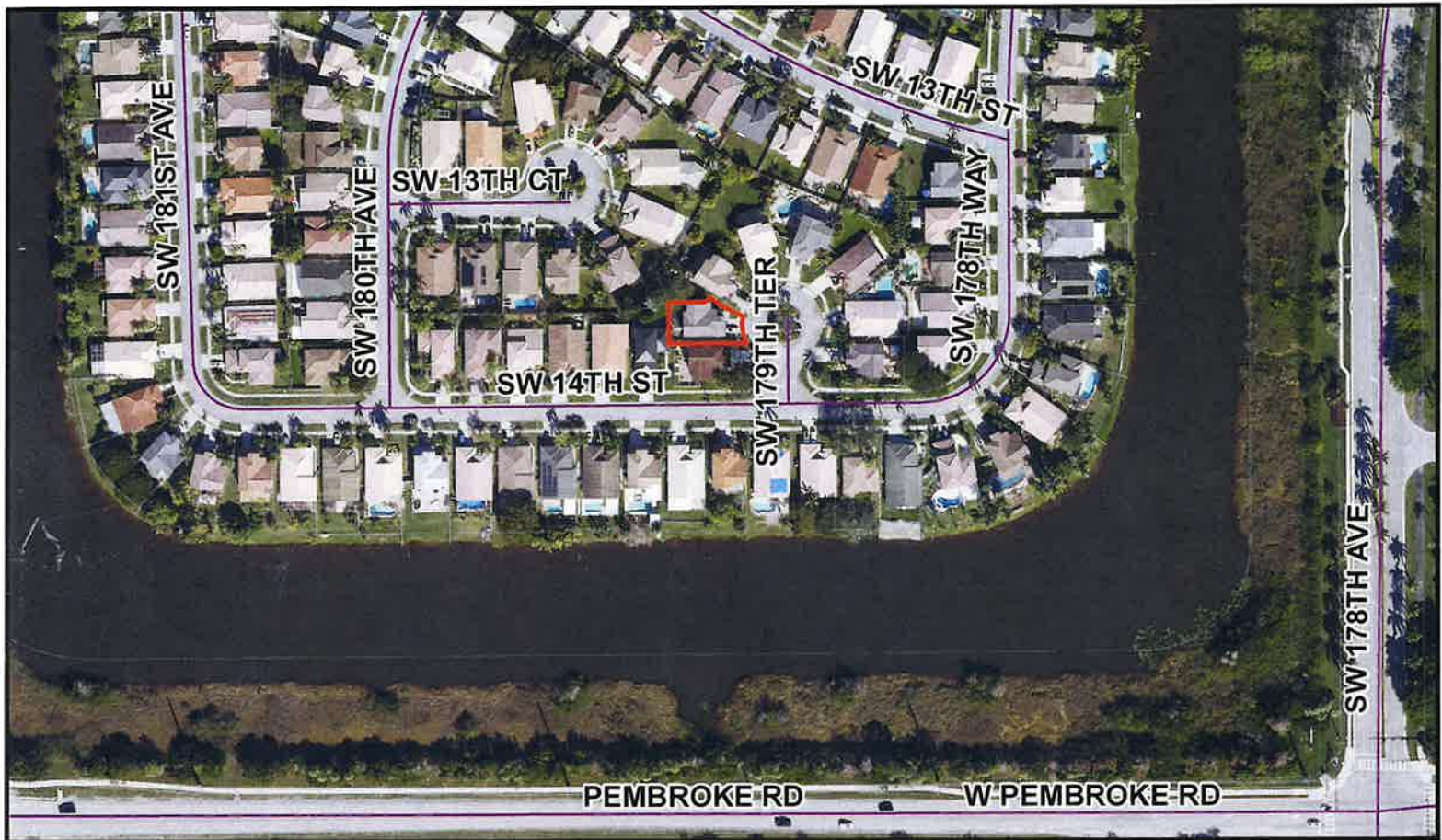
ZV(R)2025-0019-0021

Zoning Variances

JURADO, LEO JON & LINDSEY
1374 SW 179 TER 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:	August 7, 2025	Application ID:	ZV(R) 2025-0019-0021		
Project:	Proposed swimming pool and screen enclosure.	Pre-Application Number:	PRE2025-0077		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Leo Jurado	Agent:	N/A		
Location:	1374 SW 179 Terrace Pembroke Pines, FL 33029	Property Id No.	514019034020	Commission District No.	4
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential		
Reference Applications:	Swimming Pool, Screen Enclosure Permit Applications No. RX25-02494, RX25-02219 (Submitted 3/13/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R) 2025-0019	Silver Lakes Architectural Guidelines: SF, TH (II) (S) (1) Pools, Spas and Screen Enclosures	Seven-foot (7') rear setback to edge of water	Five-foot (5') to edge of water along a segment of the rear property line instead of the required seven-foot (7') to edge of water for a proposed swimming pool, zero lot.		
ZV(R) 2025-0020	Table 155.620 Accessory Building and Structures	Five-foot (5') side setback.	Three-foot (3') side setback without a privacy wall instead of the required five-foot (5') side setback for proposed deck and screen enclosure, zero-lot.		
ZV(R) 2025-0021	Table 155.620 Accessory Building and Structures	Five-foot (5') rear setback.	Three-foot (3') rear setback instead of the required five-foot (5') rear setback for proposed deck and screen enclosure, zero lot.		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: 		Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Leo Jurado, owner, submitted three residential zoning variance requests to propose the construction of a swimming pool and screen enclosure at the single-family residence located at 1374 SW 179 Terrace in the Silver Lakes neighborhood, which is zoned PUD (Planned Unit Development). The property is governed by the PUD for Single Family Homes with minimum lot size of 5,000 SF or greater; the PUD Architectural Guidelines, Section (II) (S) (1) also specifically addresses swimming pools, screen enclosures setbacks.

On March 13, 2025, the owner submitted Building Permit Application No. RX25-02494, RX25-02219 to build a swimming pool, deck and screen enclosure at the property. The plans for the permit were reviewed but cannot be approved as the proposed location for the project does not meet the PUD guidelines nor the provisions of the City's Land Development Code (LDC). The applicant is requesting:

- **ZV(R)2025-0019:** to allow five-foot (5') to edge of water along a segment of the rear property line instead of the required seven-foot (7') to edge of water for a proposed swimming pool in a single-family residential property, zero-lot.
