

# Vicinity Map

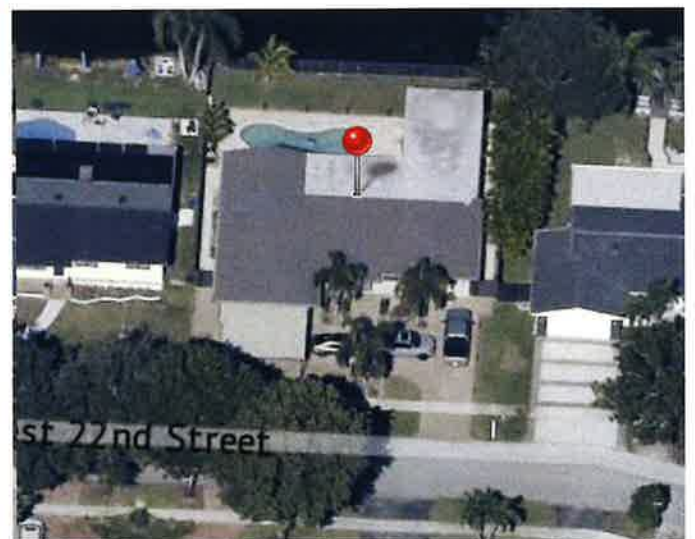
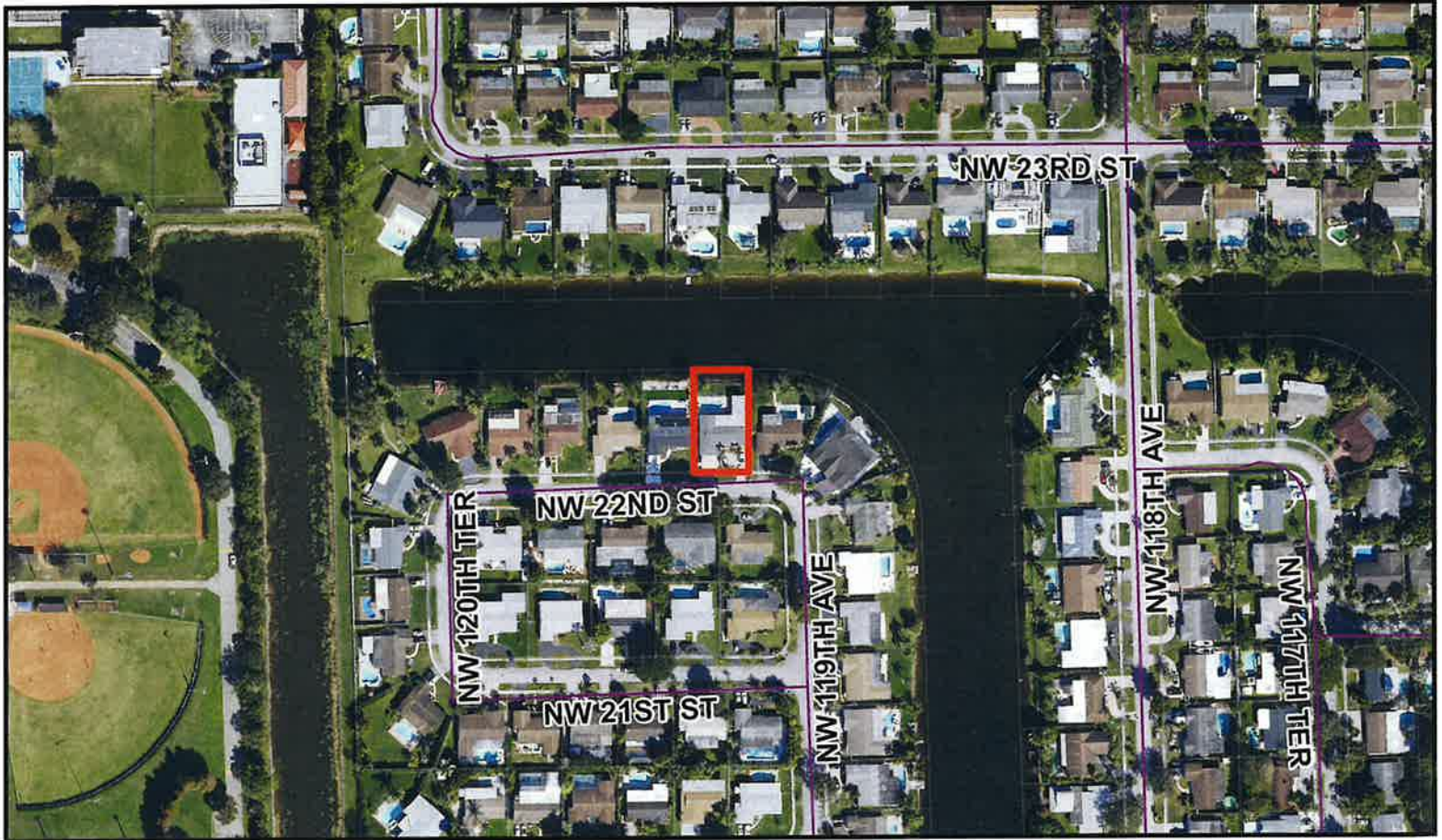
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0005-0012  
Zoning Variances

RUIZ, DAVELIN & MARCO A □  
11911 NW 22 ST PEMBROKE PINES FL 33026



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>	April 16, 2026	<b>Application ID:</b>	ZV(R)2026-0005-0012		
<b>Project:</b>	Awning carport, circular driveway, walkway and deck. All existing.	<b>Pre-Application Number:</b>	PRE2026-0015		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Develin & Marco Ruiz	<b>Agent:</b>	N/A		
<b>Location:</b>	11911 NW 22 Street Pembroke Pines FL 33026	<b>Property Id No.</b>	514012022260	<b>Year Built:</b>	1977
<b>Existing Zoning:</b>	Single-Family Residence (R-1C)	<b>Existing Land Use:</b>	Residential	<b>District No.</b>	3
<b>Reference Applications:</b>	Code Compliance Cases No. 231104172, 250903042 (Initiated 11/02/2023, 9/18/2025); Driveway Permit Application No. RX24-12443, Awning Permit Application No. RO24-12616 (Applied 10/23/2024, 10/26/2024)				

**Variance Summary**

<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R)2026-0005	Table 155.421.3 Residential Single Family (R-1C)	25' front setback	4' front setback instead of the required 25' front setback for an existing 21.20' x 21' awning carport, attached.
ZV(R)2026-0006	155.620 Accessory Building and Structures, Circular Driveway	40% Front Lot Coverage (Total)	75% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.
ZV(R)2026-0007	155.620 Accessory Building and Structures, Circular Driveway	40% width of lot	49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.
ZV(R)2026-0008	155.620 Accessory Building and Structures, Circular Driveway	5' side setback	4.4' setback along a segment of the eastern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.
ZV(R)2026-0009	155.620 Accessory Building and Structures, Walkway (Single Family Residential)	2' side setback for 3' wide walkway	1.25' augmenting to 1.4' setback along a segment of the eastern side property line instead of the required 5' side setback for an existing 68' x 4'-9" walkway, patio.

<b>ZV(R)2026-0010</b>	155.620 Accessory Building and Structures, Patio or Deck	5' side setback	4.6' setback along a segment of the western side property line instead of the required 5' side setback for an existing deck.
<b>ZV(R)2026-0011</b>	155.620 Accessory Building and Structures, Walkway (Single Family Lots)	2' side setback for 3' wide walkway.	1.1' setback along a segment of the western side property line instead of the required 5' for an existing 55' x 6.59' walkway, patio.
<b>ZV(R)2026-0012</b>	155.662 Specific Minimum Landscape Requirements, Single Family	3 trees at minimum [4] For all lots larger than 8,000 square feet in area, additional trees and shrubs shall be provided at the rate of one tree and three shrubs every 2,000 square feet of lot area; however, there shall be no more than ten trees and 30 shrubs required per acre.	To allow (2) trees instead of the required (5) trees
<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:**

Develin & Marco Ruiz, owners, submitted four residential zoning variance requests to legalize existing construction at the property located at 11911 NW 22 Street in the Pembroke Lakes neighborhood, which is zoned Single-Family Residential Zoning District (R-1C).

On November 2, 2023, and September 18, 2025, the City's Code Compliance Division cited the property for work performed without building permits. Case No. 231104172, 250903042.

On October 23 and 26, 2024, the applicant submitted building permit applications: No. RX24-12443, RO24-12616 to construct a circular driveway and to install a 21.20' x 21' metal frame awning attached to the front fascia of the house for a carport. However, the building permit applications cannot be approved as the work on the property exceeds the provisions of the City's Land Development Code (LDC).

As a result of the existing modifications done on the property, the applicant is requesting:

- **ZV(R)2026-0005:** to allow 4' front setback instead of the required 25' front setback for an existing 21.20' x 21' awning carport, attached.
- **ZV(R)2026-0006:** to allow 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.
- **ZV(R)2026-0007:** to allow 49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.
- **ZV(R)2026-0008:** to allow 4.4' setback along a segment of the eastern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.

After reviewing the applicant's initial request and, per the updated property's survey, it was discovered further modifications at the property: walkway/patio along east and west sides of the home, and an existing 39.10' x 17.20' "open sided roofed structure, attached" to the rear wall of the house.

As a result of the non-permitted work, the owner would like to include the following requests to address the existing deficiencies:

- **ZV(R)2026-0009:** to allow 1.25' augmenting to 1.4' setback along a segment of the eastern side property line instead of the required 5' side setback for an existing 68' x 4'-9" walkway, patio.
- **ZV(R)2026-0010:** to allow 4.6' setback along a segment of the western side property line instead of the required 5' side setback for an existing pool deck.
- **ZV(R)2026-0011:** to allow 1.1' setback along a segment of the western side property line instead of the required 5' for an existing 55' x 6.59' walkway, patio
- **ZV(R)2026-0012:** to allow (2) trees instead of the required (5) trees in a single-family residential property larger than 8,000 Square Feet in Area, typical lot.

Per staff review of the city's archives, no permit information can be found for detected work on the property; however, staff searched, gathered and included copy of historical surveys for permit applications for construction projects (fence, swimming pool, deck, screen enclosure) for the property; also, the petitioner included a copy of a Tree Removal Permit issued by the city in 2003, attached. Per Broward County Property Appraiser Imagery, the "open sided roofed structure" in the rear, deck enlargement and walkways had existed at location since at least December 2018 and 2019 respectively; the awning carport, circular driveway showed up in December 2023 (see property images).

