

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2023-0053-0057

Zoning Variances

Glenn & Tanya Chang

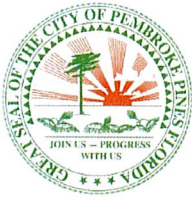
2336 NW 189 Avenue Pembroke Pines, FL 33029



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>	June 1, 2023	<b>Application ID:</b>	ZV(R)2023-0053 - 0057
<b>Project:</b>	Driveway, Deck or Patio	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Senior Planner		
<b>Owner:</b>	Glenn & Tanya Chang	<b>Agent:</b>	N/A
<b>Location:</b>	2336 NW 189 Avenue Pembroke Pines, FL 33029		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	Code Compliance Case No. 230401899 (Issued 04/27/2023), Building Permit Application No. RX22-07828 (Complete 10/10/2022)		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R) 2023-0053	Table 155.620: Accessory Structure: Driveway, Typical Lot	35% Front Lot Coverage (Total)	49% Front Lot Coverage (Total)
ZV(R) 2023-0054	Table 155.620: Accessory Structure: Driveway, Typical Lot	40% width of lot for driveway	43% width of lot for driveway
ZV(R) 2023-0055	Table 155.620: Accessory Structure: Deck or Patio	Five Feet side setback	Two Feet side setback (Northern property line)
ZV(R) 2023-0056	Table 155.620: Accessory Structure: Deck or Patio	Five Feet rear setback	Zero Feet rear setback (Western property line)
ZV(R) 2023-0057	Table 155.620: Accessory Structure: Deck or Patio	Five Feet side setback	Zero Feet side setback (Southern property line)
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director:  Zoning Administrator: 		

## **PROJECT DESCRIPTION / BACKGROUND:**

Glenn & Tanya Chang, owners, have submitted five zoning variance requests for the property located at 2336 NW 189 Avenue in Keystone Lake neighborhood. The property is part of the Big Sky Planned Unit Development (PUD) and follows PUD Zone SF-1 (single-family conventional) guidelines. The PUD does not address driveways, patios, or decks (PUD), Single Family-Residential Zoning District. Therefore, the provisions of the City's Land Development Code (LDC) apply.

The applicant is proposing a new driveway at the property; however, the proposed driveway exceeds the limitations of the City's Land Development Code (LDC).

Specifically, the applicant is requesting:

- ZV(R) 2023-0053: to allow 49% front lot area (total) instead of the allowed 35% front lot coverage for a proposed driveway in a typical lot.
- ZV(R) 2023-0054: is to allow 43% of lot's width instead of the allowed 40% of the lot's width for a proposed driveway in a typical lot.

Upon review of construction documents for the property, Broward County Property Appraiser available imagery, and the provided survey, it was detected that the patio/deck have been extended towards the sides and rear property lines, closer than the required five feet (5') setbacks. Mr. Chang is requesting variance consideration to retain the items existing at the property, all built without building permits:

- ZV(R) 2023-0055: to allow zero feet (0') side setback along a portion of the northern property line instead of the required five feet (5') for an existing deck or patio.
- ZV(R) 2023-0056: to allow zero feet (0') rear setback along a portion of the rear property line instead of the required five feet (5') rear setback for an existing pool deck or patio.
- ZV(R) 2023-0057: to allow two feet (2') side setback along a portion of the southern property line instead of the required five feet (5') for an existing pool deck or patio.

Per staff findings, the pool deck or patios have been present on the property since early 2007; however, according to city records, no building permits are available.

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 is in Keystone Lake Neighborhood. The applicant has provided copy of HOA Approval dated December 23, 2022.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0053)** to allow 49% front lot area instead of the allowed 35% total front lot area for a proposed driveway in a typical lot.

**ZV(R) 2023-0054)** is to allow 43% of the lot's width instead of the allowed 40% total width of lot for a proposed driveway in a typical lot.

**ZV(R) 2023-0054)** is to allow 43% of the lot's width instead of the allowed 40% total width of lot for a proposed driveway in a typical lot.

**ZV(R) 2023-0055)** is to a zero feet (0') side setback along a portion of the northern property line instead of the required five feet (5') for an existing deck or patio.

**ZV(R) 2023-0056)** is to a zero feet (0') rear setback instead of the required five feet (5') rear setback for an existing pool deck or patio.

**ZV(R) 2023-0057)** is to allow an two feet (2') side setback along a portion of the southern property line instead of the required five feet (5') for an existing pool deck or patio.

*Code References:*

**ZV(R) 2023-0053 & 0054:**

<b>Table 155.620 Accessory Building and Structures</b>							
<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
<b>Driveway, Zero Lot Line</b>	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	<b>35% front lot coverage</b>  <b>40 % width of lot</b>	[1] 10 foot minimum width

**ZV(R) 2023-0055 & 0057:**

<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
<b>Deck or Patio</b>	N/A	<b>5 feet</b>	Primary Structure	<b>5 feet</b>	N/A	N/A	N/A

## **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 (As Built)  
Swimming pool layout (Pmt No. 99004209)  
Proposed Plan  
Field Images  
Proposed Plan  
HOA Letter of Approval



**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 2023-0033*

Pre Application Meeting Date: JUNE 1<sup>st</sup> 7:30 AM

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

Indicate the type of application you are applying for:

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

**INSTRUCTIONS:**

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot 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: \_\_\_\_\_ Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: PRE 2023-0033

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$ \_\_\_\_\_



**SECTION 1-PROJECT INFORMATION:**Project Name: GLENN & TANYA CHANGProject Address: 2336 N.W. 189 AVE, PEMBROKE PINES, FL 33029

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

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

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

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

Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_Has this project been previously submitted? ☐ Yes ☒ NoDescribe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval. *N/A*

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

(NONE)

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

Owner's Name: GLENN & TANYA CHANG

Owner's Address: 2336 N.W. 189 AVE

Owner's Email Address: glenn.chang@hotmail.com/tanyachang1@live.com

Owner's Phone: 954 347-6872 (glenn) Owner's Fax: \_\_\_\_\_

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**

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

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

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

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

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

\_\_\_\_\_

**PROPOSED**

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

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

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

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

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

\_\_\_\_\_

**ADJACENT ZONING**

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

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

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

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

**ADJACENT LAND USE PLAN**

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

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

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

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



## PROPOSED SCOPE OF WORK

-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: N/A

Code Section: ISS. 620.

