

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0069-0070
Zoning Variances

BURGOS, NANCY & PAGAN, CECILIO
631 SW 100 TER PEMBROKE PINES FL 33025



NOT TO SCALE





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

Summary

Agenda Date:	October 17, 2024	Application ID:	ZV(R) 2024-0069-0070	
Project:	Patio and metal fence, both existing.	Pre-Application No.	PRE2024-0074	
Project Planner:	Christian Zamora, Senior Planner			
Owner:	Cecilio Pagan	Agent:	N/A	
Location:	631 SW 100 Terrace Pembroke Pines, FL 33025	Property Id No.	514117120720	Commission District No. 1
Existing Zoning:	Single-Family Residential (R-1C)	Existing Land Use:	Residential	
Reference Applications:	Code Compliance Case No. 240100279 (Issued 1/23/2024); Fence Permit Application No. RX24-04203, Pergola Permit Application No. RX24-04200 (Applied 4/16/2024)			
Variance Summary				
Application	Code Section	Required/Allowed	Request	
ZV(R) 2024-0069	Section 155.655: Fences, Walls and Hedges, (1) Residential (a)	Six-Foot height for fence in residential single-family districts.	Seven-Foot, six-inch height for existing fence in a residential single family zoning district.	
ZV(R) 2024-0070	Table 155.620: Accessory Structures: Deck or Patio	5' street side setback.	2' street side setback for existing patio.	
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director:		Assistant Director:	

PROJECT DESCRIPTION / BACKGROUND:

Cecilio Pagan, owner, has submitted two residential zoning variance requests to legalize an existing fence and patio at the property located at 631 SW 100 Terrace in the Tanglewood Lakes neighborhood, zoned residential single-family (R-1C).

On January 23, 2024, the Code Compliance Division cited the property (Code Case No. 240100279) for work performed without building permits.

In April 16, 2024, the owner submitted fence permit application No. RX24-04203 to install a pre-fabricated metal fence at the property. As of today, the permit cannot be approved by zoning as the existing, installed fence exceeds the six-foot height limitation of the City's Land Development Code (LDC) As result, of the performed work, the applicant is requesting:

- **ZV(R)2024-0069:** to allow a seven-foot, six-inch (7' – 6") high fence along a segment of the southern and eastern property lines instead of the required six-foot high for an existing metal fence in a residential single-family, typical lot.

After reviewing the applicant's initial request and, per the property survey, it was detected the existing patio, contiguous to the pool deck expanded towards the street side closer than the code's required five-foot setback (see survey); therefore, the petitioner would like to include the following:

- **ZV(R)2024-0070:** to allow a two-foot street side setback along a segment of the southern property line instead of the required five-foot street side setback for an existing patio for a residential single-family, typical lot.

Also, per the petitioner's plan, there are two pergolas (Open sided roofed structure, free-standing) located on the north and south sides in the rear of the property whereby the plan provided, the structure on the north will be permanently removed, and the remaining on the south side will be permitted via building permit application No. RX24-04200 (submitted in 4/16/2024, under review pending corrections).

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 fence and patio have existed at the property since early 2024.

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 Tanglewood Lakes Neighborhood. The applicant confirmed there are no HOA(s) in the community where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2024-0069) is to allow a seven-foot, six-inch high fence along a segment of the southern and eastern property lines instead of the required six-foot high for an existing metal fence in a residential single-family, typical lot.

ZV(R)2024-0070) is to allow a two-foot street side setback along a segment of the southern property line instead of the required five-foot street side setback for an existing patio residential single-family, typical lot.

Code References:

ZV(R)2024-0069)
155.655 FENCES, WALLS, AND HEDGES, General Standards

1. Residential

“(a) No fence, wall, or hedge shall be erected or maintained along or adjacent to a lot line on residentially zoned property to a height exceeding six feet in any yard...”

ZV(R)2024-0070)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
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/Plan
 Letters from neighbors
 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: 6/27/2024

Plans for DRC Planner: C-2

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input 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>C-2</u>	Project #: PRJ 20 <u> </u>	Application #: <u> </u>	<u>9900-1102 (2) 02</u> <u>0090</u>
Date Submitted: <u>7/30/24</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>607</u>	<u>40</u>

SECTION 1-PROJECT INFORMATION:

Project Name: CECIVO SABAN

Project Address: 631 SW 100 TH TERR., PEMBROKE PINES, FL. 33025

Location / Shopping Center: SKOMILL SECOND TWO 115-15. PLOT 4 BLK 9

Acreeage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 1712 0720

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: CECILIO PAGAN

Owner's Address: 631 SW 100TH TERRACE, PEMBROKE PINES, FL. 33025

Owner's Email Address: CECILIO PAGAN@COMCAST.NET

Owner's Phone: 954-553-3418 Owner's Fax: _____

Agent: _____

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: _____

Code Section: ~~SECTION TWO 115-15 B LOT 4 BLK 9~~ ¹⁵⁰⁶²⁰

Required: 5' Side Setback

Request: 2' Side setback (street); 90" Metal Fence (north).

