

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022 - 0035
Zoning Variance

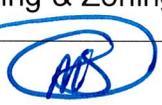
MOLINA, JUDITH C
8800 SW 10 ST PEMBROKE PINES FL 33025





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

Summary

Agenda Date:	March 2, 2023	Application ID:	ZV(R) 2022-0035
Project:	Pool Deck	Project Number:	N/A
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Judith Molina	Agent:	N/A
Location:	8800 SW 10 Street Pembroke Pines, FL 3302		
Existing Zoning:	Single Family Residence (R-1C)	Existing Land Use:	Residential
Reference Applications:	N/A Due to no representative present for the item, the board deferred it to the March 2, 2023 Meeting		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2022-0035	Table 155.620: Pool / Deck	Five Feet rear setback	Zero Feet rear setback
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: <u></u>		Zoning Administrator: <u></u>

PROJECT DESCRIPTION / BACKGROUND:

Syney Fierro, agent, has submitted a Residential Zoning Variance request in conjunction with the owner plans to build a swimming pool and deck in the property’s rear yard. Per proposed plan, the pool and deck will be built in the south yard of the lot, abutting to the community’s common area.

Zoning Variance Application #ZV(R) 2022-0035 is to allow zero-foot (0’) rear side setback along the southern property line instead of the required five feet (5’) for a swimming pool and deck.

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 Honeywoods homeowner’s association (HOA). The applicant has provided a letter of approval.

VARIANCE REQUEST DETAILS:

ZV(R) 2022-0035 to allow zero-foot (0’) rear setback instead of the required five feet (5’) rear setback for a proposed pool and deck.

Code Reference: Code Reference: Table 155.620 Accessory Building and Structures.

Table 155.620 Accessory Building Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Pool/Deck	Primary Building	5 feet	15 feet	5 feet	N/A	N/A	N/A.

VARIANCE DETERMINATION:

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

- b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Subject Site Aerial Photo
Property Survey
Proposed Plan
HOA Approval
SBDD Certificate



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: _____

Plans for DRC _____ Planner: CTZ

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal*
<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input checked="" type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<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: CTZ Project #: PRJ 20____ - Application #: 2018-0022-0025
 Date Submitted: 11/09/22 Posted Signs Required: (1) Fees: \$ 550.00

SECTION 1-PROJECT INFORMATION:

Project Name: Proposed Pool Variance for Judith Molina

Project Address: 8800 SW 10 St Pembroke Pines FL 33025

Location / Shopping Center: _____

Acreage of Property: 4,480 sf Building Square Feet: 1,527sf

Flexibility Zone: _____ Folio Number(s): 514121190460

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

Legal Description: CINNAMON PLACE V 132-47 B LOT 150

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: CINNAMON PLACE V 132-47 B LOT 150

Owner's Address: 8800 SW 10 St Pembroke Pines FL 33025

Owner's Email Address: judymp28@gmail.com

Owner's Phone: 305-300-9880 Owner's Fax: _____

Agent: BAFCO Engineering and Construction llc

Contact Person: Syney Fierro

Agent's Address: 16561 NW 77 PI Miami Lakes FL 33016

Agent's Email Address: info@bafcoeac.com

Agent's Phone: 786-362-3290 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: 01-01 Single Family

Zoning: 01-01 Single Family

Land Use / Density: 01-01 Single Family

Land Use / Density: 01-01 Single Family

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: 01-01 Single Family

North: 01-01 Single Family

South: Lake

South: Lake

East: 01-01 Single Family

East: 01-01 Single Family

West: 01-01 Single Family

West: 01-01 Single Family

-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: 155-620.

Required: 5' rear setback

Request: 0' rear setback

Details of Variance, Zoning Appeal, Interpretation Request:

need 0' rear set back for new swimming pool (see letters).

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.

 11/7/2022
Signature of Owner Date

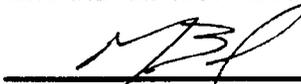
Sworn and Subscribed before me this 7 day
of November, 2022

MILEIDYS RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
No. GG 327742
My Comm. Expires 04/25/2023


Fee Paid Signature of Notary Public My Commission Expires

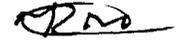
AGENT CERTIFICATION

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.

