

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV (R)2025-0036-0038

Zoning Variances

MEJIA, MARIA TERESA LLORENTE, DUANY
17024 NW 20 ST PEMBROKE PINES FL 33028



NOT TO SCALE





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

Summary

Agenda Date:	November 6, 2025	Application ID:	ZV(R)2025-0036-0038		
Project:	Driveway and Open Sided Structure Freestanding, both existing.	Pre-Application No.	PRE2025-0127		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Maria Mejia	Agent:	N/A		
Location:	17024 NW 20 Street, Pembroke Pines, FL 33028	Property Id No.	514008124190	Commission District No.	3
Existing Zoning:	Planned Unit Development (Zero Lot Line)	Existing Land Use:	Residential		
Reference Applications:	Code Case No. 250501624 (Initiated 5/8/2025); Driveway Permit Application No. RX25-05216 (Submitted 5/30/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0036	Table 155.620: Accessory Structure: Driveway, Circular	40% Front Lot Coverage (Total)	50 % Front Lot Coverage for existing driveway, zero lot.		
ZV(R)2025-0037	Table 155.620: Accessory Structure: Driveway, Circular	40% width of lot	52% of lot's width for existing driveway, zero lot.		
ZV(R)2025-0038	Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)	200 Square-Foot (SF) for existing open sided structure, freestanding.	500 Square-Foot (SF) for existing open sided structure, freestanding.		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director: 		Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Maria Mejia, owner, submitted two residential zoning variance requests to legalize an existing driveway for the property located at 17024 NW 20 Street. The property is part of the Pembroke Isles Planned Unit Development (PUD) and follows the guidelines for single-family homes, zero lot line. The PUD does not address front lot coverage and driveway width; therefore, the provisions of the City's Land Development Code (LDC) are applicable.

On May 5, 2025, the City's Code Compliance cited the property for work done without building permits (Case No. 250501624)

In May 30, 2025, the owner submitted Driveway Permit Application No. RX25-05216 to construct a driveway at the property; however, the permit application cannot be approved as the existing work exceeds the limitation of LDC.

As result of the existing work at the property, the petitioner is presenting a modification plan for the requests:

- **ZV(R)2025-0036:** to allow 50% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot.
- **ZV(R)2025-0037:** to allow 52% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

Per the property's documents, it was detected an existing concrete patio built up to the western side property line and a freestanding structure (chickee hut) at the rear of the property. Per the plan submitted by the applicant, the existing concrete area will be removed and replaced with landscape; the owner, however, would like to retain the existing open sided, freestanding structure (chickee hut) at location and is including the following request:

- **ZV(R)2025-0038:** to allow Five-hundred Square-Foot (500 SF) instead of allowed 200 SF for an existing open sided structure, freestanding in a single-family residential, zero lot.

Per staff review of the city's archives, no permit information can be found for work at the property; nevertheless, per Broward County Property Appraiser Imagery, the driveway and the 500 SF structure had existed at location since at least 2023. (See property images).

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

The subject property in the Pembroke Isles, the owner provided HOA Letters, dated January, April 2022 and December 2024.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0036) is to allow 50% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot

ZV(R)2024-0037) is to allow 52% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

ZV(R)2025-0038) is to allow Five-hundred Square-Foot (SF) instead of allowed the 200 SF for an existing open sided structure, freestanding in a single-family residential, zero lot.

Code References:

ZV(R)2025-0036 - 0038)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Zero Lot Line	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot minimum width
Open Sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building

VARIANCE DETERMINATION:

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that: Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

- c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Subject Site Aerial Photo
Property Survey (4/2021)
Proposed Plan (9/27/2025)
HOA Letters (1/28/22, 4/2/22, 12/7/24)
Code Compliance Notice and Images



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 10/6/25

Plans for DRC C2 Planner: C2

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☒ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

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

Staff Use Only

Project Planner: C2 Project #: PRJ 20 Application #: 2017-0036

Date Submitted: 10/6/25 Posted Signs Required: (1) Fees: \$ 675.00

SECTION 1-PROJECT INFORMATION:Project Name: Mejia Variances - 17024 NW 20 StreetProject Address: * 17024 NW 20th Street Pembroke Pines, FL 33028

