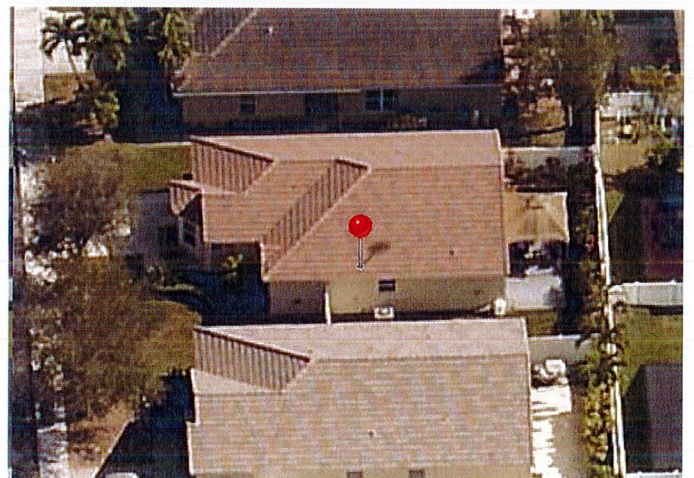
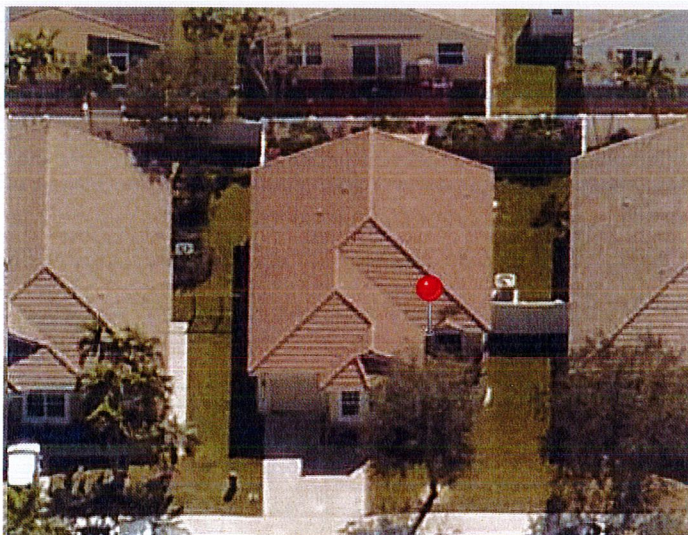


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2019-27  
Zoning Variance

Luis Guerrero  
16390 NW 24 Street  
Pembroke Pines, FL 33028







**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>             | October 3, 2019   | <b>Application ID:</b>    | ZV(R) 2019-27   |
| <b>Project:</b>                 | Roofed open patio   | <b>Project Number:</b>    | N/A   |
| <b>Project Planner:</b>         | Dean Piper, Zoning Administrator  |                           |   |
| <b>Owner:</b>                   | Luis Guerrero   | <b>Agent:</b>             | N/A   |
| <b>Location:</b>                | 16390 NW 24 <sup>th</sup> Street, Pembroke Pines, 33028                                       |                           |   |
| <b>Existing Zoning:</b>         | Single Family (RS-7) Districts  | <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) 2019-27                   | 155.108 (C)(3)(b)   | 15' Rear Yard setback     | 6' Rear Yard setback  |
| <b>Final:</b>                   | <input type="checkbox"/> Planning & Zoning Board  |                           | <input checked="" type="checkbox"/> Board of Adjustment   |
| <b>Reviewed for the Agenda:</b> | Director:  |                           | Zoning Administrator:  |

## Project Description / Background

---

Luis Guerrero, owner, has submitted a variance request to allow a 6' rear yard setback, instead of the required 15' rear yard setback, for a solid roofed, open sided, patio.

### VARIANCE REQUEST DETAILS:

**ZV(R) 2019-27**) allow a 6' rear yard setback instead of the required 15' rear yard setback for a solid roofed, open sided, patio.

