

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0139-0141

Zoning Variances

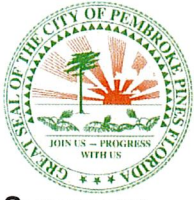
Arturo Arce

520 SW 69 TER Pembroke Pines FL 33028



NOT TO SCALE





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



Summary

Agenda Date:	February 1, 2024	Application ID:	ZV(R)2023-0139-0141
Project:	Driveway, patio, shed.	Pre-Application Number:	PR2023-0132
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Arturo Arce	Agent:	N/A
Location:	520 SW 69 Terrace, Pembroke Pines, FL 33023	Commission District No.	1
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 230200678 (Issued 2/8/2023), Driveway permit application No. RX23-06032 (Applied 5/8/2023), Gazebo Demolition permit application No. RX23-15827 (Applied 12/20/2023).		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R)2023-0139	Table 155.620: Accessory Structures: Driveway, Typical Lot	35% Front Lot Coverage (Total)	44% Front Lot Coverage (Total)
ZV(R)2023-0140	Table 155.620: Accessory Structures: Deck or Patio.	Five-Foot (5') side setback	Zero-Foot (0') side setback
ZV(R)2023-0141	Table 155.620: Accessory Buildings: Storage shed	100 Square Feet	142 Square Feet

Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment
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Reviewed for the Agenda:	Director: <u></u>	Assistant Director: <u></u>
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PROJECT DESCRIPTION / BACKGROUND:

Arturo Arce, owner, submitted three Residential Zoning Variance requests to legalize an existing driveway, patio and storage shed for the property located at 520 SW 69 Terrace in the Pines Village neighborhood zoned Single-Family Residential Zoning District (R-1C).

On February 8, 2023, the City's Code Compliance Division cited the owner (Code Case No. 230200678) for work performed without building permits.

In May 8, 2024, the applicant submitted building permit application No. RX23-06032 to construct a driveway and patio at the property; however, the work done exceeds the limitations of the City's Land Development Code (LDC) and the application cannot be approved.

The applicant originally requested:

- **ZV(R)2023-0139** to allow 44% (total) front lot coverage instead of the required 35% (total) front lot coverage for an existing driveway in a single-family, typical lot.

After reviewing the applicant's initial request and, per the property's survey, it was detected an existing patio extending up the southern property line and two (2) roofed structures encroaching into rear and side setbacks. All built without building permits (See survey attached).

Per staff review of the city's archives no permitting information can be found for the accessory structures at the property; however, according to the Broward County Property Appraiser Imagery, it appears the roofed structures and driveway have existed in the property since 2013, 2015 and 2020 respectively. The applicant provided a survey used for fence permit (No. 22505553) issued by the city in 2005, attached.

As part of the original request, the applicant is amending the petition to include an alternative plan to modify the existing conditions of the unpermitted accessory structures at the property. Per plan:

- Reduction of the width of the existing driveway from approximately 25'-6" wide to 19'-6" wide.
- Removal of existing gazebo located on the southwest corner of the lot. (Demolition Permit Application No. RX23-15827)
- Relocation of an existing 14.11' x 10.00' storage shed from the north side of the property to a side and against the house's north wall (no openings will be obstructed)

As part of the modifications listed above, the applicant would like to retain some of the work done by making the following additional requests:

- **ZV(R)2023-0140** to allow zero-foot (0') side setback instead of the required five-foot side setback along a segment of the southern property line for an existing 19.75' x 26.25' patio.
- **ZV(R)2023-0141** to allow one hundred forty square feet (142 SF) instead of the allowed one hundred square feet (100 SF) for an existing storage shed.

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. Per the City's registered HOA list, there is no HOA in the neighborhood where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2023-0139 is to allow 44% (total) front lot coverage instead of the required 35% (total) front lot coverage for an existing driveway in a single-family, typical lot.

ZV(R)2023-0140 is to allow zero-foot (0') side setback instead of the required five-foot side setback along a segment of the southern property line for an existing 19.75' x 26.25' deck.

ZV(R)2023-0141 to allow one hundred forty square feet (142 SF) instead of the allowed one hundred square feet (100 SF) for an existing storage shed.