 11/7/2022
Signature of Agent Date

Sworn and Subscribed before me this 7 day
of November, 2022

MILEIDYS RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
No. GG 327742
My Comm. Expires 04/25/2023


Fee Paid Signature of Notary Public My Commission Expires

TO: Building Department Official
FROM: Judith Molina
DATE: November 8th, 2022
RE: Proposed Scope of Work Letter
8800 SW 10 St. Pembroke Pines

PROPOSED SCOPE OF WORK LETTER

Dear Sir/Madam,

I, JUSITH MOLINA, owner of the above-mentioned property, I'm applying to a Design Variation with the intention to build a new swimming pool with less than the required rear set back. The lot dimensions are just not sufficient to build a typical swimming pool within the required setbacks.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
Judith Molina

Honeywoods Homeowners' Association, Inc.

1941 NW 150th Avenue
Pembroke Pines, FL, 33028
Phone: (954) 392-6000, Fax: (954) 392-6692
<https://lms.cincwebaxis.com/0045>

ACC Approval

October 17, 2022

Judith C. Molina
8800 SW 10 Street
PEMBROKE PINES, FL 33025

Property account number: 0045529

Dear Owner:

Your request for architectural change has been approved. Specifically, you have approval to proceed with the following:

pool and deck

We reserve the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you cannot follow the original plan.

STIPULATIONS FOR APPROVAL: City permit required.

You must follow all local building codes and setback requirements when making this change. A building permit may be needed. This can be applied for at the county offices or with the city.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate utility companies before digging.

We appreciate your cooperation in submitting this request for approval. An attractive community helps all of us get the full value from our homes when we decide to sell.

All Architectural approvals are based on final inspections.

Sincerely,
ACC COMMITTEE
Honeywoods Homeowners' Association, Inc.
Association Manager: Curtis Shamis
Curtis@landmarkgmt.com



SOUTH BROWARD DRAINAGE DISTRICT

October 25, 2022

City of Pembroke Pines
Building Department
10100 Pines Boulevard
Pembroke Pines, FL 33025

To Whom It May Concern:

This letter shall serve as confirmation that the below-referenced property owner has applied for a permit from South Broward Drainage District (SBDD) for the following improvement(s): POOL.

SBDD will not issue a permit to the property owner for the following reasons:

- There are no easements or rights-of-way on the property that SBDD has interests in. No SBDD permit is required.
- Proposed improvements do not encroach into a SBDD easement. No SBDD permit is required.
- Although proposed improvement encroaches into an easement, no SBDD permit will be required.
- Proposed improvement does not meet SBDD standards. No SBDD permit will be issued until proposed improvements meet District criteria.
- No new permit is required. However, an SBDD final inspection is required.

