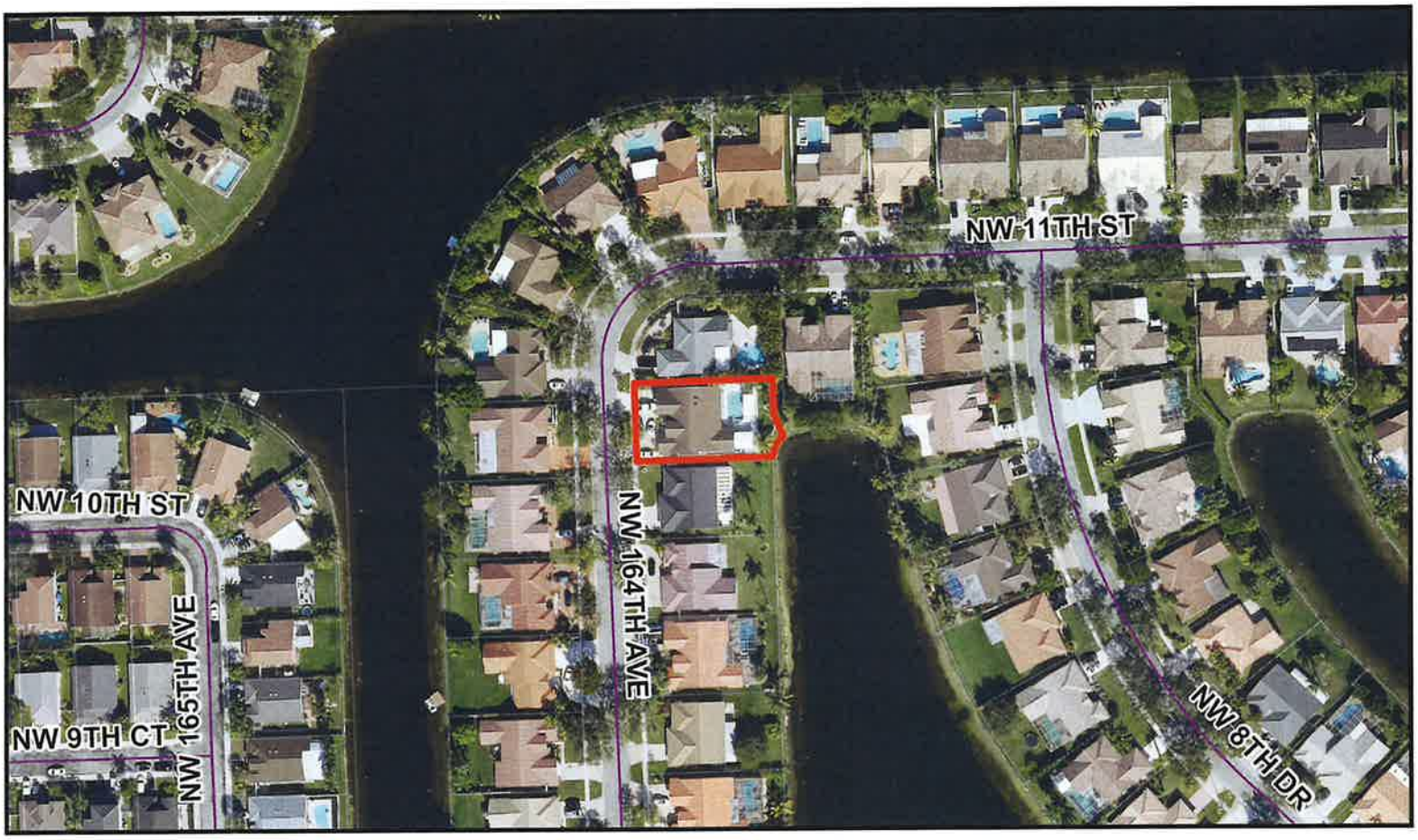
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0024
Zoning Variance

CAJIDE,DAYANI H/E PAZ,YORDANO
1055 NW 164 AVE 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:	September 4, 2025	**Application ID:**	ZV(R)2025-0024		
Project:	Existing Circular Driveway	**Pre-Application No.**	PRE2025-0105		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Yordano Paz	**Agent:**	N/A		
Location:	1055 NW 164 Avenue, Pembroke Pines, FL, 33028	**Property Id No.**	514008072510	**Commission District No.**	3
Existing Zoning:	Single-Family Residence (R-1B)	**Existing Land Use:**	Residential		
Reference Applications:	Code Compliance Case No. 231104441 (Issued 11/30/2023), Driveway Permit Application No. RX24-00489 (Submitted 1/17/2024)				

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R)2025-0024	155.620: Accessory Structures and Buildings, Circular Driveway	40% Front Lot Coverage (total)	55% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing circular driveway in a residential single-family property, typical lot

Final:	☐ Planning & Zoning Board	☒ Board of Adjustment
Reviewed for the Agenda:	Director: _____	Assistant Director: _____

PROJECT BACKGROUND/DESCRIPTION:

Yordano Paz, owner, submitted a residential zoning variance request to legalize existing construction for the property located at 1055 SW 164 Avenue in the Spring Valley neighborhood, which is zoned Single-Family Residential Zoning District (R-1B).

On December 21, 2023, the City's Code Compliance Division cited the property (Code Case No. 231104441) for work performed without building permits.

On January 17, 2024, the owner submitted driveway permit application No. RX24-00489 to legalize an existing circular driveway at the property; however, the permit application cannot be approved as the existing work exceeds the limitations of the City's Land Development Code (LDC).

The petitioner has provided a copy of the property survey and a modification plan including the installation of two open-sided aluminum roofed structures: 18' x 16', attached and 141 Square Feet (SF) free-standing, both installed at the rear of the house (No. RO25-04283, submitted 5/3/2025, no subject to variance). The plan includes reduction in the amount of the existing concrete surfaces at the front of the lot from 64% of the Front Lot Area (FLA) to a proposed 55% (FLA).

As result of the existing work at the property, the owner would like to retain the circular driveway at the property. Mr. Paz is asking:

- **ZV(R)2025-0024:** to allow 55% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing circular driveway in a residential single-family property, typical lot.