- **ZV(R)2025-0020:** to allow three-foot (3') side setback without a privacy wall instead of the required 5' side setback for proposed pool deck and screen enclosure in a single-family residential property, zero-lot.
- **ZV(R)2025-0021:** to allow three-foot (3') rear setback instead of the required five-foot (5') rear setback for a proposed pool deck and screen enclosure in a single-family residential property, zero-lot.

The petitioner is aware that Board consideration of residential variance requests does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in Silver Lakes neighborhood. The owner has provided a copy of the Homeowners Association (HOA) Letter, dated March 5, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0019 is to allow five-foot (5') to edge of water along a segment of the rear property line instead of the required seven-foot (7') to edge of water for a proposed swimming pool in a single-family residential property, zero-lot

ZV(R)2025-0020 is to allow three-foot (3') side setback without a privacy wall instead of the required 5' side setback for proposed deck and screen enclosure in a single-family residential property, zero-lot.

ZV(R)2025-0021 is to allow three-foot (3') rear setback instead of the required five-foot (5') rear setback for a proposed deck and screen enclosure in a single-family residential property, zero-lot.

City Code Reference:

ZV(R)2025-0019)

Silver Lakes PUD Guidelines.

Architectural Guidelines, Single Family / Townhomes (II) (S) Pools, Spas and Screen Enclosures: *"The edge of water of any pool or spa should be a minimum of seven (7) feet from any rear property line for non-waterfront or lots not abutting the twenty-five-foot landscape buffer."*

Table 155.620 Accessory Building and Structures								
Accessory Structures	Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
		Rear	Side	Street Side	Rear			
	Pool	Primary Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	N/A
	Screen Enclosure	Primary Building	5 feet	15 feet	5 feet	Primary building	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
 As Built Survey (1994)
 Proposed Plan
 HOA Letter (3/5/2025)



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

PRJ 2025-0077

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: 5/21/25

Plans for DRC _____ Planner: _____

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:

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: C-2 Project #: PRJ 20 2025-0077 Application #: 2025-0077

Date Submitted: 5/21/25 Posted Signs Required: (1) Fees: \$ 671.00

X SECTION 1-PROJECT INFORMATION:

Project Name: TURADO SWIMMING POOL

Project Address: 1374 SW 17TH TERRACE PEMBROKE PINES FL 33029

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description: Silver Lakes Phase II, Replat, 154-503,
LOT M173.

