

# Vicinity Map

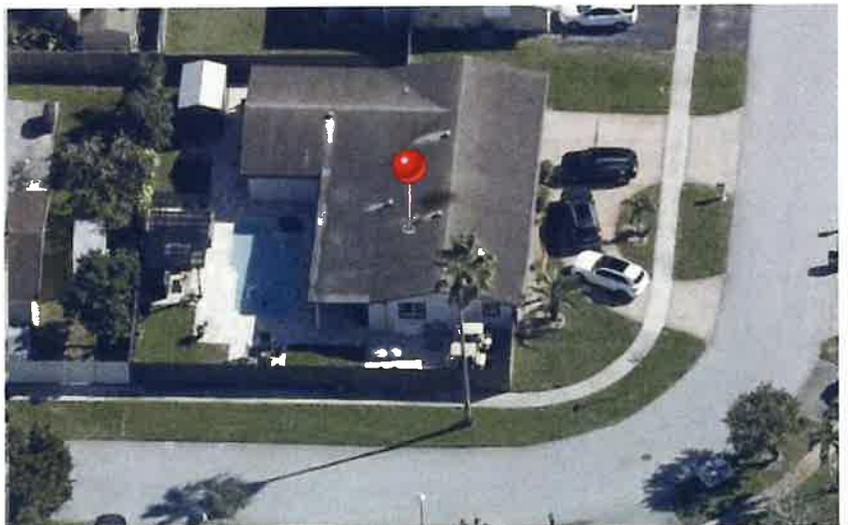
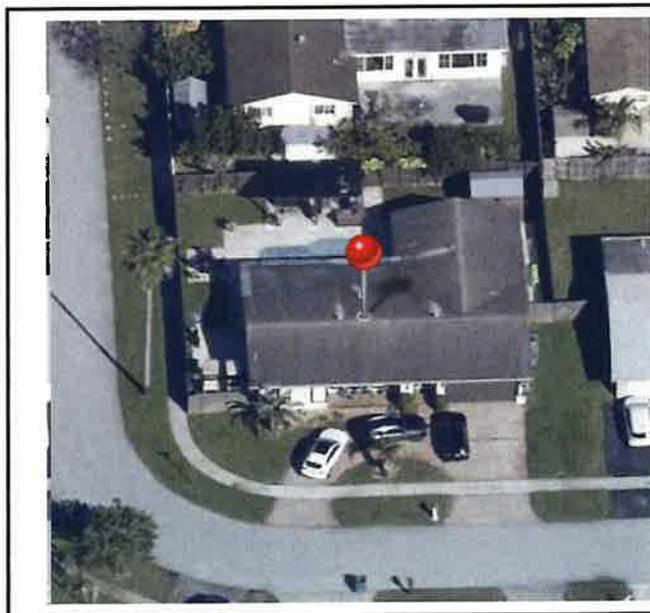
