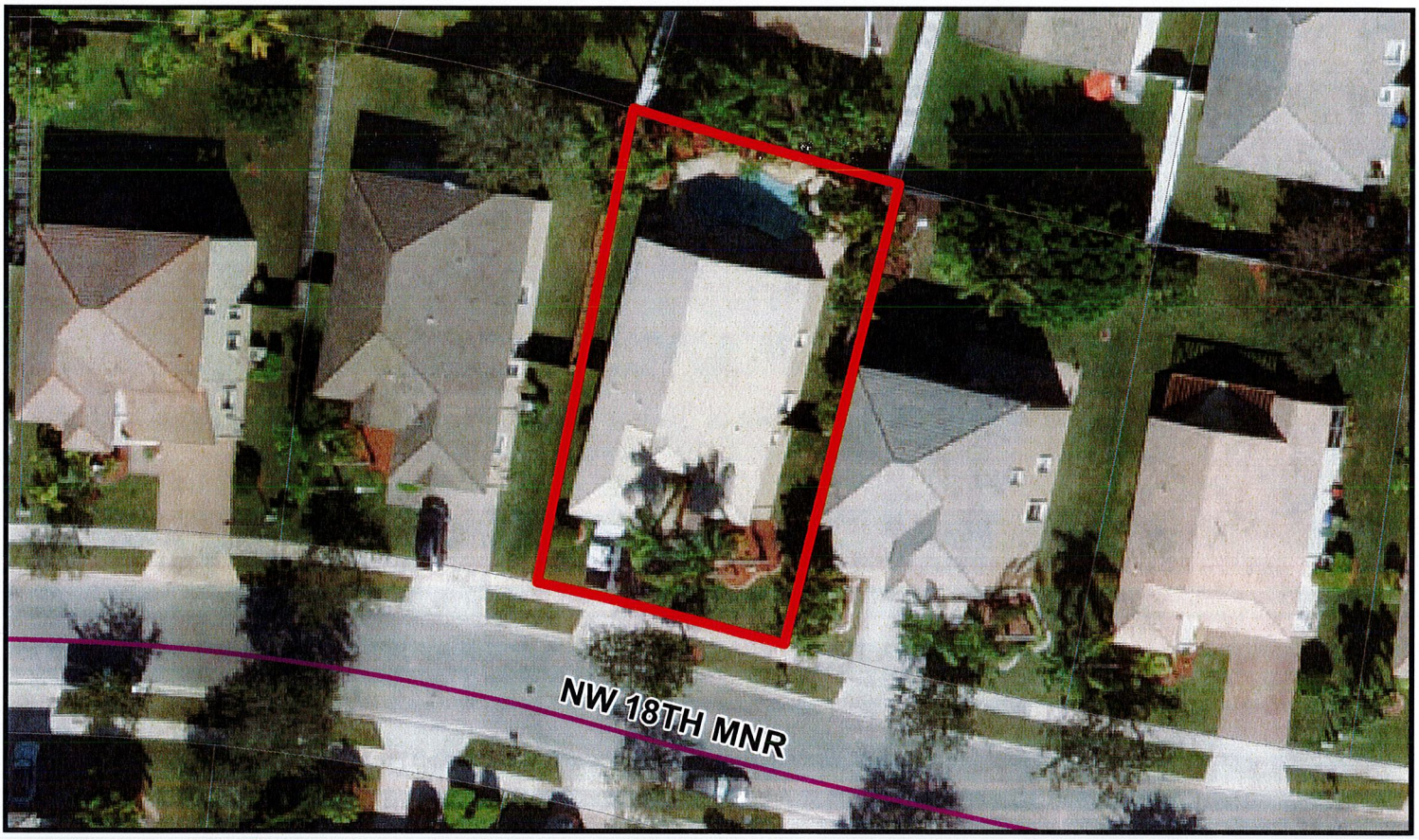
Vicinity Map

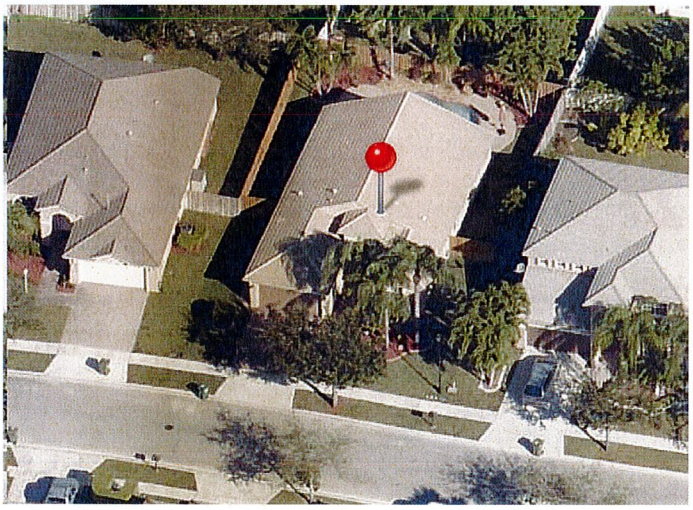
City of Pembroke Pines • Planning and Economic Development Department

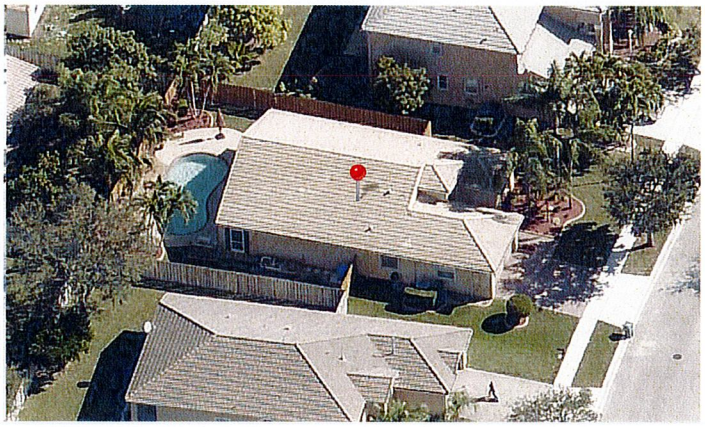
ZV(R) 2021-22
Zoning Variance

HERNANDEZ,LORRAINE LINCOLN
14249 NW 18 MNR PEMBROKE PINES FL 33028

NOT TO SCALE







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

Summary

Agenda Date:	October 7, 2021	**Application ID:**	ZV(R) 2021-22
Project:	Screen Enclosure	**Project Number:**	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Lorraine Hernandez	**Agent:**	N/A
Location:	14249 NW 18th Manor, Pembroke Pines, 33028		
Existing Zoning:	Planned Unit Development (PUD)	**Existing Land Use:**	Residential
Reference Applications:	N/A		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R) 2021 - 22	Pembroke Falls Planned Unit Development (PUD) Guidelines	5' Rear Setback for screen enclosure; 7' Rear Setback to pool beam	4' Rear Setback to screen enclosure; 5' Rear Setback to existing pool beam

Final:	☐ Planning & Zoning Board	☒ Board of Adjustment
Reviewed for the Agenda:	Director: MS	Zoning Administrator: DP

PROJECT DESCRIPTION / BACKGROUND:

Lorraine Hernandez, owner, has submitted variance request ZV(R) 2021-22 for a proposed screen enclosure at a 4' rear yard setback and to legalize the existing, permitted pool, with pool beam located at a 5' rear yard setback.

Per the Pembroke Falls Planned Unit Development (PUD) Guidelines a 5' Rear Yard Setback is required for screen enclosures and a 7' Rear Yard Setback is required to the edge of the pool beam of pools. A copy of the PUD Guidelines showing these requirements is attached.

In 2001 the existing pool was permitted, and passed all inspections, with a 5' rear yard setback to the pool beam (copy of permit drawing attached). Due to the existing, permitted, location of the pool beam, Ms. Hernandez must seek a variance to now allow for the construction of the proposed screen enclosure at the requested 4' rear yard setback. In addition, as part of this project, a portion of the existing pool deck will be removed to meet all required setbacks.

The Pembroke Falls Homeowners Association Architectural Review Board has tentatively approved the screen enclosure dependent upon the action of the Board of Adjustment. In addition, the backyard neighbor (Carolina Rodriguez @ 14250 NW 18th Place) has acknowledged no objection to the requested variance.

