

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0089-0091

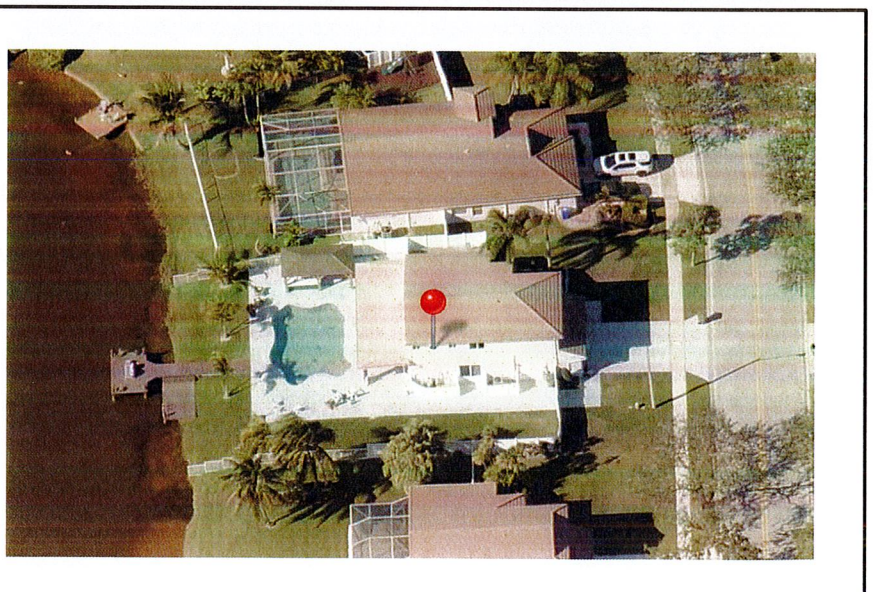
Zoning Variances

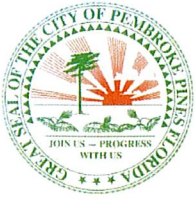
Gomez, Eduardo

19454 NW 24 Place Pembroke Pines FL 33029



NOT TO SCALE





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

Summary

Agenda Date:	September 7, 2023	Application ID:	ZV(R) 2023-0089 - 0091
Project:	Open sided structure (Freestanding); patio or deck.	Pre-Application Number:	PRE2023-0078
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Gomez, Eduardo	Agent:	N/A
Location:	19454 NW 24 Place, Pembroke Pines, FL 33029		
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case (No. 230200597, issued 2/3/2023) Building Permit (No. RX23-01674, completed 6/13/2023)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2023-0089	Table 155.620 Accessory Building and Structures (Open Sided Structure (Free Standing))	200 square feet	210 square feet
ZV(R) 2023-0090	Table 155.620 Accessory Building and Structures (Open Sided Structure (Free Standing))	5' side setback	3' side setback (western side property line)
ZV(R) 2023-0091	Table 155.620 Accessory Building and Structures (Deck or Patio)	5' side setback	0' side setback (western side property line)
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:		Assistant Director:

Accessory Structures	Open Sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building
	Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

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 Survey
 SBDD Approval (6/16/2023)
 HOA Letter of Approval (4/17/2023 and 5/16/2023)
 Copy of Code Compliance Case Notice (4/27/203)
 Copy of approved driveway layout



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: 7/24/2023

Plans for DRC _____ Planner: C-2

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 checked="" 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: C-2 Project #: PRJ 20 _____ Application #: 2023-0089

Date Submitted: 7/25/23 Posted Signs Required: (1) Fees: \$ 650⁰⁰

SECTION 1-PROJECT INFORMATION:

Project Name: Gomez Variances

Project Address: 19454 NW 14 Place

Location / Shopping Center: Keystone Lake Neighborhood

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

BIG SKY PLAT 158-11 B POR TR A DESC AS COMM NLY MOST NW COR TR A,E 347.78,S 198.76,W 2065,S 184 TO POB,E 88.56,S 135,W 77.56 TO P/C,ALG ARC CURVE 6,N 75.12,W 5,N 60 TO POB AKA: LOT 327 KEYSTONE LAKE

