

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0132-0138

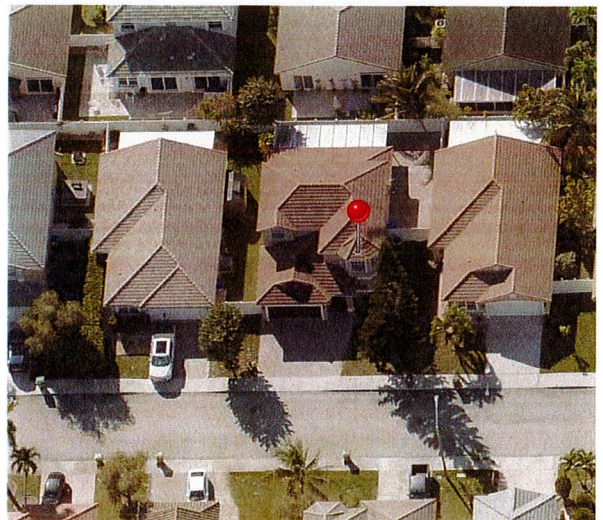
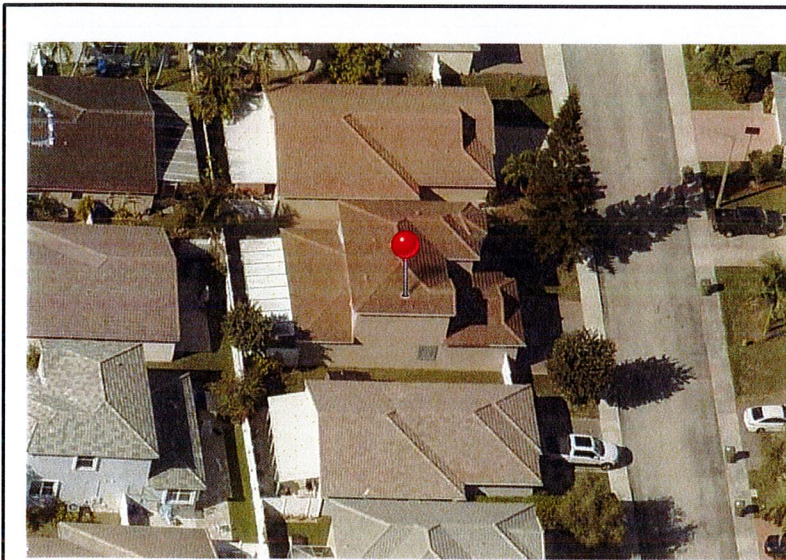
Zoning Variances

Hector Perez

16310 NW 19 Street 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:	February 1, 2024	Application ID:	ZV(R)2023-0132-0138
Project:	Driveway, Patio/Deck, Roof Structure (attached) Zero Lot	Pre-Application Number:	PRE2023-0122
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Perez, Hector	Agent:	N/A
Location:	16310 NW 19 Street, Pembroke Pines, FL 33028	Commission District No.	3
Existing Zoning:	Single-Family Residence (R-1Z)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 230702915 (7/13//2023); Driveway Permit Application No. RX23-09354 (7/24/2023); Roofed Structure Permit Application No. RX23-13550 (10/24/2023)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R)2023-0132	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% Front Lot Coverage (Total)	41% Front Lot Coverage (Total)
ZV(R)2023-0133	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% width of lot	49% width of lot
ZV(R)2023-0134	Table 155.620: Accessory Structures: Patio/Deck	5' side setback	Zero-Foot (0') side setback (west side)
ZV(R)2023-0135	Table 155.620: Accessory Structures: Patio/Deck	5' rear setback	Zero-Foot (0') rear setback
ZV(R)2023-0136	Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)	15' rear setback	4'-11" rear setback
ZV(R)2023-0137	Table 155.621: Supplemental Regulations for Accessory Structures, Residential Districts, R-1Z.	"... Structures with roofs may extend to the zero-setback side property line if a six-foot-high concrete block privacy wall is installed along the entire length of the accessory structure."	Zero-Foot (0') rear and 2'-10" side setback without a six-foot-high concrete block privacy wall (eastern property line)
ZV(R)2023-0138	Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)	45% Maximum Lot Coverage (All Buildings)	48% Maximum Lot Coverage (All Buildings)
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:		Assistant Director:

PROJECT DESCRIPTION / BACKGROUND:

Hector Perez, owner, has submitted seven residential zoning variance requests to legalize an existing driveway, an existing patio, and an existing roofed structure (attached) for the single-family residence located at 16310 NW 19 Street in Parkside at Spring Valley neighborhood which is zoned Residential Single-Family Zero Lot Line (R-1Z).