*Code Reference:* § 155.108 SINGLE-FAMILY (RS-7) DISTRICTS

(C) Development parameters. All applications for a zero lot line development shall comply with the following applicable development parameters.

(3) Minimum setbacks.

(b) Front and rear setback. The front setback shall be not less than 20 feet, and the rear setback shall not be less than 15 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 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: 8/15/19

# 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 #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: #V(R)2019-27

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$ 250.00

**SECTION 1-PROJECT INFORMATION:**

\* Project Name: Insulated ALUMINUM Roof., Luis GUERRERO

\* Project Address: 16390 NW 24 ST 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Luis GUERRERO

\*Owner's Address: 16390 NW 24 ST Pembroke Pines, FL 33028

\*Owner's Email Address: Luis.GUERRERO1@GE.COM

\*Owner's Phone: 954-367-5834 Owner's Fax: <sup>Cell!</sup> 954 997 8728

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: 155.108(c)(3)(b)

Required: 15' Rear Yard Setback

Request: 6' Rear Yard Setback for a roofed, open sided, patio

Details of Variance, Zoning Appeal, Interpretation Request:

X ATTACHED.

#### 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)

Technical DATA sheets ATTACHED for Insulated Aluminum Roof.  
10 x 26

INSTALLATION of 10x26 ALUMINUM ROOF OVER CONCRETE SLAB  
Graphic description of the project Included setback and Lateral  
distances ARE ATTACHED ON property survey for proper Illustration

Luis Guerrero  
16390 NW 24 St  
Pembroke Pines, FL 33028

August 15, 2019

City of Pembroke Pines

Re: Variance

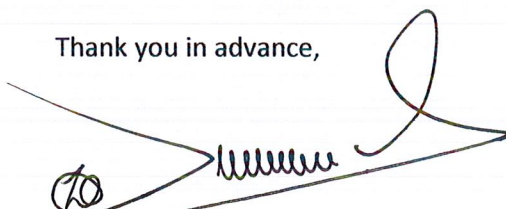
To Whom It May Concern,

I'm writing this letter to request a variance on a permit to install an insulated aluminum roof in the back of my property. The city code requires a 15 ft setback, but I am asking for a 6 ft setback. The aluminum roof is greatly needed for the following reasons.

- 1) My mother-in-law, who is 92 years of age, is unable to spend time in the backyard due to the unbearable heat and lack of shade. At her age, she is unable to receive direct sunlight on her skin due to health issues.
- 2) My two young granddaughters are also unable to withstand the heat while outside without the roof which would provide them with appropriate shade. In addition to shielding them from the sun, it would also allow them to spend time outside even when it rains, which is quite often in the state we live in.

I really hope that you will consider the above mentioned and grant the requested variance so that I can move forward with the installation of the much-needed aluminum roof in my backyard.