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: Eduardo Gomez

Owner's Address: 19454 NW 24 Pl

Owner's Email Address: eddyg349@gmail.com

Owner's Phone: 305.525.6216 Owner's Fax: N/A

Agent: N/A

Contact Person: N/A

Agent's Address: N/A

Agent's Email Address: N/A

Agent'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: Residential

Land Use / Density: Single Family

Use: 01 - 01

Plat Name: Big Sky

Plat Restrictive Note: N/A

PROPOSED

Zoning: Residential

Land Use / Density: Single Famil

Use: 01 - 01

Plat Name: Big Sky

Plat Restrictive Note: N/A

ADJACENT ZONING

North: Residential

South: Residential

East: Residential

West: Residential

ADJACENT LAND USE PLAN

North: Residential

South: Residential

East: Residential

West: Residential

-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: N/A

Code Section: N/A 155-620 .

Required: N/A 200 SF ; 5' Setback ; 5' Setback .

Request: N/A 210 SF ; ~~5' Setback~~ ; 1.5' Setback ; 0' Side Setback.

Details of Variance, Zoning Appeal, Interpretation Request:

I am requesting a variance with variable setbacks on the west side of the home. This starts from north, front of house to south towards lake. Front is currently 4'05" to 4'98" for the first 5ft. Than pavers are 6" from property line for approximately 22'. Than they start veering in approximately 1'6" 3 ft from firist gazebo pole. Firist gazebo pole is 3'59", third pole is 3'75" and end of deck is 4'20" away from property line. As you see on the survey the fence is not in the correct place. We have more land towards west neighbor.

Thank you

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/a

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

This has allowed us to use this portion of our property without the build up of standing water, which in turn, turned into mud & muck. In addition this created an undesirable and unbearable nesting area for mosiquotos which limited our outdoor use. We've encountered many unsafe situation with my kids, in-laws as well as mowing in this area do to the unstable and muddy grounds. When I purchased this home both sides were in a very similar situations. I also built up the side that is the drainage easment and no longer have those issues. We have absolutely no flooding or standing water on neither side of our home or our neighbors. This has allowed us to enjoy our home to our fullest potential and eliminate the growing and uncertain hazards. This in turn has given us the opportunity to enjoy our outdoor BBQ area in the limited space available.

Thank you,

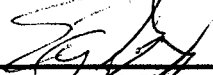
Big Sky/Keystone Resident.

Eddy Gomez

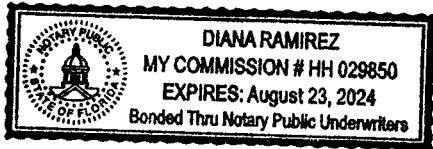
SECTION 7- PROJECT AUTHORIZATION

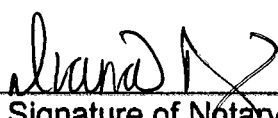
OWNER CERTIFICATION

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.

