

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-08  
Zoning Variance

MENDEZ SANCHEZ, CARLOS JULIO  
8510 NW 24 CT PEMBROKE PINES FL 33024









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>	March 4, 2021	<b>Application ID:</b>	ZV(R) 2021-08
<b>Project:</b>	Existing hard roofed open sided patio	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Carlos Mendez	<b>Agent:</b>	N/A
<b>Location:</b>	8510 NW 24 Court, Pembroke Pines, 33024		
<b>Existing Zoning:</b>	One-Family Dwelling (R-1C) 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) 2021-08	155.106 (E)(3)(a)	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:

Carlos Mendez, owner, has submitted variance request ZV(R) 2021-08 to allow a 6' rear yard setback instead of the 15' rear yard setback for a existing hard roofed open sided patio. When Mr. Mendez moved into his home in 2019 several building permit items were discovered open, or done without permits, by previous owner(s). The existing hard roofed open sided patio is the last of these issues to be taken care of. Building permits for the roofed structure have been submitted, and approved by all required disciplines except for Zoning due to the rear setback.

Included in the back-up are the "Building Permit Status" reports of the three permit issues discovered by Mr. Mendez showing two of them completed and the remaining roofed structure application approved except for Zoning.

There is not a Homeowner's Association for this community.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2021 - 08** allow a 6' rear yard setback instead of the required 15' rear yard setback with an existing hard roofed open sided patio.

*Code Reference:* **155.106 ONE-FAMILY DWELLING (R-1A THROUGH R-1C) DISTRICTS.**

(E) Yards. (3) Rear yard.

(a) Residential uses. Every plot used for a one-family dwelling shall have a rear yard not less than 15 feet in depth.

## 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: 1/20/2021

# 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 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 #: ZV(P) 2021-08

Date Submitted: 1/20/2021 Posted Signs Required: (1) Fees: \$ 250.00



**SECTION 1-PROJECT INFORMATION:**Project Name: Carlos MendezProject Address: 8510 NW 24 court Pembroke Pines, FL 33024

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: Carlos Mendez

Owner's Address: 8510 NW 24 court Pembroke Pines, FL 33024

Owner's Email Address: Charly\_ecu18@hotmail.com

Owner's Phone: (305) 930-3921 Owner's Fax: (305) 527-3337

Agent: \_\_\_\_\_

Contact Person: Lisbet Morgado and Carlos Mendez

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: 155.106(E)(3)(a)

Required: 15' Rear Yard Setback

Request: 6' Rear Yard Setback w/ <sup>existing</sup> Roofed Patio

Details of Variance, Zoning Appeal, Interpretation Request:

Residential Awning/Canopy/Canvas/Aluminum Roof

See Section #6

**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)

We bought the house without knowing about this violation, we have submitted several permits and closed permits that the previous owners had not closed and had not requested.