VARIANCE REQUEST DETAILS:

ZV(R) 2021-22 to allow a 4' rear yard setback for a screen enclosure instead of the required 5' rear yard setback; and allow a 5' rear setback to the pool beam instead of the required 7' rear yard setback to the existing pool beam for a permitted pool.

Code Reference: **Pembroke Falls 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 follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

    a) 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) 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) 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: 8/2/2021

 # Plans for DRC _____ *Planner:* Dean

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

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 #:** ZV(R) 2021-22

Date Submitted: ____/____/____ **Posted Signs Required:** (1) **Fees: $** 250.00

SECTION 1-PROJECT INFORMATION:

Project Name: LORRAINE HERNANDEZ RESIDENCE

Project Address: 14249 NW 18TH MNR. PEMBROKE PINES, FL 33028

Location / Shopping Center: _____

Acreage of Property: 7238 Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5140 100 715 90

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

Legal Description:

Pembroke Falls Phase 7 166-17 B LOT 62 BLK 9

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
	N/A				

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: LORRAINE HERNANDEZ

Owner's Address: 14249 NW 18TH MNR. PEMBROKE PINES FL 33028

Owner's Email Address: lhernandez30@hotmail.com

Owner's Phone: 954-614-3450 Owner's ~~Fax~~ Home: 954-885-0323

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	PROPOSED
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____

ADJACENT ZONING	ADJACENT LAND USE PLAN
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	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: Pool Screen Enclosure

Code Section: Pembroke Falls PUD Guidelines

Required: (1) 5' Rear Setback to Screen Enclosure; (2) 7' Rear Yard Setback to pool beam

Request: (1) 4' Rear Setback to Screen Enclosure; (2) 5' Rear Setback to Existing Pool Beam

Details of Variance, Zoning Appeal, Interpretation Request:

Requesting a 1'ft setback variance. When house was built along with the pool, there was no space left to add a pool enclosure. The property layout is uneven with different angles at the rear of the property. Because of the design and shape of the pool, the back peak tip from the end of the coping is right at 5.02' ft. The requested 1'ft variance would make the setback right at 4.02' ft and allow the footing needed for the pool screen enclosure. Pool beam setback is existing as permitted

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only ☐ City and County Amendment

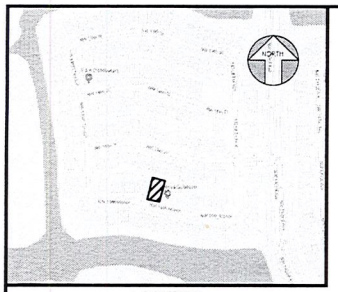
Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