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: LED JURADO

Owner's Address: 1374 SW 179TH TERRACE PEMBROKE PINES, FL 33029

Owner's Email Address: LJURADO11@GMAIL.COM

Owner's Phone: 561-351-5953 Owner's Fax: _____

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT LAND USE PLAN

North: _____

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: RX 25-02494 (3/13/25); RX 25-02219 (3/6/25)

Code Section: Silver Lakes PUD Guidelines; City Code 188.620

Required: 7' Rear for Pool; 5' Side Setback for Screen Incl.; 5' Rear for Screen

Request: 5' Rear for Pool; 3' Side Setback for Screen Incl.; 3' Rear for Screen

Details of Variance, Zoning Appeal, Interpretation Request:

SWIMMING POOL IN REAR YARD

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

REQUESTING A VARIANCE FOR OUR POOL APPLICATION. WE HAVE A SON IN THE SPECTRUM WHO NEEDS SENSORY OUTLETS AND HAVING OUR OWN PRIVATE POOL WILL PROVIDE HIM RELIEF FROM HIS UNCONTROLLED BEHAVIORS WHICH CAN INCLUDE MELTDOWNS, SELF-HARMING BEHAVIORS, AND AGGRESSION TOWARDS OTHERS. WE HAVE INCLUDED A DETAILED LETTER FROM HIS BEHAVIORAL ANALYST TO SUPPORT OUR REQUEST.

k

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.

Fee Paid n/a Signature of Notary Public [Signature] My Commission Expires 12/13/2027

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.

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid	Signature of Notary Public	My Commission Expires
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Diana Rada, M.S., BCBA
Board Certified Behavior Analyst
Evolving Minds Together
drada@evolvingmindstogether.com
754-317-7174
May 9th, 2024

To Whom It May Concern,

I am writing this letter in support of the child Luke Jurado and his family's request for a variance to allow for the construction of a swimming pool in their backyard. I have been working with Luke as his Board-Certified Behavior Analyst (BCBA) since June 2021, providing behavioral therapy services focused on improving his communication, adaptive functioning, and emotional regulation.

Luke presents a range of behavioral challenges related to his diagnosis, including difficulty with self-regulation and sensory sensitivities. While I do not provide occupational therapy services, it is widely recognized that many children with similar profiles benefit from access to sensory-friendly environments. In my work with Luke, it has become clear that he responds positively to opportunities for movement, calming activities, and consistent routines — all of which could be supported by access to a pool at home.

Though a swimming pool is not a formal component of Luke's behavior plan, I believe it has the potential to support his overall well-being and may have a major impact to his ability to regulate behavior and engage in family life more successfully. Given the space limitations in the family's backyard, I respectfully ask that the city consider granting this variance as an accommodation that could meaningfully improve Luke's daily experience and quality of life.

Please feel free to contact me if further information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Diana Rada", written in a cursive style.

Diana Rada, M.S., BCBA Board
Certified Behavior Analyst



CONSUL-TECH ENGINEERING, INC.
Consulting Engineers Landplanners Land Surveyors
50 East Sample Road 4th Floor
Pompano Beach, Florida 33064
(305) 785-8400

1374 S.W. 179TH TERRACE - SKETCH OF SURVEY -

TYPE OF SURVEY: BOUNDARY FOR: G.L. HOMES

LEGAL DESCRIPTION

LOT N173 SILVER LAKES PHASE II REPLAT,
AS RECORDED IN PLAT BOOK 154, PAGE 50,
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

S/W & U.E. = SIDEWALK & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
U.E. = UTILITY EASEMENT
L.B. & M.E. & U.E. = LANDSCAPE BUFFER &
MAINTENANCE EASEMENT & UTILITY EASEMENT
C = CENTERLINE
* = INDICATES IRON ROD & CAP LB 3527
5/8" x 18"

