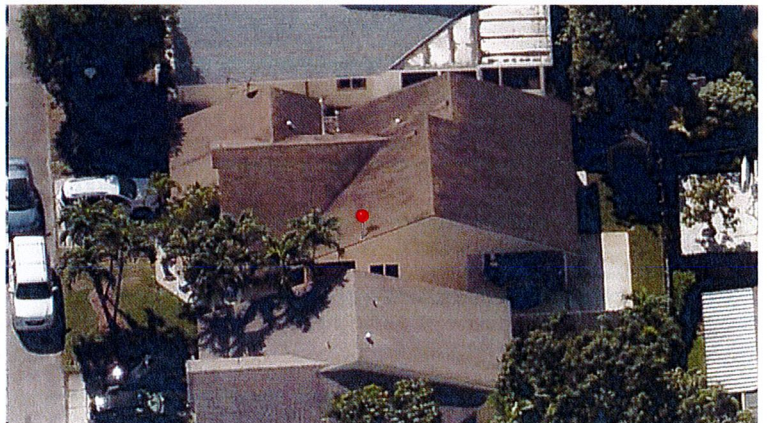
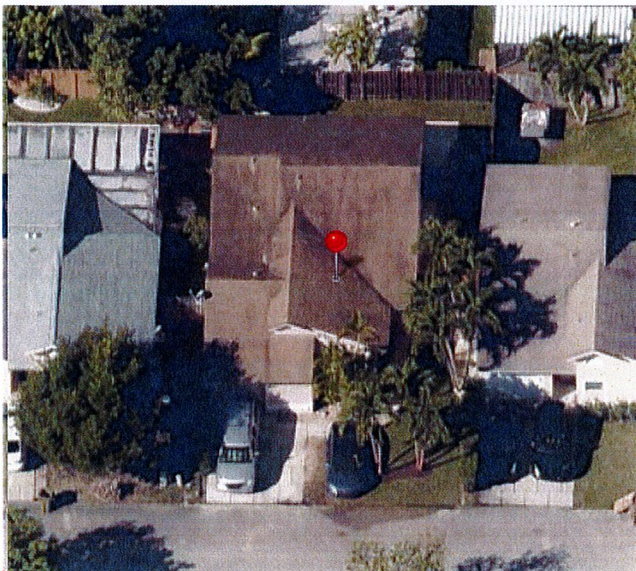
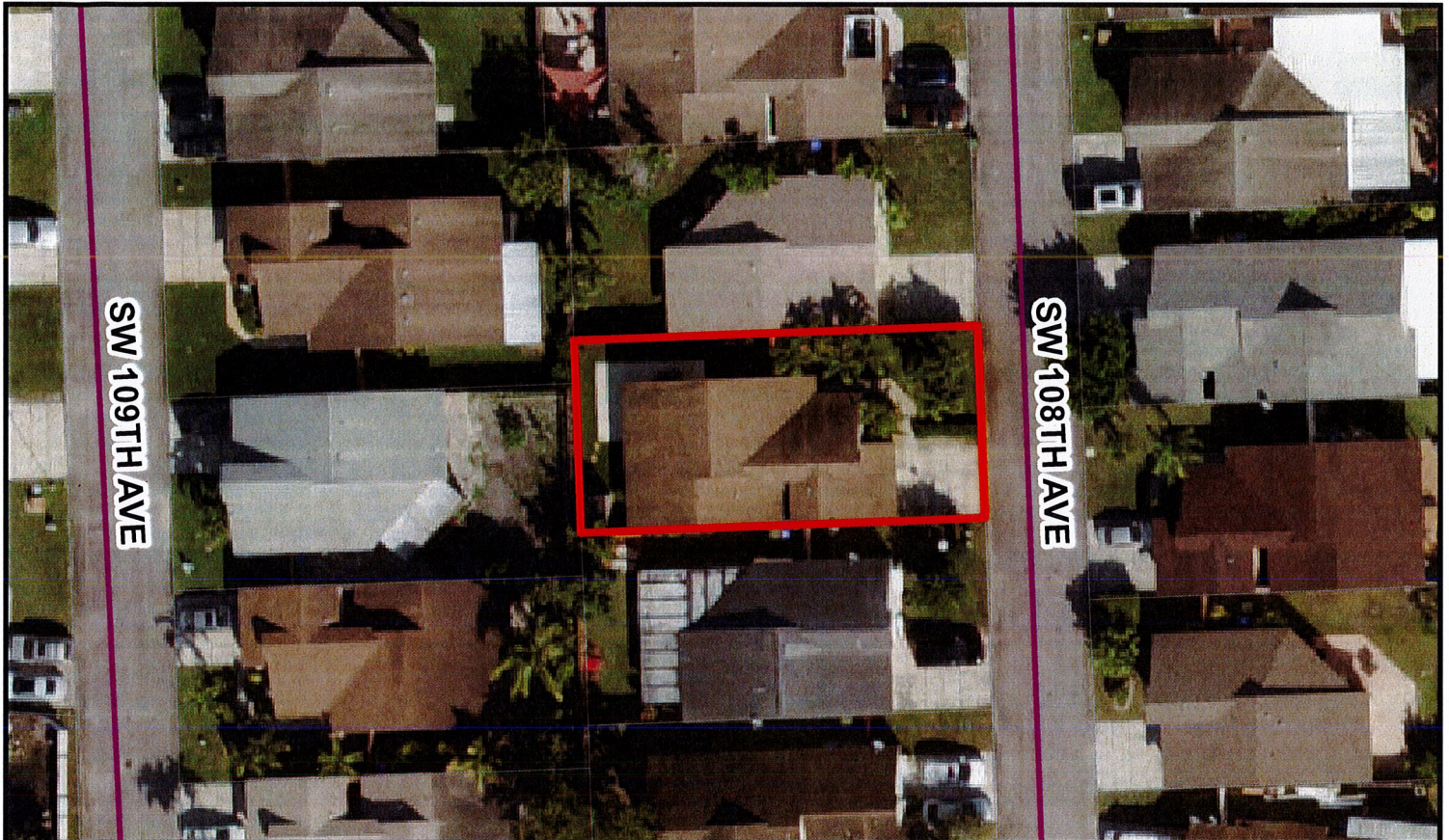


