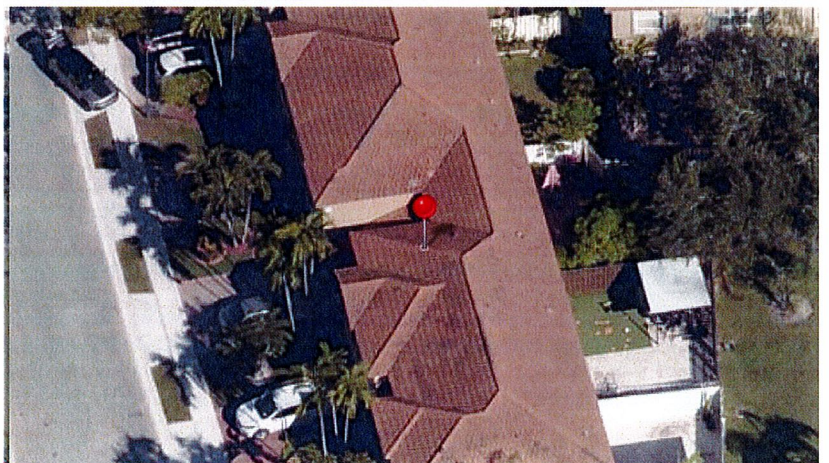
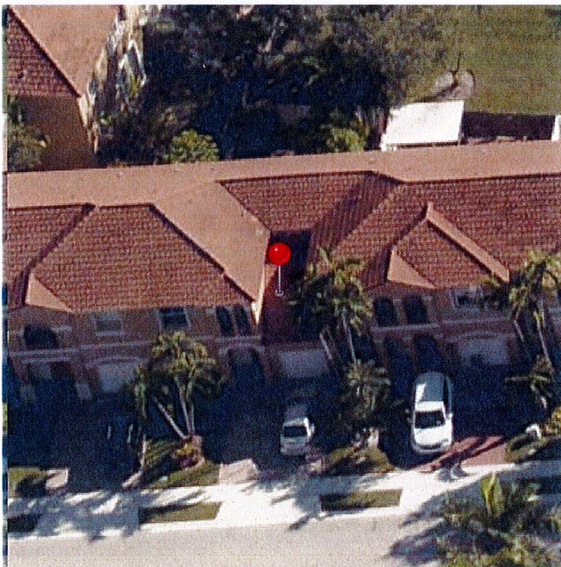


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-10
Zoning Variance



WILLIAMS, SYBIL P
875 NW 135TH TER PEMBROKE PINES FL 33028





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

Summary

Agenda Date:	June 2, 2022	Application ID:	ZV(R) 2022-10
Project:	Hard Roofed Screen Enclosure	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Sybil Williams	Agent:	N/A
Location:	875 NW 135 Terrace, Pembroke Pines, FL 33028		
Existing Zoning:	Pembroke Falls Planned Unit Development (PUD)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2022-10	Table 155.620 Accessory Buildings and Structures	5 feet side setback	3 feet side setback for a hard roofed screen enclosure.
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:

Sybil Williams, owner, has submitted Zoning Variance Request ZV(R) 2022-10 to install a hard roofed screen enclosure.

Ms. Williams is requesting a 3 foot side (north) setback to install a hard roofed screen enclosure, as shown in the attached property survey.

Ms. Williams has submitted required building permits for review and approval. She is aware zoning approval is required to complete the building application approval process.

Approval by her Homeowner's Association, Antigua at Pembroke Falls HOA, is attached.

VARIANCE REQUEST DETAILS:

The following Zoning Variance Request is submitted as follows:

ZV(R) 2022-10: to allow a 3 foot side setback instead of the required 5 feet side setback for a hard roofed screen enclosure.

City Code Reference: Table 155.620: Accessory Buildings and Structures

Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street	Rear			
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
Property Survey
Staff Report



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: Dean

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: Dean Project #: PRJ 20____ - ____ Application #: ZU(12)2022-10

Date Submitted: 3/7/22 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:Project Name: Williams Screen room w/ STRIP footerProject Address: 875 NW 135 Terr Pembroke Pines FL 33028Location / Shopping Center: UNIT 3 BLK 24 ANTIGUA AT Pembroke FallsAcreage of Property: _____ Building Square Feet: (UNIT SAFT) 1464Flexibility Zone: _____ Folio Number(s): 514014080243

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

Legal Description: Pembroke falls Phase 3 UNIT 3 BLK 24

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: Sybil Williams
Owner's Address: 875 NW 135 Terr Pembroke Pines FL 33028
Owner's Email Address: Willsyb@gmail.com
Owner's Phone: 954 802 1229 Owner's Fax: N/A
Agent: William Bass
Contact Person: William Bass
Agent's Address: 4731 SW 83rd Terr Davie FL 33328
Agent's Email Address: broward.Screen@yahoo.com
Agent's Phone: 954-588-9454 Agent's Fax: 954-791-1144

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: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

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: 244893

Code Section: Table 155.620: Accessory Bldgs + Struct.