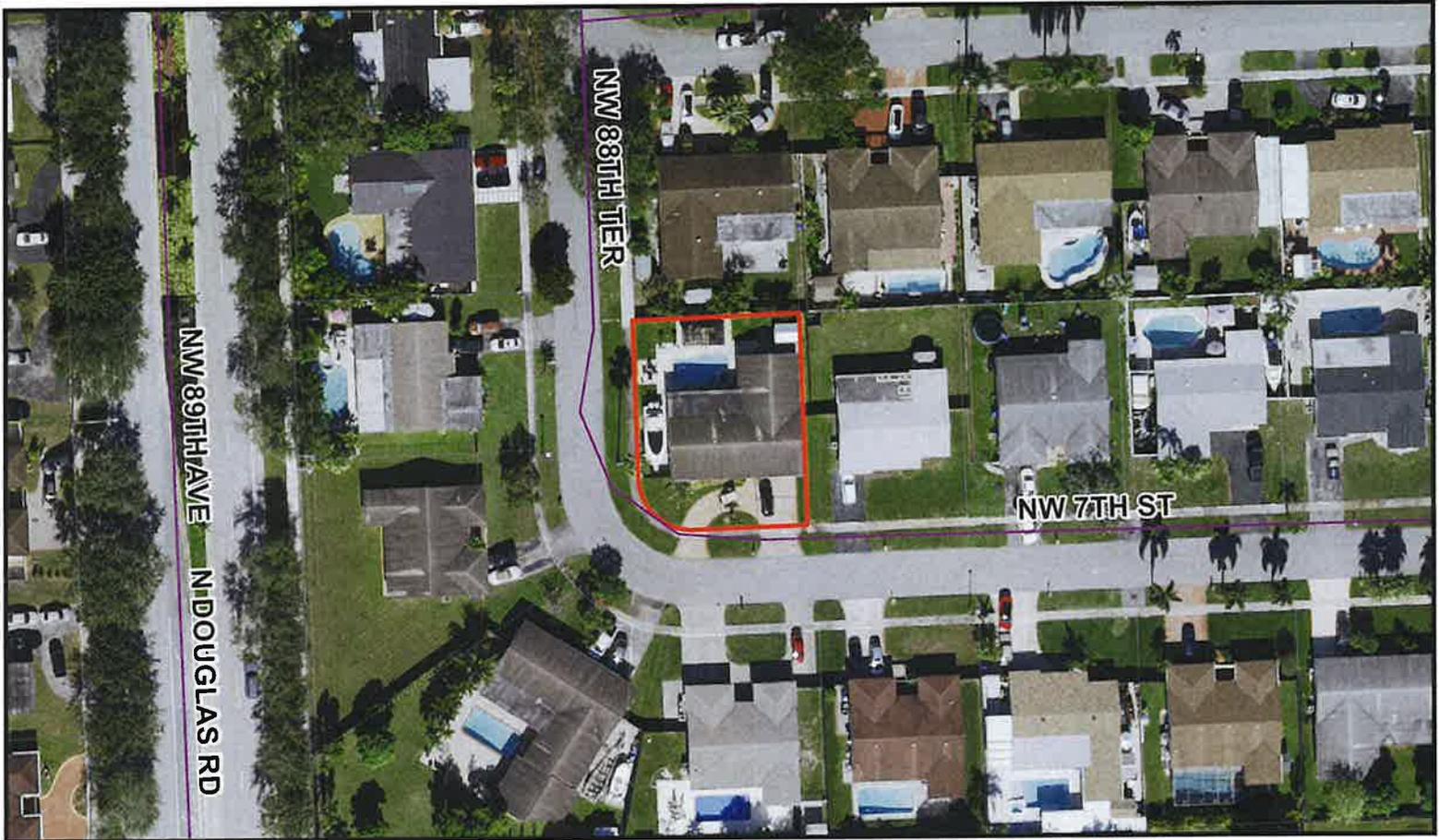
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0086-0090  
Zoning Variances