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

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

#### **VARIANCE REQUEST DETAILS:**

**ZV(R)2026-0005)** is to allow 4' front setback instead of the required 25' front setback for an existing 21.20' x 21' awning carport, attached.

**ZV(R)2026-0006)** is to allow 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.

**ZV(R)2026-0007** is to allow 49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.

**ZV(R)2026-0008** is to allow 4.4' setback along a segment of the eastern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.

**ZV(R)2026-0009** is to allow 1.25' augmenting to 1.4' setback along a segment of the eastern side property line instead of the required 2' side setback for an existing 68' x 4'-9" walkway.

**ZV(R)2026-0010:** to allow 4.6' setback along a segment of the western side property line instead of the required 5' side setback for an existing pool deck.

**ZV(R)2026-0011** is to allow 1.1' setback along a segment of the western side property line instead of the required 2' for an existing 55' x 6.59' walkway, patio

**ZV(R)2026-0012** to allow (2) trees instead of the required (5) trees in a single-family residential property larger than 10,000 Square Feet in Area, typical lot.

Code References:

**ZV(R)2026-0005)**

**Table 155.421.3: Residential Single-Family (R-1C)**

Standard	Residential	Non-Residential
<b>Front Setback</b>	<b>25 feet</b>	<b>30 feet</b>

**ZV(R)2026-0006-0011)**

**Table 155.620 Accessory Building and Structures**

Type	Front	Side	Street Side	Rear	Maximum Height	Maximum Dimensions	Additional regulations
Driveway , Circular	0	<b>5 feet</b>	15 feet 155.600 (B)	N/A	N/A	<b>40% lot coverage.</b>  <b>40 % width of lot</b>	[1] Shall include 5-foot radius between driveway and lot line. [2] 10-foot minimum width
Walkway (Single Family Lots)	N/A	<b>2 feet</b>	5 feet	5 feet	N/A	3 feet in width	If over 3 feet in width a 5-foot side setback is required
Deck or Patio*	Primary Building	<b>5 feet</b>	5 feet	5 feet	N/A	N/A	N/A

**ZV(R)2026-0012)**

**Table 155.662 Minimum Landscape Requirements for Single Family**

Lot Type	Lot Size	Minimum Number of Trees [2][3]	Minimum Number of Shrubs	Minimum Number of Accent Plans
Single Family and Townhomes	<b>Greater than or equal to 8,000 Square Feet [4]</b>	3 trees, at minimum two different species [4]	Ten [4]	Two

Note(s):

## **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 Surveys (2025, 2016, 2002)  
Copy of Tree Removal Permit (April 2003)  
South Broward Drainage Letter (1/24/2025)  
Doctor's Letter (February 20, 2025)  
Signatures of support from neighboring property owners (7 pages)  
Code Compliance Notice, Image(s), Findings



# 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: 1/26/2026

# Plans for DRC PRJ 2026-0015 Planner: C-2

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.

<i>Staff Use Only</i>			
Project Planner: <u>C-2</u>	Project #: <u>PRJ 20</u>	Application #:	<u>2026-0015</u> <u>2100-0012</u>
Date Submitted: <u>1/26/26</u>	Posted Signs Required: <u>( 1 )</u>	Fees: \$	<u>930</u>

**SECTION 1-PROJECT INFORMATION:**

Project Name: RUIZ RESIDENCE

Project Address: 11911 NW 22 ST PEMBROKE PINES FL 33026

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

Acreage of Property: 0.26 Building Square Feet: 2,225

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514012022260

Plat Name: Pembroke Lakes Section III Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: Lot 18 Block 37

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: MARCO & DAVELIN RUIZ

Owner's Address: 11911 NW 22ND ST PEMBROKE PINES, FL 33026

Owner's Email Address: \_\_\_\_\_

Owner's Phone: 305-720-5733                      Owner's Fax: N/A

Agent: N/A

Contact Person: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Agent's Email Address: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_                      Agent's Fax: \_\_\_\_\_

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

**SECTION 3- LAND USE AND ZONING INFORMATION:**

**EXISTING**

**PROPOSED**

Zoning: \_\_\_\_\_

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

North: \_\_\_\_\_

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

West: \_\_\_\_\_

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

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

Application Type (Circle One):  Variance    Zoning Appeal    Interpretation

Related Applications: Permit RO24-12616 and Permit RX24-12443; Code Case No. 231104172 (5/2/24) 5/2/24

Code Section: 155.121.3 RSTP (24); 155.620 Code Case No. 250903042 (9/18/25)

Required: \_\_\_\_\_

Request: Canopy / Driveway / Landscape / E

Details of Variance, Zoning Appeal, Interpretation Request:

Allow Canopy Attached to home

Allow extended Paver Driveway

Landscape Requirements

Rear Enclosed Area

SEE ATTACHED LETTER OF JUSTIFICATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

City Amendment Only                       City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

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

Driveway Extension: The property owners constructed the extension to accommodate the needs of their large household. The extension was necessary due to the number of vehicles required for their family, as on-street parking is insufficient and poses safety concerns for the neighborhood. The driveway was constructed using permeable pavers over a sand base to ensure proper drainage and environmental compliance. The extension provides a safe and stable surface for an elderly family member who uses a walker and is at increased risk of injury.

Canopy Installation: The canopy was installed to provide necessary shade and protection from the sun for a family member diagnosed with a chronic autoimmune condition that causes severe heat intolerance. Her prescribed medications further limit her ability to tolerate heat and sun exposure, and seeing as she works from home, it is crucial to her health to keep the vehicle from becoming unbearably hot if it is parked unprotected.

All work was completed using high-quality materials and engineering to ensure compliance with building codes and maintain the safety and beauty of their home and the surrounding neighborhood. I have attached other relevant documents, doctors note and supporting neighbors signatures for review.

*See letters by Homeowner J*

**Marco and Davelin Ruiz**  
11911 NW 22 Street  
Pembroke Pines, FL 33026

Phone: 305-720-5733 / 305-992-5868

**Date:** September 30<sup>th</sup>, 2025

**City of Pembroke Pines**

Board of Adjustment  
601 City Center Way  
Pembroke Pines, FL 33025

**Subject: Request for Variance**

Dear Members of the Board of Adjustment,

I am writing to formally request a variance as a Reasonable Accommodation under the Fair Housing Act to allow the continued placement of a permanent canopy carport and an extended paver driveway, both of which have already been installed at my residence.

The canopy was installed due to a medical necessity. My wife suffers from a documented medical condition that makes her highly intolerant to heat. Sudden or prolonged exposure to direct sunlight and excessive heat triggers serious health complications. The shaded carport allows her to safely enter and exit our vehicles during warmer months without undue risk to her health.

The structure has been designed and installed to be aesthetically pleasing and in harmony with the existing architecture of our home. It does not obstruct any views, nor does it interfere with neighboring properties in any way.

The driveway extension was undertaken to accommodate the unique and essential needs of our household. We currently care for an elderly family member during the week who requires safe, close, and reliable access to the home. He also enjoys occasional assisted walks around the home for exercise, and the driveway provides a safe and stable surface for this activity.

Additionally, we are a large family with seven vehicles and a boat registered to this address. The expanded driveway was necessary to ensure adequate parking, enhance safety by reducing the need for street/easement parking and complex maneuvering, and maintain access for emergency or medical transport when needed.

The driveway has been constructed with permeable pavers to minimize environmental impact, and great care has been taken to ensure the installation does not negatively affect neighboring properties or existing drainage systems.

**Marco and Davelin Ruiz**  
11911 NW 22 Street  
Pembroke Pines, FL 33026

Phone: 305-720-5733 / 305-992-5868

I respectfully ask that you consider this request not only in light of the medical and practical needs detailed above but also because this structure and driveway have been met with full community support. I have received written support from all of my adjacent neighbors, who have signed a petition stating their approval of the canopy and their appreciation for its unobtrusive design and compatibility with the neighborhood.

Thank you for your time and consideration. I would be happy to appear before the Board to provide any additional information or answer any questions you may have.

Sincerely,

**Marco Ruiz**

Marco & Davelin Ruiz  
11911 NW 22 Street  
Pembroke Pines, FL 33026

February 18, 2026

City of Pembroke Pines  
Landscape/Planning Department  
Pembroke Pines

Subject: Landscape Minimum Requirements – Property Compliance Review

I am writing in response to the recent request regarding landscape minimum requirements for my property.

The previous owners of this property obtained proper permits in 2003 for the removal of the trees that the City is now requesting be replaced. These removals were completed legally and with full authorization at that time. As the current property owner, I respectfully submit that I should not be required to replace trees that were removed more than twenty years ago under duly approved permits.

Supporting documentation confirming the 2003 permits has already been submitted and will also be attached to this letter for your review.

Additionally, we have made significant efforts to enhance the landscaping of the property. Specifically, we have planted:

- 3 Foxtail Palm trees
- 2 Coconut trees
- 12 Podocarpus
- 3 Bougainvillea
- Multiple additional small plants throughout the property

We understand there is a request for 10 additional shrubs; however, based on the existing plantings listed above, we believe we have satisfied — and potentially exceeded — the current minimum landscaping requirements. Photographic evidence of the existing plant material has also been submitted for your review.

Given the documented permitted removals in 2003 and the substantial new landscaping improvements that have already been completed, we respectfully request confirmation that the property is in compliance with the City's minimum landscape requirements.

Thank you for your time and consideration. Please let me know if any further documentation or clarification is needed.