On July 13, 2023, the City's Code Compliance Division cited the property owner (Case No. 230702915) for work performed without building permits.

In July 24, 2023, the owner submitted a building permit application (No. RX23-09354) to build a driveway at the property; however, the building permit cannot be approved as the existing driveway exceeds the limitations of the City's Land Development Code (LDC).

The applicant originally requested:

- **ZV(R)2023-0132** is to allow 41% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway on a zero-lot line property.
- **ZV(R)2023-0133** is to allow 49% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property.

After reviewing the applicant's initial request and, per the property's survey, it was detected an existing patio encroaching into the required side and rear setbacks. The survey also revealed an existing 31.8' x 11' roofed structure, attached to the rear of the house's rear wall, closer than the required rear and side setbacks. (See survey attached)

Per staff review of the city's archives, no building permits can be found for the detected work at the property. Nevertheless, according to the Broward County Property Appraiser Imagery, it appears the driveway, patio/deck and roofed structure have existed since at least 2015.

Planning and Economic Development Staff worked with the applicant to identify potential modifications to the site that could be made to meet the regulations of the LDC. The petitioner nevertheless requested to move forward to retain the existing non-permitted items at the existing dimensions at existing location; therefore, the applicant specifically is requesting:

- **ZV(R)2023-0134:** to allow zero-foot (0') side setback along a segment of the western property line instead of the required five feet (5') side setback for an existing 39'-2' x 15' patio.
- **ZV(R)2023-0135:** to allow zero-foot (0') rear setback along the entire length of the rear property line instead of the required five feet (5') rear setback for an existing 50' x 15' patio.
- **ZV(R)2023-0136:** to allow four-foot, eleven-inch (4'-11") rear setback along a segment of the southern property line instead of the required fifteen-foot (15') rear setback for an existing 31.8' x 11' roofed structure, attached to the rear of the house's rear wall in a residential single-family zero lot.
- **ZV(R)2023-0137:** to allow zero-foot (0') and two-foot, ten-inch (2'-10") side setback along the eastern property line instead of the required five-foot (5') side setback for the existing 31.8' x 11' roofed structure and existing patio without a six-foot-high concrete block privacy wall in a residential single-family zero lot.

- **ZV(R)2023-0138:** to allow a Maximum Lot Coverage of 48% (all buildings) instead of the allowed 45% Maximum Lot Coverage (all buildings) for and existing 31.8' x 11' roofed structure, attached to the rear of the house's rear wall in a residential single-family zero lot.

The subject property is in the Parkside Spring Valley neighborhood. The applicant has provided a copy of the Homeowner Association (HOA) Letter, dated January 12, 2015.

VARIANCE REQUEST DETAILS:

ZV(R)2023-0132 is to allow 41% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway on a zero-lot line property.

ZV(R)2023-0133 is to allow 49% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property.

ZV(R)2023-0134 is to allow zero-foot (0') side setback along a segment of the west property line instead of the required five feet (5') side setback for an existing 39' x 15' patio.

ZV(R)2023-0135 is to allow zero-foot (0') rear setback along the entire length of the rear property line instead of the required five feet (5') rear setback for an existing 50' x 15' patio.

ZV(R)2023-0136 is to allow four-foot, eleven-inch (4'-11") rear setback along a segment of the southern property line instead of the required fifteen-foot (15') rear setback for an existing 31.8' x 11' roofed structure, attached to the rear of the house's rear wall in a residential single-family zero lot.