Details of Variance, Zoning Appeal, Interpretation Request:

See letter

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)

AS SEE ATTACHED

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.

Manelkis Javier 6-20-24
Signature of Owner Date

Sworn and Subscribed before me this 21 day
of June, 2024



Manelkis Javier
Comm.: HH 235783
Expires: March 3, 2026
Notary Public - State of Florida

[Signature] March 3, 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

CITY OF PEMBROKE PINES
Planning and Economic Development Department

Folio Number: _____ **Planning Application Number:** _____

I, OSWALDO SAGAN, do hereby acknowledge that my application for VARIANCE (HOMEOWNER RES.) only address that subject matter and does not alleviate any obligation to adhere any other applicable ordinance, law, statute, regulation, or provision of the City Code, including Chapter 155.656, entitled "Landscaping." This includes but is not limited to any amount of landscape material required by the Planned Unit Development ("PUD") where my property is located or any applicable Homeowner's Association requirement, rule, or regulation.

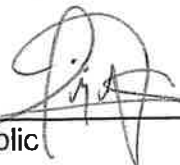
A separate permit for the removal or relocation of any of tree must be obtained prior to the removal or relocation of the tree. I understand that I must obtain this permit as the homeowner.

I, _____, as owner of the subject property, acknowledge that I have read this document and understand based upon the plan review of this permit, I may be required to replace the tree(s) affected by this project. I further acknowledge that in order to comply with the City's Code of Ordinances, I may be required to add a tree or trees based upon a zoning inspection of existing conditions during permit reviews.

Date: _____ Signature: _____
Address: _____ Print Name: _____
Telephone: _____ Title: _____

STATE OF FLORIDA : _____

SWORN TO AND SUBSCRIBED before me, a Notary Public for the State and County aforesaid, on this 21 Day of June, 2024.



Notary Public



Manelkis Javier
Comm.: HH 235783
Expires: March 3, 2026
Notary Public - State of Florida

My Commission Expires on March 3, 2026

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: CECILIO SACAN

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, CECILIO SACAN (print Applicant/Authorized Representative name), on behalf of CECILIO SACAN (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

Cecilio Sacan 7-2-24
Signature of Applicant or Applicant's Date
Authorized Representative

CECILIO SACAN
Print Name of Applicant/Authorized Representative

June 18, 2024

Cecilio Pagan
631 S.W. 100th Terrace
Pembroke Pines, Fl. 33025
954-553-3418
Skomill Section Two 115-15 B Lot 4 Blk 9

To Whom It May Concern,

I, Cecilio Pagan, am writing to formally request a "Variance" from the City of Pembroke Pines concerning two issues related to my property: the concrete flooring and the fence. In July 2020, a contractor installed new flooring and a fence without obtaining the necessary permit. Enclosed are copies of the cancelled checks used for payment of this work.

In May 2024, I visited the City of Pembroke Pines Zoning Department and met with Miss Julia Aldridge regarding the permit status for the concrete flooring. Miss Aldridge informed me that zoning regulations require a 5-foot setback from the property line for concrete due to drainage concerns. My fence, which begins approximately 2 feet from the property line, was also discussed. Miss Aldridge indicated that the fence's current location is acceptable but requires a 3-foot setback behind it. I expressed safety concerns, particularly for my grandchildren and others, due to the resulting 1-foot drop and 3-foot gap between the fence and the concrete.

c2. To address these zoning issues, adjustments are needed: a ²~~3~~-foot Side setback for both the concrete and the fence to ensure safety and

compliance. I contracted Castillo Remodel Zone to rectify these citations that were issued, incurring costs of \$2400 for their services, in addition to \$850 for permits related to a gazebo and window. Several contractors have provided quotes exceeding \$7500 for both the flooring and fence modifications, placing a significant financial strain.