Per staff review of the city's archives, no permit information can be found for the detected work; nevertheless, on December 21, 2022, the city conducted Final Inspection of approved driveway permit No. RX22-07020 (see approved layout, attached). Per Broward County Property Appraiser Imagery, the non-permitted construction has existed at location since at least December 2022 (see property changes).

The applicant is aware that Board consideration of residential variance requests does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in Spring Valley neighborhood. The property owner is providing HOA Letter, dated August 1st, 2022.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0024) is to allow 55% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing circular driveway in a residential single-family property, typical lot.

Code References:

ZV(R)2025-0024)

Table 155.620 Accessory Building and Structures							
Type	**Setback**				**Maximum Height**	**Maximum Dimensions**	Additional Regulations
	Front	**Side**	**Street Side**	**Rear**			

Driveway, Circular	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	**40% front lot coverage** 40 % width of lot	[1] 10 feet wide minimum

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 Analysis (1/8/2024), Modification Plan (4/11/2025)
Copy of approved driveway (RX22-07020, 12/21/22)
HOA Letter (8/1/2022)
Dr's Letter (8/26/2025)
Code Compliance Notice and Image(s)
Letters of Support from (9) property owners:

Selene Ruiz, 16389 NW 11 Street
Daniel Hernandez, 1056 NW 164 Ave
Sally Jackson, 955 NW 164 Avenue
Isabel Almeida, 705 NW 164 Avenue
Clara Balboa, 1005 NW 164 Avenue
Orlando Aguilera, 1085 NW 164 Avenue
Farhad Rouhani, 1035 NW 164 Avenue
Zahra Rouhani, 16393 NW 11 Street
James Fuchs, 856 NW 164 Avenue

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: 8/5/2025

 # Plans for DRC _____ *Planner:* C-2.

PRE 2025-0105.

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 #:** ZV(R)2025-0024

Date Submitted: 8/5/25 **Posted Signs Required:** (1) **Fees: $** 871.00

SECTION 1-PROJECT INFORMATION:

Project Name: Residential Driveway

Project Address: 1055 NW 164th Ave, Pembroke Pines, FL 33028

Location / Shopping Center: Residential Home

Acreage of Property: 10,056 ft Building Square Feet: 3,169 feet

Flexibility Zone: _____ Folio Number(s): 514008072510

Plat Name: SPRING VALLEY PHASE 1 Traffic Analysis Zone (TAZ): _____

Legal Description: WESTFORK 1 PLAT 150-43 B POR WESTFORK 1 PLAT DESC AS COMM SW COR SAID PLAT,N 2538.28,CONT N 410.33,E 1039.45 TO POB,N 75, 132.50,S 33.92,SE 23.52,SWLY 22.24,W 130.26 TO POB AKA: LOT 251 SPRING VAL

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: Yordano Paz

Owner's Address: 1055 NW 164th Ave, Pembroke Pines, FL 33028

Owner's Email Address: ypazs.cuba@gmail.com

Owner's Phone: 8326028711 Owner's Fax: _____

Agent: my self

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING	PROPOSED
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____
_____	_____

ADJACENT ZONING	ADJACENT LAND USE PLAN
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ⦿ Variance ○ Zoning Appeal ○ Interpretation

Related Applications: Code Case No. 23110444 (11/30/23); TX24-00489; TO25-04283.

Code Section: LDC 155.620.

Required: 40% FLC for driveway.

Request: 55% FLC for existing driveway.

Details of Variance, Zoning Appeal, Interpretation Request:

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)

I am respectfully requesting approval to maintain the circular driveway layout as shown in the architect's plans. The primary reason for this request is that my wife, Dayani Cajide, has a degenerative autoimmune disease called Myasthenia Gravis, which affects her mobility. Having a circular driveway will make it much easier and safer for her to be dropped off closer to the front door. I can provide medical documentation of her condition as supporting evidence if needed.

Our neighbors have expressed that they have no objection to this configuration, and because many homes of the same model in our neighborhood also have circular driveways, this design would not negatively affect the overall aesthetics or character of the community.

Our household has multiple vehicles, and the circular design will allow us to accommodate them without parking on the sidewalk or street, which helps keep the neighborhood safe and uncluttered.

Over the past few years, we have already invested a great deal of time, effort, and money trying to address this matter in good faith with both the City and our HOA.

We are committed to making the necessary modifications to match the approved architectural plan if this variance is granted. I am kindly asking for your understanding and support in granting this request, which will help us preserve accessibility for my wife, keep our property in harmony with the neighborhood, and finally bring closure to this long and difficult process.

Continue Next page..

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

We requesting this variance to maintain the existing circular driveway, consistent with the mayority of homes of the same model in the neighborhood and in order to accomodate several household vehicles without parking on the sidewalk or street. We have (1) truck, (1) Big SUV, (1) Work Van, (2) sedans.

Attached also the following:

* - Support Letters from neighbors confirming they have no objection to the driveway remaining in its current configuration.

* - Photos of circular driveways with same model within our neighborhood that have circular driveways. These examples demonstrate that this configuration is consistent with the community's existing character and design patterns.

* - HOA Letter with the circular driveway approved.

* - Existing Permit on Hold - Permit Number: RX24-00489.

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.

8/5/2025

Signature of Owner — Date

Sworn and Subscribed before me this 5 day

of AUGUST, 20 25

60.00 — 01/30/2026

Fee Paid — Signature of Notary Public — My Commission Expires

SURAIMY VIDAL NOTARY My Comm. Expires 01/30/2026 No. HH 221761 PUBLIC STATE OF FLORIDA

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.