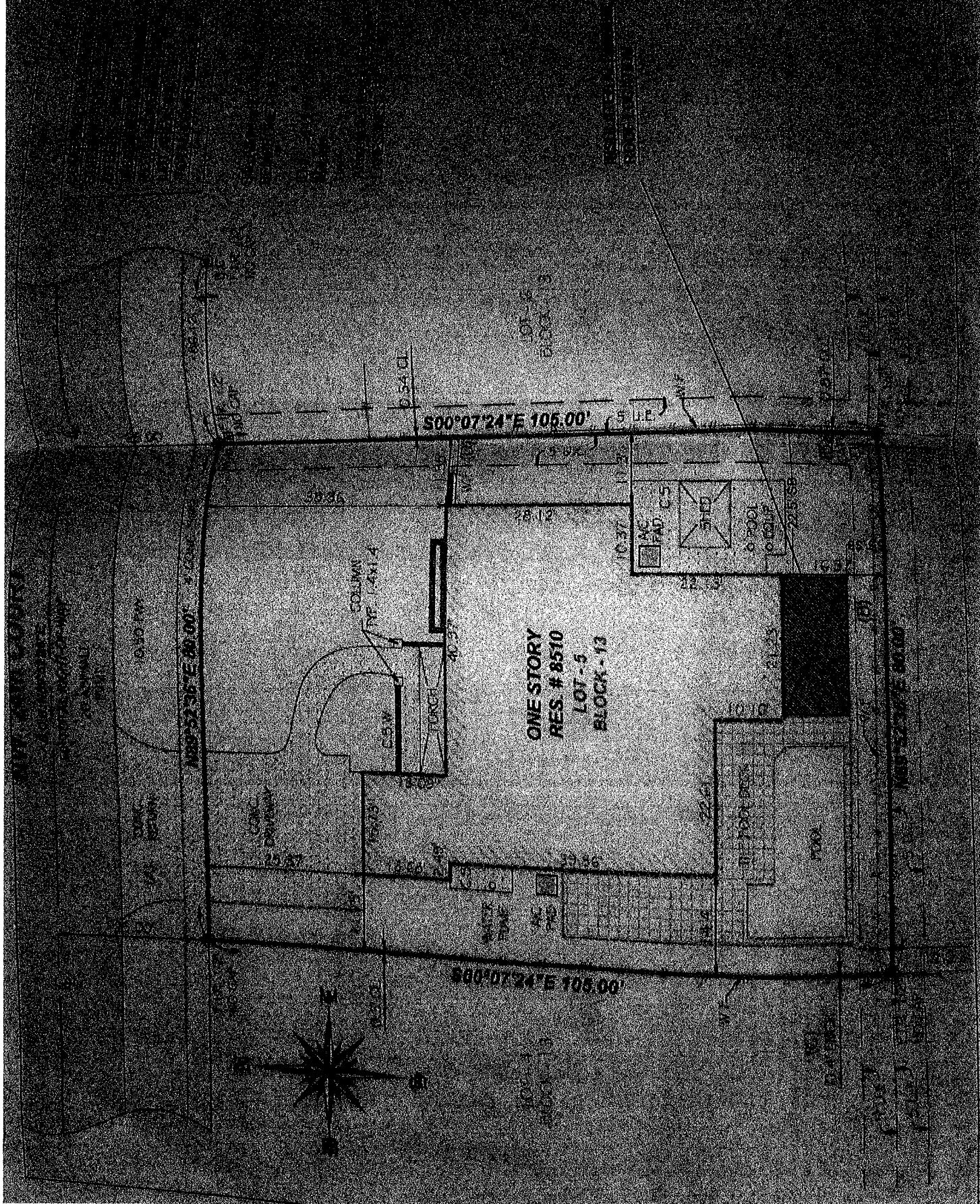
During all this time we have been putting in order all the permits required for the house, as  
as the previous owners never did. (documents are attached)

We have asked several of our neighbors, including those who live behind us if they have any inconvenience with this roof and they have all answered that it does not bother them at all.

All requirements for the roof have been approved by the building department,we would like to close this permit and be able to have everything in order with the City of Pembroke Pines.

This image shows a single sheet of white paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook or legal pad style. The edges of the paper are slightly irregular, suggesting it might be a scan of a physical document. There is no handwriting or other markings on the page.