Required: 35% F.L.C.; 40% of lot's width; 5' Setback; 5' Setback

Request: 49% F.L.C.; 43% of lot's width; 0' Setback; 2' Setback.

Details of Variance, Zoning Appeal, Interpretation Request:

① WOULD LIKE TO GET APPROVAL FOR RESIDENTIAL CIRCULAR DRIVEWAY. OUR ASSOCIATION DOES NOT ALLOW STREET PARKING. THE GUEST PARKING IS ALWAYS FULL. WE HAVE MORE FAMILY MEMBERS THAT ARE NOW DRIVING AND HAVE THEIR OWN VEHICLES. WE NEED MORE PARKING AVAILABILITY IN THE FRONT YARD.

② APPROVAL FOR PAVERS TO BE IN SETBACK AREA ON REAR & BOTH SIDES OF PROPERTY AS THE ENTIRE BACKYARD FLOODS ALOT ON PERIMETER.

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

N/A  
☐ City Amendment Only

☐ City and County Amendment

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

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

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

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

## SECTION 7- PROJECT AUTHORIZATION

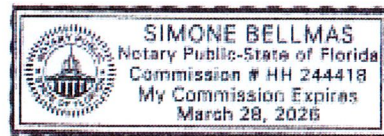
### OWNER CERTIFICATION

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.

Simone Bellmas 3/9/23  
Signature of Owner Date

Sworn and Subscribed before me this 9<sup>th</sup> day

of MARCH, 20 23



[Signature] [Signature]  
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



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: GLENN & TANYA CHANG

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

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

Application Request: \_\_\_\_\_

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

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

Glenn Chang  
Signature of Applicant or Applicant's  
Authorized Representative

3/9/23  
Date

GLENN CHANG  
Print Name of Applicant/Authorized Representative

## Zamora, Christian

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**From:** Zamora, Christian  
**Sent:** Wednesday, April 19, 2023 5:41 PM  
**To:** GLENNCHANG@HOTMAIL.COM  
**Cc:** Simone Bellmas; Piper, Dean  
**Subject:** 2336 NW 189 AVE  
**Attachments:** Landscape Affidavit 2017\_202110070829374489.pdf

Good afternoon Mr. Chang,

Thank you for returning my phone call. I hope we can assist you with the required variance requests for the proposed driveway, existing patio.

I wanted to let you know that we are concerned with the existing items extending to property lines. Keystone Lake PUD Guidelines for "PUDZONE SF-1" do not address front lot coverage, driveway setbacks and driveway width, nor setbacks for patios and/or decks; so, your requests, will be to obtain an exemption from the City's Zoning Code (155.620)

However, it is fair to let you know that the PUD guidelines for your lot type requires landscape in the property. The zoning requests are not for landscape exemptions...I believe the property may need additional material (trees and shrubs).

Please look the below excerpt from the PUD Documents and let me know what you would like to do, you can reach out the HOA to see if the board would like to approach to our department to discuss amendments to the PUD in benefit of all the residents in the community.



PLDZONE SF-1

(single-family conventional)

SEE EXHIBIT 2

<b>Permitted Use:</b>	One-family dwelling and related accessory uses.
<b>Minimum Lot Size:</b>	7,000 sq. ft.
<b>Lot Coverage:</b>	40% of all buildings.
<b>Minimum Floor Area:</b>	1,500 sq. ft. of air conditioned space.
<b>Maximum Height:</b>	35 ft. (to the highest point of the roof).
<b>Minimum Frontage:</b>	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).
<b>Front Yard Setback:</b>	25 ft. (except, 20 ft. permitted on cul-de-sacs).
<b>Rear Yard Setback:</b>	15 ft. minimum
<b>Side Yard Setback:</b>	7.5 ft. (except on pie shaped lots the minimum may be 5.0 ft. if the average is 10 ft.
<b>Street Side Yard:</b>	15 ft.
<b>Corner Lots:</b>	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.
<b>Parking:</b>	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.
<b>Landscaping:</b>	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 20/40 mix. The entire lot shall be sodded. The A/C units shall be screened.

To move forward, we will need confirmation from you. Attached your will find a landscape affidavit you need to complete/sign if you decide for the variance(s) application.

Feel free to call me if you have any questions,

**CHRISTIAN ZAMORA**

Senior Planner, Planning and Economic Development Department  
City of Remlapoke Pines  
111211, Center Ave.

CITY OF PEMBROKE PINES  
Planning and Economic Development Department

PRE 2023-0033

**AFFIDAVIT OF LANDSCAPE COMPLIANCE FOR IMPROVEMENTS ON RESIDENTIAL LOTS**  
**(Driveways, Swimming Pools, Additions, Accessory Structures, etc.)**

Folio Number: \_\_\_\_\_ Building Application Number: \_\_\_\_\_

I, GLENN CHANG, do hereby acknowledge that my application for  
2336 NW 189TH AVE only address that subject matter and does not alleviate  
any obligation to adhere any other applicable ordinance, law, statute, regulation, or provision of the  
City Code, including Chapter 155.656, entitled "Landscaping." This includes but is not limited to any  
amount of landscape material required by the Planned Unit Development ("PUD") where my property  
is located or any applicable Homeowner's Association requirement, rule, or regulation.