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-11
Zoning Variance

RIVERA, LUIS & NINOSKA S
930 SW 108 AVE 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:	June 2, 2022	Application ID:	ZV(R) 2022-11
Project:	Swimming Pool	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Luis & Ninoska Rivera	Agent:	N/A
Location:	930 SW 108 th Avenue, Pembroke Pines, FL 33025		
Existing Zoning:	Residential Multi-Family (R-MF)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2022-11	155.652(C)(1)	7' Maintenance Easement to be clear of structures	4' setback – 3' encroachment into 7' Maintenance Easement
Final:	☐ Planning & Zoning Board ☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Luis & Ninoska Rivera, owners, have submitted Zoning Variance Request ZV(R) 2022-11 to install a pool.

Although this property is zoned Residential Multi-Family (R-MF), per City Code, this development (Woodbridge South) was designed, and built, to Residential Single-Family Zero Lot Line (R-1Z) standards. Per Section 155.652(C)(1) of the Land Development Code a 7 foot Maintenance Easement is required along the non-zero side yard that, other than walls or fences, and at grade structures, must be clear of structures.

The Rivera's are requesting a 4 foot side setback to edge of pool structure, encroaching 3' into the 7 foot Maintenance Easement.

Approval by their Homeowner's Association, Woodbridge Homeowners' Association, Inc., is attached.

VARIANCE REQUEST DETAILS:

ZV(R) 2022-11: to allow a 4 foot side setback, instead of the edge of the required 7 foot Maintenance Easement.

City Code Reference: **Section 155.652 Zero Lot Line Homes:**

(C) Maintenance and drainage easements.

1. Lots developed utilizing the R-1Z criteria shall have a perpetual, seven-foot easement for maintenance of the wall on the lot adjacent to the zero lot line property line which, with the exception of the following shall be kept clear of structures. (a) Walls or fences (b) Structures at grade, not to encroach greater than two feet into the seven-foot easement.

