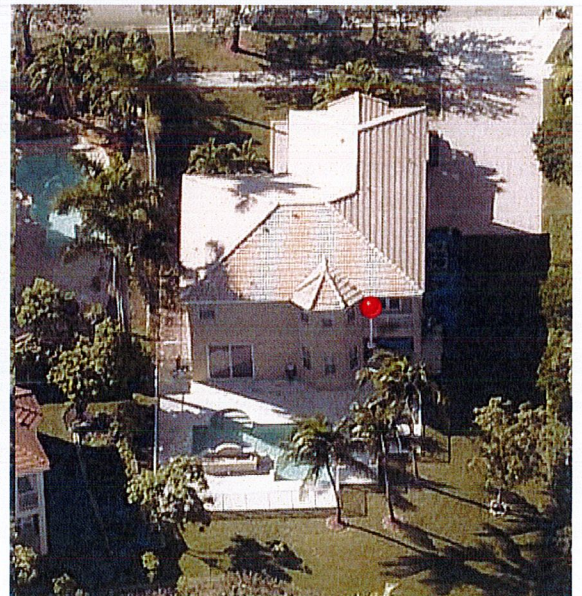


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2019-09
Zoning Variance

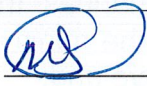
Eric & Roxana Dorigo
1263 NW 163 Terrace
Pembroke Pines, FL 33028





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

Summary

Agenda Date:	April 4, 2018	Application ID:	ZV(R) 2019-09
Project:	Screen enclosed pool deck	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Eric & Roxana Dorigo	Agent:	N/A
Location:	1263 NW 163 Terrace, Pembroke Pines, 33028		
Existing Zoning:	Residential (R-1B)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2019-09	155.049 (B)	5' side yard setback.	0' side yard setback for a screen enclosed pool deck.
Final:	☐ Planning & Zoning Board ☒ Board of Adjustment		
Reviewed for the Agenda:	Director: <u></u> Zoning Administrator: <u></u>		

Project Description / Background

Eric & Roxana Dorigo, Owners, have submitted a variance request to allow a 0' side yard setback instead of the required 5' side yard setback for a screen enclosed pool deck.

VARIANCE REQUEST DETAILS:

ZV(R) 2019-08) allow a 0' side yard setback instead of the required 5' side yard setback for a screen enclosed pool deck.

*Code Reference: § 155.049 ACCESSORY USES AND STRUCTURES;
SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH
COVERED ROOFS.*

(B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For water front lots located within developments approved under the design criteria of (RS-7) single family zoning districts, accessory structures shall be allowed to extend to the zero setback side property line. These accessory structures shall include, but not be limited to, concrete slabs, paver decks, wood decks, pools and pool decks, and screen enclosures.

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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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) That 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



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: 3/7/19

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____ - ____ Application #: 2019-09

Date Submitted: 03/07/19 Posted Signs Required: (____) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:*Project Name: ERIC + ROXANA DORI'60*Project Address: 1263 NW 163rd Ter. Pembroke Pines, FL 33028

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

* Lot 654 Spring Valley / Unrecorded
- See attached survey for more details -

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: ERIC + Roxana Dorigo
* Owner's Address: 1263 NW 163rd Ter. Pembroke Pines, FL 33028
* Owner's Email Address: edorigo@comcast.net
* Owner's Phone: 954-478-1790 * Owner's ^{Cell:} Fax: 954-478-1790

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: 155.049 (B)

Required: 5' Side Yard setback for a pool deck

Request: 0' Side Yard Setback for a pool deck and screen enclosure

Details of Variance, Zoning Appeal, Interpretation Request:

* See attached details

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)

A

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] 3/7/19
Signature of Owner Date

Sworn and Subscribed before me this 7th day
of March, 2019



[Signature]
☒ 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

Eric + Roxana Dorigo
1263 NW 163rd Ter.
Pembroke Pines, FL 33028

Application: ZV (R) 2019-09

Account#: 1-341969-9002

Details of Variance:

The variance that is being requested is to fix an existing condition created by the developer.

A small corner portion of our pool deck shows as encroaching over the adjacent neighbor's property line, as well as within two feet of the property sideline.

The builder surpassed the property line for this corner portion when building the pool deck.

We hope to correct this existing condition by removing the corner area in violation and to keep the rest of the deck as existing.

Variance approval would cover the proposed screen enclosure and existing pool deck, minus the area over the property line to be removed.