Thank You,

Marco & Davelin Ruiz

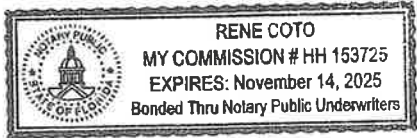
**SECTION 7- PROJECT AUTHORIZATION**

**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]  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Sworn and Subscribed before me this 7<sup>th</sup> day  
of September, 20 25



Fee Paid \_\_\_\_\_  
[Signature] Signature of Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**AGENT CERTIFICATION**

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

\_\_\_\_\_  
Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

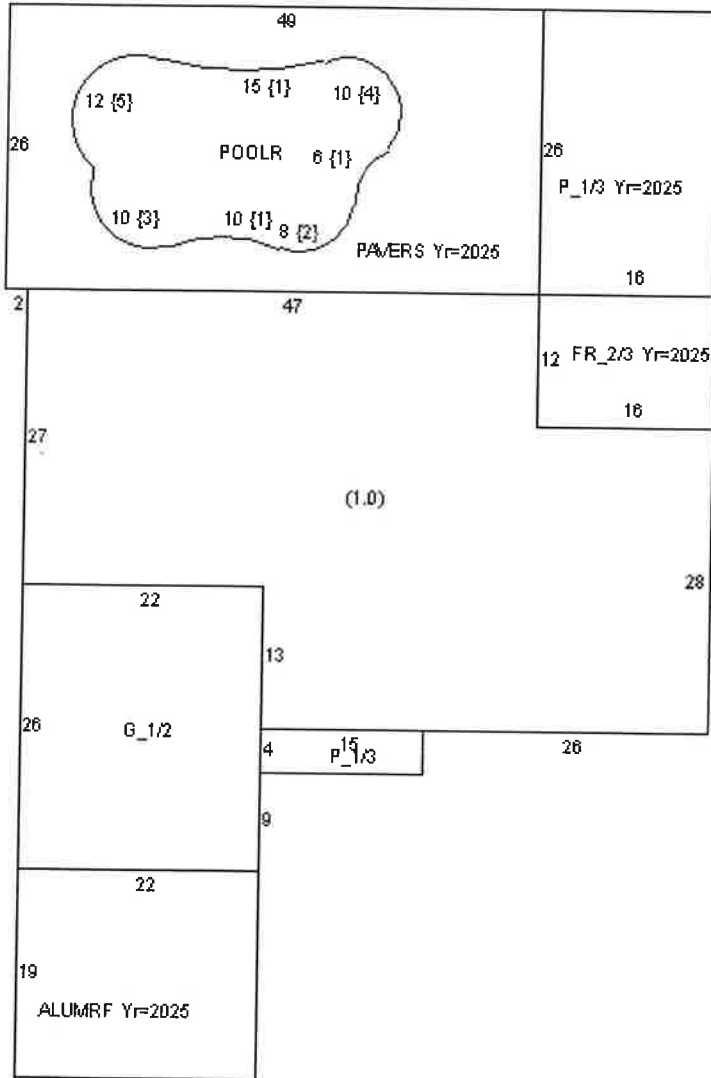
Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_

Fee Paid \_\_\_\_\_  
[Signature] Signature of Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_



Sketch: 514012022260

Building: 1 of 1



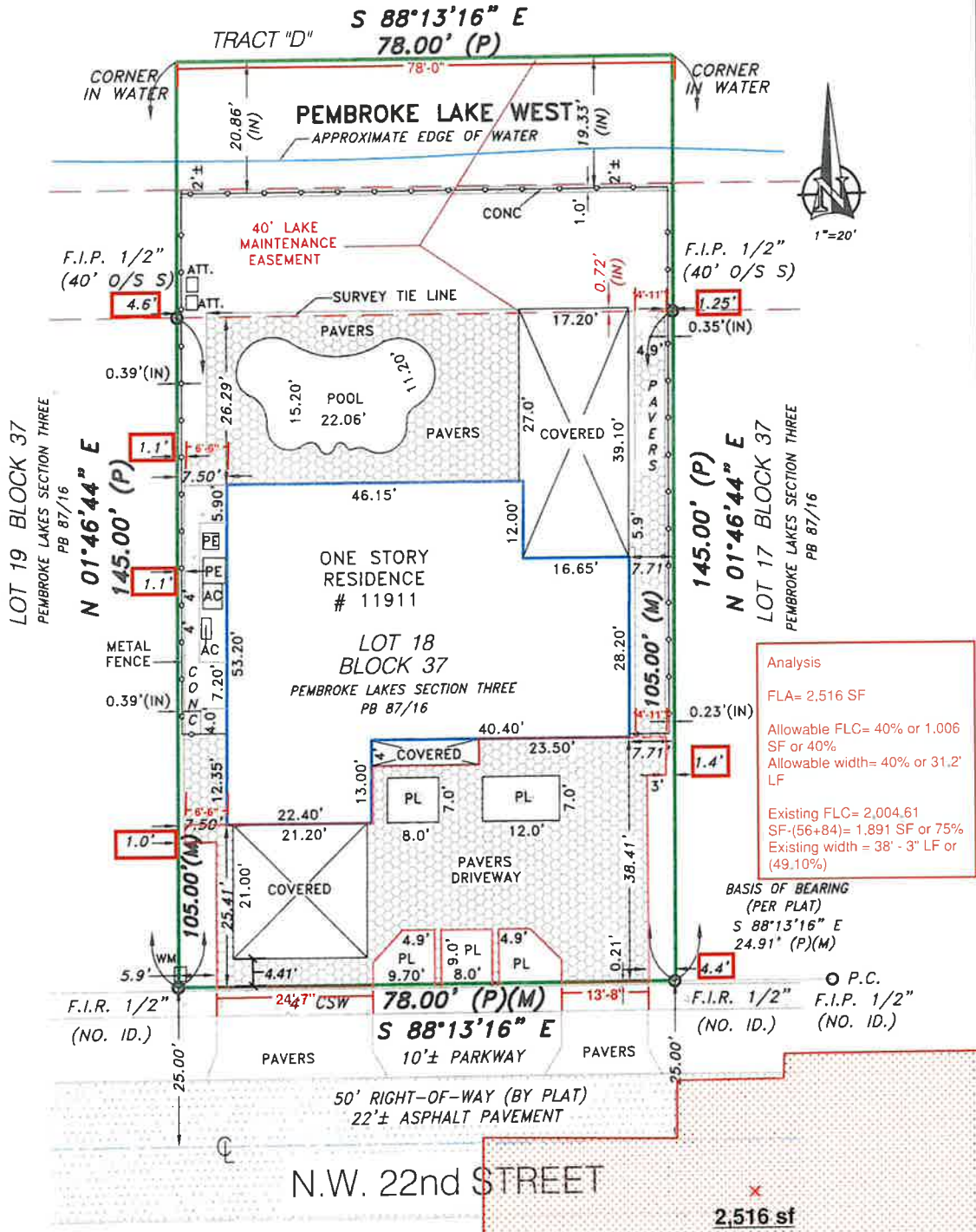
Code	Description
(1.0)	One Story
FR_2/3	Florida Rm
G_1/2	Garage
P_1/3	Porch
ALUMRF	Aluminum Rf
PAVERS	Pavers
POOLR	Pool

Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	2,042	1.00	2,042	1	1	2,042
FR_2/3	Florida Rm	192	0.67	128	1	1	192
G_1/2	Garage	572	0.50	286	1	0	0
P_1/3	Porch	416	0.33	139	1	0	0
P_1/3	Porch	60	0.33	20	1	0	0
ALUMRF	Aluminum Rf	418	0.00	0	0	0	0
PAVERS	Pavers	841	0.00	0	0	0	0
POOLR	Pool	433	0.00	0	0	0	0
<b>Total</b>				2,615			2,234

C-2  
3/12/2026



This survey shall not be used for construction permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



**Analysis**

FLA= 2,516 SF

Allowable FLC= 40% or 1,006 SF or 40% LF

Allowable width= 40% or 31.2' LF

Existing FLC= 2,004.61 SF-(56+84)= 1,891 SF or 75% LF

Existing width = 38' - 3" LF or (49.10%)

**BASIS OF BEARING (PER PLAT)**  
**S 88°13'16" E**  
**24.91' (P)(M)**

Accepted By: \_\_\_\_\_

Property Address:  
 11911 N.W. 22 Street  
 Pembroke Pines, FLORIDA 33026

Notes: **PAVERS AND FENCE ENCUMBER 40' LAKE MAINTENANCE EASEMENT ALONG NORTH PROPERTY LINE**

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THE FOREGOING SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER SJ 17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

SIGNED: **Efraín Lopez**  
 STATE OF FLORIDA

FOR THE FIRM  
**M.E. Land Surveying, LLC**  
 P.S.M. No. 6792

NO. 5792  
 01 02 25  
 STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SEAL OR A PHYSICAL SEAL AND A SIGNATURE AND OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL FULL COLOR SEAL OF A LICENSED SURVEYOR AND MAPPER

**M.E. Land Surveying, LLC**  
 P.O. Box 970685  
 Miami, FL 33197  
 Phone: (305) 740-3319  
 Fax: (305) 669-3190  
 LB#: 7989

**ME LAND**

PERMITTEE MUST  
READ "SPECIAL  
CONDITIONS  
AND NOTES"

**P E R M I T**  
**SOUTH BROWARD DRAINAGE DISTRICT**  
6591 S.W. 160<sup>TH</sup> AVENUE  
SOUTHWEST RANCHES, FLORIDA 33331  
(954) 680-3337

NUMBER: H250110  
DATE: 01/24/25

ISSUED TO: **DAVELIN RUIZ & MARCO A. RUIZ**  
11911 N.W. 22<sup>ND</sup> STREET  
PEMBROKE PINES, FL 33026

**AUTHORIZING: AN EXISTING DECK/COVERED DECK TO ENCROACH INTO LAKE MAINTENANCE EASEMENT AS PER ATTACHED SURVEY.**

**LOCATION: LOT 18, BLOCK 37 @ PEMBROKE LAKES SECTION THREE, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA ACCORDING TO PLAT BOOK 87, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

This permit is issued pursuant to Application for Permit # H250110 Dated 12/10/24. Said application, including all plans and specifications attached hereto is, by reference, made a part hereof.

All work, construction and use of the facilities of the SOUTH BROWARD DRAINAGE DISTRICT, permitted hereunder, shall be performed in strict compliance with this permit and the permit procedures and construction standards hereto adopted by the SOUTH BROWARD DRAINAGE DISTRICT and as the same may hereafter from time to time be amended, changed, or revised; said permit procedures and construction standards being expressly made a part and condition of this permit. A copy of the permit procedures and construction standards is available upon request.

This permit shall not convey to PERMITTEE any property rights nor any rights or privileges other than those specified herein, nor relieve the PERMITTEE from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by PERMITTEE hereunder shall remain the property of the PERMITTEE unless otherwise specified below.

The dumping or discharging of any aquatic vegetation or debris into the canal system of this District, not specifically approved by the District, is prohibited and will constitute grounds for cancellation of this permit.

