

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0013
Zoning Variance

VARONA, RONALD & AINEL
18822 NW 23 PL PEMBROKE PINES FL 33029



NOT TO SCALE





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

Summary

Agenda Date:	June 4, 2026	Application ID:	ZV(R)2026-0013		
Project:	Open-Sided Structure, freestanding	Pre-Application No.	PRE2026-0033		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Ronald & Ainel Varona	Agent:	N/A		
Location:	18822 NW 23 Place, Pembroke Pines, FL 33029	Property Id No.	513912132350	Year Built:	1997
Existing Zoning:	Planned Unit Development (PUD, SF-1 Single-Family-Conventional)	Existing Land Use:	Residential	District No.	3
Reference Applications:	N/A				
Variance Summary					
Application	Code Section	Required/Allowed		Request	
ZV(R)2026-0013	Table 155.620: Accessory Structure: Open Sided Structure (Free Standing)	200 Square-Foot (SF) open sided structure, freestanding.		To allow 272 Square-Foot (SF) instead of the required 200 SF for an existing open sided structure, freestanding.	
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:		Assistant Director:		

PROJECT DESCRIPTION / BACKGROUND:

Ronald Varona, owner, submitted a residential zoning variance request to legalize an existing structure for the property located at 18822 NW 23 Place. The property is part of the Keystone Lake Planned Unit Development (PUD) and follows the guidelines for single-family homes, conventional lots (SF-1). The PUD does not address open-sided, freestanding structures; therefore, the provisions of the City’s Land Development Code (LDC) apply.

As result of the existing work on the property, the petitioner is presenting an As-Built survey and a plan showing the structure’s footprint and location for the following request:

- **ZV(R)2026-0013** to allow Two-hundred seventy-two Square-Foot (272 SF) instead of the required 200 SF for an existing open sided structure, freestanding in a single-family residential, conventional lot.

Per staff review of the city’s archives, no permit information can be found for the work at the property; nevertheless, per Broward County Property Appraiser Imagery, the open sided roofed structure, freestanding had existed at location since at least December 2020 (See 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 Keystone Lake Neighborhood, the owner provided HOA Letter, dated April 9, 2026.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0013 is to allow to allow Two-hundred seventy-two Square-Foot (272 SF) instead of the required 200 SF for an existing open sided structure, freestanding in a single-family residential, conventional lot.

Code References:

ZV(R)2026-0013)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
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 (08/07/2025, 1996)
Existing Plan
South Broward Drainage Letter (02/10/2026)
HOA Letter (4/9/2026)
Property 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: 3/23/2026

Plans for DRC _____ Planner: C-2

PRJ 2026-0033

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: <u>C-2</u>	Project #: PRJ 20 <u> </u>	Application #: <u>2026-0033</u>	
Date Submitted: <u>3/23/26</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>580</u>	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Ainel Varona

Owner's Address: 18822 NW 23rd Place, 33029

Owner's Email Address: _____

Owner's Phone: 786-382-6560 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 Section: 155.620

Required: 200 SF

Request: 272 SF

Details of Variance, Zoning Appeal, Interpretation Request:

Existing Tiki Hit is 271.25. Filing a variance to leave as is.

See Letter of Explanation, next page

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

We, the homeowners, are requesting approval to allow the existing chickee hut to remain at its current size of approximately 271.25 square feet (17.5' x 15.5'). The chickee hut was built by Seminole Indians, in good faith:

- The structure is open-sided, with no walls, plumbing, or electrical.
- It meets the required setbacks and height limits.
- It does not impact neighboring properties.
- We obtained verbal approval from the next-door neighbor (west side of the house) at the time. It is not visible to the neighbor on the East side of the house.
- There have been no complaints.
- The chickee hut is consistent with other structures in the neighborhood.

A small portion of the chickee hut is located within the drainage easement, but it was reviewed and permitted by the South Broward Drainage District, and it does not interfere with drainage operations. It remains removable if ever required.

The structure was intended for family gatherings in our backyard, which is a larger lakeside lot with a pie shape. Our lot is 134 feet deep and 133.72 feet wide in the widest part by the lake. The structure provides much needed shade.

The size issue came to our attention during the pool permit process. As soon as we became aware of it, we began working with the city to address it properly. The only deviation we are aware of is the square footage. The size does not create any added impact to drainage, visibility, safety, or the surrounding neighborhood. For these reasons, I respectfully ask for your approval.

Thank you,

Ainel Varona

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.