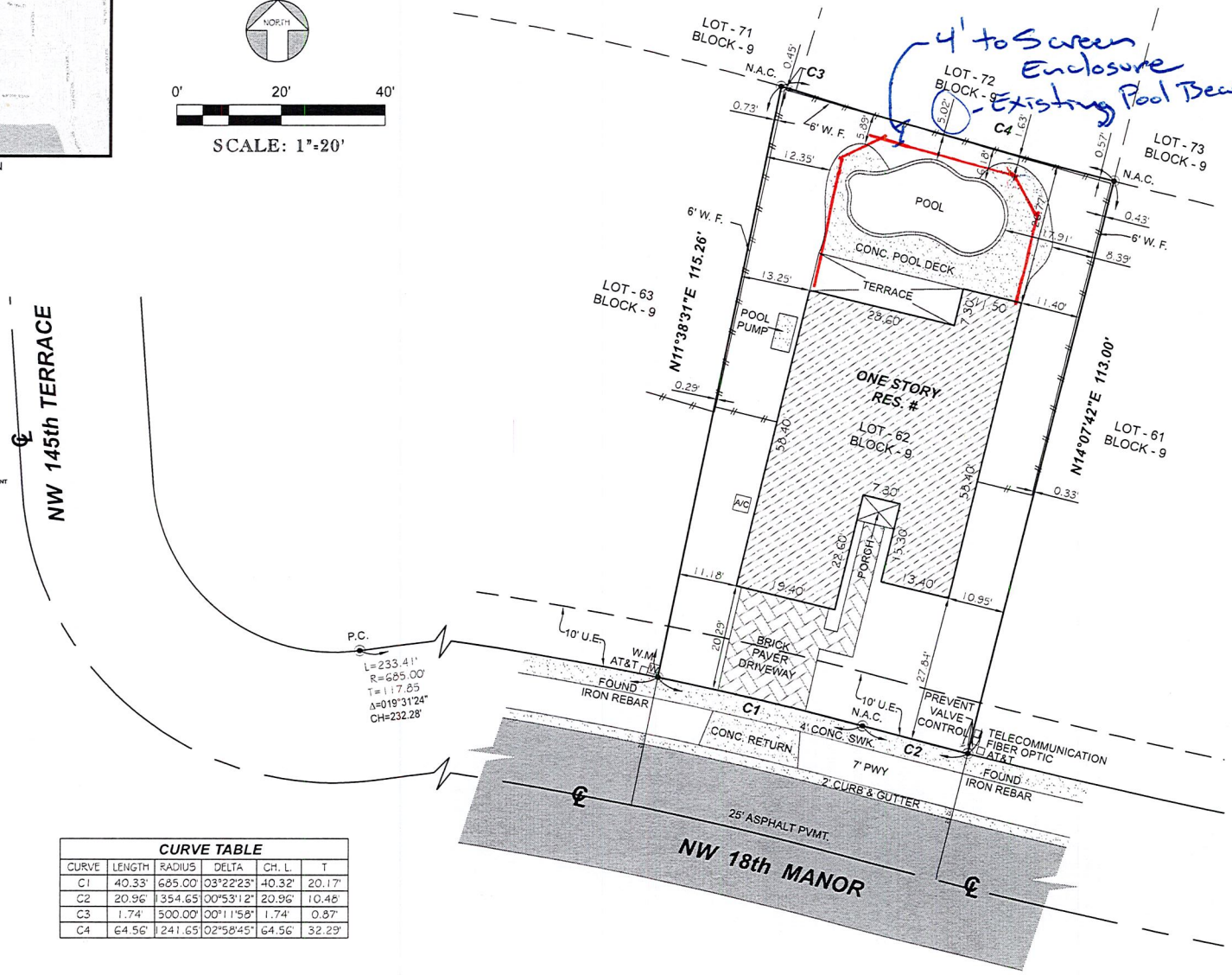
Requested County Land Use: _____

BOUNDARY SURVEY



LOCATION
(SCALE N/A)

SCALE: 1"=20'



LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER PAD
A.E = ANCHOR EASEMENT
A.R = ALUMINUM ROOF
A.S = ALUMINUM SHED
ASPH = ASPHALT
B.C = BLOCK CORNER
B.C.R = BROWARD COUNTY RECORDS
BLDG = BUILDING
B.M = BENCH MARK
B.O.B = BASIS OF BEARINGS
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B = CATCH BASIN
C.B.W = CONCRETE BLOCK WALL
℄ = CENTER LINE
CH = CHORD
CH.B = CHORD BEARING
C.L.F = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENTS
CONC = CONCRETE
C.S = CONCRETE SLAB
C.U.P = CONC. UTILITY POLE
C.W = CONCRETE WALK
C&G= CURB & GUTTER
D.E = DRAINAGE EASEMENT
D.M.E = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES
E = EAST
E.B = ELECTRIC BOX
E.M = ELECTRIC METER
E.T.P = ELECTRIC TRANSFORMER PAD
ELEV = ELEVATION
F.H = FIRE HYDRANT
F.F.E = FINISHED FLOOR ELEVATION
FT = FEET
I.F = IRON FENCE
I.M.E = INSTALLATION AND MAINTENANCE EASEMENT
IN & EG = INGRESS AND EGRESS EASEMENT
L.P = LIGHT POLE
L.F.E = LOWEST FLOOR ELEVATION
L.M.E = LAKE MAINTENANCE EASEMENT
M = MEASURED DISTANCE
MB = MAIL BUX
M.D.C.R = MIAMI DADC COUNTY RECORDS
M.E = MAINTENANCE EASEMENTS
MH = MANHOLE
M.L = MONUMENT LINE
N.A.P = NOT A PART OF
N.A.C = NOT ACCESSIBLE CORNER
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N = NORTH
N.T.S. = NOT TO SCALE
O/S = OFFSET
O.H. = OVERHEAD
O.H.L = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
PVMT = PAVEMENT
PL = PLANTER
P.C.C = POINT OF COMPOUND CURVE
P.C. = POINT OF CURVE
PT = POINT OF TANGENCY
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
P.B = PLAT BOOK
P.P = PUBLIC POLE
PG = PAGE
PWY = PARKWAY
PRM = PERMANENT REFERENCE MONUMENT
R. = RECORDED DISTANCE
RR = RAIL ROAD
RES = RESIDENCE
R/W = RIGHT-OF-WAY
R.P = RADIUS POINT
RGE = RANGE
SEC = SECTION
S= SEWER MANHOLE
SWK = SIDEWALK
S= SOUTH
T = TANGENT
TB = TELEPHONE BOOTH
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTIL = UTILITY
U.E = UTILITY EASEMENT
U.P = UTILITY POLE
V&G= VALLEY & GUTTER
W.M = WATER METER
W.F.= WOOD FENCE
W.R.= WOOD ROOF
W.S =WOOD SHED
W = WEST