**SPECIAL CONDITIONS/NOTES:**

A. In the event of SOUTH BROWARD DRAINAGE DISTRICT wishes to obtain ingress or egress to its easement and/or right of way for the purposes of maintenance and/or construction of the canals, lakes, other bodies of water and drainage improvements, the removal and reinstallation of any construction permitted hereunder shall be at owner's expense.

B. PERMITTEE, by acceptance of the permit, covenants and agrees that the SOUTH BROWARD DRAINAGE DISTRICT shall be promptly indemnified, defended, protected, exonerated and saved harmless by the PERMITTEE from and against all expenses, liabilities, claims, demands and proceedings incurred by or imposed upon said District in connection with any claim, proceeding, demand, administrative hearing, suit, attorneys' fees, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit, including use of SOUTH BROWARD DRAINAGE DISTRICT water, for irrigation purposes, damage to landscaping, paint damage to automobiles, buildings, or other structures and any property damage or personal injuries, fatal or non-fatal, of any kind or character.

**PERMITTEE IS RESPONSIBLE FOR ASCERTAINING LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OF IMPROVEMENTS.**

(Continued)

**SPECIAL CONDITIONS/NOTES (Continued)**

C. PERMITTEE will take full responsibility for any damage which may be caused to existing facilities owned by the SOUTH BROWARD DRAINAGE DISTRICT and which are adjacent to and/or in the proximity of any construction undertaken pursuant to the permit. In addition, the PERMITTEE agrees to be responsible for the reimbursement to SOUTH BROWARD DRAINAGE DISTRICT for all expenses arising out of damage to these facilities.

D. PERMITTEE agrees to be fully, completely, and totally responsible for any and all actions or causes of action, claims, demands, liabilities, loss, damage or expenses, including attorney's fees which may arise out of new construction work to be undertaken under this permit. It is further acknowledged that the SOUTH BROWARD DRAINAGE DISTRICT has no obligations or responsibilities regarding the improvements to be constructed pursuant to this permit and that any damage which may be caused to the construction work to be undertaken under this permit shall be repaired by the PERMITTEE and that the SOUTH BROWARD DRAINAGE DISTRICT shall have no obligation to repair or be responsible for any damage which may be caused to the construction work to be undertaken under this permit as a result of the activities of the SOUTH BROWARD DRAINAGE DISTRICT.

E. Beginning with the commencement of the construction of the improvements depicted on the plans for which this permit is issued, the PERMITTEE agrees to indemnify the SOUTH BROWARD DRAINAGE DISTRICT and hold it harmless from any claims arising out of construction work performed by the PERMITTEE and/or its contractors. The PERMITTEE further agrees to indemnify and save harmless the SOUTH BROWARD DRAINAGE DISTRICT, both during and following construction of the proposed improvements, from and against any and all actions or causes of action, claims, demands, liabilities, loss, damage or expense, including attorney's fees, whether incurred under retainer or salary or otherwise which the SOUTH BROWARD DRAINAGE DISTRICT may sustain or incur by reason or in consequence of the issuance of the permit for the application to which these special conditions are attached and the construction which is completed under this permit. Furthermore, upon demand, the PERMITTEE further agrees to take over and defend any such claims brought or actions filed against the SOUTH BROWARD DRAINAGE DISTRICT in respect to the subject of the indemnity contained in this agreement.

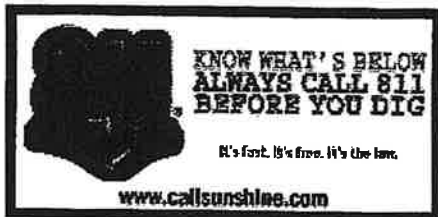
F. It is the DISTRICT'S policy not to allow any landscaping (i.e. trees, shrubbery, etc.) to be planted or maintained within any of the DISTRICT'S rights-of-way or easements or within twenty (20) feet from the edge of any water body at the water control elevation of the basin that said water body is located in.

G. Upon sale of the aforementioned property, this permit automatically assigns itself, in whole, to the new property owner of record. The new property owner will then become the permittee of permit # H250110.

**NOTE(S)**

EXISTING DECK/COVERED DECK MAY ENCROACH INTO LAKE MAINTENANCE EASEMENT AS SHOWN ON THE ATTACHED SURVEY. BY ACCEPTANCE OF THIS PERMIT, PROPERTY OWNER CONCURS THAT SBDD HAS NOT REVIEWED AND WILL NOT REVIEW OR COMMENT ON THE STRUCTURAL INTEGRITY OR SUFFICIENCY OF THE IMPROVEMENTS. THIS PERMIT DOES NOT RELIEVE PERMITTEE FROM OBTAINING ANY OTHER NECESSARY PERMITS OR APPROVALS AS MAY BE REQUIRED FROM ANY HOA, CITY, COUNTY, OR STATE AGENCIES.

EXPIRATION DATE: INDEFINITE/ REVOCABLE



SOUTH BROWARD DRAINAGE DISTRICT

*[Handwritten Signature]*  
BY: LUIS OCHOA, P.E.  
TITLE: DISTRICT DIRECTOR  
DATE: 1/24/25

(SEAL)





# The City Of PEMBROKE PINES

15 Search Results Shown Below.

House Number: 11911  
 Street Direction Street Name: NW 22  
 Street Type Unit: ST  
 Starts With: Starts With  
 Contains: Contains

Sort Records By: Address  
 Maximum Records Returned: All

Start Search

Reset To Defaults

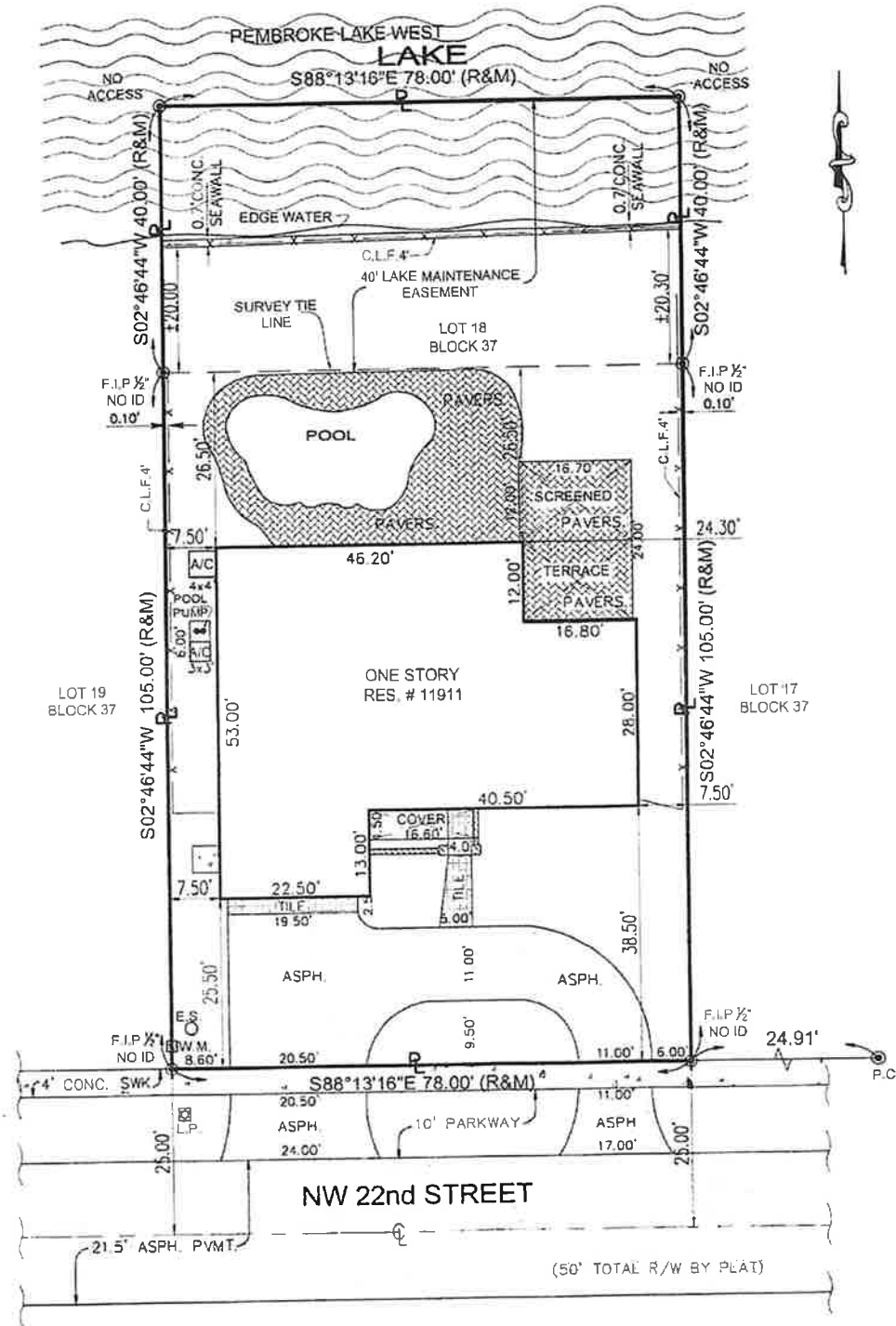
Create Excel File

This database includes job activity from 1992 to August 2, 2009. Your search results are dependent on the address information as supplied by the original applicant (contractor or property owner). For the best results, it is recommended to search by house number only.