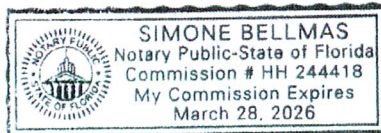
A separate permit for the removal or relocation of any of tree must be obtained prior to the removal or  
relocation of the tree. I understand that I must obtain this permit as the homeowner.

I, GLENN CHANG, as owner of the subject property, acknowledge that I have  
read this document and understand based upon the plan review of this permit, I may be required to  
replace the tree(s) affected by this project. I further acknowledge that in order to comply with the City's  
Code of Ordinances, I may be required to add a tree or trees based upon a zoning inspection of existing  
conditions during permit reviews.

Date: 4-20-23 Signature: [Signature]  
Address: 2336 N.W. 189 AVE Print Name: GLENN CHANG  
Telephone: 954-347-6870 Title: OWNER

STATE OF FLORIDA : \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me, a Notary Public for the State and County aforesaid, on  
this 20<sup>TH</sup> Day of APRIL, 20 23.



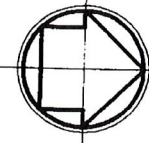
[Signature]  
Notary Public

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



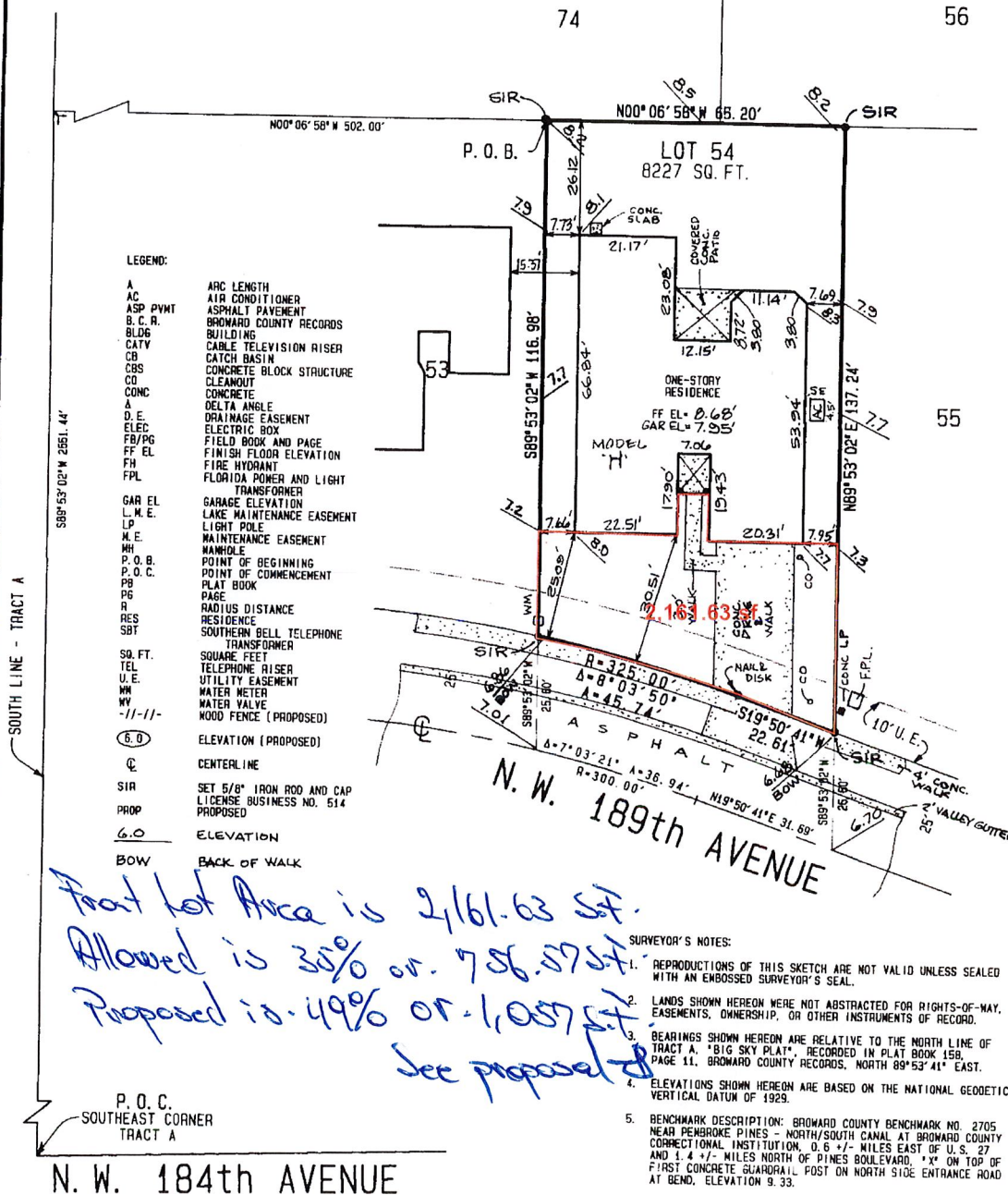
**LOT 54**  
KEYSTONE LAKE  
A PORTION OF TRACT A, "BIG SKY PLAT"  
PLAT BOOK 158, PAGE 11, BROWARD COUNTY RECORDS  
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

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	
	0290 0295					



SCALE: 1"=30'

2336 N.W. 189 AVE



CLIENT: WESTBROOKE

PROJECT NO. 94-2188

CAD FILE: KL051055.\*

SHEET 2 OF 3 SHEETS



REVISION	DWN	DATE	FB/PG
SKETCH AND DESCRIPTION	KW	12/13/95	NA
PLAT PLAN	KW	12/13/95	NA
SPOT	WT	2/24/96	191
FINAL SURVEY	WT	5/25/96	204/13

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY that this "SKETCH OF SURVEY" is 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 conforms with the Minimum Technical Standards set forth in the Florida State Board of Professional Surveyors and Mappers in Chapter 1017-B, Florida Administrative Code, pursuant to 472.027 Florida Statutes.

