



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

Summary

Agenda Date:	November 5, 2020	Application ID:	ZV(R) 2020-25
Project:	Existing roofed patio	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Jenny Lopez	Agent:	N/A
Location:	20808 NW 17 Street, Pembroke Pines, 33029		
Existing Zoning:	Planned Unit Development	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-25	Chapel Trail Planned Unit Development (PUD) Guidelines	15' Rear Yard Setback	6.9' Rear Yard Setback with an existing roofed patio
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Jenny Lopez, owner, has submitted a variance request for an existing roofed patio. Requested variance ZV(R) 2020-24 is to allow an existing roofed patio to be 6.9' rear yard setback instead of the allowed 15' rear yard setback.

The roofed structure has been cited by Code Compliance under case #120797. The concrete slab was built at time of construction of house and is shown on Final Survey dated 3/20/1998.

Homeowners Association approval and petition in favor of requested variance, signed by neighbors, are attached to the application.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-20 allow a 6.9' rear yard setback instead of the required 15' rear yard setback for an existing roofed patio.

Code Reference: Chapel Trail Planned Unit Development (PUD) Guidelines.

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: Dean 10/6/20

Plans for DRC _____ Planner: _____

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: _____ Project #: PRJ 20____ Application #: 2V(2) 2020-25

Date Submitted: ____/____/____ Posted Signs Required: (1) Fees: \$ 750.00

SECTION 1-PROJECT INFORMATION:Project Name: Lopez ResidenceProject Address: 20808 NW 17th St, Pembroke Pines, FL 33029Location / Shopping Center: Hidden Lake @ Chapel Trail

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5139 1002 2010

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

Legal Description: Lot 201 Hidden Lake at Chapel Trail.

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: Jenny Lopez
Owner's Address: 20808 NW 17th ST, Pembroke Pines, FL 33029
Owner's Email Address: Jennylopez720@yahoo.com
Owner's Phone: 954-600-7958 Owner's Fax: _____
Agent: N/A
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: 23 0459

Code Section: Chapel Trail PUD Guidelines

Required: 15' Rear Yard Setback

Request: 6.9' Rear Yard Setback w/ existing Roofed Patio

Details of Variance, Zoning Appeal, Interpretation Request:

SEE 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: _____

I am requesting an 8 ft. variance for the Pergola Covered Patio that has been installed in my home.

I want to explain the reason I originally did not obtain a permit was because, when I called the building department on 6/24/2020 was told “**none was needed due to it being a covered patio and not an enclosure**”. Unfortunately, I was provided with the wrong information. When I got notification that a permit was needed, I proceeded to apply for a permit and submitted the required structural and electrical plans which have already been approved by those department.

I have been living in my home for over 22 years and raised 3 kids in this home, one of my son's still lives with me due to his disability (Autism). My son Steven suffers from sensory issues, therefore he does not like getting wet and is very sensitive to light. In order to get him out of the house after being quarantine since March 2020 with the COVID-19 pandemic, we decided to cover our already existing concrete patio to give him the opportunity to be outside and have the opportunity to enjoy the outdoors without having any sensory issues. This will also help him with future outdoor family gatherings as he normally stays inside due to his sensitivity.

I have included for your review a petition signed by several of my neighbors including my rear and next-door neighbor, as they are in favor of my pergola covered patio. (see pictures enclosed as well)

I am asking you please approve my 8 ft. variance and allow me to keep the Pergola Covered Patio.

Thank you,

Jenny Lopez

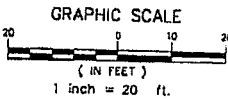
Description: (Lot 201)