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514008124190

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

Legal Description: Pembroke Isles. 1 160-44B.
lot 3128.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: Maria T. Mejia and Dany Llorente

Owner's Address: 17024 NW 20th Street Pembroke Pines, FL 33028

Owner's Email Address: duanymia.05.04.2019@gmail.com

Owner's Phone: 305 733 1174. Owner's Fax: _____

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: _____

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☒ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: Code Case No. 200501264 (5-7-20); 2005-05216 (5-30-20)

Code Section: 155-620

Required: 110% FHC - 900 SF

Request: 50% FHC - 500 SF

Details of Variance, Zoning Appeal, Interpretation Request:

See 1

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)

Please allow extension of pavers. We extended pavers so that my elder mom can park in front of our house; she resides with us. Community does not allow street parking overnight. We also have our son that uses a stroller and it is very convenient to use pavers to enter home easily.

I kindly also ask for the acceptance of our tiki-hut and concrete slab below. In all honestly it was build back in early 2022 approved by HOA and we were told that we did not need city permits since it is also Seminole Except. It has been holding strong since then and we actually decided for a tiki-hut and not a pergola since this tiki-hut is made organically with first matter material. Also tiki-huts are 5 or more degrees cooler than surrounding air causing the ambient good weather conditions. Therefore, I am willing to remove concrete sidewalk since I know that can be a drainage issue; and I do not want to cause any damage overall. I know I am asking a variance of tiki-hut because of its size and it was an extreme large.

investment we have made for it. We would be
enormously devastated if we needed to remove.
Again the lack of knowledge and misguidance
was truly our mistake back in 2022 by not pulling
permits first.

Please allow us our tiki-hut, flooring below and
extention of powers.

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] 10-1-2025
Signature of Owner Date

Sworn and Subscribed before me this 15th day
of October, 20 25

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



AGENT CERTIFICATION

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

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

SAM DESIGN

Architect:
Samantha Krings
Address:
1704 NW 20th Ave
Miami, FL 33135
Phone:
305.558.0033
Email:
sdesign@samdesign.com



Seal of the State of Florida
Professional Engineer
Samantha Krings
License No. 12112
Date: 06/10/2015

No.	Revision / Description	Date
1	Initial	09/26/25
2	Revised	09/27/25
3	Revised	09/27/25
4	Revised	09/27/25
5	Revised	09/27/25
6	Revised	09/27/25
7	Revised	09/27/25
8	Revised	09/27/25
9	Revised	09/27/25
10	Revised	09/27/25
11	Revised	09/27/25
12	Revised	09/27/25
13	Revised	09/27/25
14	Revised	09/27/25
15	Revised	09/27/25
16	Revised	09/27/25
17	Revised	09/27/25
18	Revised	09/27/25
19	Revised	09/27/25
20	Revised	09/27/25