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: 11/29/21

Plans for DRC _____ Planner: Dean

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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: Dean Project #: PRJ 20 n/a Application #: ZV(R)2022-11
Date Submitted: 04/04/22 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:* Project Name: Residential Swimming Pool (NEW)* Project Address: 930 SW 108th Ave., Pembroke Pines, FL 33025

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

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: Luis Rivera & Ninoska Rivera
* Owner's Address: 930 SW 108th Ave., Pembroke Pines, FL, 33025
* Owner's Email Address: ninoskarivera2124@gmail.com
* Owner's Phone: 954-602-3914 Owner's ^{ninoska} Cell: 954-609-9804 - Luis

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: _____

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: _____

Code Section: 155-652(c)(1)

Required: 2' Maintenance Easement

Request: 4' - Encroach 3' into Maintenance Easement

Details of Variance, Zoning Appeal, Interpretation Request:

* Our names are Luis & Ninaska Rivera and we are the property owners. We bought this house in 1999 and it was our first house. We have lived in pembroke Pines and we love it here and we do not want to move. We have watched Pembroke Pines evolve throughout the years. Me & my family are hoping the City of Pembroke Pines will grant us the opportunity to build this pool for our forever home.

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)

* New Swimming pool

Please see attached documents of our pool plan; We have also attached the approval that we obtained from our HOA.

SECTION 7- PROJECT AUTHORIZATION

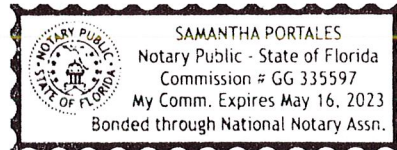
OWNER CERTIFICATION

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.

Norma, Pinoska River 03/04/22
Signature of Owner Date

Sworn and Subscribed before me this 4 day

of March, 20 22



Fee Paid

[Signature]
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

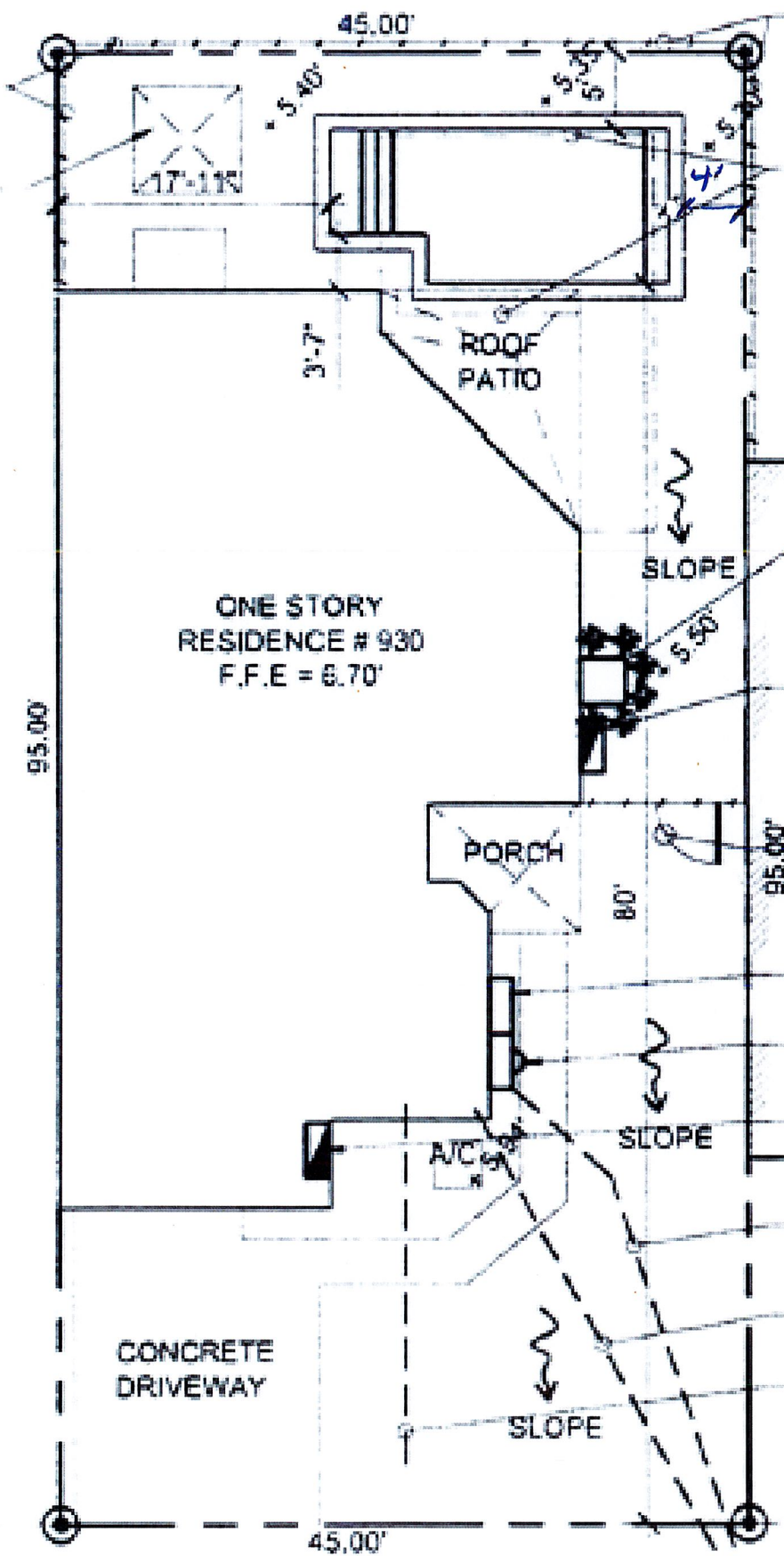
Sworn and Subscribed before me this _____ day

