

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

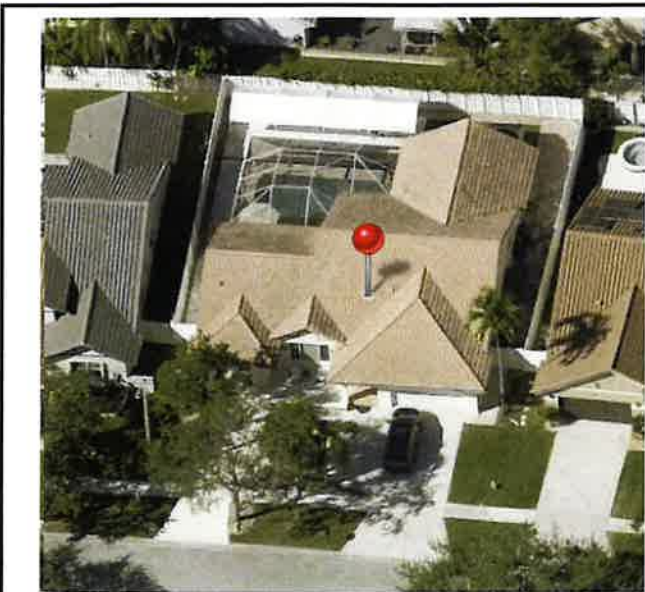
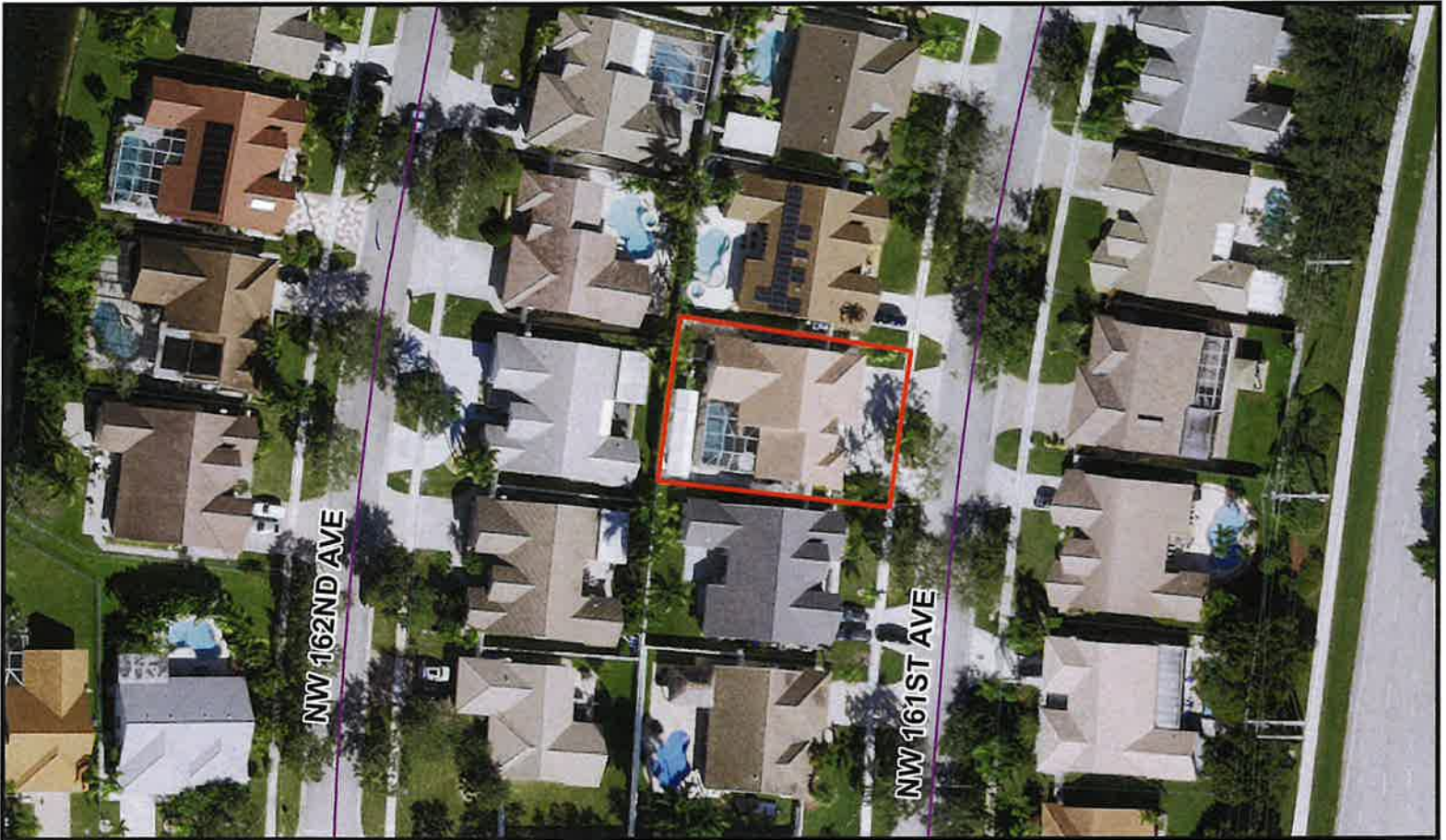
ZV(R) 2023-0129; ZV(R)2024-0093

