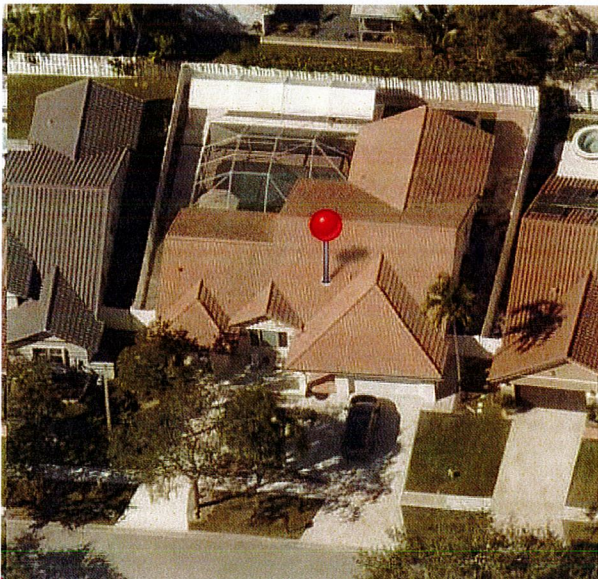
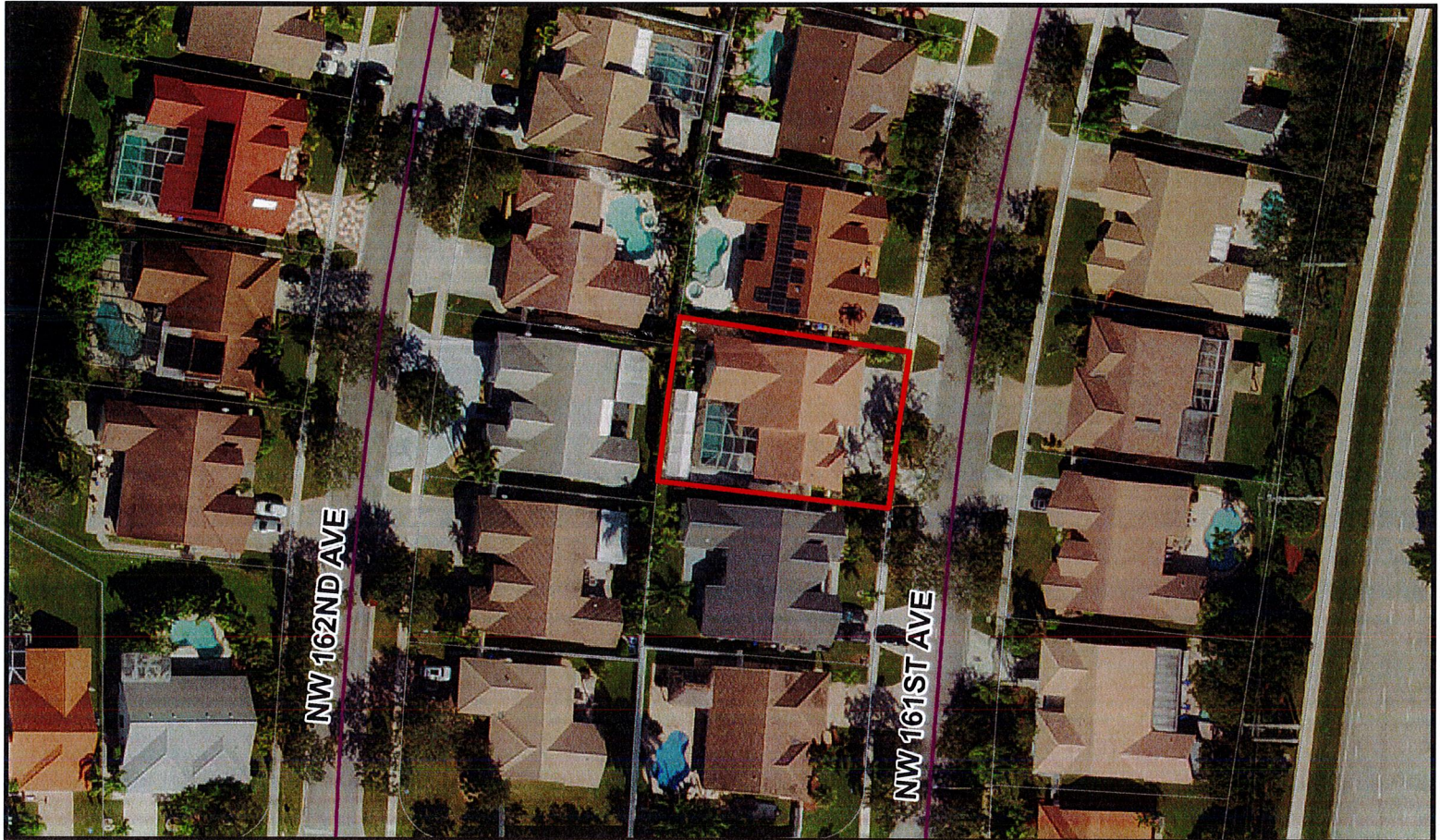


