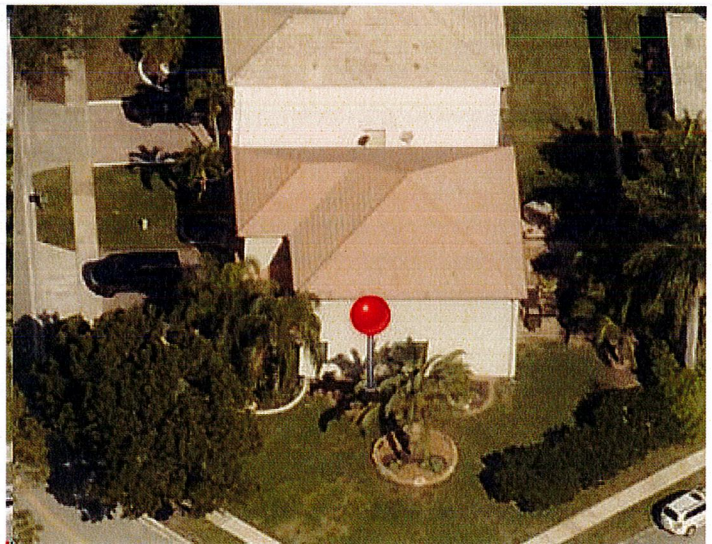
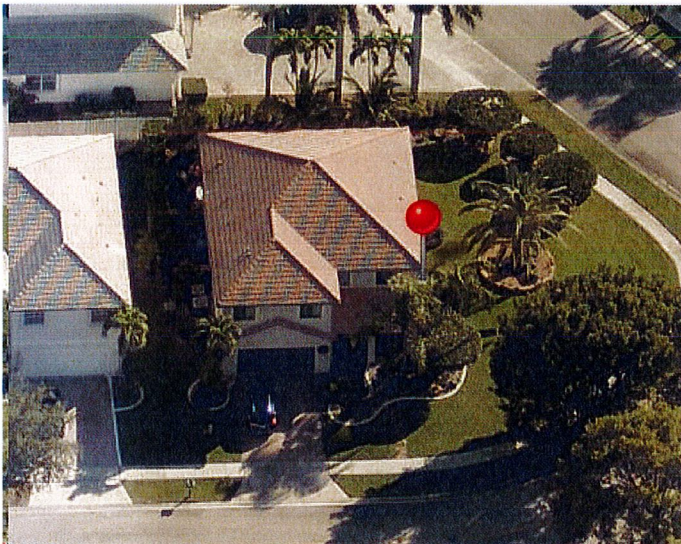


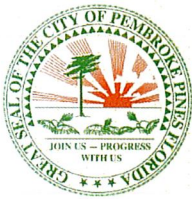
# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-40  
Zoning Variance


ARMENTEROS, ALEJANDRO & BROWN, KIMBERLY A  
639 SW 168 LN PEMBROKE PINES FL 33027





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 2, 2021	<b>Application ID:</b>	ZV(R) 2021-40
<b>Project:</b>	Covered Open Patio	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Planner, via Dean Piper, Zoning Administrator		
<b>Owner:</b>	Alejandro Armenteros	<b>Agent:</b>	N/A
<b>Location:</b>	639 SW 168 Lane, Pembroke Pines FL, 33027		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential
<b>Lot Type:</b>	Single Family Lot		
<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) 2021 -40	Pembroke Shores PUD, Single Family Conventional (SF-2) ; LDC 155.421.3	15.00' rear yard setback	11.4' rear yard setback
<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:**

Alejandro Armenteros, owner, has submitted Zoning Variance request application #ZV(R) 2021-40 to allow a 11.4' rear setback instead of the required 15.00' to construct an attached 12' x 40' covered, open-sided patio at the property's backyard.

The subject property is located in Pembroke Shores PUD. Applicable guidelines section (SF-2) Single Family Conventional Lots are required to have 15.00' rear setback instead of the proposed 11.4'. PUD's required rear setback is consistent with City Code Section 155.421.3.

The applicant has provided a doctor's note describing the circumstances for the variance request. Also, the Homeowner's Association has granted approval for this project and, Mr. Armenteros is providing letters of support from the adjacent property owners.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2021-40** allow an 11.4' rear yard setback for a proposed aluminum hard roof covered open-sided patio instead of the required 15' rear yard setback

*Code Reference:*

Pembroke Shores Planned Unit Development (PUD) Guidelines and/or City Code.

