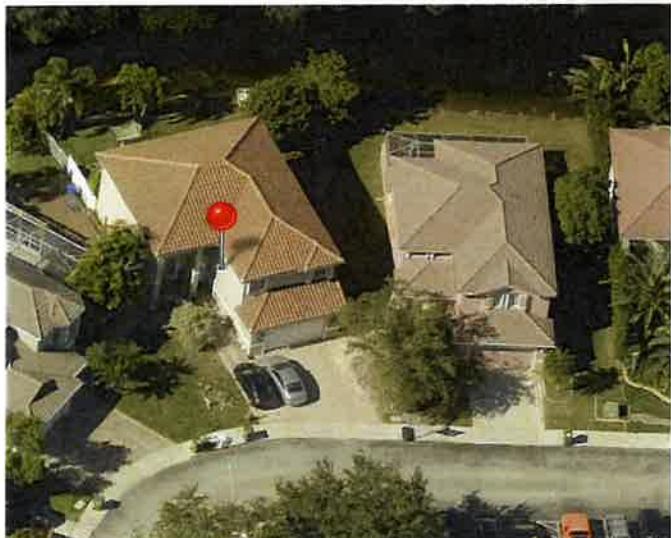
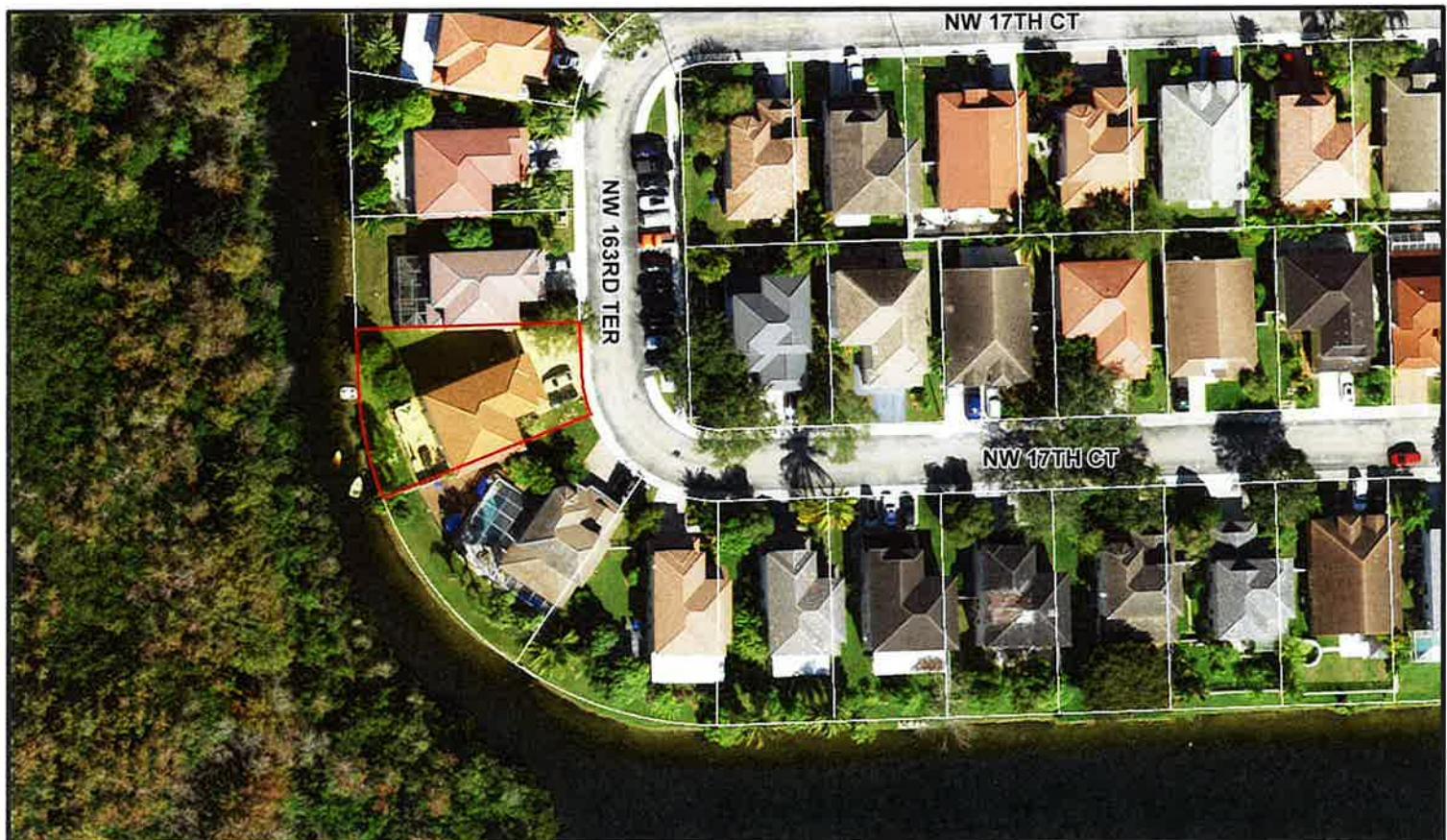