ZV(R)2023-0137 is to allow zero-foot (0') and two-foot, ten-inch (2'-10") side setback along the eastern property line instead of the required five-foot (5') side setback for an existing 31.8' x 11' roofed structure and patio without a six-foot-high concrete block privacy wall in a residential single-family zero lot.

ZV(R)2023-0138 is to allow a Maximum Lot Coverage of 48% (all buildings) instead of the allowed 45% Maximum Lot Coverage (all buildings) for and existing 31.8' x 11' roofed structure, attached to the rear of the house's rear wall in a residential single-family zero lot.

Code References:

ZV(R)2023-0132; ZV(R)2023-0133; ZV(R)2023-0134); ZV(R)2023-0135); ZV(R)2023-0136)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Zero-Lot Line	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot minimum width
Deck or Patio	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

ZV(R)2023-0137; ZV(R)2023-0138)

Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)	
Standard	Residential
Maximum Lot Coverage	45%
Rear Setback	15 feet

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 (9/21/2023, 1/10/96)
HOA Letter of Approval for the driveway (01/12/2015)
Copy of Code Compliance Notice and Image(s)



**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: 12/19/23.

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.

<i>Staff Use Only</i>		
Project Planner: <u>C2</u>	Project #: PRJ 20 <u> </u>	Application #: <u>20(A)2023-0132</u> <u>-0158</u>
Date Submitted: <u>12/19/23</u>	Posted Signs Required: (<u>1</u>)	Fees: \$ <u>857.40</u>

SECTION 1-PROJECT INFORMATION:

Project Name: HECTOR PEREZ VARIANCES

Project Address: 16310 NW 19th ST, PEMBROKE PINES 33028

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514008103790

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: HECTOR & ANNA PEREZ

Owner's Address: 16310 NW 19TH ST PEMBROKE PINES FL 33028

Owner's Email Address: PEREZ20869@YAHOO.COM

Owner's Phone: (954) 235-1741 Owner's Fax: _____

Agent: Self

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: PK23-13550 (Ins. Patio); PK23-09354

Code Section: 153-620

Required: 40% FLC; 40% of lot's width; 5' Setbacks; 15' Setback; 40% lot/100.

Request: 41% FLC; 49% of lot's width; 0' Setbacks; 4'-11" Setback; 48% lot/100.

Details of Variance, Zoning Appeal, Interpretation Request:

See pg #6. *J.*

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)

Back in 2015 when my son got his driver's license, we purchased another car.

Home-Owner Association (HOA) regulations, however, do not allow cars to park on the street from midnight to 6 am and there was no space for the additional car to fit in the driveway. Therefore, we extended the driveway so that the car could be parked and all the regulations could be met. For your reference, I have attached HOA regulations below.

In reference to the patio roof and pavers, a flat and shaded outdoor space was needed for my late mother after she suffered from a stroke. For her recovery process, she had to partake in therapy and the only place where she could perform her exercises with enough space was outside. Given the extreme heat and sun in South Florida, the roof was built so that she could stay safe from UV radiation as she received therapy. Additionally, the pavers were needed so that she could have a flat and safe surface where she was able to walk with her walker and perform the physical therapy tasks necessary for her recovery.