Signed: *Berry & Calvin, Inc.*  
Professional Surveyor and Mapper No. 4328  
State of Florida

Dated: 2/28/96

44426-10-96

NO.	NO.	DATE	ELEV	ELEVATION	VAR. ELEV
120053	0280 0285	F	08/18/92	AM	6
	0290 0295				

SCALE: 1" = 30'

2336 N.W. 189 AVE

100' 06" 58" N 502' 00"

LEGEND:

A	ARC LENGTH
AC	AIR CONDITIONER
ASP PYMT	ASPHALT PAVEMENT
B.C.R.	BROWARD COUNTY RECORDS
BLOG	BUILDING
CATY	CABLE TELEVISION RISER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CD	CLEAROUT
CMC	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
PG	PLAT BOOK
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
WV	WOOD FENCE (PROPOSED)
8.0	ELEVATION (PROPOSED)
Q	CENTERLINE
SIR	SET 5/8" IRON ROD AND CAP
PROP	LICENSE BUSINESS 514
6.0	PROPOSED
	ELEVATION
BOW	BACK OF WALL

P.O.C.  
SOUTHEAST CORNER  
TRACT A

N.W. 184th AVENUE

FOR POOL LOCATION ONLY

FOR POOL LOCATION ONLY

FOR POOL LOCATION ONLY

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT A, "BIG SKY PLAT", RECORDED IN PLAT BOOK 150, PAGE 11, BROWARD COUNTY RECORDS, NORTH 89°53'41" EAST.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 2705 NEAR PEMBROKE PINES - NORTH/SOUTH CANAL AT BROWARD COUNTY CORRECTIONAL INSTITUTION, 0.8 +/- MILES EAST OF U.S. 27 AND 1.4 +/- MILES NORTH OF PINES BOULEVARD, "X" ON TOP OF FIRST CONCRETE GUARDRAIL POST ON NORTH SIDE ENTRANCE ROAD AT BEND, ELEVATION 8.33.

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 set forth by the Florida State Board of Professional Surveyors and Mappers in its Chapter 6107-5, Florida Administrative Code, pursuant to 472.027 Florida Statutes.

Signed: PERK J ALDAGOS Date: 2.28.96  
Professional Surveyor and Mapper No. 4328  
State of Florida

CLIENT: WESTBROOKE

PROJECT NO. 94-2188

CAD FILE: KL051055.X

SHEET 2 OF 3 SHEETS



REVISION	OWN	DATE	FB/PG
SKETCH AND DESCRIPTION	KW	12/13/95	NA
	KW	12/13/95	NA
	WT	2/24/96	191/05
FINAL SURVEY	WT	5/25/96	204/13

Approved Pool layout (Plat # 99004209).

①-2.



2-2

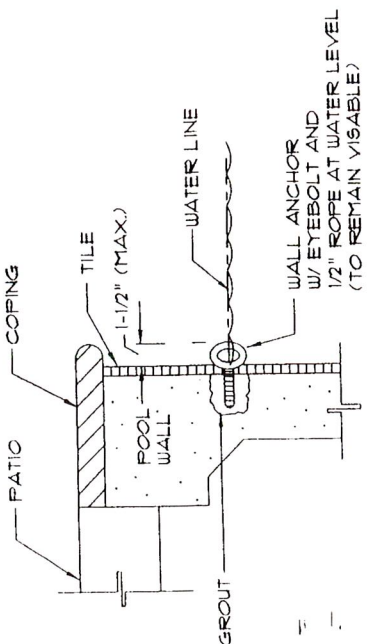
# POOL DATA & EQUIPMENT

SIZE & DEPTH: 16' X 34'	3' TO 6'
CAPACITY: 14300 GAL.	
PERIMETER: 92 LF.	
PUMP: 1 1/2 H.P.	
FILTER: DE	QTY RETURN IS 2
TILE: 6" STANDARD	LIGHT'S: FIBEROPTIC
COPING: BULLNOSE-BRICK	SWIMOUT: 18"
CLEANING LINE: YES	
CHLORINATOR: NONE	HEATER: 175,000 GAS
TYPE OF PATIO: PAVES	DOD: NONE
EXIT RAILINGS: NONE	SCREEN: NONE
POOL FINISH: DIAMOND BRITE	
TURNOVER: 12 HOURS ( MAXIMUM )	2.98 HRS.
MISC: 6" RAISED AUX POOL W/ FIBEROPTIC LIGHT.	
1 H.P. AIR BLOWER PERIMETER FIBEROPTICS.	

## SOIL STATEMENT

DUE TO RATIONAL ANALYSIS (5002.1) THE SOIL AT THIS SITE IS SANDY AND HAS A 1500 PSF SAFE BEARING CAPACITY AFTER EXCAVATION AND COMPACTION. SHOULD ANY MUCK, MARL, OR OTHER ORGANIC SOILS BE DISCOVERED DURING EXCAVATION THEY SHOULD BE REMOVED IN THEIR ENTIRETY. THIS POOL REQUIRES 1500 PSF BEARING CAPACITY.