MORALES, REINALDO L H/E MORALES, GLORIA  
8861 NW 7 ST PEMBROKE PINES FL 33024



NOT TO SCALE





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

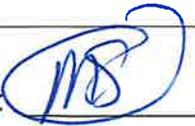
**Summary**

<b>Agenda Date:</b>	December 5, 2024	<b>Application ID:</b>	ZV(R) 2024-0086-0090		
<b>Project:</b>	Existing gazebo, pool deck and patio.	<b>Pre-Application No.</b>	PRE2024-0103		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Reinaldo Morales	<b>Agent:</b>	N/A		
<b>Location:</b>	8861 NW 7 Street Pembroke Pines, FL 33024	<b>Property Id No.</b>	514116130680	<b>Commission District No.</b>	2
<b>Existing Zoning:</b>	Single-Family Residential (R-1C)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	Code Compliance Case No. 230301010 (Issued 3/7/2023)				

**Variance Summary**

Application	Code Section	Required/Allowed	Request
ZV(R)2024-0086	Table 155.620: Accessory Structures: Walkway	Five-Foot side setback.	One-foot, six-inch side setback along a segment of the eastern property line for existing three-foot wide walkway instead of the required two-foot side setback.
ZV(R)2024-0087	Table 155.620: Accessory Structures: Shed	Five-Foot side setback.	Four-Foot side setback along a segment of the eastern property line for an existing 8' x 12 storage shed instead of the required five-foot side setback.
ZV(R)2024-0088	Table 155.620: Accessory Structures: Roofed Structure, Freestanding	Five-Foot rear setback.	Two-Foot rear setback for existing 10' x 18' gazebo on existing pool deck instead of the required five-foot rear setback.
ZV(R)2024-0089	Table 155.620: Accessory Structures: Deck	Five-Foot street side setback.	Two-Foot street side setback for existing pool deck instead of the required five-foot street side setback.
ZV(R)2024-0090	Table 155.620: Accessory Structures: Patio	Five-Foot street side setback.	Two-Foot street side setback for existing 13' x 29' patio instead of the required five-foot street side setback.

<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment
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<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 
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## PROJECT DESCRIPTION / BACKGROUND:

Reinaldo Morales, owner, has submitted five residential zoning variance requests to legalize existing construction at the property located at 8861 NW 7 Street in the Westview neighborhood, zoned residential single-family (R-1C).

On March 7, 2024, the Code Compliance Division cited the property (Code Case No. 230301010) for work performed without building permits.

As of result of the existing work at the property, the applicant would like to request:

- **ZV(R)2024-0086:** to allow one-foot, six-inch (1' – 6") side setback along a segment of the eastern property line for existing three-foot (3') wide walkway instead of the required two-foot (2') side setback.
- **ZV(R)2024-0087:** to allow four-foot (4') side setback along a segment of the eastern property line for an existing 8' x 12' storage shed instead of the required five-foot (5') side setback.
- **ZV(R)2024-0088:** is to allow two-foot (2') rear setback for existing 10' x 18' gazebo on existing pool deck instead of the required five-foot (5') rear setback.
- **ZV(R)2024-0089:** to allow two-foot (2') street side setback for existing pool deck instead of the required five-foot (5') street side setback.
- **ZV(R)2024-0090:** is to allow two-foot (2') street side setback for existing 13' x 29' patio instead of the required five-foot (5') street side setback.

Per staff review of the city's archives, no building permits can be found for the work detected via the code compliance case; however, Broward County Property Appraiser Imagery confirms walkway, shed, patio and pool deck, as altered, have existed at the property since at least December 2018. Also, staff have gathered and included copies of historical surveys for further reference (see survey for pool permit, driveway)

The applicant is aware that Board consideration of a residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in Tanglewood Lakes Neighborhood. The applicant confirmed there are no HOA(s) in the community where the property is located.

## VARIANCE REQUEST DETAILS:

**ZV(R)2024-0086** is to allow one-foot, six-inch (1' – 6") side setback along a segment of the eastern property line for existing three-foot (3') wide walkway instead of the required two-foot (2') side setback.

**ZV(R)2024-0087** is to allow four-foot (4') side setback along a segment of the eastern property line for an existing 8' x 12' storage shed instead of the required five-foot (5') side setback.

**ZV(R)2024-0088** is to allow two-foot (2') rear setback for existing 10' x 18' gazebo on existing pool deck instead of the required five-foot (5') rear setback.

**ZV(R)2024-0089** is to allow two-foot (2') street side setback for existing pool deck instead of the required five-foot (5') street side setback.

**ZV(R)2024-0090** is to allow two-foot (2') street side setback for existing 13' x 29' patio instead of the required five-foot (5') street side setback.