Naru. 3/18/26
Signature of Owner Date

Sworn and Subscribed before me this 18 day
of March, 2026



Leyden Colla
Comm.: HH 765934
Expires: Feb. 27, 2030
Notary Public - State of Florida

[Signature] 02/27/2030
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

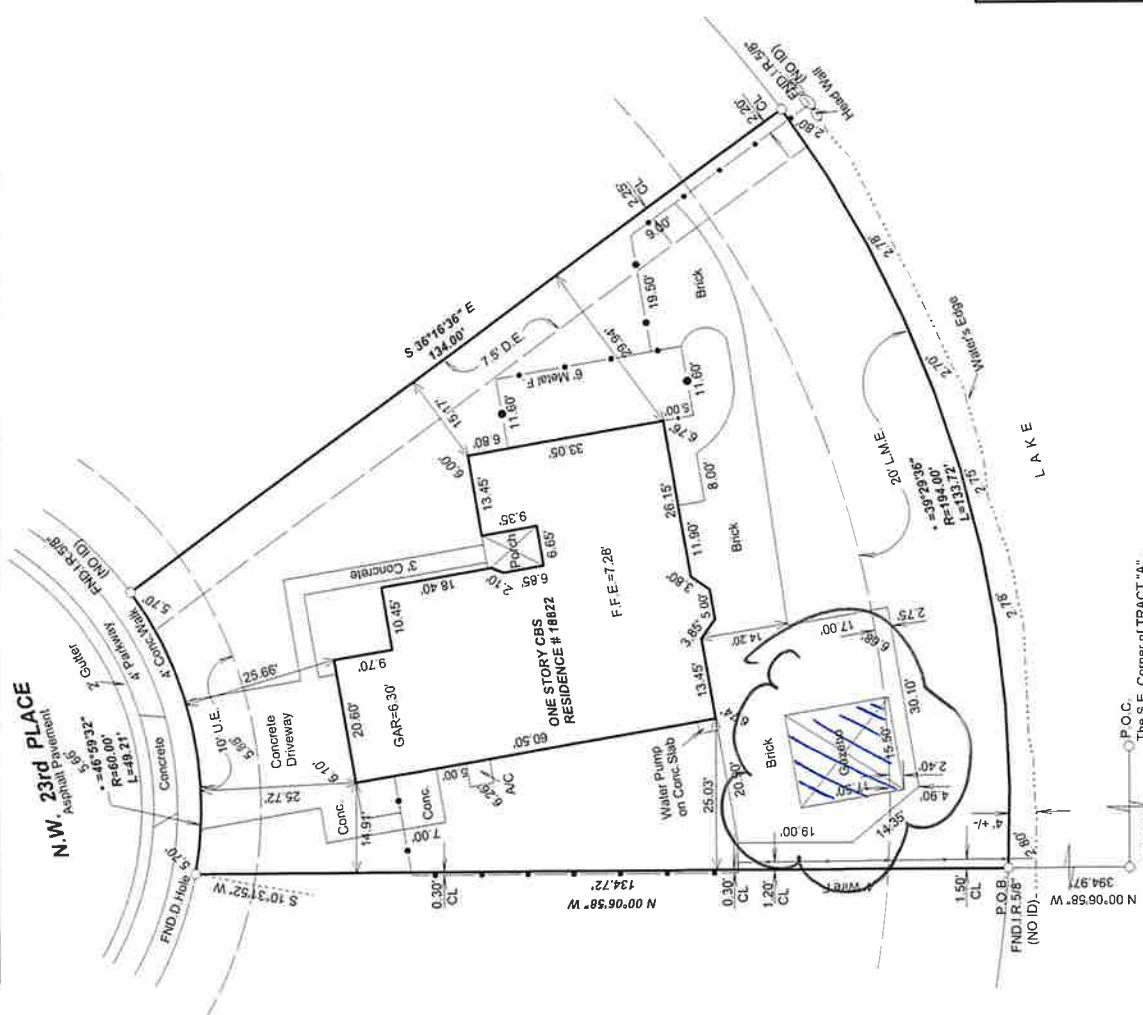
Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

SKETCH OF BOUNDARY SURVEY



SCALE: 1"=20'



FOR: RONALD & ANEL M. VARONA

PROF. ADD: 18822 N.W. 23rd PLACE, PEMBROKE PINES, FL 33029

JOB NO: 2508-007
FIELD DATE: 08-07-2025

LEGAL DESCRIPTION:

A portion of Tract A "BIG SKY PLAT" according to the plat thereof as recorded in Plat Book 158, Page 11 of the Public Records of Broward County, Florida and being more particularly described as follows:
Commence at the Southeast corner of said Tract A, Thence South 89°53'02" West along the South line of said Tract A a distance of 2047.22 feet; thence North 00°06'58" West a distance of 394.97 feet to the Point of Beginning; thence continue North 00°06'58" Northwest (said point bears South 10°31'52" West from the radius point of the next described curve); thence Northwesterly along the arc of said curve having a radius of 60.00 feet a delta of 46°59'32" and an arc distance of 493.21 feet; thence South 36°16'36" West a distance of 134.00 feet (said point bears South 16°30'00" West from the Point of Beginning); thence North 00°06'58" West along the South line of said Tract A a distance of 194.00 feet to the Point of Beginning; thence South 89°53'02" West along the South line of said Tract A a distance of 134.72 feet to the Point of Beginning; said lands lying in the City of Pembroke Pines, Broward County, Florida and containing 12,254 square feet (0.2813 acres) more or less.

SURVEYOR'S NOTES:

- 1) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT
- 2) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ON THIS PLAT ARE AS SHOWN ON THE ORIGINAL RECORDS.
- 3) THE LINES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY, MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 4) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) WALLS WERE LOCATED TO THE CENTER LINE OF THE SAME.
- 6) WALLS TEST TO THE FACE OF THE SAME.
- 7) ALL MEASUREMENTS WERE MADE ON NORTH AMERICAN VERTICAL DATUM (NAD 83).
- 8) FENCE OWNERSHIP IS NOT DETERMINED.
- 9) UNLESS OTHERWISE NOTED, ALL DISTANCES ARE TO BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED.

(FLOOD ZONE INFORMATION)

ZONE: X, COMM: 120053, PANEL: 12011C0520, SUFFIX: J, DATE: 7-31-2024, BASE: N/A
NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE

NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF S 36°16'36" E ON THE CENTER LINE OF 18822 PROPERTY LINE.

EASEMENT VIOLATIONS: YES NO

APPARENT VISIBLE ENCROACHMENTS: YES NO

COMMENTS: BRICK SLAB & GAZERO FALLS INSIDE 20' L.M.E

- ABBREVIATIONS:**
- SWW= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence,
 - PL= Property Line, DUE= Drainage Utility Extension, IP= Iron Pipe,
 - AC= Air Conditioner Pad, PCC= Property Corner, DB= Drilled Hole,
 - CE= Concrete, C=Cement, S= Slab, RW= Right of Way, DE= Driveway, U= Utility
 - ES= Easement, COIN=C= Coat, Sink, RW= Right of Way, DE= Driveway, U= Utility
 - CL= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded,
 - SW= Sewer, S= Sewer, S= Sewer, S= Sewer, S= Sewer, S= Sewer, S= Sewer,
 - S= Slab, FEE= Finish Floor Elevation, OS= Offset, PIP= Power Pole,
 - OH= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole,
 - E= Electric Meter, M= Metal Fence, PF= Plastic Fence, D= Drive, M= Manhole,
 - M= Maintenance, M.E.= Maintenance Easement, B=C= Block Corner,
 - P.C.= Point of Curvature, FND= Found, NO ID= No Identification

I hereby certify that the attached "BOUNDARY SURVEY" of this tract, shown hereon as the true and correct as surveyed and shown under my supervision and direction, was made in accordance with the laws of the State of Florida, Chapter 472.027, Florida Statutes.

GLOBAL D MENSURIONS INC.
Land Surveying Services

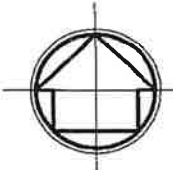
OFFICE:
9107 N.W. 158th STREET
MIAMI LAKES, FL 33018
PHONE: (305) 512-4225
FAX: (305) 512-1914

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453

www.SurveyMapInspector.com
SurveyMapInspector.com

SHEET 1 OF 1

LOT 235
KEYSTONE LAKE
A PORTION OF TRACT A, 'BIG SKY PLAT'
PLAT BOOK 158, PAGE 11, BROWARD COUNTY RECORDS
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



FEMA FLOOD INSURANCE RATE MAP OF: PEMBROKE PINES, BROWARD COUNTY, FLORIDA							
COMMUNITY NO.	PANEL NO.	SUFFIX	FIRM DATE	ZONE	BASE ELEV	LOWEST FLR ELEVATION	
120053	0280	0285	F	08/18/92	AH	6	8.70'
	0290	0295					7.96'