Zoning Variances

MARTINEZ, LISSETH LOPEZ H/E VERGARA, BRIAM RIVERON  
170 NW 160 AVE PEMBROKE PINES FL 33028





NOT TO SCALE





**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>	January 16, 2025	<b>Application ID:</b>	ZV(R)2023-0129; ZV(R)2024-0093		
<b>Project:</b>	Existing Driveway	<b>Pre-Application Number:</b>	PRE2023-0127; PRE2024-0127		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Liseth Martinez	<b>Agent:</b>	N/A		
<b>Location:</b>	170 NW 161 Avenue, Pembroke Pines, FL 33028	<b>Property Id No.</b>	514008073360	<b>Commission District No.</b>	3
<b>Existing Zoning:</b>	Single-Family Residence (R-1B)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	Code Compliance Case No. 23083387 (Issued 08/20/2023); Driveway Permit Application No. RX23-11216 (Applied on 8/28/2023); ZV(R)2024-0128-0131 (February, March 2024, BOA Meetings)				
	<b>This property was presented at the February and March 3, 2024, meetings. The BOA heard and approved front lot coverage for existing circular driveway, side and rear setbacks for existing patio.</b>				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2023-0129	Table 155.620: Accessory Structures: Driveway, Circular.	Circular driveway shall include five-foot radius between driveway and lot line.	Zero-Foot (0') radius between driveway and lot line for existing circular driveway.		
ZV(R)2024-0093	Table 155.620: Accessory Structures: Driveway, Circular	40% Front Lot Coverage (Total)	57% Front Lot Coverage (total) instead of the required 40% (total) for an existing circular driveway.		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment				
<b>Reviewed for the Agenda:</b>	Director: 		Assistant Director: 		

## PROJECT DESCRIPTION / BACKGROUND:

Liseth Martinez, owner, submitted two zoning variance requests to legalize an existing driveway for the property located at 170 NW 161 Avenue in the Spring Valley neighborhood which is zoned Single-Family Residential Zoning District (R-1B).

On August 20, 2023, the City's Code Compliance Division cited the property owner (Case No. 23083387) for work done without building permits.

In August 28, 2023 the owner submitted building permit application No. RX23-11216 to construct a circular driveway and patio at the property; however, the permit application could not be approved as the work done exceeded the limitations of the City's Land Development Code (LDC).

On February 1, 2024, the BOA initially heard zoning variance requests for existing construction at the property and per the survey information. The BOA directed the owner to reduce the impact of the work done at the property and tabled the requests [ZV(R)2024-0128-0131] for the March 7, 2024, meeting.

On the March 7, meeting, the applicant presented a revised plan addressing the concerns of the Board Members. Then the BOA re-considered the requests by the reduction of existing work done at the property as indicated on the plan. The BOA resulted those requests as follows:

- **ZV(R)2023-0128:** to allow 54% of front lot coverage (total) instead of the required 35% of front lot coverage (total) for an existing driveway in a single-family residential lot. **(APPROVED 4-0, 155.301(O)(1)(c), MARCH 7, 2024) Development Order, attached.**
- **ZV(R)2023-0129** ~~is to allow zero-foot (0') radius instead of the required five-foot (5') radius for an existing circular driveway in a single family residential lot.~~ **(REVISED PLAN REMOVED THE NEED FOR THIS REQUEST)**
- **ZV(R)2023-0130:** to allow four-foot (4') side setback along a portion of the northern property line instead of the required five-foot (5') side setback for an existing patio. **(APPROVED 4-0, 155.301(O)(1)(c), MARCH 7, 2024) Development Order, attached.**
- **ZV(R)2023-0131** to allow zero-foot augmenting to 1.8' side setbacks along a segment of the southern property line instead of the required five-foot (5') side setback for an existing patio. **(DENIED 4-0, 155.301(O)(1)(c), MARCH 7, 2024)**

Based on direction from the BOA at the February 7 meeting, the petitioner requested their design professional to amend the driveway plan. The petitioner submitted the revised the plan to the City , which reduced the number of requested variances and lot coverage. At the March 7, 2024, meeting, the applicant presented the revised plan, and the BOA approved the request to allow 54% front lot coverage for the existing circular driveway. Upon zoning inspection as part of the permit process, it was discovered the circular driveway is not consistent with the granted variance because the existing radius did not match the revised plan.

The revised plan as submitted to staff was out of scale and did not represent the petitioner's understanding of the modifications need to legalize the existing circular driveway. The petitioner reduced the size of the driveway by removing concrete, however they sought to retain the shape of the existing radius, therefore, the petitioner is requesting two residential variances:

- **ZV(R)2023-0129:** to allow zero-foot (0') radius between driveway and lot line instead of the required five-foot (5') radius between driveway and lot line for an existing circular driveway in a single-family residential lot.
- **ZV(R)2024-0093:** to allow 57% of front lot coverage (total) instead of the required 40% of front lot coverage (total) for an existing driveway in a single-family residential lot.