*Code References:*

**ZV(R)2024-0086-0087-0088-0089-0090)**

<b>Table 155.620 Accessory Building and Structures</b>							
<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
<b>Deck or Patio*</b>	Primary Building	5 feet	<b>5 feet</b>	5 feet	N/A	N/A	N/A
<b>Shed</b>	Primary Building	<b>5 feet</b>	5 feet	5 feet	Primary building or 24 feet, whichever is less	1] 100 square feet [2] 200 square feet if located in A or R-E.	[2] If over 200 SF it shall meet primary building setbacks
<b>Walkway (Single Family Lots)</b>	N/A	<b>2 feet</b>	5 feet	5 feet	N/A	3 feet in width	If over 3' in width a 5' side setback is required

**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  
 Property Surveys (1975, 2024)  
 Code Compliance Notice and Images



**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: 9/10/24  
# Plans for DRC \_\_\_\_\_ Planner: C2

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:**

- 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 feet 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: C2 Project #: PRJ 20 \_\_\_\_\_ Application #: 20(12)2024-0086  
Date Submitted: 9/10/24 Posted Signs Required: (1) Fees: \$ 771.00 -0080

**SECTION 1-PROJECT INFORMATION:**

Project Name: 8861 NW 7 ST.

Project Address: 8861 NW 7 ST.

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: 2272

Flexibility Zone: \_\_\_\_\_ Follo Number(s): 5141 16 13 0680

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: WESTVIEW SEC 1 PART 1 94-50 B LOT 14 BLK 3

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: REINALDO MORALES

Owner's Address: 8861 NW 7 ST

Owner's Email Address: REYMORALES1313@GMAIL.COM

Owner's Phone: 305 216 5042                      Owner's Fax: \_\_\_\_\_

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: RESIDENTIAL

Use: RESIDENTIAL

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: Code Case # 230301010 (3-7-23)

Code Section: LDC 155.620

Required: 5' side, 5' rear, 5 street side

Request: 1'; 4.2' eastern side; 1'-6" rear setbacks for existing 3' walkway, gazebo on existing pool deck, existing patio

**Details of Variance, Zoning Appeal, Interpretation Request:**

**4 VARIANCE REQUEST;**

PATIO NORTH REAR DECK 5' SETBACK REQUIRED; CURRENTLY 2'

PATIO WEST SIDE 5' SETBACK REQUIRED; CURRENTLY 2'

PATIO/WALKWAY EAST SIDE 5' SETBACK REQUIRED; CURRENTLY 2'

GAZEBO NORTH SIDE 5' SETBACK REQUIRED; CURRENTLY 2'

**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)

4 VARIANCE REQUEST;

PATIO NORTH REAR DECK 5' SETBACK REQUIRED; CURRENTLY 2'

PATIO WEST SIDE 5' SETBACK REQUIRED; CURRENTLY 2'

PATIO/WALKWAY EAST SIDE 5' SETBACK REQUIRED; CURRENTLY 1'

GAZEBO NORTH SIDE 5' SETBACK REQUIRED; CURRENTLY 2'

MR. MORALES HAS RECENTLY ENDURED THE LOSS OF HIS BROTHER AND MOTHER, WHO WERE INSTRUMENTAL IN DESIGNING AND BUILDING THE BACKYARD, INCLUDING THE PERGOLA AND PATIO. THESE FEATURES BROUGHT JOY TO MR. MORALES AND HIS FAMILY IN THE RECENT YEARS THEY SPENT TOGETHER. UNFORTUNATELY, THE CONTRACTOR HIRED FOR THE PROJECT ASSURED HIM THAT EVERYTHING WAS PERMITTED, UP TO CODE, AND FREE FROM FUTURE REPERCUSSIONS-AN ASSURANCE THAT HAS PROVEN TO BE FALSE. DEMOLISHING THE STRUCTURE AND REMOVING THE PATIO WALKWAY WOULD NOT ONLY BE A SIGNIFICANT EMOTIONAL HARDSHIP BUT ALSO A FINANCIAL BURDEN, ESPECIALLY AFTER THE RECENT EXPENSES OF TWO FUNERALS.