My original intent in upgrading the flooring and fence was to enhance my property, as confirmed by supportive letters from neighbors who have no concerns regarding flooding or the fence's aesthetics. They believe my property contributes positively to the neighborhood.

I respectfully seek assistance from the City of Pembroke Pines to expedite the resolution of these issues. Your prompt consideration and support in this matter would be sincerely appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cecilio Pagan', written in a cursive style. The signature is positioned to the right of the word 'Sincerely,' and above the printed name 'Cecilio Pagan'.

Cecilio Pagan

July 25, 2024

Cecilio Pagan

631 S.W. 100th Terrace

Pembroke Pines, FL.33025

954-553-3418

Skomill Section Two 115-15 B Lot 4 Blk 9

To Whom It May concern,

I, Cecilio Pagan, am seeking variances from the City of Pembroke Pines regarding the fence and concrete flooring installed on my property in July 2020. I have been consulting with Mr. Zamora to address zoning comments to request allowance for the concrete setback from the property line to be reduced to 2 feet for drainage purposes, rather than the required 5 feet, which would be a financial advantage for me. Additionally, the existing concrete flooring is slightly angled downward to ensure proper drainage.

The second issue pertains to the height of the fence. The previous fence was 72 inches high from inside my property, due to the grass and concrete slab sloped up at about a 25 to 30- degree radius from ground level. This height provided my family and me with privacy and security.

Currently, the new fence measures 74 inches in height from inside my property, or 89 inches in height from ground level, which exceeds the required height of 72 inches from ground level. Since the previous fence height was measured from the top of the concrete flooring, adjusting the new fence to 72 inches from ground level would significantly reduce our privacy and security, as it would allow clear visibility into our backyard. Therefore, I am requesting that the fence height be adjusted to 84 inches or minimum 83 inches from ground level, which would translate to 70 inches or 69 inches from inside my property. Although this exceeds the guidelines, this is what would be necessary to maintain the privacy and security of my family. I would greatly appreciate your cooperation in this matter.

Sincerely,

Cecilio Pagan

THIS ITEM IS PART OF A STATEMENT RECONSTRUCTION
GROUP ID G02Feb24-765
Sequence number 009670828242 Posting date 22-Jul-20 Amount 400.00

83-84137370 2166

7-22-20

CECILIO PAGAN
631 SW 100TH TERRACE
PEMBROKE PINES, FL 33025

Pay To The Order Of *Cash*

Four Hundred and 00/100 Dollars

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM

For *[Signature]*

⑆ 267084131⑆ 42132215021⑆ 2166

The security features listed below are not all shown. For more information, visit www.chase.com.

Security Features: Results of document authentication, Microprint, etc.

For Deposit Only - JPMC

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT
DATE: *[Signature]*

02-Feb-24

02Feb24-765

THIS ITEM IS PART OF A STATEMENT RECONSTRUCTION
GROUP ID G02Feb24-765

Sequence number 002180912225 Posting date 13-Jul-20 Amount 1125.00

63-8413/2870 2165

CECILIO PAGAN
6.31 SW 100TH TERRACE
PEMBROKE PINES, FL 33024

7-6-20

Pay To Cash \$ 1,125.00
The Order Of One Thousand One Hundred Twenty Five Dollars

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM

For Concrete # Cecilio Pagan

⑆ 0126708413 ⑆ 4213221502 ⑆ 2165



033511100202600212000600000000

ENDORSE HERE

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DATE _____

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

1 The security features listed below, as well as those not listed, exceed industry guidelines.

Security Features:

- Microprint
- Chemically Sensitive Ink
- Security Sprocket

Results of document alteration:

- MP smudges, ink bleed-through
- CS smudges, ink bleed-through
- AS smudges, ink bleed-through
- Security Sprocket smudges, ink bleed-through
- * to apply on back of check

* Report to: www.frb.org or call 1-800-328-4343
© 2013 FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Date: 6/18/24

Name: Eddie Alvarez

Address: 630 S.W. 100 Ave
Pembroke Pines, FL 33025

To Whom It May Concern,

I/we have been in communication with Mr. Cecilio Pagan regarding the extension of the cement floor and installation of the fence. Based on our assessment, these modifications do not pose any inconvenience or reduce property values in accordance with the community standards of Tanglewood at (100th avenue/terrace cul-de-sac). Our neighborhood has not experienced any issues such as flooding, and we do not have any reservations or objections regarding the existing fence.