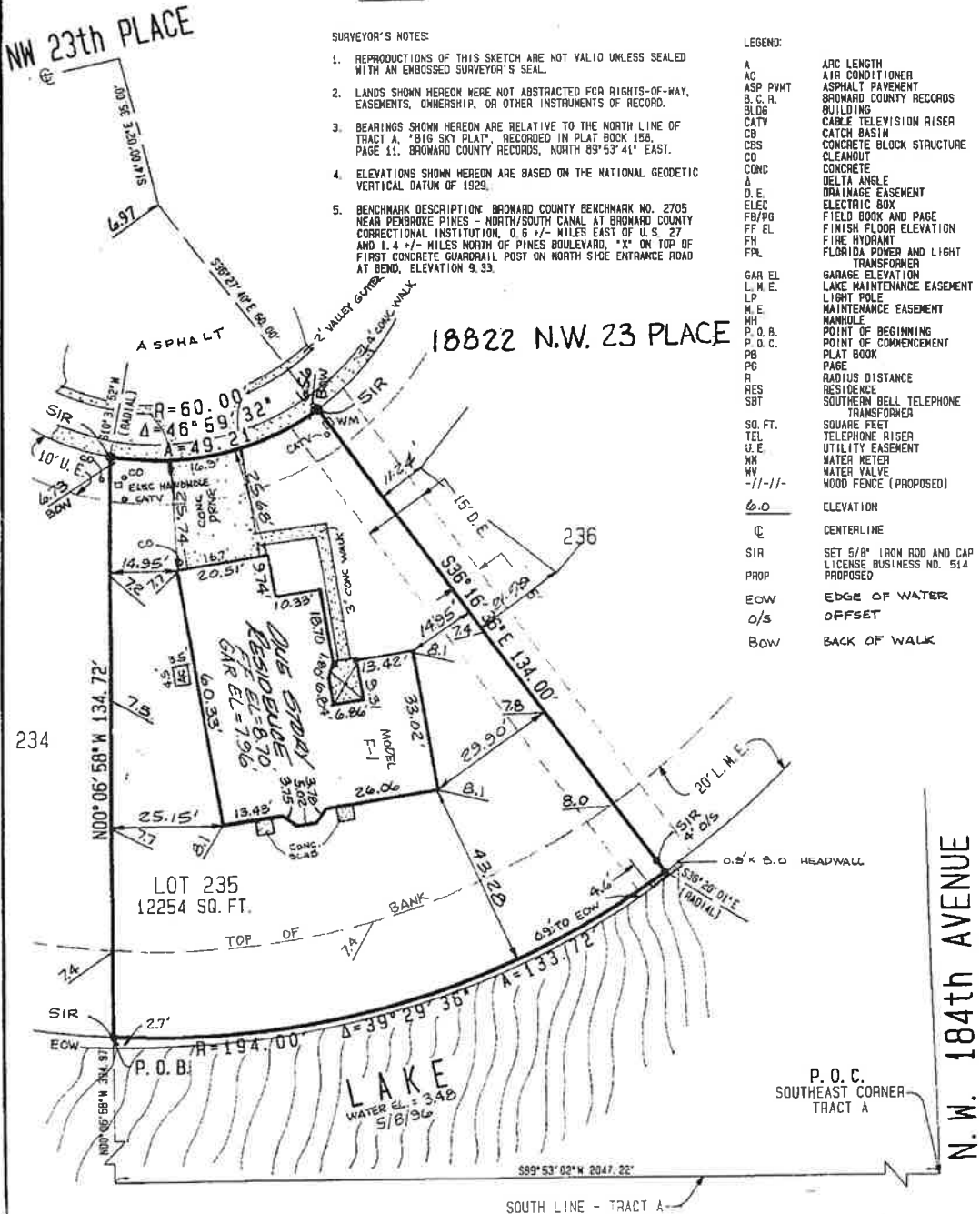
SCALE: 1"=30'

SURVEYOR'S NOTES:

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT A, 'BIG SKY PLAT', RECORDED IN PLAT BOOK 158, PAGE 11, BROWARD COUNTY RECORDS, NORTH 89°53'41" EAST.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 2705 NEAR PEMBROKE PINES - NORTH/SOUTH CANAL AT BROWARD COUNTY CORRECTIONAL INSTITUTION, 0.6 +/- MILES EAST OF U.S. 27 AND 1.4 +/- MILES NORTH OF PINES BOULEVARD, ** ON TOP OF FIRST CONCRETE GUARDRAIL POST ON NORTH SIDE ENTRANCE ROAD AT BEND, ELEVATION 9.33.