**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.

[Handwritten Signature] 9/3/24  
Signature of Owner Date

Sworn and Subscribed before me this 3 day

of September, 2024



[Handwritten Signature]  
Signature of Notary Public  
Fee Paid 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\_\_\_\_\_

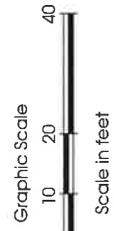
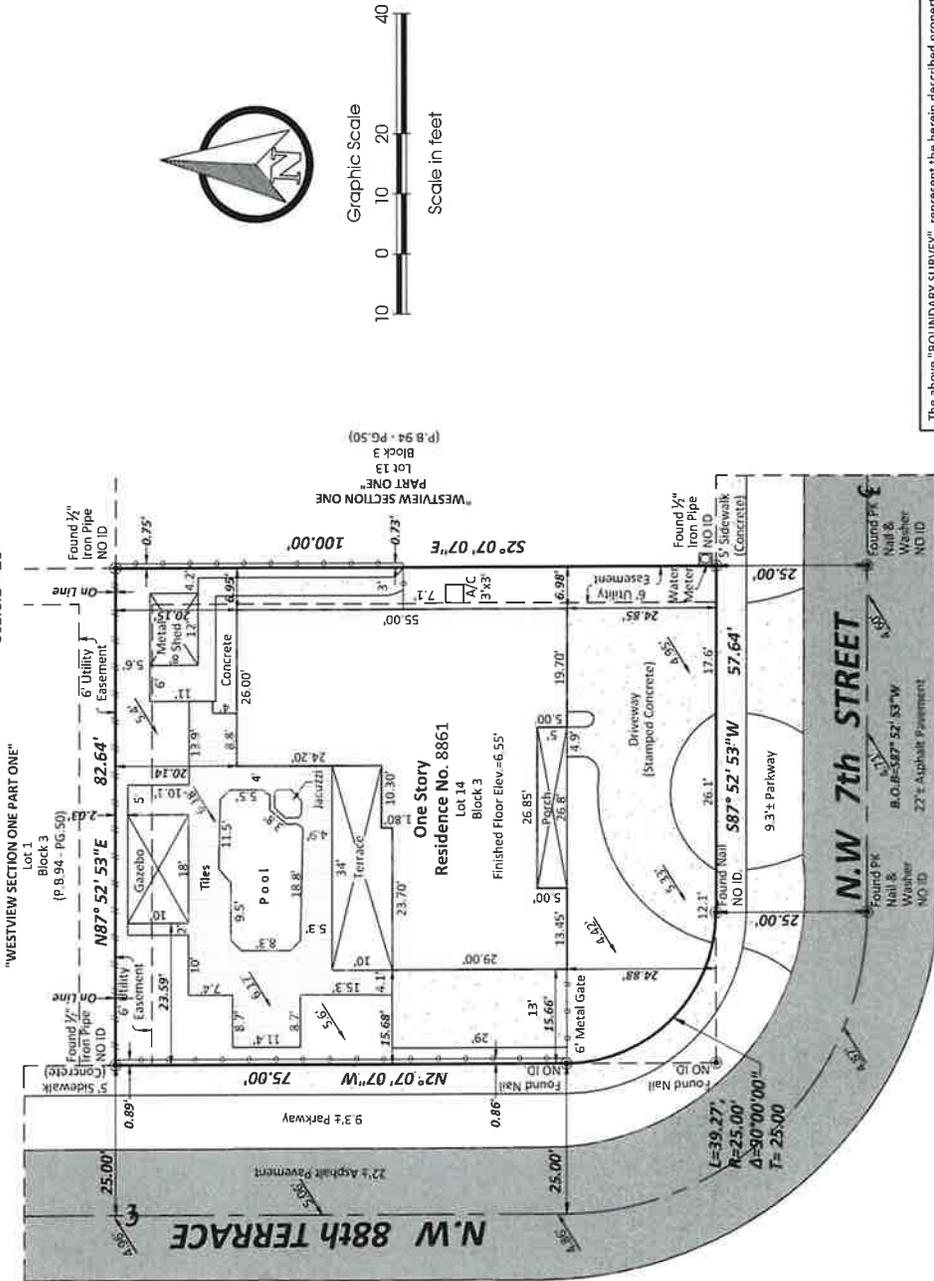
\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

# BOUNDARY SURVEY

Scale: 1"=20'

## LOCATION MAP

N.T.S.