8/5/2025

Signature of Agent — Date

Sworn and Subscribed before me this 5 day

of AUGUST, 20 25

0.00 — 01/30/2026

Fee Paid — Signature of Notary Public — My Commission Expires

SURAIMY VIDAL NOTARY My Comm. Expires 01/30/2026 No. HH 221761 PUBLIC STATE OF FLORIDA

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

20' 10' 0 10' 20'

(IN FEET)
1 INCH = 20 FT.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES

- CAJIDE, DAYANI H/E PAZ, YORDANO
- TITLE LEADERS, LLC

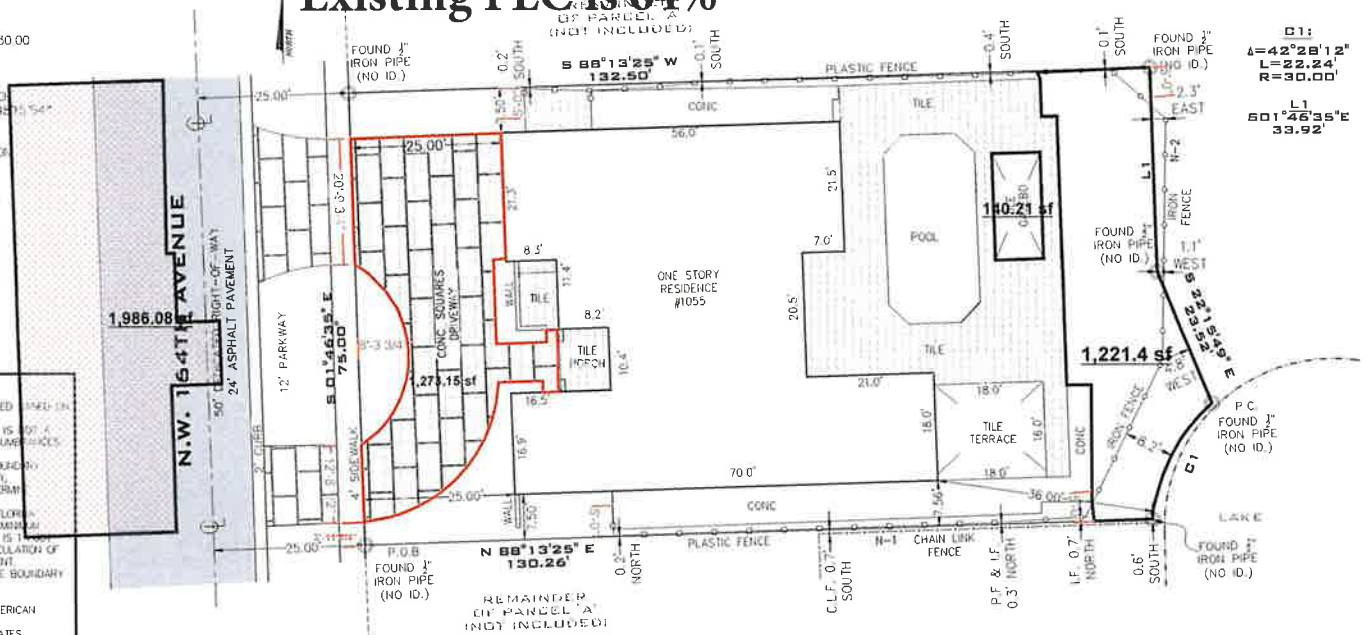
Analysis of Existing Conditions
FLA is 1987 SF
Existing FLC is 64%

LOCATION MAP

SECTION 8, TOWNSHIP 51 SOUTH, RANGE 40 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)

LEGAL DESCRIPTION:

A PORTION OF WESTFORK I PLAT AS RECORDED IN PLAT BOOK 150, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID WESTFORK I PLAT, THENCE N 01°46'52"W, ALONG THE WEST LINE OF SAID WESTFORK I PLAT, A DISTANCE OF 2538.28 FEET, THENCE CONTINUE ALONG SAID WEST LINE N 01°46'35"W, A DISTANCE OF 410.33 FEET; THENCE N 88°13'25"E, A DISTANCE OF 1039.45 FEET, TO THE POINT OF BEGINNING;
THENCE N 01°46'35"W, A DISTANCE OF 75.00 FEET;
THENCE N 88°13'25"E A DISTANCE OF 132.50 FEET;
THENCE S 01°46'35"E, A DISTANCE OF 33.92 FEET;
THENCE S 22°15'49"E, A DISTANCE OF 23.52 FEET;
TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 42°28'12".
THENCE SOUTHWESTERLY ALONG OF 30.00 FEET AND A CENTRAL ANGLE OF 42°28'12", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS S 45°15'54" W, A DISTANCE OF 22.24 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 27°01'48" W, A DISTANCE OF 21.73 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 88°13'25"W, A DISTANCE OF 130.26 FEET, TO THE POINT OF BEGINNING, CONTAINING 10056 SQUARE FEET OF LAD, MORE OR LESS.



PROPERTY ADDRESS:

FOLIO NO. 5140-08-07-2510

1055 N.W. 164th AVENUE,,
PEMBROKE PINES, FLORIDA 33028

AREA OF PROPERTY: 10,056 SQUARE FEET AND/OR 0.230 ACRES MORE OR LESS

NOTES:

N-1= A PORTION OF THE CHAIN LINK FENCE ALONG THE SOUTH BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY LINE.

N-2= A PORTION OF THE IRON FENCE ALONG THE EAST BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY LINE.

SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED AS SHOWN ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51(FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY.
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET.
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "WESTFORK I " RECORDED IN PLAT BOOK 150, AT PAGE 43.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MONDIGUTIA, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER P.S.M. No. 5844-STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8 STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B/A	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P.L.	=DENOTES PROPERTY LINE
B.B.L.	=DENOTES BUILDING BASE LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
F.F.E.	=DENOTES FINISH FLOOR ELEVATION
W.M.	=DENOTES WATER METER
CABLE TV	=DENOTES CABLE TELEVISION
D.M.	=DENOTES DRAINAGE MANHOLE
S.M.	=DENOTES SANITARY MANHOLE
W.V.	=DENOTES WATER VALVE
HYD.	=DENOTES HYDRANT
— x —	=DENOTES WOOD FENCE
— + —	=DENOTES CHAIN LINK FENCE
—⊂—	=DENOTES IRON FENCE
O	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120053
PANEL:	12011C0540
DATE OF FIRM:	08/18/2014
SUFFIX:	H
ORIGINAL FIELD WORK SURVEY DATE	09/13/2021
BENCH MARK:	N/A
ELEVATION:	N/A