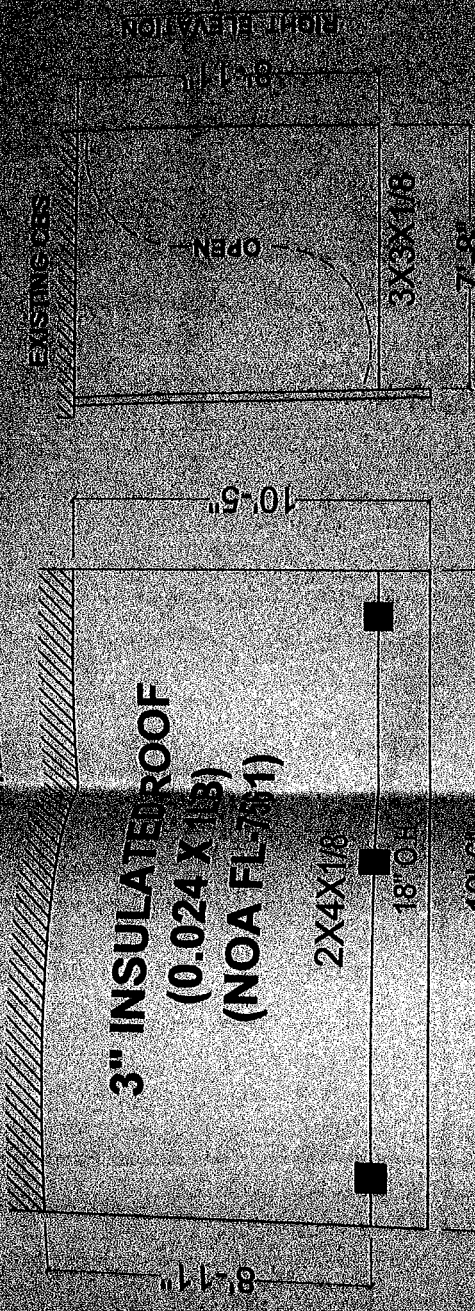




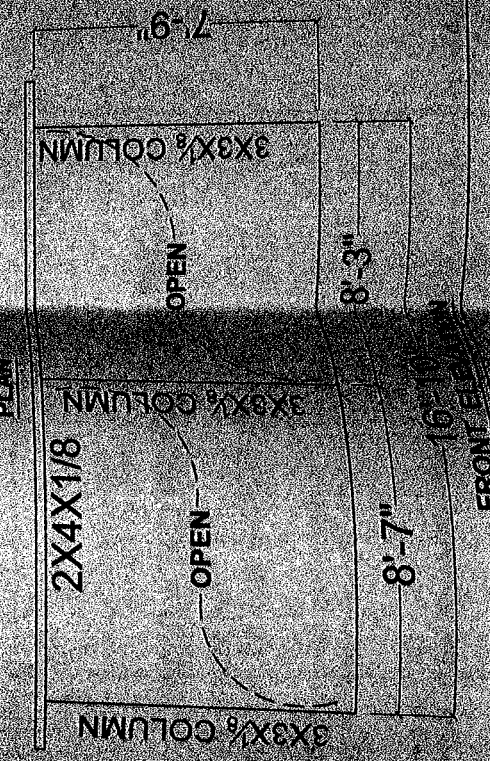
DESIGNER'S NOTES

1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
2. THE ROOF SHALL BE PROTECTED BY A MINIMUM 1/2" THICK POLYURETHANE INSULATION.  
3. THE ROOF SHALL BE PROTECTED BY A MINIMUM 1/2" THICK POLYURETHANE INSULATION.  
4. THE ROOF SHALL BE PROTECTED BY A MINIMUM 1/2" THICK POLYURETHANE INSULATION.

ATTACHED TO CEILING



PLAN



DESIGNER'S NOTES

1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
2. THE ROOF SHALL BE PROTECTED BY A MINIMUM 1/2" THICK POLYURETHANE INSULATION.  
3. THE ROOF SHALL BE PROTECTED BY A MINIMUM 1/2" THICK POLYURETHANE INSULATION.  
4. THE ROOF SHALL BE PROTECTED BY A MINIMUM 1/2" THICK POLYURETHANE INSULATION.

FRONT ELEVATION



This is to advise that I do not object to my neighbor Carlos Mendez of 8510 NW 24<sup>th</sup> court  
Pembroke Pine, having a patio roof and this roof it doesn't affect me.

