

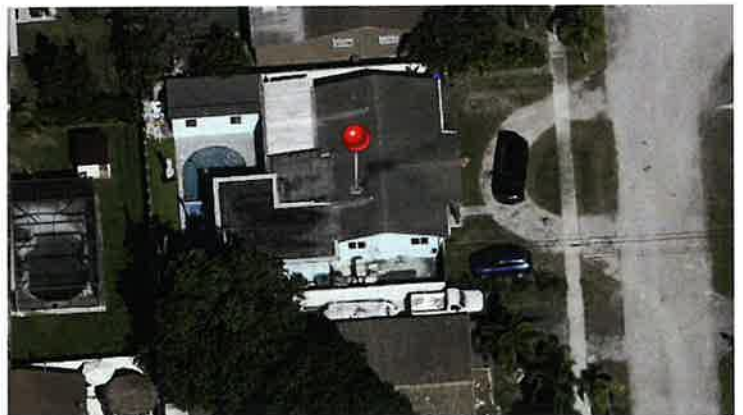
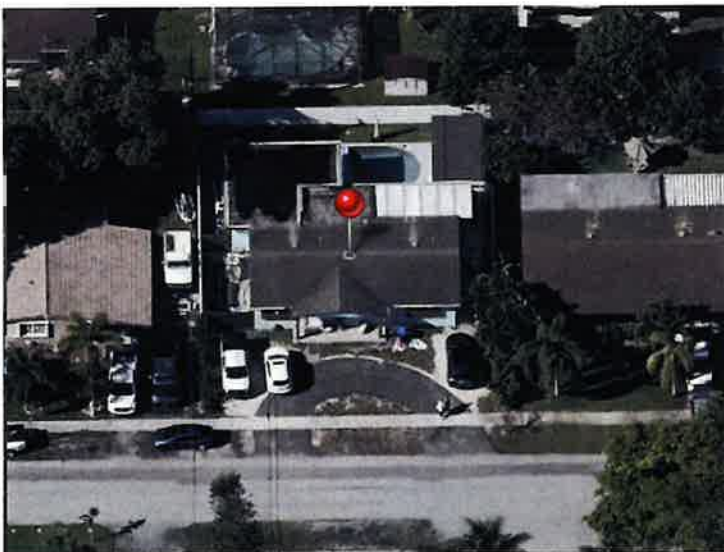
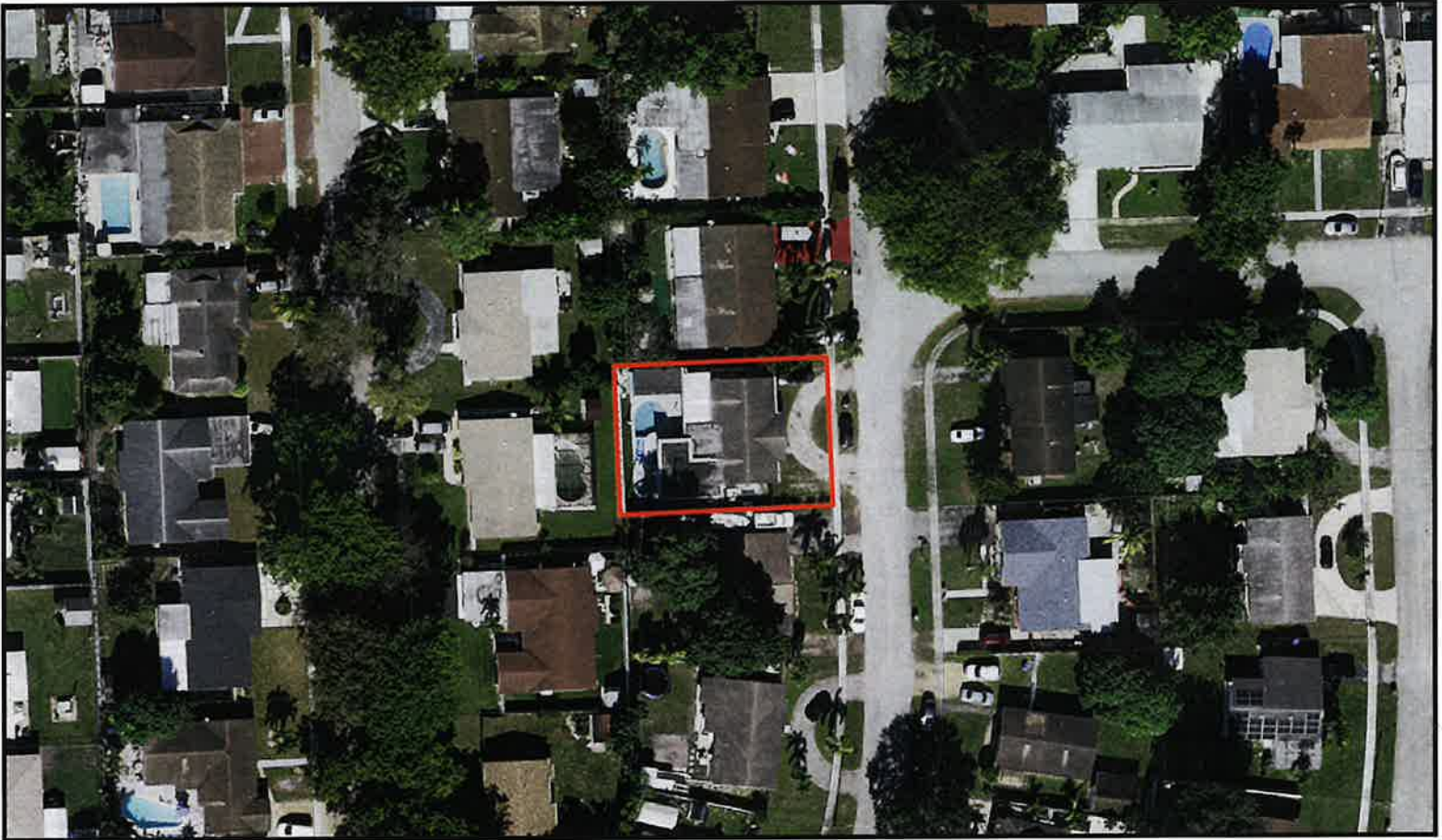
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0043-0046; ZV(R)2025-0051

