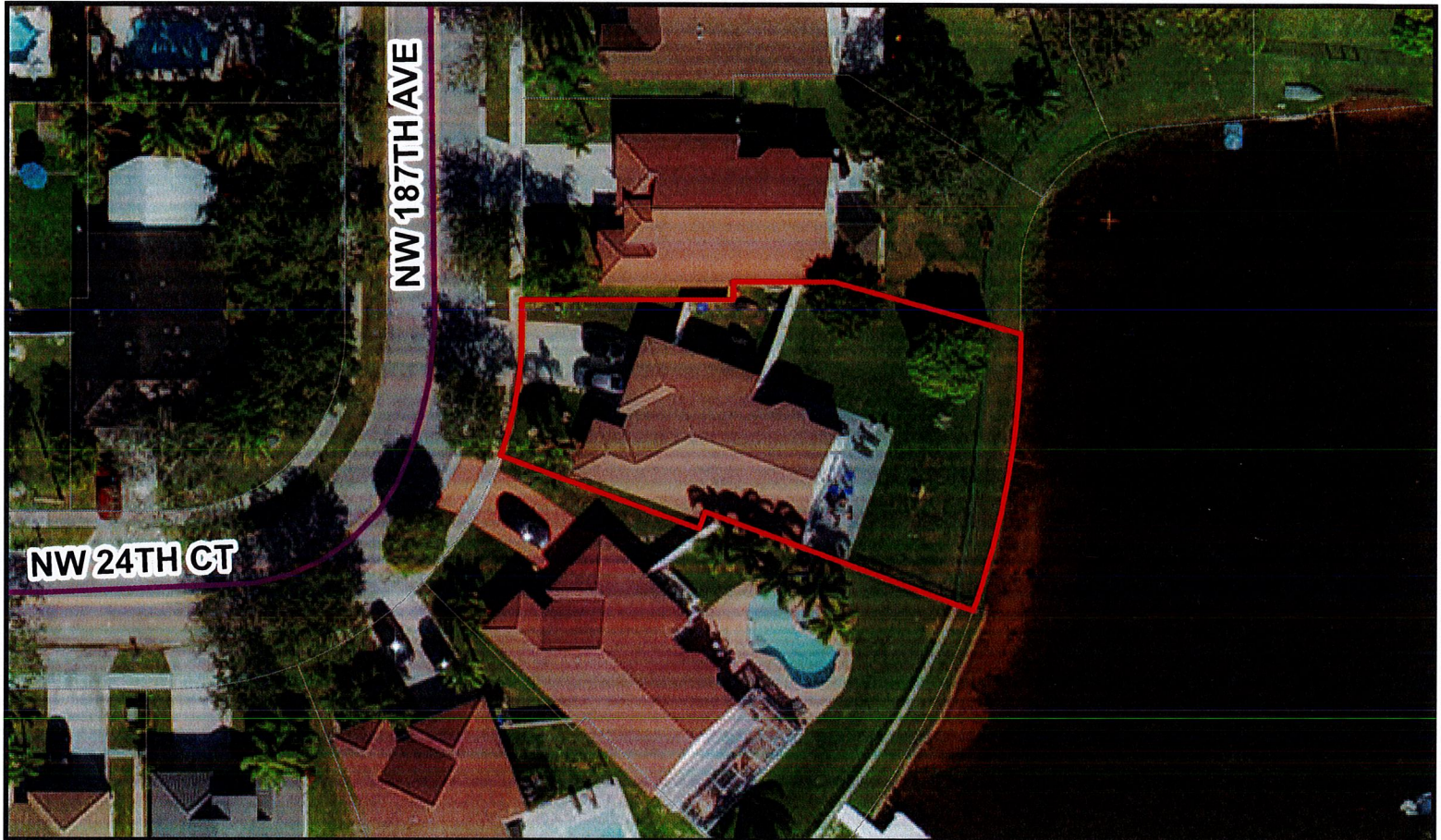


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2023-0015  
Zoning Variance

ESTREMER, MANUEL E JR & MARISOL  
2471 NW 187 AVE PEMBROKE PINES FL 33029





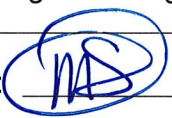



**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	May 4, 2023	<b>Application ID:</b>	ZV(R) 2023-0015
<b>Project:</b>	Attached open sided, roofed structure	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Senior Planner		
<b>Owner:</b>	Manuel Estremera	<b>Agent:</b>	N/A
<b>Location:</b>	2471 NW 187 AVE PEMBROKE PINES FL 33029		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	N/A		

