

Vicinity Map

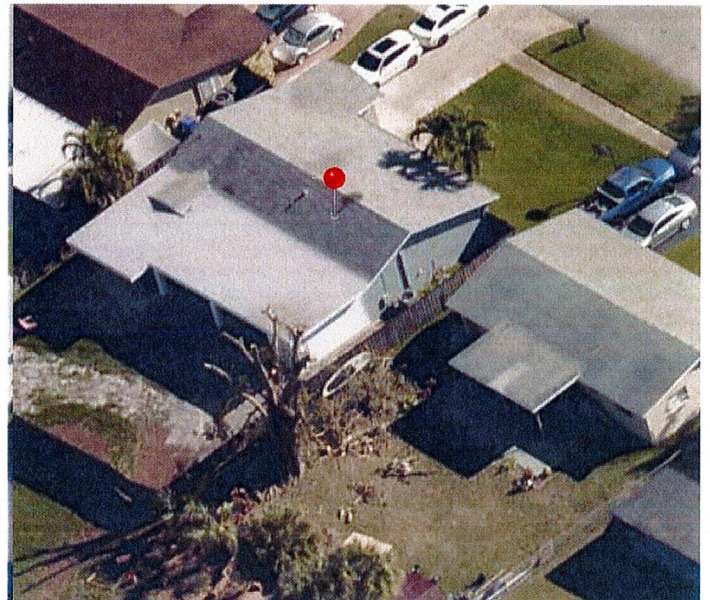
City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-12
Zoning Variance

VIAMONTE, ALEJANDRO
540 NW 99 WAY PEMBROKE PINES FL 33024



NOT TO SCALE





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) 2022-12
Project:	Addition Setback	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Alejandro Viamonte	Agent:	Davian Rodriguez, General Contractor
Location:	540 NW 99 th Way, Pembroke Pines, FL 33024		
Existing Zoning:	Residential Single-Family (R-1C)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2022-12	Table 155.421.3: Residential Single-Family (R-1C)	7.5 foot side setback	7.2 foot side setback
Final:	☐ Planning & Zoning Board ☒ Board of Adjustment		
Reviewed for the Agenda:	Director: Zoning Administrator:		

PROJECT DESCRIPTION / BACKGROUND:

Davian Rodriguez, as agent for Mr. Viamonte, has submitted Zoning Variance Request ZV(R) 2022-12 for the side setback to an existing, permitted, addition.

This property requires 7.5 foot side setbacks to the house. However, the existing house has only a 7.2' side setback along the south side property line. In May of 2021, Building Permit #1982607-0 was issued for an addition along the south side property line meeting the required 7.5' side setback. In February 2022 the Final Survey for the addition was submitted showing a 7.2 feet side setback, matching the existing house, to the south side property line.

Mr. Rodriguez is requesting this variance to allow the addition to be at the 7.2 foot side setback, and stay in line with the existing house.

There is no Homeowners Association for this neighborhood.

VARIANCE REQUEST DETAILS:

ZV(R) 2022-12: to allow a 7.2 foot Side Setback instead of the required 7.5 foot Side Setback.

City Code Reference: **Table 155.421.3: Residential Single-Family (R-1C):**

Side Setback: 7.5 feet

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: _____

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 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 n/a Application #: ZV(R)2022-16
Date Submitted: 4/12/22 Posted Signs Required: () Fees: \$ 250

SECTION 1-PROJECT INFORMATION:Project Name: Viamonte AdditionProject Address: 540 NW 99 ave

Location / Shopping Center: _____

Acreage of Property: 6351 sq ft Building Square Feet: 1381Flexibility Zone: _____ Folio Number(s): 514117070720

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

Legal Description: Westview Sec 2 part 2
91-7 B LOT 20 BLK 4Has 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: Alejandro Viamonte
Owner's Address: 540 NW 99th Way, Pembroke Pines, FL 33024
Owner's Email Address: ~~Diana~~ Alejandro2892@gmail.com
Owner's Phone: 786 553 0479 Owner's Fax: ✓
Agent: Davian Rodriguez / Build Pro Construction, Inc.
Contact Person: Davian Rodriguez
Agent's Address: 471 East 33rd Street Hialeah, FL 33013
Agent's Email Address: Davian.305@gmail.com
Agent's Phone: 786-740-2549 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: one family
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED

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

ADJACENT ZONING

North: Industrial / Land
South: One family
East: One family
West: One family

ADJACENT LAND USE PLAN

North: Industrial / Land
South: One family
East: One family
West: One 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: _____

