

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0025-0026-0043

Zoning Variances

Ana Veaser & Rolando Zevallos
1728 NW 163 TER, 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:	May 2, 2024	Application ID:	ZV(R)2023-0025-0026 & 0043
Project:	Existing driveway and patio	Pre-Application Number:	PRE2023-0012
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Ana Veaser	Agent:	N/A
Location:	1728 NW 163 Terrace, Pembroke Pines, FL 33028	Commission District No.	3
Existing Zoning:	Residential Single-family, Z-Lot (R-1Z)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 22040053 (4/20/2022); Building Permit Application # RX22-06290 (8/25/2022)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R)2023-0025	Table 155.620: Driveway, Zero Lot Line	40% Front Lot Coverage (total)	74% Front Lot Coverage (total)
ZV(R)2023-0026	Table 155.620: Driveway, Zero Lot Line	40% Width of Lot	47% Width of Lot
ZV(R)2023-0043	Table 155.620: Patio, Zero Lot Line	Five-foot side setback	Two-foot side setback (nonzero side)
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: _____ Assistant Director: <u>(J1)</u>		

PROJECT DESCRIPTION / BACKGROUND:

Ana Veeseer, owner, has submitted three residential zoning variance requests to legalize an existing driveway, walkway and patio for the single-family residence located at 1728 NW 163 Terrace in the Spring Valley neighborhood which is zoned Residential-Single Family Zero Lot Line (R-1Z).

On April 20, 2022, the City's Code Compliance Division cited the property for work done without building permits (Case No. 220400053).

In August 25, 2022, the property owner submitted Building Permit Application (No. RX22-06290) to construct a driveway, walkway and patio at the property. However, the plans for the building permit cannot be approved as the work done exceeds the limitations of the City's Land Development Code (LDC); as result, the applicant is requesting:

- **ZV(R)2023-0025:** to allow 74% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway and patio in a residential single-family property, zero-lot.
- **ZV(R)2023-0026:** to allow a 47% width of lot instead of the allowed 40% width of lot for an existing driveway in a residential single-family property, zero lot.
- **ZV(R)2023-0043:** to allow two-foot (2') side setback along a segment of the northern property line instead of the required five-foot (5') for an existing patio in a residential single-family property, zero lot.

Per staff review of the city's archives, no building permits can be found for the detected work. Nevertheless, according to the Broward County Property Appraiser Imagery, it appears driveway, walkway and patio have existed at the property since at least 2022.

Planning and Economic Development Staff assisted the applicant to identify potential modifications to the existing nonpermitted work that could be made to meet the regulations of the City's LDC. The petitioner is presenting a plan with no modifications to existing conditions.

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 Parkside at Spring Valley neighborhood. Ms. Veeseer had supplied documents from the HOA dated August 27, 2020 and September 19, 2022.

VARIANCE REQUEST DETAILS:

ZV(R) 2023-0025 is to allow 74% front lot coverage (total) instead of the allowed 40% total front lot coverage (total) for an existing driveway on a zero-lot line property.

ZV(R) 2023-0026 is to allow 47% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property.

ZV(R) 2023-0043 is to allow two-foot (2') side setback on the nonzero side of a zero-lot line property instead of the required five feet (5') side setback for an existing patio.

Code References:

ZV(R) 2023-0025 & 0026 & 0043)

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 40	[1] 10 feet minimum width
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 (As built, 1995)
 Existing Paving Layout Plan
 HOA Letter
 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: _____

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:

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 foot 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: C2. Project #: PRJ 20 Application #:
Date Submitted: 1 / 16 / 24 Posted Signs Required: (1) Fees: \$ 650

SECTION 1-PROJECT INFORMATION:Project Name: Veesser Family DrivewayProject Address: 1728 NW 163 TR P. Pines FL 33028

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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: Ana maria Veesser

Owner's Address: 1728 NW 163 TR P. Pines FL 33028

Owner's Email Address: aveesser@icloud.com

Owner's Phone: ⁹⁵⁴ 557-7170 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

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

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 Section: 153.620

Required: 40% ; 40% of lot's width ; 5' set back

Request: 74% ; 47% of lot's width ; 2' Side Setback

Details of Variance, Zoning Appeal, Interpretation Request:

Extension of driveway and walkway along
with porch using the same design of the existing
brick pavers.