LEGEND:

- A ARC LENGTH
- AC AIR CONDITIONER
- ASP PWMT ASPHALT PAVEMENT
- B.C.R. BROWARD COUNTY RECORDS
- BLDG BUILDING
- CATV CABLE TELEVISION RISER
- CB CATCH BASIN
- CBS CONCRETE BLOCK STRUCTURE
- CO CLEAROUT
- CONC CONCRETE
- Δ DELTA ANGLE
- D.E. DRAINAGE EASEMENT
- ELEC ELECTRIC BOX
- FB/PG FIELD BOOK AND PAGE
- FF EL FINISH FLOOR ELEVATION
- FH FIRE HYDRANT
- FPL FLORIDA POWER AND LIGHT TRANSFORMER
- GAR EL GARAGE ELEVATION
- L.M.E. LAKE MAINTENANCE EASEMENT
- LP LIGHT POLE
- M.E. MAINTENANCE EASEMENT
- MH MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PB PLAT BOOK
- PG PAGE
- R RADIUS DISTANCE
- RES RESIDENCE
- SBT SOUTHERN BELL TELEPHONE TRANSFORMER
- SQ. FT. SQUARE FEET
- TEL TELEPHONE RISER
- U.E. UTILITY EASEMENT
- WM WATER METER
- WV WATER VALVE
- //-- WOOD FENCE (PROPOSED)
- 6.0 ELEVATION
- CL CENTERLINE
- SIR SET 5/8" IRON ROD AND CAP LICENSE BUSINESS NO. 514 PROPOSED
- EW EDGE OF WATER
- O/S OFFSET
- BOW BACK OF WALK



CLIENT: WESTBROOKE

PROJECT NO. 94-2188

CAD FILE: KL235238.*

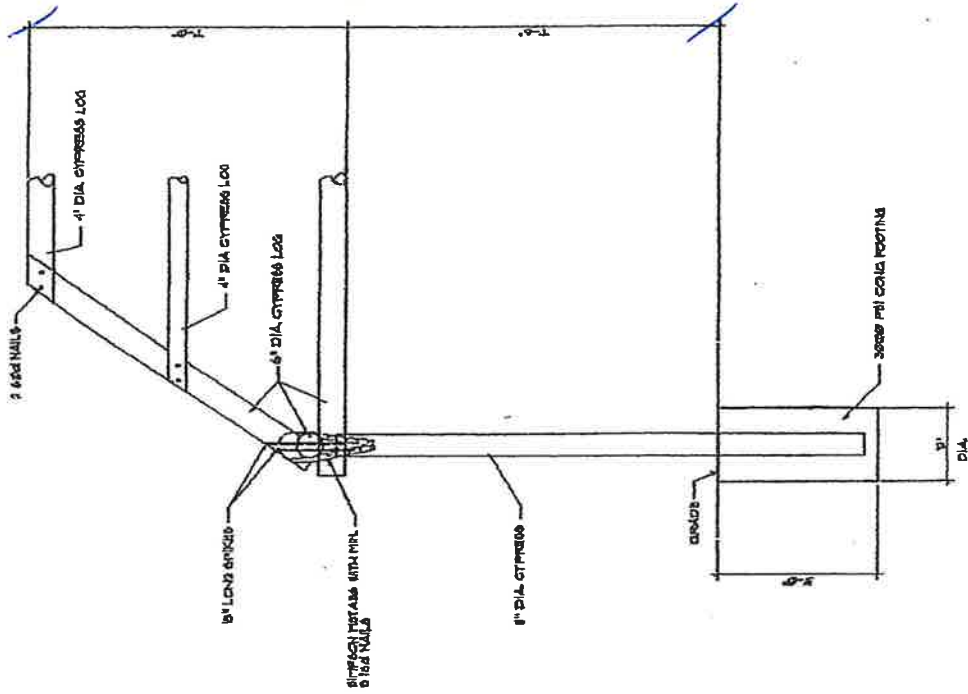
SHEET 2 OF 3 SHEETS



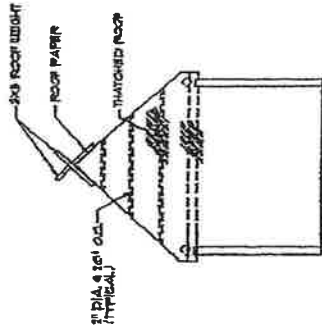
REVISION	DWN	DATE	FB/PG
SKETCH AND DESCRIPTION	KW	06/12/95	NA
REVISED TO MATCH PLAT	KW	08/07/95	NA
Plot Plan	SW	11-28-95	N/A
SPOT SURVEY	WT	2-8-96	186/29
FINAL SURVEY	WT	5-8-96	204/03

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY that this SKETCH OF SURVEY of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision. This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Land Surveyors pursuant to Chapter 6101.75, Florida Administrative Code.