Sincerely, Eddie Alvarez

Date: 6/21/2024

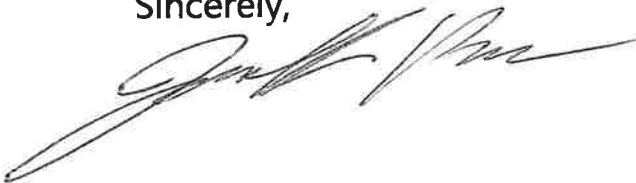
Name: Jonathan Pierre
Marie Pierre

Address: 621 SW 100th TER
Pembroke Pines FL, 33025

To Whom It May Concern,

I/we have been in communication with Mr. Cecilio Pagan regarding the extension of the cement floor and installation of the fence. Based on our assessment, these modifications do not pose any inconvenience or reduce property values in accordance with the community standards of Tanglewood at (100th avenue/ terrace cul-de-sac). Our neighborhood has not experienced any issues such as flooding, and we do not have any reservations or objections regarding the existing fence.

Sincerely,

A handwritten signature in black ink, appearing to be "Jonathan Pierre", written in a cursive style.

Date:

June 21, 2024

Name:

Michel Pérez Espinosa

Address:

10010 SW 6th court
pembroke pines, fl 33025

To Whom It May Concern,

I/we have been in communication with Mr. Cecilio Pagan regarding the extension of the cement floor and installation of the fence. Based on our assessment, these modifications do not pose any inconvenience or reduce property values in accordance with the community standards of Tanglewood at (100th avenue/terrace cul-de-sac). Our neighborhood has not experienced any issues such as flooding, and we do not have any reservations or objections regarding the existing fence.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'MPE' with a large, sweeping flourish underneath.

SITE ADDRESS: 631 SW 100TH TERRACE

PAGE NO.
1
OFF
DATE: 2024/06/11
DRAWN BY: J. SIMMONS

DESIGNED BY: JOSEPH SIMMONS III
TITLE: L
DATE: 02/15/2024
ADDRESS: PEMBROKE PINES, FL
FL 33069

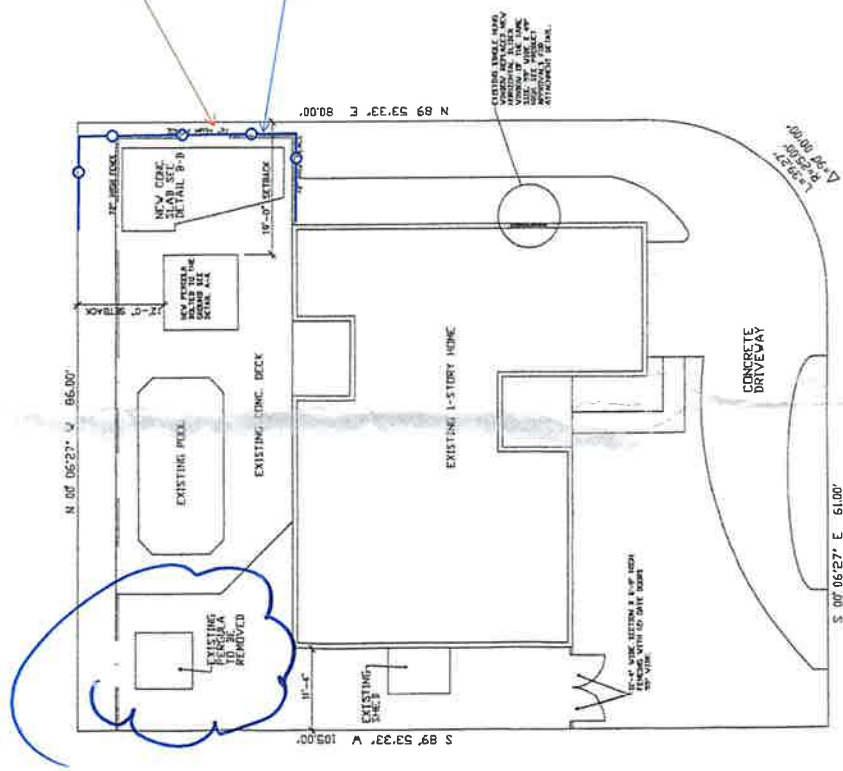
THESE PLANS ARE THE PROPERTY OF JOSEPH SIMMONS III AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION. ANY UNAUTHORIZED REPRODUCTION OR COPIING OF THESE PLANS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

CONTRACTOR
PHONE:



2' street side setback for existing deck

90" tall metal fence



WIND LOAD INFORMATION

1. WIND SPEED - 115 MPH
 2. WIND DIRECTION - 10°
 3. WIND CATEGORY - II
 4. EXPOSURE - B
 5. INTERNAL PRESSURE COEFFICIENT - +0.0

Digitally signed by
 Joseph Simmons III
 Date: 2024.06.11 16:51:37 -0400





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

VIOLATION WARNING

Case #: 240100279	Date: 1/23/2024
Folio #: 514117120720	
Recipient: BURGOS,NANCY &/PAGAN,CECILIO	
Address: 631 SW 100 TER PEMBROKE PINES, FL 33025	

A physical inspection at 631 SW 100 TER Pembroke Pines, FL 33025 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	Windows, canopy, fence and concrete - no permits on file.	05/28/2024
CHAPTER 150: BUILDINGS	150.95 Property Maintenance Code	Observed sidewalk/driveway covered in mold/mildew/dirt.	02/09/2024
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	Windows, canopy, fence and concrete - no permits on file.	05/28/2024

Notes/Mean of Correction:

Must obtain a permit for the windows, fence, canopy and concrete work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.

Keep the appearance of the property maintained by removing any mold/mildew/rust/dirt from the sidewalk/driveway/fence/mailbox/walls/bricks around plants/roof.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 05/28/2024

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.



01/16/2024 2:54 PM



01/24/2024 9:29 AM

Property Changes: 631 SW 100 Terrace

2011



2021



631 SW 100 Terrace





The City of PEMBROKE PINES

7 Search Results Shown Below.

Street Direction Street Name Unit: Street Type Unit:
 SW 100 Contains Starts With
 TR TR
 Starts With

Sort Records By: Address Maximum Records Returned: All

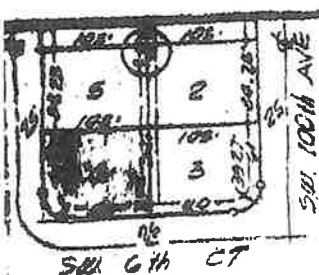
This database includes job activity from 1992 to August 2, 2009. Your search results are dependent on the address information as supplied by the original applicant (contractor or property owner). For the best results, it is recommended to search by house number only.

Job Address	Job Status	Job Type/Description	See Details	Permit Number	Permit Issue Date	Job Close Date
631 SW 100 TR #	Final	Mechanical Change Out	32004333	19203712	Jul 2 1992	Aug 12 1992
631 SW 100 TR #	Final	Awning/Canopy/Canvas/Alum Roof	33003238	19303084	May 5 1993	Jun 30 1993
631 SW 100 TR #	Final	Residential Pool/Spa	34001867	19402251	Mar 22 1994	Apr 29 1994
631 SW 100 TR #	Final	Shed (Prefab)	35001664	19502281	Apr 3 1995	Apr 14 1995
631 SW 100 TR #	Final	Driveway-Concrete/Paver	42002157	22001867	Mar 12 2002	Apr 15 2002
631 SW 100 TR #	Final	Mechanical Change Out	42510970	22508648	Oct 12 2005	Nov 15 2005
631 SW 100 TR #	Final	Residential Re-Roof	42608242	22610287	Jun 29 2006	Aug 23 2006

[Ppines.com](http://ppines.com)

Permit for shed showing existing slab at time of approval.

1 of 2



This property described as:
 Lot 4, Block 9,
 SKOMILL SECTION TWO,
 according to the Plat
 thereof, as recorded in
 Plat Book 115, Page 15 of
 the Public Records of
 Broward County, Florida.
 FLOOD ZONE: A-2

LOCATION MAP
 SCALE: 1" = 150'

FLOOD INFORMATION
 Community No.: 120053
 Date of FIRM: 12-15-77
 Certified To: Kupfer, Kupfer & Skolnick, P.A.,
 Attorneys' Title Insurance Fund, Inc.; Bettella,
 Luis and Kay and Sear, successors and/or assigns.

Panel No.: 2 Suffix: A
 Base Elevation: +7.00 N.G.V.D.

Note: Underground encroachments and utilities, if any, not located.