 Eduardo Gomez 6/30/23
Signature of Owner Date

Sworn and Subscribed before me this 30 day
of June, 2023



Fee Paid  8/23/24
Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

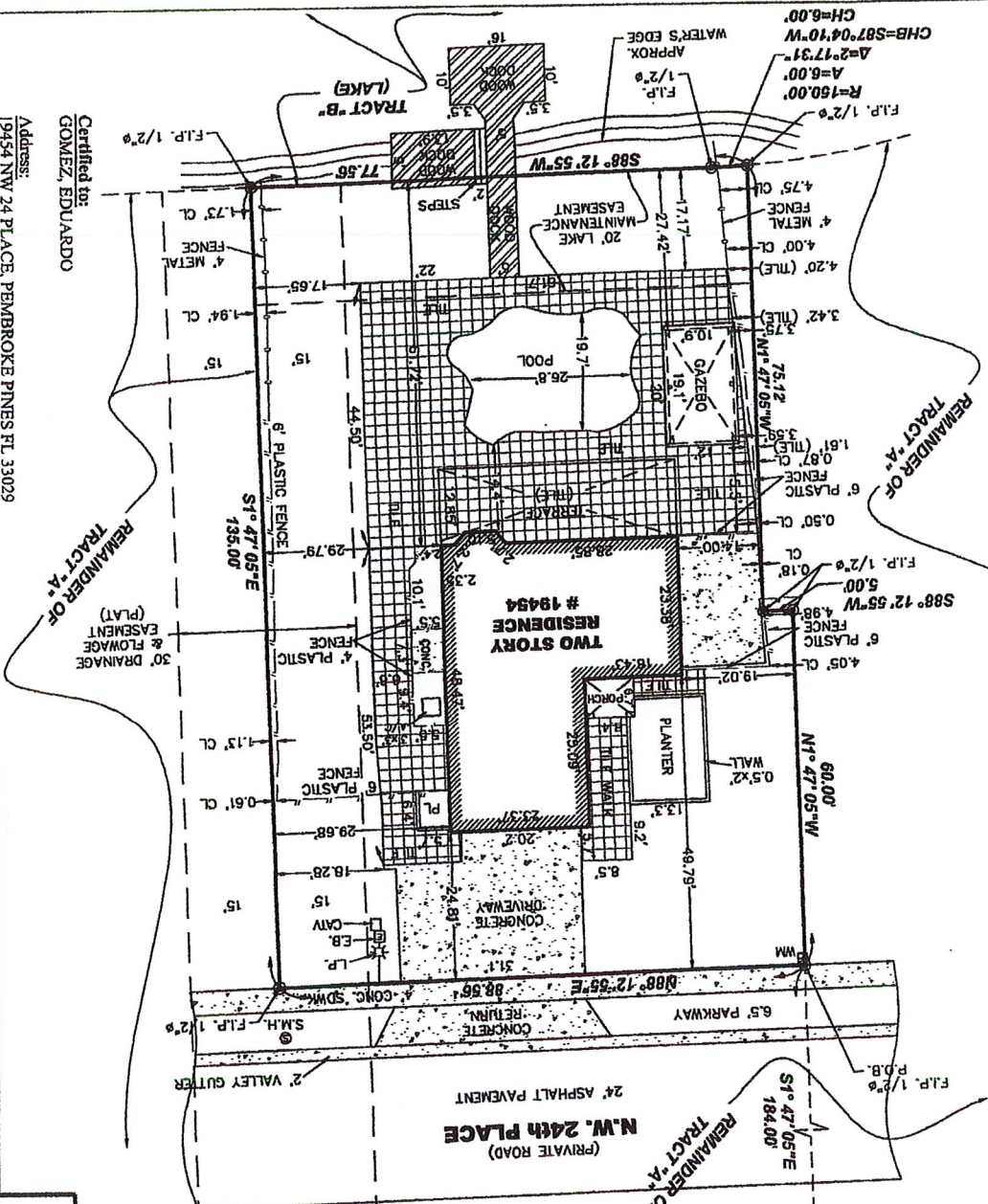
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



Certified to:
GOMEZ, EDUARDO

Address:
19454 NW 24 PLACE, PEMBROKE PINES FL 33029

Roll #: 15139 12 13 3270

Bearing, if any, shown based on Plat Meridian (reference) NORTH & 88° 12' 55"E

FLOOD ZONE	COHM. No.	PANEL No.	SURFIC. H	Not valid unless signature and seal of original related soil Surveyor and Mapper.
x	120053	0520	H	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.	NA.V.D.	
08/18/14	08/18/14	+ N/A	NA.V.D.	

BOUNDARY SURVEY.
I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the F.L.A.M. MAPPER'S AND PROFESSIONAL SURVEYORS AND MAPPERS, Chapter 547, Florida Administrative Code, pursuant to Chapter 12Z, Florida Statutes.

RENE AGUIGUES VIVES 05/16/23
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

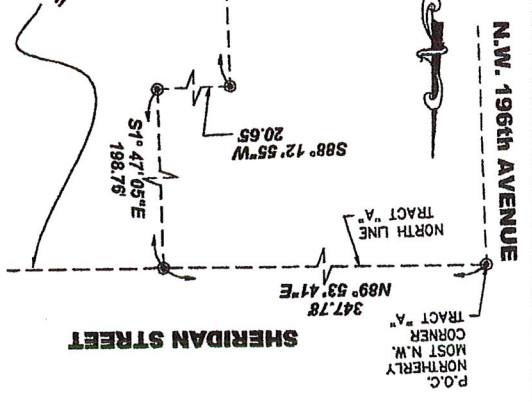
Alvarez, Aguiques and Associates, Inc.
Surveyors, Mappers and Land Planners
9799 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6987 / Email: aasurvey@aol.com