A.R. - INDICATES RADIAL

BEARING REFERENCE

THE MOST SOUTHERLY LINE OF
SAID PLAT N 89° 41' 03" E

BENCHMARK REFERENCE

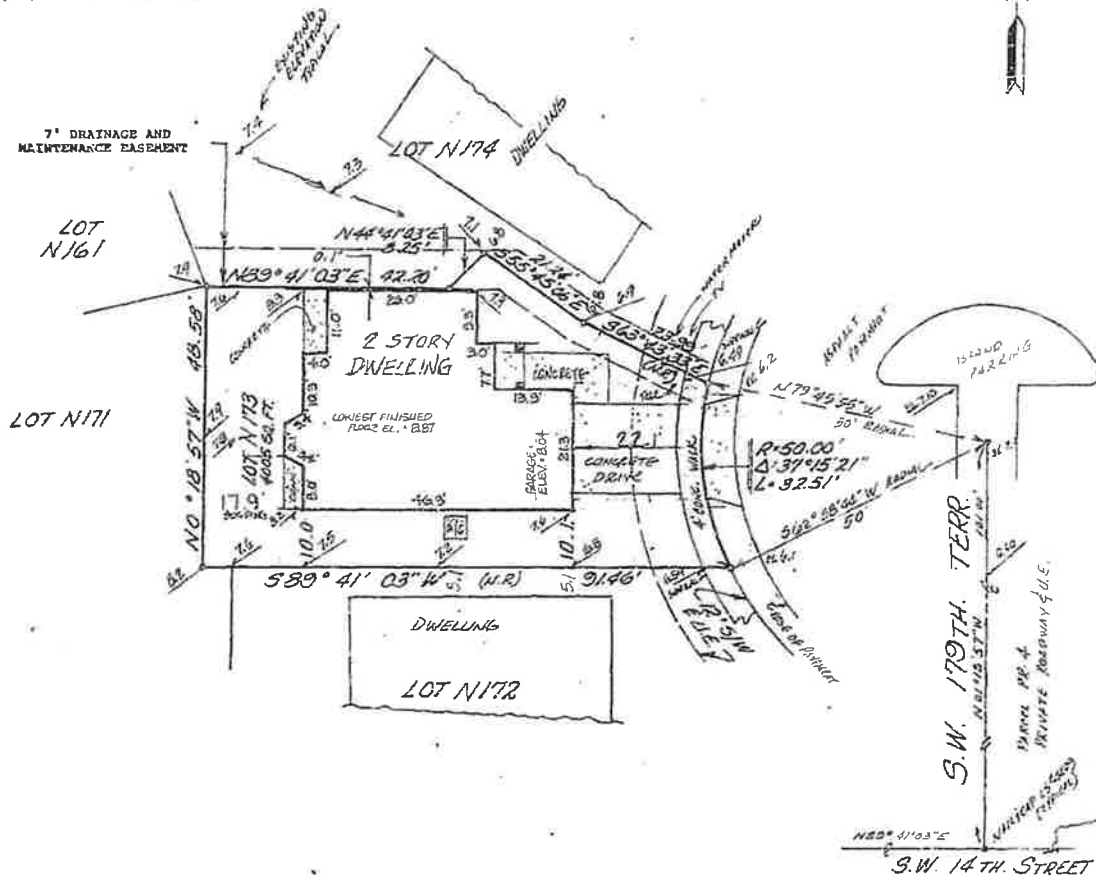
BROWARD COUNTY ENGINEERING
BENCHMARK NUMBER 2046
ELEVATION 7.690

ELEVATIONS SHOWN HEREON ARE
REFERENCED TO THE NATIONAL
GEODETIC VERTICAL DATUM OF 1929

All bearings and distances shown hereon
are per the said plat and are measured.

FLOOD INFORMATION

COMMUNITY NUMBER 20053
PANEL NUMBER 0295, SUPP. A =
DATE OF FIRM INDEX 8-18-92
FLOOD ZONE AH BASE FLOOD
ELEVATION 6



THEREBY CERTIFY:

THAT THE SURVEY, AND OTHER PERTINENT DATA
SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY
WAS MADE IN ACCORDANCE WITH THE MINIMUM
TECHNICAL STANDARDS FOR LAND SURVEYING IN
THE STATE OF FLORIDA: CHAPTER 86-10, FLORIDA
ADMINISTRATIVE CODE.

