

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2019-10-12  
Zoning Variances

George Dean Jr. III & Tanya L  
341 SW 64 Way  
Pembroke Pines, FL 33023









**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>	June 6, 2019	<b>Application ID:</b>	ZV(R) 2019-10 thru 12, 15 & 16
<b>Project:</b>	Pool Deck & Gazebo	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	George & Tanya Dean	<b>Agent:</b>	N/A
<b>Location:</b>	341 SW 64 <sup>th</sup> Way, Pembroke Pines, 33023		
<b>Existing Zoning:</b>	One Family Dwelling (R-1C) District	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	N/A		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2018-10	155.049(B)	5' Side Yard Setback	1' Side Yard (North) Setback for pool deck
ZV(R) 2018-11	155.049(B)	5' Rear Yard Setback	1' Rear Yard (East) Setback for pool deck
ZV(R) 2018-12	155.049(B)	5' Side Yard Setback	1' Side Yard (South) Setback for pool deck
ZV(R) 2018-15	155.049(B)	5' Side Yard Setback	4' Side Yard (North) Setback for Gazebo
ZV(R) 2018-16	155.049(B)	5' Side Yard Setback	4' Rear Yard (East) Setback for Gazebo
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustments
<b>Reviewed for the Agenda:</b>	Director: 		Zoning Administrator: 

## **Project Description / Background**

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George & Tanya Dean have submitted five (5) variance requests to allow one (1) foot side yard (North), rear yard (East) and side yard (South) setbacks for an existing pool deck and to allow four (4) foot side yard (North) and rear yard (East) setbacks for an existing gazebo.

Justification for these variances and all approved Utility Easement Agreements have been submitted with this application.

### **VARIANCE REQUEST DETAILS:**

**ZV(R) 2019-10)** allow a 1' side yard setback (North) instead of the required 5' side yard setback for a pool deck;

**ZV(R) 2019-11)** allow a 1' rear yard setback (East) instead of the required 5' rear yard setback for a pool deck;

**ZV(R) 2019-12)** allow a 1' side yard setback (South) instead of the required 5' side yard setback for a pool deck;

**ZV(R) 2019-15)** allow a 4' side yard setback (North) instead of the required 5' side yard setback for an existing gazebo;

**ZV(R) 2019-16)** allow a 4' rear yard setback (East) instead of the required 5' rear yard setback for an existing gazebo;

*Code Reference:* § 155.049 ACCESSORY STRUCTURES AND USES.

(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 Division Unified Development Application

Planning and Economic Development  
Building -B, Third Floor  
10100 Pines Boulevard  
Pembroke Pines, FL 33026  
Phone: (954) 435-6513  
Fax: (954) 435-6546  
<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: 11/15/18

# Plans for DRC \_\_\_\_\_ Planner: Dean

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 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 Number: ZV(R) 2019-10,11,12,15,16,17

Date Submitted: 3/18/19

# Posted Signs Required: 1

Fees: \$ 750.00

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

\* Owner's Name: George Dean  
\* Owner's Address: 341 SW 64 Way P. Pines, FL 33023  
\* Owner's Email Address: 2085yang@gmail.com  
\* Owner's Phone: \_\_\_\_\_ Owner's <sup>Cell:</sup>Fax: 954-809-4727

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 1-PROJECT INFORMATION:**

\* Project Name: George Dean

\* Project Address: 341 SW 64 Way Pembroke Pines FL 33023

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

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

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514 14 10 6490

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

Legal Description:

\* Lot 2, Block 33, Boulevard Heights Sect 10  
Plat

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

-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: N/A

Code Section: 155 049 (B)

Required: 5' Side + Rear Yard Setbacks

Request: (\*10) 1' side yard setback for Pool Deck; (\*11) 1' Rear Yard setback for Pool Deck; (\*12) 1' side yard setback for a Pool Deck

Details of Variance, Zoning Appeal, Interpretation Request:

\* #15) 4' side yard setback to Gazebo

\* #16) 4' Rear yard setback to Gazebo

\* See Attached letter for 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: \_\_\_\_\_



## Piper, Dean

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**From:** Tanya Dean <tanyadean0925@gmail.com>  
**Sent:** Wednesday, May 29, 2019 11:13 AM  
**To:** Piper, Dean  
**Subject:** Patio Floor

To Whom It May Concern:

When we originally purchased the house the patio floor was already down. After we had hurricane Irma, the hurricane took pieces from the floor, so we had to replace it. If we would have went with the original floor, the contractor told us with in time it will crack, so we replaced the floor with travertine which is for life time. I didn't realize we needed a permeant to replace the floor, our apologies.