Thank you in advance,

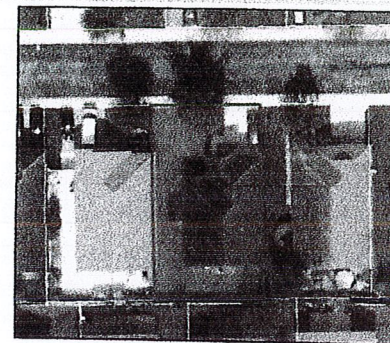


Luis Guerrero

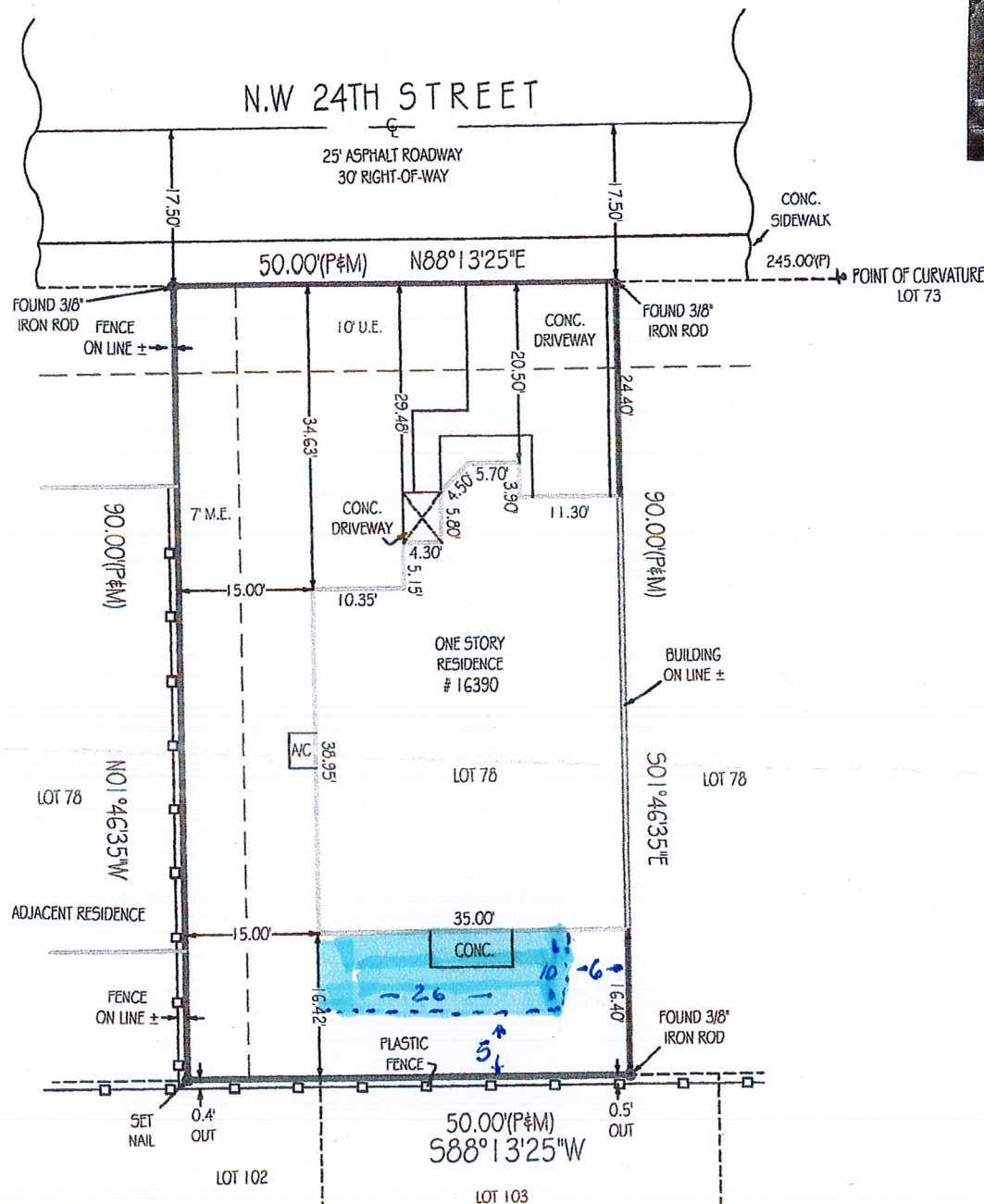




SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)



| LINETYPE LEGEND:                     |                  |
|--------------------------------------|------------------|
|                                      | BOUNDARY LINE    |
|                                      | BUILDING LINE    |
|                                      | CENTERLINE       |
|                                      | EASEMENT LINE    |
|                                      | CHAIN LINK FENCE |
|                                      | WOODEN FENCE     |
|                                      | OVERHEAD CABLE   |
| ENCROACHMENTS SHOWN IN RED LETTERING |                  |

| LEGEND: |                           |
|---------|---------------------------|
| CA      | DENOTES CENTRAL ANGLE     |
| CATV    | DENOTES CABLE T.V. BOX    |
| CH      | DENOTES CHORD DISTANCE    |
| DE      | DENOTES DRAINAGE EASEMENT |
| FN      | DENOTES FOUND NAIL        |
| M       | DENOTES MEASURED          |
| OHC     | DENOTES OVERHEAD CABLE    |
| P       | DENOTES PLAT              |
| PP      | DENOTES POOL PUMP         |
| R       | DENOTES RADIUS            |
| TR      | DENOTES TELEPHONE RISER   |
| UE      | DENOTES UTILITY EASEMENT  |
| UP      | DENOTES UTILITY POLE      |
| WM      | DENOTES WATER METER       |