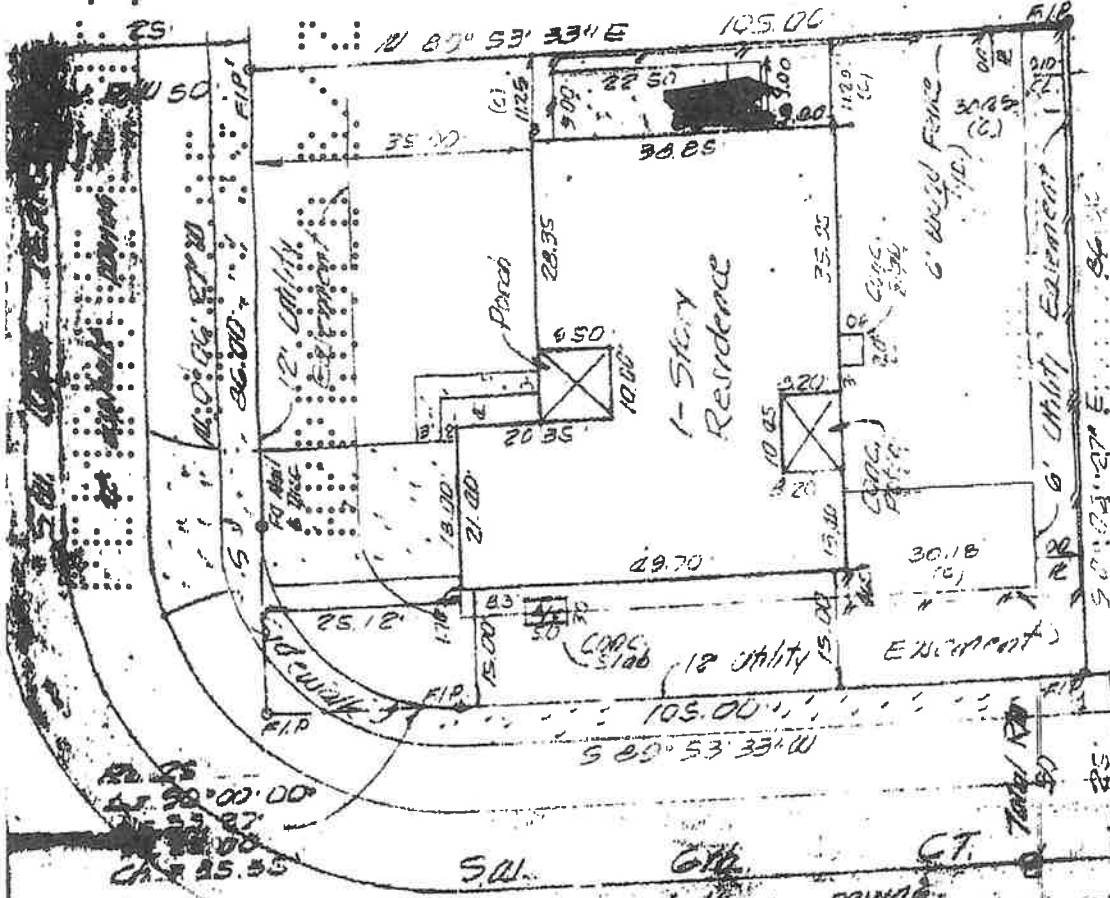
Shed size

 GXP

NOTE: ELEV = 5.33 Denotes Lower 1 Floor
 Elevation including finished basement
 or enclosed garage. Refer to N.G.V.D.
 Elevations shown. (Grade Elev. = 7.2
 Highest Adjacent B.M. # 495 Elev. = 6.477)

Garage Elev. = 7.47
 E.P.P. 6.00

5/8" Iron Pipe
 BEARINGS IF ANY SHOWN BASED ON PLAT



LEGEND: CONC. = Concrete, S.I.P. = 5/8" Iron Pipe
 - Utility measured CL = Clear width - encroachment F.I.P.
 E = Cent. Line Right of Way (C) = Calculated

PROPERTY OF: Bettella, Luis and Kay 631 S.W. 100th Terrace, Pembroke Park, Florida 33025

Not valid unless embossed with Surveyor's Seal.

A BOUNDARY SURVEY
 I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors pursuant to Section 472.027, Fla. Statutes. There are no encroachments, overlaps, easements, or other defects on the Plat, other than as shown hereon.
 RAJAN SUPERLOFF
 Fla. Reg. Land Surveyor No. 3411

DAVID LANNES and GARCIA, INC.
 ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 Office address: 359 Alcazar Avenue, Coral Gables, Florida 33134
 Mailing address: P.O. Box 561137, Miami, Florida 33156

DATE 8-23-01	SCALE 1" = 20'	DRAWN BY LCPA	DRWG. NO. 191-8561
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