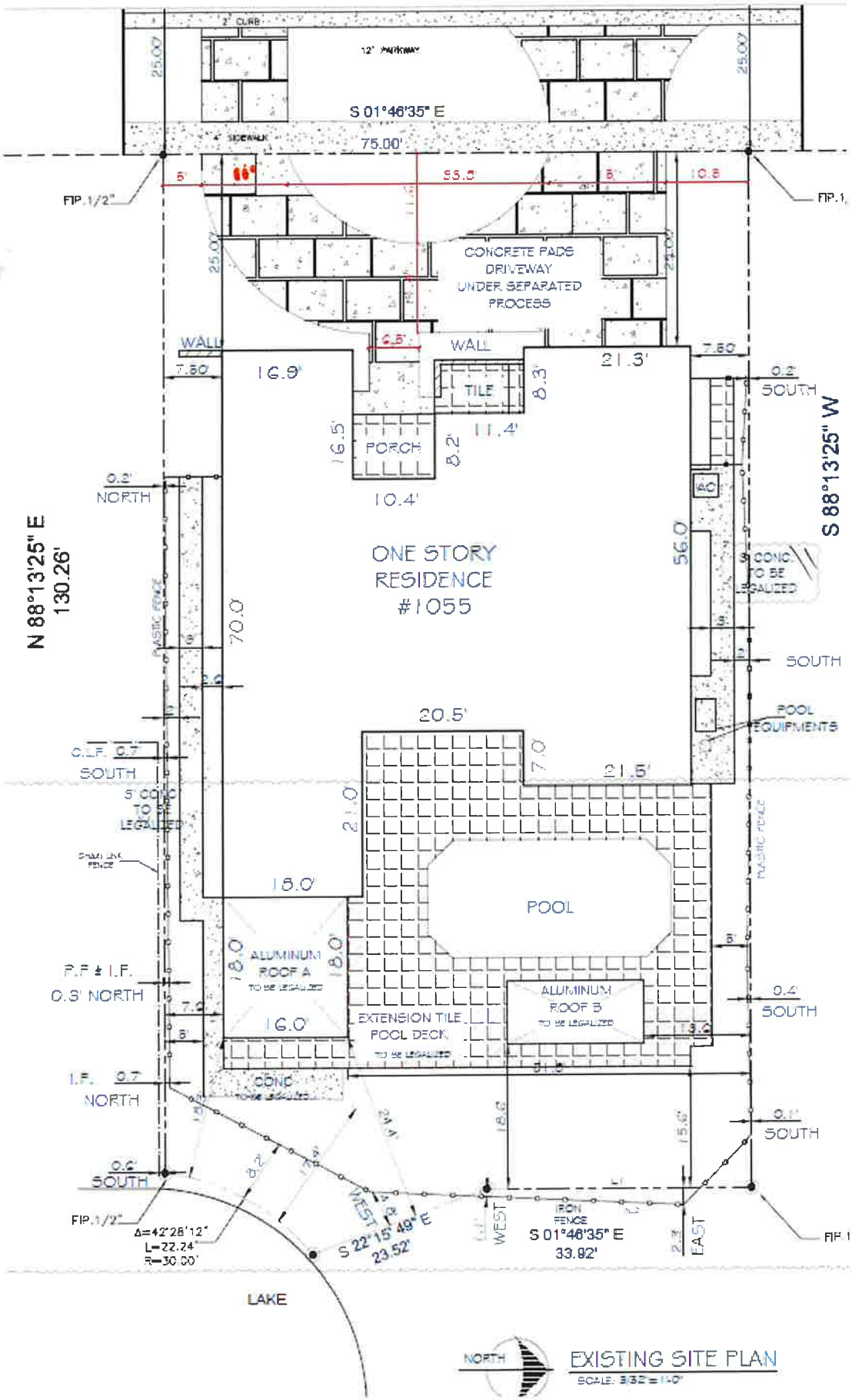
DATE	DRAWN BY	SCALE
09/13/2021	J.FEE	1"=20'