Code References:

ZV(R)2023-0139; ZV(R)2023-0140; ZV(R)2023-0141

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% front lot coverage 40 % width of lot	[1] 10 foot minimum width
Deck or Patio*	Primary Building	5 feet	15 feet	5 feet	N/A	N/A	N/A
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less.	[1] 100 square feet	[2] If over 200 square feet it shall meet primary building setbacks.

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
Existing/Modification Plan
Copy of Code Compliance Notice and Image(s)



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: 12/20/2023

Plans for DRC _____ Planner: C2

Indicate the type of application you are applying for:

- | | |
|-------------------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

<i>Staff Use Only</i>			
Project Planner: <u>C2</u>	Project #: PRJ 20 _____	Application #: <u>2012/2023-0139</u> <u>-0141</u>	
Date Submitted: <u>12/20/23</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>657.40</u>	

SECTION 1-PROJECT INFORMATION:

Project Name: Variance for residential driveway - Homeowner Arturo Arce

Project Address: 520 SW 69 TERL Pombrone Pines, #1 33023

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514114101870

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:
Boulevard Heights Section 6175 B204 39
BIK 7

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: Arturo Arce

Owner's Address: 520 SW 69 Terr Pembroke Pines, FL 33083

Owner's Email Address: Elloloarce@hotmail.com

Owner's Phone: 954-691-7009 Owner's Fax: _____

Agent: SA

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: RX-23-06032

Code Section: ISS-620

Required: 35% FIC;

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

would like to request a variance on driveway
coverage of 234 sq ft extra

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)

See letter of application.



Planning and Economic Development
City Center- Third Floor
601 City Center Way
Pembroke Pines, FL 33025

December 19, 2023

Subject: Request for Variance for Residential Driveway Size Exceeding Square Footage

To whom it may concern:

I hope this letter finds you well. My name is Mr. Arturo Arce, and I am writing to formally request a variance for a residential driveway located at 520 SW 69 Terr Pembroke Pines, FL 33023. I understand that the current driveway exceeds the approved square footage by 234 sq ft.

I am seeking this variance due to concern for my family's safety and the need for conducive parking space at our home. I believe that the variance is necessary to address these circumstances while maintaining the overall aesthetic and functionality of the property. We have noticed other homeowners within the surrounding neighborhood who have made significant improvements to their driveways as well.

To assist you in reviewing my request, I have attached the following documents.

I understand the importance of adhering to local zoning regulations, and I am committed to working collaboratively with the Planning Department to ensure that the proposed variance aligns with the community's best interests. I am open to any conditions or modifications that the Planning Department may recommend addressing concerns related to the variance.

If necessary, I am also available to attend any upcoming meetings or hearings to discuss my request further and address any questions or concerns that may arise. Please feel free to contact me at (954-691-7009) or [elloloarce@hotmail.com] to schedule a convenient time for a discussion.

Thank you for considering my request. I appreciate your time and attention to this matter. I look forward to working with the Planning Department to find a suitable resolution.

Sincerely,

Arturo Arce

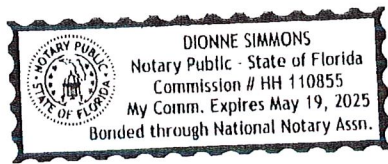
SECTION 7- PROJECT AUTHORIZATION

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] 12-19-23
Signature of Owner Date

Sworn and Subscribed before me this 19 day
of December, 20 23



[Signature] May 19, 2025
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

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

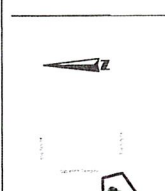
Signature of Agent Date

Sworn and Subscribed before me this day
of _____, 20

Fee Paid Signature of Notary Public My Commission Expires

BOUNDARY SURVEY

LOT 39, BLOCK 7, BOULEVARD HEIGHTS SECTION TEN, ACCORDING TO THE PLAT THEREOF, AS SHOWN IN PLAT BOOK 51, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PROPERTY ID: 514114101870



LEGAL DESCRIPTION:
LOT 39, BLOCK 7, BOULEVARD HEIGHTS SECTION TEN, ACCORDING TO THE PLAT THEREOF, AS SHOWN IN PLAT BOOK 51, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PROPERTY ID: 514114101870