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 of Owner

Date

10/27/23

Sworn and Subscribed before me this 27 day

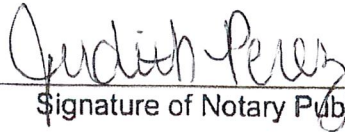
of October, 2023

Fee Paid

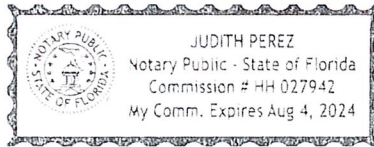
Signature of Notary Public

My Commission Expires





Aug 4, 2024



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

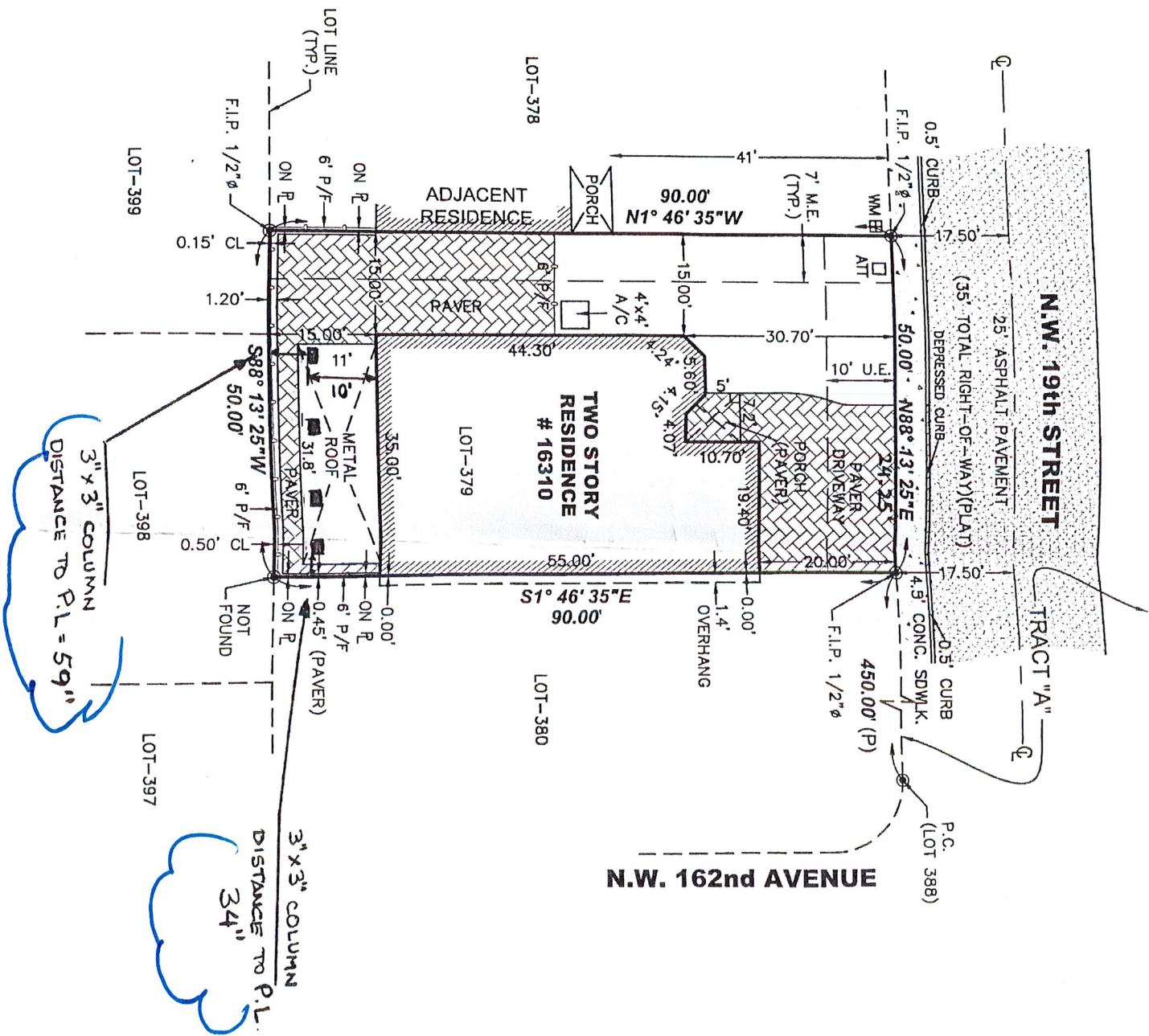
RECORDS

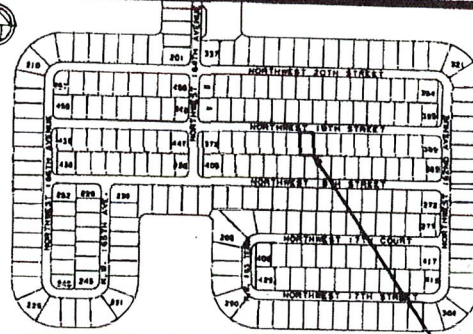
SOLE STRUCTURE

ANGLE

30K

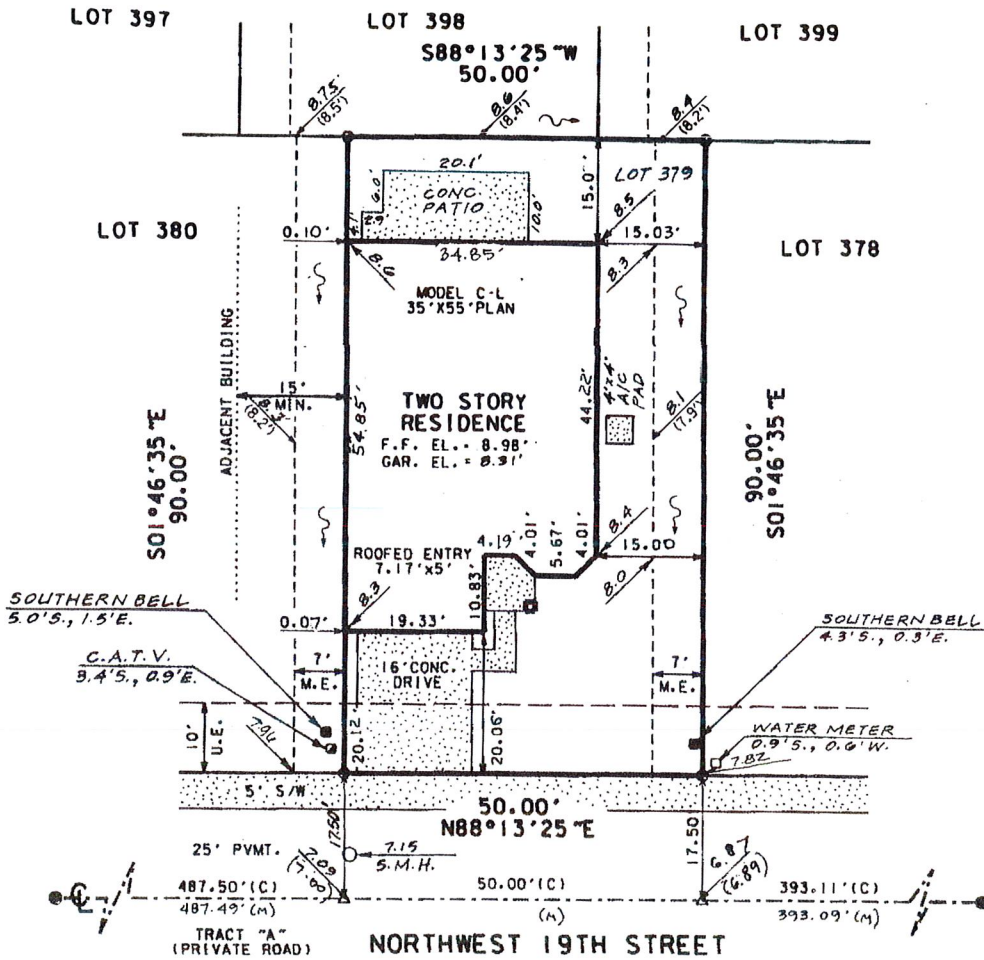
Proposed Plan 12/19/2023.





LOCATION MAP
N.T.S.

THIS SURVEY



ADDITIONUM		F.B. /PG.	DATE	BY	CK'D
PARKSIDE AT SPRING VALLEY		JOB NO.	940303	SCALE:	1" = 20'
					SHEET 2 OF 2 SHEETS

REVISION	DATE	BY	CK'D
FINAL	12-6-95	B.D.S.	S.P.
SLAB SPOT	7-6-95	SP	
FORMBOARD SPOT	6-12-95	S.P.	SP
PLOT PLAN MODEL C-L	5-23-95	JM	DM

LEGEND	
○	SET 1/2" 1/RBC LB2936
△	NAIL 8 TAB
●	P.C.P.
⊙	P.R.M
⊕	ELEVATION, EXISTING
⊕	ELEVATION, PROPOSED
→	FLOW ARROW
⊕	CENTERLINE
○	MANHOLE, SANITARY
○	MANHOLE, STORM
⊕	CATCH BASIN
⊕	ELECTRIC SERVICE
⊕	TELEPHONE JUNCTION BOX
⊕	WATER METER
⊕	C.A.T.V.