Zoning Variances

ALMARALES, YUNEISY
200 SW 65 TER PEMBROKE PINES FL 33023





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

Summary

Agenda Date:	January 15, 2026	Application Id:	ZV(R)2024-0043 -0046; ZV(R)2025-0051		
Project:	Existing shed, patio/deck, circular driveway.	Pre-Application No.	PRE2024-0028; PRE2025-00169		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Yuneisy Almarales	Agent:	N/A		
Location:	200 SW 65 Terrace Pembroke Pines, FL 33023	Property Id No.	514114104340	Commission District No.	1
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Code Compliance Case No. 230702737 (Initiated 07/01/2023), Building Permit Application No. RX22-06720 (Applied 9/8/2022, Void); Building Permit Application No. RX23-09836, applied on 8/1/2023)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2024-0043	Table 155.620 Accessory Buildings: Shed	100 Square-Foot shed.	215 Square-Foot for existing shed.		
ZV(R)2024-0044	Table 155.620 Accessory Buildings: Shed	5' side setback	2.90' side setback for existing 215 Square-Foot shed (northern property line)		
ZV(R)2024-0045	Table 155.620 Accessory Buildings: Deck or Patio	5' side setback	2.90' side setback for existing patio (northern property line)		
ZV(R)2024-0046	Table 155.620 Accessory Buildings: Deck or Patio	7.5' side setback	3' - 6" side setback for existing open sided structure, attached (northern property line)		
ZV(R)2025-0051	Table 155.620 Accessory Structures: Circular Driveway	40% Front Lot Coverage (total)	51% Front Lot Coverage (total) for proposed circular driveway		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: Assistant Director:				

VARIANCE REQUEST DETAILS:

Yuneisy Almarales, owner, submitted three residential zoning variance requests to legalize existing construction for the property located at 200 SW 65 Terrace in the Pines Village Neighborhood, which is zoned Single Family Residential (R-1C).

On July 1, 2023, the City's Code Compliance Division cited the property (Case No. 230702737) for work performed without building permits.

On August 1, 2023, the owner submitted driveway permit application No. RX23-09836 to address the violation, and the permit was issued on April 22, 2024. During plan review, the permit documentation revealed the existence of a shed located to the north side in the rear. The shed at location did not meet required side setbacks and exceeded permissible size; also, the survey information displayed an existing patio and an open sided, roofed structure encroaching into the north side required setbacks.

As part of the driveway permit, the owner provided a letter (12/7/2023) acknowledging the existing deficiencies and supporting the correction of the existing non-conforming, unpermitted items at the property; as result, the petitioner is requesting:

- **ZV(R)2024-0043:** to allow 215 Square-Foot instead of the required 100 Square-Foot shed for an existing shed in a single-family residential property.
- **ZV(R)2024-0044:** to allow 2.9' side setback along a segment of the northern property line for an existing 215 Square-Foot shed instead of the required five-foot side setback.
- **ZV(R)2024-0045:** to allow 2.9' side setback along a segment of the northern property line for an existing patio/deck instead of the required five-foot side setback.

Per staff review of the city's archives, no building permits can be found for the detected work on the property; however, in December 2015, the city approved Building Permit No. 1536034-0 for an (21' x 12.7') roofed structure, attached, and the permit was completed on May 1, 2016. Broward County Property Appraiser Imagery confirms the 215 SF shed, patio/deck, had existed in the property since at least 2000.

Staff evaluation of the approved work and the existing condition at the property shows further alteration of the permitted construction (see approved driveway, roofed structure).

As result of the existing deviations of the approved work, the petitioner submitted a new plan for the property including the extension of the altered work, adjusting, and requesting:

- **ZV(R)2024-0046:** to allow 3' - 6" side setback along a segment of the northern property line instead of the required 7' - 6" side setback for an existing open sided, roofed structure, attached.
- **ZV(R)2025-0051:** to allow 51% Front Lot Coverage (total) instead of the required 40% Front Lot Coverage (total) for a proposed circular driveway in a residential single-family, typical lot.

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

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

VARIANCE REQUEST DETAILS:

ZV(R)2024-0043) is to allow 215 Square-Foot instead of the required 100 Square-Foot shed for an existing shed in a single-family residential property

ZV(R)2024-0044) is to allow 2.9' side setback along a segment of the northern property line for existing 215 Square-Foot shed.

ZV(R)2024-0045) is to allow 2.9' side setback along a segment of the northern property line for existing patio/deck.

ZV(R)2024-0046) is to allow 3' - 6" side setback along a segment of the northern property line instead of the required 7' - 6" side setback for an existing open sided, roofed structure, attached

ZV(R)2025-0051) is to allow 51% Front Lot Coverage (total) instead of the required 40% Front Lot Coverage (total) for a proposed circular driveway in a residential single-family, typical lot.

Code References:

ZV(R)2024-0043-0046)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E	[2] If over 200 square feet it shall meet primary building setbacks
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio	Primary Building	5 feet	15 feet	5 feet	N/A	N/A	N/A.
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

ZV(R)2025-0051)

Table 155.421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Side Setback	7.5 feet [2]	20 feet [3]
Note(s): [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet. [3] Side setback shall increase by one foot for every two feet in height of the building or structure exceeding 20 feet.		

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 (2024)
New Plan
Copy of approved plans (1536034-0, RX23-09836)
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: 12/16/25

Plans for DRC C-2 Planner: C-2

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: <u>C-2</u>	Project #: PRJ 20 <u>2024-0018</u>	Application #: <u>2025-0169</u>
Date Submitted: <u>12/16/25</u>	Posted Signs Required: (<u>1</u>)	Fees: \$ <u> </u>

SECTION 1-PROJECT INFORMATION:Project Name: Yvneisy ShearalesProject Address: 200 SW 65 terrace Pompano Beach FL 33023Location / Shopping Center: N/AAcreage of Property: N/A Building Square Feet: 1729Flexibility Zone: _____ Folio Number(s): 514114104340

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

Legal Description: BOULEVARD HEIGHTS SEC TEN 51-15 B LOT 11 BLK 22Has 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: YUNEISY ALMARALES

Owner's Address: 200 SW 65 TER PEMBROKE PINES, FL 33023

Owner's Email Address: _____

Owner's Phone: 786-253-8012

Owner's Fax: _____

Agent: Rolando Sanchez

Contact Person: Yanay Gonzalez

Agent's Address: 200 SW 65 TER PEMBROKE PINES, FL 33023

Agent's Email Address: _____

Agent's Phone: 7869850174

Agent's Fax: _____

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): • Variance Zoning Appeal Interpretation

Related Applications: RX23-09836; 25-8122 (revision to RX23-09836)

Code Section: 155-600 - 155-421-3.

Required: 100SF, 5' Side Setbacks, 7.5' Side Setbacks - 40% FLC.

Request: 210 SF, 2.9' Side Setbacks, 3'-6" Side Setback, 51% FLC.

Details of Variance, Zoning Appeal, Interpretation Request:

Request of a variance due to the existing conditions at time of purchase on 11/06/2014.