of _____, 20 _____

Fee Paid

Signature of Notary Public

My Commission Expires





Association Services of Florida

RECEIVED JAN 10 2022

RECEIVED JAN 10 2022

COMMUNITY: WOODBIDGE HOMEOWNERS' ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE REQUEST

APPLICATION #: _____ (To be assigned by the Committee)

DATE: 1/10/22

UNIT OWNER (S) (applicant): _____

ADDRESS: 930 SW 108 Ave Pembroke Pines FL 33025

PHONE NUMBER (H) 954-612-3514
(W) 954-609-9804

WORK BEING REQUESTED (Please describe in detail, include materials and colors used as well as size.):

Pool.

I/We hereby make application to the Architectural Control Committee for the above-described item to be approved in writing by the Architectural Control Committee and the Board of Directors.

Vendor Information Needed: Name, address, phone, fax number, please provide copy of vendor's license and insurance.

DRAWINGS MUST BE INCLUDED!

I/We understand that approval of our request must be granted before I/We can have the job started. I/We also acknowledge that we could be forced to have the item removed, if it is installed without approval.

DATE: 1/10/2022

Weniska Rivers

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

APPROVAL [Signature] DISAPPROVAL _____

DATE: 1-24-2022 BY: _____

10112 USA Today Way, Miramar, Florida 33025 Telephone 954.922.3514 Toll Free 800.714.3514 Fax 954.922.9199

Web www.associaflorida.com

ASSOCIA® The nation's leader in community management www.associaonline.com 800.808.4882



1/28/2022

Luis & Ninoska Rivera
930 S W 108 Ave
Pembroke Pines, FL 33025

Subject: Your Architectural Request
Property: 930 Southwest 108th Avenue

Dear Homeowner:

Your request for **architectural approval to build a pool**. Was reviewed by the Architectural Control Committee. The Committee finds the additional improvement is not specifically prohibited by the restrictive covenants and is, therefore, **approved**.

You are advised that the approval by the Architectural Control Committee does not waive any provision of the restrictive covenants, any building code, and any ordinance, rule of law, or statute that may affect such improvement. Architectural approval is not a representation that the improvement is safe or sound, but only that the improvement, as requested is not prohibited by the governing documents of the association.

Thank you for your cooperation in submitting these plans to the Architectural Control Committee for review. If you have any questions or concerns, please contact our office at (954)922-3514.

Sincerely,

Robert Pinnock
Association Services of Florida, Inc.
Managing Agent for Woodbridge At Pembroke Lakes South Homeowner's Association, Inc

cc: Unit File

SCALE: 1/16"=1'-0"