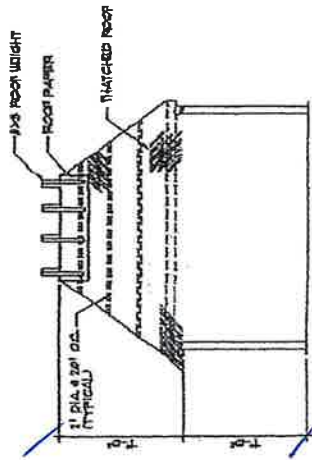
Signed: *Gregory J. Clements* Date: 2, 8, 96
Professional Surveyor and Mapper No. 4479
State of Florida



TYPICAL SECTION
 scale 3/4" = 1'-0"



SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN
 scale 1/4" = 1'-0"

1/2

1/2

**Keystone Lake Homeowners Association
c/o Pointe Management Group, Inc.
1100 SW 10 Street Suite B
Delray Beach, Fl. 33444
Tel# 561-274-3031
Fax# 561-274-3065**

ARCHITECTURAL APPROVAL REQUEST

April 9th, 2026

Ronald Varona
18822 NW 23rd Place
Pembroke Pines, FL 33029

RE: APPROVAL TO INSTALL TIKI HUT

Dear Homeowner;

Your request to install 16' x 18' natural colored Tiki Hut as per your ARB submitted, was approved with stipulations:

- PERMIT FROM THE CITY OF PEMBROKE PINES IS REQUIRED

Please be sure to check with the City of Pembroke Pines for permitting.

We suggest that you use licensed and insured contractors for the project to be done.

Good Luck with your project.

Sincerely,

Eric Estebanez

Eric Estebanez, Property Manager for the
Board of Directors Keystone Lake HOA

PERMITTEE MUST
READ "SPECIAL
CONDITIONS
AND NOTES"

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

NUMBER: H251023
PLACARD #: 02992
DATE: 02/10/26

ISSUED TO: **RONALD VARONA & AINEL M. VARONA**
18822 N.W. 23RD PLACE
PEMBROKE PINES, FL 33029

AUTHORIZING: EXISTING GAZEBO TO REMAIN IN LAKE MAINTENANCE EASEMENT AS SHOWN ON THE ATTACHED SURVEY.

LOCATION: LOT 235 @ KEYSTONE LAKE, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA ACCORDING TO PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

This permit is issued pursuant to Application for Permit #H251023 Dated 10/20/25 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 irresponsible 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.

NUMBER: H251023
PLACARD #: 02992
DATE: 02/10/26

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 #H251023.

NOTE(S):

GAZEBO TO REMAIN IN LAKE MAINTENANCE EASEMENT AS SHOWN ON THE ATTACHED SURVEY. BY ACCEPTANCE OF THIS PERMIT, PROPERTY OWNER ACKNOWLEDGES THAT SBDD HAS NOT REVIEWED AND WILL NOT REVIEW OR COMMENT ON THE STRUCTURAL INTEGRITY OR SUFFICIENCY OF THE IMPROVEMENT. 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