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department  
ZV(R)2023-0025-0026-0043  
Zoning Variances

Ana Veeser & Rolando Zevallos  
1728 NW 163 TER, Pembroke Pines FL 33028





**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>	May 2, 2024	<b>Application ID:</b>	ZV(R)2023-0025-0026 & 0043
<b>Project:</b>	Existing driveway and patio	<b>Pre-Application Number:</b>	PRE2023-0012
<b>Project Planner:</b>	Christian Zamora, Senior Planner <i>[Signature]</i>		
<b>Owner:</b>	Ana Veeser	<b>Agent:</b>	N/A
<b>Location:</b>	1728 NW 163 Terrace, Pembroke Pines, FL 33028	<b>Commission District No.</b>	3
<b>Existing Zoning:</b>	Residential Single-family, Z-Lot (R-1Z)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Compliance Case No. 22040053 (4/20/2022); Building Permit Application # RX22-06290 (8/25/2022)		

**Variance Summary**

<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
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)
<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: <i>[Signature]</i>		

## PROJECT DESCRIPTION / BACKGROUND:

Ana Veeser, 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. Veeser 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**

<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
<b>Driveway, Zero Lot Line</b>	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	<b>40% front lot coverage</b> <b>40% Width of lot 40</b>	[1] 10 feet minimum width
<b>Deck or Patio</b>	Primary Building	<b>5 feet</b>	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.ppinies.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 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: C2. Project #: PRJ 20 \_\_\_\_\_ Application #: 2023-0024-0076-0013.  
Date Submitted: 1/16/24 Posted Signs Required: (1) Fees: \$ 650.00

**SECTION 1-PROJECT INFORMATION:**Project Name: Veeser 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 Veeser

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

Owner's Email Address: aveeser@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: 71% ; 49% 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.

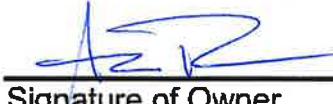
I extended the walkway and porch (sitting area) because I work from home and I regularly host workshops & meet ups at my house so having the extra space makes a huge difference.

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.



Signature of Owner

11/21/23

Date

Sworn and Subscribed before me this 02nd day  
of NOVEMBER, 2023



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

Fee Paid



Sandra B Lugo

Signature of Notary Public

10/24/2025

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



Sandra B Lugo

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: <i>Parkside at Spring Valley</i>	Account Number: <i>289</i>	
Name of Owner(s): <i>Anna Maria Veeser</i>		
Street Address: <i>1728 NW 163 TR.</i>	Signature: <i>AKZ</i>	
Date: <i>8/27/20</i>	Day Phone: <i>954 557 7710</i>	Evening Phone: <i>954 - 557-7170</i>

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"/> Satelite 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: 

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

Date Application Received: \_\_\_\_\_ Date Application Received: \_\_\_\_\_

Approved

Disapproved

Committee Member Signature: \_\_\_\_\_

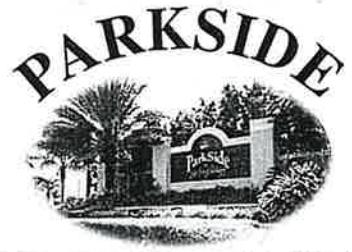
**Your approval is subject to the following:**

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:	Parkside @ Spring Valley		Account Number:	289
Name of Owner (s):	Ana Maria Veeser			
Street Address:	1728 NW 163 Terrace		Signature: <i>[Signature]</i>	
Date:	9	16	22	Day Phone: (954) 557-7170
				Evening Phone: 954-557-7170

**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"/> Satelite 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: 9/19/2007 Date Application Received: 9/19/2007

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:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

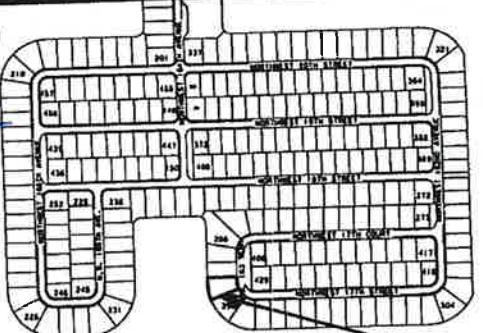


Start Analysis

C-2.