City of Pembroke Pines Code of Ordinances, Residential Single Family (R-1C) 155.421.3

## **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

Doctor's Note  
HOA Letter of Approval  
Neighbor's Letter of Support  
Pembroke Shore PUD, City Code Section



# 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: 10/27/2021

# Plans for DRC N/A 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:

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: Christian Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: 248/2021-40

Date Submitted: 10/27/2021 Posted Signs Required: (1) Fees: \$ 250.00

**SECTION 1-PROJECT INFORMATION:**

Project Name: \_\_\_\_\_

Project Address: 639 SW 168th Lane Pembroke Pines  
33027

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

Acreage of Property: 0.19 Ac Building Square Feet: \_\_\_\_\_Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514017081000Plat Name: Pembroke Shores Traffic Analysis Zone (TAZ): \_\_\_\_\_Legal Description: Lot 351 of the PLAT ENTITLED  
"Pembroke Shores Parcel 2 Replat," as recorded  
in plat book 161 at page 45 of the public  
records of Broward County, Florida.

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
	N/A				

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Alejandro Armenteros + Kimberly Armenteros

Owner's Address: 639 SW 168th Lane Pembroke Pines, 33027

Owner's Email Address: AATEROS@YAHOO.COM

Owner's Phone: 954-665-8027 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: PUD

Land Use / Density: Residential

Use: Residential

Plat Name: Pembroke Shores

Parcel 2 Replat  
Plat Restrictive Note: \_\_\_\_\_

**PROPOSED**

Zoning: PUD

Land Use / Density: Residential

Use: Residential

Plat Name: Pembroke Shores

Parcel 2 Replat  
Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

North: PUD

South: PUD

East: PUD

West: PUD

**ADJACENT LAND USE PLAN**

North: Residential

South: Residential

East: Residential

West: Residential

-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: (BVL) 253369 / (Zoning) 1023005

Code Section: 155.620; Table 155.620; Roofed Structure Attached; Rear

Required: 15' set back  
C-2-10/29/2021

Request: 11.4' rear yard setback

Details of Variance, Zoning Appeal, Interpretation Request:

Requesting a 11.4' rear yard setback  
to build a pergola to protect me from  
the sun. I have a diagnosed skin condition.  
The variance will not creat any hardship  
to the surrounding neighbors, and the  
neighbors support is documented and  
provide.

#### 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)

Construct a 13'x40' pergola with covered awning in / Root in the back yard for medical reasons. Please see proposal for aluminum outdoor for additional information.

## 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 of Owner

Date

Sworn and Subscribed before me this 25 day

of October, 2021

Fee Paid

Signature of Notary Public

My Commission Expires



JAYNE E. MATTHEWS  
Commission # GG 939051  
Expires December 11, 2023  
Bonded Thru Budget Notary Services

### 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

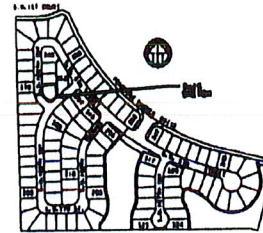
Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_