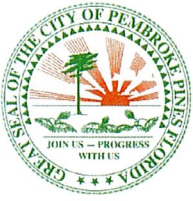
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2023-0128-0131
Zoning Variances

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





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

Summary

Agenda Date:	February 1, 2024	Application ID:	ZV(R)2023-0128-0131
Project:	Existing Driveway, Existing Patios.	Pre-Application Number:	PR2023-0127
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Lisbeth Martinez	Agent:	N/A
Location:	170 NW 161 Avenue, Pembroke Pines, FL 33028	Commission District No.	3
Existing Zoning:	Single-Family Residence (R-1B)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 23083387 (Issued 08/20/2023); Driveway Permit Application No. RX23-11216 (8/28/2023)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R)2023-0128	Table 155.620: Accessory Structures: Driveway, Typical Lot	35% Front Lot Coverage (Total)	63% Front Lot Coverage (Total)
ZV(R)2023-0129	Table 155.620: Accessory Structures: Driveway, Typical Lot	Five-foot radius for circular driveway	Zero-foot radius for existing circular driveway
ZV(R)2023-0130	Table 155.620: Accessory Structures: Driveway, Typical Lot	5' side setback	4' side setback for existing patio (northern property line)
ZV(R)2023-0131	Table 155.620: Accessory Structures: Deck or patio	5' side setback	0' and, 1.8' side setback (southern property line)
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: _____ Assistant Director: _____		

PROJECT DESCRIPTION / BACKGROUND:

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

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

In August 28, 2023 the owner submitted a building permit application (RX23-11216) to construct a driveway at the property; however, the permit application cannot be approved as the work done exceeds the limitations of the City's Land Development Code (LDC).

The petitioner specifically is asking:

- **ZV(R)2023-0128** is to allow 63% of front lot coverage (total) instead of the required 35% of front lot coverage (total) for an existing driveway in a single-family residential lot.
- **ZV(R)2023-0129** is to allow zero-foot (0') radius instead of the required five-foot (5') radius for an existing circular driveway in a single-family residential lot.

After reviewing the applicant's initial request and, per the updated property survey (10/04/2023), it was detected existing paved surfaces along the north, west and south sides of the existing house, all encroaching into the required five-foot (5') side and rear setbacks (See survey attached).

Per staff review, of city's archives, there are no permitting records for the work detected via Code Violation; however, in 1997, the city issued a building permit application for a driveway at the property approved via Building Permit No. 19706750 (see approved layout, attached). Per the Broward County Property Appraiser Imagery, it appears the driveway and patios have existed in the property since 1998 and 2023 respectively.

The petitioner is amending the request to include an alternative plan to modify the existing conditions of the unpermitted items at the property. Per plan, the applicant will be:

- Cutting back, reducing the existing patio width along the northern property line to provide four feet side setback.
- Cutting back, reducing the existing patio footprint along the western property line to provide the required five-foot rear setback.

Planning and Economic Development Staff identified zoning conflicts regarding the existing conditions of the work done without permits. The petitioner would like to move forward with the requests to retain the existing non-permitted items at the dimensions at the existing location. The applicant specifically is requesting:

- **ZV(R)2023-0130** is to allow four-foot (4') side setback along a portion of the northern property line instead of the required five-foot (5') side setback for an existing patio.
- **ZV(R)2023-0131** is to allow 1.8' side setbacks along a segment of the southern property line instead of the required five-foot (5') side setback for an existing patio.

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

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

VARIANCE REQUEST DETAILS:

ZV(R)2023-0128 to allow 63% of front lot coverage (total) instead of the required 35% of front lot coverage (total) for an existing driveway in a single-family residential lot.

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

ZV(R)2023-0130 to allow four-foot (4') side setback along a portion of the northern property line instead of the required five-foot (5') side setback for an existing patio.

ZV(R)2023-0131 to allow zero-foot augmenting to 1.8' side setbacks along a segment of the southern property line instead of the required five-foot (5') side setback for an existing patio.

Code References:

ZV(R)2023-0128-0129)

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

ZV(R)2023-0130 & 0131)

Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio	Primary Building	5 feet	15 feet	5 feet	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
Exiting/Modification Plan
Driveway permit (19706750)
Code Case Notification, Images
HOA Letters of approval
Letters from neighbors.



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: 11/29/2023

Plans for DRC _____ Planner: C2

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 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 2024 Application #: 24(R)2023-0128
-0131

Date Submitted: 11/29/23 Posted Signs Required: (1) Fees: \$ 707⁴⁰

SECTION 1-PROJECT INFORMATION:Project Name: Accessible Home Improvement- Driveway and Patio ModificationProject Address: 170 NW 161st Ave, Pembroke Pines, FL 33028Location / Shopping Center: N/AAcreage of Property: 8,365 SqFt Building Square Feet: 2,416Flexibility Zone: N/A Folio Number(s): 514008073360Plat Name: WESTFORK 1 Traffic Analysis Zone (TAZ): N/A

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

Has this project been previously submitted? ☐ Yes☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions,
etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
N/A					
N/A					
N/A					
N/A					
N/A					