REVISION / UPDATE OF SURVEY

DATE	DRAWN BY	DESCRIPTION
01/08/2024	D.DIAZ	UPDATE

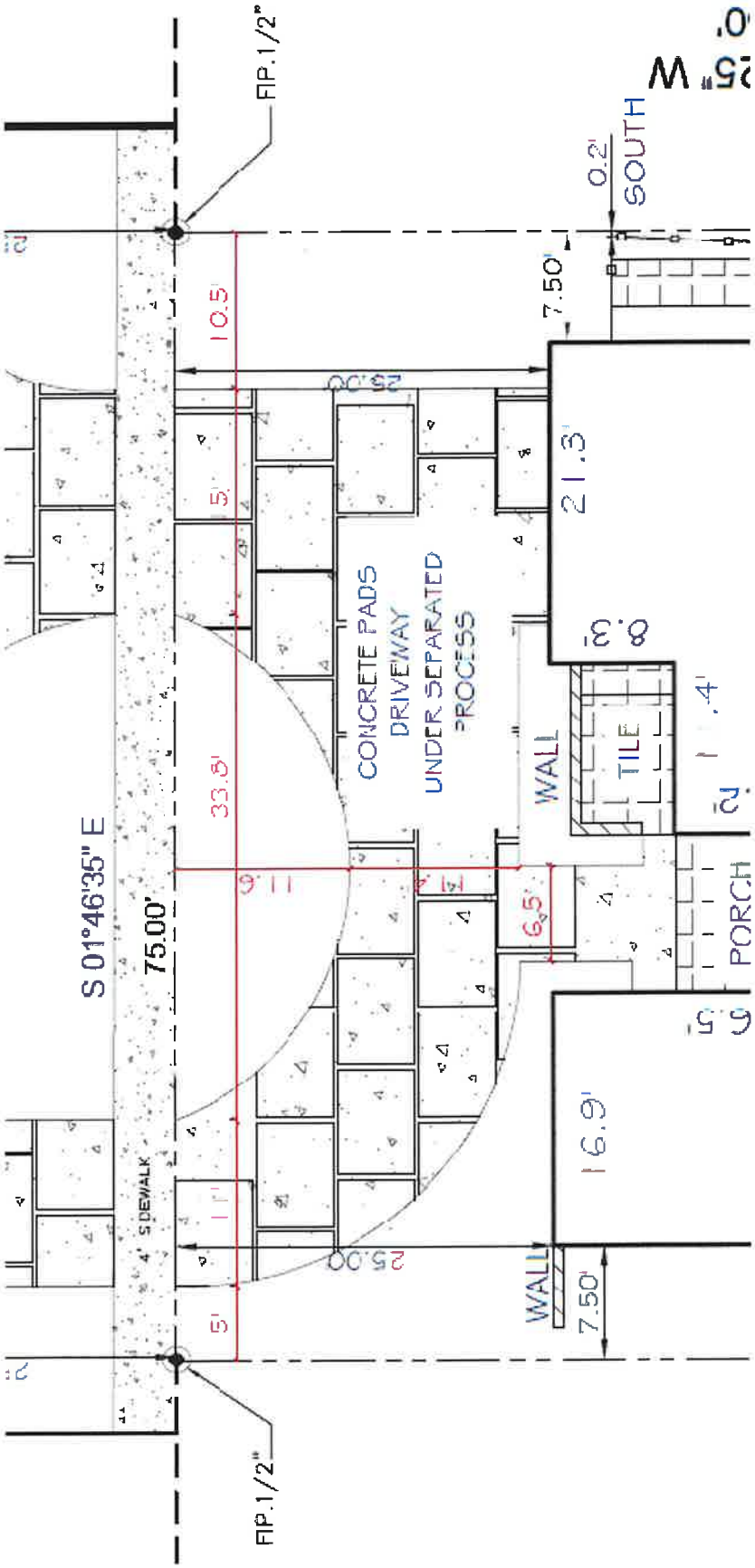
JOB No.
2109.0071-01

Modification Plan (4/11/2025): 1055 NW 164 Avenue



Modification Plan (4/11/2025): 1055 NW 164 Avenue

Driveway Information



Front Lot Area =1,967
SFAllowable FLC = 40% or 797
SF Existing FLC = 1097 SF or
55%

Approved layout. 22-0708. (Finaled: 12/21/2022).

STRUCTURAL DEPARTMENT
CITY OF PEMBROKE PINES
REVIEWED BY JCP
11/19/2022 9:44:47 AM

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

20' 10' 0 10' 20'

(IN FEET)
1 INCH = 20 FT.

Zoning Approved

Laura C. - 11/17/2022

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-DAYANI CAJIDE AND YORDANO PAZ
-READY MORTGAGE LENDERS, LLC
-TITLE LEADERS, LLC
-NORTH AMERICAN TITLE INSURANCE CO

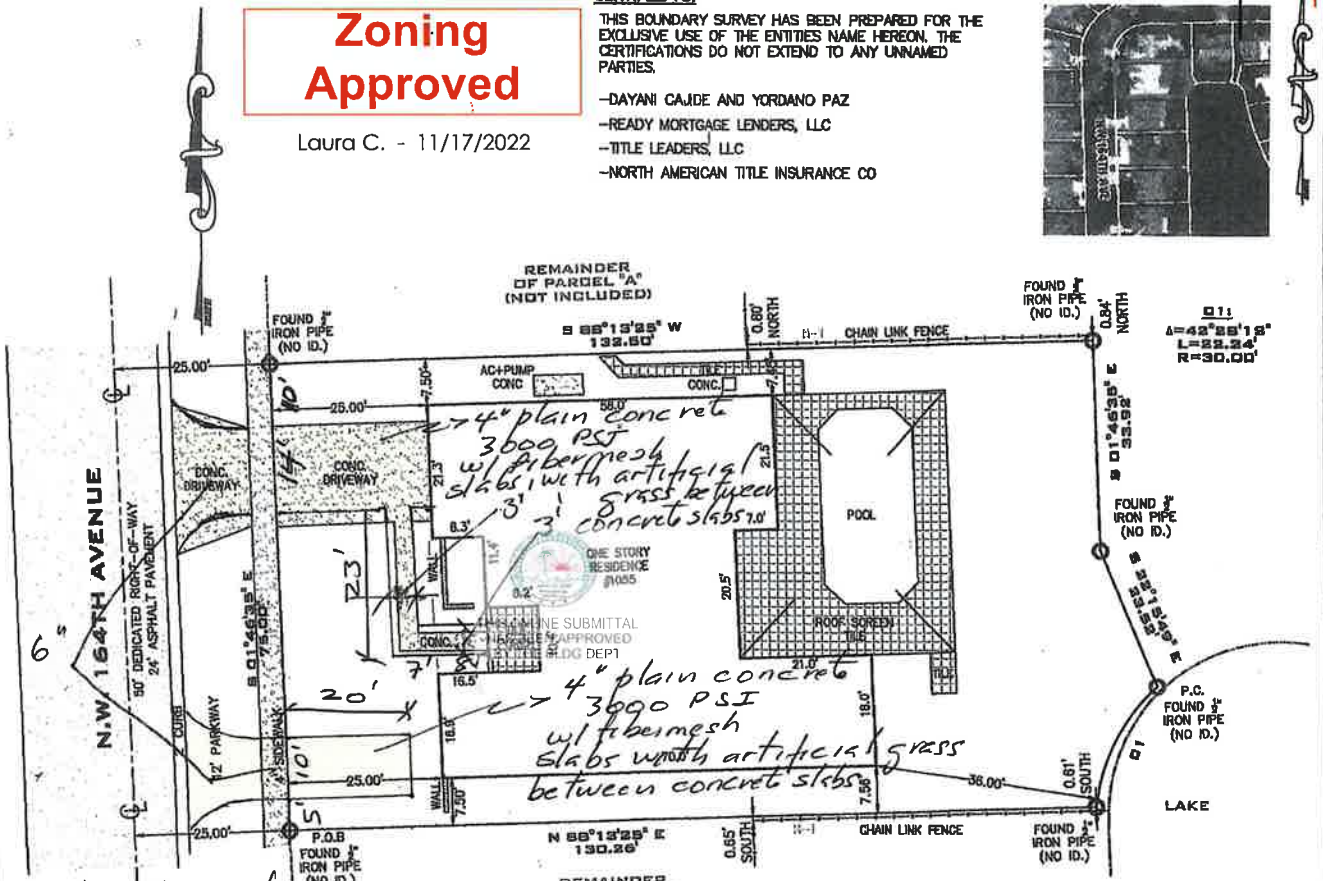
LOCATION MAP

SECTION 8, TOWNSHIP 51 SOUTH, RANGE 40 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 558-4002 FAX: (305) 559-4003
WWW.LMSURVEYING.COM
EMAIL-REQUESTS@LMSURVEYING.COM

