

Vicinity Map

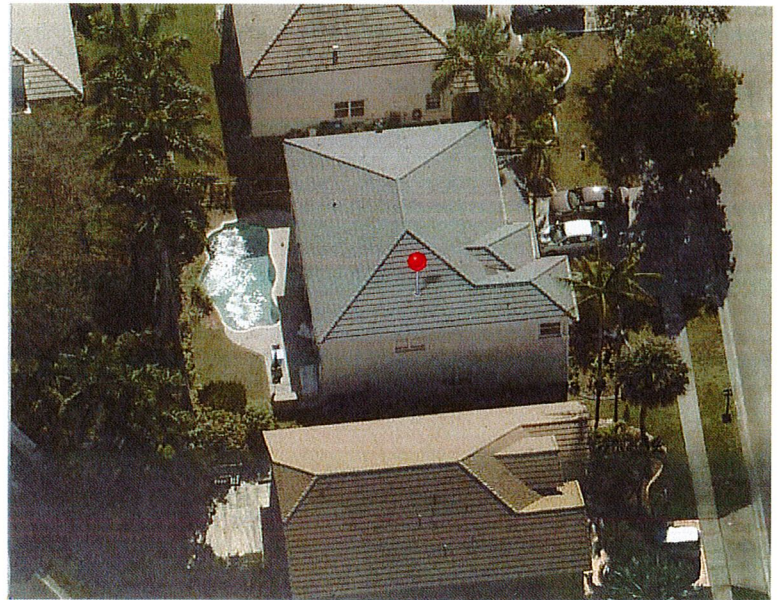
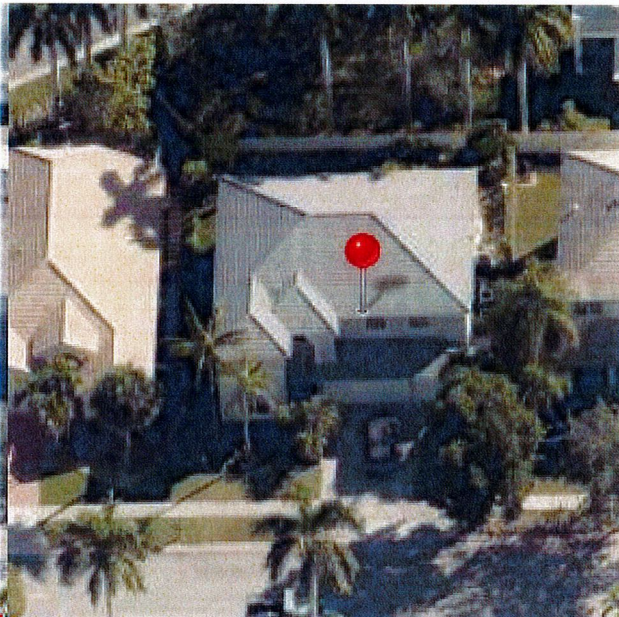
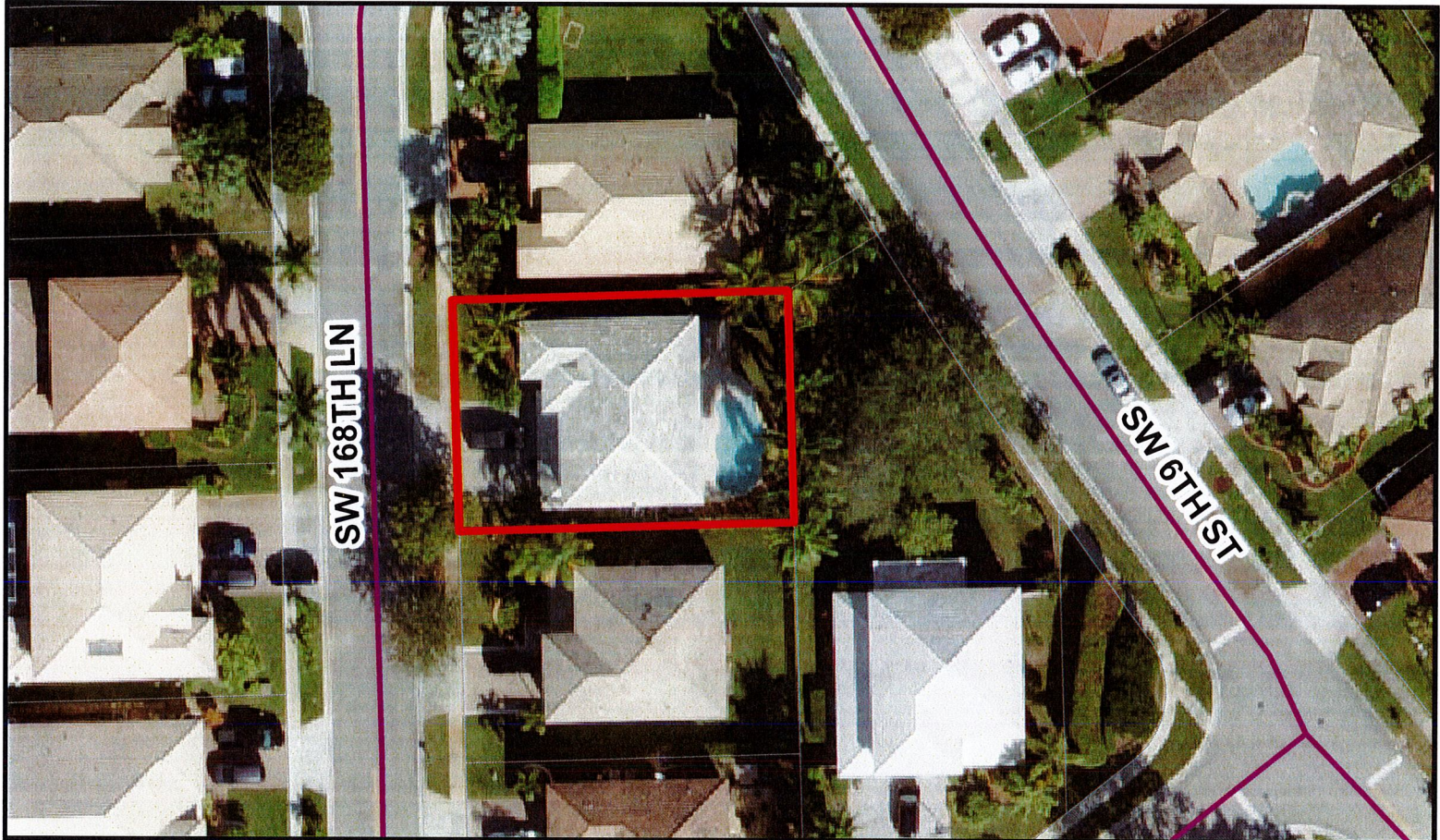
City of Pembroke Pines • Planning and Economic Development Department