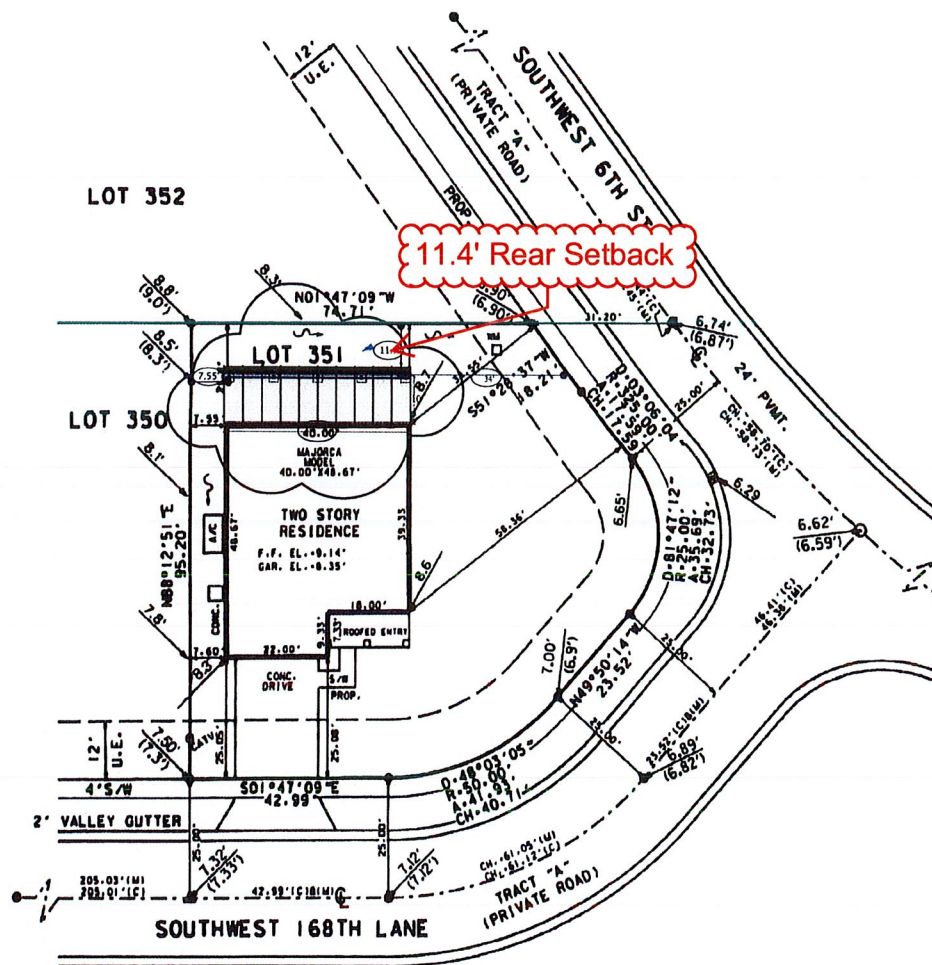
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Signature of Notary Public

My Commission Expires

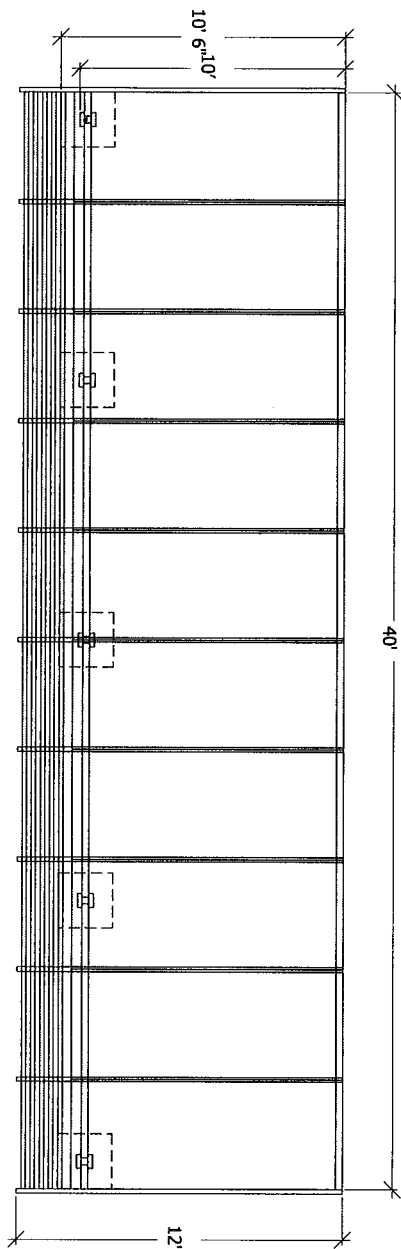


LOCATION MAP  
S.F.S.