LEGAL DESCRIPTION:

A PORTION OF WESTFORK I PLAT AS RECORDED IN PLAT BOOK 150, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID WESTFORK I PLAT, THENCE N 01°46'52"W, ALONG THE WEST LINE OF SAID WESTFORK I PLAT, A DISTANCE OF 2538.28 FEET; THENCE CONTINUE ALONG SAID WEST LINE N 01°46'35"W, A DISTANCE OF 410.33 FEET; THENCE N 88°13'25"E, A DISTANCE OF 1039.45 FEET, TO THE POINT OF BEGINNING;
THENCE N 01°46'35"W, A DISTANCE OF 75.00 FEET;
THENCE N 88°13'25"E A DISTANCE OF 132.50 FEET;
THENCE S 01°46'35"E, A DISTANCE OF 33.92 FEET;
THENCE S 22°15'49"E, A DISTANCE OF 23.52 FEET;
TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 42°28'12", THENCE SOUTHWESTERLY ALONG OF 30.00 FEET AND A CENTRAL ANGLE OF 42°28'12", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS S 48°15'54"W, A DISTANCE OF 22.24 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 27°01'48 W, A DISTANCE OF 21.73 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 88°13'25"W, A DISTANCE OF 130.26 FEET, TO THE POINT OF BEGINNING, CONTAINING 10056 SQUARE FEET OF LAD, MORE OR LESS.



SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "WESTFORK 1 " RECORDED IN PLAT BOOK 150, AT PAGE 43.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

PROPERTY ADDRESS:

FOLIO NO. 5140-08-07-2510

1055 N.W. 164th AVENUE,,
PEMBROKE PINES, FLORIDA 33028

AREA OF PROPERTY: 10,056 SQUARE FEET AND/OR 0.230 ACRES MORE OR LESS.

NOTES:
N-1 - A PORTION OF THE CHAIN LINK FENCE ALONG THE NORTH & SOUTH BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.#5844 STATE OF FLORIDA P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.O.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P.L.	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURED
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
—N—	=DENOTES WOOD FENCE
—I—	=DENOTES CHAIN LINK FENCE
—O—	=DENOTES IRON FENCE
O	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120053
PANEL:	12011C0540
DATE OF FIRM:	08-18-2014
SUFFIX:	H
ORIGINAL FIELD WORK SURVEY DATE	09-13-2021
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
09-13-2021	J.FEE	1"=20'

REVISION / UPDATE OF SURVEY

DATE	DESCRIPTION
N/A	N/A

JOB No.
2109-0071

MAP OF BOUNDARY SURVEY

Miami Management, Inc.
Full Service Property Management & Maintenance
Established since 1988

Broward Division
1145 Sawgrass Corporate Parkway Sunrise, Florida 33323
Office: 954.846.7545 | Fax: 954.846.8559
Toll Free: 1.800.605.9160

Aug. 01, 2022

APPROVAL NOTICE

Yordano Paz
1055 NW 164 AVE
Pembroke Pines, FL 33028

RE: Spring Valley POA Inc. #3951200251
1055 NW 164 AVE

Dear Yordano Paz:

Please be advised that the Board of Directors of Spring Valley POA Inc. has **approved your Architectural**

Modification Request to: Request new driveway to avoid parking in the street, we have 4 cars and no space inside the garage.

Owner stipulation: **As per homeowner's request. Owner is solely responsible to obtain necessary permits from the city/county.**

This approval is given with the understanding that you, the Homeowner will obtain all necessary permits, if and where applicable, from Broward County Building & Zoning Department and that they conform to Broward County Building Codes.

This approval has been granted by the Spring Valley POA Inc. ARC Committee, and by no means is Miami Management, Inc. in any way a party in the decision processes.

Thank you for your cooperation in complying with the governing documents of your community.

Should you have any questions, please email bboro@miamimanagement.com

Sincerely,

Bruce Boro, LCAM
MIAMI MANAGEMENT, INC.
cc: Correspondence File
Unit File

ALTIUS
MEDICAL CENTER
SU ELECCIÓN, NUESTRO COMPROMISO

08/26/2025

To Whom It May Concern:

I am writing in my capacity as PCP for my patient, Mrs. Dayani Cajide, who has been under ALTIUS MC care since 2022.

I am the treating physician associate for Mrs. Dayani Cajide, who has been diagnosed with Myasthenia Gravis, a chronic neuromuscular condition that causes significant muscle weakness and fatigue.

This condition substantially limits her mobility, making activities such as walking long distances, standing for extended periods, and climbing stairs physically challenging. To help manage her symptoms and maintain her safety and independence, certain home accommodations are medically necessary.

Please feel free to contact my office for any additional information.

Sincerely,

Luis Monteagudo PA
NPI: 1083272959 PACN39

Luis Monteagudo PA

ALTIUS MEDICAL CENTER

14221 sw 120 st ste 129 Miami FL 33186

PH: 7862929650

[Email]: altiusmc22@gmail.com

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

VIOLATION WARNING

Case #:	**231104441**	**Date:**	**11/30/2023**
Folio #:	**514008072510**		
Recipient:	**DAYANI CAJIDE/YORDANO PAZ**		
Address:	**1055 NW 164 AVE**		
	PEMBROKE PINES, FL 33028		

A physical inspection at 1055 NW 164 AVE 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	No City permit on file for extension to driveway.	10/16/2024
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	No City permit on file for extension to driveway.	10/16/2024

Notes/Means of Correction:

Must obtain a permit for work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.

Please contact the Building Department with regards to the status of your permit application that was done on line.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 10/16/2024

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.