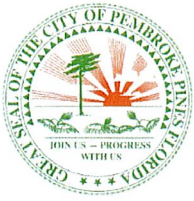
ZV(R) 2022-0022 - 0023
Zoning Variances

ENRIQUEZ, ALLAN J AVALOS MENDOZA, MELCHY E ADAY
629 SW 168 LN PEMBROKE PINES FL 33027





NOT TO SCALE





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

Summary

Agenda Date:	August 4, 2022	Application ID:	ZV(R) 2022-0023 - 0024
Project:	Hard Roofed Open Patio (Attached)	Project Number:	N/A
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Avalos, Allan	Agent:	N/A
Location:	629 SW 168 Lane Pembroke Pines, FL 33027		
Existing Zoning:	PUD (SF-2, Single-Family Conventional)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2022-0023	Pembroke Shores PUD (SF-2, Single - Family Conventional)	40% Lot Coverage (All Buildings)	41% Lot Coverage (All Buildings)
ZV(R) 2022-0024	Pembroke Shores PUD (SF-2, Single - Family Conventional)	15 Feet Rear Setback	10 Feet Rear Setback
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Allan Avalos, owner, has submitted two Zoning Variance requests to build an attached 16' x 18' hard roofed open patio. Per survey, proposed location for the attachment installation is to the left side in the rear of the existing home's building.

Zoning Variance Application #ZV(R) 2022-0023 is to allow a 41% lot coverage for all buildings instead of the allowed 40% lot coverage for all buildings.

Zoning Variance ZV(R) 2022-0024 is to allow a 10 feet (10') rear setback instead of the required 15 feet (15') rear setback.

Mr. Avalos is aware building permits need to be obtained through the City's Building Department to begin the construction process.

The property is located within Pembroke Shores Community. HOA letter of approval is attached.

VARIANCE REQUEST DETAILS:

ZV(R) 2022-0023 to allow 41% lot coverage for all buildings instead of the allowed 40% lot coverage for all buildings.

ZV(R) 2022-0024 to allow 10 feet (10') rear setback instead of the required 15 feet (15') rear setback.

Code Reference:

Pembroke Shore PUD (SF-2 Single-Family Conventional):

- Lot Coverage: 40% all buildings
- Rear Yard Setback: 15 Feet (15')

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
Unified Development Application
Property Survey
Proposed Plan
Medical Certification
HOA Letter of Approval
Support Letter from neighbors



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: 07/03/2022

Plans for DRC Planner: CT2

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: C-2 Project #: PRJ 20 - Application #: 70(12)2022-0023-002

Date Submitted: 07/07/2022 Posted Signs Required: (1) Fees: \$ 500.00

SECTION 1-PROJECT INFORMATION:Project Name: Zoning VarianceProject Address: 629 SW 168TH LN, PEMBROKE PINES, FL, 33027

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: _____

Allan Avolos

Owner's Address: 629 SW 168TH Ln, Pembroke Park, FL, 33027

Owner's Email Address: avolos.allan@gmail.com

Owner's Phone: 786 747 9039 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: _____

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: _____

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: Pembroke Shores PUD (SF-2, S-F Conventional)

Required: 10 Feet Rear; 40% lot coverage.

Request: 10 Feet Rear; 40.70% lot coverage.