THIS DRAWING IS NOT VALID UNLESS IT
BEARS AN ORIGINAL SEAL & SIGNATURE

JOHN T. DOOGAN
REGISTERED LAND SURVEYOR
STATE OF FLORIDA MODEL 65

DATE
NO. 4409

UPDATES/REVISIONS	DATE	BY	CK'D	NOTE
VACANT	6-10-94	J.P.		
PLAT PLAN	5-10-94	J.P.		
LOCATE CONCRETE SLAB 103D-53	7-7-94	J.C.		
FINAL SURV. 1	10-30-94	J.D.		

NOTE: The undersigned and CONSUL-TECH ENGINEERING, INC. make no representations or guarantees as to the completeness or accuracy of the information reflected hereon pertaining to easements, rights-of-way, or other matters of record. This instrument is intended to reflect or set forth only those items shown in the record-able above or obtained by field survey. CONSUL-TECH ENGINEERING, INC. does not research the public records for matters affecting the land shown hereon.

NOTE: This instrument is the property of CONSUL-TECH ENGINEERING, INC. and shall not be reproduced in whole or in part without written consent of CONSUL-TECH ENGINEERING, INC. ©

Project No. 97-6474	Drawn By J.C.S.	Checked By E.D.	F.B.	P.G.	SCALE: 1" = 40'	N 173
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PROPOSED SCREEN ENCLOSURE

PROPOSED POOL

48.56'

19'-7"

10'

5'

5'

5'

42.20'

EXIST. 2-STORY RESIDENCE #1374

→ F.F.E.=8.87' (±0")

73'-7"

12.5' F.F.E.

31.46'

8.25'

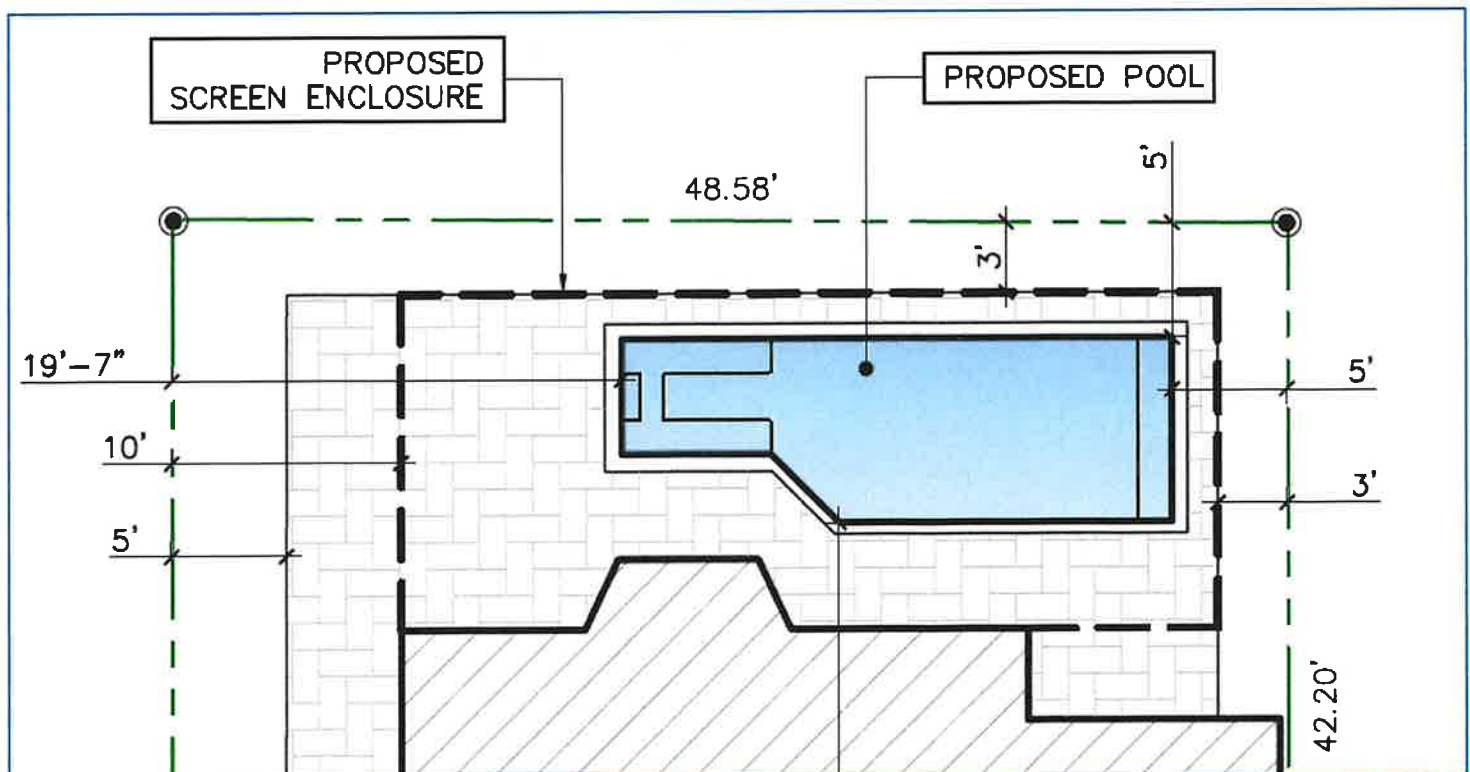
21.24'