Print Name Tina Trento  
Signature Tina Trento  
Address 8520 NW 24<sup>th</sup> Ct. Pp.  
33024

Print Name Reinaldo Melian  
Signature Reinaldo Melian  
Address 8530 NW 24<sup>th</sup> Ct P.p 33024

Print Name Sharon Soos  
Signature Sharon Soos  
Address 8511 N.W. 23<sup>rd</sup> St.  
P. Pines, Fla 33304

Print Name MANUEL ESTRADA  
Signature ~~8521 NW 23 St~~  
Address 8521 NW 23 St  
P. Pines, FL 33024

Print Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_

Print Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_

Print Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_

## SECTION 7- PROJECT AUTHORIZATION

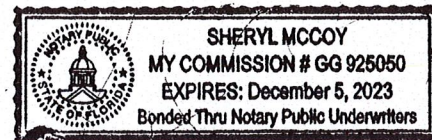
### OWNER CERTIFICATION

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] 1/20/21  
Signature of Owner Date

Sworn and Subscribed before me this 20<sup>th</sup> day  
of January, 20 21

n/a [Signature] 12/5/2027  
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



## BUILDING PERMIT STATUS



Permit Number: 1746027-0

Job Address: 8510 NW 24 CT, PEMBROKE  
PINES, FL 33024

Job Name: MCDOWELL POOL/PATIO

Permit Status: Permit Complete

Permit Issued Date: 7/13/2017 1:06:49 PM

Submitted Into Plan Review Date: 6/13/2017 1:16:24 PM

Application Date: 6/13/2017 1:12:36 PM

### Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
BUILDING	APPROVED	6/15/2017 7:45:19 AM
ELECTRICAL	APPROVED	6/30/2017 8:30:33 PM
ENGINEERING	APPROVED	6/27/2017 2:29:00 PM
PLUMBING	APPROVED	6/15/2017 2:15:55 PM
ZONING	APPROVED	7/5/2017 3:37:19 PM

} by Carlos Mendez

### Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspections and successfully close out the job here in the city.

Requirement	Required At	Received
NOC	Permit Issue Requirement	YES
HOA	Permit Issue Requirement	YES

Note : this Permit was completed by  
Carlos Mendez (New owner)  
House was sold 5/14/19

## BUILDING PERMIT STATUS



Permit Number: 1746027-1

Job Address: 8510 NW 24 CT, PEMBROKE  
PINES, FL 33024

Job Name: MCDOWELL

Permit Status: Permit Complete

Permit Issued Date: 10/3/2019 10:29:51 AM

Submitted Into Plan Review Date: 5/14/2019 3:17:11 PM

Application Date: 5/14/2019 3:14:25 PM

### Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
BUILDING	APPROVED	8/19/2019 4:16:00 PM
ELECTRICAL	N/A	10/16/2019 3:19:54 PM
PLUMBING	APPROVED	5/14/2019 3:50:49 PM

} By  
Carlos Mendez

### Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspections and successfully close out the job here in the city.

Requirement	Required At	Received
2X FEE AFTER THE FACT		YES
HOA	Permit Issue Requirement	YES
NOC	Permit Issue Requirement	YES

Note: This Permit was completed by  
Carlos Mendez (New owner)  
House was sold 5/14/19



# BUILDING PERMIT STATUS



Permit Number:

Job Address:

8510 NW 24 CT (AFTER THE  
FACT), PEMBROKE PINES,  
FL 33024

Job Name: MENDEZ SANCHEZ / ALUMINUM PATIO  
ROOF

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 9/19/2019 2:02:09 PM

Application Date: 9/19/2019 2:01:19 PM

## Required Plan Reviews

*The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.*

Discipline	Status	Date
BUILDING	APPROVED	11/21/2020 8:06:09 PM
ENGINEERING	N/A	9/26/2019 9:58:01 AM
ZONING	DENIED	11/23/2020 3:53:29 PM

## Permit Requirements

*The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspections and successfully close out the job here in the city.*

Requirement	Required At	Recieved
SBDD INSPECTION REPORT	Permit Issue Requirement	NO
HOA	Permit Issue Requirement	YES
NTO	Permit Issue Requirement	YES