**PLEASE NOTE:**

SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.

**Notable Conditions - Please note the following:**

- DRIVEWAY EXISTS INTO NORTHERN UTILITY EASEMENT AS SHOWN
- FENCE EXTENDS INTO WESTERN MAINTENANCE EASEMENT

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at [www.LandtecSurvey.com](http://www.LandtecSurvey.com) for up to date information about our locations and coverage area.

This survey has been issued by the following Landtec Surveying office:

600 Fairway Drive - Ste. 101  
Deerfield Beach, FL. 33441  
Office: (561) 367-3587 Fax: (561) 465-3145  
[www.LandtecSurvey.com](http://www.LandtecSurvey.com)

Invoice Number: 70456-SE

Drawn By: J.BAEZ

Date of Field Work: 12/16/2015

Revision:

Revision:

Revision:

BEARING REFERENCE: SOUTH LINE OF NW 24TH STREET AS N. 88°13'25" E.  
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

**LANDTEC**

LAND SURVEYING - RESIDENTIAL SERVICES

Proudly Serving Florida's Land Title & Real Estate Industries

NOTE:  
CONTRACTOR MAY USE LARGER  
MEMBER SIZE THAN SPECIFIED ON  
THIS PLAN AT THEIR DISCRETION.

NOTE:  
THIS JOB WAS DESIGNED  
BASED ON 6005-T5  
ALUMINUM ALLOY AND  
18X14 SCREEN MESH.

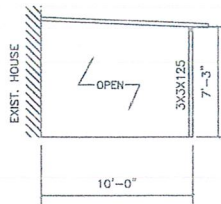
NOTE:  
DOOR LOCATION IS OPTIONAL.  
CONTRACTOR MAY ADJUST IN FIELD  
PER HOMEOWNER REQUEST

RATIONAL ANALYSIS CALCULATION  
PER ASCE 7-10 FOR FOUNDATION

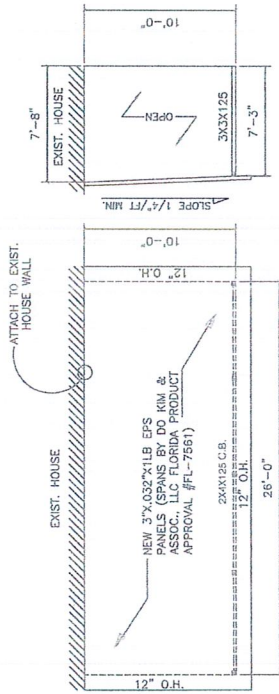
$q_2 = 38 \text{ PSF} - 2 \text{ PSF (DEAD LOAD)} = 36 \text{ PSF}$   
WIND UPLIFT = 36 X 28 X 6 = 6,048 LB  
WEIGHT OF EXIST. 4" CONC. SLAB = 150 X 0.33 X 26 X 8 = 7,792  
WEIGHT OF EXIST. CONC. FOOTING = 150 X 0.67 X 38 = 2,553  
APPLY SAFETY FACTOR = 1.67 X 6,048 = 10,100 LB  
TOTAL WEIGHT = 10,328 > 10,100  
...OK EXIST. SLAB & FOOTING IS ADEQUATE

NOTE: IF THERE IS AN EXIT. POOL, A MIN. OF 36" MUST EXIST BETWEEN POOL  
AND EDGE OF SLAB.

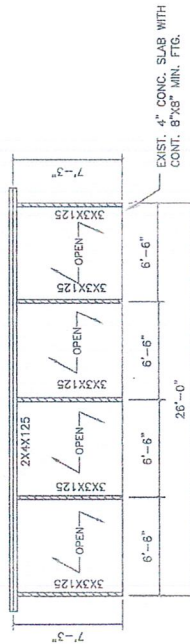
LEFT ELEVATION



RIGHT ELEVATION



PLAN



FRONT ELEVATION

2024/01/14  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]  
DATE: 1/14/24

6/1/14  
[Signature]

TARNOWSKI  
ENGINEERING

CIVIL & STRUCTURAL ENGINEERING

7360 N.W. 5th Street  
Plantation, FL 33317  
Phone (954) 727 - 2027  
Fax (954) 727 - 9644

FOR:  
NEW INSULATED ALUMINUM ROOF

GUERRERO RESIDENCE  
16390 NW 24 STREET  
PEMBROKE PINES, FL 33028

CONTRACTOR: R&D ALUMINUM

JOB #: 190515  
DATE: 06/26/19  
SCALE: 1/8" = 1'-0"  
DRAWN BY: S.T.  
CHECKED BY: [Signature]  
SHEET NO. 1 OF 1

C.T. "Gus" TARNOWSKI  
P.E. # 50662

Engineering Business CA 00009677

THESE PLANS CONFORM TO THE FBC 2017 ED. & ASCE 7-10  
DESIGN BASED ON 170 MPH ULTIMATE WINDS, EXPOSURE 'C', CATEGORY II



Luis Guerrero

16390 NW 24 St

Pembroke Pines, FL 33028

August 15, 2019

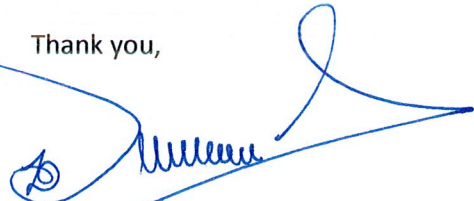
City of Pembroke Pines

Re: Installation of Insulated Aluminum Roof

To Whom It May Concern,

Below you will find the signatures of my surrounding neighbors confirming that they are not at all opposed or inconvenienced to my request of installing an insulated aluminum roof in the back of my property.

Thank you,



Luis Guerrero

1. MARIA ROSARIO AGUIRRE FUNDACION  
16406 N.W. 24 ST  
Pembroke Pines, FL 33028



②. Duane Moss Solomon  
16374 NW 24 street  
Pembroke Pines FL 33028

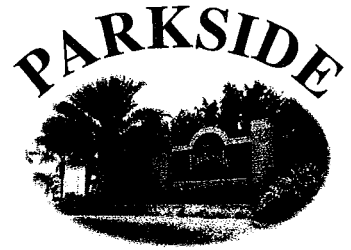


③ CHRIS PEREZ  
16389 NW 23rd St  
Pembroke Pines, FL 33028



# REQUEST FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee of  
**Parkside at Spring Valley Homeowner's Association, Inc.**  
 Elite Management Association, Inc.  
 10081 Pines Blvd., Suite E-2  
 Pembroke Pines, FL 33024  
 Phone: 954-435-2424



|   |                                   |                                       |  |
|---|-----------------------------------|---------------------------------------|--|
| Sub-Association:                                  |                                   | Account Number:                       |  |
| Name of Owner (s):<br><i>LUIS / DORA GUERRERO</i> |                                   |                                       |  |
| Street Address:<br><i>16390 NW 24 ST</i>          |                                   | Signature:<br><i>[Signature]</i>      |  |
| Date:<br><i>8/15/19</i>                           | Day Phone:<br><i>954-997-8728</i> | Evening Phone:<br><i>954-367-5834</i> |  |

**APPLICATIONS WILL BE PROCESSED WITHIN 30 DAYS UPON RECEIPT OF  
 ALL SUPPORTING DOCUMENTS REQUIRED WITH THIS APPLICATION**

**Approval is hereby requested to make the following modification (s), alterations, and/or additions as described below:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Addition                       | <input type="checkbox"/> Landscaping             | <input type="checkbox"/> Wall/Fence       |
| <input type="checkbox"/> Doors Identical/New            | <input type="checkbox"/> Patio                   | <input type="checkbox"/> Concrete Slab    |
| <input type="checkbox"/> Pavers                         | <input type="checkbox"/> Jacuzzi                 | <input type="checkbox"/> Awning           |
| <input type="checkbox"/> Driveway Painting              | <input type="checkbox"/> Mailbox Replacement     | <input type="checkbox"/> Light Fixture    |
| <input type="checkbox"/> Exterior Paint Identical Color | <input type="checkbox"/> Satellite Dish 18"      | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Hurricane Shutters             | <input type="checkbox"/> Screening Enclosure New |   |

**Description of Request:** *Insulated Aluminium Roof. 10 x 26*  
*will be installed by DLD ALUMINUM, PERMITS FROM Pembroke Pines*  
*Bldg Department ON PROCESS.*

**All applications must include the following:**

☒ Lot Survey with proposed modifications drawn on survey, including any set back distance required.

**When applicable , the following information/ documents must be provided:**

- ☐ Color photographs or manufacturer's brochure of the proposed modifications.
- ☐ Drainage Surface Water Plan
- ☐ If Painting - A color sample of the paint intended, along with a color photograph of your house including the roof.
- ☐ If Contracting - Proposed Improvement Contract
- ☐ If Construction - Contractor's Commitment indicating time frame and maintenance of common areas
- ☐ If Construction - Contractor's plans must specify the access point for contractors (ingress/egress)



- ☐ If Construction - A copy of the homeowner's insurance.
- ☐ If Construction - A copy of the contractor's insurance certificate naming Spring Valley as a named insured
- ☐ If Construction - and heavy equipment is required, color photographs of all adjoining common areas are required, along with a \$500 refundable security deposit ( cashier's check only ) for common area access.
- ☐ If Landscaping - The appropriate drawings must show both a Plan View and an Elevation.
- ☐ If Landscaping - Specifications of the proposed materials/modifications must be included, (i.e. Color, Style, Type of Material).
- ☐ If Structural Change - Consent Letter from Neighbors adjoined to your property.

\*\*\*\*\*

**( FOR Parkside at Spring Valley HOA ARC COMMITTEE USE ONLY )**

Date Application Received: 8/21/19 Date Application Received: 8/21/19

- ☒ Approved
- ☐ Disapproved

Committee Member Signature: [Signature]

\*\*\*\*\*

**( FOR Parkside at Spring Valley POA ARC COMMITTEE USE ONLY )**

Date Application Received: \_\_\_\_\_ Date Application Received: \_\_\_\_\_

- ☐ Approved
- ☐ Disapproved

Committee Member Signature: \_\_\_\_\_

\*\*\*\*\*

**Your approval is subject to the following:**

1. You are responsible for obtaining any necessary permits from the appropriate Building & Zoning Departments and when applicable, S. Broward Water District.
2. Access to areas of construction is only to be allowed through your property, and you are responsible for any damage done to the common area elements and/or your neighbor's property during construction.
3. If the modification requires more than 45 days and/or exceeds the time frame originally proposed, you must request an extension from the Parkside Board of Directors.
4. You are responsible to provide notice to Elite Property Management upon completion of the modification, and when applicable, a copy of the closed permit.
5. The \$500 security deposit will be refunded to you provided the inspection of the common area shows no damage and/or has been restored by the homeowner.

**Explanation of Disapproval:** \_\_\_\_\_

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## 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] 8/4/2019  
Signature of Owner Date  
FL DL G660-520-57.446-0  
exp 12/6/19

Sworn and Subscribed before me this 4<sup>th</sup> day

of September, 2019

n/a [Signature] 12/05/2019  
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