Field Date: 08/1/23
Scale: 1"=20'
Drawn by: J.A.
Dwg. No.: 23-24369

This property described as:
KEYSTONE LAKE Lot 327

A portion of Tract A, "BIG SKY PLAT", according to the Plat thereof, as recorded in Plat Book 158, Page 11 of the Public Records of Broward County, Florida, described as follows:

COMMENCING at the Northernmost Northwest corner of said Tract A; THENCE North 89.531° on the North line of said Tract A 347.78 feet; THENCE South 01°47'05" East, 198.76 feet to a point; THENCE South 88°12'55" West for 20.65 feet to a point; THENCE South 01°47'05" East 184.00 feet to the Point of Beginning; THENCE North 88°12'55" East 88.56 feet to a point; THENCE South 01°47'05" East 135.00 feet to a point; THENCE South 88°12'55" West 77.56 feet to a Point of Curvature of a curve to the left; THENCE along the arc of said curve having a radius of 150.00 feet and a central angle of 2°17'52" for 6.00 feet to a point; THENCE North 01°47'05" West 75.12 feet to a point; THENCE South 88°12'55" West 5.00 feet to a point; THENCE North 01°47'05" West 60.00 feet to the Point of Beginning.



(a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.	(g) All roads shown hereon are public unless otherwise noted.
(b) No identification cap found on property corners unless otherwise noted.	(h) No identification cap found on property corners unless otherwise noted.
(c) Distance along boundary are record and measured unless otherwise noted.	(i) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when comparing scaled data.
(d) Code restrictions and title search not reflected in this survey.	(j) Accuracy: The expected use of land as indicated in the minimum technical standard (S17-FAC) is "Surveying". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
(e) Underground utility information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.	(k) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.
(f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.	

ASPH - Asphalt	CONC - Concrete	DR - Driveway	EL - Elevation	FM - Filled Material	GR - Gravel	IR - Iron Pipe	LI - Light Pole	MA - Metal Fence	MO - Monument	NA - Not Applicable	ND - Not to Scale	OT - Other
BR - Brick	CL - Chain Link Fence	DM - Drainage & Maintenance	FL - Flagstone	FM - Filled Material	GR - Gravel	IR - Iron Pipe	LI - Light Pole	MA - Metal Fence	MO - Monument	NA - Not Applicable	ND - Not to Scale	OT - Other
CA - Chain Link Fence	CH - Chain Link Fence	DM - Drainage & Maintenance	FL - Flagstone	FM - Filled Material	GR - Gravel	IR - Iron Pipe	LI - Light Pole	MA - Metal Fence	MO - Monument	NA - Not Applicable	ND - Not to Scale	OT - Other
CA - Chain Link Fence	CH - Chain Link Fence	DM - Drainage & Maintenance	FL - Flagstone	FM - Filled Material	GR - Gravel	IR - Iron Pipe	LI - Light Pole	MA - Metal Fence	MO - Monument	NA - Not Applicable	ND - Not to Scale	OT - Other

**PERMITTEE MUST
READ "SPECIAL
CONDITIONS
AND NOTES"**

PERMIT
SOUTH BROWARD DRAINAGE DISTRICT
6591 S.W. 160TH AVENUE
SOUTHWEST RANCHES, FLORIDA 33331
(954) 680-3337

NUMBER: H230607
DATE: 06/16/23

ISSUED TO: EDUARDO GOMEZ
19454 N.W. 24th PLACE
PEMBROKE PINES, FL 33029

AUTHORIZING: EXISTING POOL DECK 2.83' INTO LAKE MAINTENANCE EASEMENT.

LOCATION: LOT 327 @ KEYSTONE LAKE, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA ACCORDING TO PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

This permit is issued pursuant to Application for Permit #H230607 Dated 06/13/23. Said application, including all plans and specifications attached hereto is, by reference, made a part hereof.