Summary table of Board action regarding the driveway variances:

BOA Meeting Date	Variance No.	Request	BOA Action
February 1, 2024	ZV(R)2023-0128	63% Front Lot Coverage	Tabled
	ZV(R)2023-0129	Zero-Foot Radius	Tabled
March 7, 2024	ZV(R)2023-0128	54% Front Lot Coverage	Approved (4-0)
	ZV(R)2023-0129	Zero-Foot Radius	Removed by Revised Plan
January 16, 2025	ZV(R)2023-0129	Zero-Foot Radius	Pending
	ZV(R)2024-0093	57% Front lot Coverage	Pending

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 the Spring Valley neighborhood. The applicant has provided a copy of the Homeowner Association (HOA) Letter(s) dated November 14, 2023.

**VARIANCE REQUEST DETAILS:**

**ZV(R)2023-0129** is to allow zero-foot (0') radius between driveway and lot line instead of the required five-foot (5') radius between driveway and lot line for an existing circular driveway in a single-family residential lot.

**ZV(R)2024-0093** is to allow 57% of front lot coverage (total) instead of the required 40% of front lot coverage (total) for an existing driveway in a single-family residential lot.

Code References:

**ZV(R)2023-0129); ZV(R)2024-0093**

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	40% front lot coverage  40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

## 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  
Approved Plan (3/7/2024)  
Existing Driveway Layout  
HOA Letter (11/14/2023)  
Development Orders: ZV(R)2023-0128, ZV(R)2023-0129



## 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: CR

Indicate the type of application you are applying for:

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

### INSTRUCTIONS:

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

#### Staff Use Only

Project Planner: CR Project #: PRJ 20\_\_\_\_ - Application #: 2017/2014-0092  
Date Submitted: \_\_\_/\_\_\_/\_\_\_ Posted Signs Required: ( 1 ) Fees: \$ 200.00

**SECTION 1-PROJECT INFORMATION:**

Project Name: Accessible Home Improvement- Driveway and Patio Modification

Project Address: 170 NW 161st Ave, Pembroke Pines, FL 33028

Location / Shopping Center: N/A

Acreage of Property: 8,365 SqFt Building Square Feet: 2,416

Flexibility Zone: N/A Folio Number(s): 514008073360

Plat Name: WESTFORK 1 Traffic Analysis Zone (TAZ): N/A

Legal Description: WESTFORK 1 PLAT 150-43 B POR WESTFORK 1 PLAT DESC AS  
COMM SW COR SAID PLAT, N 554.47, E1858.81 TO POB, SE 110, SLY 74.13, NW  
110, NLY 77.97 TO POB AKA: LOT 336 SPRING VALLEY

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
N/A					
N/A					
N/A					
N/A					
N/A					

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Lisseth Lopez Martinez & Briam Riveron Vergara

Owner's Address: 170 NW 161st Ave, Pembroke Pines FL 33028

Owner's Email Address: lislomart@gmail.com

Owner's Phone: 305-972-8404 Owner's Fax: N/A

Agent: N/A

Contact Person: N/A

Agent's Address: N/A

Agent's Email Address: N/A

Agent's Phone: N/A Agent's Fax: N/A

*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: Residential

Land Use / Density: Single Family

Use: 01-01 Single Family

Plat Name: WESTFORK 1

Plat Restrictive Note: N/A

N/A

**PROPOSED**

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

N/A

**ADJACENT ZONING**

North: Residential

South: Residential

East: Residential

West: Residential

**ADJACENT LAND USE PLAN**

North: Residential

South: Residential

East: Residential

West: Residential



*-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: RX23-11216

Code Section: N/A

Required: N/A

Request: Driveway extension and Patio Modification to allow safeness and accessibility

**Details of Variance, Zoning Appeal, Interpretation Request:**

Driveway was extended to provide easier access for two elderly individuals living on  
the property and to park as close to the entryway as possible to minimize the  
risk of any accidents, such as falling, which is especially important given the disability  
of one of the residents.

The patio modification has been carefully designed to meet the unique needs of the  
elderly residents, especially the individual with a disability. The left side of the patio  
features a gently sloping ramp to allow the safe and smooth maneuvering of a  
wheelchair, walker, or mobility aid. The left side is made of concrete ensuring stability  
and ease of movement for the resident with special needs.

**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only                       City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A



**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.

Liseth Lopez  
Martinez

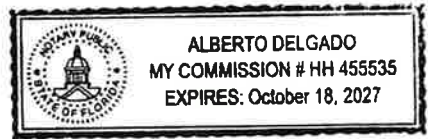
Digitally signed by Liseth Lopez  
Martinez  
Date: 2023.10.26 14:55:01 -04'00'

October 26, 2023

Signature of Owner

Date

Sworn and Subscribed before me this 26 day  
of October, 2023



Fee Paid

*[Handwritten Signature]*  
Signature of Notary Public

October 18, 2027  
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

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Lisseth Lopez Martinez

Authorized Representative: \_\_\_\_\_

Application Number: \_\_\_\_\_

Application Request: Variance (Homeowner Residential)

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

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



Signature of Applicant or Applicant's  
Authorized Representative

10-26-2023

Date

Lisseth Lopez Martinez

Print Name of Applicant/Authorized Representative

## Variance Application for Driveway Extension and Patio Modification

### Applicant Information:

- Name: Lisseth Lopez Martinez
- Address: 170 NW 161st Ave, Pembroke Pines, FL 33028
- Phone: (305) 972 - 8404
- Email: Lislomart@gmail.com

### Property Information:

- Property Owner: Lisseth Lopez Martinez
- Property Address: 170 NW 161st Ave, Pembroke Pines, FL 33028

**Project Scope:** On August 20, I received a violation notice from the City of Pembroke Pines for an extended driveway with no permit on file. In an effort to resolve this notice, I went to the City of Pembroke Pines and met with the Code Compliance Officer - Matthew Smith to understand the violation. I was instructed to file a work permit with the City's Building Department, which I did on the same day, August 24 (work permit RX23-11216). However, the permit application came with an approval from Engineering and with two other comments from Zoning and Building Structural. I provided a response to Jose Portas via email on September 18, and I have been working with Santiago Cleves and Christian Zamora on the Zoning comments and how to best address them.