Job Address	Job Status	Job Type Description	Job Number	Permit Number	Permit Issued	Last Appr Insp Date	Date Of Final
11911 NW 22 ST #	Finaled	Residential Addition (Single)	<a href="#">31000466</a>	19104487	None	None	
11911 NW 22 ST #	Finaled	Mechanical Change Out	<a href="#">32005449</a>	19204789	Aug 19 1992	Sep 8 1992	Sep 8 1992
11911 NW 22 ST #	Finaled	Hurricane Shutters	<a href="#">33004837</a>	19304582	Jun 22 1993	Aug 12 1993	Aug 12 1993
11911 NW 22 ST #	Finaled	Alarm System	<a href="#">34002922</a>	19402623	Apr 6 1994	Apr 19 1994	Apr 19 1994
11911 NW 22 ST #	Finaled	Residential Re-Roof	<a href="#">35009223</a>	19507378	Oct 4 1995	Nov 2 1995	Nov 2 1995
11911 NW 22 ST #	Finaled	Fence - Wire/Wood	<a href="#">42007676</a>	22006291	Aug 7 2002	Aug 29 2002	Aug 29 2002
11911 NW 22 ST #	Finaled	Residential Pool/Spa	<a href="#">42305027</a>	22305089	Jul 21 2003	Oct 1 2004	Oct 1 2004
11911 NW 22 ST #	Expired	<del>Screen Enclosure</del> X	<a href="#">42403272</a>	22403873	May 25 2004	None	None
11911 NW 22 ST #	Finaled	Fence - Wire/Wood	<a href="#">42407391</a>	22405923	Aug 10 2004	Sep 22 2004	Sep 22 2004
11911 NW 22 ST #	Finaled	Screen Enclosure	<a href="#">42411351</a>	22409355	Dec 16 2004	Jan 4 2005	Jan 4 2005
11911 NW 22 ST #	Cancelled	<del>Screen Enclosure</del> X	<a href="#">42411805</a>	None	None	None	None
11911 NW 22 ST #	Finaled	Residential Re-Roof	<a href="#">42511538</a>	22509132	Nov 2 2005	Dec 2 2005	Dec 2 2005
11911 NW 22 ST #	Finaled	Driveway - Asphalt	<a href="#">42702448</a>	22702464	Mar 21 2007	Apr 13 2007	Apr 13 2007
11911 NW 22 ST #	Finaled	Mechanical Change Out	<a href="#">42801271</a>	22801250	Mar 12 2008	Mar 21 2008	Mar 21 2008
11911 NW 22 ST #	Finaled	Water Heaters	<a href="#">42803900</a>	22803373	Jun 26 2008	Jul 8 2008	Jul 8 2008

For Reference Only

SCALE = 1/20



**SURVEYOR NOTE**

- C.L.F. ON REAR 40' LAKE MAINTENANCE EASEMENT

**NOTE**

- BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED  
THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

DRAWN BY:	NH
CHECKED BY:	R.A.
SCALE:	1" = 20'
FIELD DATE:	09-20-2016
JOB NO:	16-9954564
SHEET:	2 OF 2

Know what's below.  
Call 811 before you dig.

SEAL



*For Reference Only*

**LEGAL DESCRIPTION**

LOT 18, BLOCK 37, "PEMBROKE LAKES SECTION THREE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
FRANK J. FARDELLA AND ADRIANNE J. FARDELLA  
BROWARD TITLE COMPANY  
CHASE MANHATTAN MORTGAGE CORPORATION,  
ITS SUCCESSORS AND/OR ASSIGNS  
ATTORNEYS' TITLE INSURANCE FUND INC.

PROPERTY ADDRESS  
11911 NW 22ND STREET  
PEMBROKE PINES, FL

BOUNDARY SURVEY  
INVOICE #17590 BROWARD TITLE # 02-0504  
SURVEY DATE 07/03/02

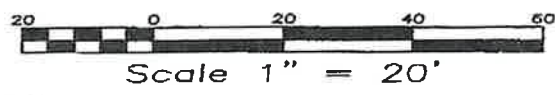
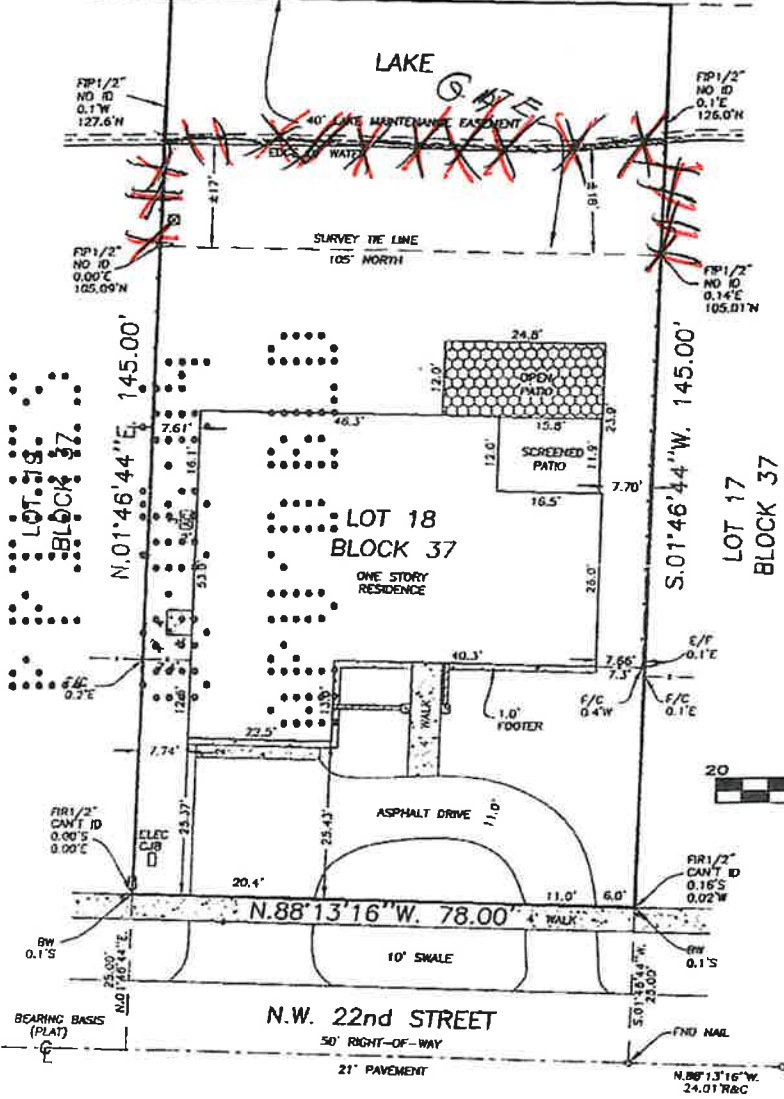
FLOOD ZONE AH-7.00  
MAP DATE 10/02/97  
MAP NUMBER 120053 0285F  
WBS

TRACT "D"  
PEMBROKE LAKES WEST  
PB 87, PG 16

PLAT LIMITS S.88°13'16"E. 78.00'

THIS SURVEY HAS BEEN ORDERED AND PREPARED FOR THE EXCLUSIVE USE OF OBTAINING TITLE INSURANCE. NO OTHER WARRANTIES ARE HEREBY EXTENDED.

*4' CHAIN LINK  
S FENCE 112  
\$600*



**LEGEND AND NOTES** (FOR ABBREVIATIONS SEE BACK OF THIS PAGE)

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. FENCE TIES ARE TO THE CENTERLINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
6. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
8. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.

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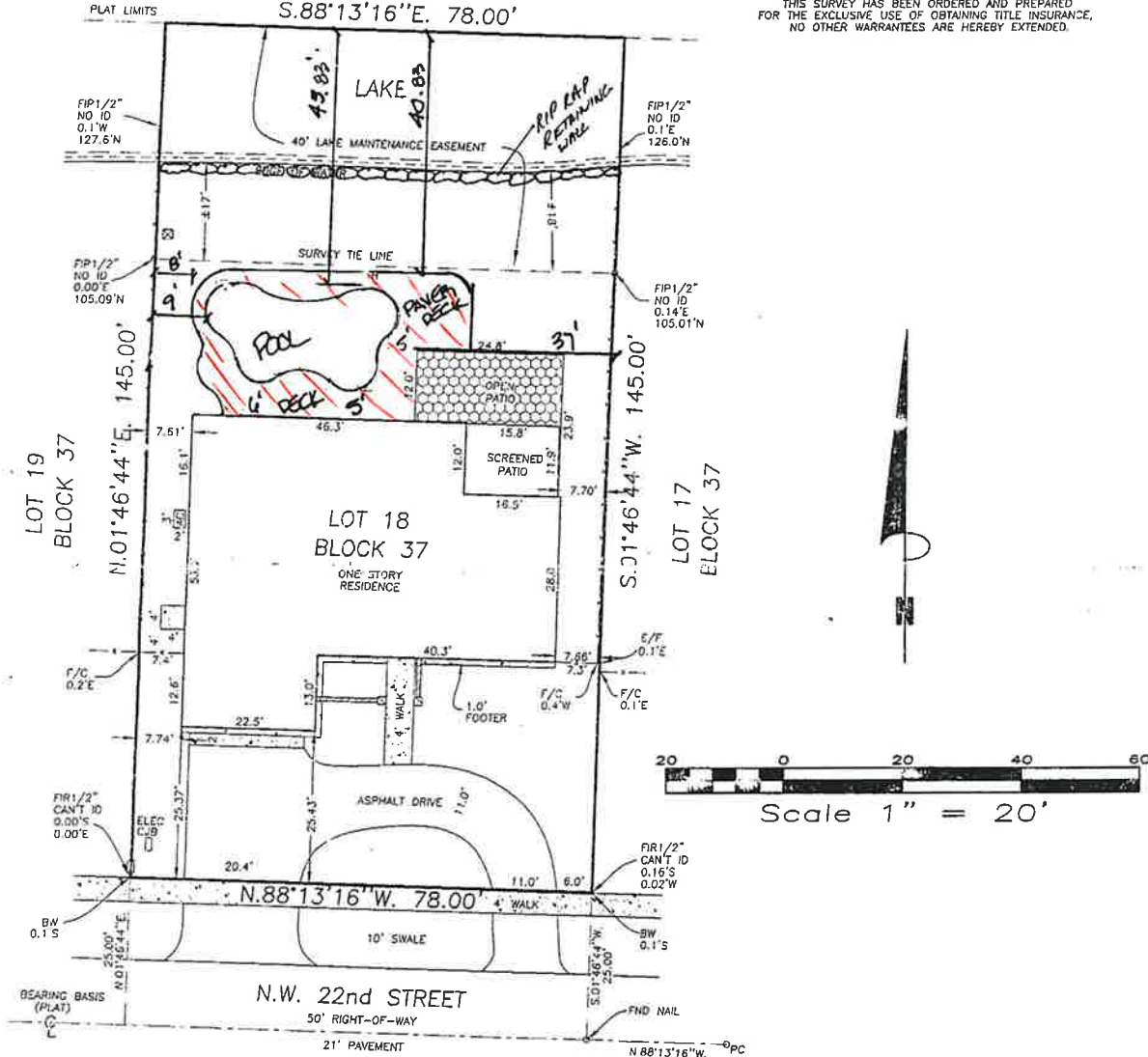
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PROPERTY ADDRESS  
11911 NW 22ND STREET  
PEMBROKE PINES, FL  
BOUNDARY SURVEY  
INVOICE #17590 BROWARD TITLE # 02-0504  
SURVEY DATE 07/03/02

FLOOD ZONE AH-7.00  
MAP DATE 10/02/97  
MAP NUMBER 120053 02B5F  
WBS

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Atlantic Coast  
SURVEYING, INC.