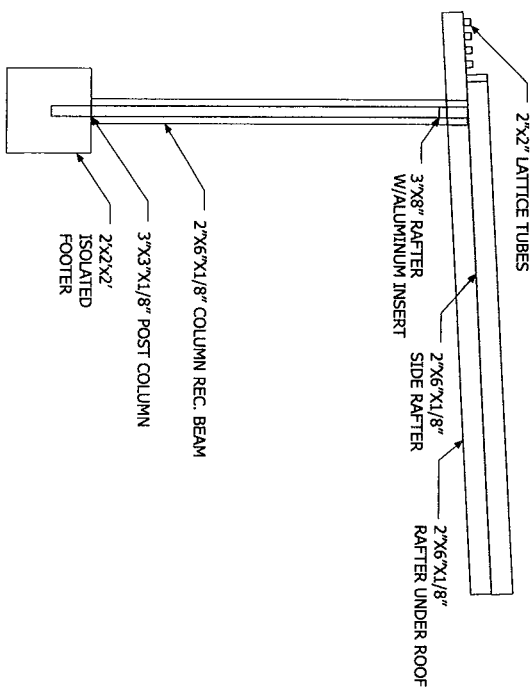
				<b>LEGEND</b>	
				○ SET 1/2" 1/RBC LB2936	○ MANHOLE, SANITARY
				△ NAIL & TAB	○ MANHOLE, STORM
				● P.C.P.	▢ CATCH BASIN
				● P.R.M.	○ ELECTRIC SERVICE
				○ ELEVATION, EXISTING	■ TELEPHONE JUNCTION BOX
				○ ELEVATION, PROPOSED	□ WATER METER
				→ FLOW ARROW	■ C.A.T.V.
				⌒ CENTERLINE	
<b>FINAL</b>	7-8-99	EO	SAB		
<b>SLAB SPOT</b>	2-27-99	WJM			
<b>FORMBOARD SPOT</b>	777/63	2-19-99	SAB		
<b>PLOT PLAN</b>	12-10-98	JH	SAB		
<b>ADDENDUM</b>	F.B./PG.	DATE	BY	CK'D	
<b>PEMBROKE SHORES</b>		<b>JOB NO. 940401</b>		<b>SCALE: 1" = 30'</b>	
<b>PARCELS 2 &amp; 10</b>				<b>SHEET 2 OF 2 SHEETS</b>	

ALUMINUM PATIO COVER (ELITE FL7561R5 PANELS)  
ALUMAWOOD/ELITEWOOD PRODUCT



SIDE VIEW

ATTACHED TO CBS



18459 Pine Blvd #461  
Pembroke Pines, FL 33029  
Tel: 786-571-8004

ALUMINUM PATIO COVER FOR:  
NAME: KIM ARMENTEROS  
639 SW 168 LANE  
PEMBROKE PINES, 33027

DATE: 06/24/2020  
CONTACT: JORGE QUINTERO  
PROJECT: ALUMINUM PATIO COVER 40'x12'x9'6"

# Hollywood Dermatology & Cosmetic Specialists

EDUARDO WEISS, M.D. • ANNA FAIARELLA, M.D. • RONALD D. SMITH, M.D. • JULIAN O'NEIL MOORE, D.O.  
STANLEY A. SPATZ, M.D. • SADEGH AMINI KOVES, M.D. • SHOLOMO LANES, M.D. • RACHEL SCHLEICHERT, M.D.  
ANN MAZOR REED, D.O. • BERTHA BAUM, D.O. • LUCIA KRAUS, PA • NANCY A. MUSKAT, PA-C  
SUSANA MANDEL, ARNP • MARIA V. LASERNA, PA-C

October 20, 2021

RE: Alejandro Armenteros

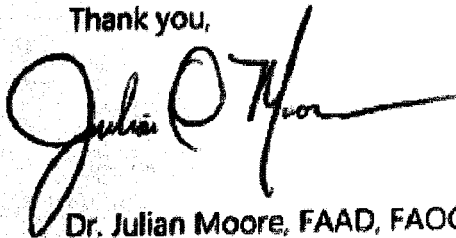
To Whom It May Concern,

Alejandro Armenteros is a patient in my office who is currently under my care, and last seen on September 2<sup>nd</sup>, 2021. Mr. Armenteros has a condition that forms erythematous, inflammatory, and painful lesions on the skin in the presence of direct sunlight, a medical condition that limits major life activities that involve being outside in direct sunlight.

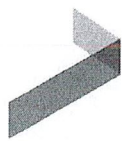
As a result of Mr. Armenteros' condition, it is imperative that he avoid direct sunlight without being completely restricted from the outdoors. Any accommodations that may allow my patient the ability to be outdoors without having to be exposed to direct sunlight would be of utmost importance.

If you have any questions, please feel free to contact me at (954)961-1200 ext 2301.