All work, construction and use of the facilities of the SOUTH BROWARD DRAINAGE DISTRICT, permitted hereunder, shall be performed in strict compliance with this permit and the permit procedures and construction standards hereto adopted by the SOUTH BROWARD DRAINAGE DISTRICT and as the same may hereafter from time to time be amended, changed, or revised; said permit procedures and construction standards being expressly made a part and condition of this permit. A copy of the permit procedures and construction standards is available upon request.

This permit shall not convey to PERMITTEE any property rights nor any rights or privileges other than those specified herein, nor relieve the PERMITTEE from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by PERMITTEE hereunder shall remain the property of the PERMITTEE unless otherwise specified below.

The dumping or discharging of any aquatic vegetation or debris into the canal system of this District, not specifically approved by the District, is prohibited and will constitute grounds for cancellation of this permit.

SPECIAL CONDITIONS/NOTES:

A) In the event of SOUTH BROWARD DRAINAGE DISTRICT wishes to obtain ingress or egress to its easement and/or right of way for the purposes of maintenance and/or construction of the canals, lakes, other bodies of water and drainage improvements, the removal and reinstallation of any construction permitted hereunder shall be at owner's expense.

B) PERMITTEE, by acceptance of the permit, covenants and agrees that the SOUTH BROWARD DRAINAGE DISTRICT shall be promptly indemnified, defended, protected, exonerated and saved harmless by the PERMITTEE from and against all expenses, liabilities, claims, demands and proceedings incurred by or imposed upon said District in connection with any claim, proceeding, demand, administrative hearing, suit, attorneys' fees, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit, including use of SOUTH BROWARD DRAINAGE DISTRICT water, for irrigation purposes, damage to landscaping, paint damage to automobiles, buildings, or other structures and any property damage or personal injuries, fatal or non-fatal, of any kind or character.

PERMITTEE IS RESPONSIBLE FOR ASCERTAINING LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OF IMPROVEMENTS.

SPECIAL CONDITIONS/NOTES (Continued)

C. PERMITTEE, will take full responsibility for any damage which may be caused to existing facilities owned by the SOUTH BROWARD DRAINAGE DISTRICT and which are adjacent to and/or in the proximity of any construction undertaken pursuant to the permit. In addition, the PERMITTEE agrees to be responsible for the reimbursement to SOUTH BROWARD DRAINAGE DISTRICT for all expenses arising out of damage to these facilities.

D. PERMITTEE agrees to be fully, completely and totally responsible for any and all actions or causes of action, claims, demands, liabilities, loss, damage or expenses, including attorney's fees which may arise out of new construction work to be undertaken under this permit. It is further acknowledged that the SOUTH BROWARD DRAINAGE DISTRICT has no obligations or responsibilities regarding the improvements to be constructed pursuant to this permit and that any damage which may be caused to the construction work to be undertaken under this permit shall be repaired by the PERMITTEE and that the SOUTH BROWARD DRAINAGE DISTRICT shall have no obligation to repair or be responsible for any damage which may be caused to the construction work to be undertaken under this permit as a result of the activities of the SOUTH BROWARD DRAINAGE DISTRICT.

E. Beginning with the commencement of the construction of the improvements depicted on the plans for which this permit is issued, the PERMITTEE agrees to indemnify the SOUTH BROWARD DRAINAGE DISTRICT and hold it harmless from any claims arising out of construction work performed by the PERMITTEE and/or its contractors. The PERMITTEE further agrees to indemnify and save harmless the SOUTH BROWARD DRAINAGE DISTRICT, both during and following construction of the proposed improvements, from and against any and all actions or causes of action, claims, demands, liabilities, loss, damage or expense, including attorney's fees, whether incurred under retainer or salary or otherwise which the SOUTH BROWARD DRAINAGE DISTRICT may sustain or incur by reason or in consequence of the issuance of the permit for the application to which these special conditions are attached and the construction which is completed under this permit. Furthermore, upon demand, the PERMITTEE further agrees to take over and defend any such claims brought or actions filed against the SOUTH BROWARD DRAINAGE DISTRICT in respect to the subject of the indemnity contained in this agreement.