**LEGAL DESCRIPTION:**  
 LOT 14, BLOCK 3 OF WESTVIEW SECTION ONE PARK ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, AT PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**CERTIFIED TO:**  
 • REINALDO MORALES  
 • GLORIA MORALES

**SURVEYOR'S NOTES:**

- The above captioned property was surveyed and described based on the above legal description furnished by client.
- This certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
- Unless otherwise noted, this firm has not attempted to locate Footings and/or Foundations (underground).
- This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- Precision of Closure 1:7500 Suburban Class Survey.
- Bearings shown are assumed and are based on the Centerline of N.W. 7th STREET, Being S87° 52' 53" W.
- Record and Measurement calls are in substantial agreement, unless noted otherwise.

**ELEVATIONS NOTE: (IF REQUESTED AND SHOWN).**

- ± 0.00 indicates existing Elevations
- Elevations are referred to the North American Vertical Datum 1988.

<b>FLOOD ZONE INFORMATION:</b>		<b>PROPERTY ADDRESS: 8861 N.W. 7th STREET PEMBROKE PINES, FL 33024.</b>	
COMMUNITY MAP	FLOOD ZONE	DESCRIPTION	BENCHMARK INFORMATION
13011C	0545	H	BCED BM 2021
08/18/2014	FLOODING	N/A	4.73'
SHEET:	0545/01	BASEMENTS:	N/A
DATE:	06/06/2023	FOUNDATIONS:	N/A
PROJECT NO.:	730102	SCALE:	1" = 20'

**COUNTY-WIDE LAND SURVEYORS INC**  
 15358 S.W. 140th STREET  
 Miami, Florida 33196  
**JOSEPH L. MARTIN**  
 L.B. No. 4880  
 PHONE: (305) 772-0766



NO SIGN OR PHOTOGRAPHY TO BE TAKEN FROM THE SITE, UNDER PENALTY OF \$500 PER VIOLATION. THIS SURVEY IS THE PROPERTY OF COUNTY-WIDE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. DATE: 06/06/2023 12:51:08 PM EDT

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 54-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.