Thank you,



Dr. Julian Moore, FAAD, FAOCD



**FirstService**  
RESIDENTIAL

July 12, 2021

Kimberly Armenteros  
639 SW 168<sup>th</sup> Lane  
Pembroke Pines, FL 33027

**Re: PEMBROKE SHORES HOA  
Request for Review for Architectural Modification –  
639 SW 168<sup>th</sup> Lane., Pembroke Pines FL 33027**

Dear Kimberly Armenteros,

We are pleased to inform you that the Board of Directors has approved your Architectural Request for:

- ***Aluminum Roof – Per Product Evaluation Report***
  - ***EPS Foam Core w/ Aluminum Skin Composite Panels***

Please note that this approval is based on the aesthetics of the request. Homeowner must obtain all required City of Pembroke Pines, Broward County and State of Florida building Permits, failure to do so voids this approval. A copy of the permits must be provided to Pembroke Shores Management Office once received.

Please keep a copy of this approval in your permanent records so that should any questions arise as to the conformance of the work being done, this letter would act as positive proof of approval pursuant to the documents of the Association.

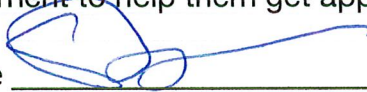
Sincerely,  
***Pembroke Shores Architecture Review Committee***  
For the Board of Directors

cc: Unit file

To Whom It May Concern:

I Stewart Dudley am aware that my neighbor Alex and Kim Armenteros are appealing to the City of Pembroke Pines, for a zoning variance to build a pergola in their backyard. The pergola was denied by the City of Pembroke Pines, because the city requires a 15 ft. setback from the property line. The dimensions of the proposed pergola is 40' ft by 13' ft., which was approved by First Residential homeowners association. However, denied by the City of Pembroke Pines. The Pergola in no way impedes my property line, or hinders my view. I am aware that I'm signing this document to help them get approved by the City of Pembroke Pines.

Neighbor Signature



Date

9/13/21

Address:

639 SW 168<sup>th</sup> Way, Pembroke Pines FL 33027

Email:

Stewart.dudley@gmail.com

Cell:

305 333 6521

To Whom It May Concern:

I Hector Ontiz am aware that my neighbor Alex and Kim Armenteros are appealing to the City of Pembroke Pines, for a zoning variance to build a pergola in their backyard. The pergola was denied by the City of Pembroke Pines, because the city requires a 15 ft. setback from the property line. The dimensions of the proposed pergola is 40' ft by 13' ft., which was approved by FirstResidential homeowners association. However, denied by the City of Pembroke Pines. The Pergola in no way impedes my property line, or hinders my view. I am aware that I'm signing this document to help them get approved by the City of Pembroke Pines.

Neighbor Signature Hector Ontiz Date 7/14/2021

Address: 629 SW 168th way, Pembroke Pines, FL

Email: HONTI2810306@gmail.com

Cell: (954) 901-0060

To Whom It May Concern:

I Sandra Kasnic am aware that my neighbor Alex and Kim Armenteros are appealing to the City of Pembroke Pines, for a zoning variance to build a pergola in their backyard. The pergola was denied by the City of Pembroke Pines, because the city requires a 15 ft. setback from the property line. The dimensions of the proposed pergola is 40' ft by 13' ft., which was approved by FirstResidential homeowners association. However, denied by the City of Pembroke Pines. The Pergola in no way impedes my property line, or hinders my view. I am aware that I'm signing this document to help them get approved by the City of Pembroke Pines.

Neighbor Signature Sandra Kasnic Date 9-14-21

Address: 635 SW 168 LN Pembroke Pines FL 33027

Email: sanderellae@yahoo.com

Cell: 954-471-3892

To Whom It May Concern:

I Leena Basnyet am aware that my neighbor Alex and Kim Armenteros are appealing to the City of Pembroke Pines, for a zoning variance to build a pergola in their backyard. The pergola was denied by the City of Pembroke Pines, because the city requires a 15 ft. setback from the property line. The dimensions of the proposed pergola is 40' ft by 13' ft., which was approved by FirstResidential homeowners association. However, denied by the City of Pembroke Pines. The Pergola in no way impedes my property line, or hinders my view. I am aware that I'm signing this document to help them get approved by the City of Pembroke Pines.

Neighbor Signature Leena Basnyet Date 9-15-21

Address: 610 SW 168th Way, Pembroke Pines, FL 33027

Email: leena.basnyet@gmail.com

Cell: 954-326-9241