22  
22  
- After several visits to the City of Pembroke Pines and conversations with Santiago Cleves and Christian Zamora, and based on the actual needs for these modifications, it was decided to file for variances to approve the extension of the driveway and modification of the patio.

The specifications for the concrete used were as follows: 4 inches of thickness, 3000 psi of reinforcement, and microfilament of fiber as strength.

Please note that when we bought the house in 2021, the driveway was as originally constructed, and I only added a portion of concrete to cover an open area between the circular driveway and the entryway. This was done to meet the specific needs of the disabled elderly person that lives in our home.

**Description of Proposed Changes / Variance Acceptance Request:** After carefully consideration and based on the updated property survey (dated October 4, 2023) it was considered that the best option was to apply for a variance acceptance to approve the extension of the driveway and the patio modification. Please note that these modifications are essential to accommodate the specific needs of

two elderly individuals residing at this property, one of whom has a disability that requires special considerations for accessibility and safety.

**Driveway Extension:** The primary reason for the driveway extension is to provide easier access for the two elderly individuals living on the property. The extension is intended to allow to park as close to the entryway as possible to minimize the risk of any accidents, such as falling, which is especially important given the disability of one of the residents. The driveway was extended to cover only 194 sf with concrete and to allow a steady and safe surface. The area covered was the inside area of the driveway. With this coverage we haven't had any flooding issues in all these years and water seems to easily drain. Gutters are installed throughout the house which allow the easiness of drainage.

**Patio Modification:** The patio modification has been carefully designed to meet the unique needs of the elderly residents, especially the individual with a disability. The proposed changes to the patio include:

1. **Left Side (Concrete with Ramp):** The left side of the patio is proposed to be kept as is. Section has been constructed with concrete. This area features a gently sloping ramp to allow the safe and smooth maneuvering of a wheelchair, walker, or mobility aid. The concrete surface ensures stability and ease of movement for the disabled resident.
2. **Right Side (Pavers /cutback proposal):** The right side of the patio is proposed to have a cutback alongside the property line. The right side of the patio is made of pavers, which provide a stable surface. The proposal includes a cutback /removal of pavers to allow a walk-side width of 4.7 feet, ensuring sufficient space for a safe passage as well as a 4' setback alongside the right side.
3. **Back Side (Concrete Slab/ pavers removal):** A portion of the patio at the back is proposed to have a cutback of the concrete slab and the removal of pavers to allow a 5-foot setback, creating a safe and spacious outdoor area for the elderly residents and minimizing any risk of allergic reactions.

**Note on Severe Allergies:** In addition to the specific needs of the elderly residents, it's important to mention that I, the applicant, have severe allergies to several types of plants and weeds. These allergies are a significant concern, and I am unable to make any contact with them without experiencing severe health issues. As a result, the proposed patio modifications also aim to create a safe and allergen-free outdoor space for me and the elderly residents to enjoy without any risk of allergic reactions.

**Reasons for Request:** The request for these modifications is based on the compassionate and practical consideration of the unique needs of the elderly residents residing at the property and the severe allergies of the applicant. The extension of the driveway and the patio modifications are essential for their safety, well-being, and to ensure a comfortable outdoor space that is free from allergens, as well as enhancing their quality of life.

**Benefits of the Proposed Modifications:**

- Improved accessibility for individuals with disabilities.
- Enhanced safety, particularly in the context of an elderly population.

- Creation of an allergen-free outdoor space, benefiting the applicant and the elderly residents.

**Conclusion:** We kindly request the City of Pembroke Pines to grant the variance to approve the extension of the driveway and the patio modifications at 170 NW 161st Ave. These changes are essential for the well-being of the elderly individuals living on the property and are in line with our shared commitment to creating accessible, safe, and comfortable living spaces for all residents.

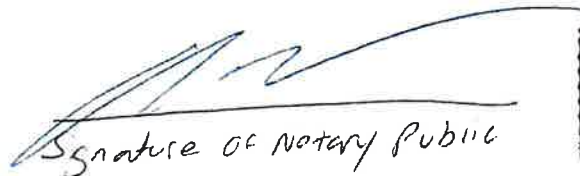
We are grateful for your understanding and support in this matter and look forward to your favorable response.