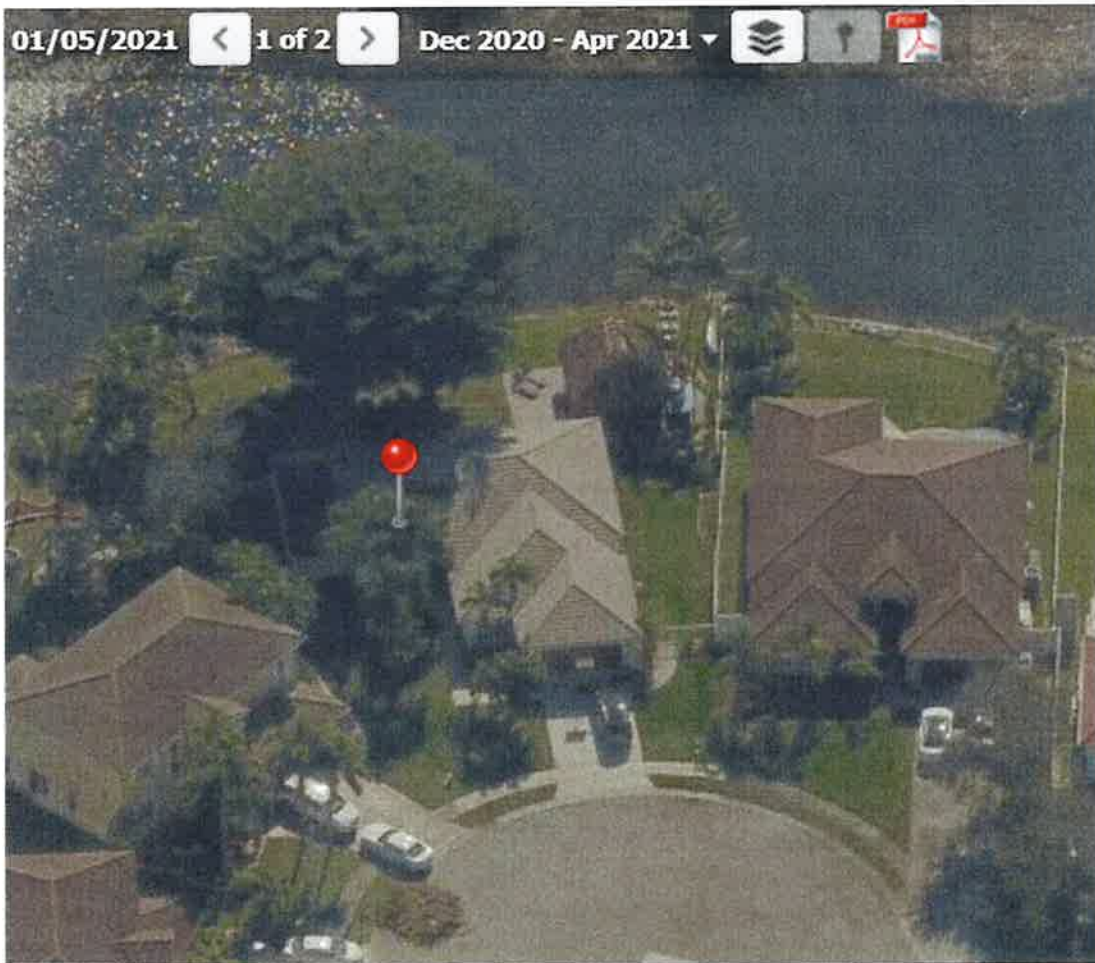
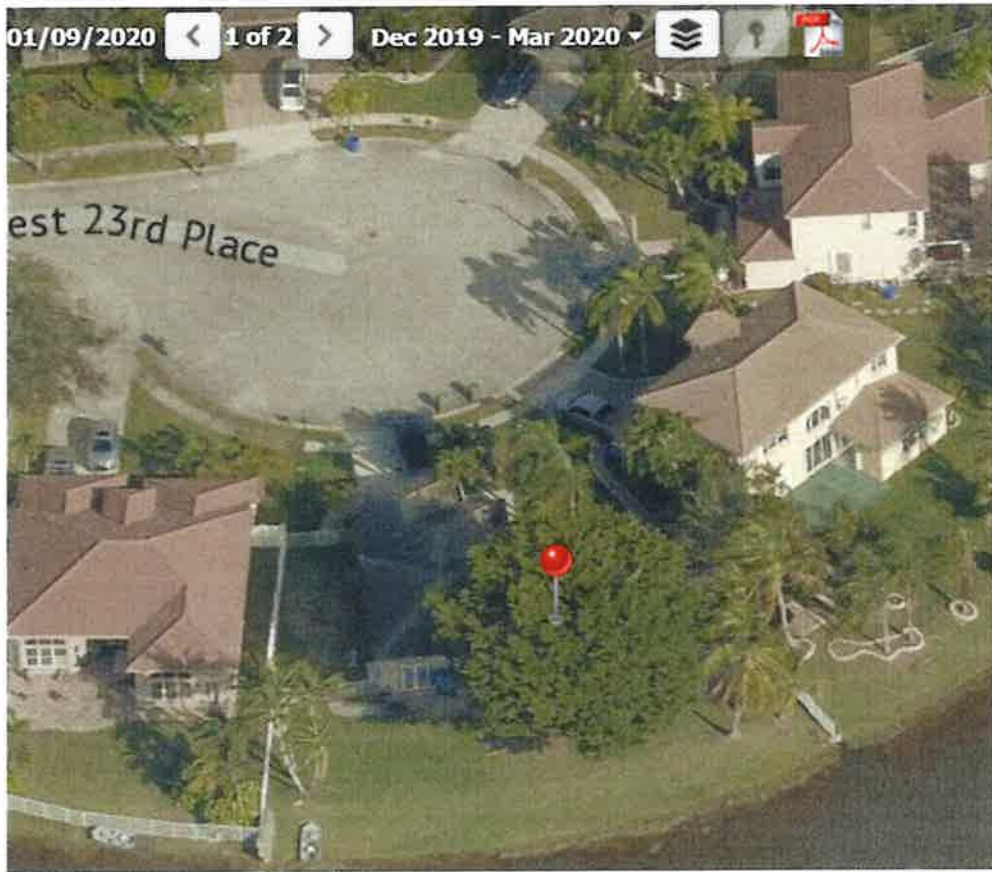


