

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0092-0093

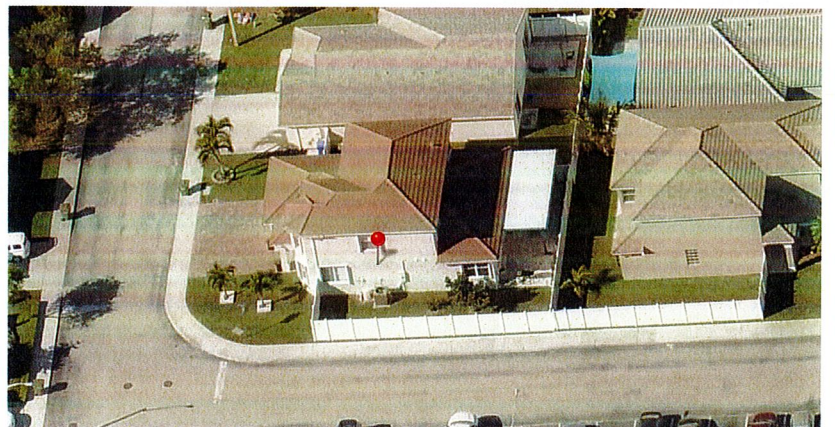
Zoning Variances

Hernandez, Lisandro

16403 NW 18 Street Pembroke Pines FL 33029



NOT TO SCALE

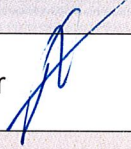








City of Pembroke Pines  
Planning & Economic Development Department  
601 City Center Way 3<sup>rd</sup> Floor  
Pembroke Pines FL, 33025

Summary

<b>Agenda Date:</b>	September 7, 2023	<b>Application ID:</b>	ZV(R) 2023-0092 & 0093
<b>Project:</b>	Roofed open sided patio (attached)	<b>Pre-Application Number:</b>	PRE2023-0079
<b>Project Planner:</b>	Christian Zamora, Senior Planner 		
<b>Owner:</b>	Lisandro Hernandez	<b>Agent:</b>	N/A
<b>Location:</b>	16403 NW 18 Street, Pembroke Pines, FL 33028		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Compliance Case (No. 221202799, Initiated 12/05/2022)		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2023-0092	Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)	15' Rear Setback	5' Rear Setback
ZV(R) 2023-0093	Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)	Maximum Lot Coverage 45%	Maximum Lot Coverage 47%
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director:  Assistant Director: 		

## PROJECT DESCRIPTION / BACKGROUND:

Lisandro Hernandez, owner, has submitted two residential zoning variance requests to legalize an existing roofed open side patio (attached) at the property located at 16403 NW 18 Street in Parkside at Spring Valley Neighborhood which is zoned Residential Single-Family Zero Lot (R-1Z).

On December 5, 2022, the City's Code Compliance Division cited the owner (Case No. 221202799) for work performed without building permit.

In February 16, 2023, the owner submitted a building permit application (No. RX23-02274) to build a roofed open sided patio attached to the rear of the existing home's structure. The existing roofed open sided patio exceeds the limitations of the City's Land Development Code (LDC), and the building permit cannot be approved; as result, the applicant is requesting the following:

- ZV(R) 2023-0092: to allow five feet (5') rear setback instead of the required fifteen feet (15') rear setback for an existing nine feet by twenty-four (9' x 24') roofed open sided attached patio in a residential single-family zero lot.
- ZV(R) 2023-0093: to allow a Maximum Lot Coverage of 47% of the lot's area instead of the allowed 45% Maximum Lot Coverage for an existing nine feet by twenty-four feet (9' x 24') attached roofed open patio in a residential single-family zero lot.

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 the Spring Valley Neighborhood. The applicant has provided a copy of the Homeowners Association (HOA) approval, dated February 25, 2023.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2023-0092** to allow five feet (5') rear setback instead of the required fifteen feet (15') for an existing nine feet by twenty-four (9' x 24') attached roofed open patio in a residential single-family zero lot type.

**ZV(R) 2023-0093** to allow a Maximum Lot Coverage of 47% of the lot's area instead of the allowed 45% Maximum Lot Coverage for an existing nine feet by twenty-four feet (9' x 24') attached roofed open patio in a residential single-family zero lot type.