Property Owner: **MOLINA, Judith C.**

SOUTH BROWARD DRAINAGE DISTRICT

Address: **8800 SW 10 STREET**
Pembroke Pines, FL 33025


BY: **LUIS M. OCHOA, P.E.**
TITLE: **ASSISTANT DISTRICT DIRECTOR**

Legal Description: **CINNAMON PLACE V**
Lot: 150

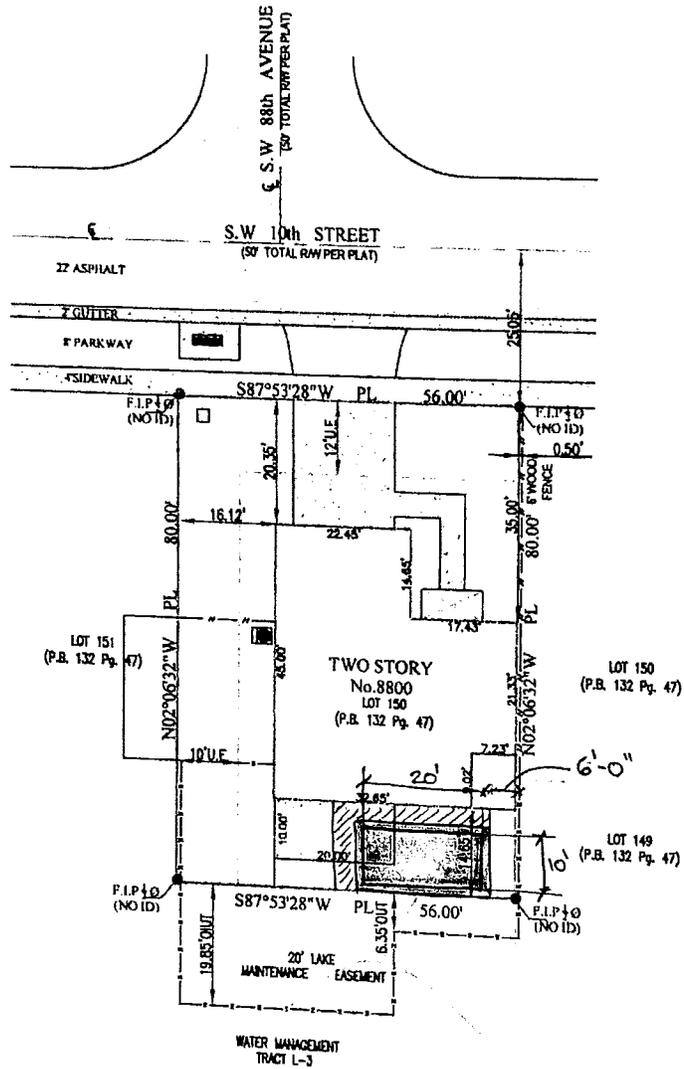
DATE: **10/25/22** (SEAL)

TOTAL UNION LAND SURVEYING SERVICES LLC

PROFESSIONAL LAND SURVEYOR AND MAPPER LB 8178
 2251 SW 10 ST
 MIAMI, FL 33135
 PHONE: (784) 458-3534 lydielopez@totalunion.com

PAGE 2 OF 2
 NOT VALID WITHOUT PAGE 1 OF 2

BOUNDARY SURVEY



DISCLAIMER:
 A - NORTH SIDE OF THE BARELY PROPERTY LINE FENCE IS IN ACCORDANCE WITH THE SET LINE
 B - SOUTH SIDE OF THE BARELY PROPERTY LINE FENCE IS IN ACCORDANCE WITH THE SET LINE
 C - THE PLANNED LOT OF IMPROVEMENTS IS ONLY THE PORTION OF THE TRACTING AND SHALL BE IN ACCORDANCE

(IN FEET)
 1" = 20' 0"

LEGEND:

-  deck
-  1' width coping
-  10' x 20' pool

8. V. ISSUES

PROPOSE POOL VARIANCE FOR
 MOLINA, JUDITH C
 8800 SW 10 ST
 PEMBROKE PINES, FL 33025

STATE: FL
 COUNTY: Dade
 DATE: 09/12/2025
 SHEET NO: A-1

PROPOSE POOL VARIANCE FOR
 MOLINA, JUDITH C
 8800 SW 10 ST
 PEMBROKE PINES, FL 33025



LOCATION MAP

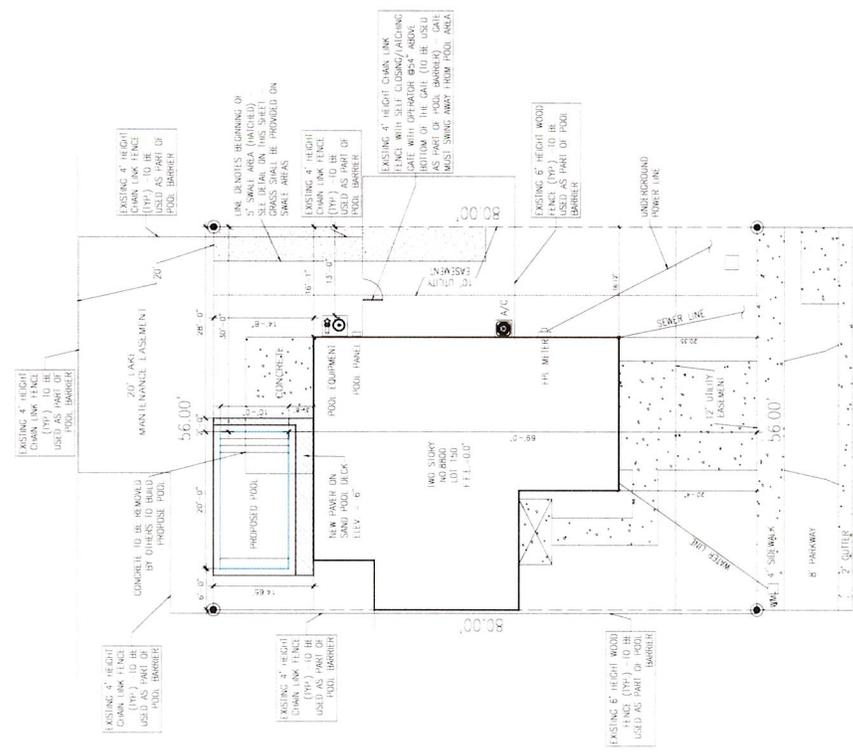
- POOL BARRIER NOTE:**
- 1- EXISTING FENCE AROUND THE PROPERTY WITH GATES OPEN OUTWARD AWAY FROM POOL. COMPLYING TO R4501.17.1.3 THROUGH R4501.17.1.7
 - 2- NEW ALARM TO BE PROVIDED IN ALL DOORS AND WINDOWS WITH DIRECT ACCESS TO THE POOL TO COMPLY WITH FC: 424.2.7.1.9

ZONING LEGEND
 (RS-7) - SINGLE FAMILY DISTRICT

ZONING DISTRICT	(RS-7) - SINGLE FAMILY DISTRICT
NET LOT AREA	4,480 Sq.Ft
EXIST LOT COVERAGE (34.1%)	1,527 Sq.Ft
TOTAL YARD AREA	821 Sq.Ft
ALLOWED YARD COVERAGE FOR ACCESSORY (30%)	247 Sq.Ft
PROPOSED ACCESSORY (24%)	200 Sq.Ft
POOL SETBACKS	ALLOW
REAR	5'
SIDE (RIGHT)	5'
SIDE (LEFT)	5'
SIDE (STREET)	N/A
	1' NEEDS VARIANCE
	30'
	6'
	N/A

WE, THE NEIGHBORS, HAVE NO OBJECTION TO THESE PLANS, WHICH ARE BEING SUBMITTED FOR AN ADMINISTRATIVE ADJUSTMENT APPLICATION.

NAME: _____ DATE: _____



SITE PLAN
 1/8" = 1'

PARCEL ID:
514121190460

LEGAL DESCRIPTION:
 CINNAMON PLACE V. 132-47 B. LOT 150

EXISTING 4' HEIGHT CHAIN LINK FENCE (TYP.) - TO BE USED AS PART OF POOL BARRIER

EXISTING 4' HEIGHT CHAIN LINK FENCE (TYP.) - TO BE USED AS PART OF POOL BARRIER

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EXISTING 4' HEIGHT CHAIN LINK FENCE (TYP.) - TO BE USED AS PART OF POOL BARRIER

EXISTING 4' HEIGHT CHAIN LINK FENCE WITH SELF CLOSING/LATCHING GATE WITH OPERATOR @54" ABOVE BOTTOM OF THE GATE (TO BE USED AS PART OF POOL BARRIER) - GATE MUST SWING AWAY FROM POOL AREA

EXISTING 6' HEIGHT WOOD FENCE (TYP.) - TO BE

20' LAKE MAINTENANCE EASEMENT

CONCRETE TO BE REMOVED BY OTHERS TO BUILD PROPOSED POOL

LINE DENOTES BEGINNING OF 5' SWALE AREA (HATCHED) - SEE DETAIL ON THIS SHEET - GRASS SHALL BE PROVIDED ON SWALE AREAS

PROPOSED POOL

NEW PAVEMENT ON SAND POOL DECK ELEV. = -6"

POOL EQUIPMENT POOL PANEL

TWO STORY NO. 8800 LOT 150 F.F.E. = 0.0'

10' UTILITY EASEMENT

FPL METER

A/C

56.00'

28'-0"

30'-0"

14.65'

6'-0"

20'-0"

3'-0"

16'-1"

13'-0"

80.00'

80.00'

0'-69"

C C C