Sincerely,

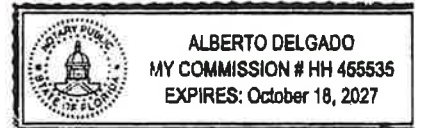


Lisseth Lopez Martinez

Sworn and Subscribed before me this 26 day  
of OCTOBER, 2023

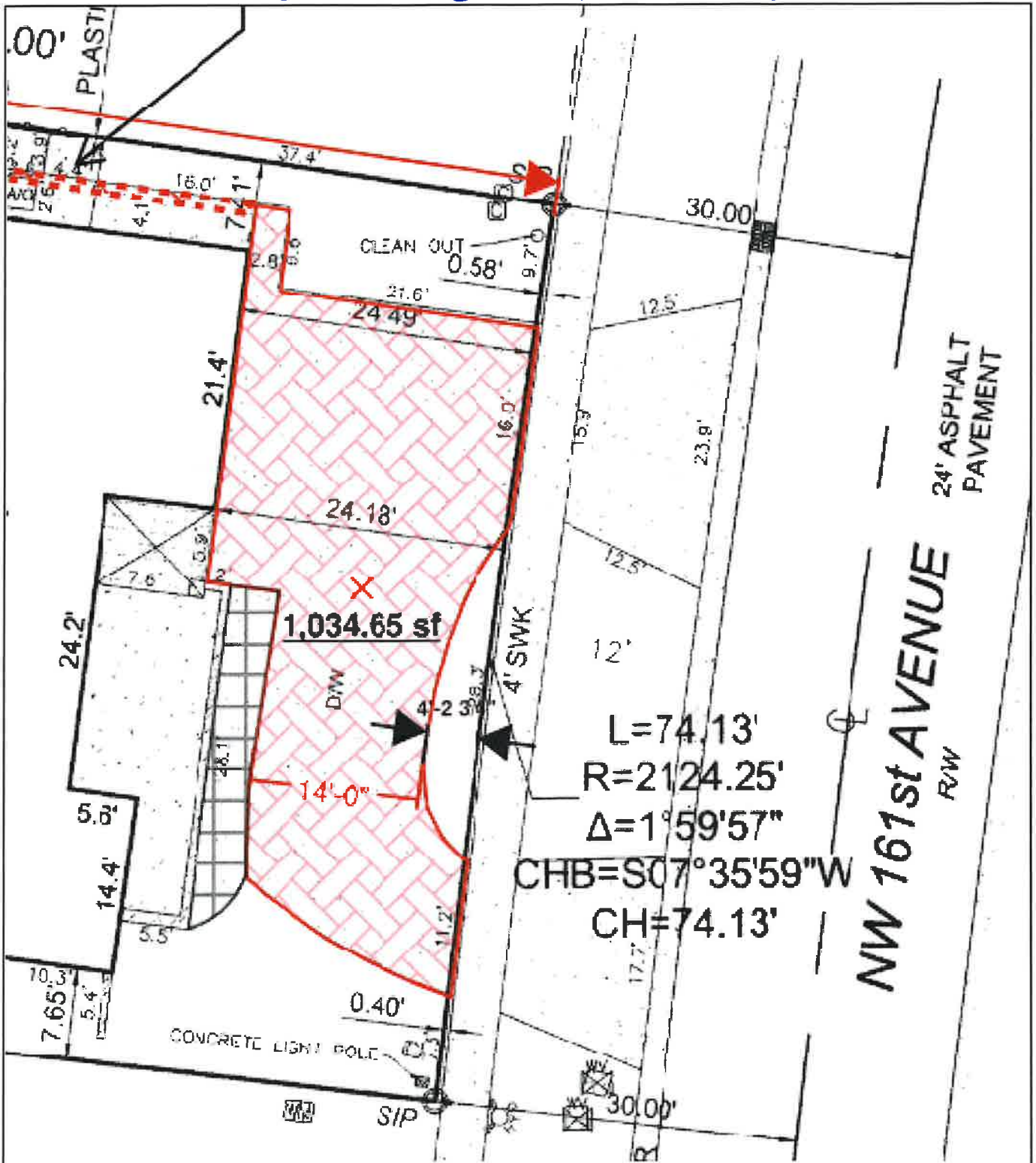


Signature of Notary Public



REVISED - TO SCALE

EXISTING DRIVEWAY LAYOUT: 170 NW 161 Avenue



Front Lot Area is 1,819.26 SF  
 Allowed FLC is 40% or 728 SF  
 Allowed driveway width is 40% or 30.42 LF

Existing FLC is 1,035 SF or 56.8% **(57%)**  
 Existing driveway width is 27.2' LF