Details of Variance, Zoning Appeal, Interpretation Request:

40% lot coverage to build a Hard Roofed - Attached
16' X 18' Open Sided. Patio.

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 see attached Section 6 - Description of project

See letter by Owner. C-2.

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] 07/05/2022
Signature of Owner Date

Sworn and Subscribed before me this 5th day

of July, 2022.

[Signature] *[Signature]*  **Geraldine d'Escrivan**
Notary Public
State of Florida
Comm# HH072523
Expires 12/17/2024
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 of Agent Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

Neighbor Consent Form

Property Owner: Allan Avalos

Project Address: 629 SW 168th Ln, Pembroke Pines, FL, 33027

Scope of Work: Build a 16X18 attached hard roof covered open-sided patio

I certify that the plans presented to the neighbor for his/her review are identical to those plans for which a building permit is being requested

Signature: [Signature] Date: 07/05/22 Driver License: A142-010-72-060-0

Neighbor Consent:

I am the legal owner of the adjoining property to the project address. I am aware that a hard roof covered open-sided patio is being applied for at the subject property and have reviewed the plans presented to me by the petitioner for the proposed construction.

I have no objection to granting my consent for the aforementioned request to build a hard roof covered open-sided patio.

Name: Amalia Jiménez ID J552-004-71-587-0

Address: 619 SW 168 Lane Pembroke Pines, Fla 33027

Signature: [Signature]

Name: Sandra Krasnic ID K625-785-57-967-0

Address: 635 SW 168 LN Pembroke Pines FL 33027

Signature: [Signature]

Name: PRAVIN BASNYET ID B253-662-72-283-0

Address: 610 SW 168TH WAY, PEMBROKE PINES, FL 33027

Signature: [Signature]

Notary: Geraldine d'Escivan

Sworn and subscribed before me this 5th day of July 20 22

Signature of Notary Public: [Signature]

My Commission Expires 12/17/2024



Geraldine d'Escivan
Notary Public
State of Florida
Comm# HH072523
Expires 12/17/2024

Section 6 – Description of the Project

We are submitting a request to install a 16X18 hard roof covered open-sided patio using Alumawood (100% Aluminum construction) and insulated panels.

The main objective of this request is to provide a more accommodating outdoor space for my father, who is a disabled senior suffering from Chronic Dementia and depression (See Dr letter attached), causing him to spend most of his day in bed. His doctor highly advised conditioning the backyard, which will provide him the necessary motivation to stay longer outside, to enjoy the weather/nature more comfortably and help increase his mobility and his social interaction with the family. He emphasized that outdoor activity and a change of scenery to his normal life, has been shown to be beneficial for someone suffering from dementia.

We believe the benefits he can receive from an accommodating outside space can offer more to his quality of life, both physically and mentally, and we always want the best for him. It has always been a priority for our family to stay united, support each other, and provide the best way of life for each member. We believe that this new addition to our home will help slow my father's worsening condition and allow us to cherish more moments together.

Thank you for your assistance and please reach out if any additional information is required.

Sincerely,

Allan Avalos

Email: avalos.allan@gmail.com

Mobile: (786) 747-9039

7/11/22.
C-2.



July 8, 2022

To whom it may concern.

Re: Lazaro Avalos Alonso

DOB: 008/20/1946

Address: 629 SW 168TH LN Pembroke Pines FL, 33027

I am writing on behalf of my patient, Lazaro Avalos Alonso, who has indicated a patio in his home to help an older patient with Dementia.

Patient Medical History and Diagnosis

Lazaro Avalos Alonso is a 75-year-old man diagnosed with Dementia without behavioral disturbance and mild episode of recurrent major depressive disorder, has been under my care since 07/2018.

If you have any questions regarding this matter, please do not hesitate to call me.

Thank you for your prompt attention.

Angel Rodriguez, MD

Pembroke Shores Community Association, Inc.
c/o FirstService Residential
2950 North 28th Terrace
Hollywood FL 33020
Email: Pembroke.Shores@fsresidential.com

Date: July 07, 2022

Project Ref: [62637472] 629 SW 168th Ln GTKWSCOV005401

Allan Avalos & Melchy Aday Mendoza
629 SW 168th Ln
Pembroke Pines FL 33027

Dear Allan Avalos & Melchy Aday Mendoza,

I am pleased to inform you that the Pembroke Shores Architectural Committee has approved your application **with the following stipulations:**

Must obtain all City required approvals

The approval for Patio is contingent upon compliance with the specifications set forth in the approved application. If your change or addition requires a county, city or state permit, it is the responsibility of the homeowner to obtain this before starting construction. Copies of permits shall be provided, if requested, to the HOA manager.

Please retain this letter in your files. If you have any questions regarding this matter, please contact our office via e-mail at Pembroke.Shores@fsresidential.com.

Should you sell your home, this document needs to be transferred to the new owner. Thank you for your patience and cooperation during the approval process and good luck with your project.

On Behalf of the Architectural/ACC/DRC Committee.

Respectfully,

Community Association Manager
Pembroke Shores Community Association, Inc.