Maria Mejia
MEJIA 21046
Site Plan

Project number	09/26/25
Date	09/27/25
Drawn by	SAM
Checked by	SAM

C1

Scale	As indicated
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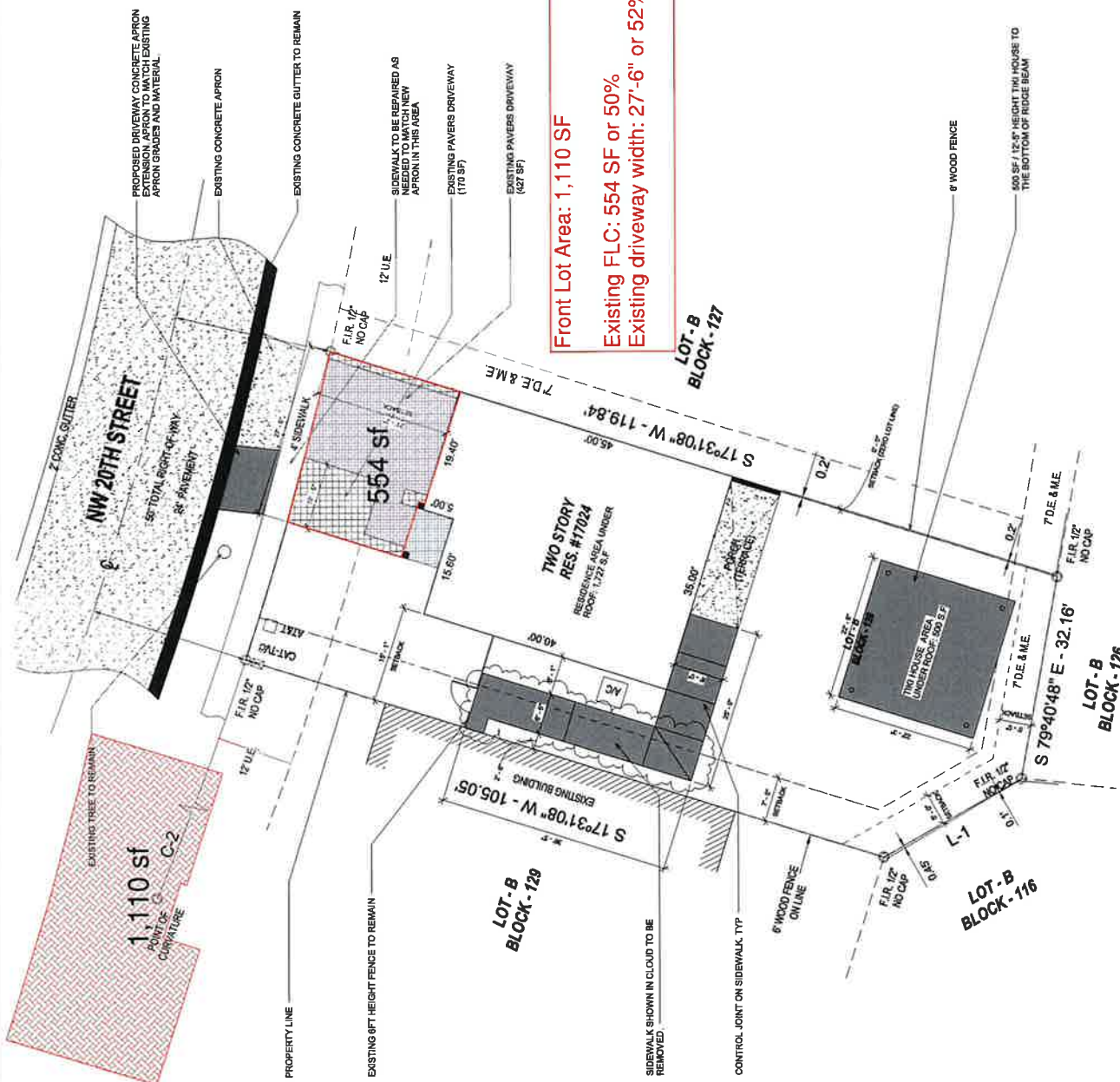
LEGEND:

- EXISTING PAVERS DRIVEWAY (427 S.F.)
- ADDED PAVERS DRIVEWAY (170 S.F.)
- EXISTING CONCRETE GUTTER
- EXISTING CONCRETE GUTTER / CONCRETE SLAB
- PROPOSED CONCRETE APRON / CONCRETE SLAB

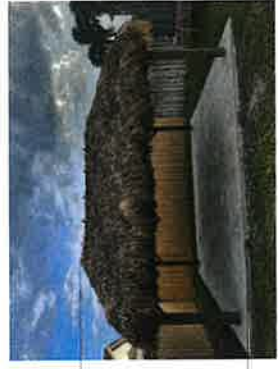
SITE INFORMATION:

SITE ADDRESS: 1704 NW 20TH STREET, PEMBROKE PINES
ZONING: PUD / NEIGHBORHOOD PLANNED UNIT
LAND USE: LOW 3
FRONT LOT WIDTH: 80' - 2"
PAVED AREA (MAX FRONT LOT COVERAGE): 27' - 6"
PAVED AREA (MAX FRONT LOT COVERAGE): 40%
TOTAL PAVERS S.F. (997 S.F.)
SITE COVERAGE: RESIDENCE AREA UNDER ROOF: 1,727 S.F.
TINI HOUSE AREA UNDER ROOF: 500 S.F.
TOTAL AREA UNDER ROOF: 2,227 S.F.