- NOTE: NO 90 ELBOWS ON SUCTION PIPING PER SFBC 5005.3 (b)(4)
- POOL FILL HOSE BIBB SHALL HAVE VACUUM BREAKER PER SFBC 5004.2 (c)
- POOL EQUIPMENT SHALL COMPLY WITH SFBC 2309.6 (a)(b)
- POOL COVER SHALL BE PROVIDED PER REC. 612.1ABC232



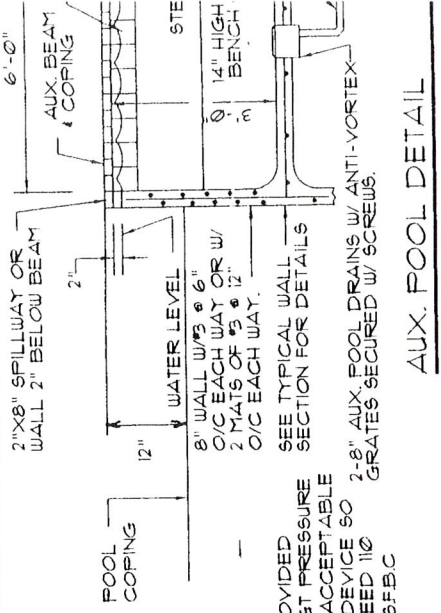
HAND HOLD DETAIL N.T.S.

NOTE: THIS POOL WAS DESIGNED BY RATIONAL ANALYSIS ACCORDING TO ACCEPTED ENGINEERING PRINCIPLES. PER 5002.

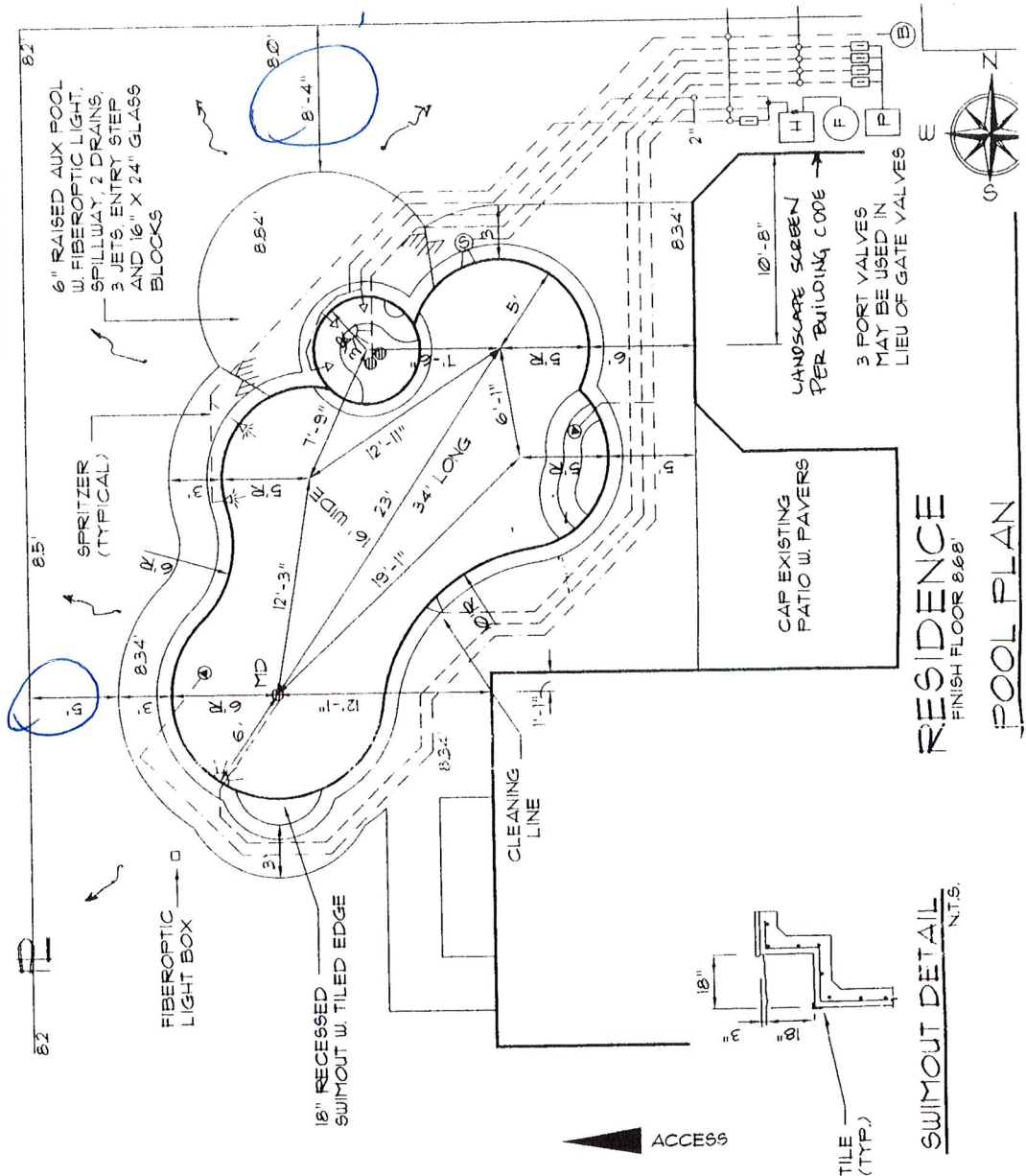
### NOTE:

IN GLASS BLOCK AREA PROVIDE STANDARD WEIGHT GALVANIZED DUR-O-WAL TRUSS BARR (NO.9) OR APPROV EQUIVALENT AT EVERY COURSE. WHERE GLASS BLOCK IS 3 OR MORE IN HEIGHT PROVIDE 1/2 VERTICAL IN EACH MORTAR JOINT USE TYPE M OR S MORTAR ONLY. (SEE SFBC SECTION 2104.2J)

NOTE: POOL HEATER SHALL BE PROVIDED WITH A THERMOSTATIC OR HIGH PRESSURE CONTROL SWITCH OR OTHER ACCEPTABLE OVER HEATING PROTECTION DEVICE SO POOL WATER DOES NOT EXCEED 110 DEGREES F. PER 5005.1 OF SFBC



AUX. POOL DETAIL



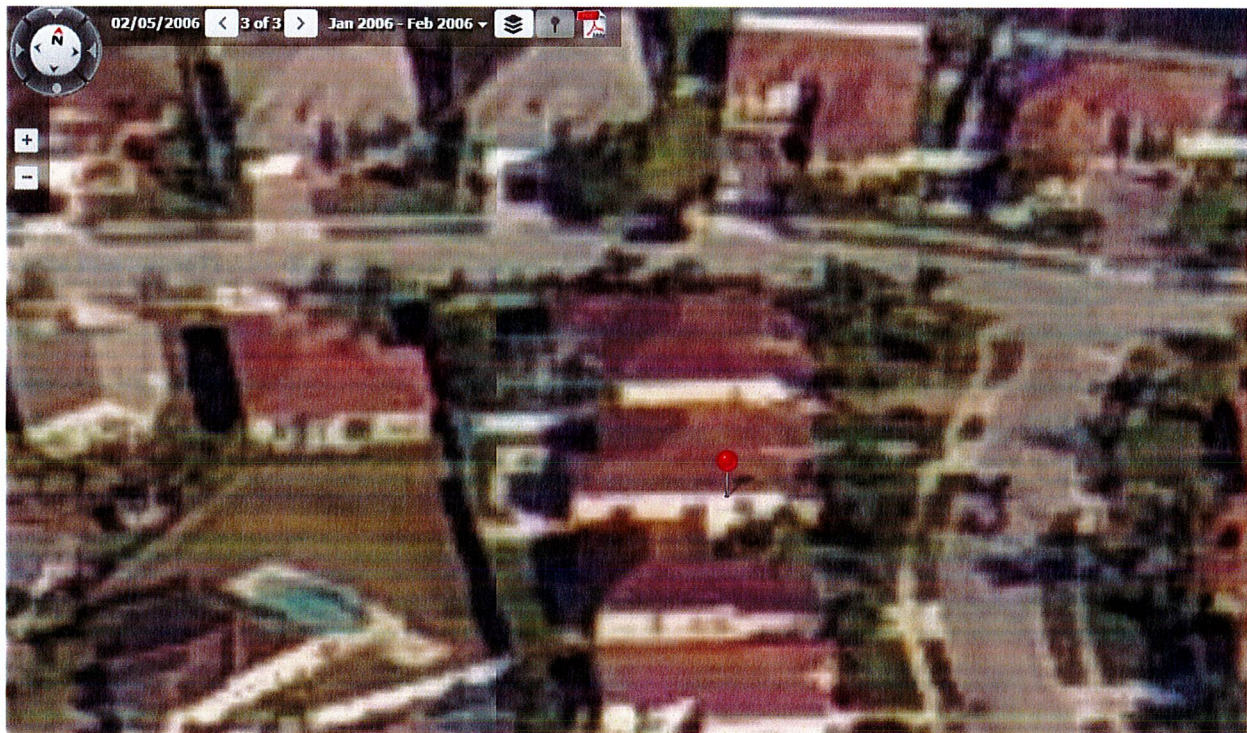
SWIMOUT DETAIL N.T.S.