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. L.	T
C1	40.33'	685.00'	03°22'23"	40.32'	20.17'
C2	20.96'	1354.65'	00°53'12"	20.96'	10.48'
C3	1.74'	500.00'	00°11'58"	1.74'	0.87'
C4	64.56'	1241.65'	02°58'45"	64.56'	32.29'

FILE NAME

MAP OF SURVEY

RT GEOSOLUTIONS
A LAND SURVEYING COMPANY

LEGAL NOTES

PROPERTY ADDRESS: 14249 NW 18th MANOR, PEMBROKE PINES, FL 33028
PROPERTY ID.: 514010071590
LEGAL DESCRIPTION:
LOT 62, BLOCK 9, PEMBROKE FALLS PHASE 7, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK166 AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

SURVEYOR'S REPORT:
1. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
2. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
3. LEGAL DESCRIPTIONS PROVIDED BY CLIENT.
4. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
5. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.
7. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
8. FENCE OWNERSHIP NOT DETERMINED.
9. FIRM MAP NUMBER 12011C0540H, COMMUNITY 08/18/2014, PANEL 120053, SUFFIX H, FLOOD ZONE "X", EL. 5 FEET. MAP REVISED 08/18/2014.

CERTIFY TO: HERNANDEZ, LORRAINE LINCOLN

Raul Tiza
LS6942

Digitally signed by Raul Tiza
Date: 2021.06.18 19:52:00 -04'00'

RAUL TIZA
LAND SURVEYOR No. LS6942 LB 8029.
STATE OF FLORIDA
18751 SW 29th TER. MIAMI, FLORIDA 33030
PHONE: 786-9[illegible]-85[illegible]8

NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWN	CHECKED
ASG	RT
SCALE	**SHEET**
1"=20'	1/1
FIELD JOB DATE	**REVISIONS**
06/11/2021	R-01
JOB NUMBER	
B-21-06-152	