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

I had an existing driveway and walkway that I extended without knowing I needed a permit for the modification.

I extended my driveway because I own three cars, and my son and partner own other cars as well and I was getting notifications and fines from my association for parking on the street or for parking on guest spots for extended periods of time.

I extended the walkway and porch (sitting area) because I work from home and I regularly host workshops & meet ups at my house so having the extra space makes a huge difference.

I understand that there are certain procedures and regulations to follow but I hope the fact that my driveway is made out of pavers and not concrete makes a difference.

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.

 11/2/23
Signature of Owner Date

Sworn and Subscribed before me this 02nd day
of NOVEMBER, 20 23



Sandra B Lugo
Comm.: HH 183846
Expires: Oct. 24, 2025
Notary Public - State of Florida

 10/24/2025
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

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

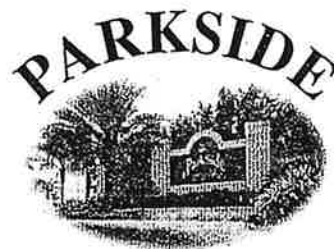
Signature of Agent Date

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

Fee Paid Signature of Notary Public My Commission Expires

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>289</u>
Name of Owner (s): <u>Maria Veese</u>		
Street Address: <u>1728 NW 163 TR.</u>		Signature: <u>[Signature]</u>
Date: <u>8/27/20</u>	Day Phone: <u>954 557 7170</u>	Evening Phone: <u>954-557-7170</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 | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Wall/Fence |
| <input type="checkbox"/> Doors Identical/New | <input 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 area on both
sides, extend walkway and porch
area using the same design of the
existing brick 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: 8/27/2020 Date Application Received: 8/27/2020

☒ 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: _____

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 @ Spring Valley</u>		Account Number: <u>289</u>
Name of Owner(s): <u>Ana Maria Veaser</u>		
Street Address: <u>1728 NW 163 Terrace</u>		Signature: <u>[Signature]</u>
Date: <u>9/16/22</u>	Day Phone: <u>(954) 557-7170</u>	Evening Phone: <u>954-557-7170</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 | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Wall/Fence |
| <input type="checkbox"/> Doors Identical/New | <input 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 (on both sides) and
walkway along with porch using
the same design of the existing
brick 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: 9/19/2022 Date Application Received: 9/19/2022

- ☒ 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. Acces 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 contruction.
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.

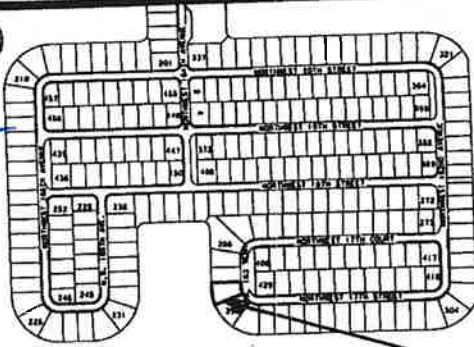
Explanation of Disapproval: _____



Steff Analysis

C-2.