Front Lot Area: 1,110 SF
Existing FLC: 554 SF or 50%
Existing driveway width: 27'-6" or 52%



ARCHITECTURAL DETAIL
1/4" = 1'-0"



TINI HOUSE PHOTO
1/4" = 1'-0"

SITE PLAN OF EXISTING CONDITIONS
1/4" = 1'-0"

LAKES of WESTERN PINES, PUD

SINGLE FAMILY - ZERO LOT LINE*

Ownership (fee simple or condominium)	1300
Minimum square feet under air	One car garage, minimum
Parking (2 spaces per home, excl. garage)	
Parking, guest (2.5 per 10 homes, see detail)	45%
Maximum ground coverage (air conditioned)	35' (2 stories)
Maximum building height	4500 sq. ft.
Minimum lot size	35' (at front setback)
Minimum lot width	20' (at front P/L)
Setbacks / to primary structure	
Front (to front load garage)	20.0' (clear of sidewalk)
Front (other than front load garage)	15.0'
Side (interior)	10.0' (0' for zero side)
Side (corner)	15.0'
Rear	15.0'
Setbacks / roof overhang in setback	
Front	4.0' (4' on 20' setback, 1.5' on 15')
Side	2.0' (1.5' on zero side)
Rear	4.0'
Setbacks / to concrete patio (without encl.)	
Side (interior)	7.0' (0' for zero side)
Side (corner)	7.0'
Rear	5.0'
Setbacks / screen enclosure	
Side (interior)	7.0' (0' for zero side with 6' wall) (5' without wall)
Side (corner)	15.0'
Rear	5.0'
Setbacks / roofed screen enclosure	
Side (interior)	7.0' (0' for zero side with 6' wall) (5' without wall)
Side (corner)	15.0'
Rear	15.0'
Setbacks / pool, edge of water	
Side (interior)	9.0' (5' for zero side with 6' masonry wall) (7' without wall)
Side (corner)	9.0'
Rear	7.0'

Walls & screening (where adjacent to less intense uses) shall be as recited in landscape standards for transitional buffers.

NOTE: "Floating" lots must use interior side setbacks on both sides.

* All lots to provide 7' drainage and maintenance easement along adjacent zero lot line.

NOTE: Walls or fences may also be placed along the edge of or across easements so long as drainage flow is not impaired. Fronts walks and driveways may also encroach upon easements.

NOTE: All corner lots require garage/driveway on interior side.

Rev. 1-10-94

Pembroke Isles Homeowners Association, Inc.

1401 NW 169 Avenue
Pembroke Pines, FL 33028
954-792-6000

8128
COVE

01/28/2022

PY-COVE-8128-02

Maria Mejia & Duany Llorente
17024 NW 20 St
Pembroke Pines, FL 33028

**RE: Architectural Approval
17024 NW 20 St**

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

Concrete flooring 20x20 in back yar. Tiki Hut will be 20x20.

The approval of your request for architectural change is subject to the following stipulations:

All flooring in the backyard must be the same. Tiki hut must submit A CC for flooring.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes. If there are any additional questions or concerns please contact us at 954-792-6000.

Respectfully,

Castle Management, LLC.
On behalf of the Board of Directors
Pembroke Isles Homeowners Association, Inc.

Pembroke Isles Homeowners Association, Inc.

1401 NW 169 Avenue
Pembroke Pines, FL 33028
954-792-6000

8128
COVE

04/02/2022

PY-COVE-8128-02
Maria Mejia & Duany Llorente
17024 NW 20 St
Pembroke Pines, FL 33028

**RE: Architectural Approval
17024 NW 20 St**

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

Concrete floor 20X20 under tiki hut the same as what we currently have on our back porch. Please see attach photos.