SOUTH BROWARD DRAINAGE DISTRICT

[Handwritten Signature]
BY: LUIS OCHOA, P.E.
TITLE: DISTRICT DIRECTOR
DATE: 2/10/26

(SEAL)

Property Changes: 18822 NW 23 Place







MEMORANDUM
April 14, 2026
18822 NW 23 PLACE

From: Landscape Division

PUDZONE SF-1

(single-family conventional)

SEE EXHIBIT 2

	Permitted Use:	One-family dwelling and related accessory uses.
	Minimum Lot Size:	7,000 sq. ft.
	Lot Coverage:	40% of all buildings.
	Minimum Floor Area:	1,500 sq. ft. of air conditioned space.
	Maximum Height:	35 ft. (to the highest point of the roof).
	Minimum Frontage:	65 ft. (except on pie-shaped lots the 65 ft. shall be measured at the front setback line and the minimum street frontage shall be 30 feet).
	Front Yard Setback:	25 ft. (except, 20 ft. permitted on cul-de-sacs).
	Rear Yard Setback:	15 ft. minimum.
	Side Yard Setback:	7.5 ft. (except on pie shaped lots the minimum may be 5.0 ft. if the average is 10 ft.
	Street Side Yard:	15 ft.
	Corner Lots:	Lots fronting on two (2) streets have the front yard setback on the street the unit faces. The other street shall be considered a street side yard. The yard opposite the way the unit faces shall be considered the rear yard and the other side shall be the side yard.
	Parking:	A minimum of two (2) off-street parking spaces (excluding garage) with a minimum size of 16 ft. by 20 ft., exclusive of sidewalks, shall be provided for each unit. Tandem parking shall not be counted as required.
	Landscaping:	Five (5) trees, two of which will be flowering, required for each thirty (30) shrubs, thirty (30) ground cover plants and one (1) accent plant required per unit. Combined shrub and groundcover count shall be 60 with no greater than a 70/40 mix. The entire lot shall be sodded. The A/C units shall be screened.

5 canopy trees, 30 shrubs, 30 ground covers, and one (1) accent plant are required for the lot to meet minimum landscape requirements, as per Keystone Lake PUD Guidelines.

To satisfy the minimum landscape requirements, the following is required:

Eleven (11) existing palm trees noted: Two (2) canopy trees for Category 3 are REQUIRED.

Required trees should be selected from **Category 2 or 3** of City's preferred tree planting list. **Category 3** trees must be a **minimum 10-12 feet tall at planting** and **Category 2** trees must be a **minimum 12-14 feet tall at the time of planting.**

The required shrubs must be a minimum of **24 inches tall and 12 inches wide** at planting.

All grass areas are required to be sodded – gravel to be removed and area to be resodded.



Taxable Value: \$ 324,089
 Sale Date 1: 08/14/2003
 Sale Price 1: \$ 295,000
 Deed Type 1: WD
 Sale Date 2: 05/30/1996
 Sale Price 2: \$ 171,500
 Deed Type 2: SWD
 Adj Bldg S.F.: 2344
 Neighborhood: F82
 Land Tag: 16

Price	Factor	Type
9.00	12,255.00	SF



Please note that palms from Category 4 are not canopy trees, and are accounted for, at a 3 to 1 ratio, meaning three (3) individual palms may replace one (1) required canopy tree.

Please note, that multi-trunk palms are still considered a single palm and require a grouping of three (3) palms, to replace one (1) required canopy tree.

At least one (1) canopy tree is required within property lines of the home, the rest of the required trees may be substituted with palms, at the above-mentioned ratio of planting.

954.392.2100 (Office)•

Consider the environment before printing this email.