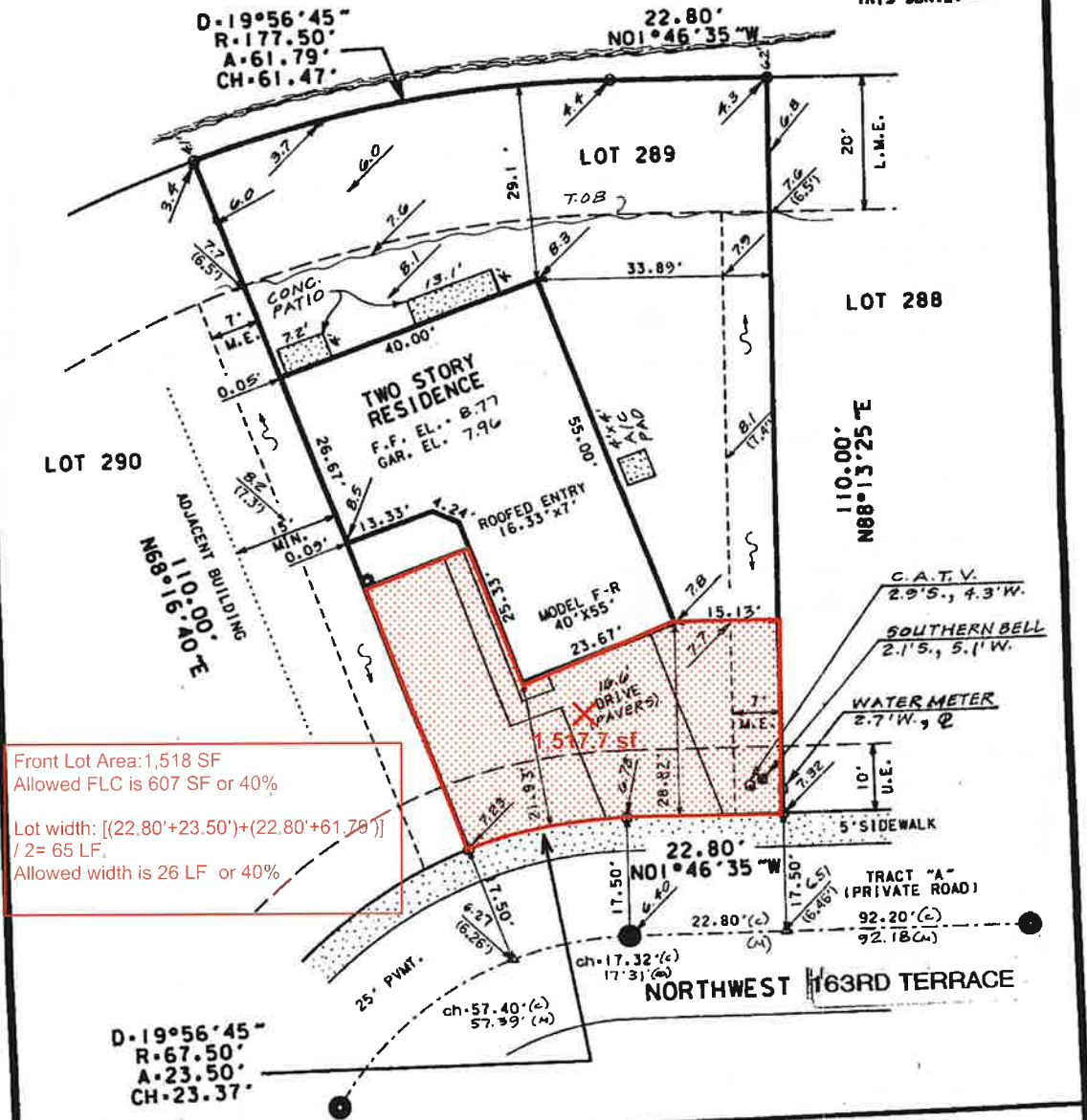
PARCEL "A"
WESTFORK 1 PLAT
(P.B. 150, PG. 43, B.C.R.)



LOCATION MAP
N.T.S.
