BASIS OF BEARINGS
S 00°25'48" E ALONG THE WESTERLY RIGHT OF WAY LINE OF SW 69TH TERRACE)

GENERAL SURVEYOR'S NOTES:

- This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- The accuracy obtained by measurements and calculations on this survey, means and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- This Survey does not reflect or determine ownership.
- Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
- Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- This Survey has been prepared for the exclusive use of the entities named herein only and the same herein do not extend to any unnamed parties.
- The information herein is for informational purposes only, not to be used for design and/or construction purposes without the consent of this office.
- Utility facilities within Utility Easements not noted as violations.
- Driveways or portions thereof, within Roadways not noted as violations or encroachments.
- Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- Force ownership determinations by visual means only (if any). Legal ownership not determined.
- Areas measured by this office include the record plat. Therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
- Contact the appropriate authorities prior to any design work on the herein-described parcel for Building and Zoning information.
- In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines, in all cases dimensions shall control.
- The dimensions shown herein are in substantial agreement with record and calculated values unless otherwise noted.
- Obstructed corners are witnessed by improvements.

NOTES
This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners. The intended use of this survey is for Final Boundary Survey for Construction purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

SURVEYOR NOTES:
The property shown herein lies within flood Zone X. As shown in flood insurance rate map number 12011C 0583 H, Community number 120053, City of Pembroke Pines, Broward County, Florida. Map revised date: August 18, 2014.

CERTIFIED TO:
ARCE, ARTURO F

SURVEYOR'S CERTIFICATE:
HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FIELD DATE: March 22, 2023

SCALE: 1" = 20'

JOB NO: CAG-317227

SHEET NO: 1 of 1

CLIENT NAME: ARCE, ARTURO F

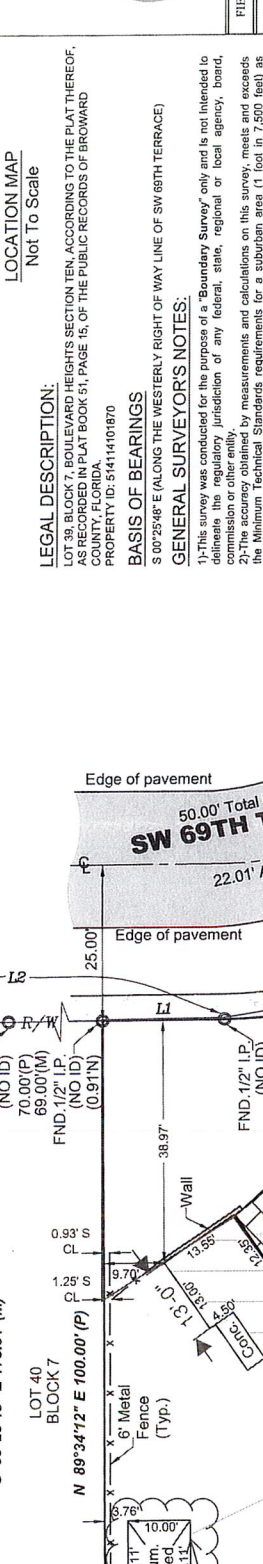
PROPERTY ADDRESS: 520 SW 69TH TERRACE, PEMBROKE PINES, FLORIDA 33023

FIELD DATE: 03/22/2023

NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

REVISIONS: DATE

DATE



SW 69TH TERRACE
50.00' Total R/W(P)
22.01' Asphalt

Front Lot Area: 2,583.76 SF
Allowed FLC is 904 SF
Existing FLC is 1,138.86 SF or 44 %
Driveway will be 19'-6"

Radius = 75.00'
Delta = 34°30'45" (P)
Delta = 34°25'32" (M)
Arc = 45.18'
C.B. = S.17°41'10" E.
Chord = 44.50' (P)
C.B. = S.17°51'18" E.
Chord = 44.39' (M)