### Code References:

Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)	
Standard	Residential
Minimum Lot Size	Width: 30 feet   Area: 4,500 square feet
<b>Maximum Lot Coverage</b>	<b>45%</b>
Maximum Height	Two Stories or 35 feet
Front Setback	20 feet
Side Setback	0 feet for the side where the home is placed against the lot line;
	15 feet on the nonzero side

<b>Rear Setback</b>	<b>15 feet</b>
Street Side Setback	15 feet
Minimum Floor Area	1,300 square 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  
 Proposed Plan  
 HOA Letter of Approval (2/25/2023)  
 Copy of Code Compliance Case (12/5/2022) 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: 7/25/23

# Plans for DRC C-2

Planner: C-2

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: C-2

Project #: PRJ 20

- Application #:

201812025-0092

Date Submitted: 7/25/23

Posted Signs Required: (1)

Fees: \$ 600.00

0093

**SECTION 1-PROJECT INFORMATION:**Project Name: PergolaProject Address: 16403 NW 18 STLocation / Shopping Center: N/AAcreage of Property: 4,414 SFT Building Square Feet: 2108Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514008104300

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

Legal Description: Parkside AT Spring Valley 158-13 B  
LOT 430

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: HERNANDEZ, Lisandro J MATEO, Gloria M

Owner's Address: 16403 NW 18 ST, Pembroke Pines, FL 33028

Owner's Email Address: Gloriamateo14@gmail.com

Owner's Phone: 754 423 4380 Owner's Fax: N/A

Agent: N/A

Contact Person: Gloria Mateo

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: Single family (RS-7)

Land Use / Density: \_\_\_\_\_

Use: single family

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**PROPOSED**

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

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

Dear Board of Directors for the City of Pembroke Pines,

My name is Lisandro Hernandez, owner of the property address: 16403 NW 18th St, Pembroke Pines, FL, 33028. The purpose of this letter is solely for consideration and approval for the Pergola in the backyard patio of my property. We are looking for a positive outcome as my wife, Gloria Mateo's quality of life will be negatively impacted if the pergola is not approved and has to be removed. My wife has the following diagnoses: Asthma and severe allergies (pollen, mold, dust mites, etc.), Rosacea (avoid sun exposure), and Anxiety and depression — all of which limits her outing to recreational areas, such as: City parks, City Beaches, and Community pools. I have included a letter from her medical providers, Dermatologist, and Allergist, as well as, the business card of her Clinical Psychologist for the Board's reference on the above request. Since the installation of the Pergola, my wife's health has substantially improved as she is able to enjoy our backyard, the fresh air while under coverage of sunlight, while avoiding environmental triggers. However, when we recently received notice from the city that the permit was denied, her mental health has since started to deteriorate. We look forward for your understanding and consideration on this request. If you have any further questions or require further documentation, please feel free to contact me at your leisure.

Best regards, Lisandro Hernandez





## 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.

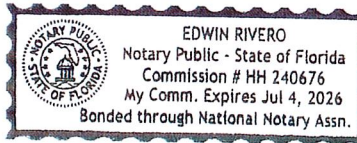
File  
10/11/2023

Ernesto Hernandez 7/12/2023  
Signature of Owner Date

Sworn and Subscribed before me this 12 day

of July, 2023

[Signature] July 4 2026  
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

Lisandro Hernandez  
16403 Northwest 18<sup>th</sup> Street  
Pembroke Pines 33028

June 12, 2023

Dear Board of Directors for the City of Pembroke Pines:

My name is Lisandro Hernandez, owner of the property address listed above, and the purpose of this letter is solely for consideration and approval for the Pergola in the backyard patio of my property. We are looking for a positive outcome as my wife, Gloria Mateo's quality of life will be negatively impacted if the pergola is not approved and removed. My wife has the following diagnoses, all of which limits her outing to recreational areas such as City Parks, City Beaches and Community pools:

1. Asthma & Severe Allergies (Pollen, mold & dust mites)
2. Skin Condition: Rosacea (avoid sun exposure)
3. Anxiety & Depression

I have included letter of medical support from her medical providers, Dermatologist and Allergist as well as the business card of her Clinical Psychologist for the Board's reference on the above request.