LB NO. 5495

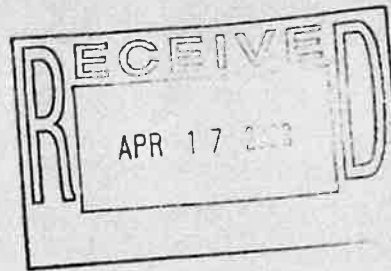
5615 S. UNIVERSITY DR. DAVIE (954)252-5254  
DAVIE, FLORIDA 33328 BOCA (561)88-9828  
FAX (954)252-5358  
©1998 ATLANTIC COAST SURVEYING, INC.

- CENTERLINE
- WOOD FENCE
- METAL FENCE
- CONCRETE BLOCK WALL
- OVERHEAD WIRES
- CONCRETE FENCE
- GUY ANCHOR
- DENOTES ELEVATION
- MONITORING WELL
- CABLE JUNCTION BOX
- POWER/LIGHT POLE
- WATER METER
- FP&L/SBT PAD

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY *[Signature]* DATE 07/10/02 PJS  
PAUL J. STOWELL PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241

City of Pembroke Pines  
Public Services Department  
Environmental Services Division  
1575 Pembroke Road  
Pembroke Pines, FL 33027  
(954) 436-6611 office  
(954) 435-8755 fax



**APPLICATION FOR TREE REMOVAL OR TREE RELOCATION**

This application must be typed or printed. Incomplete applications will not be accepted.  
Applications must identify the location of the tree(s).

**A 10' NATIVE SHADE TREE IS REQUIRED AS REPLACEMENT FOR EACH TREE(S) APPROVED FOR REMOVAL AND MUST BE PLANTED WITHIN 30 DAYS OF REMOVAL. PROPERTY WILL BE REINSPECTED FOR REPLACEMENT TREE.**

**Permit Fee:**

Detached Single Family - No Fee  
Commercial & Multi Family - \$20.00 up to 10 trees plus \$10.00 each additional tree

1. Request for:  Removal  Relocation
2. Reason for request: New Pool
3. Size and type of tree(s): SEE ATTACHED
4. Location of proposed action:  Front yard  Rear yard  Swale  
 Other \_\_\_\_\_
5. Name of Applicant: FRANK FARDELLA  
Address: 11211 NW 22 ST Zip Code: 33086  
Daytime Phone Number: 954/432-1339  
 Owner  Other - Please specify \_\_\_\_\_

**NO WORK MAY BE PERFORMED UNTIL APPLICATION IS APPROVED.**

**ALL APPLICATIONS, WHICH AFFECT HOMEOWNERS ASSOCIATIONS PROPERTY, MUST BE ACCOMPANIED BY THE HOMEOWNER ASSOCIATION APPROVAL**

**THE UNDERSIGNED CERTIFIES, UNDERSTANDS, AND WILL COMPLY WITH THE PROVISIONS AND REGULATIONS OF CHAPTER 98 OF THE CITY OF PEMBROKE PINES CODE OF ORDINANCES.**

Signature of Applicant: [Signature] Date: 4/16/03

**FOR OFFICE USE ONLY**

Approved  Denied Fee Due: \_\_\_\_\_  
Comments: replace tree in front after pool construction

Inspected By: A. BURZO Date: 4/28/03  
City of Pembroke Pines, Inspector  
A. BURZO

*(PLEASE CALL/FIX ME APPROVAL)*

*Dore Cottler*

LEGAL DESCRIPTION

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PEMBROKE PINES, FL

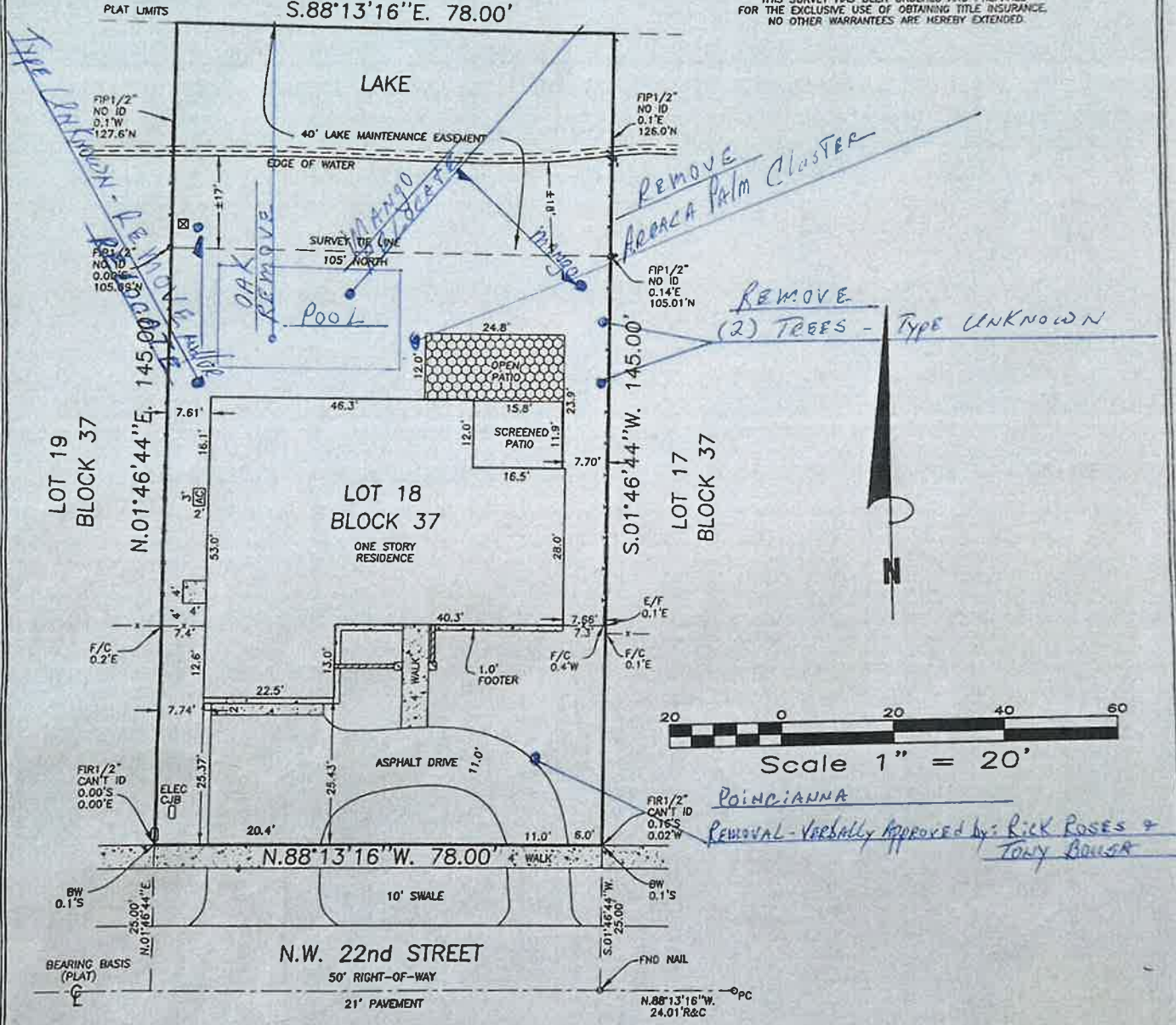
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BOUNDARY SURVEY  
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SURVEY DATE 07/03/02

FLOOD ZONE AH-7.00  
MAP DATE 10/02/97  
MAP NUMBER 120053 0285F  
WBS

TRACT "D"  
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POINCIANNA  
REMOVAL - Verbally Approved by: RICK ROSES & TONY BOUSA

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# INSTITUTE OF ADVANCED MEDICINE

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HERBERT R. SLAVIN, M.D.  
Medical Director

7200 W. Commercial Blvd, Ste 110 - Landerhill FL 33319  
OR 954 748 1000 - TX 954 748 5022 - [www.drherb.com](http://www.drherb.com)

February 20, 2025

City of Pembroke Pines  
Pembroke Pines, FL 33026

To Whom it May Concern,

I am writing you regarding my patient, Davelin Ruiz \_\_\_\_\_, who has been under my care for the past 12 years. Mrs. Ruiz has been diagnosed with an autoimmune condition that affects her ability to tolerate heat. As part of her treatment, she is also prescribed medication that contraindicates exposure to excessive heat and sunlight.

Due to her medical condition, prolonged exposure to heat can lead to serious health complications, and the medication she is currently prescribed further exacerbates this risk. Given these medical circumstances, it is crucial that she avoids environmental conditions that place her in direct sunlight or excessive heat.

Therefore, I respectfully request that the City of Pembroke Pines grant my patient the necessary permit to accommodate her health needs. We appreciate your understanding and consideration in helping to ensure her health and well-being.

Due to privacy regulations and in accordance with HIPAA, I am unable to provide details of her diagnosis and treatment. Thank you for your attention to this matter.

Sincerely,



Orialy Rodriguez PA-C/Herbert R. Slavin MD

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## Specialties:


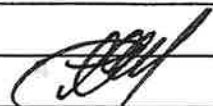
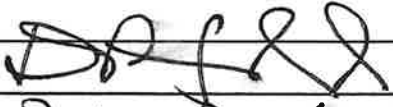
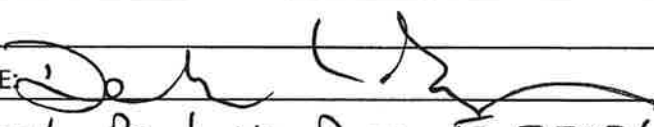
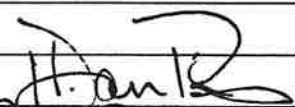
Bio-Identical Hormone Replacement - Ondansetron - Chiropractic Therapy - Certified Personal Trainer - Thyroid Therapy - DNA-Guided Therapy - Anti-Aging Weight Loss - IV Nutrient Therapy - Oxygen - Diabetic Therapy & Nutritional Counseling - Individual Lab Testing - Chiropractor - Physical Therapy - Acupuncture - Botox - Prolotherapy, Platelet-Rich Plasma, Restylane, Dysport, B12 Skin Tightening, Chondroitin Sulfate, DHEA, DHEA Cream


Neighbor

I Davelin Ruiz & Marco Ruiz, residents of 11911 NW 22 St, are requesting a variance from the City of Pembroke Pines to allow us to maintain the improvements we've made to our Home. These changes include the paver driveway and the canopy we've installed.