Feb. 18, 2019

ERIC DORIGO
1263 NW 163 TER
PEMBROKE PINES, FL 33028

RE: Spring Valley POA Inc.3951400654
1263 NW 163 TER
Pembroke Pines, Florida 33028

Dear ERIC DORIGO:

Please be advised that the Board of Directors of Spring Valley POA Inc. has **approved your Architectural**

Modification Request to: Hurricane Shutters & Screening Enclosure

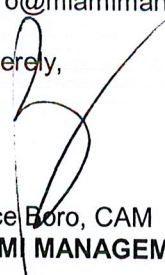
Owner stipulation: As per submitted application

This approval is given with the understanding that you, the Homeowner will obtain all necessary permits, if and where applicable, from Broward County Building & Zoning Department and that they conform to Broward County Building Codes.

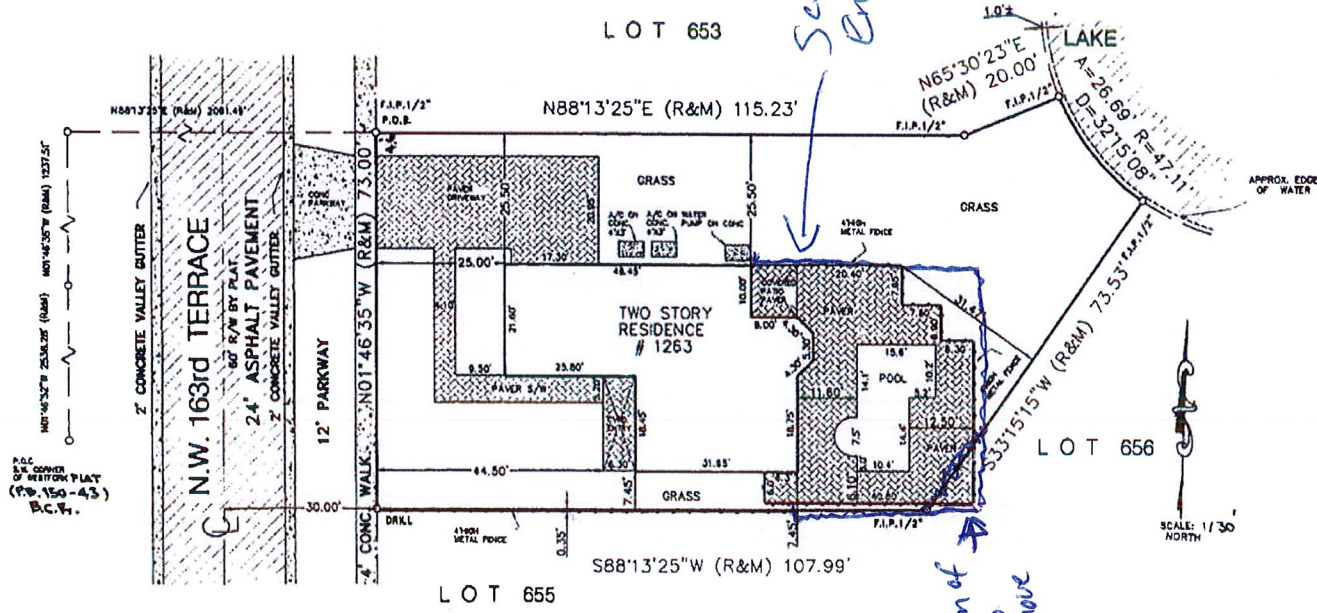
This approval has been granted by the Spring Valley POA Inc., ARC Committee and by no means is Miami Management, Inc. in any way a party in the decision processes.

Thank you for your cooperation in complying with the governing documents of your community. Should you have any questions, please feel free to contact Bruce Boro at 954-846-7545 ext. 338 or email him at Bboro@miamimanagement.com.

Sincerely,


Bruce Boro, CAM
MIAMI MANAGEMENT, INC.

cc: Correspondence File
Unit File



Property Address:
1263 N.W. 163 TERRACE,
PEMBROKE PINES FLORIDA 33028

Notes:
PAVERS AND FENCES ENCROACH OVER REAR LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G-17.6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.007, FLORIDA STATUTES.



SIGNED _____ FOR THE FIRM
MIGUEL ESPINOSA
STATE OF FLORIDA
P.S.M. NO. 5101

MIGUEL ESPINOSA LAND
SURVEYING, INC.
10665 SW 190TH Street
Suite 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX #: (305) 669-3190 LB # 6463



Accepted By _____

Legal Description

A PORTION OF WESTFORK I PLAT AS RECORDED IN PLAT BOOK 150, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID WESTFORK I PLAT; THENCE N 01°46'52" W, ALONG THE WEST LINE OF SAID WESTFORK I PLAT A DISTANCE OF 2538.28 FEET; THENCE CONTINUE ALONG SAID WEST LINE N 01°46'35" W, A DISTANCE OF 1237.51 FEET; THENCE N 88°13'25" E, A DISTANCE OF 2091.49 FEET, TO THE POINT OF BEGINNING; THENCE N 88°13'25" E, A DISTANCE OF 115.23 FEET; THENCE N 65°30'23" E, A DISTANCE OF 20.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 47.41 FEET AND A CENTRAL ANGLE OF 32°15'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS S 24°29'37" E, A DISTANCE OF 26.69 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 40°37'11" E, A DISTANCE OF 26.34 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 33°15'15" W, A DISTANCE OF 73.53 FEET; THENCE S 88°13'25" W, A DISTANCE OF 107.99 FEET; THENCE N 01°46'35" W, A DISTANCE OF 73.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 9690 SQUARE FEET OF LAND, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