When a driveway permit, RX23-09836, was submitted to the city this issue became

active. Since the property does not meet the current zoning conditions, we need the

variance for the following items:

1. Setback variance for patio area.

2. Variance for existing shed size and existing shed set back.

3. Concrete on south side of property.

We need to legalize all of this to be able to be in compliance with the city requirements

and obtain the driveway permit.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: 01-01

Requested City Land Use: 01-01

Existing County Land Use: 01-01

Requested County Land Use: 01-01

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

To whom it may concern .We are requesting a variance on our property located at 200 SW 65th terr.

Due to the existing conditions at time of purchase on 11/06/2014.We have previously submitted for other permits that were approved using the same documentaion.Survey site plan etc.

This issue just came of this year when we submitted for a driveway repair permit.

That we did not meet current zoning conditions.We are requesting variance for the 4 items below.

1) Setback variance for patio area

2) variance for existing shed size

3) variance for existing shed set back

4) Concrete on side of property

See letter by Hancock - (12/7/2023)

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

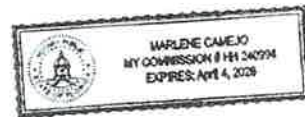
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner

Date

Sworn and Subscribed before me this 3 day

of December, 20 25



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 3 day

of December, 20 25



Fee Paid

Signature of Notary Public

My Commission Expires

2123-09836

December 7, 2023

Pembroke Pines, Florida

ATTN: Zoning Department

To whom it may concern,

As per our conversation with Mr. Christian Zamora, I, Yuneisy Almarales, commit to solving the issues related to the patio shed in my property located at 200 SW 65th Ter., Pembroke Pines, FL 33023, to meet the city's requirements. I will immediately take care of the issues and will intend for solution with City of Pembroke Pines within a week.

Sincerely,

Yuneisy Almarales



The foregoing was acknowledged before me by means of X physical presence or online notarization, this 7 day December, 2023, by Yuneisy Almarales Personally Known OR Produced Identification Type of identification produced.



NOTARY PUBLIC, STATE OF FLORIDA



My Commission Expires: 4/4/26

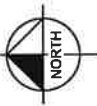
MAP OF BOUNDARY SURVEY

A PORTION OF SECTION 14, TOWNSHIP 51S., RANGE 41E.
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

S.W. 1st COURT

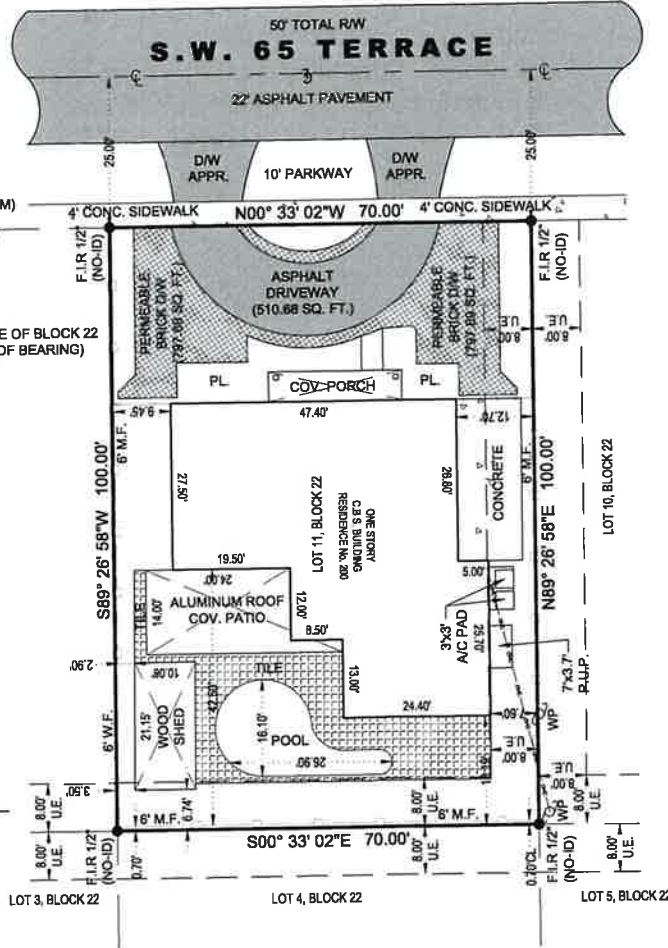
GRAPHIC SCALE

0 20 40
SCALE 1" = 20'
FEET



F.I.P. BLOCK CORNER
P.1

WEST LINE OF BLOCK 22
(BASIS OF BEARING)



SURVEYOR'S NOTES / REPORT:

- ALL FIELD MEASUREMENTS WERE TAKEN FOR THIS SURVEY WERE MADE WITH A TRANSIT, ELECTRONIC DISTANCE METER AND/OR STEEL TAPE, WITH A MINIMUM ACCURACY OF 1/7500.
- THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS NOR ANY OTHER UNDERGROUND UTILITIES OR STRUCTURES.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SKETCH OF SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, THE CITY OF PEMBROKE PINES OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ALL BOUNDARY LIMIT INDICATORS SET BY THIS FIRM ARE STAMPED LB No. 7583 OR PSM No. 6898 AND ARE 18"x12" IRON PIPE WITH YELLOW CAP UNLESS OTHERWISE NOTED.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS BEEN ADVISED BY SOUTH PENINSULA SURVEYING, CORP. THAT THE BOUNDARY LIMITS SHOWN ARE TO AN ASSUMED MERIDIAN. THE WEST LINE OF BLOCK 22 HAS BEEN ASSIGNED A BEARING OF N00°33'02"W (BASIS OF BEARING).
- THE LOCATION OF ANY UNDERGROUND UTILITY LINES ARE NOT SHOWN ON THIS SURVEY.
- ANY EASEMENTS SHOWN AND RIGHT-OF-WAY INFORMATION ON THIS SURVEY ARE BASED ON THE SUBJECT RECORD PLAT.
- SOME SYMBOLS SHOWN ON THIS SURVEY ARE EXAGGERATED BEYOND THE SCALE OF THIS DRAWING. THE CENTER OF THE SYMBOLS REPRESENTS THE ACTUAL LOCATION OF THE CORRESPONDING IMPROVEMENT.
- THE INTENDED USE OF THIS SURVEY IS FOR DESIGN AND PERMITTING PURPOSES.
- THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") WAS OCTOBER 03, 2024.