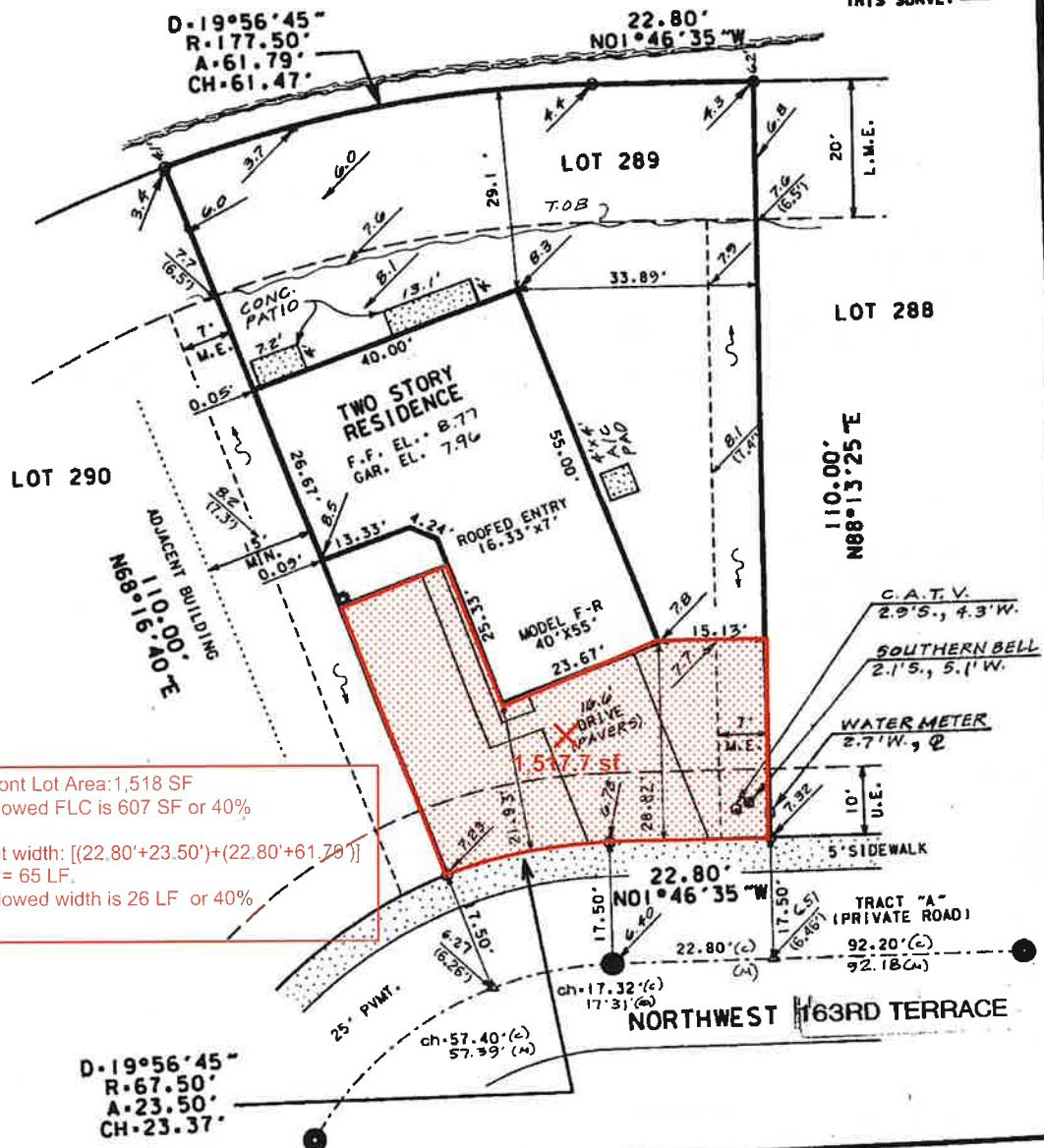
PARCEL "A"  
WESTFORK 1 PLAT  
(P.B. 150, PG. 43, B.C.R.)

WATER EL = 2.71'



LOCATION MAP  
N.T.S.

THIS SURVEY



FINAL	12-11-95	B.D.S.	S.P.
SLAB SPOT	6-27-95	S.P.	
FORMBOARD SPOT	759/2B	6-20-95 S.P.	98
PLOT PLAN MODEL F-A	5-13-95	JP	98
ADDENDUM	F.B. /PG.	DATE	BY CK'D
PARKSIDE AT SPRING VALLEY		JOB NO. 940303	

LEGEND

- SET 1/2" 1/RBC LB2936
- △ NAIL & 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.