Thank you

Tanya Dean

To Whom It May Concern;

I reside at 341 SW 64th Way, Pembroke Pines. My husband had built an open structure in our backyard. (Gazebo) I was not aware that we needed a permit for this open structure. The reason my husband built this is because we live on a very busy street. Cars drive between 40-70 miles an hour, that my children cannot play in the front yard. We have notified code, police, mayor, and nothing has been done. My 3 year is prone to fever seizures, so she needs shade to keep cool. So my husband built this so my children have a safe place to play while we are home. My husband and I are asking for permission to please let us keep our gazebo up.

Thank You,

George & Tanya Dean



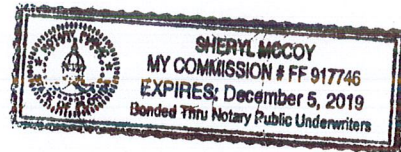
## SECTION 7- PROJECT AUTHORIZATION

### 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.

\* Tanya/George Dean 3.18.19  
Signature of Owner Date

Sworn and Subscribed before me this 18<sup>th</sup> day  
of March, 2019



X [Signature]  
Fee Paid Signature of Notary Public My Commission Expires

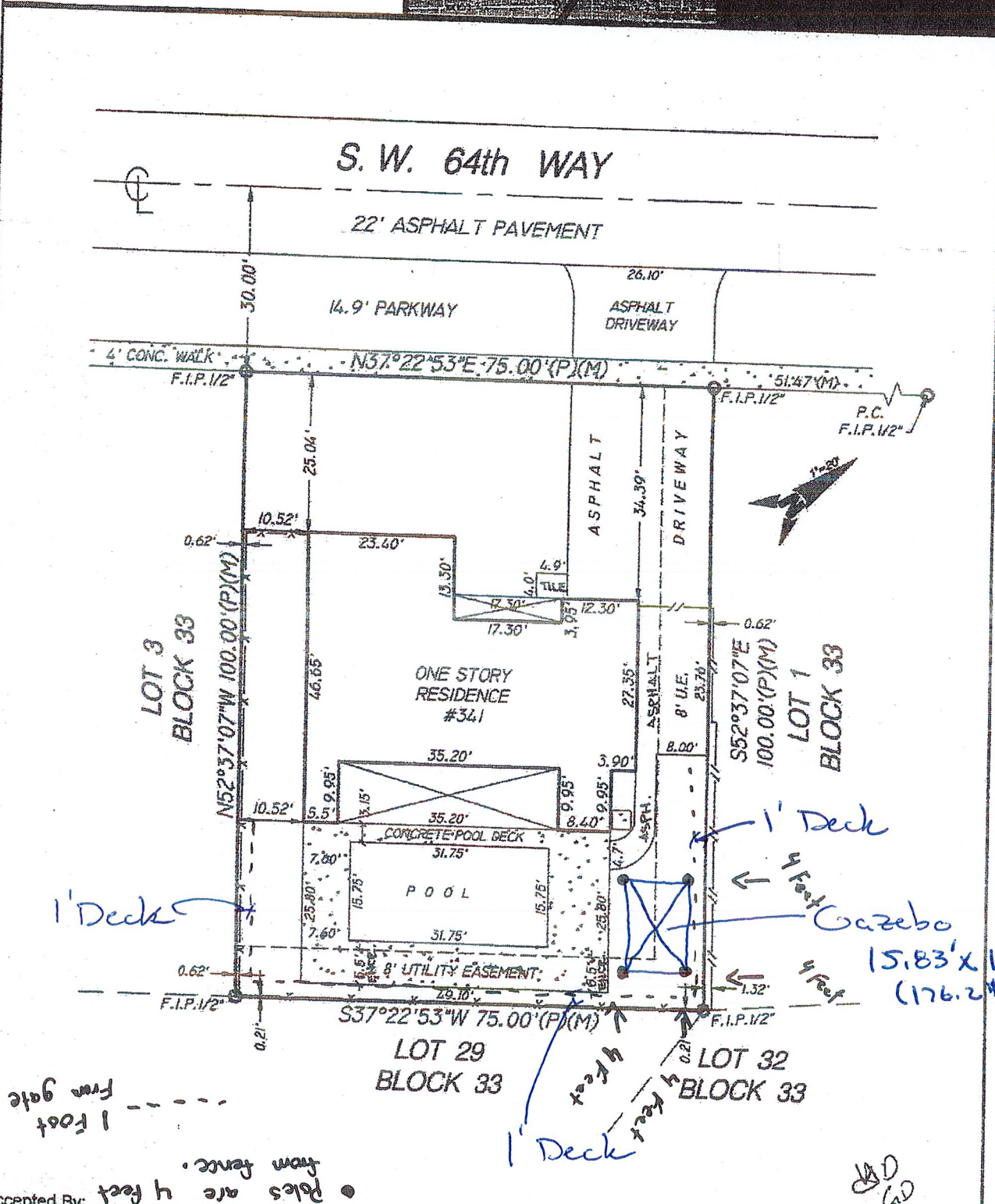
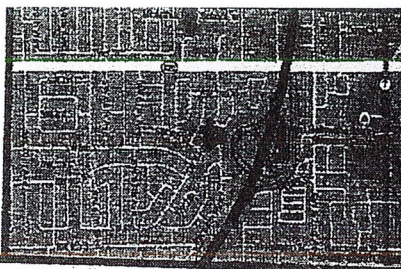
### AGENT CERTIFICATION