POOL DATA & EQUIPMENT

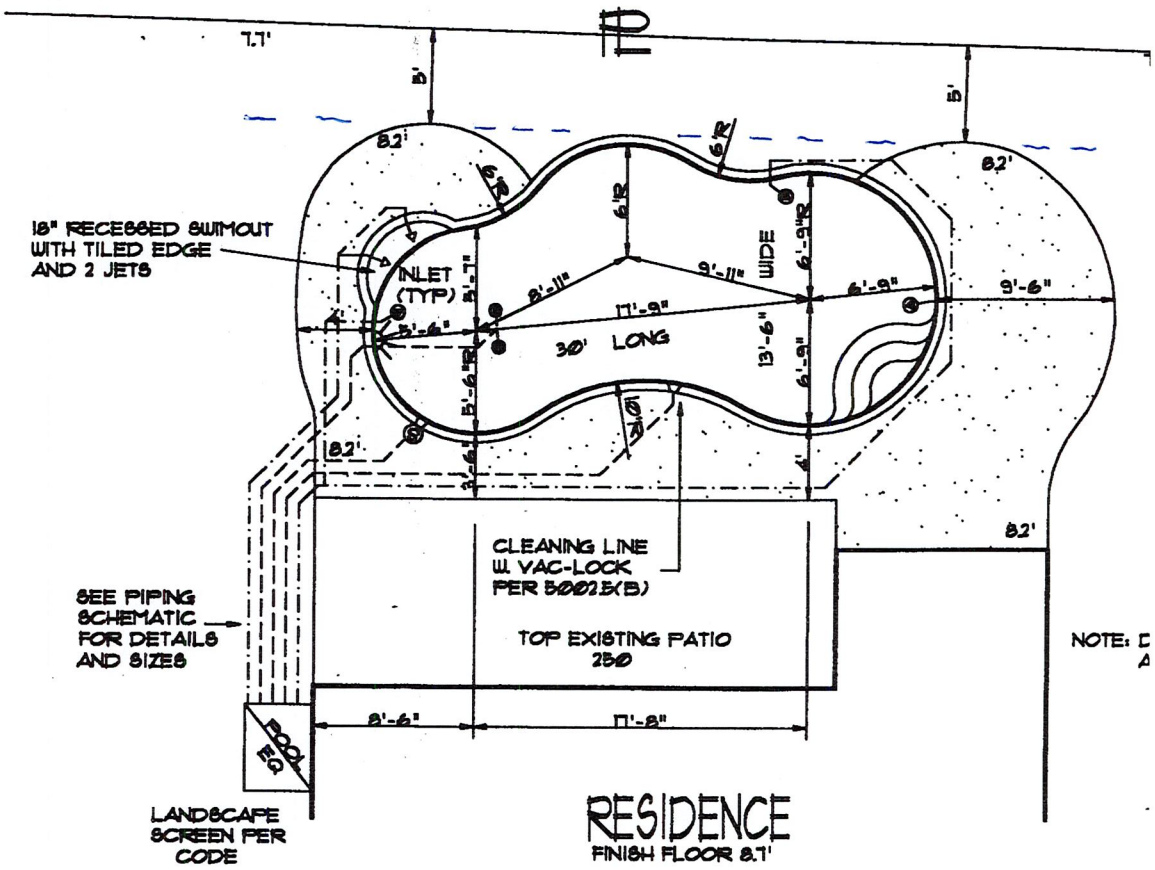
SIZE & DEPTH: 13'-6" X 30'	3' TO 6'
CAPACITY: 11,310 GAL.	
PERIMETER: 77 L.F. 336 S.F.	
PUMP: 1 1/2 H.P.	
FILTER: 150 S.F. CART.	QTY RETURNS: 3
TILE: 6"	LIGHTS: 12V 150W SAM
COPING: BULLNOSE BRICK	SWIMOUT: 18"
CLEANING LINE: YES	
CHLORINATOR: NONE	HEATER: 250K GAS
TYPE OF PATIO: SPRAY DECK	DOD: 43'
EXIT RAILINGS: NONE	SCREEN: NONE
POOL FINISH: DIAMOND BRITE	
TURNOVER 12 HOURS (MAXIMUM) 2.35 HRS.	
MISC: TOP EXISTING, 2 JETS IN SWIMOUT	

NOTE: PER FLORIDA STATUTE (B.515. F.S.515
A RESIDENTIAL SWIMMING POOL MUST
MEET ONE OF THE BELOW SAFETY FEATURES.

1. POOL MUST BE ISOLATED FROM ACCESS TO A HOME BY AN ENCLOSURE THAT MEETS THE POOL BARRIER REQ. OF S.515.29.
2. THE POOL MUST BE EQUIPPED W. AN APPROVED SAFETY POOL COVER
3. ALL DOOR & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MIN. SOUND PRESSURE RATING OF 85dB A AT 10 FEET.
4. ALL DOOR & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF CLOSING SELF LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 IN. ABOVE THE FLOOR

ELEVATION OF DECK IN RELATION TO HOUSE: ESTABLISH IN FIELD.

Pool Permit # 21007481



NOTE: D
A

SALES

POOL PLAN

SCALE 1/8"=1'-0"

homes, etc.). However, there shall be a minimum four (4) foot separation between back-to-back driveways.

All driveway parking shall count toward the required off-street parking. Garage parking shall not count toward the required off-street parking. Guest parking shall be in addition to driveway parking and garage parking.

Refer to City of Pembroke Pines, Section 155.251 — Amount of off-street parking required. Off-street parking requirement of 2 spaces per unit for single-family residential uses. Multi-family residential and Non-residential parking shall be per code.

