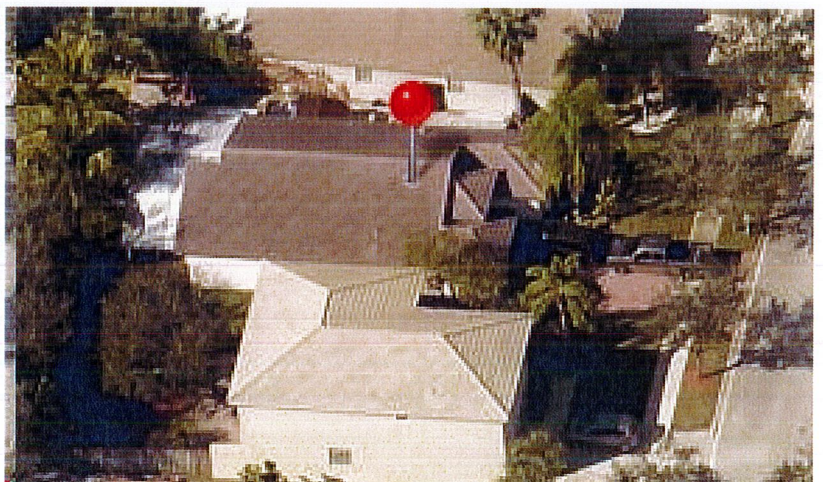


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2019-26  
Zoning Variance

Roland Emil Quintana  
20554 SW 5 Street  
Pembroke Pines, FL 33029

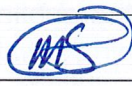







City of Pembroke Pines  
Planning & Economic Development Department  
601 City Center Way 3<sup>rd</sup> Floor  
Pembroke Pines FL, 33025

**Summary**

<b>Agenda Date:</b>	October 3, 2019	<b>Application ID:</b>	ZV(R) 2019-26
<b>Project:</b>	Screened roof screen enclosure with pool	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Roland Quintana	<b>Agent:</b>	N/A
<b>Location:</b>	20554 SW 1 <sup>st</sup> Street, Pembroke Pines, 33029		
<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) 2019-26	155.108 (C)(11)	7' Side Yard setback	5' Side 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: <u></u> Zoning Administrator: <u></u>		

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 submit City of Pembroke Pines requirements.

**Received**

Pre Application Meeting Date:

AUG 21 2019

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

Indicate the type of application you are applying for:

- ☐ Appeal\*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI\*
- ☐ DRI Amendment (NOPC)\*
- ☐ Flexibility Allocation
- ☐ Interpretation\*
- ☐ Land Use Plan Map Amendment\*
- ☐ Miscellaneous
- ☐ Plat\*

- ☐ Sign Plan
- ☐ Site Plan\*
- ☐ Site Plan Amendment\*
- ☐ Special Exception\*
- ☒ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)\*
- ☐ Zoning Change (Map or PUD)\*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception\*
- ☐ Deed Restriction

Planning & Economic Development

#### INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with \*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 \*).
- 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.
- 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 n/a Application #: ZV(R)2019-26  
Date Submitted: 08/21/19 Posted Signs Required: 1 step Fees: \$ 250.00

**SECTION 1-PROJECT INFORMATION:**Project Name: SCREEN ENCLOSURE / POOLProject Address: 20554 SW 5 ST, PEMBROKE PINES, FL 33029Location / Shopping Center: N/AAcreage of Property: .12 Building Square Feet: 1740Flexibility Zone: N/A Folio Number(s): 5139 14090880Plat Name: N/A Traffic Analysis Zone (TAZ): Legal Description: LOT 88 BLK A CRYSTAL PONTE

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: ROLAND EMIL QUINTANAOwner's Address: 20554 SW 5 ST PEMBROKE PINES, FL 33029Owner's Email Address: 4199194@GMAIL.COMOwner's Phone: 786 419 9194 Owner's Fax: N/AAgent: N/AContact Person: N/AAgent's Address: N/AAgent's Email Address: N/AAgent's Phone: N/A Agent's Fax: N/A

*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)(11)

Required: 7 FT SETBACK TO WEST PROPERTY O LOT LINE

Request: 5 FT SETBACK TO WEST PROPERTY O LOT LINE

Details of Variance, Zoning Appeal, Interpretation Request:

REQUESTING 7 FT SETBACK TO BE REDUCED TO 5 FT  
FOR AN ALL SCREEN ENCLOSURE WITH A POOL

**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)

I WOULD LIKE TO REDUCE THE 7 FT SET BACK THAT IS INTENDED FOR MY NEIGHBORS ACCESS TO HIS PROPERTY TO 5 FT. THE SPACE BETWEEN HOMES IS LIMITED. THOSE EXTRA 2 FT IS A CONSIDERABLE INCREASE TO WHAT WOULD BE A 7 FT WIDE POOL TO 9 FT WIDE, THUS ALLOWING A SWIM IN PLACE SYSTEM TO WORK PROPERLY. (THEY DONT WORK WELL IN LESS THAN 8 FT WIDE) MY NEIGHBOR HAS SIGNED AND AGREED TO THE SET BACK REDUCTION IN A DOCUMENT I CAN PROVIDE. MY NEIGHBORS HOME IS A SINGLE STORY HOME, AND THE FULL 7 FT IS NOT NEEDED FOR ANY CIRCUMSTANCES. IF HIS HOME WAS A 2 STORY, I WOULD NOT REQUEST THIS VARIANCE.

SEE ATTACHED DRAWINGS

THANK YOU



## 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]  
Signature of Owner

9-11/19  
Date

Sworn and Subscribed before me this 11<sup>th</sup> day  
of September, 2019



n/a  
Fee Paid

[Signature]  
Signature of Notary Public

12/05/2019  
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

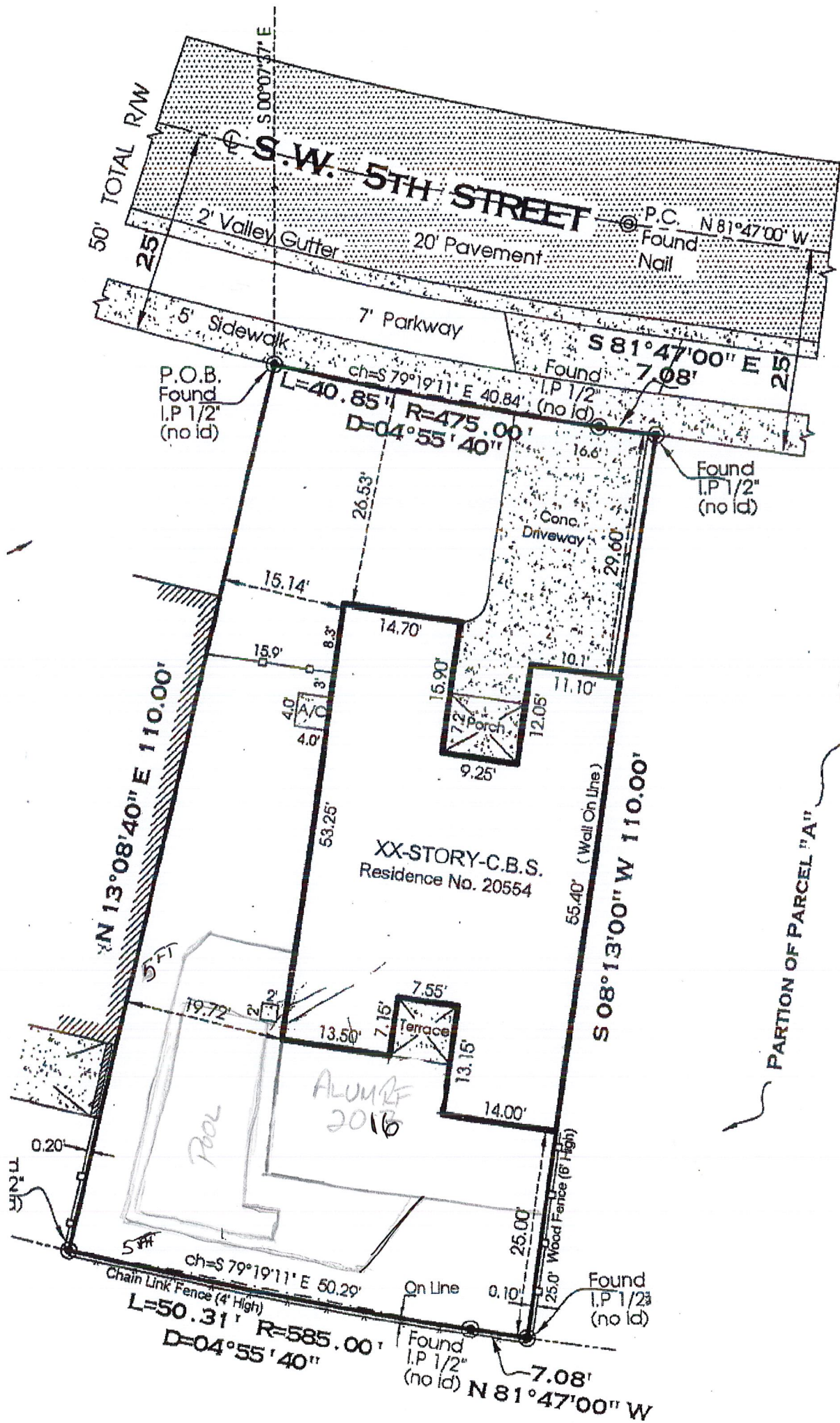
Sworn and Subscribed before me this \_\_\_\_\_ day

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

\_\_\_\_\_  
Fee Paid

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
My Commission Expires





17' x 5' 6"

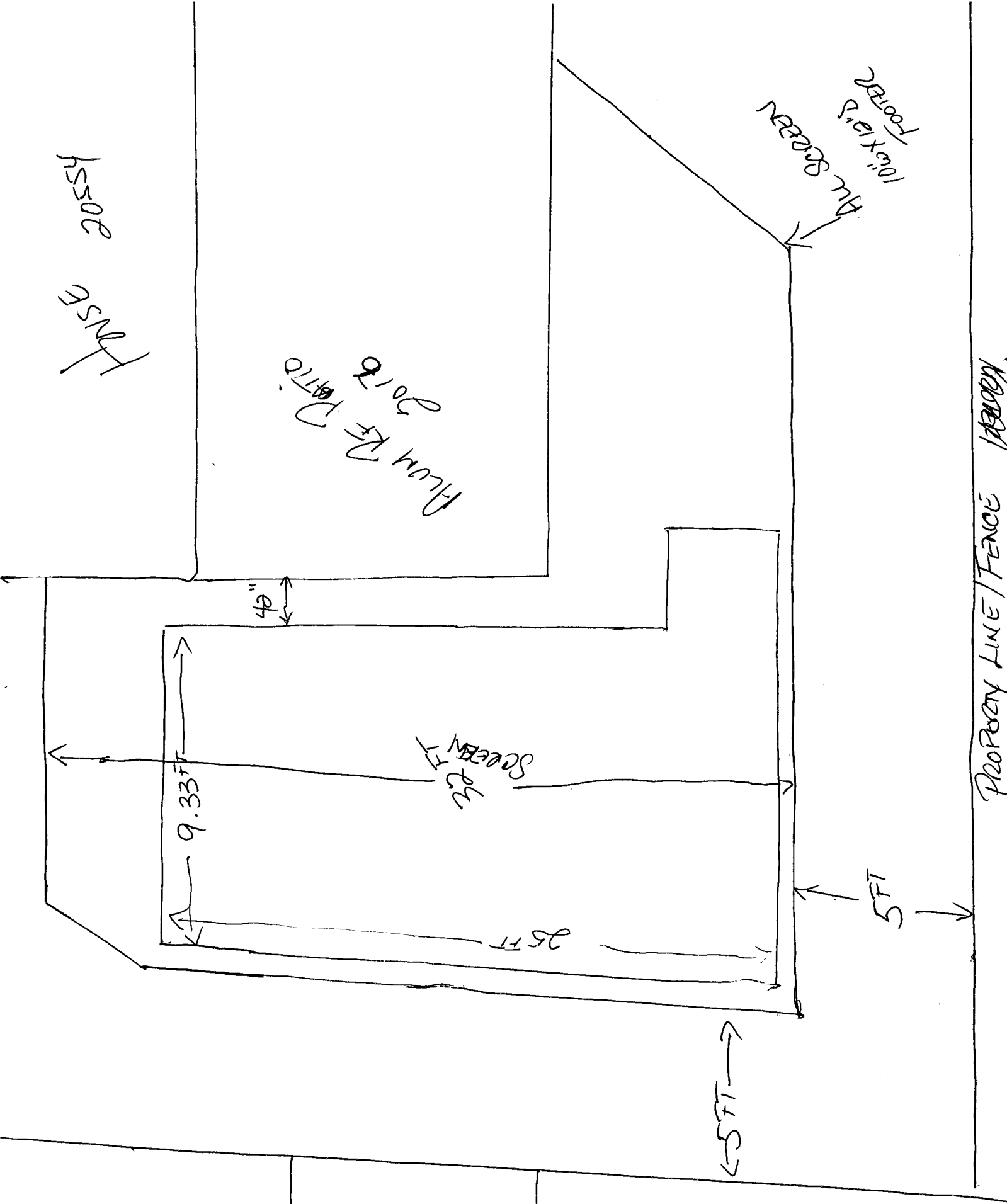
AWAY FROM  
PATIO

17' x 5' 6"

AWAY FROM  
DOOR

10' x 13' 6"  
AWAY FROM  
DOOR

PROPERTY LINE / FENCE



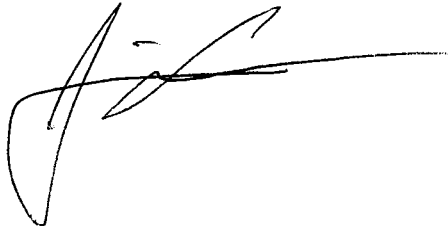
7-26-2019

To Whom it may concern:

I, Javier Canovaca, property owner and resident of 20564 SW 5 Street, Pembroke pines FI 33029 am willing of the 7 foot setback intended for my access to my property on my neighbors west side to be 5 feet, knowing that it would be well and sufficient for whatever i would need without impedance. I agree to the 5 foot setback allowing my neighbor Roland E Quintana residing at 20554 SW 5 Street, pembroke pines FI 33029 to utilize those extra 2 feet to build a screen enclosure with a pool.

Thank You,

Javier Canovaca  
305-951-4305

A handwritten signature in black ink, appearing to be 'Javier Canovaca', with a long horizontal stroke extending to the right.