(ALSO KNOWN AS LOT 654 SPRING VALLEY/UNRECORDED)

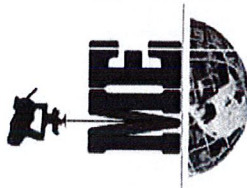
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS 'BOUNDARY SURVEY' IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.



SIGNED Miguel Espinosa FOR THE FIRM
MIGUEL ESPINOSA
STATE OF FLORIDA P.S.M. NO. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

MIGUEL ESPINOSA
LAND SURVEYING, INC.
10665 SW 190TH Street
Suite 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX #: (305) 669-3190
LB # 6463



Accepted By _____

Survey: A-17197 PAGE 3 OF 3

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION	
A1. Building Owner's Name ERIC & ROXANA DORIGO	For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1263 N.W. 163 TERRACE	Company NAIC Number
City/PEMBROKE PINES State FL ZIP Code 33028	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. N26°01'107" Long. W80°21'752" Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s) 0 sq ft

b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0 sq in

d) Engineering Flood Openings ☐ Yes ☒ No

a) Square footage of attached garage 400 sq ft

b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineering Flood Openings ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number 120053	B2. County Name BROWARD COUNTY	B3. State FL
B4. Map/Panel Number 0295	B5. Suffix F	B6. FIRM Index Date 10/2/1997
B7. FIRM Panel Effective/Revised Date 8/18/1992	B8. Flood Zone(s) AH	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ CBRS ☐ OPA ☐ Yes ☒ No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized _____ Vertical Datum NGVD1929

Conversion/Comments _____

Check the measurement used.

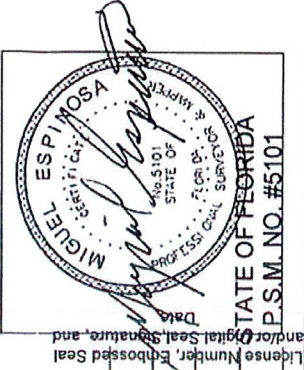
- a) Top of bottom floor (including basement, crawl space, or enclosure floor). 9.69 ☒ feet ☐ meters (Puerto Rico only)
- b) Top of the next higher floor. N/A ☒ feet ☐ meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A ☒ feet ☐ meters (Puerto Rico only)
- d) Attached garage (top of slab) 9.01 ☒ feet ☐ meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building 9.33 ☒ feet ☐ meters (Puerto Rico only)
- (Describe type of equipment in Comments)
- f) Lowest adjacent (finished) grade (LAG) 8.71 ☒ feet ☐ meters (Puerto Rico only)
- g) Highest adjacent (finished) grade (HAG) 8.91 ☒ feet ☐ meters (Puerto Rico only)
- h) Lowest adjacent grade at lowest elevation of deck or stairs(structural support) N/A ☒ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name	MIGUEL ESPINOSA	License Number	5101
Title	PROFESSIONAL SURVEYOR & MAPPER	Company Name	MIGUEL ESPINOSA LAND SURVEYING, INC.
Address	10665 S.W. 130TH STREET, Suite 3140	City	MIAMI
State	FL	ZIP Code	33157
Signature	<i>Miguel Espinosa</i>	Date	9/15/2010
Telephone	305-740-3319	License Number	305-740-3319



IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1263 N.W. 163 TERRACE		Policy Number
City PEMBROKE	State FL ZIP Code 33028	Company NAIC Number
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)		
Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.		

Comments :

Signature	Date	☐ Check here if attachments
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)		

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawl space, or enclosure) is _____. ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawl space, or enclosure) is _____. ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____. ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____. ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____. ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION		
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. <i>The statements in Sections A, B, and E are correct to the best of my knowledge.</i>		
Property Owner's or Owner's Authorized Representative's Name		
Address	City	State ZIP Code
Signature	Date	Telephone
Comments		

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)		
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.		
G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)		
G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.		
G3. ☐ The following information (Items G4.-G9.) is provided for community floodplain management purposes.		
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement		
G8. Elevation of as-built lowest floor (including basement) of the building: _____. ☐ feet ☐ meters (PR) Datum ____		
G9. BFE or (in Zone AO) depth of flooding at the building site: _____. ☐ feet ☐ meters (PR) Datum ____		

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	