GRAPHIC SCALE
1 inch = 20 ft

- LEGENDS:**
- AP = Air Conditioner
 - BE = Drainage Easement
 - CL = Calculated
 - CE = Center Line
 - CI = Concrete
 - DE = Demolition
 - DI = Ditch
 - EL = Elevation
 - EN = Encroachment
 - FF = Finished Floor
 - FR = Foundation
 - GA = Gas
 - GL = Ground Line
 - GR = Ground
 - HA = Hand
 - IA = Not applicable
 - IR = Iron Rod
 - IRB = Found Iron Rod
 - IRL = Found Iron Rod
 - IRU = Found Iron Rod
 - IRV = Found Iron Rod
 - IRW = Found Iron Rod
 - IRX = Found Iron Rod
 - IRY = Found Iron Rod
 - IRZ = Found Iron Rod
 - IRAA = Found Iron Rod
 - IRAB = Found Iron Rod
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SYMBOLS:

- Record
- Utility Easement
- Light Pole
- Electric Meter
- Water Meter

COVERED AREA

- Chain Link Fence
- Overhead Lines
- Metal Fence

RELOCATE EXISTING SHED

DEMOLITION APPLICATION
RX23-15827

NO ACCESS

NO ACCESS

NO ACCESS

NO ACCESS

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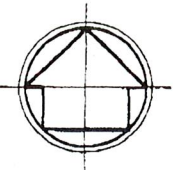
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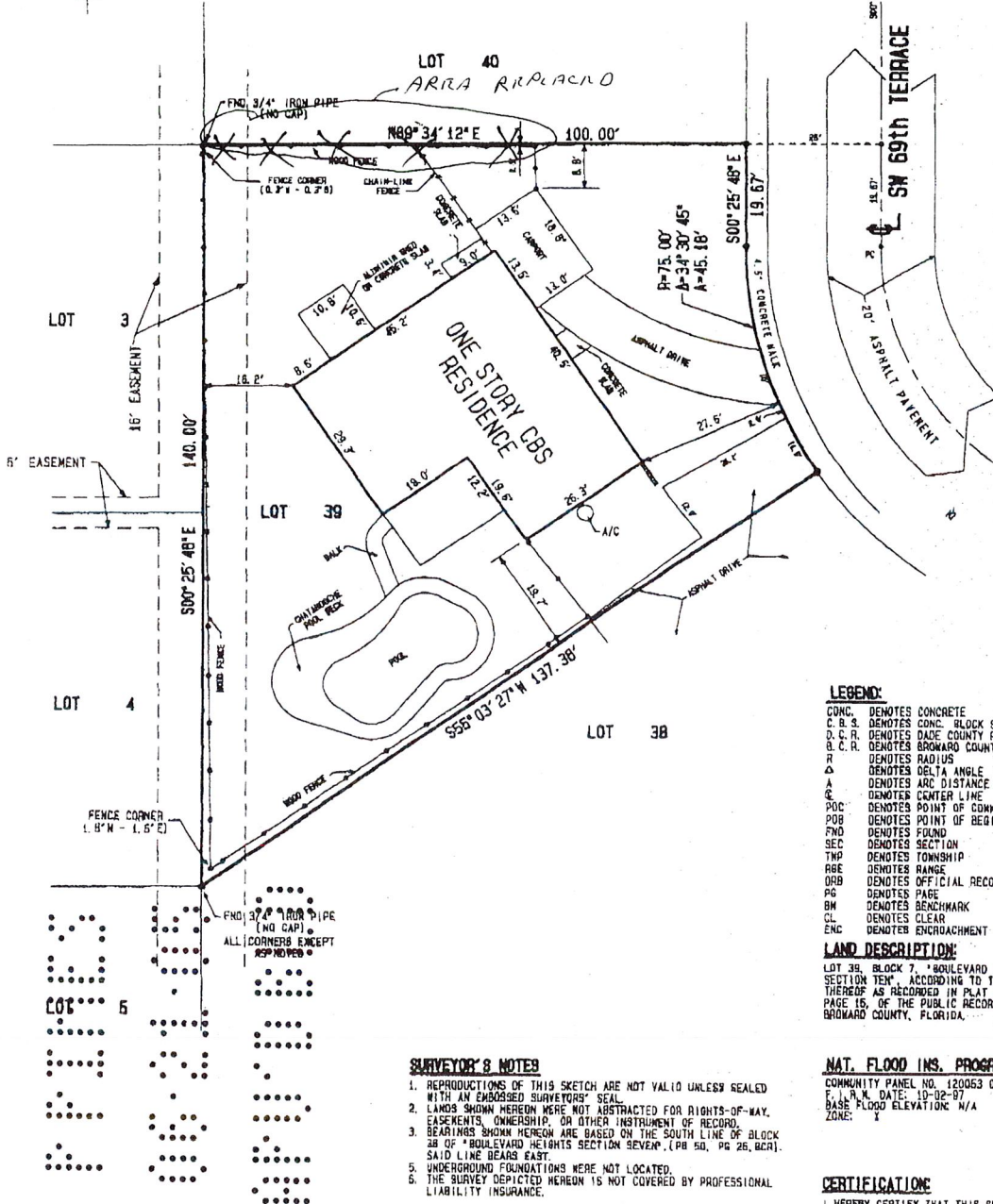
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SW 5th STREET