24' ASPHALT PAVEMENT

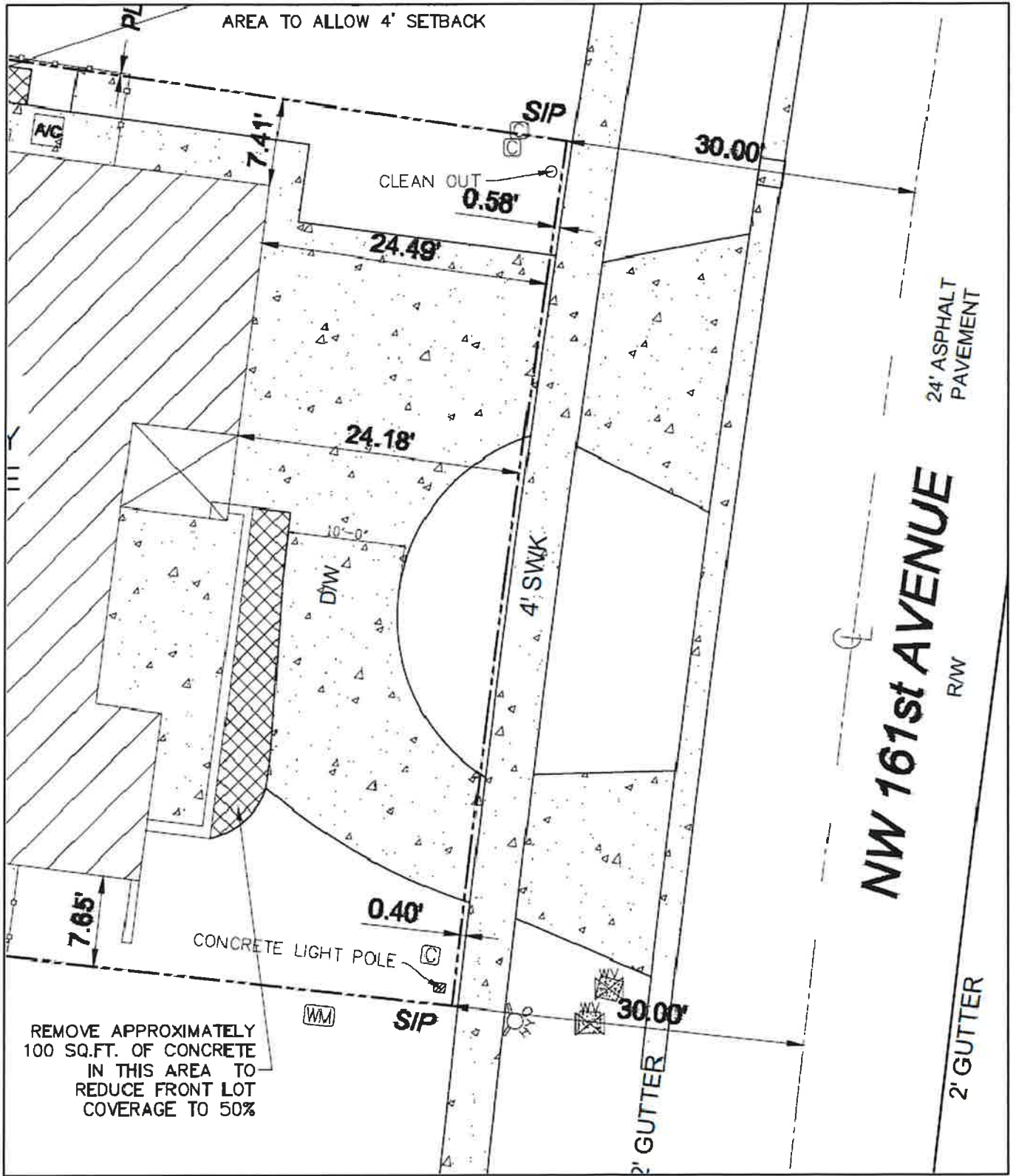
NW 161st AVENUE  
 R/W

2' GUTTER



VOID  
PROVIDED BY RESIDENT. NOT TO SCALE

APPROVED DRIVEWAY LAYOUT: 170 NW 161 Avenue (3/7/2024)



Nov. 14, 2023

**APPROVAL NOTICE**

Lisbeth Lopez Martinez  
170 NW 161 AVE  
Pembroke Pines, FL 33028  
USA

**RE: Spring Valley POA Inc. #3951200336  
170 NW 161 AVE**

Dear Lisbeth Lopez Martinez:

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

**Modification Request : Extension of driveway for access to elderly. (Project done by owner, "after-the-fact" application).**

**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 [rmaza@miamimmanagement.com](mailto:rmaza@miamimmanagement.com).**

Sincerely,

*Robin Maza*

**Robin Maza, LCAM**  
MIAMI MANAGEMENT, INC.  
cc: File

Nov. 14, 2023

**APPROVAL NOTICE**

Liseth Lopez Martinez  
170 NW 161 AVE  
Pembroke Pines, FL 33028  
USA

**RE: Spring Valley POA Inc. #3951200336  
170 NW 161 AVE**

Dear Liseth Lopez Martinez:

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

**Modification Request to: Concrete slab added to left side of patio and right side completed with pavers. (Project done by owner, "after-the-fact" application).**

**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 [rmaza@miamimangement.com](mailto:rmaza@miamimangement.com).**

Sincerely,

*Robin Maza*

**Robin Maza, LCAM**  
MIAMI MANAGEMENT, INC.  
cc: File

Ada Hernandez  
199 NW 161<sup>st</sup> Ave  
Pembroke Pines, FL 33028

October 31, 2023

City of Pembroke Pines City Hall  
10100 Pines Blvd  
Pembroke Pines, FL 33026

Re: **Non-Objection Letter in Support of Property Modification by Lisseth Lopez Martinez**

Dear City Officials,

I am writing to express my **non-objection and full support for the property modifications** made by Lisseth Lopez Martinez at her residence located at **170 NW 161st Ave, Pembroke Pines, FL 33028**. I have had the opportunity to witness the changes she has made to her property and believe that they enhance the aesthetics and functionality of her home **without detriment to the neighborhood**.