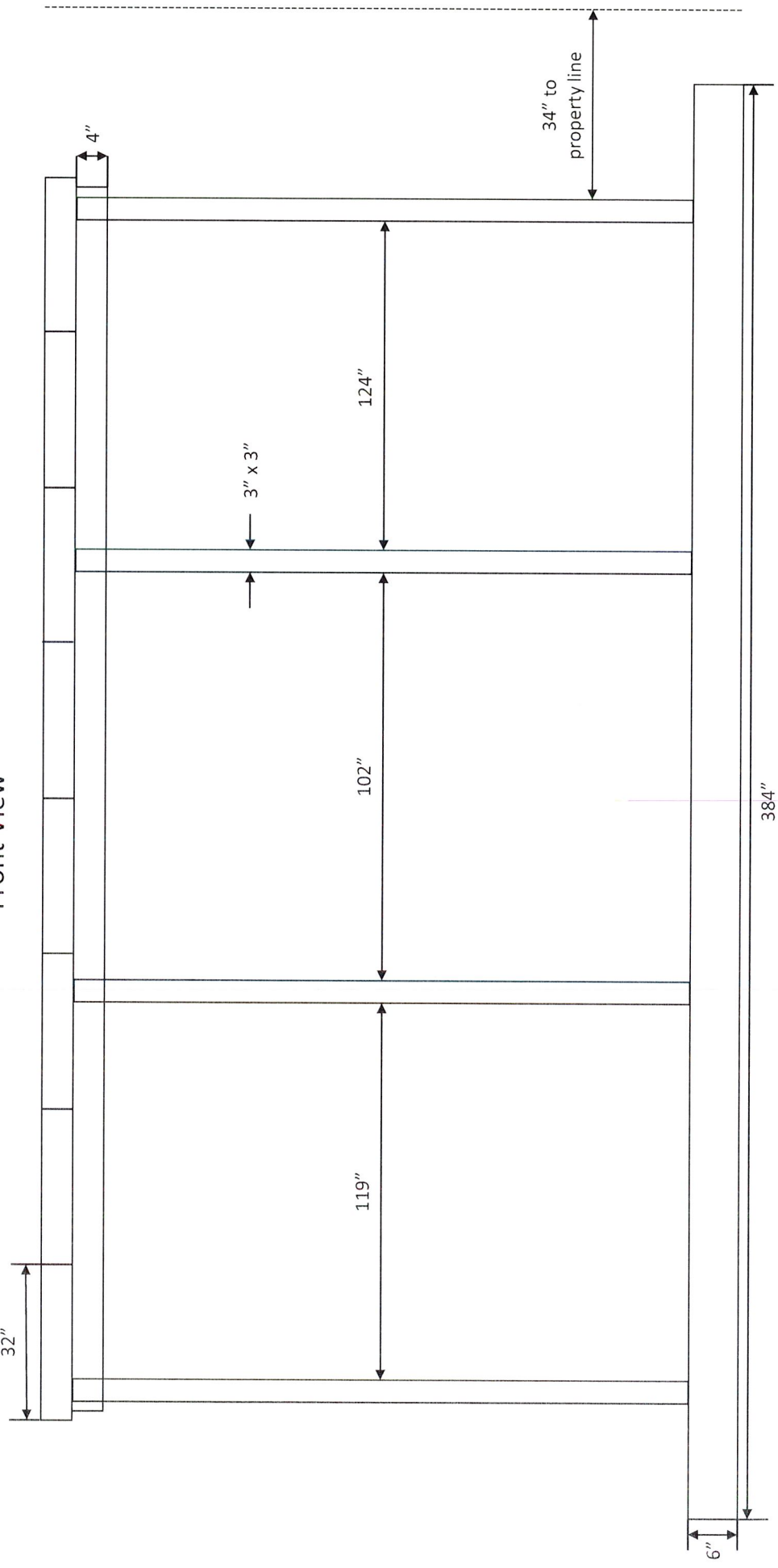
Sketch.