**LEGEND AND ABBREVIATIONS**

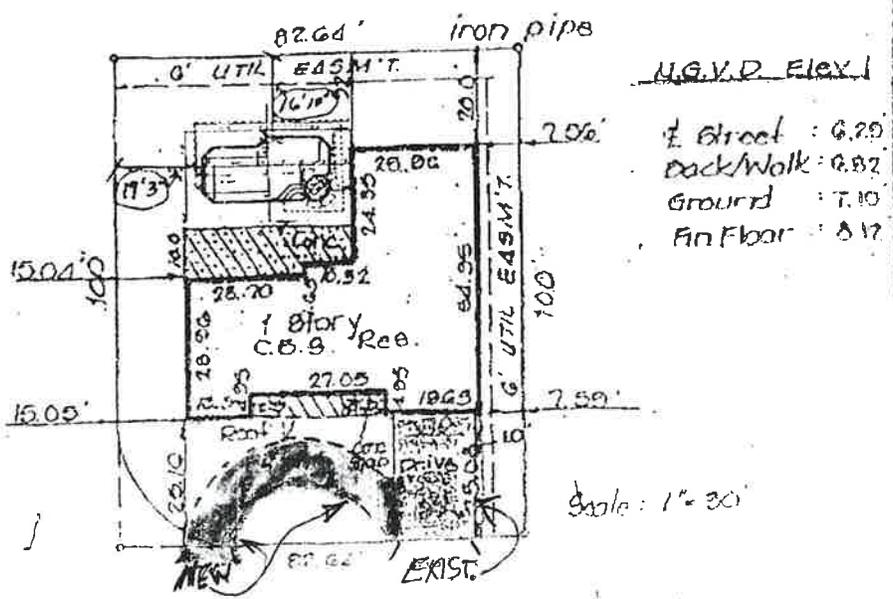
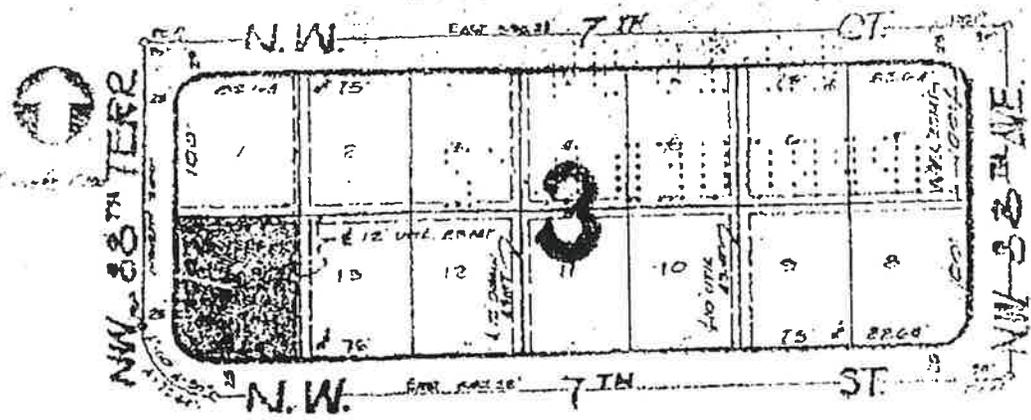
PG. = PAGE  
 N.T.S. = NOT TO SCALE  
 P.B. = PLAT BOOK  
 B.O.B. = BASIS OF BEARING  
 C. = CENTER LINE  
 No. = NUMBER  
 (TYP) = TYPICAL  
 I.D. = IDENTIFICATION  
 (P) = PLAT  
 ELEV. = ELEVATION

**REVISIONS:**

PROJECT NO.:	DATE:



For Reference Only  
Pool Plat # 94C12944 (6/2/1995)



**SKETCH OF SURVEY:**

Lot 14, Block 1, WESTVIEW SECTION ONE PART ONE, according to the plat thereof, as recorded in Plat Book 94 at Page 58 of the Public Records of Broward County, Florida.

ORDER NO: 133030  
P. B. NO: 80208N-76

SCALES SHOWN  
DATE: 12-18-78

I HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge and belief as recently surveyed and plotted under my direction.

Note: This drawing is not valid unless it bears embossed seal of applicable surveyor.

SCHWABE-SHEPHERD & ASSOCIATES, INC.  
*Paul L. Shephard*  
Registered Land Surveyor 1978  
State of Florida

**REVISIONS**

Order No.	Date	Field Book	Signature	State of Fla.
134531	5-8-79	SKETCH	<i>Paul L. Shephard</i> Reg. Land Surveyor 1978	State of Fla.
			Reg. Land Surveyor 1	State of Fla.
			Reg. Land Surveyor 1	Fla.
			Reg. Land Surveyor 1	3

**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant: REINALDO MORALES

Authorized Representative: \_\_\_\_\_

Application Number: PRE2024-0103

Application Request: \_\_\_\_\_

I, REINALDO MORALES (print Applicant/Authorized Representative name), on behalf of \_\_\_\_\_ (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



Signature of Applicant or Applicant's  
Authorized Representative

Date

REINALDO MORALES

Print Name of Applicant/Authorized Representative

**CITY OF PEMBROKE PINES**  
Planning and Economic Development Department

**AFFIDAVIT OF LANDSCAPE COMPLIANCE FOR IMPROVEMENTS ON RESIDENTIAL LOTS**  
**(Driveways, Swimming Pools, Additions, Accessory Structures, etc.)**

**Folio Number:** \_\_\_\_\_ **Building Application Number:** \_\_\_\_\_

I, REINALDO L. MORALES, do hereby acknowledge that my application for only address that subject matter and does not alleviate any obligation to adhere any other applicable ordinance, law, statute, regulation, or provision of the City Code, including Chapter 155.656, entitled "Landscaping." This includes but is not limited to any amount of landscape material required by the Planned Unit Development ("PUD") where my property is located or any applicable Homeowner's Association requirement, rule, or regulation.