**Variance Summary**

<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
<b>ZV(R) 2023-0015</b>	Table 155.621: Supplemental Regulations for Accessory Structures, Residential Districts, R-1Z.	"...Structures with roofs may extend to the zero-setback side property line if a six-foot-high concrete block privacy wall is installed along the entire length of the accessory structure."	Four Feet, two inches (4'-2") side setback without a six-foot-high concrete block privacy wall.
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director: <u></u> Zoning Administrator: <u></u>		

## **PROJECT DESCRIPTION / BACKGROUND:**

Manuel Estremera, owner, has submitted a residential zoning variance request for a proposed attached open sided, roofed structure for the single-family residence located at 2471 NW 187 Avenue in the Keystone Lake neighborhood. The property is part of the Big Sky Planned Unit Development (PUD) and follows PUD Zone SF-2 (single-family zero-lot line). The PUD guidelines do not address attached open sided, roofed structures; therefore, the provisions of the City's Land Development Code (LDC) are applicable.

Specifically, ZV(R) 2023-0015 requests the following:

- To allow four feet, 2 inches (4'-2") side yard setback instead of the required five feet (5.0') side setback for a proposed attached open sided, hard roofed structure.

The applicant is aware that Board consideration of a residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in the Keystone Lake neighborhood. The applicant has provided a copy of the Homeowners Association (HOA) approval.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0015:** to allow four feet, two inches (4'-2") side yard setback instead of the required five feet (5.0') side setback for a proposed attached open sided, roofed structure in a typical single family residential, zero lot.

### *Code References:*

155.621 SUPPLEMENTAL REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES.

"... (b) For waterfront lots located within developments approved under the design criteria of R-1Z single-family zoning districts, accessory structures shall be allowed to extend to the zero-setback side property line, excluding structures with a roof. Structures with roofs may extend to the zero-setback side property line if a six-foot-high concrete block privacy wall is installed along the entire length of the accessory structure."

## **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  
Proposed Location





# 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: 2/23/2023

# Plans for DRC          Planner: C2

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: C2 Project #: PRJ 20          -          Application #: 20182023-0067  
Date Submitted: 3/15/2023 Posted Signs Required: (1) Fees: \$ 550.00

**SECTION 1-PROJECT INFORMATION:**Project Name: Rear patio cover projectProject Address: 2471 NW 187TH AVE. Pembroke Pines, FL. 33029

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

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: BIG SKY PLAT 158-11 B POR TR A DESC AS COMM AT NLYMOST NE COR TR A, W 1439.59, S 306.12, E 25 TO POB, E 60, N 5.00, E 28.53, SE 55.04SWLY AN ARC DIST 79.39, NW 81.01, SW 5.00, NW 60, LOT 442 KEYSTONE LAKE

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: Manuel and Marisol Estremera

Owner's Address: 2471 NW 187TH AVE. Pembroke Pines, FL. 33029

Owner's Email Address: mannyestremera@gmail.com

Owner's Phone: 305-801-9641

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: \_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### 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: Big Sky PUD (SF-2 / Access Structures)

Required: 5' side Setback - (Zero lot property line)

Request: 4'-2" side Setback " " " "

Details of Variance, Zoning Appeal, Interpretation Request:

I would like to install a white aluminum patio cover in my back yard over my existing concrete patio area. The structure is sleek and modern and will have no visible rain gutters. The 6" x 6" posts have internal rain gutters that drain at the bottom of each post. The City of Pembroke Pines advised me that the structure must either be 5 ft from my neighbors fence or I must construct a brick privacy wall 6ft tall and 12 ft long. I started to explore the wall option and even paid an architect for drawings. The drawings showed that a massive footer would be required and the quotes I received were outrageous given the current construction costs. So my only other option is to keep the structure as far away as possible given my existing constraints. I have an existing

→ cont'd on next page

#### 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)

window with an accordian shutter that is 56" from my neighbors fence. So the structure requires a 6" post right up against the shutter which would leave 50" from my neighbors fence. This would require a variance of 10" inside of the 60" (5ft) distance requirement. I have received approval from both my homeowners association and my neighbor. I will submit those approval letters with this application. Thank you for your consideration in this matter.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described with a declaration and that all information supplied herein is true and correct to the best of my knowledge.