Side View

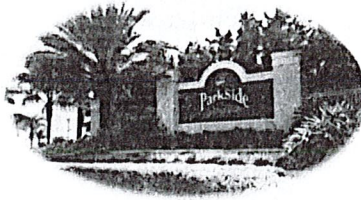


Sketch

Front View



PARKSIDE NEWS



FALL 2008

Parkside News Fall 2008

Your Home Owners Association Board of Directors want to extend a heartfelt welcome to our new residents and our sincere thanks and appreciation for your support in making Parkside your home.

It's that time of the year when we might start to feel a touch of cooler temperatures now and then. The trees will start to lose their leaves soon and some may even change color before dropping. It also signals the start of the Holiday Season and a chance for us to get our minds off the economic stress we have all been under. The Holiday Season is truly a time to reflect, being thankful for our families, friends, and the simple things of life.

The function of your Board of Directors is to administer your Association's Document's, rules and regulations as determined by law. Our goal is to perform this task in a manner that places the welfare of our residents as our top priority at all times. It is not the Board's intention to ever create hardships for our residents but, to facilitate or ease their compliance.

In the next few months you will be asked to sign a petition creating a Tenant Review Committee and a change to our documents. The purpose of this change will give authority to the Association to establish standards for all new residence, especially none owners. With passage of this new regulation a screening committee of resident owners will be formed and standards set.

Your attention is again requested in the area of traffic violations. Each of us is responsible to set the example for others when we enter or leave the community. Speed limits, speed humps and stop signs must be obeyed, if there is to be any degree of safety for our residents and especially the children. The builder of Parkside squeezed as many homes as he could into our development, with little regard for the safety of its residents. In so doing he failed to include the swales between the side walks and asphalt roads. Please be considerate of others and drive responsibly.

Remember over night parking on our streets is not permitted between midnight and 6:00 A.M., vehicles will be towed.

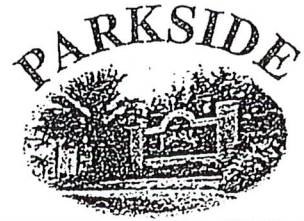
If you are having a get together during the holidays and it seems likely some vehicles may still be on the street after midnight. Make sure you notify Tyler at the guard house (954) 431-0299 before 3:00 P.M. the day before the event.

Residents and members of their families who approve access of anyone into Parkside, must remember that by doing so accept full liability, for any and all actions committed by them while a guest in our community.

Entry to our private community by motorized vehicle is a privilege, not a right. There are set requirements when entering: For residents, the use of a bar code facilitates entry. For visitors, entry with approval by a security guard is required. If your vehicle does not have a bar code attached, then you must show a pictured identification card even if you are a resident every time you enter. All guest must be listed or phone ahead approval by the resident is required. In the case where the resident uses a cell phone and does not have a phone in the home. They must appear in person with photo identification at the guard house to give entry approval to the guard for a visitor. Tail gating another vehicle to gain entry is a violation. Those who do not permit the gate arm to cycle and break it are charged \$180.00 for the replacement. Loud radios and mufflers

REQUEST FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee of
 Parkside at Spring Valley Homeowner's Association, Inc.
 Elite Management Associates, Inc.
 9600 Griffin Road
 Cooper City, FL 33328
 Phone: 954-435-2424



Sub-Association:		Account Number: PS379
Name of Owner (s): HECTOR & ANOA PEREZ		Signature:
Street Address: 16310 NW 19th St		
Date: 01/12/15	Day Phone: (954) 235-1741	Evening Phone:

APPLICATIONS WILL BE PROCESSED WITHIN 30 DAYS UPON RECEIPT OF ALL SUPPORTING DOCUMENTS REQUIRED WITH THIS APPLICATION

Approval is hereby requested to make the following modification (s), alterations, and/or additions as described below:

- | | | |
|---|--|--|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Wall/Fence |
| <input type="checkbox"/> Doors Identical/New | <input checked="" type="checkbox"/> Patio | <input type="checkbox"/> Concrete Slab |
| <input checked="" type="checkbox"/> Pavers | <input type="checkbox"/> Jacuzzi | <input type="checkbox"/> Awning |
| <input type="checkbox"/> Driveway Painting | <input type="checkbox"/> Mailbox Replacement | <input type="checkbox"/> Light Fixture |
| <input type="checkbox"/> Exterior Paint Identical Color | <input type="checkbox"/> Satellite Dish 18" | <input type="checkbox"/> Other |
| <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Screening Enclosure New | |

Description of Request: EXTEND DRIVEWAY WITH PAVERS IN ORDER TO CREATE A PARKING SPACE FOR AN ADDITIONAL CAR.
INSTALL AN ALUMINUM ROOF COVER ≈ 10' x 32' AND COVER PATIO WITH PAVERS.

All applications must include the following:

- Lot Survey with proposed modifications drawn on survey, including any set back distance required.

When applicable, the following information/ documents must be provided:


- Color photographs or manufacturer's brochure of the proposed modifications.
- Drainage Surface Water Plan
- If Painting - A color sample of the paint intended, along with a color photograph of your house including the roof.
- If Contracting - Proposed Improvement Contract
- If Construction - Contractor's Commitment indicating time frame and maintenance of common areas
- If Construction - Contractor's plans must specify the access point for contractors (ingress/egress)

- If Construction - A copy of the homeowner's insurance.
- If Construction - A copy of the contractor's insurance certificate naming Spring Valley as a named insured
- If Construction - and heavy equipment is required, color photographs of all adjoining common areas are required, along with a \$500 refundable security deposit (cashier's check only) for common area access.
- If Landscaping - The appropriate drawings must show both a Plan View and an Elevation.
- If Landscaping - Specifications of the proposed materials/modifications must be included, (i.e. Color, Style, Type of Material).
- If Structural Change - Consent Letter from Neighbors adjoined to your property.

(FOR Parkside at Spring Valley HOA ARC COMMITTEE USE ONLY)

Date Application Received: 01/12/15 Date Application Received: 01/12/15

- Approved
- Disapproved

Committee Member Signature: 

(FOR Parkside at Spring Valley POA ARC COMMITTEE USE ONLY)

Date Application Received: _____ Date Application Received: _____

- Approved
- Disapproved

Committee Member Signature: _____

Your approval is subject to the following:

1. You are responsible for obtaining any necessary permits from the appropriate Building & Zoning Departments and when applicable, S. Broward Water District.
2. Access to areas of construction is only to be allowed through your property, and you are responsible for any damage done to the common area elements and/or your neighbor's property during construction.
3. If the modification requires more than 45 days and/or exceeds the time frame originally proposed, you must request an extension from the Parkside Board of Directors.
4. You are responsible to provide notice to Elite Property Management upon completion of the modification; and when applicable, a copy of the closed permit.
5. The \$500 security deposit will be refunded to you provided the inspection of the common area shows no damage and/or has been restored by the homeowner.

Explanation of Disapproval: _____



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

VIOLATION WARNING

Case #: 230702915 **Date:** 7/13/2023
Folio #: 514008103790
Recipient: HECTOR & ANNA PEREZ
Address: 16310 NW 19 ST
PEMBROKE PINES, FL 33028

A physical inspection at 16310 NW 19 ST Pembroke Pines, FL 33028 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	Extended driveway at the residence/property - no permit on file.	11/28/2023

Notes/Mean of Correction:

Must obtain a permit for driveway work done at the residence/property. Please contact the Building Department at 954.435.6502.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 11/28/2023

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.

Code Compliance Officer - Espy Mize

HAND DELIVERY TO:

Signature is not an admission of guilt but verification of receipt of this notice.

BEFORE AND AFTER: 16310 NW 19 Street