Lisseth's property modifications are in **harmony with the existing character of the area and contribute positively to the overall visual appeal of our community**. I see no reason to object to these improvements, as they do not compromise the cohesiveness of our neighborhood's appearance.

I kindly request that the City of Pembroke Pines consider Lisseth's request favorably and approve the **property modifications**. I believe that allowing these changes will not only benefit Lisseth but also **enhance the overall charm of our community**.

Thank you for your attention to this matter. If you require any further information or have any questions regarding this matter, please feel free to contact me at (954) 471-8751.

Sincerely,

A handwritten signature in black ink that reads "Ada Hernandez". The signature is written in a cursive style with a large, decorative flourish at the end of the name.

Ada Hernandez

Anisa Usman  
130 NW 161<sup>st</sup> Ave  
Pembroke Pines, FL 33028

November 5, 2023

City of Pembroke Pines City Hall  
10100 Pines Blvd  
Pembroke Pines, FL 33026

Re: Non-Objection Letter for Lisseth Lopez Martinez's Variance Application

To Whom It May Concern,

I am writing this letter as a concerned neighbor of **170 NW 161<sup>st</sup> Ave, Pembroke Pines, FL 33028** to express my full support and non-objection to the variance application submitted by **Lisseth Lopez Martinez** in regards to the driveway extension and patio modification at their property.

I have had the opportunity to closely observe the modifications that **Lisseth Lopez Martinez** has made to their property, and I believe that these changes are not only well-planned and executed but also serve a critical purpose in enhancing the safety and accessibility of the residence, especially for the elderly resident with a disability. The extension of the driveway is a necessary measure to ensure the safety and well-being of the residents, enabling them to park their vehicle closer to the house to reduce the risk of accidents.

Moreover, the modification to the patio, including the addition of a ramp on the left side, is a commendable step in making the property more accessible for the disabled individual. These changes have a positive impact on the overall quality of life for the residents.

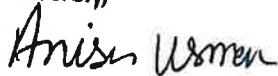
I am aware of Lisseth Lopez Martinez's severe allergies to various plants, and I understand the need to maintain a safe environment for their health. While this may not be the primary focus of the variance application, it is an important consideration that should be acknowledged.

In summary, I believe that the variance application aligns with the best interests of the residents of the property and does not negatively impact the neighborhood in any way. It is a positive step towards creating a safe and inclusive living environment for the residents.

If you require any further information or have any questions regarding this matter, please feel free to contact me at (954) 937-5152.

I kindly request that you grant the variance application without reservation, as it represents a significant improvement in the lives of the residents and poses no detriment to the neighborhood.

Sincerely,



Anisa Usman

Alberto & Jennifer Delgado  
200 NW 161<sup>st</sup> Ave  
Pembroke Pines, FL 33028

November 5, 2023

City of Pembroke Pines City Hall  
10100 Pines Blvd  
Pembroke Pines, FL 33026

Re: Non-Objection Letter for Lisseth Lopez Martinez's Variance Application

To Whom It May Concern,

I am writing this letter to extend my full support for the variance application submitted by my neighbor, Lisseth Lopez Martinez, concerning the driveway extension and patio modification at their property.

Having witnessed the modifications firsthand, I can attest to their well-thought-out nature and the positive impact they have on the safety and accessibility of the residents, particularly the elderly individual with a disability. The extension of the driveway is a crucial addition, ensuring safe and convenient parking close to the house and thus reducing the risk of accidents.

Furthermore, the patio modification, which includes the incorporation of a ramp on the left side, demonstrates a clear commitment to providing accessibility for the disabled resident. These changes enhance the overall quality of life for the residents and should be seen as a commendable endeavor.

I am also aware of Lisseth's severe allergies to various plants, which necessitate a carefully maintained environment. While this aspect may not be the primary focus of the variance application, it is an essential consideration that reflects Lisseth's dedication to the well-being of their family.

In summary, I wholeheartedly believe that the variance application is in the best interest of the residents and does not pose any adverse impact on the neighborhood. It is an initiative that should be supported without reservation.

If you need any additional information or have any questions regarding this matter, please do not hesitate to reach out to me at (954) 496-3296.

I kindly request that you grant the variance application as it signifies a significant and positive change for the residents of 170 NW 161 Ave, Pembroke Pines, FL 33028

Sincerely,

  
Jennifer Delgado



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

**VIOLATION WARNING**

**Case #:** 230803387 **Date:** 8/20/2023  
**Folio #:** 514008073360  
**Recipient:** MARTINEZ,LISSETH LOPEZ H/E/VERGARA,BRIAM RIVERON  
**Address:** 170 NW 161 AVE  
**PEMBROKE PINES, FL 33028**

A physical inspection at 170 NW 161 AVE Pembroke Pines, FL 33028 disclosed the following violation(s) of the City of Pembroke Pines Code:

<b>Chapter:</b>	<b>Section:</b>	<b>Violation:</b>	<b>Comply By Date:</b>
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Work done whiteout permit: Driveway extension.	03/07/2024

**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.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 03/07/2024**

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.

Code Compliance Officer - Matthew Smith

HAND DELIVERY TO:

Signature is not an admission of guilt but verification of receipt of this notice.