Manuel Brimera 3-13-2023  
Signature of Owner Date

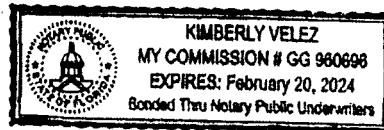
Sworn and Subscribed before me this \_\_\_\_\_ day

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

For Seal

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\_\_\_\_\_.

For Seal

Signature of Notary Public

My Commission Expires



## SCALE: 1" = 20'

2471 N.W. 187 Avenue  
Pembroke Pines, Florida 33029

National Flood Insurance  
Community Panel: 12011 C 0520 H  
Flood Zone: X  
Base Flood Elevation: N/A  
Firm Date: 08/18/2014

Local Dissociation

Lot 442, KAYSTON LANE.  
A portion of Lot A, "BIG SKY PLAZA" according to the Plat thereof as recorded in Plat Book 158, Page 11, of the Public Records of Broward County, Florida and being more particularly described as follows:  
Commence at the Northernmost Northeast corner of said Tract A, thence South 89°53'41" West along the North line of said Tract A; A distance of 1439.59 feet; thence South 00°06'19" East A distance of 306.12 feet; thence North 89°53'41" East a distance of 25.00 feet to the point of beginning, thence continue North 89°53'41" East a distance of 60.00 feet; thence South 00°06'19" West a distance of 5.00 feet; thence North 89°53'41" East a distance of 28.53 feet; thence South 14°43'51" West a distance of 55.04 feet to a point on the arc of a curve concave to the Northwest (said point bears North 89°53'41" East a distance of 2.57 foot from the radius point of the next described curve); thence Southwesterly along the arc of said curve having a radius of 2.57 foot to a point on the arc of a curve concave to the Northwest (said point bears North 89°53'41" East a distance of 2.57 foot from the radius point of the next described curve); thence South 19°55'25" West a distance of 5.00 feet; thence North 70°04'35" West a distance of 81.01 feet to the Northwest corner of said Tract A; A distance of 60.00 feet; thence Northwesterly along the arc of said curve having a radius of 100.00 feet, to a point on the arc of a curve concave to the Northwest (said point bears North 89°53'41" East a distance of 4.59 feet to the POINT OF BEGINNING); thence North 00°06'19" West a distance of 34.36 feet to a point tangency, thence North 00°06'19" West a distance of 4.59 feet to the POINT OF BEGINNING; thence Broward County, Florida.

SURVIVORS' NOIES

This is a topographic survey.  
This is a description used for this survey was provided by others.  
No survey has been prepared for the exclusive use of the entities named herein and do not extend to any unnamed parties.  
Records may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements.  
Bearing, if any, shown herein are based on Plat Book 152, Page 11, of the Public Records of Broward County, Florida.  
All dimensions and directions shown herein are in substantial agreement with record values unless otherwise noted.  
Due to varying construction standards, house dimensions are approximate.  
In all cases, dimensions shall control location over scaled positions.

extensions, (1) shown, are listed of NAVJ RE-  
benchmark No. 100. Extension:  
Underground improvements and utilities were not located.  
Not valid without the signature & raised seal of a Florida licensed  
engineer. (1) The SURVEY REPORTED HEREON, AS REQUIRED BY  
CHAPTER 32-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE  
SURVEYORS AND MAPPLERS PURSUANT TO SECTION 47.02 OF THE  
FLORIDA CONSTITUTION, WAS NOT REPRODUCED BY PHOTOCOPYING, RECORDING  
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. (1) The  
signature and impression seal are not valid.