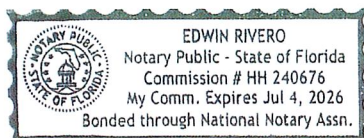
Since the installation of the pergola, my wife's health has substantially improved as she is able to enjoy our back yard, the fresh air while under coverage of sunlight and as well as avoiding environmental triggers. However, when we recently received notice from the city that the permit was denied her mental health has since started to deteriorate.

We look forward to your understanding, consideration on this request.

If you have any further questions or require further documentation, please feel free to contact me at your leisure.

Regards,  
Lisandro Hernandez

Lisandro Hernandez

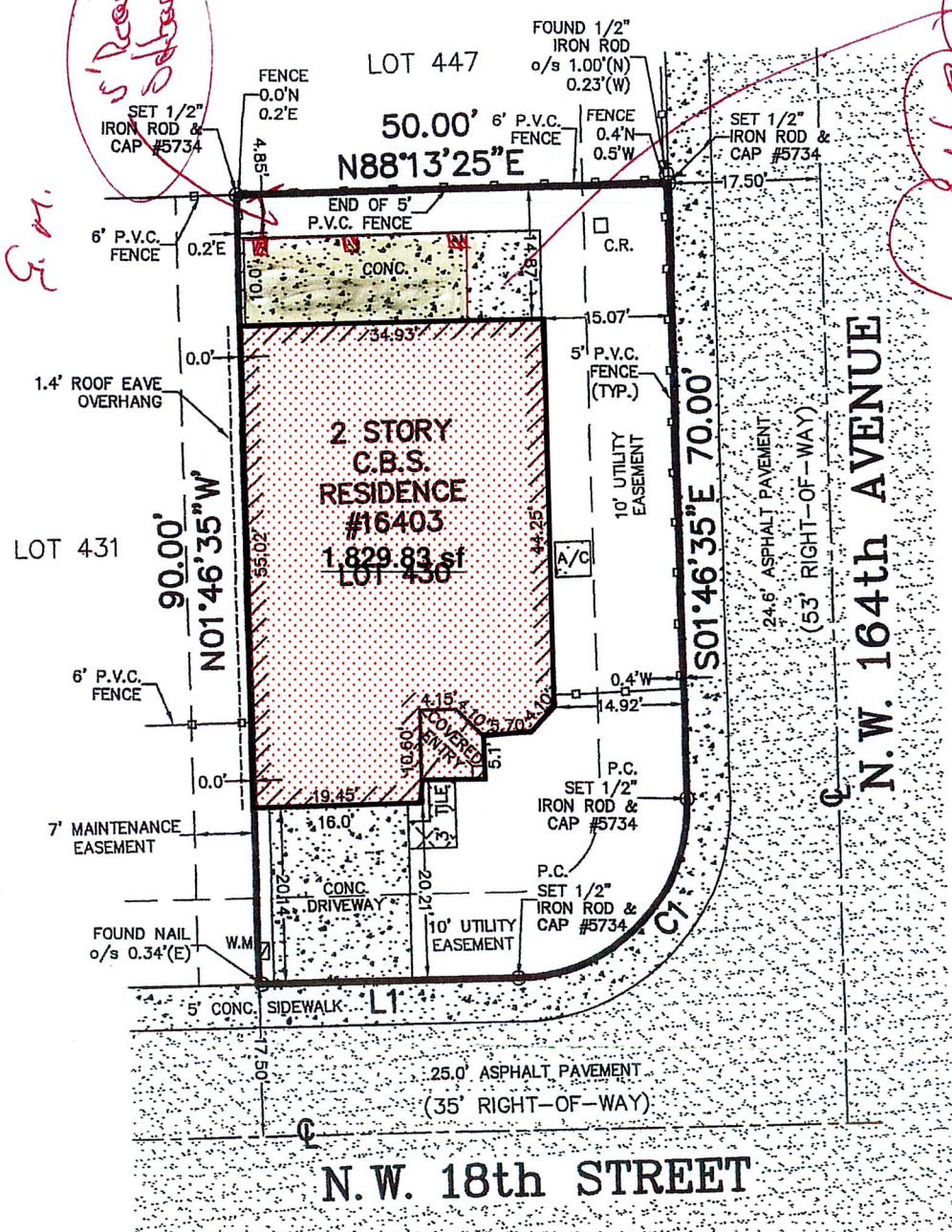


STATE OF FLORIDA - COUNTY OF Broward  
The foregoing instrument was acknowledged before me this 12  
day of July, 2023 by Lisandro Hernandez  
Notary Signature: [Signature]  
Notary Name Printed: Edwin Rivero  
Personally Known or ID produced: Aurisa DL



*5' Roof  
5' Deck*

*9'x24'  
Attached  
Implanted  
Roof.*



C1  
 RADIUS=20.00'  
 DELTA=90°00'00"  
 ARC=31.42'

L1  
 S88°13'25"W 30.00'

**Lot area is 4,414 SF**

Existing SF under roof is 1,830 SF  
 Allowed SF under roof is 45% or 1,863 SF

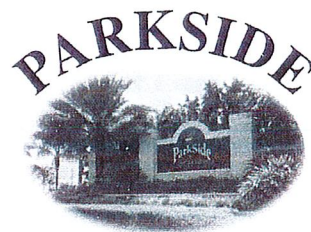
Existing roofed open patio-attached- is 9'x24' = 216 SF  
 Total Aggregate is = 1,863 SF+216 SF = 2,079 SF or 46.3% (47%)

SCALE: 1" = 20'	SKETCH NO.: 19-1921
DRAWN BY: K.V.	SIDE 2 OF 2



## REQUEST FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee of  
**Parkside at Spring Valley Homeowner's Association, Inc.**  
 Elite Management Association, Inc.  
 10081 Pines Blvd., Suite E-2  
 Pembroke Pines, FL 33024  
 Phone: 954-435-2424