LEGEND:

- CONC. DENOTES CONCRETE
- C. B. S. DENOTES CONC. BLOCK STRUCTURE
- D. C. R. DENOTES DADE COUNTY RECORDS
- B. C. R. DENOTES BROWARD COUNTY RECORDS
- R DENOTES RADIUS
- Δ DENOTES DELTA ANGLE
- A DENOTES ARC DISTANCE
- CL DENOTES CENTER LINE
- POC DENOTES POINT OF COMMENCEMENT
- POB DENOTES POINT OF BEGINNING
- FND DENOTES FOUND
- SEC DENOTES SECTION
- TWP DENOTES TOWNSHIP
- RBE DENOTES RANGE
- ORB DENOTES OFFICIAL RECORD BOOK
- PG DENOTES PAGE
- BM DENOTES BENCHMARK
- CL DENOTES CLEAR
- ENC DENOTES ENCROACHMENT

LAND DESCRIPTION:

LOT 39, BLOCK 7, 'BOULEVARD HEIGHTS SECTION TEN', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NAT. FLOOD INS. PROGRAM

COMMUNITY PANEL NO. 120053 0312 F
 F. I. M. DATE: 10-02-97
 BASE FLOOD ELEVATION: N/A
 ZONE: X

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
 JAY C. EVANS
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4711

SURVEYOR'S NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LINES SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF BLOCK 28 OF 'BOULEVARD HEIGHTS SECTION SEVEN', (PB 50, PG 26, BCR). SAID LINE BEARS EAST.
4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
5. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

CERTIFIED TO:

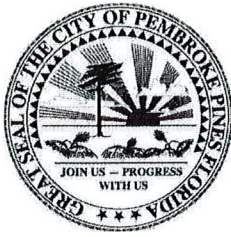
RICHARD & LYNN PATTERSON
 SUNBELT LENDING SERVICES
 FIRST AMERICAN TITLE INSURANCE
 SUNBELT TITLE AGENCY

BOUNDARY SURVEY
 LOT 39, BLOCK 7, BOULEVARD HEIGHTS SECTION TEN
 PLAT BOOK 61, PAGE 15, BCR

PILLAR CONSULTANTS, INC. LM 7284
 ENGINEERS, PLANNERS and SURVEYORS
 5400 SOUTH UNIVERSITY DRIVE - SUITE 101
 DAVIE, FLORIDA 33328
 (954) 880-6533

PREPARED FOR:
PATTERSON

REVISIONS	SCALE: 1" = 20'
08-22-03 BOUNDARY SURVEY	DATE: 08-21-03
	DWN. BY: JAS
	CKD. BY: JCE
	JOB NO.: 03043



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

VIOLATION WARNING

Case #: 230200678	Date: 2/8/2023
Folio #: 514114101870	
Recipient: ARTURO F ARCE	
Address: 520 SW 69 TER	
PEMBROKE PINES, FL 33023	

A physical inspection at 520 SW 69 TER Pembroke Pines, FL 33023 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	Driveway front and south side extension, Metal fence, Windows / Doors. Pool deck built with no permit on file. Accessory structure (pergola) near pool.	11/15/2023

Notes/Mean of Correction:

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


YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 11/15/2023

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

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

Please govern yourself accordingly.

 Code Compliance Officer - Eugene Nelson	HAND DELIVERY TO: Signature is not an admission of guilt but verification of receipt of this notice.
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BEFORE AND AFTER: 520 SW 69 Terrace