A separate permit for the removal or relocation of any of tree must be obtained prior to the removal or relocation of the tree. I understand that I must obtain this permit as the homeowner.

I, \_\_\_\_\_, as owner of the subject property, acknowledge that I have read this document and understand based upon the plan review of this permit, I may be required to replace the tree(s) affected by this project. I further acknowledge that in order to comply with the City's Code of Ordinances, I may be required to add a tree or trees based upon a zoning inspection of existing conditions during permit reviews.

Date: \_\_\_\_\_ Signature: [Handwritten Signature]  
Address: \_\_\_\_\_ Print Name: REINALDO L. MORALES  
Telephone: \_\_\_\_\_ Title: \_\_\_\_\_

**STATE OF FLORIDA** : \_\_\_\_\_  
\_\_\_\_\_

SWORN TO AND SUBSCRIBED before me, a Notary Public for the State and County aforesaid, on this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

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



## CODE CASE DETAILED REPORT 230301010 FOR CITY OF PEMBROKE PINES

<b>Case Type:</b> ROUTINE INSPECTION	<b>Project:</b>	<b>Opened Date:</b> 03/07/2023
<b>Status:</b> In Progress	<b>District:</b> 2	<b>Closed Date:</b> NOT CLOSED
<b>Assigned To:</b> Matthew Smith	<b>Description:</b> BDP: Accessory structure (Free standing open sided structure). No applicable permit.	

**Parcel:** 514116130680      **Main Address:** 8861 NW 7 St      **Main**  
Pembroke Pines, FL 33024

Activity Type	Activity Number	Activity Name	User	Created On
Courtesy Notice	005928-2024		Matthew Smith	06/16/2024
Courtesy Notice	002298-2023		Matthew Smith	03/09/2023
Courtesy Notice	002344-2023		Julie A Lakosky	03/13/2023
Courtesy Notice	005954-2024		Tracy Calvino	06/17/2024
Summons to Appear	003289-2024		Matthew Smith	04/05/2024

**Violation Code:** 150.11      **Violation Status:** In Violation      **Citation Issue Date:** 04/05/2024  
**Compliance By Date:** 11/17/2024

**Code Description:** § 150.11 FLORIDA BUILDING CODE ADOPTED BY REFERENCE; REJECTION OF COUNTY REGULATIONS.

**Resolved Date:**

The city adopts by reference the latest addition of the Florida Building Code, as may be amended from time to time. The provisions of the Florida Building Code, as amended from time to time, shall be in full force and effect in the city to the same extent as though set forth in full herein.  
('69 Code, § 6-12) (Ord. 46, passed 11-2-61; Am. Ord. 184, passed 8-19-68; Am. Ord. 1715, passed 5-2-12)

**Corrective Action:** [2023 Florida Building Code, Building, Eighth Edition]  
CHAPTER 1 SCOPE AND ADMINISTRATION  
[A]105.1 - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Violation Code:** 155.313 ENFORCEMENT      **Violation Status:** In Progress      **Citation Issue Date:** 03/07/2023  
155.313 ENFORCEMENT      **Compliance By Date:** 11/17/2024

**Code Description:**

**Resolved Date:**

**Corrective Action:** Must obtain a permit for work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.

[2023 Florida Building Code, Building, Eighth Edition]  
CHAPTER 1 SCOPE AND ADMINISTRATION

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<b>Inspection Number</b> 013923-2023	<b>Inspection Type</b> Follow-up Inspection	<b>Inspection Status</b> Case Extension	<b>Inspection Date</b> 08/10/2023 12:00 am
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**Inspector:** Matthew Smith

**Checklist Comments:**

016244-2024	Follow-up Inspection	Case Extension	08/16/2024 12:00 am
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**Inspector:** Matthew Smith

Property Changes: 8861 NW 7 Street