Sub-Association: <u>Parkside at Spring Valley</u>		Account Number: <u>PS 430</u>
Name of Owner (s): <u>Lisandro Hernandez / Gloria Moreo</u>		
Street Address: <u>16403 NW 18th ST,</u>		Signature: <u>Lisandro Hernandez; Gloria Moreo</u>
Date: <u>2/20/2023</u>	Day Phone: <u>754-244-3166</u>	Evening Phone: <u>754-244-3166</u>

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

Description of Request: Pergola back in the patio

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**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 adjoining to your property.

\*\*\*\*\*

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

Date Application Received: 2/25/2023 Date Application Received: 2/25/2023

☒ Approved

☐ Disapproved

Committee Member Signature: [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:** \_\_\_\_\_

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ANA M. DUARTE, M.D., FAAP, FAAD  
ME556604  
ANDLEEB USMANI, D.O.  
OS9945  
KATHERINE HERNANDEZ, PA-C  
PA-9115740  
LEDY OCHOA, PA-C  
PA-9107873



**Children's  
Skin Center**

PEDIATRIC AND ADULT DERMATOLOGY

3100 S.W. 62nd Avenue • Miami, Florida 33155  
(305) 669-6555 • Fax: (305) 669-6572

SARAH NAVIWALA, PA-C  
PA-9105780  
SOFIA De La CAMARA, APRN  
APRN-1100246  
CLAUDIA CHAR, APRN  
APRN-11022154  
SARAH KENIS, APRN  
APRN-11007

NAME Mateo, Gloria AGE Sept-14-1976

ADDRESS \_\_\_\_\_ DATE May-22-2023

Rx Please allow patient to avoid any  
kind of sun exposure due to skin condition  
of Rosacea which can be exacerbated due  
to sunlight

REFILL \_\_\_\_\_ TIMES

☐ DO NOT DISPENSE GENERIC

DEA# \_\_\_\_\_

Kathryn  
Signature

SHARLENE LLANES, M.D., F.A.A.P.