RESIDENCE FINISH FLOOR 868

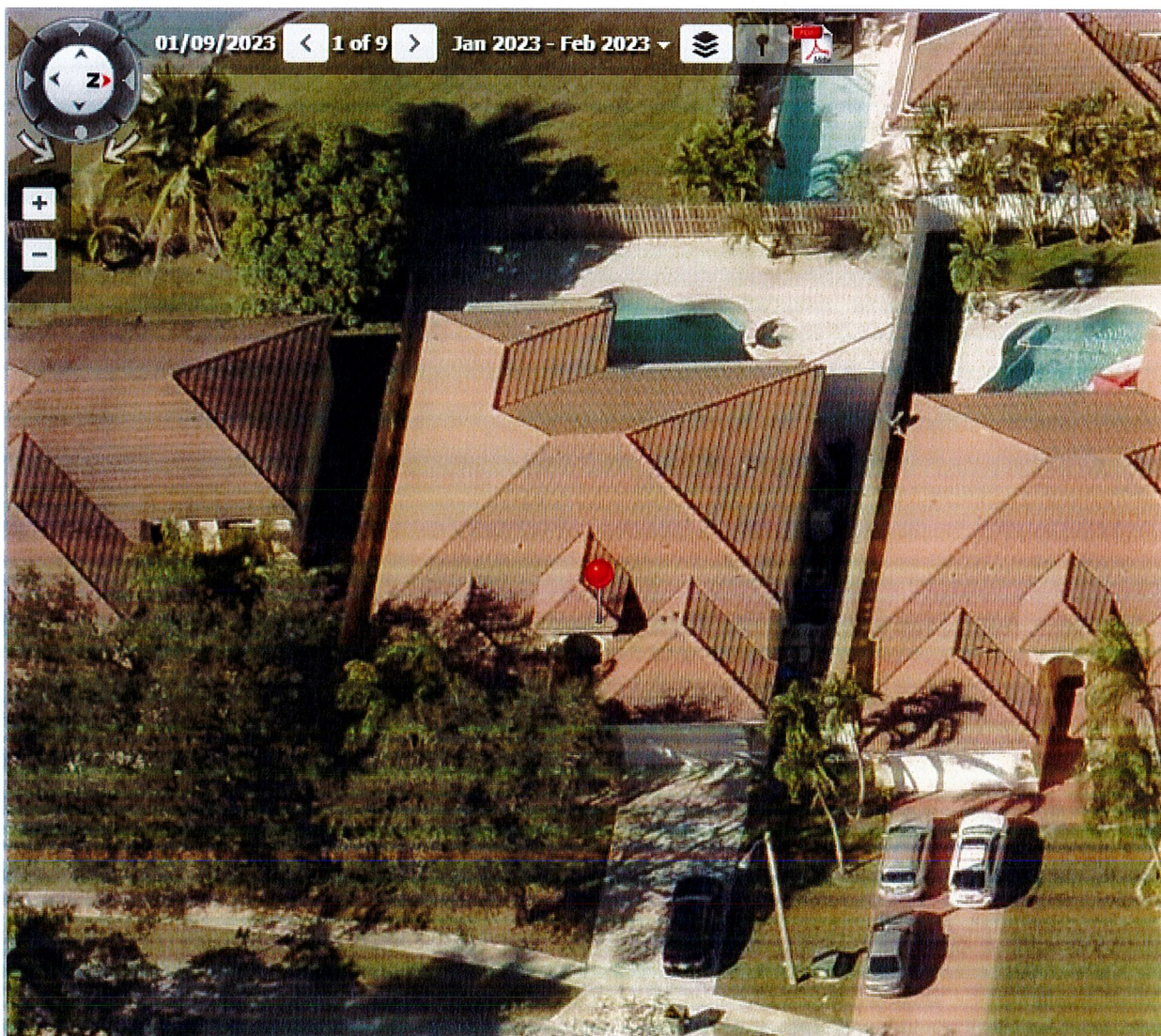
POOL PLAN



# Aerial Imagery (2006-2007-2023)

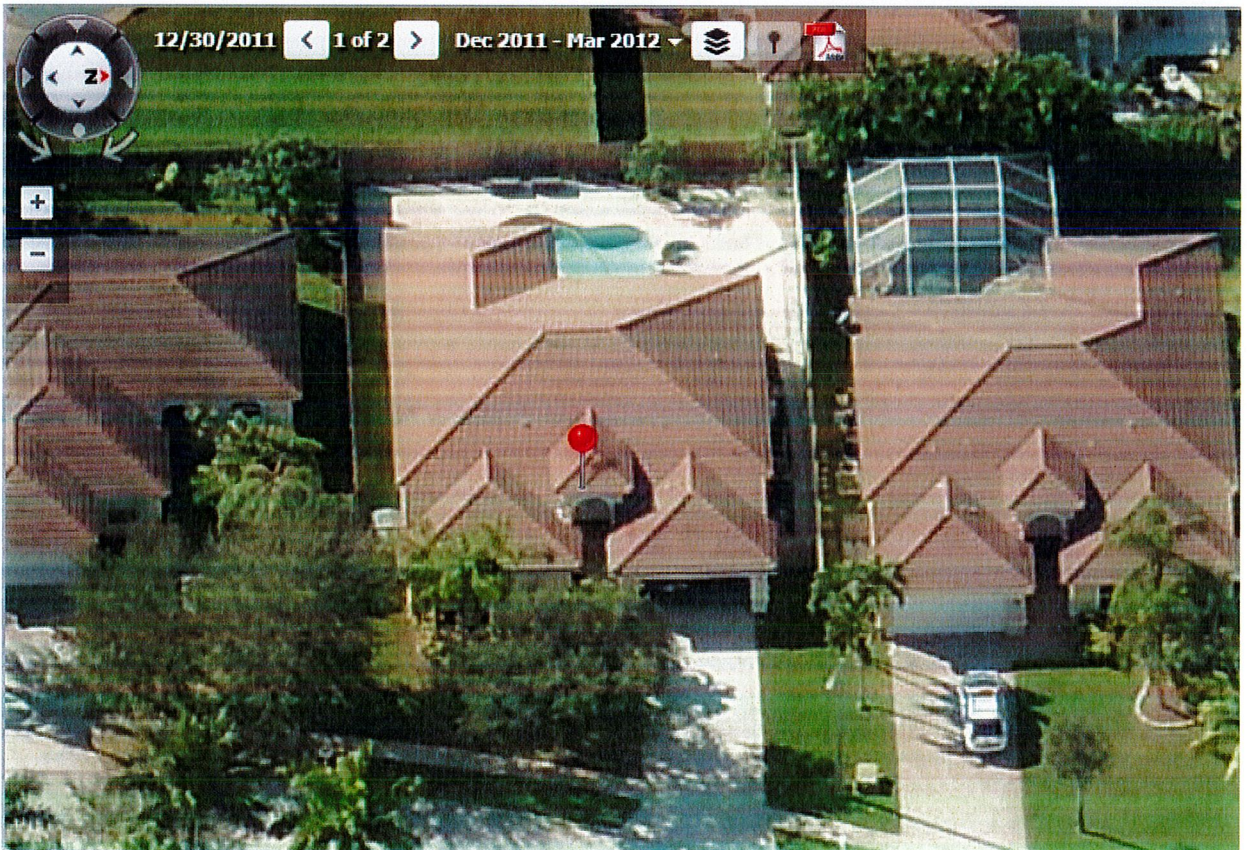
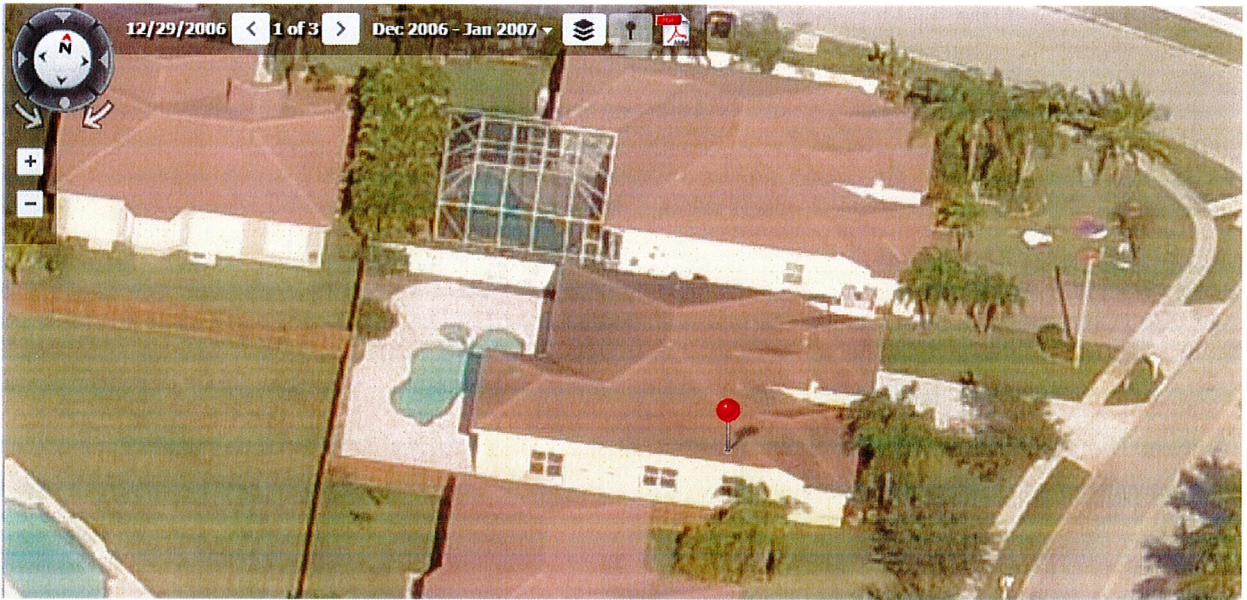