The approval of your request for architectural change is subject to the following stipulations:

Please provide for proper set back and adhere to community standards for Tiki hut modification.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

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Respectfully,

Castle Management, LLC.
On behalf of the Board of Directors
Pembroke Isles Homeowners Association, Inc.

Pembroke Isles Homeowners Association, Inc.

1401 NW 169 Avenue
Pembroke Pines, FL 33028
954-792-6000

12/07/2024

PY-COVE-8128
Maria T Mejia and Duany Llorente
17024 NW 20 St
Pembroke Pines, FL 33028

RE: Driveway Ext Approval
17024 NW 20 St

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

Extending driveway per the highlighted area from the survey.

The approval of your request for architectural change is subject to the following stipulations:

2.15.1.4 Must maintain fifty (50%) percent greenspace

requirements as mandated by the City of Pembroke Pines.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

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Respectfully,

Castle Management, LLC.
On behalf of the Board of Directors
Pembroke Isles Homeowners Association, Inc.



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

VIOLATION WARNING

Case #: 250501624 **Date:** 5/8/2025
Folio #: 514008124190
Recipient: MARIA TERESA MEJIA/DUANY LLORENTE
Address: 17024 NW 20 ST
PEMBROKE PINES, FL 33028

A physical inspection at 17024 NW 20 ST Pembroke Pines, FL 33028 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	Work done without permit - driveway extended, no City permit on file.	01/07/2026
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	Work done without permit - driveway extended, no City permit on file.	01/07/2026

Notes/Mean of Correction:

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

Please contact the building department regarding the status of your permit application. The building department has to issue and then close out the permit before the Code Compliance case can be closed out

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 01/07/2026

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.

HAND DELIVERY TO:

Posted to
Property

05/08/2025 11:06 AM

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

Property Changes: 17024 NW 20 Street



Layer List

- ☐ Highways
- ☐ Major Roads
- ☐ Twin Ring Road
- ☐ City Limits
- ☐ Zip Codes
- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Community Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Census Appraisal Districts
- ☐ Rapid Appraisal Districts
- ☐ Racine Number
- ☐ Subdiv. Name
- ☐ House Number
- ☒ Street

Aerials 2023
No Sales
Select Description

Parcel Information

Parcel ID: 514008124190
Owner: MEJIA MARIA TERESA LLORENTE DUANY
Sales Address: 17024 NW 20 ST PEMBROKE PINES FL 330282027
Legal: PEMBROKE ISLES 1 160-44 B LOT B128
Mileage Code: 2613
Use Code: 01
Land Value: \$ 41,470
Building Value: \$ 594,210
Other Value: 0
Total Value: \$ 635,680
SOH Capped Value: \$ 570,500
Homestead Exempt: \$ 25,000
WVD Exempt: Amt: \$ 0
Other Exempt: Amt: \$ 0



Layer List

- ☐ Highways
- ☐ Major Roads
- ☐ Twin Ring Road
- ☐ City Limits
- ☐ Zip Codes
- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Community Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Census Appraisal Districts
- ☐ Rapid Appraisal Districts
- ☐ Racine Number
- ☐ Subdiv. Name
- ☒ Street

Aerials 2023
No Sales
Select Description

Parcel Information

Parcel ID: 514008124190
Owner: MEJIA MARIA TERESA LLORENTE DUANY
Sales Address: 17024 NW 20 ST PEMBROKE PINES FL 330282027
Legal: PEMBROKE ISLES 1 160-44 B LOT B128
Mileage Code: 2613
Use Code: 01
Land Value: \$ 41,470
Building Value: \$ 594,210
Other Value: 0
Total Value: \$ 635,680
SOH Capped Value: \$ 570,500
Homestead Exempt: \$ 25,000
WVD Exempt: Amt: \$ 0
Other Exempt: Amt: \$ 0