2901 CORAL HILLS DRIVE, SUITE 310  
CORAL SPRINGS, FL 33065

(954) 344-8100

600 NORTH HIATUS ROAD, SUITE 215  
PEMBROKE PINES, FL 33063

(954) 437-3600

BATCH # MDI220804014722407

DEA # BL 7230028

NAME Gloria Mateo DOB \_\_\_\_\_  
ADDRESS 16403 NW 18 St DATE 3/27/2023

TAMPER-RESISTANT SECURITY FEATURES LISTED ON BACK OF SCRIPT

Rx To whom it may concern

Please be advised that  
Gloria has asthma &

allergies to pollen &

molds & dust mites

She is to avoid these

triggers

☐ 0-24  
☐ 25-49  
☐ 50-74  
☐ 75-100  
☐ 101-150  
☐ 151 and over  
Units

Label

Refill NR 1 2 3 4 5

NONACUTE PAIN ☐

ACUTE PAIN EXCEPT ☐

(Signature)

In order for a brand name product to be dispensed the prescriber must write 'Medically Necessary' on the front of this prescription.

000628

2H07AL0212756

**Aida Anders, Psy.D.**

**Licensed Clinical Psychologist**

PY0006410

Fountain Executive Centre  
9000 Sheridan St, Suite 98  
Pembroke Pines, FL 33024

Office: (954) 450-0566  
Cell: (954) 632-2409  
Fax: (954) 538-0075



*Dra. Alexandra Beltré Fiallo*

Neumóloga

CLINICA LA CONCEPCION

Consultorio 503, C/ Balilo Gómez No 5, La Vega, R. D

Tel : 809-573-0022 Ext. 2506 | 3203 • Fax: 809-573-0100 • Cel. 829-988-1918

Email: alexandrabeltref@hotmail.com

**CERTIFICADO MEDICO**

Por medio de la presente hacemos constar que el /la señor/a

GLORIA MARIA MATEO Edad

47 Años

Sexo femenino

Pasaporte 530068849

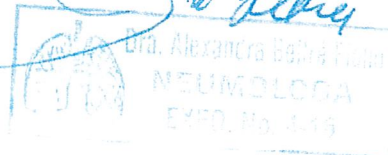
Diagnostico BRONQUITIS AGUDA / CRISI DE BRONCOESPAMO  
/ASMA ALERGICA

Se recomienda: aislamiento de los rayos solares, medio exterior por  
alergia atópica, además exposiciones a arboles y animales, debido a asma  
alergia.

La presente certificado se hace

11/7/2023

Dra. Alexandra Beltré Fiallo



16404 Northwest 19<sup>th</sup> Street  
Pembroke Pines 33028

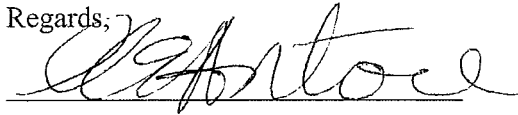
June 12, 2023

Dear Board of Directors for the City of Pembroke Pines:

My name is MARIE E Antoin I am the owner of the property address listed above and the purpose of this letter is solely to indicate my support to my neighbors, Lisandro Hernandez and Gloria Mateo's pergola installation as it does not impact our property.

Please consider their formal approval request from the Board.

Regards,





16421 Northwest 18<sup>th</sup> Street  
Pembroke Pines 33028

June 12, 2023

Dear Board of Directors for the City of Pembroke Pines:

My name is Frank Donado, I am the owner of the property address listed above and the purpose of this letter is solely to indicate my support to my neighbors, Lisandro Hernandez and Gloria Mateo's pergola installation as it does not impact our property.

Please consider their formal approval request from the Board.

Regards, Frank S. Donado



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

**VIOLATION WARNING**

**Case #:** 221202799 **Date:** 12/5/2022

**Folio #:** 514008104300

**Recipient:** LISANDRO J HERNANDEZ/GLORIA M MATEO

**Address:** 16403 NW 18 ST

**PEMBROKE PINES, FL 330281731**

A physical inspection at 16403 NW 18 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	WORK DONE WITHOUT PERMIT (DRIVEWAY, FRONT DOOR, FENCE, METAL AWNING)	10/10/2023

**Notes/Mean of Correction:**

MUST OBTAIN PERMIT FOR 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 10/10/2023**

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 - Matthew Smith

HAND DELIVERY TO:

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