SCALE: 1" = 20'

SHEET 2 OF 2 SHEETS

# 1728 NW 163 Terrace

Front Lot Area is 1,518 SF

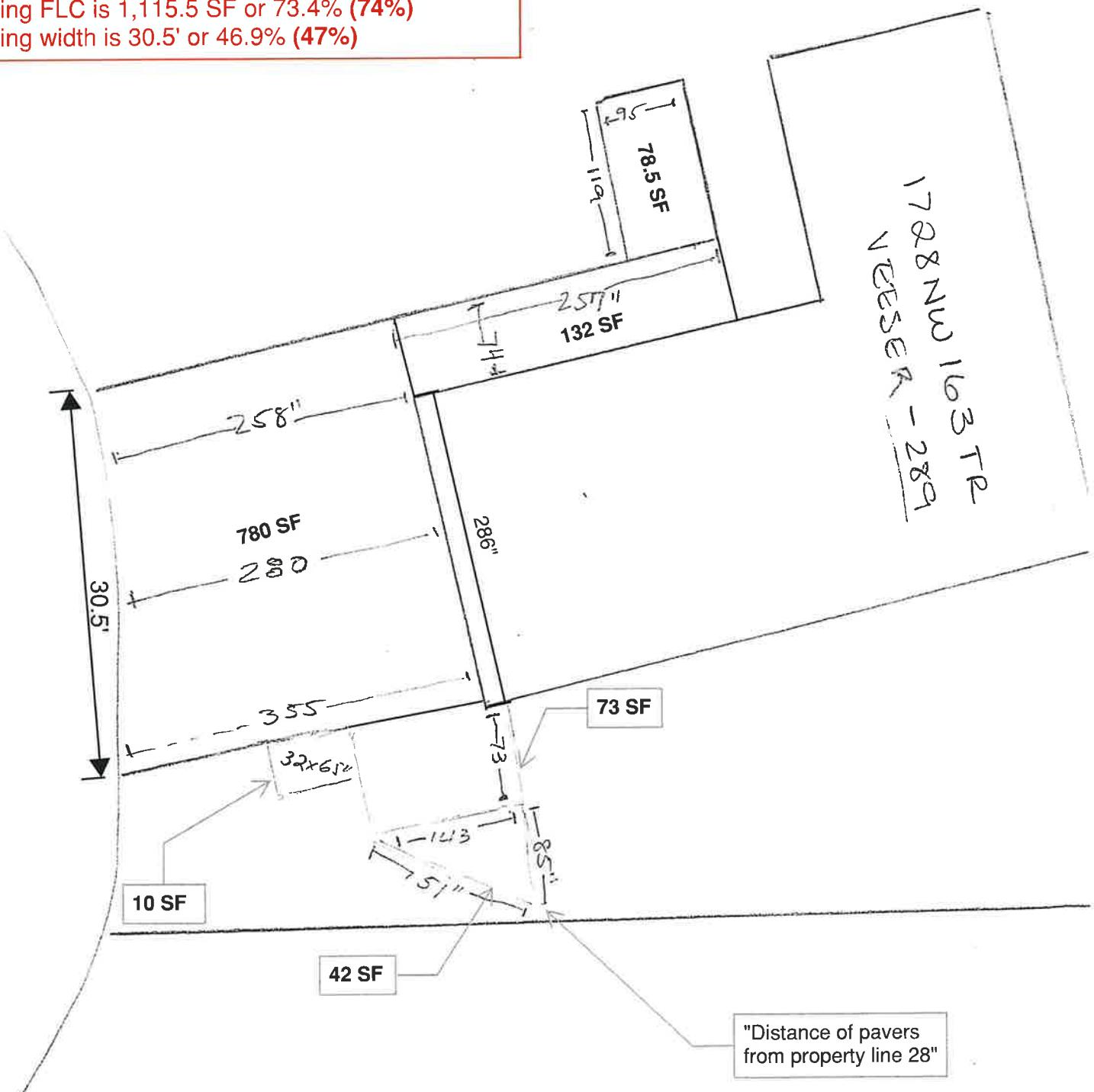
Allowed FLC is 607 SF or 40%

Lot width:  $[(22.80' + 23.50') + (22.80' + 61.79')] / 2 = 65 \text{ LF}$

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%)





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: 10:28 pm

A. Veeser

PROPERTY OWNER / DUEÑO DE LA PROPIEDAD

1728 NW 163 TER

ADDRESS / DIRECCIÓN

**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-INSPECCIÓN**

- 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 (Permitido requerido) 155,313 driveway
- Prohibited nuisance (Molestia prohibida)

04/21/22

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**

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