Q. Pools, Spas, Patios and Screen Enclosures

1. Setbacks for Accessory Pools or Spas

Swimming pools or spas shall meet the following setbacks as measured to the outside of the pool beam:

Yards	Single-Family	Townhome
Front	22 Feet	17 Feet
Side (interior)	9.5 Feet	3 Feet
Side (Street Corner)	22 Feet	17 Feet
Rear	7 Feet	7 Feet

2. Setbacks for screen enclosures and patios with or without accessory pools

Screen enclosures with screen roofs with or without accessory swimming pools shall be subject to the following setback requirements:

a. Screen enclosures and patios (including pool decks) shall meet the following setbacks:

Yards	Single-Family	Townhome
Front	20 Feet	15 Feet
Side (interior)	5 Feet	0 Feet
Side (Street Corner)	20 Feet	15 Feet
Rear	5 Feet	5 Feet

b. Solid roof screened enclosures must meet the setbacks of the principal structure.

3. Building coverage

Submission Date: __/__/__
ARB Date: __/__/__
Received 07/29/2021
by Heather Lambert
954-430-8700
ext 211

Pembroke Falls Homeowner Association
Architectural Review Board

Application Form

If you require additional information, please inquire with management, in person or by contacting us at 954-430-8700.

Applications must be submitted the Friday prior to the meeting by 5:00 pm or it will be deferred until the next meeting.

Architectural Review Board meets on the 2nd Tuesday each month

Homeowner's Name: Lorraine Hernandez
Address: 14249 NW 18th MANOR, PEMBROKE PINES, FL Village: BIMINI BAY
Phone #: 954-614-3450 Email: lhernandez30@hotmail.com

Any incomplete application will be denied immediately. All required documents must be provided at the time the application is received. Approval letters will be issued within one week following the ARB meeting at which the application was reviewed. When your modification is complete, please contact the clubhouse to schedule an inspection by an Association representative.

Approval is hereby requested to make the following modification, alteration, or addition to my home or lot. In making the request, I hereby agree to repair any damage caused to common areas as a result of this work and will restore these areas to their original condition within two (2) weeks of completion.

Please provide the following:

1. One application for each type of modification
2. Plan of lot showing modifications with dimension and details of modification
3. 3. Survey of Lot

Indicate if home is:	Single Level ☒	OR	Two Level ☐	(Please Check Box)
Indicate if home is:	Dry Lot ☒	OR	Lakeside Lot ☐	(Please Check Box)

Type of work: Pool Enclosure 40'x23' Requesting 1ft setback variance for City of Pembroke Pines
Description: Screened Pool enclosure 40'x23', white aluminum, charcoal screen, start from house wall CBS 8'9"-17'. City of Pembroke Pines requesting contingent proposal pending approval of variance.
Signature: Lorraine Hernandez Date 7/29/21

Do not write below this line. Use an additional blank page if more information is required.

Approved: _____ Denied: _____
Comments: _____

Authorized ARB Signature: _____ Date: _____

By signing this Architectural Review Board application you are giving express consent for members of management or the ARB Committee to visit your home, with prior notice, for any verification purposes needed to process your application.
All exterior modifications require the approval of the ARB per section 10.4 of the Association Covenants. Residents who do not adhere to this process will be subject to fines from the Violation Appeals Board. Please review the design guidelines and checklist for details specific to your application. Additional assistance may be provided by contacting the clubhouse at 954-430-8700 or www.pembrokefalls.org.
Declaration of Covenants: Article X-Section 10.4

July 30th, 2021

Back Neighbor
14250 NW 18th Place
Pembroke Pines, FL 33028

Dear Neighbor:

The City of Pembroke Pines would like for me to notify you that I will be installing a pool screen enclosure around my pool behind your house at 14249 NW 18th Manor, Pembroke Pines, FL 33028.

If you have any questions, feel free to contact Dean Piper at the Pembroke Pines Building & Zoning Dept ... 954-392-2100.

Please confirm that this is acceptable with you.

Thank you for your assistance and understanding.

Lorraine Hernandez

Carolina R.

Carolina Rodriguez

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.

Lorraine Henesik 8/1/21

Signature of Owner Date

Sworn and Subscribed before me this 1 day

of August, 2021

Dominique Terrell
Notary Public
State of Florida
Comm# HH103725
Expires 3/11/2025

10.00 3/11/2025

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