LEGAL DESCRIPTION:

LOT 11, BLOCK 22 OF BOULEVARD HEIGHTS, SECTION TEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND / ABBREVIATIONS:

- AIR-CONDITIONER
- BROWARD COUNTY RECORDS
- C.B.S.
- C.L.F.
- CHAIN LINK FENCE
- CONC.
- CONCRETE
- COVERED
- CIL
- FOUNDATION
- F.I.P.
- F.I.R.
- M.F.
- METAL FENCE
- NO IDENTIFICATION
- PLAT BOOK
- PAGE
- PLANTER
- POOL UTILITY PAD
- UTILITY EASEMENT
- WOOD FENCE
- WOOD POLE

CERTIFIED TO:

- YUNEISY ALMARALES

PROPERTY ADDRESS:

200 SW 65 TERRACE
PEMBROKE PINES, FLORIDA 33023

FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY,
NATIONAL FLOOD INSURANCE PROGRAM,
FLOOD INSURANCE RATE MAP INFORMATION.

COMMUNITY No.: 120053
PANEL No.: 0503 / 0504
SUFFIX: J

FLOOD ZONE: "AH"
BASE FLOOD ELEVATION: 8.0
MAP REVISED: 07-31-2024

Digitally signed by
Santiago Dominguez
Date: 2024.10.08
10:32:30 -04'00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 55J, 0.050-0.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE BASED SEAL OR DIGITAL SIGNATURE OF THE ATTESTING PROFESSIONAL SURVEYOR AND MAPPER.



TYPE OF SURVEY: BOUNDARY

PREPARED FOR: YUNEISY ALMARALES

REVISIONS:

DATE: OCT - 07 - 2024

SCALE: 1" = 20'

JOB ORDER: 246148

CAD: 200 SW 65 TERRACE - PEMB.

DRAWN BY: R.B. / A.D.

F.B. / N/A PG. / N/A

FILE NO. C - 1786

SHEET 1 OF 1

SOUTH PENINSULA SURVEYING, CORP.

LB No.: 7583

LAND DEVELOPMENT CONSULTANTS

SURVEYORS - PLANNERS

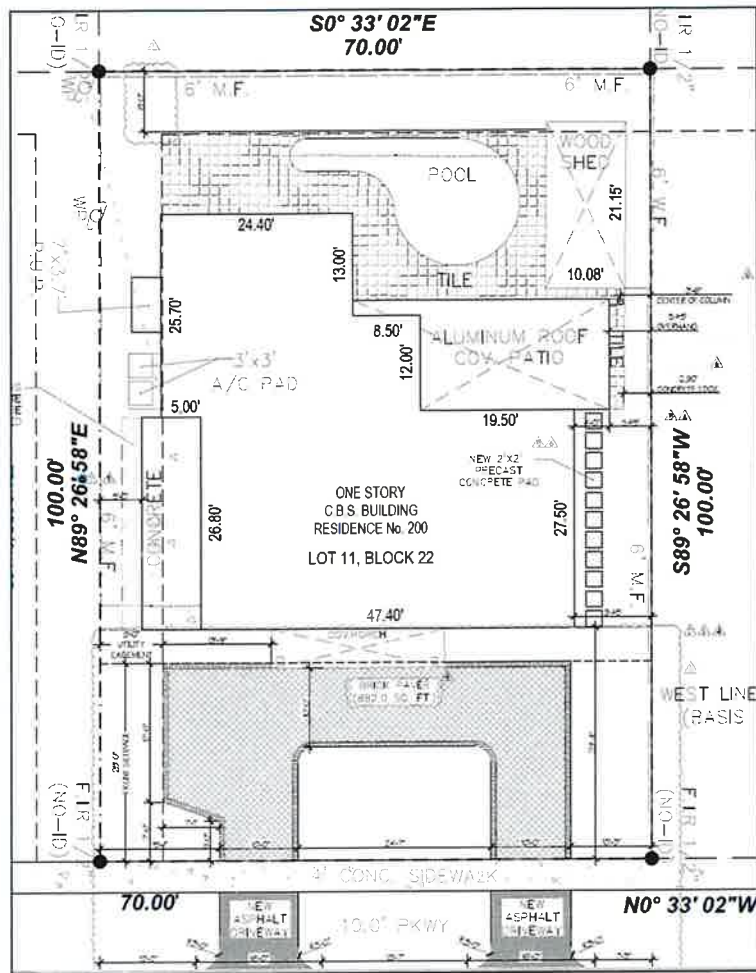
CONSTRUCTION LAYOUT

16496 NE 19 AVENUE, SUITE 202

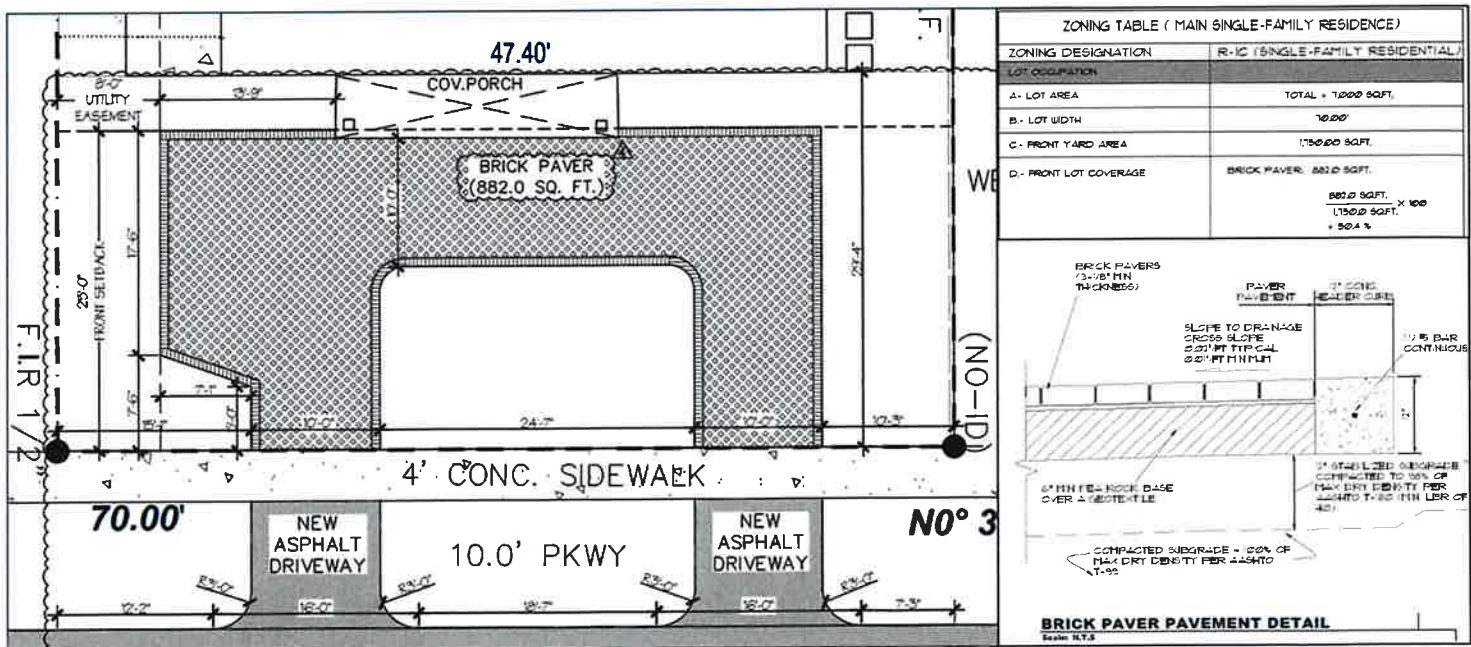
NORTH MIAMI BEACH, FLORIDA 33182

DIRECT: (305) 687-9191 OFFICE: (305) 354-8887 e-MAIL: INFO@SPSURY.COM

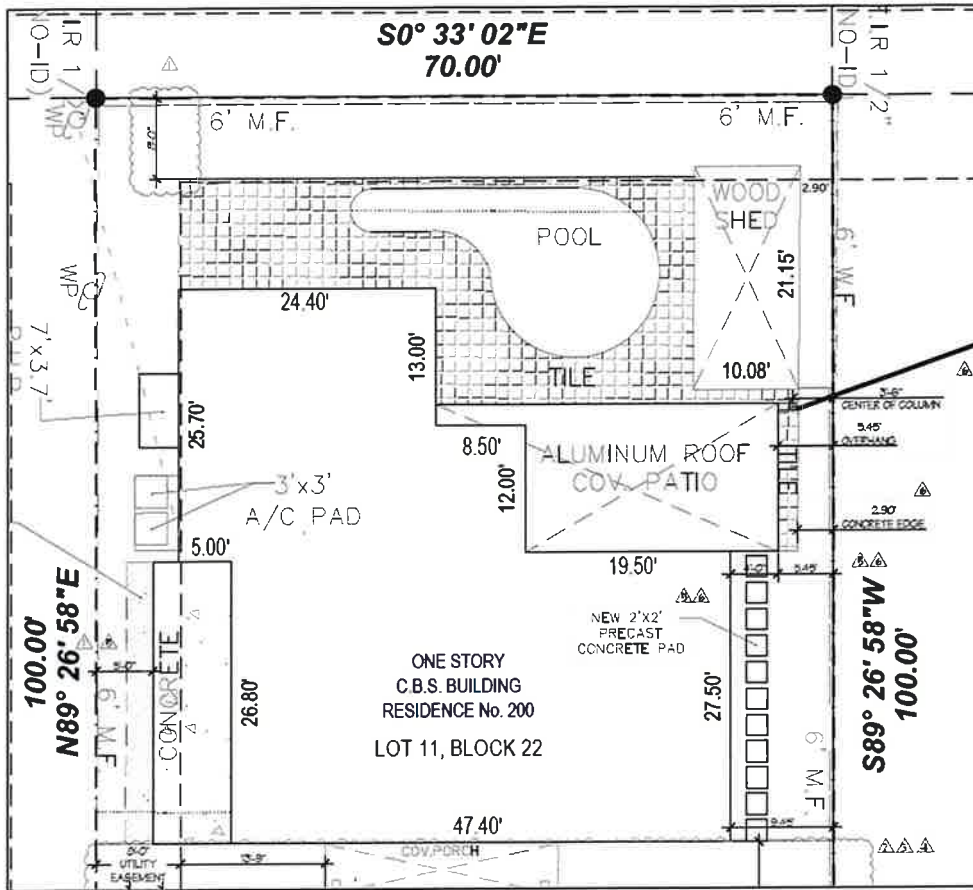
Proposed Plan: 200 SW 65 Terrace



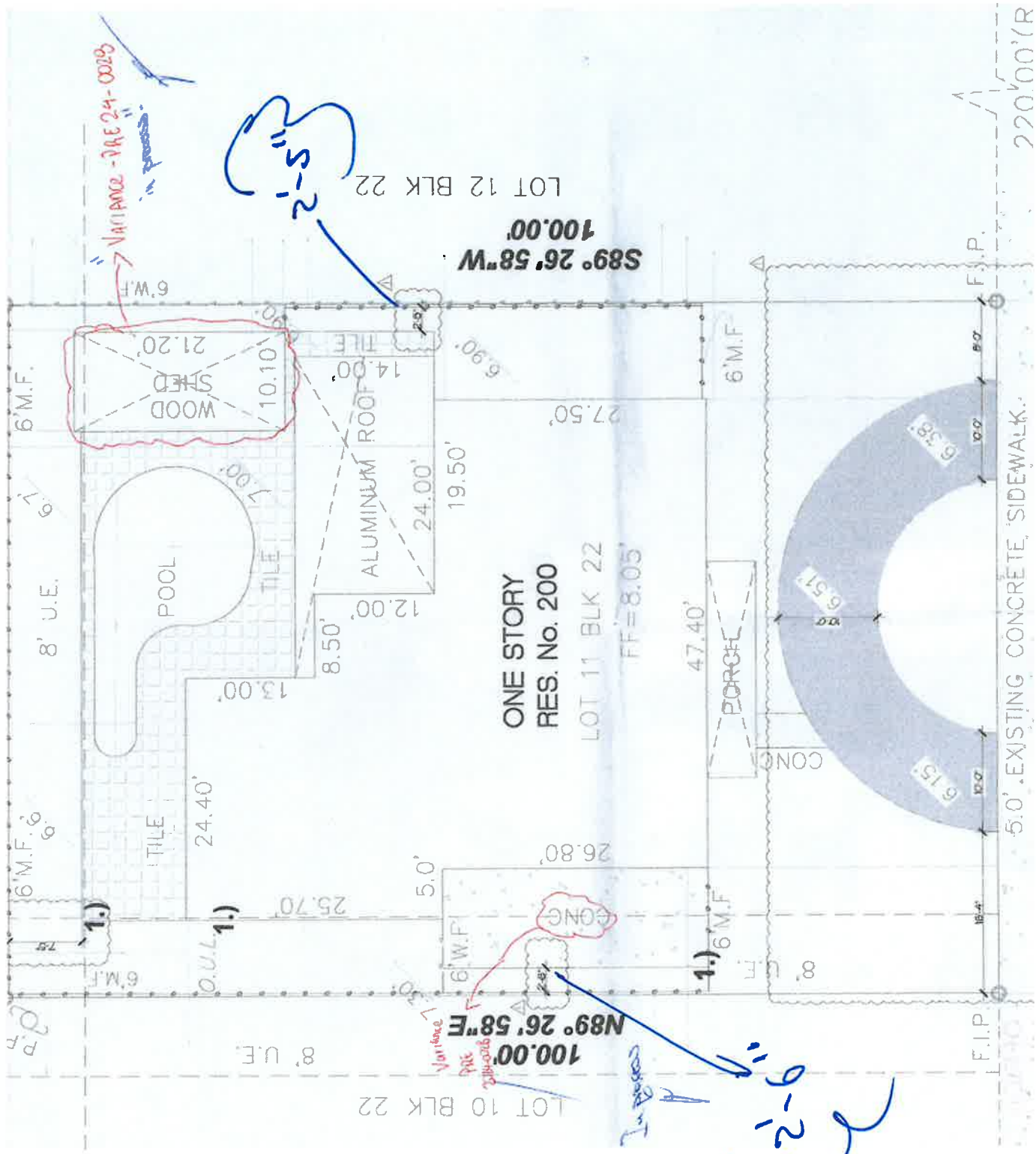
Driveway Layout, front lot coverage

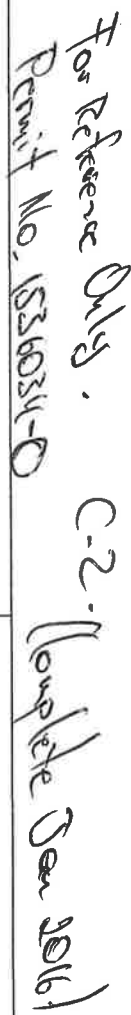


Existing Conditions, Adjustments: 200 SW 65 Terrace



Approved Driveway Layout (RX23-09836 (ATF) 200 SW 65 TER Pembroke Pines, FL 33023)





For Reference Only. C-2. (complete Dec 2016).
Permit No. 1536034-C

C.2. (complete Jan 2016).

REVISIONS	
NO.	DATE

Engineer PLLC, CA# 29119
 Consulting Engineering Services
 #215 Lake Dr., #5502, Doral, FL 33106
 PH: (954) 274-2429 FAX: (786) 545-7636
 Web site: www.jehneerpllc.com
 E-mail: jehneerpllc.com

PTRES
:SN

PL 200 SW 65th Terrace Pembroke Pines, FL 33023



SCALE AS SHOWN	DESIGNED J.M.	DRAWN J.M.	CHECKED
-------------------	------------------	---------------	---------

NAME: _____

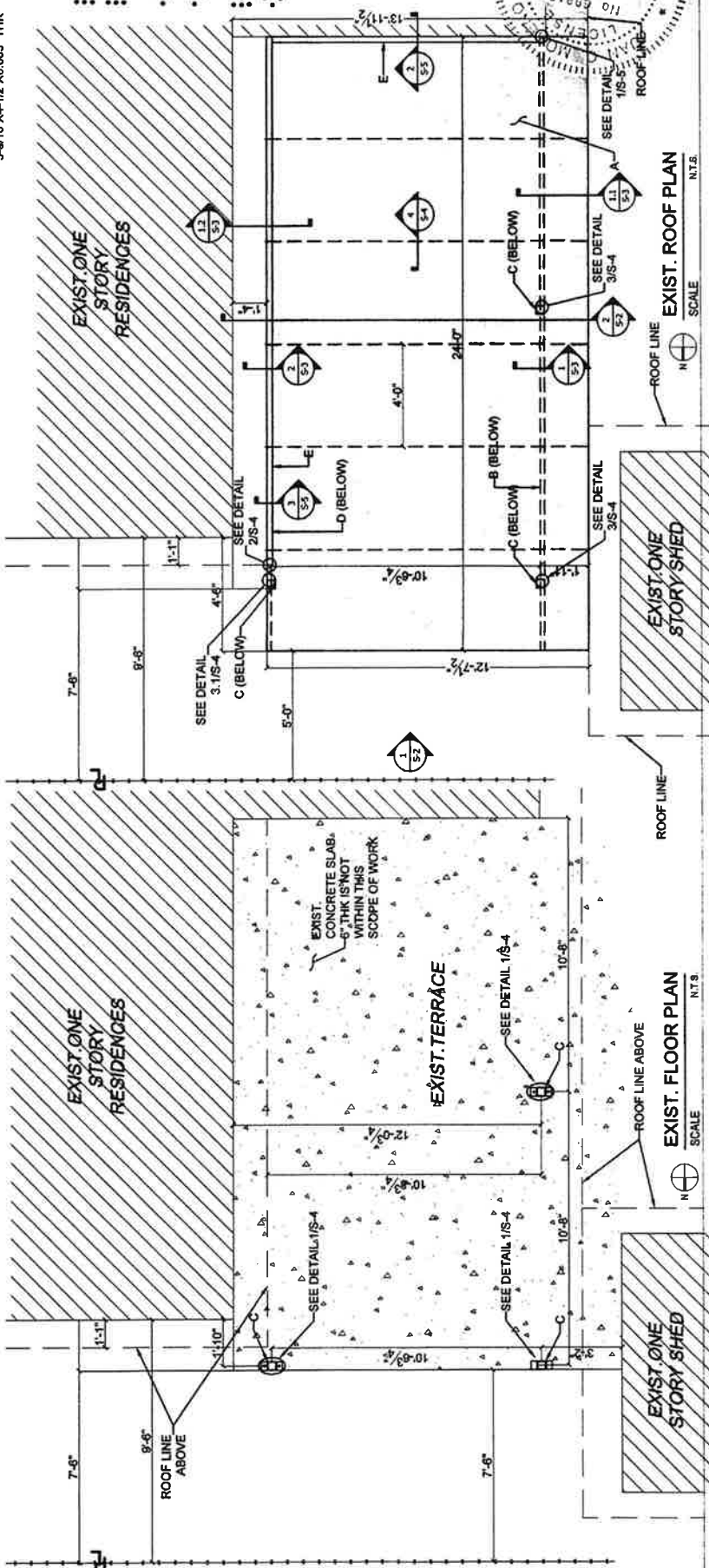
LIMITED TO SCOPE OF WORK

ANY CORRECTIONS, INK MARKS, WEARS OUT OR STICK-ONE WILL VOID THESE DEMONSTRATIONS

THIS DOCUMENT IS THE PROPERTY OF
CONVALENT ENGINEER

RENEWED AND SHALL NOT BE REPRODUCED IN
WHOLE OR PART WITHOUT WRITTEN CONSENT
OF THE CLIENT/USER COMPANY

- LEGEND:**
- A. ROOF ALUM. PANEL INSULATED 3" X 0.030" X 2LB EPS BY ELITE ALUM. CORP FL# 7591-R3
 - B. BEAM ALUM. TUBE 8"X2"X1/4"
 - C. COLUMN ALUM. TUBE 4"X4"X1/8"
 - D. BEAM ALUM. TUBE 2"X8"X1/8"
 - E. ALUM. CHANNEL 3-3/16"X3-3/4"X1/8" & 1-7/8"X0.055" THK
 - F. ALUMI. GUTTER 5-9/16"X4-1/2"X0.085" THK



EXIST. ROOF PLAN

SCALE _____



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

Notice of Violation and Summons to Appear

Case #: 230702737 **Date:** 12/31/2023
Folio #: 514114104340
Recipient: ALMARALES, YUNEISY
Address: 200 SW 65 TER
PEMBROKE PINES, FL 33023

A physical inspection at 200 SW 65 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	New driveway installed without permit.	06/20/2024

Notes/Mean of Correction:

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

YOU ARE HEREBY NOTIFIED TO REMEDY THE VIOLATION(S) AS STATED ABOVE BY: 06/20/2024

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF PEMBROKE PINES, LOCATED AT CITY COMMISSION CHAMBERS, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA 33025 ON: 06/27/2024 AT 9:00 AM where the City shall present evidence of the violation(s) and seek Finding of Violation(s) requiring compliance with the City Code.

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, this case may be presented to the City's Special Magistrate even if the violation has been corrected prior to the hearing. The Code Compliance Officer is not required to give the violator a reasonable time to correct a repeat violation.

If the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare, is irreparable or irreversible in nature, or is a repeat violation, the Code Compliance Officer shall make a reasonable effort to notify the violator and may immediately notify the Special Magistrate and request a hearing.

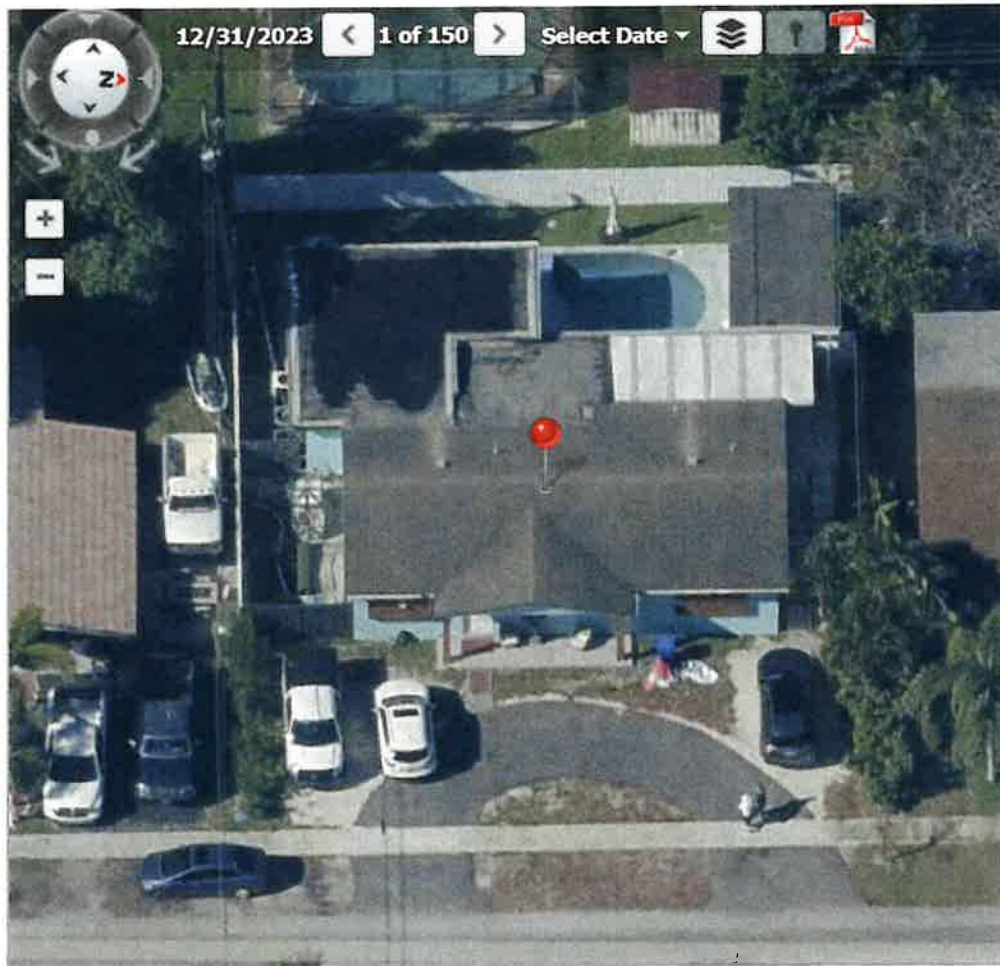
At the Code Compliance Officer's discretion, the Code Compliance Unit reserves the right to seek authorization from the Special Magistrate to enter the property and make all reasonable repairs which are required to bring the property into compliance. All costs incurred by the City in remedying any violation(s) shall be assessed to the violator in addition to the fine imposed and included in the recorded lien.

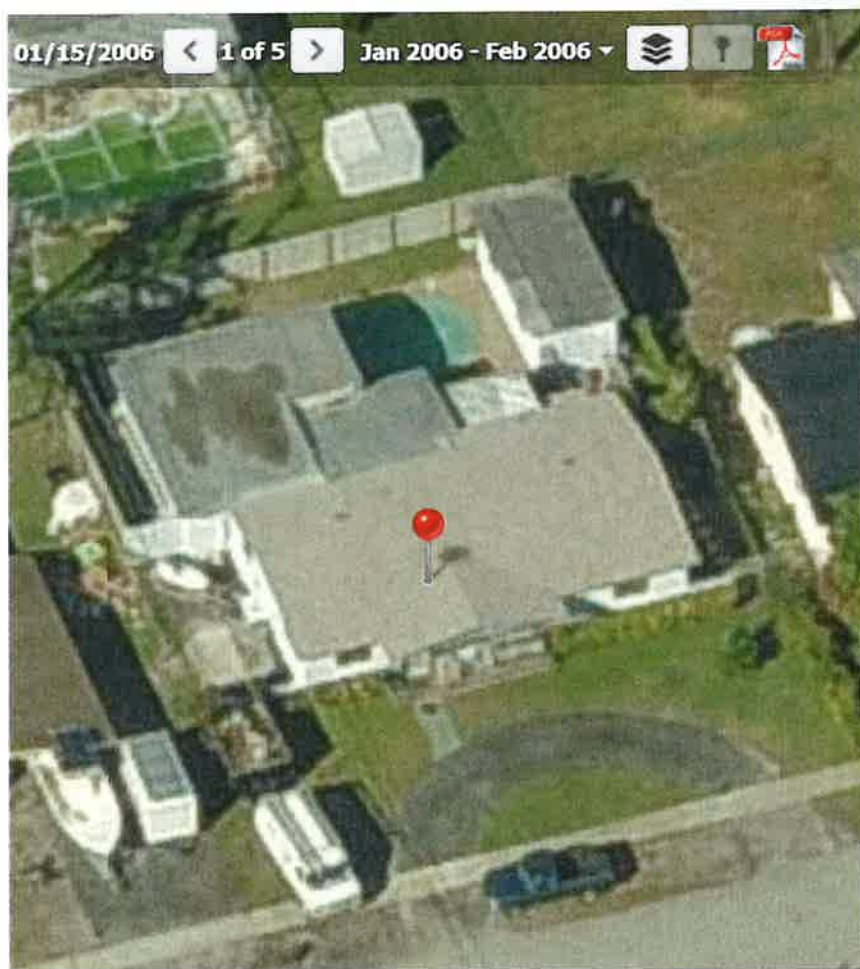
A finding of violation(s) may result in the imposition of a fine and lien against the subject property and any property owned by the violator in an amount up to \$250.00 per day the violation(s) exists, and up to \$500.00 per day for repeat violation(s) from the date the violation(s) is found by the code compliance officer. An administrative fee of \$150.00 shall be assessed on all findings of violation.

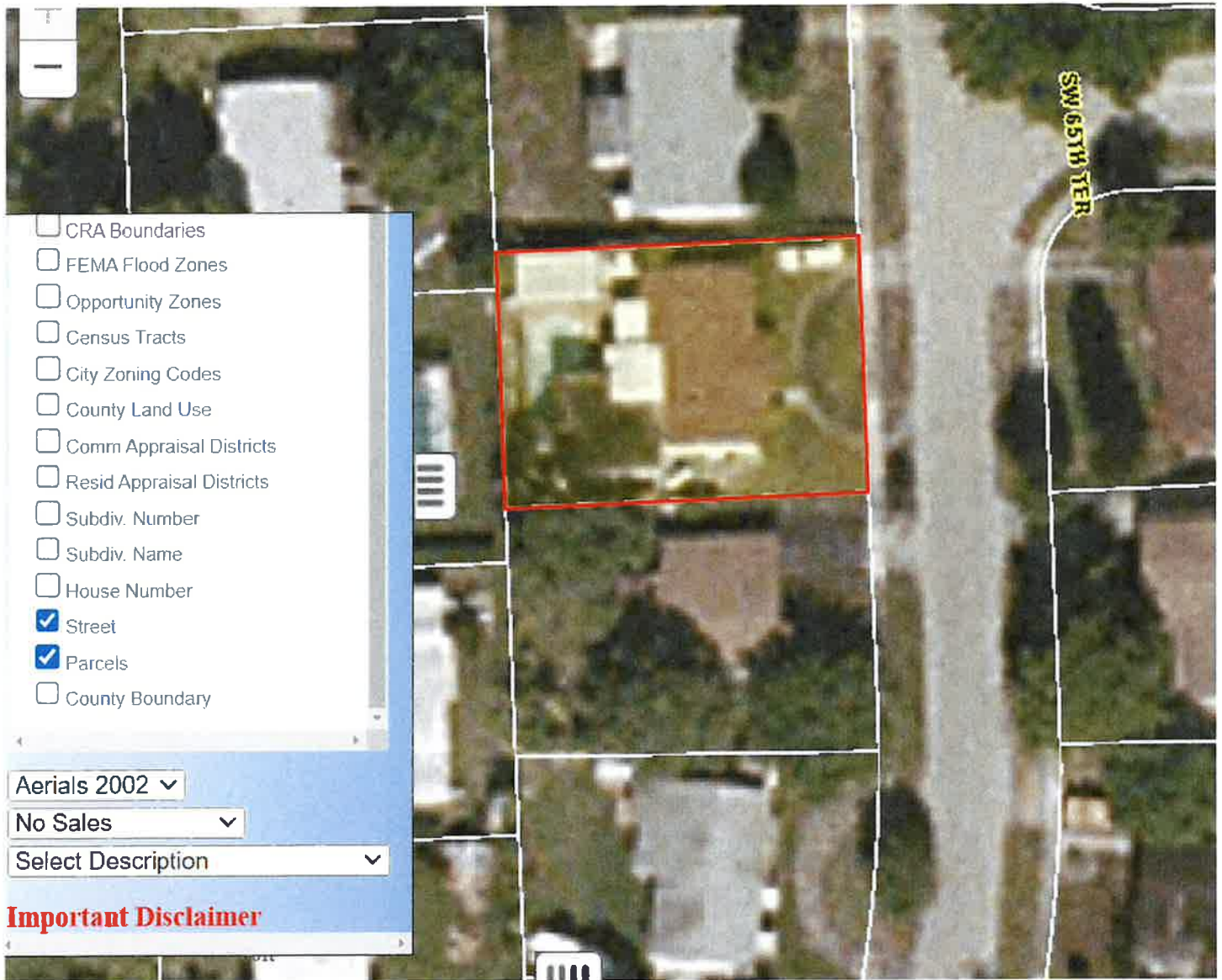
Pursuant to Section 286.0105, Florida Statutes, the respondent may be required to ensure and provide a verbatim record of the proceedings, including the testimony and evidence presented, for the proposed appeal. All appeal of any Special Magistrate Order must be filed in the Circuit Court for the 17th Judicial Circuit within thirty (30) days of such order.

IF YOU FAIL TO APPEAR, THE SPECIAL MAGISTRATE MAY BASE THE FINDINGS OF FACT AND ORDER COMPLIANCE ON THE CASE PRESENTED BY THE CITY. IF YOU HAVE ANY QUESTIONS REGARDING THE HEARING, CONTACT THE CODE COMPLIANCE UNIT AT 954-431-4466.

Property Changes: 200 SW 65 Terrace







- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Opportunity Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Comm Appraisal Districts
- ☐ Resid Appraisal Districts
- ☐ Subdiv. Number
- ☐ Subdiv. Name
- ☐ House Number
- ☒ Street
- ☒ Parcels
- ☐ County Boundary

Aerials 2002 ▾

No Sales ▾

Select Description ▾

Important Disclaimer

200 SW 65 Terrace: 7/18/2024