Required: 7'6" Setback on sides of Property

Request: To allow the 2-3 inches over setback that addition was constructed over

Details of Variance, Zoning Appeal, Interpretation Request:

The New Block wall Follows the Existing of the House where the Addition ~~was~~ was constructed. from the existing Fence ~~to the~~ ^{to the} new addition is 7'6" but using survey topography it is exactly 7'3" ~~from~~ from Property line. The existing House has always sat over setback and the addition ~~Follows~~ Follows Block wall line of existing. Please allow This structure to be ~~2-3~~ 3 inches over setback

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)

Addition for Master Closet & Patio.
Closet Exterior Block wall
follows the existing exterior wall.
Existing & New Block wall sit
a couple of inches in the setback.
Please see Master Permit #1982607.
Surveys, Plans, Permits, is ~~is~~
~~is~~ Pending completion By approval
of this Variance.
See Attached Survey
& Proposed Structure Drawing
from Building Permit Plans

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] 03/15/2022
Signature of Owner Date

Sworn and Subscribed before me this 16th day

of March, 20 22

[Signature] 10/19/25
Fee Paid Signature of Notary Public My Commission Expires



AGENT CERTIFICATION

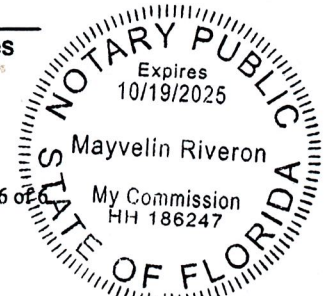
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 3/15/2022
Signature of Agent Date

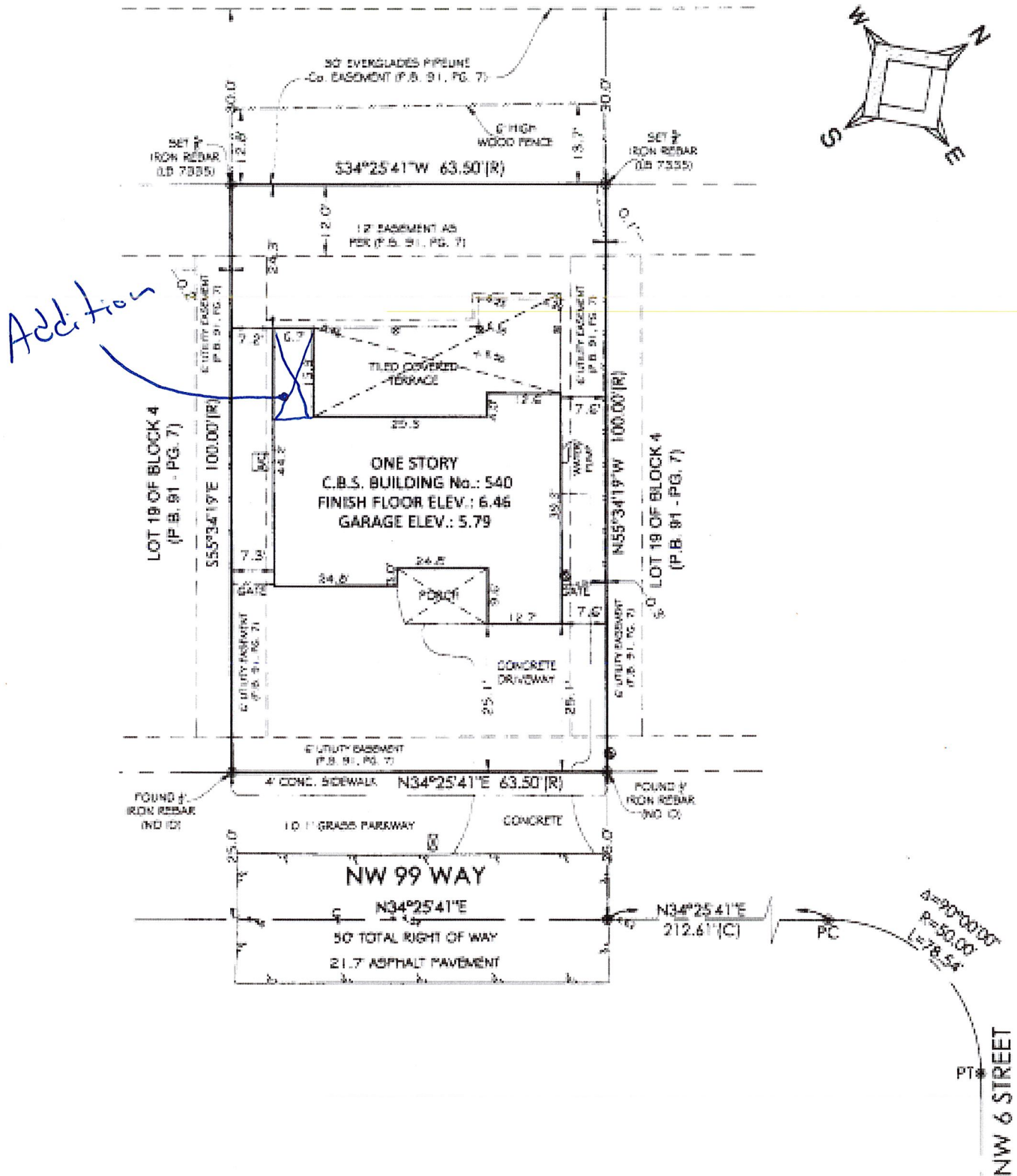
Sworn and Subscribed before me this 15th day