Property Changes (2011 – 2023)







AN ORDER OF THE BOARD OF ADJUSTMENT OF  
THE CITY OF PEMBROKE PINES, FLORIDA,  
GRANTING THE VARIANCE REQUESTED BY  
LISSETH LOPEZ MARTINEZ AND BRIAM RIVERON  
VERGARA

ZV (R) 2023-0128

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9       **WHEREAS**, Section 155.303 (c) of the Land Development Code of the City  
10 of Pembroke Pines, Florida, establishes a Board of Adjustment to hear applications  
11 for variances for individual single-family residential properties from the Land  
12 Development Code of the City and,

13       **AND WHEREAS**, Lisseth Lopez Martinez and Briam Riveron Vergara have  
14 applied to the City of Pembroke Pines for a variance on property located at 170  
15 NW 161 Avenue, Pembroke Pines, FL 33028,

16       and legally described as:  
17 A portion of the WESTFORK 1 PLAT, AKA Lot 336, Spring Valley,  
18 according to the Plat thereof as recorded in Plat Book 150, Page 43B, of  
19 the Public Record of Broward County, Florida.

20       **AND, WHEREAS**, a hearing has been held after notice as required by law  
21 and the Board has found that granting the variance is not incompatible with public  
22 policy, will not adversely affect any adjacent property owners, and that the  
23 circumstances which cause the special conditions are peculiar to the subject  
24 property does exist to justify the variance as follows, under subparagraph (O)(1)  
25 (C) of Section 155.301:

26       **VARIANCE REQUESTED:**  
27 Petitioner is requesting a variance to allow a allow 54% of front lot coverage  
28 (total) instead of the required 35% of front lot coverage (total) for an existing  
29 driveway.  
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31       **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF**

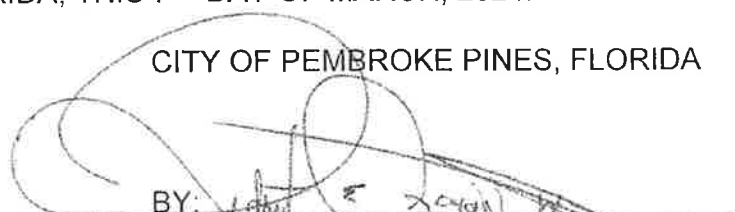
32 **ADJUSTMENT OF THE CITY OF PEMBROKE PINES, FLORIDA, that:**

33 Section 1. The request for a variance by Lisseth Lopez Martinez and Briam Riveron  
34 Vergara the application being attached hereto as Exhibit "A" and made a part  
35 hereof, is hereby granted.

36 Section 2. Issuance of this development order by the City of Pembroke Pines'  
37 Board of Adjustment does not create any right on the part of an applicant to obtain  
38 a permit from a state or federal agency and does not create any liability on the part  
39 of the City of Pembroke Pines for issuance of the permit if the applicant fails to  
40 obtain requisite approvals or fulfill the obligations imposed by a state or federal  
41 agency or undertakes actions that result in a violation of state or federal law. All  
42 other applicable state or federal permits must be obtained before commencement  
43 of the development.

44 PASSED AND ADOPTED BY THE BOARD OF ADJUSTMENT OF THE CITY OF  
45 PEMBROKE PINES, FLORIDA, THIS 7<sup>TH</sup> DAY OF MARCH, 2024.

46 CITY OF PEMBROKE PINES, FLORIDA

47  
48  
49  
50 BY:   
51 ROBERT GOGGIN, VICE CHAIR

52  
53  5/7/2024  
54 MARLENE D. GRAHAM CMC  
55 CITY CLERK

56 ABBONDANDOLO AYE  
57 GOGGIN AYE  
58 CRAWL AYE  
59 ALMERIA AYE  
60 SIDDIQUI AYE

1                   **AN ORDER OF THE BOARD OF ADJUSTMENT OF**  
2                   **THE CITY OF PEMBROKE PINES, FLORIDA,**  
3                   **GRANTING THE VARIANCE REQUESTED BY**  
4                   **LISSETH LOPEZ MARTINEZ AND BRIAM RIVERON**  
5                   **VERGARA**

6  
7                   \_\_\_\_\_ **ZV (R) 2023-0130**  
8

9                   **WHEREAS**, Section 155.303 (c) of the Land Development Code of the City  
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21 and the Board has found that granting the variance is not incompatible with public  
22 policy, will not adversely affect any adjacent property owners, and that the  
23 circumstances which cause the special conditions are peculiar to the subject  
24 property does exist to justify the variance as follows, under subparagraph (O)(1)  
25 (C) of Section 155.301:

26                   **VARIANCE REQUESTED:**

27                   Petitioner is requesting a variance to allow four-foot (4') side setback along  
28                   a portion of the northern property line instead of the required five-foot (5')  
29                   side setback for an existing patio.

30                   **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF**  
31

32 **ADJUSTMENT OF THE CITY OF PEMBROKE PINES, FLORIDA, that:**


33 Section 1. The request for a variance by Lisseth Lopez Martinez and Briam Riveron  
34 Vergara the application being attached hereto as Exhibit "A" and made a part  
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42 other applicable state or federal permits must be obtained before commencement  
43 of the development.

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46 CITY OF PEMBROKE PINES, FLORIDA

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50 BY:    
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