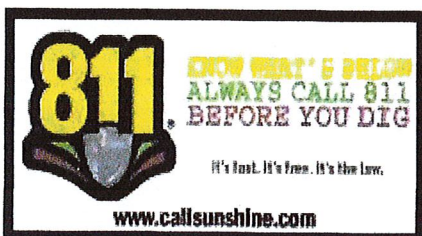
F. It is the DISTRICT'S policy not to allow any landscaping (i.e. trees, shrubbery, etc.) to be planted or maintained within any of the DISTRICT'S rights-of-way or easements or within twenty (20) feet from the edge of any water body at the water control elevation of the basin that said water body is located in.

G. Upon sale of the aforementioned property, this permit automatically assigns itself, in whole, to the new property owner of record. The new property owner will then become the permittee of permit #H230607.

NOTE(S)

EXISTING POOL DECK TO REMAIN IN ITS EXISTING LOCATION 2.83 FEET INTO LAKE MAINTENANCE EASEMENT. THE 4:1 SLOPE OF THE LAKE MAINTENANCE EASEMENT CANNOT BE ALTERED. NO VERTICAL OR OVERHEAD CONSTRUCTION ALLOWED ON PAVER DECK IN LAKE MAINTENANCE EASEMENT. BY ACCEPTANCE OF THIS PERMIT, PROPERTY OWNER CONCURS THAT SBDD HAS NOT REVIEWED AND WILL NOT REVIEW OR COMMENT ON THE STRUCTURAL INTEGRITY OR SUFFICIENCY OF THE IMPROVEMENTS. THIS PERMIT DOES NOT RELIEVE PERMITTEE FROM OBTAINING ANY OTHER NECESSARY PERMITS OR APPROVALS AS MAY BE REQUIRED FROM ANY HOA, CITY, COUNTY, OR STATE AGENCIES.

EXPIRATION DATE: INDEFINITE/REVOCABLE



SOUTH BROWARD DRAINAGE DISTRICT

BY: KEVIN M. HART, P.E.

TITLE: DISTRICT DIRECTOR

DATE: 6/16/2023

(SEAL)

**Keystone Lake Homeowners Association
c/o Pointe Management Group, Inc.
3600 S Congress Ave Suite C
Boynton Beach, FL 33426
Tel# 561-274-3031
Fax# 561-274-3065**

ARCHITECTURAL APPROVAL REQUEST

April 17th, 2023

Eduardo Gomez
19454 NW 24th Pl
Pembroke Pines, FL 33029

RE: APPROVAL FOR PAVERS

Dear Homeowner;

Your request to replace damaged pavers with new interlocking marble 16x24 tahoo pavers is approved.

Please be sure to check with the City of Pembroke Pines for permitting.

We suggest that you use licensed and insured contractors for the project to be done.

Good Luck with your project.

Sincerely,

Eric Estebanez

Eric Estebanez, Property Manager for the
Board of Directors Keystone Lake HOA

**Keystone Lake Homeowners Association
c/o Pointe Management Group, Inc.
3600 S Congress Ave Suite C
Boynton Beach, FL 33426
Tel# 561-274-3031
Fax# 561-274-3065**

ARCHITECTURAL APPROVAL REQUEST

May 16th, 2023

Eduardo Gomez
19454 NW 24th Pl
Pembroke Pines, FL 33029

RE: APPROVAL FOR GAZEBO

Dear Homeowner;

Your request for 10'10"x19'1" gazebo open structure with (4) 4x6 outside poles (2) 4x4 instead poles is approved.

Please be sure to check with the City of Pembroke Pines for permitting.

We suggest that you use licensed and insured contractors for the project to be done.

Good Luck with your project.

Sincerely,

Eric Estebanez

Eric Estebanez, Property Manager for the
Board of Directors Keystone Lake HOA

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
 ZONING DIVISION
 APPROVED BY CTZ, SENIOR PLANNER
 (954) 392-2100
 REV 23-05958
 Other changes detected in the property still need Building and Zoning compliance.



Planning & Economic Development Department
 Zoning Division: Approved by CTZ, Senior Planner
 (954) 392-2100

REV 23-05958

Other changes detected in the property still need Building and Zoning compliance.

Scale: 1" = 20'



Approved driveway
 Put layout
 Put is complete.