of March, 20 22

[Signature] 10/19/25
Fee Paid Signature of Notary Public My Commission Expires



MAP OF BOUNDARY SURVEY

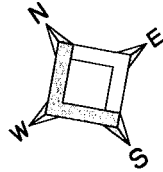


MAP OF BOUNDARY SURVEY

SECTION 17, TOWNSHIP 31 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF PEMBROKE PINES, FLORIDA



LOCATION MAP
(NOT TO SCALE)



SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field survey was on February 2, 2022.

PROPERTY INFORMATION:

Containing 4,350 sq. ft., more or less, by calculations.

Parcel ID No.: S141 17 07 020

Property Address: 540 NW 99 Way, Pembroke Pines, FL 33024

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 51-17.031, Florida Administrative Code.

The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles, a commonly value accepted in the construction and surveying industry.

Revisions of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces. Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

FERTILE INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.
Bearings as shown herein are based upon the Centerline of NW 99 Way with an assumed bearing of N34°25'41"E, said line to be considered a well established and monumented line.
This project area appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Profile Number 120053 (City of Pembroke Pines), Map No. 1201C0545, South of Map Revised Date: August 16, 2014.

For Vertical Control:

All elevations shown herein are based on the North American Vertical Datum of 1988 (N.A.V.D. '88) and a Benchmark supplied by the National Geodetic Vertical System.
Benchmark: BCSD BM 3226 Elevation: + 6.293 ft. (N.A.V.D. '88)
Plus of "WESTVIEW SECTION TWO PART TWO" according to the Plat thereof as recorded in Plat Book 91 at Page 7 of the Public Records of Broward County, Florida.

Warranty Deed recorded on October 17, 2018, in Official Records Book or Deed Book 11329 at Page 1504 of the Public Records of Broward County, Florida.

REMARKS:

Since no other information was furnished other than that is called under pertinent information, the Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.

PURPOSE OF SURVEY:

The purpose of this survey is for a Final Survey.

CLIENT INFORMATION:

This Boundary Survey was prepared at the instance of and certified to:

Alexandro Viamonte

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that I am a duly Licensed Surveyor in the State of Florida, pursuant to Rule 51-17.031 through 51-17.034 of the Florida Administrative Code and its implementing law, Chapter 472.007 of the Florida Statutes.

LONGITUDE SURVEYING LLC, a Florida Limited Liability Company

Florida Certificate of Authorization Number LB7335

By: Alexander M. Sawyer, PLS

Registered Surveyor and Mapper LSG13

State of Florida

NOTICE: Not valid without the signature and original sealed seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Map by other than the signing party are prohibited without the written consent of the signing party.

LEGEND AND ABBREVIATIONS

	PALM TREE
	TREE
	OFFICIAL RECORDS BOOK
	PAGE
	ELEVATION
	SPOT ELEVATION
	CONCRETE
	BLOCK STUCCO
	FINISH FLOOR
	SECOND FLOOR
	MEASURE
	CENTERLINE
	SIGN
	LIGHT POLE
	CABLE TELEVISION BOX
	GUY ANCHOR
	WATER METER
	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
	MANHOLE
	SANITARY MANHOLE

ASPHALT	BRICK
PAVER	CONCRETE
UNIMPROVED	TILE
GRAVEL	STAMPED CONCRETE

MAP OF BOUNDARY SURVEY

540 NW 99 Way, Pembroke Pines, FL 33024

VIAMONTE RESIDENCE

Type of Project:
Boundary Survey

Scale:
AS SHOWN

Drawn by:
E.M.

Checked by:
E.M.

Managed by:
E.M.

Date:
February 2, 2022

Project No.:
21363-0.02

Sheet 1 of 1