Source: [bcpa.net](http://bcpa.net)







# SKETCH OF BOUNDARY

5' SETBACK ON REAR & SIDES

PAVERS ON 4' SETBACK

PAVERS ON 2' SETBACK UP TO FENCE ZERO

EXISTING PAVEMENT EXTENSION

PAVERS ON 2' SETBACK

PAVERS ARE ON ENTIRE SETBACK UP TO FENCE



Graphic Scale



FOUND 1/2" IRON PIPE NO I.D.

0.80' CL

N 0°06'58" W 65.20'

UP TO FENCE ZERO

FOUND 1/2" IRON PIPE NO I.D.

POOL

CONC.

ONE STORY RESIDENCE #2336

F.F.E.L. = 10.61

WATER PUMP

A/C UNIT

CONC. SLAB

CONC. SLAB

WATER METER

N 89°53'02" E 37.24'

3x25 WALKWAY

16x36 DRIVEWAY

WILL PROVIDE LAND IN MIDDLE OF CIRCULAR DRIVE RECEIVED FROM PAVED ROADWAY

SENT ON 8-30-23

CIRCULAR DW 29x12 OUTSIDE CURVE

"CONCRETE DEWALK WITH 2x6 W/M & 3000 PSI CONCRETE

FOUND 1/2" IRON PIPE NO I.D.

FOUND 1/2" IRON PIPE NO I.D.

R=325.00'  
DELTA=8°03'50"  
L=45.74'

N.W. 189th AVENUE

2336 N.W. 189th Ave







**Keystone Lake Homeowners Association  
c/o Pointe Management Group, Inc.  
3600 S Congress Ave Suite C  
Boynton Beach, FL 33426  
Tel# 561-274-3031  
Fax# 561-274-3065**

**ARCHITECTURAL APPROVAL REQUEST**

December 23<sup>rd</sup>, 2022

Glenn & Tanya Chang  
2336 NW 189<sup>th</sup> Ave  
Pembroke Pines, FL 33029

RE: APPROVAL TO DO A CIRCULAR DRIVEWAY

Dear Homeowner;

Your request to do a circular driveway, was approved.

Please get permit from the city for driveway. Must get approval from the city for tree removal.

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



April 20, 2023

Dear Neighbor,

I am reaching out to you in regards to having a circular driveway installed at my house (2336 NW 189 AVE). As you all know, parking on the street and grass is prohibited. As our children are now driving, we will acquire more vehicles. Therefore, I plan on filing a variance with the City of Pembroke Pines for permit approval.

In moving forward, I will need permission from my neighbors to have project done. Hoping I can depend on your support to complete this process.

Thank you in advance for your consideration.

Much appreciated,

Glenn Chang

Sam Rodriguez:

Freddy Perez:

Chris BROWN

FERNANDA CORDOVA

24<sup>TH</sup> APRIL 2023