R. Minguell, Inc.

Land Surveyors & Planners  
L.B.7272  
954-298-8935  
Minguello@bellsouth.net  
591 S.W. 112 Avenue  
Plantation, Florida 33325

Richard J. Minguell  
Registered Land Surveyor & Mapper  
No. 6402, State of Florida

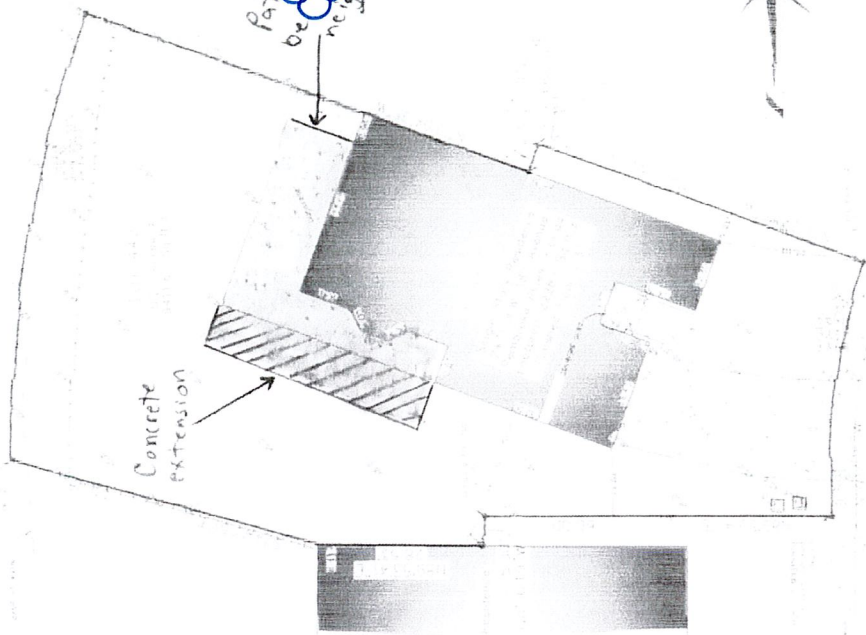
## INDEX

[illegible]

Patio cover in highlighted area

# SURVEY MAP

Scale 1" = 75'



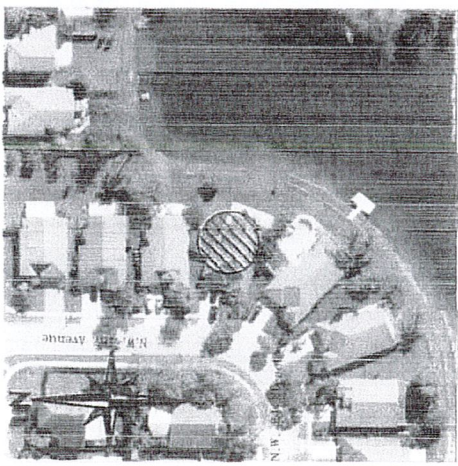
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13. 1/4" = 75'	14. 1/4" = 75'	15. 1/4" = 75'	16. 1/4" = 75'
17. 1/4" = 75'	18. 1/4" = 75'	19. 1/4" = 75'	20. 1/4" = 75'
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N.W. 197 Avenue



2.511175, 107.1475, 107.1475, 107.1475

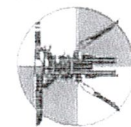


2.511175, 107.1475, 107.1475, 107.1475

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9. The property is located in the City of...  
10. The property is located in the City of...

R. Mingo, Inc.  
Land Surveyors & Planners  
404 2nd Ave. S.  
Shoglen, Minnesota 55125  
Phone: 612-441-1125









**Keystone Lake Homeowners Association  
c/o Pointe Management Group, Inc.  
3600 S Congress Ave Suite C  
Boynton Beach, FL 33426  
Tel# 561-274-3031  
Fax# 561-274-3065**

**ARCHITECTURAL APPROVAL REQUEST**

December 14<sup>th</sup>, 2022

Manuel Estremera  
2471 NW 187<sup>th</sup> Ave  
Pembroke Pines, FL 33029

RE: APPROVAL TO ALUMINUM PATIO

Dear Homeowner;

Your request to install white aluminum covered patio no brick 50 inches from neighbor fence per your ARC submitted, was approved.

Get approval from the City of Pembroke Pines.

We suggest that you use licensed and insured contractors for the project to be done.

Good Luck with your project.

Sincerely,

*Eric Estebanez*

Eric Estebanez, Property Manager for the  
Board of Directors Keystone Lake HOA