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



Accepted By: from fence.

Property Address: 341 S.W. 64 WAY  
PEMBROKE PINES, FL 33023

NOTES: FENCES AND ASPHALT ENCR OACH INTO EASEMENT ALONG  
NORTHERLY LOT LINE.  
CONCRETE AND FENCES ENCR OACH INTO EASEMENT ALONG  
EASTERLY 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 33-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED

*[Signature]*

FOR THE FIRM

M.E. Land Services, Inc.  
10665 SW 190TH STREET  
SUITE 3110  
MIAMI, FL 33157  
PHONE: (305) 740-3319







# City of Pembroke Pines

## EASEMENT AGREEMENT

Name of Utility Company:

Address:

City:

341 SW 64<sup>th</sup> way  
Pembroke Pines FL 33023

I, George Dean, have applied for a building permit to erect a  
(Print Name)  
Patio Floor in the easement on my property at:

Lot 2 Block 33 Subdivision Boulevard Heights

in the City of Pembroke Pines, Florida. A brief description of the location and type of construction on the proposed structure is:

Extended Patio Floor

I understand that your company is not responsible for repairs to, or replacement of any portion of the structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.

This is to certify that I am the owner of the subject property, and I agree to the proposed construction as described above.

Signature of Owner

Date

341 SW 64 way

Address

Pembroke Pines, FL 33023

Name of Utility Company:

CITY OF PEMBROKE PINES

Representative:

MARIANA URDANEJA / ENG. TECH.

Print Name/Title

Signature/Date

1-9-19

Note: This does not include pools, pool decks, screen enclosures or other structural (roofed over) enclosures.

Please email back to: Tanya.dean.0925@gmail.com



# City of Pembroke Pines

## EASEMENT AGREEMENT

Name of Utility Company:

AT&amp;T

Address:

8601 W Sunrise Blvd

City:

Plantation, FL

I, George Dean, have applied for a building permit to erect a

(Print Name)

Patio Floor

in the easement on my property at:

Lot 2 Block 33 Subdivision Boulevard Heights

in the City of Pembroke Pines, Florida. A brief description of the location and type of construction on the proposed structure is:

Extended Patio Floor

I understand that your company is not responsible for repairs to, or replacement of any portion of the structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.