Required: 5' side setback

Request: 3' side setback (North)

Details of Variance, Zoning Appeal, Interpretation Request:

Need 5' foot set back to insome footer
w/ screen room located in the rear
of the property; NORTHEAST side

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: _____

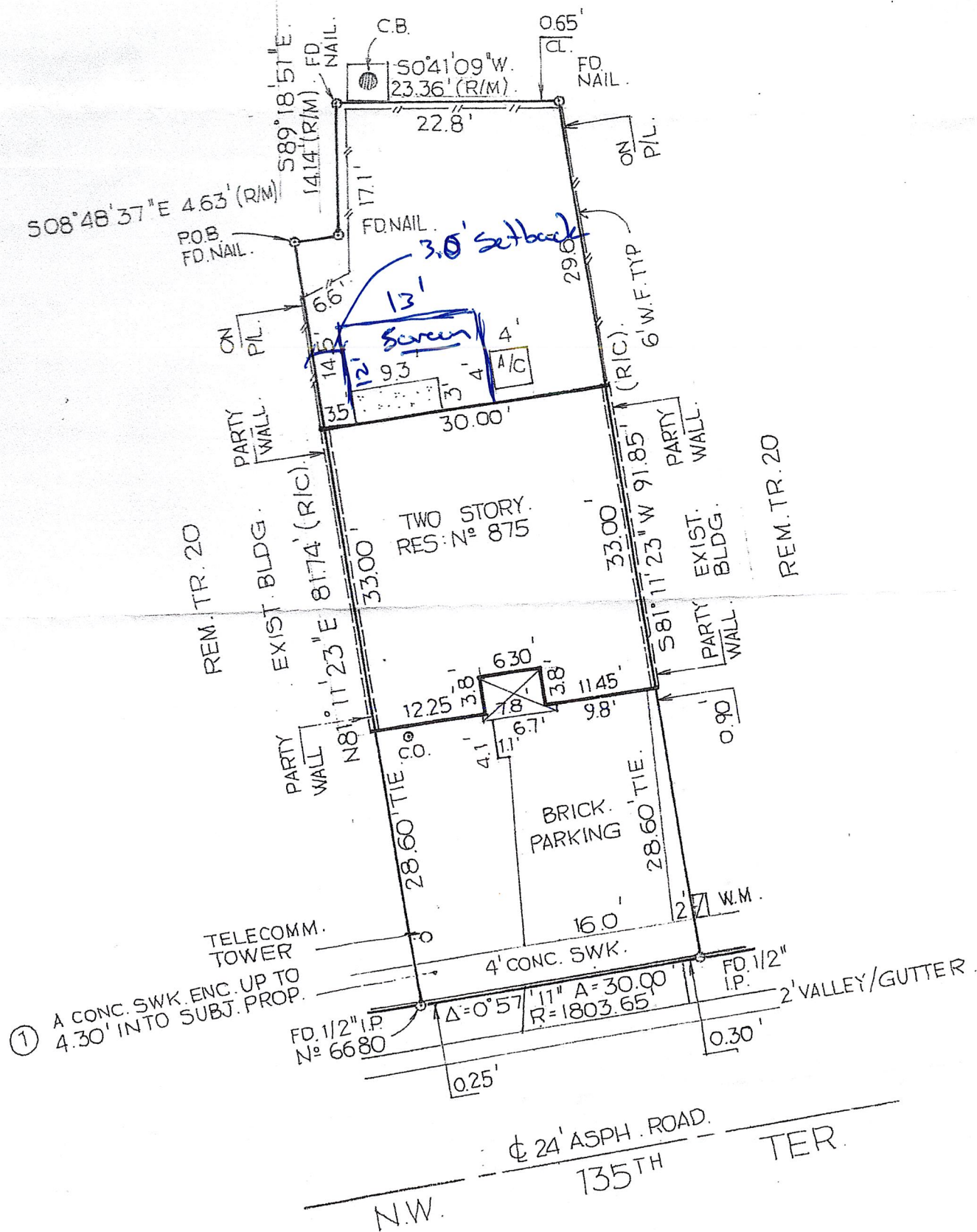
Requested County Land Use: _____

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

Please Accept this Request For Residential
Variance For the property Located at 875 NW 135th
terr. There is AN EXISTING SLAB LOCATED IN the
rear of the property, 3 feet off the property, AND
it miss led the homeowner to believe a screen room
may be installed to the EXISTING SLAB. We request to
Add A STRIP Footer under the EXISTING PAVES, Please
see SURVEY and ENGINEERS' drawings. The variance
request is for a 25' set back, per code. The
application number is 244893. Thank you. William
Brits (agent) *William* 3/9/22 CGL-058147