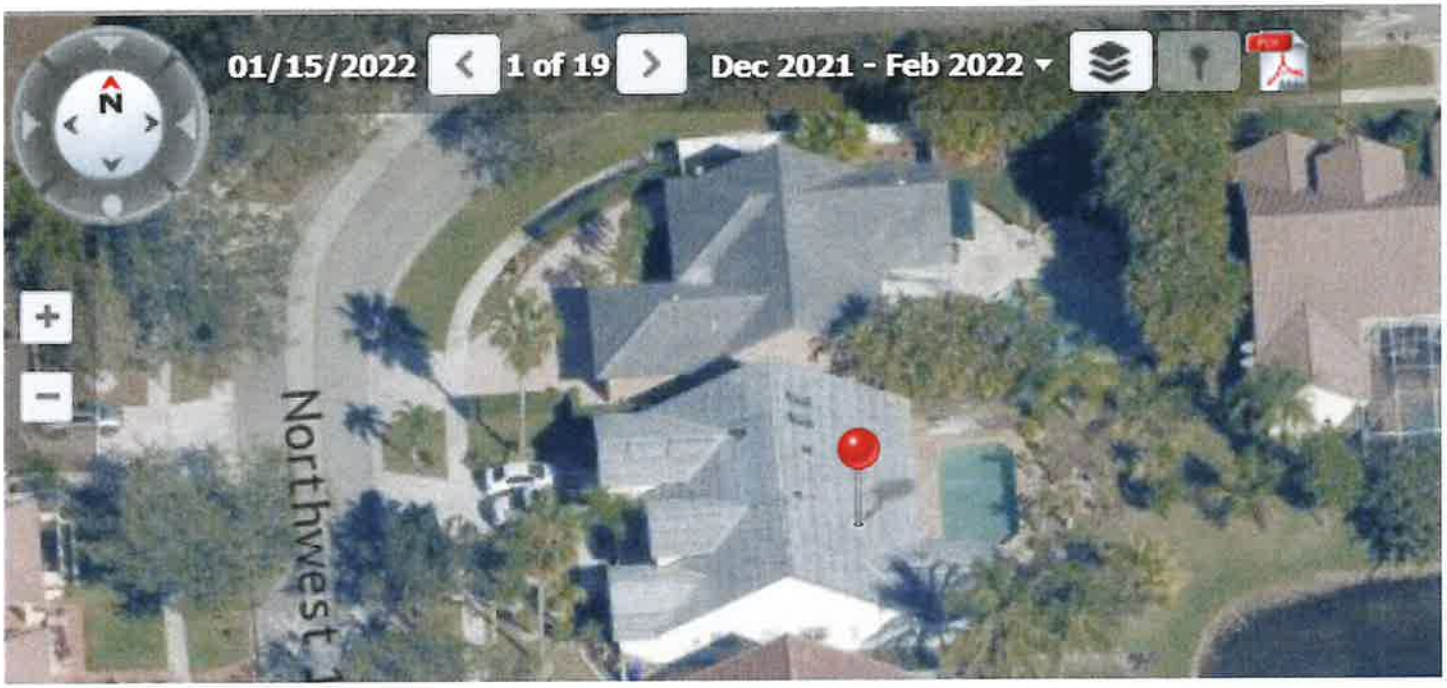
If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

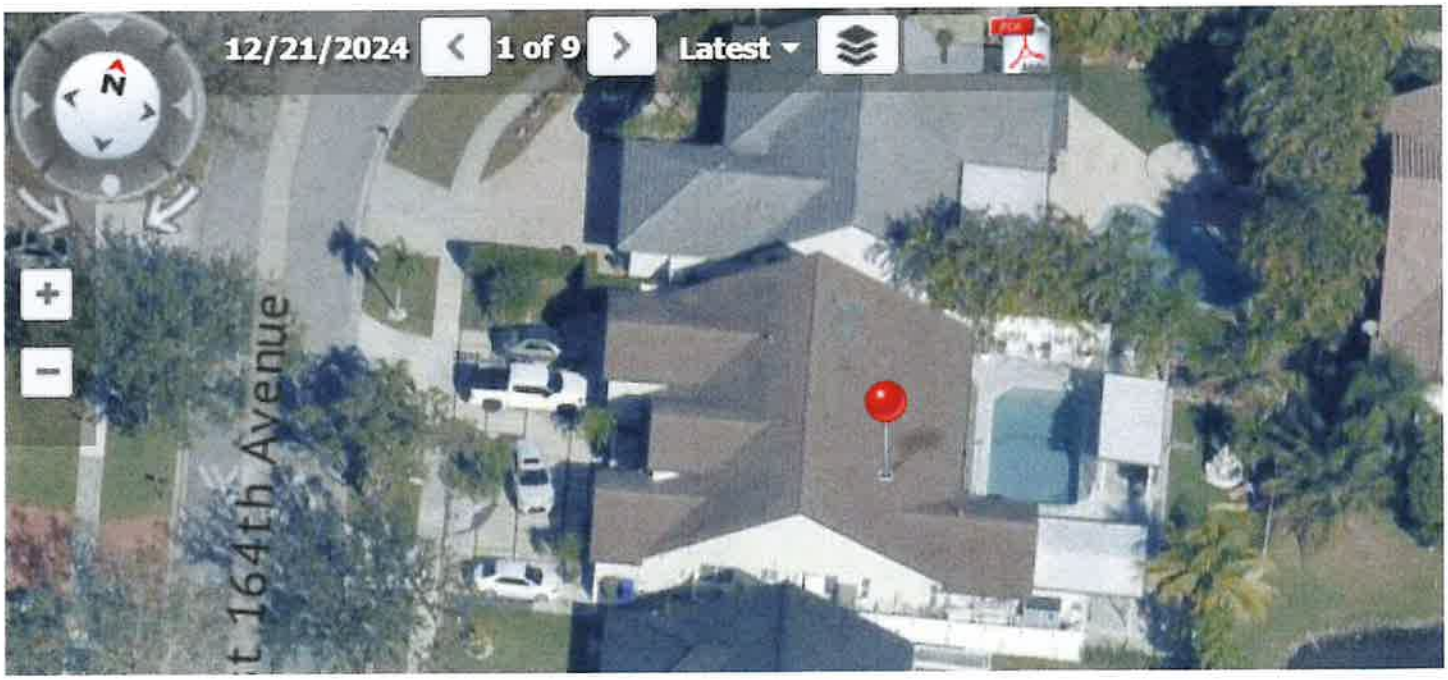
Please govern yourself accordingly.