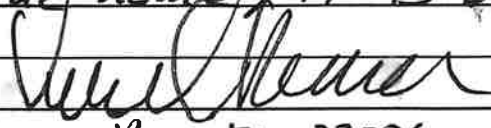
As our neighbors, we are kindly asking for your support in this matter. Your endorsement of our request would be greatly appreciated as it will help ensure that we can continue to enjoy and maintain our home as we have envisioned.

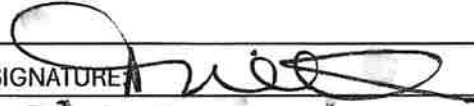
Please sign below to show your support, and feel free to add any comments or feedback:

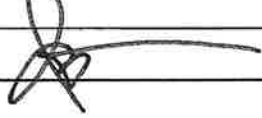
NAME: Ernesto Cruz	SIGNATURE: 
ADDRESS: 11900 NW 22 St	P. Pines, FL 33026
COMMENT (optional):	
NAME: Carlos J Fernandez	SIGNATURE: 
ADDRESS: 2201 NW 119 Ave	Pembroke Pines FL 33026
COMMENT (optional):	
NAME: Debora Perez-Grunskard	SIGNATURE: 
ADDRESS: 11931 NW 22 Street,	Pembroke Pines Fl. 33026
COMMENT (optional):	ALL is beautiful and contributes positively to our neighborhood.
NAME: Deborah Bayes	SIGNATURE: 
ADDRESS: 12001 NW 22nd Street,	Pembroke Pines, FL 33026
COMMENT (optional):	We love the driveway, we don't think there's anything wrong.
NAME: Dan Revis	SIGNATURE: 
ADDRESS: 12011 N.W. 22 Street,	Pemb Pines Fl 33026
COMMENT (optional):	We think this house is beautiful and appropriate for our community. I disagree that you are giving them trouble.

NAME: Timothy Neal SIGNATURE:   
ADDRESS: 11910 NW 23 st Pembroke Pines FL.  
COMMENT (optional):

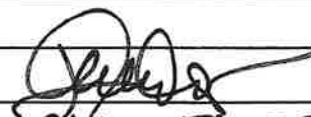
The canopy in question is very attractive and adds beauty to the home, it is very well maintained


NAME: Viviana Ramirez SIGNATURE:   
ADDRESS: 12000 NW 22nd Street, Pembroke Pines FL 33026  
COMMENT (optional): We love how the canopy looks, we would like to do it for our house in the future.

NAME: Nomi Luna SIGNATURE:   
ADDRESS: 11930 NW 22nd Street  
COMMENT (optional): the canopy looks great. It adds to the beauty of the house.

NAME: JORGE & DIARMA MORALES SIGNATURE:   
ADDRESS: 2121 NW 19th Ave  
COMMENT (optional): CANOPY IS FINE NO PROBLEM  
305-496-4387

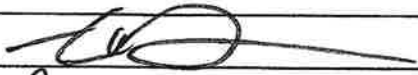
NAME: Ricardo Andrade SIGNATURE:   
ADDRESS: 2021 NW 19 AVE, P. Pines, FL 33026  
COMMENT (optional): LOOKS GREAT, Let it stay.

NAME: Lisett Amador SIGNATURE:   
ADDRESS: 11900 NW 21st Pembroke Pines FL 33026  
COMMENT (optional): I love it, I want one for my house too.

NAME: MARIA MEDINA SIGNATURE: 

ADDRESS: 11931 NW 21 ST, PEMBROKE PINES, 33026


COMMENT (optional):

NAME: Hudson Drake SIGNATURE: 

ADDRESS: 11930 NW 21st St. Pembroke Pines, 33026

COMMENT (optional):

I find the addition to their driveway (awning) a better addition to the aesthetic of the neighborhood

NAME: Andres Brito SIGNATURE: 

ADDRESS: 2110 NW 120 terrace, pembroke pines, FL 33026

COMMENT (optional):

NAME: Ryan Mayo SIGNATURE: 

ADDRESS: 2120 NW 120th ter

COMMENT (optional): Awning looks great.

NAME: Ilene Bernstein SIGNATURE: 


ADDRESS: 11910 NW 22 ST

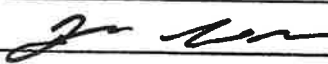
COMMENT (optional): driveway & awning look beautiful & enhance the look of our street

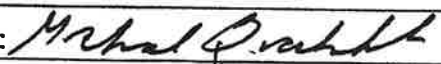
NAME: Norma Gaudin SIGNATURE: 

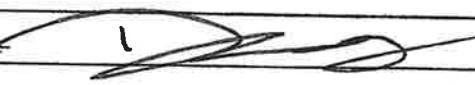
ADDRESS: 11941 NW 22 Street


COMMENT (optional):


NAME: Ramon Vazquez SIGNATURE:   
ADDRESS: 11911 NW 21st St  
COMMENT (optional): I have no objection with the car port.

NAME: Jim Oranas SIGNATURE:   
ADDRESS: 2031 NW 119 Ave  
COMMENT (optional): NO OBJECTIONS, LOOKS MUCH NICER THEN IT DID BEFORE.

NAME: MICHAEL QUINTELL SIGNATURE:   
ADDRESS: 2011 N.W 119th AVE  
COMMENT (optional):

NAME: Dayani Kartodimutjo SIGNATURE:   
ADDRESS: 2001 NW 119th Ave  
COMMENT (optional): We have no problems with that, it looks nice.

NAME: Patrice Paube SIGNATURE:   
ADDRESS: 11901 NW 22nd ST  
COMMENT (optional):

NAME: JASMINE DOREV, DEAN SIGNATURE:   
ADDRESS: 2200 NW 120th TER.  
COMMENT (optional): LOOKS GREAT!

NAME: Gregory Grillo SIGNATURE: 


ADDRESS: 1901 NW 20th Street Pembroke Pines FL 33026

COMMENT (optional):  
The awning gives a beautiful aesthetic to the house there is no need to remove

NAME: Erika Pesantes SIGNATURE: 

ADDRESS: 11931 NW 20 St. Pembroke Pines, FL 33026

COMMENT (optional):  
We like the awning. It's a nice touch to our neighborhood.

NAME: Ralph Murawski SIGNATURE: 


ADDRESS: 1800 NW 19th St. Pembroke Pines, FL 33026

COMMENT (optional):

NAME: Alain Campa SIGNATURE: 

ADDRESS: 11940 NW 19th St Pembroke Pines 30

COMMENT (optional): Good

NAME: Richard Blackburn SIGNATURE: 

ADDRESS: 11941 NW 19th St. P.P. 33026

COMMENT (optional): We like the look of the awning.  
Keep it!

NAME: Jorge Esquivel SIGNATURE: 

ADDRESS: 1220 NW 119 Ave P.D. 33026

COMMENT (optional):

NAME: ELIO ROMAN SIGNATURE: *Elio Roman*  
ADDRESS: 11940 NW 23 ST PEMBROKE PINES, FL 33026  
COMMENT (optional): THE Canopy IS "NOT" AN EYESORE  
THEY ARE BEAUTIFULLY DONE AND IT ACTUALLY  
ENHANCES THE LOOK OF THE HOME AND NEIGHBORHOOD.

NAME: Rick Jensen SIGNATURE: *Rick Jensen*  
ADDRESS: 11900 NW 23 St Pembroke Pines FL 33026  
COMMENT (optional): - Very nice canopy

NAME: Ed Sokowski SIGNATURE: *Ed Sokowski*  
ADDRESS: 11841 N.W. 23 ST Pembroke Pines, FL 33026  
COMMENT (optional): No Comment - Approve wholeheartedly -

NAME: Elizabeth Knowles SIGNATURE: *Elizabeth Knowles*  
ADDRESS: 11830 NW 23<sup>RD</sup> STREET, PEMBROKE LAKES 33026 (☺)  
COMMENT (optional): BEAUTIFUL OUTDOOR AREA - EXTREMELY STREAMLINED

NAME: William Alcock SIGNATURE: *W Alcock*  
ADDRESS: 11990 NW 21 St.  
COMMENT (optional): Love Everything!!  
Let it stay

NAME: SIGNATURE:  
ADDRESS:  
COMMENT (optional):

NAME: SIGNATURE:  
ADDRESS:  
COMMENT (optional):



**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**

<b>Case #:</b>	231104172	<b>Date:</b> 5/2/2024 - See Actual Date - 11/2/2023
<b>Folio #:</b>	514012022260	
<b>Recipient:</b>	DAVELIN & MARCO A RUIZ	
<b>Address:</b>	11911 NW 22 ST PEMBROKE PINES, FL 33026	

A physical inspection at 11911 NW 22 ST Pembroke Pines, FL 33026 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	No permits on file for following:: Circular driveway alteration / Extended canopy attached to garage and driveway.	07/17/2025
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	FLORIDA BUILDING CODE ADOPTED BY REFERENCE; REJECTION OF COUNTY REGULATIONS.	07/17/2025

**Notes/Mean of Correction:**

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

YOU ARE HEREBY NOTIFIED TO REMEDY THE VIOLATION(S) AS STATED ABOVE BY: **07/17/2025**

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: **07/24/2025 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.