23.89'

R=50.00'

EXIST. RESIDENT

EXIST. RESIDENT



6. Pools, Spas and Screen Enclosures

1. The edge of water of any pool or spa should be a minimum of seven (7) feet from any rear property line for non-waterfront or lots not abutting the twenty-five foot landscape buffer. Waterfront lot screening can extend up to the twenty foot rear maintenance easement. Lots abutting the twenty-five foot landscape buffer may have the screening about buffer. Screening in the side setback is permitted. On zero lot line lots to within seven feet of the property line. On traditional lots to within five feet of the property line. Any side yard drainage easements will take precedence over side yard pool, spas and screen enclosure setbacks.
2. Swimming pools must be screened from the street a maximum of six feet in height or as approved by the NCC.
3. Above ground swimming pools are prohibited. However, above ground hot tubs or spas will be permitted.
4. All screening and screen enclosures are permitted and shall be constructed utilizing anodized or electrostatically painted aluminum. Charcoal gray, white or black screening is required or as approved by the NCC.

7. Recreation Facilities

1. All recreation facilities, including, without limitation by specification, swimming pools and any other play or recreation structures, including basketball backboards, platforms, playhouses, dog houses or other structures of a similar kind or nature (collectively referred to herein as "Recreation Facilities"), and any patio screening or other improvement constructed or used in connection therewith, whether on a lot on which a dwelling is located or on an adjoining lot purchased for the construction of any such recreation facility, shall be adequately fenced or landscaped in a manner specifically approved at the NCC discretion so as to provide a buffer between neighbors and prevent the general viewing thereof.
2. No lighting of a recreation facility shall be permitted unless otherwise specifically approved by the NCC.



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 DECISION NOTICE

3/5/2025

LEO JON JURADO
1374 SW 179 TERRACE
Pembroke Pines FL 33029

Account #: 170173
Re: Property: 1374 SW 179 TERRACE

The Architectural Control Committee has met and reviewed your application and we are pleased to inform you that your application has been **APPROVED.**

Type: Pool

The request has been conditionally approved. Upon completion, the homeowner must upload completed City permits to the residential portal after receiving the final inspection of: Installation of Pool.

Important: Should your modification require a city permit. A copy of your permit and permit application must be provided to the management company. You may email Modifications@pinespropertymanagement.com . Be sure to check with your respective city's building department if you are not sure if a permit is required.

The following requirements must be met.

- Must meet all setback requirements of the community.
- The management office must be notified upon completion of the project.
- Paint Approvals: Fascia, front door and garage doors must match and be a part of the current approved color scheme of your home.
- The installation must be inspected by a member of the architectural committee or an assigned representative to ensure that all requirements were met.

Failure to comply with the above will result in violation until the property is brought into compliance.

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 for notifying 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 damage to the common elements of the community because of carelessness on the part of the contractor performing services. Please have your contractor observe the "no signs" ordinance in your community.

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 Modification Committee

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