WATER EL = 2.71'

THIS SURVEY



Front Lot Area: 1,518 SF
Allowed FLC is 607 SF or 40%

Lot width: $[(22.80' + 23.50') + (22.80' + 61.79')] / 2 = 65 \text{ LF}$
Allowed width is 26 LF or 40%

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

FINAL				12-11-95 B.D.S. S.P.					
SLAB SPOT				6-27-95 S.P.					
FORMBOARD SPOT				6-20-95 S.P. SE					
PLOT PLAN MODEL F-A				5-13-95 JP CON					
ADDENDUM		F.B. /PG.		DATE		BY		CK'D	
PARKSIDE AT SPRING VALLEY		JOB NO. 940303							

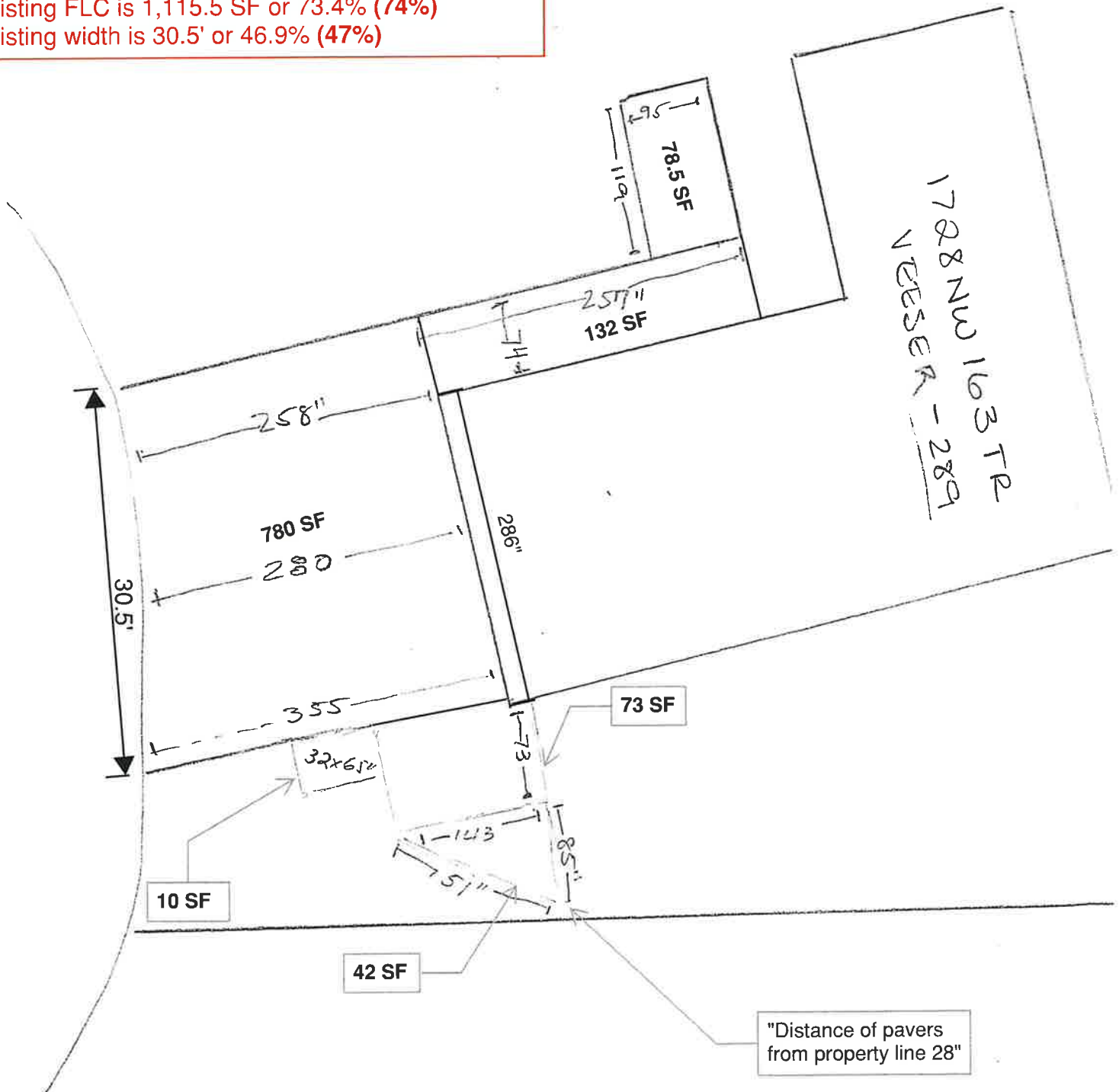
SCALE: 1" = 20'