Property Changes: 1055 NW 164 AVE

BEFORE AND AFTER: 1055 SW 164 Avenue

8/6/2025


01/15/2022
1 of 19
Dec 2021 - Feb 2022
N
Northwest


12/21/2024
1 of 9
Latest
N
t 164th Avenue

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, Selene Ruiz residing at 16389 NW 11th St, consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: _____ **Date:** 10/13/2024

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, ORLANDO AGUILERA residing at 1085 NW 164 AVE., consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: O. _____ **Date:** 10/13/2024

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, Daniel Hernandez residing at 1056 NW 164th Ave Pembroke Pines FL. consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: _____ **Date:** 10-14-2024

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, Farhad Rouhani residing at 1035 NW 164th Ave P. Pines 33028 consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: Farhad Rouhani **Date:** 10/14/24

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, Sally Jackson residing at 955 NW 164th Ave, consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: Sally Jowell **Date:** 10/20/2024

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, Zahra Rowhani residing at 16393 NW 11th St Pines 33028 consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: Zahra Rowhani **Date:** 10/15/24

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, Isabel Almeida residing at 705 NW 164 ave, consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: _____ **Date:** 10/20/24

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

If you are willing, please sign the statement below to indicate your consent for the driveway as it currently stands. I am more than happy to discuss any concerns you may have about it. Please feel free to contact me at (832-602 8711) or at ypazs.cuba@gmail.com.

Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, JAMES FUCHS residing at 856 NW 164 AVE, consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: [signature] **Date:** 10/13/24

Yordano Paz & Dayani Cajide
1055 NW 164th Ave, Pembroke Pines, FL 33028
8/8/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to request your support and consent regarding the design and construction of my driveway at "1055 NW 164th Ave". As you may know, there is an ongoing dispute with the City of Pembroke Pines about the driveway, and I am working to resolve the matter in a way that benefits everyone involved.

The driveway was designed with both functionality and aesthetics in mind, and it has been constructed with care to enhance the appearance of our neighborhood. I would like to emphasize that the design is fully compliant and approved by the Homeowners Association (HOA), which were carefully considered during the planning and construction phases.

However, I want to inform you that this design differs from what the City had previously approved. Despite this difference, the modifications were made with the best interests of the neighborhood in mind, ensuring that the final design aligns with the overall character and standards of our community.

To help resolve the issue with the City, I am seeking support from my neighbors to demonstrate that the current design is acceptable and beneficial to our neighborhood. Your consent would be greatly appreciated and would help show that the driveway, while different from the original approval, is in harmony with our community's character, complies with HOA standards, and meets the needs of the neighborhood.

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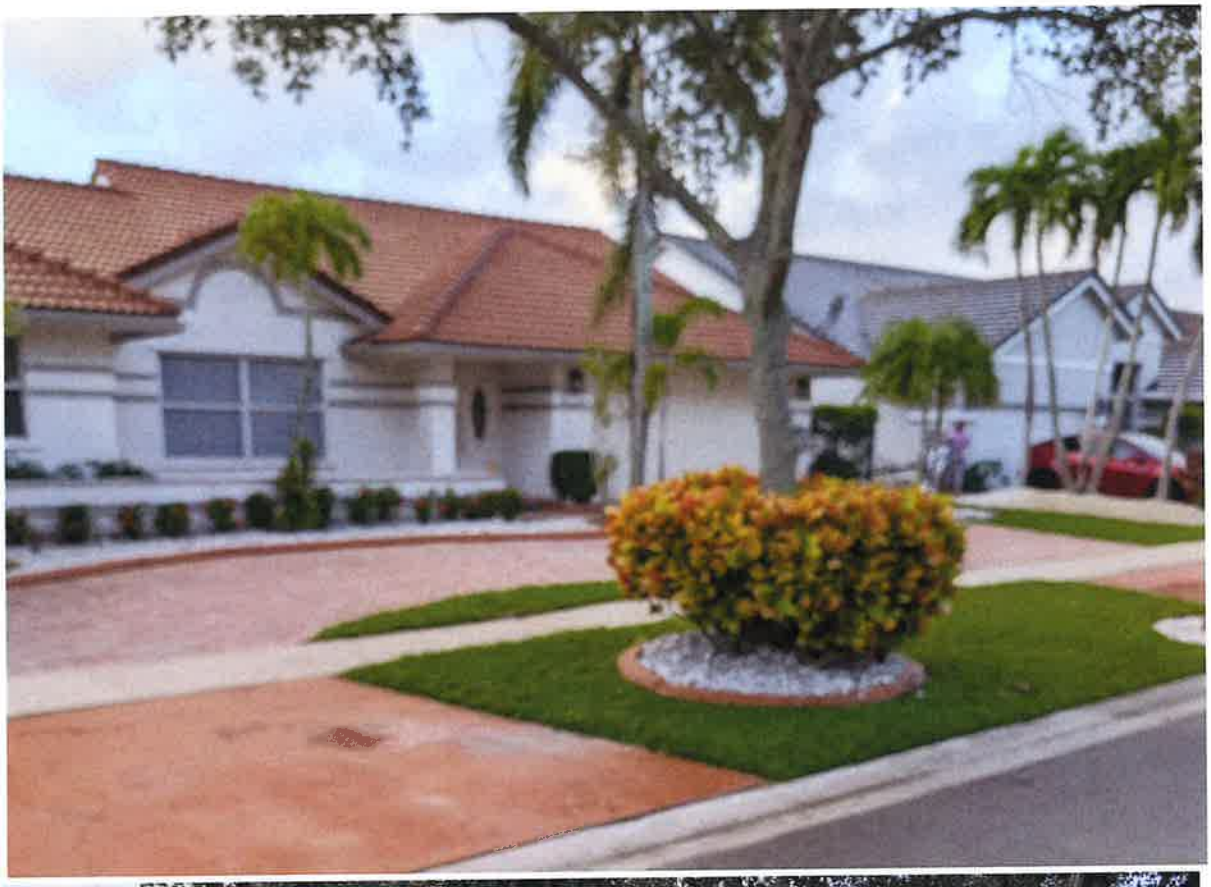
Thank you for your consideration and support.

Sincerely,
Yordano Paz and Dayani Cajide

Consent Statement:

I, CLARO BOLBOA residing at 1005 NW 164th AVE, consent and approved the design and construction of the driveway at "1055 NW 164 Ave, Pembroke Pines, FL 33028" as it is currently constructed, acknowledging that it is in compliance with HOA regulations and differs from what the City had previously approved.

Signature: _____ **Date:** 10/22/24