2/21/23

LEGAL OR FIRM
 Flood Zone:
 Base Flood I
 Date of Com
 Property Ad
 19454 N.W.
 PEMBROKE
 Survey: M26

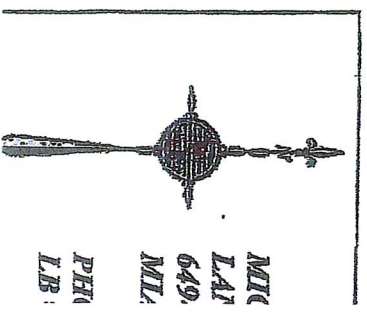
GENERAL NOTES:

- 1) LEGAL DESCRIPTION P.
- 2) THE LANDS SHOWN HE
- 3) RECORDED ENCUMBER
- 4) UNDERGROUND PORTI
- 5) IMPROVEMENTS WERE
- 6) ONLY VISIBLE ENCR/O
- 7) WALL, THESE ARE TO THE
- 8) BEARINGS REFERENCE
- 9) NO IDENTIFICATION FC
- 10) NOT VALID UNLESS SE
- 11) DIMENSIONS SHOW AR
- 12) ELEVATIONS IF SHOWN
- 13) NOTED.
- 14) THIS IS A BOUNDARY'S

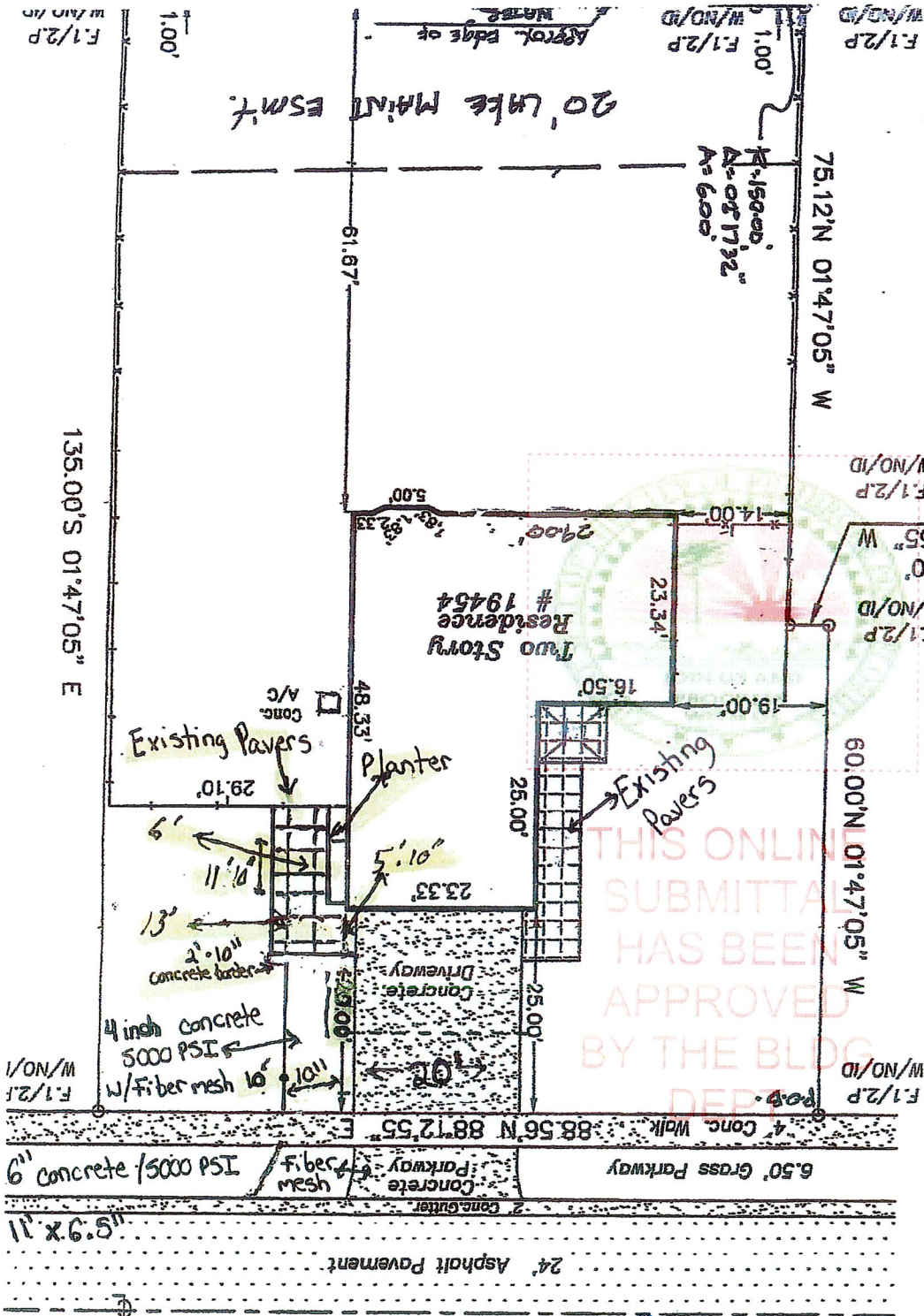
I HEREBY CERTIFY THAT THE REPRESENTATION OF SUR

SIGNED

THIS SURVEY IS INTENDED EXCLUSIVELY FOR THIS USE TO BE USED FOR CONSTRUCTION WRITTEN CONSENT OF MIC



MIC
 LAI
 649
 MIL
 PH
 LB



THIS ONLINE SUBMITTA HAS BEEN APPROVED BY THE BLDG DEPT.

Permit #
 BX23 - 01674
 19454 NW 24th Place

Revised As Requested Per Engineering

NW 24 Place

From: Zamora, Christian
Sent: Tuesday, May 16, 2023 2:14 PM
To: Eddy Gomez
Cc: Harris, Carl; Piper, Dean; Luis Ochoa
Subject: RE:
Attachments: Accesory Buildings (155.620).pdf

Good afternoon,

I am receiving this e-mail as your demonstration of good faith to address unpermitted work at 19454 NW 24 Place. Based on your request, zoning can grant Zoning approval for the building revision to rectify the information partially submitted for driveway expansion -done without approvals, under code Violation initiated on 2/3/2023. (permit RX23-01674, issued 4/12/23).

Based on location of unpermitted items, it appears zoning variances will be required for size, location of the constructed items at the property. In the meantime, if you would like to apply for variance(s,) first you will need to contact South Broward Drainage District for approval of the work done at the property without building permits.

For your convenience, please find applicable zoning guidelines.