A portion of Parcel 'G' of "CHAPEL TRAIL II" according to the Plat thereof as recorded in Plat Book 112, Page 16 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:
 COMMENCE at the Easternmost Northeast corner of said Parcel 'G'; thence South 02°13'47" West 1775.23 feet to the Northerly Point of Curve of Curve No. 98 on the Roadway as shown on the Sketch and Description recorded in Official Records Book 25963, Page 690. Broward County Records, said curve being a 30.00 foot radius curve concave to the Southwest whose radius point bears South 01°48'29" East, said point of curve being the POINT OF BEGINNING; thence Southeasterly along said curve and the boundary of said Roadway through a central angle of 90°00'00" an arc distance of 47.12 feet to a point of tangency; thence continue along said Roadway, South 01°48'29" East 75.00 feet; thence South 88°11'31" West 85.00 feet; thence North 01°48'29" West 105.00 feet to said Roadway; thence along said Roadway, North 88°11'31" East 55.00 feet to the POINT OF BEGINNING.
 Bearings are based on South 01°48'29" East along the East line of Section 10. Said lands situate, lying, and being in the City of Pembroke Pines, Broward County, Florida and containing 8732 square feet (0.200 acres) more or less. Also known as Lot 201 "HIDDEN LAKE AT CHAPEL TRAIL" (unrecorded).

ADDRESS:
 20808 N.W. 17th Street
 Pembroke Pines, Florida

SURVEY NOTES:

1. Buried foundations and underground utilities, if any, not located.
2. No visible above ground encroachments except as noted.
3. O = 1/2" Iron Pipe & Miller Legg Cap # LB 6680



NOTES:

1. L = Arc Distance
2. Δ = Delta Angle
3. R = Radius
4. D.E. = Drainage Easement
5. C = Centerline
6. U.E. = Utility Easement
7. B.C.R. = Broward County Records
8. P.O.C. = Point of Commencement
9. P.O.B. = Point of Beginning
10. O.R.B. = Official Records Book
11. L.M.E. = Lake Maintenance Easement
12. Subject property was not abstracted by this firm for easements, rights-of-way, reservations or other matters of record.
13. Scale of some features may be exaggerated for clarity.
14. Easements shown hereon are proposed unless otherwise noted.
15. Elevations are relative to National Geodetic Vertical Datum of 1929 are shown thus:
 #3722 described as: Nail & Tab in Conc. Base of Lightpole 80' east of centerline of N.W. 208th Ave., on the North side of Pines Blvd. Elevation 10.568
16. FLOOD INSURANCE NOTES: Zone: AH
 Base Flood Elevation 6'
 Community Panel No. 120053 0290 F
 Date of FIRM Index 10-2-97
 Diagram Number 1
 Lowest Floor Elevation (Reference Level) 9.00'
 Lowest Floor Elevation (garage) 8.24'
 Lowest Grade (Adjacent to Building) 7.9'
17. TOB = Top of Bank

SKETCH OF BOUNDARY SURVEY

3-20-98 BUILDING COMPLETE		VA	1/1
12-30-97 FOUNDATION SURVEY		MWC	JAB
9-22-97 PLOT PLAN		MWC	JAB
DATE	REVISIONS	DRAWN BY:	CHECKED BY:
		PSS	JAB

CERTIFIED TO:
CONTINENTAL HOMES

MILLER LEGG
 ENGINEERS • PLANNERS
 LAND SURVEYORS
 ENVIRONMENTAL PROFESSIONALS
 1800 N. DOUGLAS ROAD, SUITE 200
 PEMBROKE PINES, FLORIDA 33024
 (954) 436-7000 FAX: (954) 437-2058
 CERT. OF AUTHORIZATION L.B. 6680

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.01, FLORIDA STATUTES.

DATED THIS 11TH DAY OF DECEMBER, 1997 A.D.

William M. Lynch
 William M. Lynch
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 4088
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

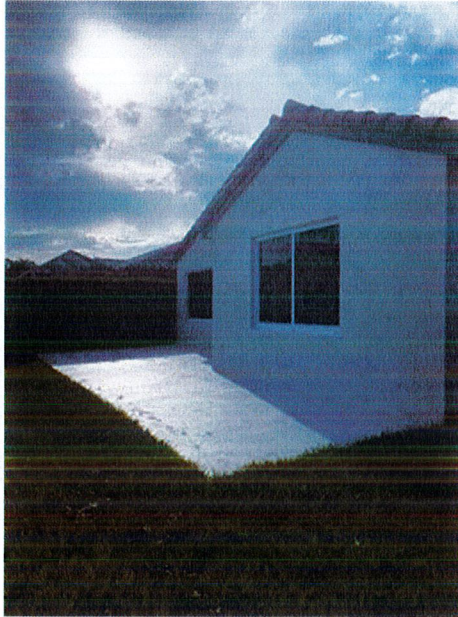
PROJECT NO. 7490-17 FILE NO. 10-18-129

Lopez Residence

20808 NW 17 St, Pembroke Pines, FL 33029

Pergola covered patio

Before



After



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

9/30/2021
Date

Sworn and Subscribed before me this 30th day
of September, 2020



Nicole Guedes
COMMISSION # GG223705
EXPIRES: May 31, 2022
Bonded Thru Aaron Notary

Fee Paid

Nicole G.
Signature of Notary Public

May 31, 2022
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



Exceptional Lifestyle Management of Onsite Communities

June 22, 2020

RE: 20808 NW 17th Street Modification Approval

Dear Jenny Lopez:

Your Architectural Modification Request has been approved. Specifically, you have been approved to proceed with the following:

INSTALL WHITE ALUMINUM PATIO COVER.

You have 30 days to apply for the City Permit. If a City Permit is not required for your modification, you have 30 days to commence the work. We reserve the right to make a final inspection of the modification to make sure it concurs with the request you submitted.

Once your application has been approved, any change invalidates the same. You will need to reapply for the additional change.

Please follow all local building codes and setback requirements. A building permit may be needed. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

Respectfully,

Monica Abreu, LCAM,

General Manager On Behalf of the Chapel Trail Owners Association, Inc. Modification Committee

PETITION FOR VARIANCE

Attn: City of Pembroke Pines-Zoning Dept.

September 29, 2020

Re: Jenny Lopez

20808 NW 17 Street

Pembroke Pines, FL 33029

We the homeowners located in the Hidden Lake subdivision are in **FAVOR** of the pergola covered patio located on the property listed above.

Name:

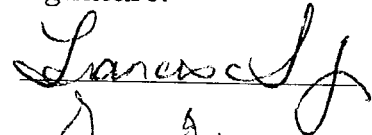
Address:

Signature:

East
Side
Neighbor -

Frances Cruz

1653 NW 208 Terr



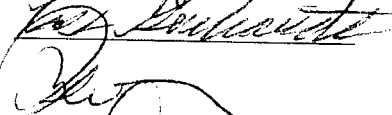
Sergio Gutierrez

20864 NW 209th



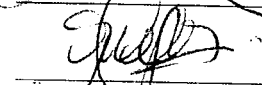
Jose Gerhardt

20819 NW 17th St



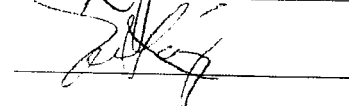
Leah Ford-Mclean

20809 NW 17th Street



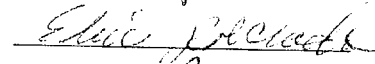
ORETHA Cepero

1633 NW 208 Terr



Glenda Chavez

1603 NW 208 Terr



M Silvia Preciado 1733 NW 208th



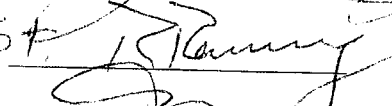
Mildred Molineros

2148 NW 208 Way

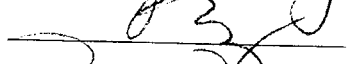


Raul Diaz

2108 NW 208 Way



Richard Ramirez 20899 NW 22 St

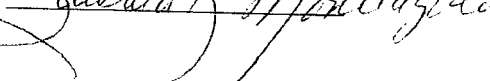


Dyma Fernandez 20850 NW 14 St



Barbara Hernandez

20868 NW 17 St



East
Side
Neighbor -

South
Rear
neighbor

Tracy Land 2233 NW 208 Ave

Carolina Valls 20817 NW 16 Street

Paul Allen 20888 NW 17 St

HCA -
President
next door
neighbor

Victor Morales 1598 NW 208 WAY

ALBERTO Quiros 20828 NW 17 ST

Tracy

Carolina Valls

Paul Allen

Victor Morales

Alberto Quiros