This is to certify that I am the owner of the subject property, and I agree to the proposed construction as described above.

Signature of Owner

Date

341 SW 64 way

Address:

Pembroke Pines, FL 33023

Name of Utility Company:

AT&amp;T

Representative:

Faye Hunt Engineer Asst.

Print Name/Title

Faye Hunt 1/8/2019

Signature / Date

Please call 811  
for cable locations at least  
48 hours prior to digging.

Note: This does not include pools, pool decks, screen enclosures or other structural (roofed over) enclosures.

Please email back to: Tanya.dean.0925@gmail.com  
Fax# 844-580-8873





# City of Pembroke Pines

## EASEMENT AGREEMENT



Name of Utility Company: \_\_\_\_\_  
Address: 341 SW 4th way  
City: Pembroke Pines FL 33023

I, George Dean (Print Name) have applied for a building permit to install a  
Patio Floor in the easement on my property at

Lot 2 Block 33 Subdivision Boulevard Heights

in the City of Pembroke Pines, Florida. A brief description of the location and type of construction on the proposed structure is:

Extended Patio Floor

I understand that your company is not responsible for repairs to, or replacement of any portion of the structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.

This is to certify that I am the owner of the subject property, and I agree to the proposed construction as described above.

[Signature]  
Signature of Owner Date \_\_\_\_\_  
341 SW 4th way  
Address  
Pembroke Pines, FL 33023

-----

Name of Utility Company: \_\_\_\_\_

Representative: \_\_\_\_\_

Print Name/Title

Signature / Date

Note: This form and include permits, post permits, certain preferences or other (signature) needed (user) assistance.

Please email back to: Tonyadran0925@gmail.com  
Phone 844-580-8873

8/2/2019

Digitally signed by Leonard Maxwell-Newbold  
Date: 2019.01.07 12:10:14 -05'00'

Leonard Maxwell-Newbold





# City of Pembroke Pines

## EASEMENT AGREEMENT

Name of Utility Company:

Address:

City:

341 SW 64<sup>th</sup> way

Pembroke Pines

FL 33023

I, George Dean

(Print Name)

Patio Floor

have applied for a building permit to erect a

in the easement on my property at:

Lot 2Block 33Subdivision Boulevard Heights

in the City of Pembroke Pines, Florida. A brief description of the location and type of construction on the proposed structure is:

Extended Patio Floor

I understand that your company is not responsible for repairs to, or replacement of any portion of the structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.

This is to certify that I am the owner of the subject property, and I agree to the proposed construction as described above.

Signature of Owner

Date

341 SW 64 way

Address:

Pembroke Pines, FL 33023

\* No Conflict

Name of Utility Company:

Teco Peoples Gas

Representative:

Print Name/Title

Signature / Date

Alfred J. Santos, Sr. Frank DeGuz01-02-2019

Note: This does not include pools, pool decks, screen enclosures or other structural (roofed over) enclosures.

Please email back to: Tanya dean 0925@gmail.com  
Fax# 844-580-8873





# City of Pembroke Pines

## EASEMENT AGREEMENT

Name of Utility Company: Florida Power & Light  
 Address: 341 SW 64<sup>th</sup> way  
 City: Pembroke Pines FL 33023

I, George Dean (Print Name), have applied for a building permit to erect a  
Patio Floor in the easement on my property at:

Lot 2 Block 33 Subdivision Boulevard Heights

in the City of Pembroke Pines, Florida. A brief description of the location and type of construction on the proposed structure is:

Extended Patio Floor

I understand that your company is not responsible for repairs to, or replacement of any portion of the structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.

This is to certify that I am the owner of the subject property, and I agree to the proposed construction as described above.

Signature of Owner / Date  
341 SW 64 way  
 Address:  
Pembroke Pines, FL 33023

Name of Utility Company: Florida Power & Light  
 Representative: Darryl Carrig (Print Name/Title)  
 Signature / Date: 01/03/19

Note: This does not include pools, pool decks, screen enclosures or other structural (roofed over) enclosures.

Please email back to Tanya.dean.0925@gmail.com  
 Fax # 844-580-8873