SHEET 2 OF 2 SHEETS

1728 NW 163 Terrace

Front Lot Area is 1,518 SF
Allowed FLC is 607 SF or 40%
Lot width: $[(22.80' + 23.50') + (22.80' + 61.79')]/2 = 65$ LF
Allowed width is 26 LF or 40%

Existing FLC is 1,115.5 SF or 73.4% (74%)
Existing width is 30.5' or 46.9% (47%)



CASE # 220400053



City of Pembroke Pines Police Department Code Compliance Unit
Departamento de Policía de la Ciudad de Pembroke Pines
Unidad de Cumplimiento de Código
18400 Johnson Street, Pembroke Pines, FL 33029
(954) 431-4466 • www.ppines.com



COURTESY NOTICE
NOTIFICACIÓN DE CORTESÍA

DATE / FECHA: 04/22/22 TIME / HORA: 12:28pm

PROPERTY OWNER / DUEÑO DE LA PROPIEDAD: A. Veaser

ADDRESS / DIRECCIÓN: 1728 NW 163 TER

AN INSPECTION OF THE ABOVE PROPERTY REVEALED THAT YOU ARE IN VIOLATION OF THE FOLLOWING PEMBROKE PINES CITY CODES:
UNA INSPECCIÓN DE LA PROPIEDAD ARRIBA MENCIONADA INDICÓ QUE USTED ESTÁ EN VIOLACIÓN DE LOS CÓDIGOS DE LA CIUDAD DE PEMBROKE PINES:

RE-INSPECTION DATE
FECHA DE RE-INSPECCION

- General property maintenance (Mantenimiento general de la propiedad)
- Trash or debris on property (Basura o escombros en la propiedad)
- Lawn and landscape maintenance (Mantenimiento del césped)
- Vehicle tag expired; inoperable vehicle (La etiqueta del vehículo expiró; vehículo inoperable)
- Improper parking or storing of boat, trailer or RV (Estacionamiento inadecuado de bote, remolque o casa móvil)
- Parking of commercial vehicle (Estacionamiento de vehículo comercial)
- Permit required (Permiso requerido) 155.313 driveway 06/21/22
- Prohibited nuisance (Molestia prohibida)

OTHER CODE SECTION(S): / OTRA SECCIÓN DE CÓDIGO:

MEANS OF CORRECTION: / MANERAS DE CORRECCIÓN: MUST OBTAIN A PERMIT
CONTACT Building Dept 954 435.6502

PLEASE COMPLY BY THE LISTED RE-INSPECTION DATE TO AVOID FURTHER ACTION. IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION OF THE PROPERTY, PLEASE CALL (954) 431-4466.
POR FAVOR CUMPLA CON LA FECHA DE RE-INSPECCIÓN DESIGNADA ARRIBA PARA EVITAR MÁS ACCIONES. SI DESEA HABLAR SOBRE ESTE AVISO O PROGRAMAR UNA RE-INSPECCIÓN DE LA PROPIEDAD, LLAME AL (954) 431-4466.

PLEASE JOIN US IN BEING PROACTIVE IN MAINTAINING A HIGH QUALITY OF LIFE WITHIN THE CITY OF PEMBROKE PINES

POR FAVOR AYÚDENOS A SER PROACTIVOS EN MANTENER UNA ALTA CALIDAD DE VIDA EN LA CIUDAD DE PEMBROKE PINES

E. Mize emize@ppines.com
CODE COMPLIANCE OFFICER / OFICIAL DE CUMPLIMIENTO DE CÓDIGO