## CODE CASE ACTIVITY REPORT 231104172 FOR CITY OF PEMBROKE PINES

**Case Type:** ROUTINE INSPECTION  
**Address:** 11911 Nw 22 St  
Pembroke Pines, FL 33026

**Assigned To** Eugene Nelson  
**Status:** In Progress

**Opened Date:** 11/02/2023  
**Closed Date:**

Activity Date	Created By	Activity Type	Activity Name	Comments
11/06/2023	Tracy Calvino	Courtesy Notice		
05/02/2024	Eugene Nelson	Summons to Appear		
	Julie A Lakosky	Courtesy Notice		
	Eugene Nelson	Courtesy Notice		
07/16/2024	Eugene Nelson	Courtesy Notice		
07/17/2024	Julie A Lakosky	Courtesy Notice		
09/22/2024	Matthew Smith	Courtesy Notice		
09/23/2024	Julie A Lakosky	Courtesy Notice		
11/25/2024	Victoria Angle	Courtesy Notice		
05/03/2025	Eugene Nelson	Courtesy Notice		
06/23/2025	Victoria Angle	Courtesy Notice		
06/26/2025	Eugene Nelson	Courtesy Notice		
08/06/2025	Victoria Angle	Courtesy Notice		
11/13/2025	Eugene Nelson	Summons to Lein		
	Victoria Angle	Courtesy Notice		
11/14/2025	Eugene Nelson	Courtesy Notice		
02/04/2026	Victoria Angle	Courtesy Notice		



**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**

<b>Case #:</b>	<b>250903042</b>	<b>Date:</b>	<b>9/18/2025</b>
<b>Folio #:</b>	<b>514012022260</b>		
<b>Recipient:</b>	<b>RUIZ,DAVELIN &amp; MARCO A</b>		
<b>Address:</b>	<b>11911 NW 22 ST</b>		
	<b>PEMBROKE PINES, FL 33026</b>		

A physical inspection at 11911 NW 22 ST Pembroke Pines, FL 33026 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	155.661	<ul style="list-style-type: none"> <li>• Minimum landscape requirements</li> </ul> Please contact City Planning and Economic Development Department at 954-392-2100 to address your landscape issue.	01/15/2026
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Planning & Zoning Complaint: During plan review for carport permit application submitted by owner, it was detected changes and additional work done at the property with no approvals that we can find: <ul style="list-style-type: none"> <li>• 39' x 17.20' enclosure in the rear.</li> <li>• Minimum landscape requirements</li> </ul>	01/15/2026
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	The city adopts by reference the latest addition of the Florida Building Code, as may be amended from time to time. The provisions of the Florida Building Code, as amended from time to time, shall be in full force and effect in the city to the same extent as though set forth in full herein.	01/15/2026

**Notes/Means of Correction:**

\*\*Must obtain a permit for work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.  
 \*\*Please contact the City Planning and Economic Development Department at 954-392-2100 to address your landscape issue.

Findings: 11911 NW 22 Street







2/18/2026 @ 1:32 PM



2/18/2026 @ 7:55 PM



3/3/26 @ 6:33 AM



**3/5/26 @ 10:40 AM**



3/14/26 @ 3:41 PM





3/30/26 @ 1:35 PM

Before and After: 11911 NW 22 Street





# Aerials

- 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

Parcel Id: **514012022260**

Owner: RUIZ,DAVELIN & MARCO A

Situs Address: 11911 NW 22 ST PEMBROKE PINES FL 33026

Legal: PEMBROKE LAKES SEC THREE 87-16 B LOT 18 BLK 37

Millage Code: 2613

Use Code: 01

Land Value: \$ 101,790

Building Value: \$ 593,910

Other Value: 0

Total Value: \$ 695,700

SOH Capped Value: \$ 356,080

Homestead Exempt: \$ 25,000

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Use Code: 01

Land Value: \$ 101,790

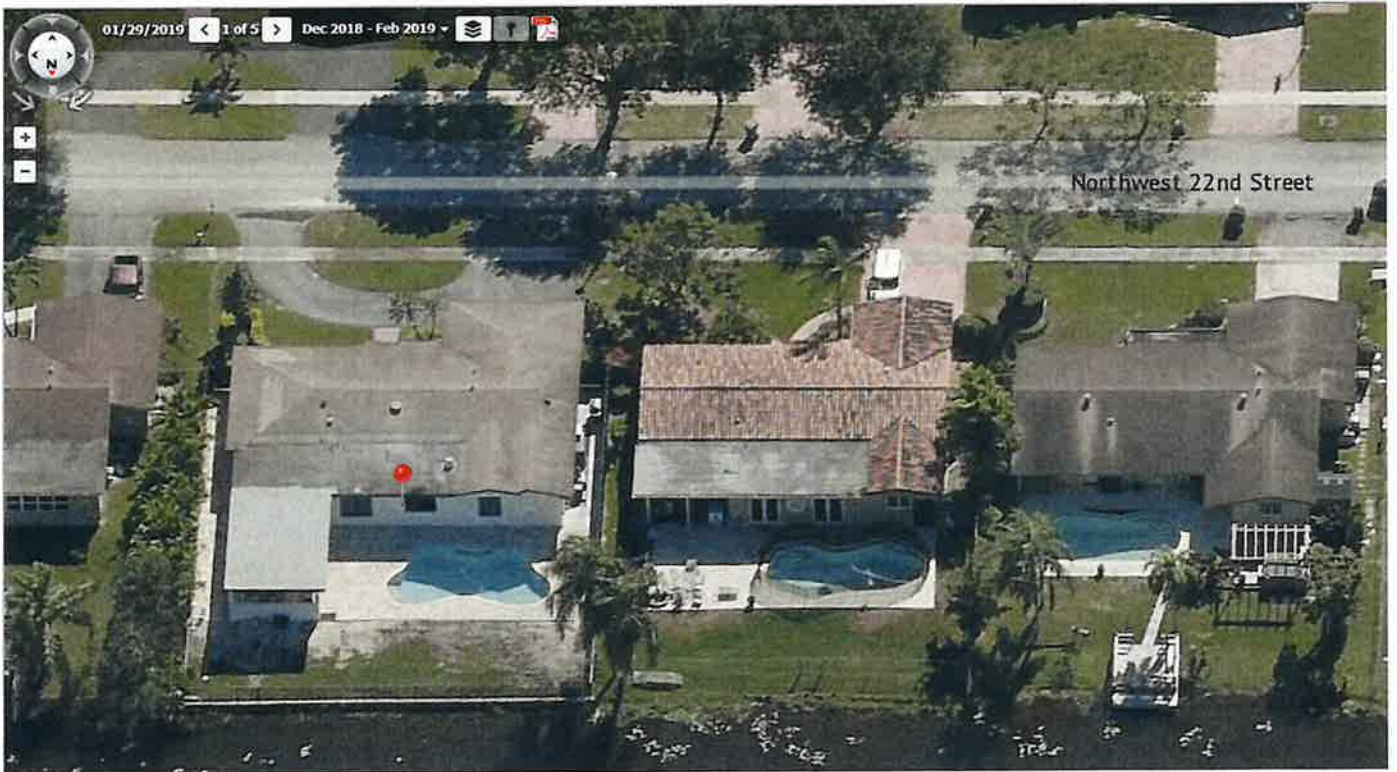
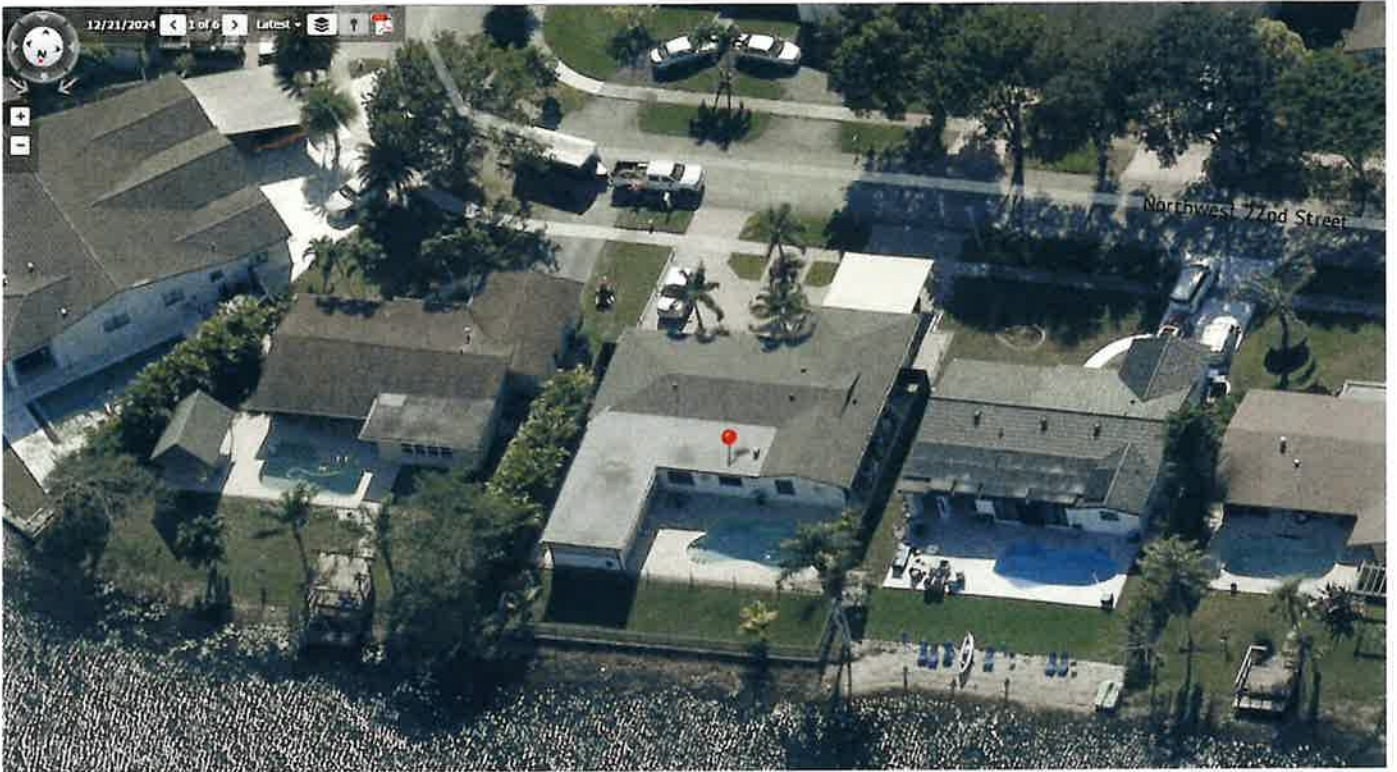
Building Value: \$ 593,910

Other Value: 0

Total Value: \$ 695,700

SOH Capped Value: \$ 356,080

Homestead Exempt: \$ 25,000



Before/After: 11911 NW 22 Street



3/23/2026



3/23/2026