REM. TR. 20



SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

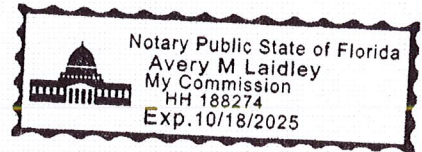
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Sybil Williams
Signature of Owner

2/24/2022
Date

Sworn and Subscribed before me this 24th day

of February, 2022



Fee Paid

Avery M Laidley
Signature of Notary Public

10/18/2025
My Commission Expires

AGENT CERTIFICATION

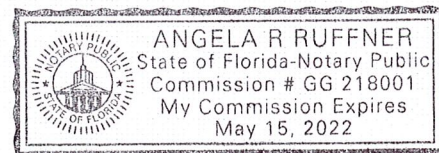
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

William Bass
Signature of Agent

3-7-22
Date

Sworn and Subscribed before me this 7 day

of MARCH, 2022



Fee Paid

Angela Ruffner
Signature of Notary Public

May 15, 2022
My Commission Expires

ANTIGUA AT PEMBROKE FALLS HOA, INC.
c/o AVALON MANAGEMENT SERVICES, INC.
P. O. BOX 267908
WESTON, FLORIDA 33326-7908
954-385-7100
Fax#: 954-763-6090
avalonmanagementinc@gmail.com

Architectural Review Application

Name	Sybil Williams	Lot#	Unit 3/BLK 2
Address	875 NW 135 th Terr Pembroke Pines FL 33028		
Phone Numbers	Home 954-499-6317	Business	954-802-1229

EMAIL: WILSYB@gmail.com

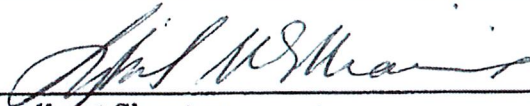
Review is hereby requested for the following modifications, alterations, or additions to my home/lot. Attached are mandatory scale drawings, location survey, and other detailed description required for architectural review of this application.

I/we hereby agree to repair any damages to the common areas and/or any neighbor's lot within two weeks of completion of any work performed in conjunction with this application. Included with this application is a refundable check for \$500.00 and written permission from any neighbor whose lot may be affected by the entrance or exit of any commercial construction vehicles, personnel and/or materials during the performance of the work described herein.

I will advise the contractor that IMMEDIATE clean up of mud and/or other debris associated with this construction on any streets in Antigua at Pembroke is mandatory. Should the contractor fail to do so, construction may be halted and costs of the clean up by Antigua at Pembroke will be added to the Homeowner's assessment account.

New Screen room w/ new footer 12'X13',
Rear of Home ~~Bronze~~ ^{White} ALUMINUM with
Charcoal Screen

SYBIL WILLIAMS
Applicant Name (print)


Applicant Signature



This area to be completed by ARC Committee and Board of Directors

Date Received

March 12, 2021

Date Reviewed

Approved

Charlette McHulley

Denied

Comments

R202 Permit Messages For Permit (244893)

Event ID	Date Created	Requested By	Assigned To	Status
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Other

984232	3/29/2021	Angela Ruffner	Angela Ruffner	Open
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TRANSMITTAL RCVD 3/29/2021

FILE TO SMD

998376	5/7/2021	Lorna Louis-Pierre	Lorna Louis-Pierre	Closed
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DENIAL COMMENTS SENT TO BROWARD.SCREEN@YAHOO.COM - FILE PLACED IN DENIED DRAWER

Zoning

984561	3/29/2021	Cole Williams	Cole Williams	Denied
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5' side setback required

Cwilliams@ppines.com 954-392-2110

Engineering

992518	4/21/2021	Rick Roses	Rick Roses	N/A
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to Stru

Structural

993361	4/23/2021	Roger Remek	Roger Remek	Approved
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244893 Approved, 4/23/2021 to Cart

Plan reviewed by Roger Remek

rremek@cgasolutions.com

Note: The penalty for failure to correct code violations on the submitted plans after the 2nd review is a 20% increase in the permit fee for each affected discipline as per the City of Pembroke Pines fee schedule and City Ordinance-Section 150.16

Screen Room