If you may have further questions or, additional clarification is needed, feel free to reach out and discuss with Dean Piper, Zoning Administrator (copied in this correspondence).

Regards,

CHRISTIAN ZAMORA
Senior Planner, Planning and Economic Development Department
City of Pembroke Pines
601City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • czamora@ppines.com

From: Eddy Gomez <eddyg349@gmail.com>
Sent: Tuesday, May 16, 2023 8:23 AM
To: Zamora, Christian <czamora@ppines.com>
Subject:

19454 NW 24th Pl, Pembroke Pines, FL 33029 Gm Christian,as I explained to you several times. I'm waiting on approval from HOA as well as survey for the property. The slab of concrete as nothing

Caution! This message was sent from outside your organization.

Allow sender | Block sender

sophospmartbannerend

19454 NW 24th Pl, Pembroke Pines, FL 33029

Gm Christian,as I explained to you several times. I'm waiting on approval from HOA as well as survey for the property.

The slab of concrete as nothing to do with the rest of the house. Please pass it so I can move onto the next step.

Eddy



City of Pembroke Pines
Police Department, Code Compliance Division
601 City Center Way, Pembroke Pines, FL 33025
954-431-4466

VIOLATION WARNING

Case #: 230200597	Date: 4/27/2023
Folio #: 513912133270	
Recipient: EDUARDO GOMEZ REV TR/EDUARDO GOMEZ TRSTEE	
Address: 19454 NW 24 PL	
PEMBROKE PINES, FL 33029	

A physical inspection at 19454 NW 24 PL Pembroke Pines, FL 33029 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Patio building without City permits/approval	11/30/2023
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Freestanding Open sided, roof structure installed with out City permits/approvals	11/30/2023

Notes/Means of Correction:

Must obtain permits for all work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.


YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 11/30/2023

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.



HAND DELIVERY TO: