

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-09&10  
Zoning Variances

KON, EDWARD  
736 SW 117 AVE PEMBROKE PINES FL 33025









**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	April 1, 2021	<b>Application ID:</b>	ZV(R) 2021-09 - 10
<b>Project:</b>	Existing driveway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Edward Kon	<b>Agent:</b>	N/A
<b>Location:</b>	736 SW 117 Avenue, Pembroke Pines, 33025		
<b>Existing Zoning:</b>	Planned Unit Development	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	N/A		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2021 -09	52.26 (C)	In no instance shall the total width of all driveways exceed 40% of the lot width.	48% width of the front yard at property line and through the swale area.
ZV(R) 2021 - 10	52.26 (H)(2)	No driveway may exceed a 40% of the total front lot coverage for zero-lot line properties	62% total front lot coverage for zero-lot line properties.
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Zoning Administrator: <u></u>		

## PROJECT DESCRIPTION / BACKGROUND:

Edward Kon, owner, has submitted two (2) variance requests for an existing driveway built without a permit. Variance #ZV(R) 2021-09 is to allow a 48% width of the front yard at property line and through the swale area instead of the required width of 40% of the front yard at property line and through the swale area for an existing driveway; Variance #ZV(R) 2021-10 is to allow a 62% total front lot coverage for zero-lot line properties instead of the required 40% total front lot coverage for zero-lot line properties with an existing driveway.

Included with Mr. Kon's application is Egret Walk's Homeowner's Association President e-mail approval for Mr. Kon to proceed with his driveway with the pavers selected. Mr. Kon has submitted required paperwork for their Architectural Consent Form with approval pending the results of these variance requests.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2021-09** allow a 48% width of the front yard at property line and through the swale area instead of the required width of 40% of the front yard at property line and through the swale area for an existing driveway;

*Code Reference:* **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS.**

(C) In no instance shall the total width of all driveways exceed 40% of the lot width.

**ZV(R) 2021-10** allow a 62% total front lot coverage for zero-lot line properties instead of the required 35% total front lot coverage for zero-lot line properties with an existing driveway

*Code Reference:* **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS.**

(H) No driveway may:

(2) Exceed a 40% of the total front lot coverage for zero-lot line properties

## 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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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) That 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





# 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: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: Dean

Indicate the type of application you are applying for:

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

#### INSTRUCTIONS:

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

#### Staff Use Only

Project Planner: Dean Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: 20(R) 2021-09+10

Date Submitted: 2/25/2021 Posted Signs Required: (\_\_\_\_) Fees: \$ 500.00



**SECTION 1-PROJECT INFORMATION:**Project Name: Edward KenProject Address: 736 SW 117<sup>th</sup> AVE. PEMBROKE PINES, FL 33025

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has this project been previously submitted?                      Yes                      No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval



## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Edward Kon  
Owner's Address: 736 SW 117th AVE. Pembroke Pines, FL 33025  
Owner's Email Address: edward.kon@comcast.net  
Owner's Phone: 954-684-1631 Owner's Fax: 954-384-5447  
Agent: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Agent's Address: \_\_\_\_\_  
Agent's Email Address: \_\_\_\_\_  
Agent's Phone: \_\_\_\_\_ Agent's Fax: \_\_\_\_\_

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

## SECTION 3- LAND USE AND ZONING INFORMATION:

### EXISTING

Zoning: \_\_\_\_\_  
Land Use / Density: \_\_\_\_\_  
Use: \_\_\_\_\_  
Plat Name: \_\_\_\_\_  
Plat Restrictive Note: \_\_\_\_\_  
\_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_  
Land Use / Density: \_\_\_\_\_  
Use: \_\_\_\_\_  
Plat Name: \_\_\_\_\_  
Plat Restrictive Note: \_\_\_\_\_  
\_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_

### ADJACENT LAND USE PLAN

North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_



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

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: \_\_\_\_\_

Code Section: ① 52-26(C); ② 52-26(H)(2)

Required: ① 40% width of lot; ② 40% Front Lot Coverage

Request: ① 48% width of lot with existing driveway; ② 62% Front Lot Coverage with existing driveway

Details of Variance, Zoning Appeal, Interpretation Request:

SEE ATTACHED

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



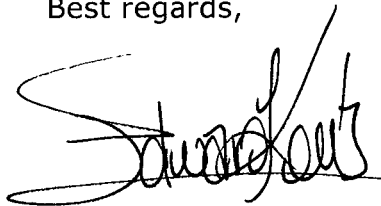
To whom it may concern:

The following is a brief explanation as to the reason behind the extension of my driveway. Please note that I have been residing at this address since 1999 at which time my family did not have 3 grown children that currently still live with us. The needs of our family grew with our children reaching legal driving age and going from 1 to 5 family cars there was not proper amount of room to accommodate the vehicles. Perhaps the most important reason that propelled me to proceeding with the extension of the driveway was due to my youngest daughter being solicited and approached by a stranger while leaving her car in a guest parking spot area.

Over time I had checked with various home owners and neighbors that had extended their driveways over the years and I did not feel at any time that I was doing something wrong or against community rules. I will abide to any regulations posted on this project and I sincerely hope that the City of Pembroke Pines will approve the extension that I so badly need for the comfort and most importantly the safety of my family.

Please let me know how it is best to proceed and I thank you for your time and attention.

Best regards,

A handwritten signature in black ink, appearing to read 'Edward Kon', with a large, sweeping initial 'E'.

Edward Kon  
736 SW 117<sup>th</sup> Ave  
Pembroke Pines, FL 33025  
954-684-1631

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

I switched and extended my existing driveway to new pavers. Extended to 24 ft wide for an additional parking spot. Increased area 6 ft x 14 ft on South side of driveway. Increased 1 ft on North side of driveway. Had mulch and plants under front window and also put pavers (4 ft x 10 ft)

Regards.  
Edward Kon



## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

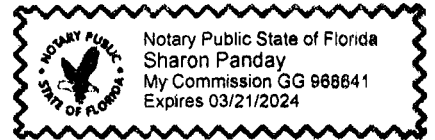
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Sharon Panday  
Signature of Owner

2/23/2021  
Date

Sworn and Subscribed before me this 23rd day

of February, 2021



Fee Paid

Sharon Panday  
Signature of Notary Public

03/21/2024  
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

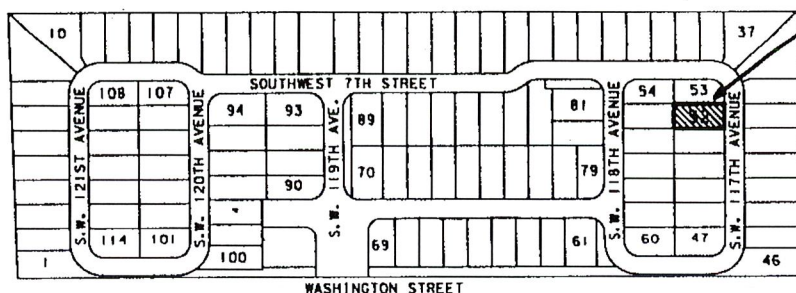
Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_

Fee Paid

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
My Commission Expires



### LOCATION MAP

SOUTHERLY BOUNDARY PARCEL "D" &  
NORTH R/W LINE WASHINGTON STREET

P.O.C.

S.W. CORNER PARCEL "D"  
"NASHER PLAT"  
(P.B.159, 42, B.C.R.)

UNRECORDED  
LOT 56

UNRECORDED  
LOT 55

UNRECORDED  
LOT 54

N00°15'55"W  
311.70'

N00°15'54"W C.B.RIM  
50.34' (6.94')

C.B.RIM  
- (6.94' )

**P.O.B.**

**LOT 52**

5'D.E.

UNRECORDED  
LOT 51

UNRECORDED  
LOT 53

01 53  
Free

Driveway  
24' x 20.07 =  
481.68

$$5.35 \times 17.85 = 95.50$$
$$2.2 \times 15.68 = 34.50$$

11.01 x 8.272  
91.05

Total = 702.73\$

1,138.51  
62%

UNRECORDED  
LOT 5

W. 4th

$\frac{24'}{50.34} = 48\%$

ONE STORY C.B.S. RESIDENCE - 736

F.F. EL. (18.54')  
GAR. EL. (7.65')

ROOFED PORCH 5.33' X 6'

MODEL 1395 AR 35' X 56'

PAVER DRIVE

ADJACENT BUILDING

WATER METER 2.0 N / 3.1 W

TELEPHONE BOX .50 W / 0.0 N

F.P.L PAD 2.8 W / 4.5 S

89° 44' 06" W

105.00'

28.00'

5.35'

0.08'

15' MIN.

25.85'

10.33'

2.20'

19.33'

11.01'

14'

20.10'

10' U.E.

17'

56.03'

WATER METER 1  
1.00 N/3.7W  
TELEPHONE BOX  
.50W/0.0N  
F.P.L PAD  
2.8W/4.55

## ADJACENT BUILDING

55

١٠٠

6 ~ CURB

500°15'54"E 50.34'

SANITARY  
M.H.  
-16-58-

24' PVMT.

236.70' (C) 50.34' (C) 20.34' (C)

10.00' (C) 10.56' (C) 10.30' (C)

(34)

CMI

$$\lim$$



## Piper, Dean

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**From:** Edward <edward@starfood.us>  
**Sent:** Wednesday, March 24, 2021 8:43 AM  
**To:** Piper, Dean  
**Cc:** Edward Kon  
**Subject:** Email from Claudia Cortes (Egret Walk HOA President)

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Hi Mr. Piper,

Here is the email sent to me by Claudia Cortes, Egret Walk HOA President. Where she emails me to proceed.

Regards,  
Ed

Edward Kon  
736 SW 117th Ave.  
Pembroke Pines, FL 33025  
954-384-1600

Begin forwarded message:

**From:** Claudia Cortes <[ccortesone1@gmail.com](mailto:ccortesone1@gmail.com)>  
**Subject:** Re: Egret Walk  
**Date:** December 16, 2020 at 8:52:03 PM EST  
**To:** Edward <[edward@starfood.us](mailto:edward@starfood.us)>

Dear Mr. Kon,

Thank you for leaving the pavers for me at the pool.

After looking at the pavers the Sand Dune color is the closest to the pool deck and the one that the board will approve. YES, please proceed to order the Sand Dune color pavers.

We are glad that you will choose the Sand Dune since we definitely cannot approve the "grey" paver (black looking paver).

I will leave all of the pavers for you by the pool so you can pick them up tomorrow morning.

Sincerely,  
Claudia Cortes

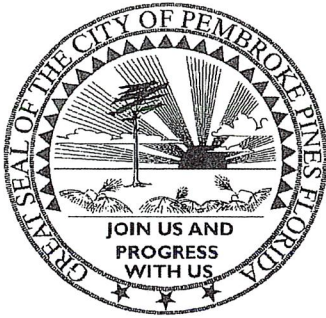
On Wed, Dec 16, 2020 at 4:46 PM Edward <[edward@starfood.us](mailto:edward@starfood.us)> wrote:

Good afternoon Claudia,

Any word on the approval? I need to order the pavers as soon as possible since it takes some time to make them.

Regards,  
Edward Kon





Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

**INSTRUCTIONS:** This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

**AFFECTED PERSON:** (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** JUAN LUCAS

**BUSINESS ADDRESS:** \_\_\_\_\_

**HOME ADDRESS:** 752 SW 117 AVE. PEMBROKE PINES FL 33024

**TELEPHONE NUMBER:** (954) 895 6077

QUALIFIES AS "AFFECTED PERSON":

- ☐ Subject property owner
- ☒ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person Juan Lucas Date: 3-22-21

**EVIDENCE TO BE PRESENTED:** (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. I'm located on the South side of The Property and does not affect my property in any way.

B. \_\_\_\_\_

C. \_\_\_\_\_

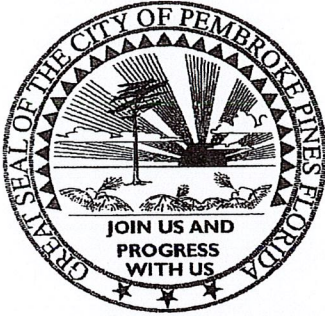
**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

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

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

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:** ☒ IN FAVOR OF PETITION ☐ AGAINST PETITION



## Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** Jessie & Vanessa Thomas

**BUSINESS ADDRESS:** \_\_\_\_\_

**HOME ADDRESS:** 718 SW 117TH Ave, Pembroke Pines FL 33025

**TELEPHONE NUMBER:** (954) 665 1144

**QUALIFIES AS "AFFECTED PERSON":**

- ☐ Subject property owner  
☒ Owns property within 500 ft.  
☐ Resides within 500 ft.  
☐ Operates a business within 500 ft.  
☐ City of Pembroke Pines representative

**Signature of Affected Person** Jessie P. Thomas

**Date:** March 22, 2021

**EVIDENCE TO BE PRESENTED:** (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. Driveway improvements add beauty and increase value to property. My home is located on the north side of property.

B. \_\_\_\_\_

C. \_\_\_\_\_

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

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

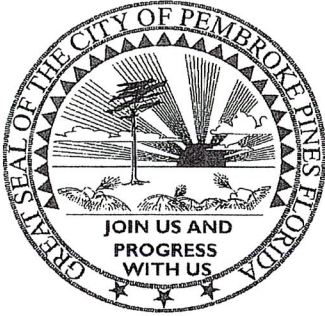
**ADDRESS:** \_\_\_\_\_

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:** ☒ IN FAVOR OF PETITION

☐ AGAINST PETITION





## Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** David K. Zacher

**BUSINESS ADDRESS:**

**HOME ADDRESS:** 735 SW 117th Ave., Pembroke Pines, FL 33025

**TELEPHONE NUMBER:** (954) 430-9656

**QUALIFIES AS "AFFECTED PERSON":**

- ☐ Subject property owner  
☒ Owns property within 500 ft.  
☐ Resides within 500 ft.  
☐ Operates a business within 500 ft.  
☐ City of Pembroke Pines representative

**Signature of Affected Person** DK Zacher

**Date:** 3/23/2021

**EVIDENCE TO BE PRESENTED:** (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. I am located on the east side of the property across Kon's family home house.

B. The improvement in Kon's house does not affect my property. It looks beautiful with that expansion in the house driveway.

C.

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

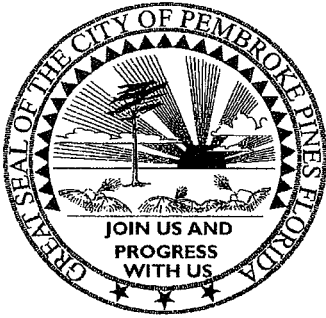
**NAME:** \_\_\_\_\_

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

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:** ☒ IN FAVOR OF PETITION

☐ AGAINST PETITION



Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

**INSTRUCTIONS:** This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

**AFFECTED PERSON:** (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** Guillermo Acosta

**BUSINESS ADDRESS:** \_\_\_\_\_

**HOME ADDRESS:** 767 SW 117TH AVE Pembroke Pines, FL 33025

**TELEPHONE NUMBER:** (954) 436-5059

QUALIFIES AS "AFFECTED PERSON":

- ☐ Subject property owner
- ☒ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person

Date: 03/22/21

**EVIDENCE TO BE PRESENTED:** (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. Property across the street does not affect in any way our community.

B. \_\_\_\_\_

C. \_\_\_\_\_

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

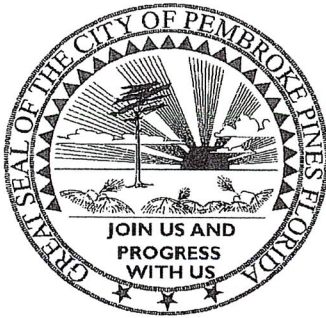
**NAME:** \_\_\_\_\_

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

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:** ☒ IN FAVOR OF PETITION

☐ AGAINST PETITION



Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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**AFFECTED PERSON:** (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** Joyce Smiley

**BUSINESS ADDRESS:** 7864 S. W. 117 Ave. Egret Walk Pembroke Pines

**HOME ADDRESS:** \_\_\_\_\_

**TELEPHONE NUMBER:** ( ) 954 251-2545

QUALIFIES AS "AFFECTED PERSON":

- ☐ Subject property owner
- ☒ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person Joyce Smiley Date: 3/23/2021

**EVIDENCE TO BE PRESENTED:** (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. look very Beautiful

B. \_\_\_\_\_

C. \_\_\_\_\_

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

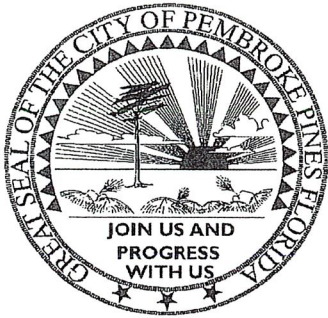
**NAME:** \_\_\_\_\_

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

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:** ☒ IN FAVOR OF PETITION ☐ AGAINST PETITION





Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

**INSTRUCTIONS:** This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

**AFFECTED PERSON:** (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** Alejandra Fortuna

**BUSINESS ADDRESS:**

**HOME ADDRESS:** 753 SW 118 Ave Pembroke Pines FL 33025

**TELEPHONE NUMBER:** (780) 817-8314

QUALIFIES AS "AFFECTED PERSON":

- ☐ Subject property owner
- ☒ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person [Signature]

Date: 3/22/2021

**EVIDENCE TO BE PRESENTED:** (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. House Adjacent to the back. Pavers improve house beauty and increases Property value.

B. \_\_\_\_\_

C. \_\_\_\_\_

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

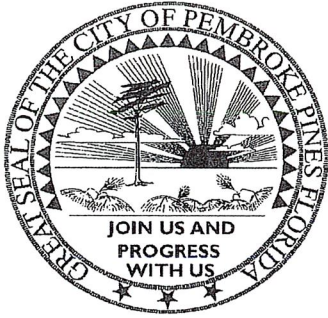
**NAME:** \_\_\_\_\_

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

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:** ☒ IN FAVOR OF PETITION

☐ AGAINST PETITION



## Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** MARIO JOLODOSKY and MIRTA JOLODOSKY  
**BUSINESS ADDRESS:** 737 SW 118th AVENUE  
**HOME ADDRESS:** 737 SW 118th AVENUE, Pembroke Pines, FL 33025  
**TELEPHONE NUMBER:** (305) 318-8507

QUALIFIES AS "AFFECTED PERSON":

- ☐ Subject property owner
- ☒ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person [Signature]

Date: 3/19/2021

**EVIDENCE TO BE PRESENTED:** (Identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. \_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

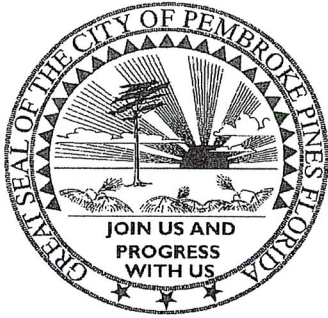
**NAME:** \_\_\_\_\_

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

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:** ☒ IN FAVOR OF PETITION ☐ AGAINST PETITION





## Type of Meeting

Board of Adjustment

## QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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**AFFECTED PERSON:** (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

**CASE#** ZV(R) 2021-09 - 10

**PROJECT NAME:** Edward Kon

**MEETING DATE:** April 1, 2021

**NAME:** Jorge Cruz

**BUSINESS ADDRESS:** 836 SW 117 AVE

**HOME ADDRESS:** 836 SW 117 AVE Pembroke Pines FL 33025

**TELEPHONE NUMBER:** (305) 810 9378

QUALIFIES AS "AFFECTED PERSON":

- ☐ Subject property owner
- ☒ Owns property within 500 ft.
- ☐ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person [Signature]

Date: 3/22/21

**EVIDENCE TO BE PRESENTED:** (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. Looks great!

B. \_\_\_\_\_

C. \_\_\_\_\_

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

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

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

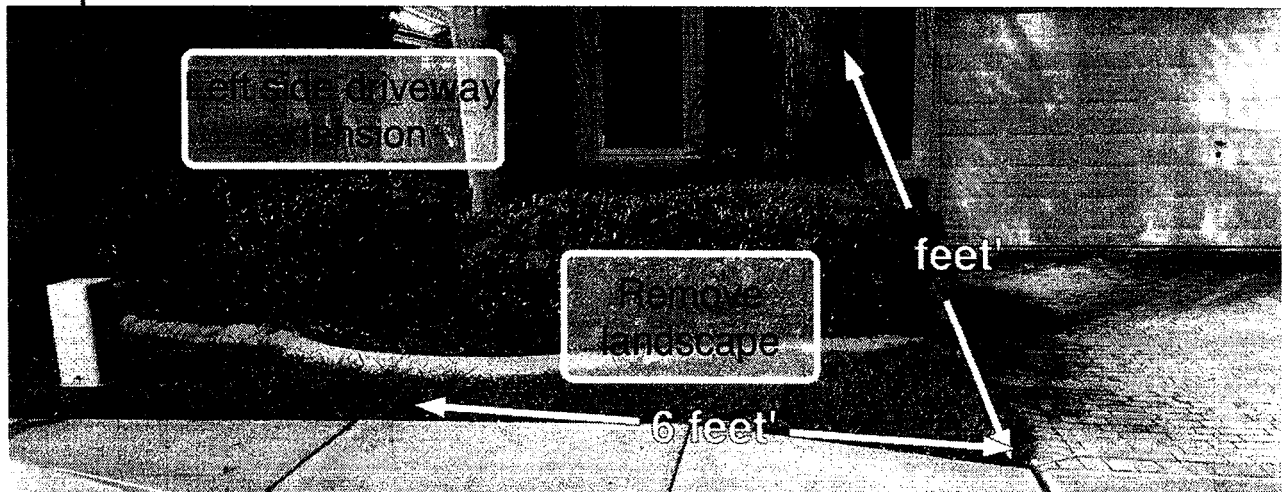
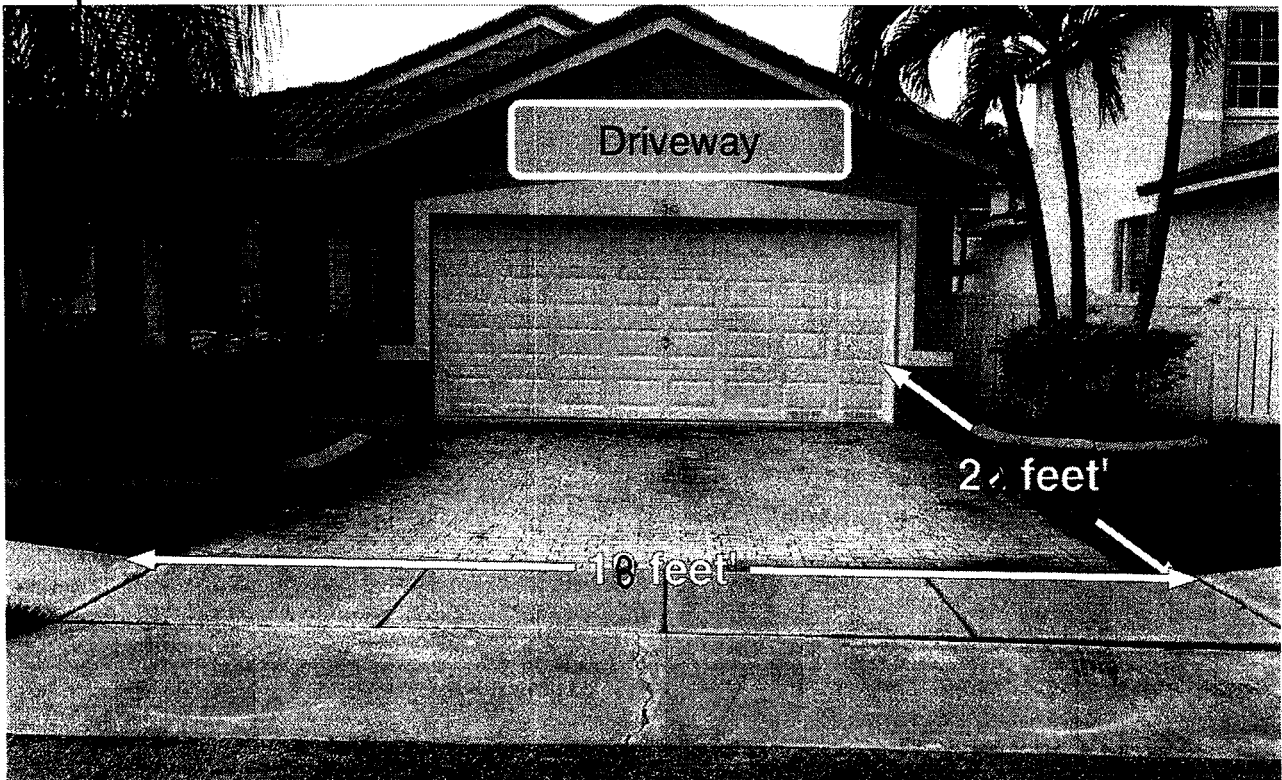
**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

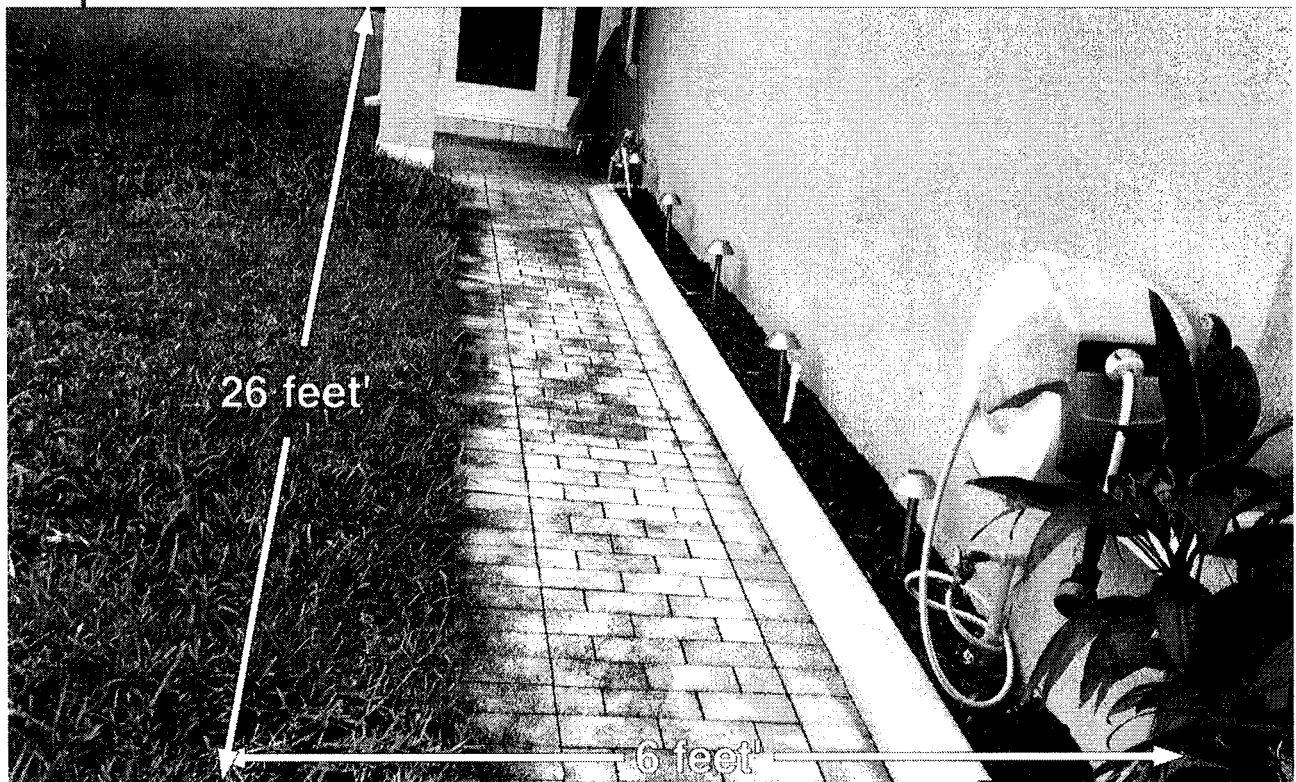
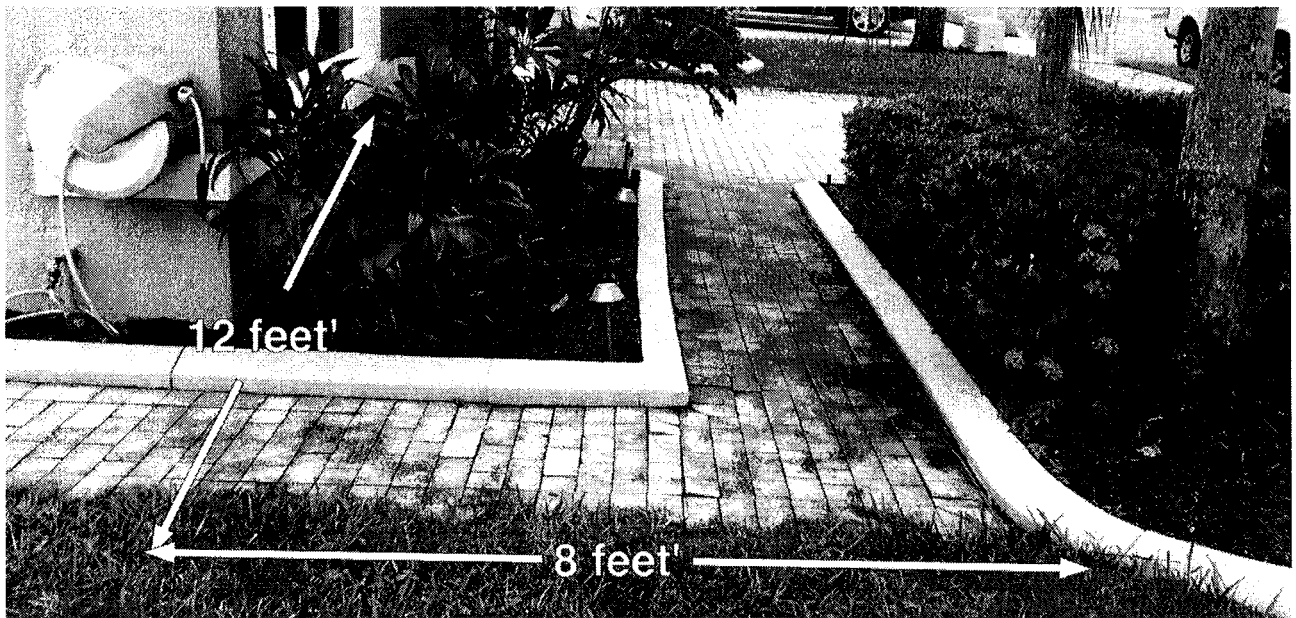
**SPEAKING:** ☒ IN FAVOR OF PETITION

☐ AGAINST PETITION



BEFORE





BEFORE



Allen.





AFTER







1/25/12



AFTER.