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

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

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

Owner's Email Address: lislomart@gmail.com

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

Agent: N/A

Contact Person: N/A

Agent's Address: N/A

Agent's Email Address: N/A

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

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: Residential

Land Use / Density: Single Family

Use: 01-01 Single Family

Plat Name: WESTFORK 1

Plat Restrictive Note: N/A

N/A

PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

N/A

ADJACENT ZONING

North: Residential

South: Residential

East: Residential

West: Residential

ADJACENT LAND USE PLAN

North: Residential

South: Residential

East: Residential

West: Residential

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

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

Related Applications: RX23-11216

Code Section: N/A

Required: N/A

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

Details of Variance, Zoning Appeal, Interpretation Request:

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

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

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only ☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

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

See attached.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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

Liseth Lopez
Martinez

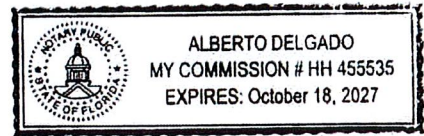
Digitally signed by Liseth Lopez
Martinez
Date: 2023.10.26 14:55:01 -04'00'

October 26, 2023

Signature of Owner

Date

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



Fee Paid

Signature of Notary Public

October 18, 2027
My Commission Expires

AGENT CERTIFICATION

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

Signature of Agent

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires

Variance Application for Driveway Extension and Patio Modification

Applicant Information:

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

Property Information:

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

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

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

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

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

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

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

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

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

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

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

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

Benefits of the Proposed Modifications:

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

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

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

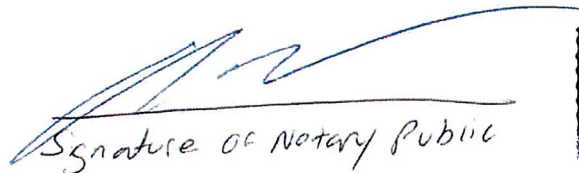
We are grateful for your understanding and support in this matter and look forward to your favorable response.

Sincerely,

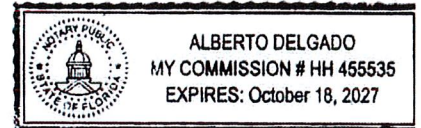


Lisseth Lopez Martinez

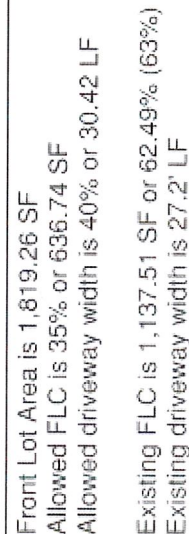
Sworn and Subscribed before me this 26 day
of OCTOBER, 2023



Signature of Notary Public



EXISTING, MODIFICATION PLAN

[illegible][illegible]

Jaime Landman, M.D.*
Zevy Landman, M.D.*
Ileana M. Rodicio, M.D.*
Frank J. Montell, M.D.*
Philip C. Mirmiran, M.D.*
Adriana M. Bonansea-Frances, M.D., PhD.
Kfir Shani, M.D.*



1.877.4.255.3749 • Florida-Allergy.com

Barry J. Malik, M.D.*
Tamar N. Rubin, M.D.*
Theresa R. Bachove, D.O.*
Stacy M. Nassau, M.D.*
Ornella Papadimas Faria, M.D.
Jose E. Rojas Camayo, M.D.*
*Board Certified in Allergy & Immunology

(954) 437-3600
600 N. Hiatus Road, #215
Pembroke Pines, FL 33026-5207

Patient: Lisseth Lopez Martinez
Date of Birth: 08/10/1983
SSN (last4#):

Visit Date: 10/18/2023
Attending Provider: Teodulo Perez ARNP
Referring Provider: Arturo Logrono MDMD

Patient Visit Note

Chief Complaint

The Chief Complaint is: Asthma.
Red eyes, nasal congestion, runny nose.
Hives.

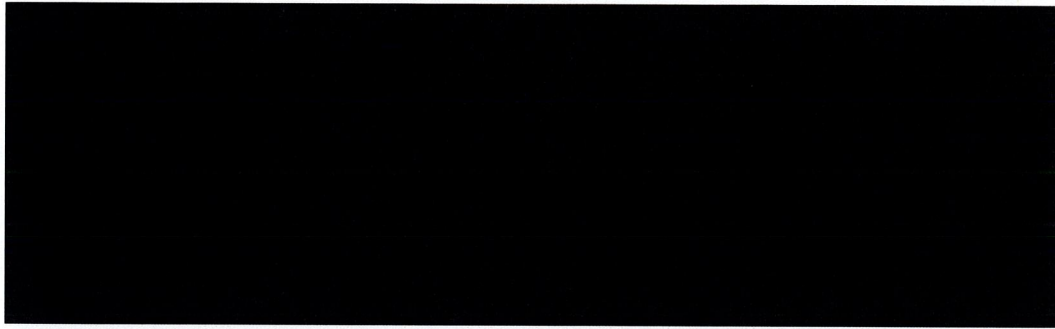
Type of Visit

Visit for: comprehensive medical evaluation: *Consultation*.

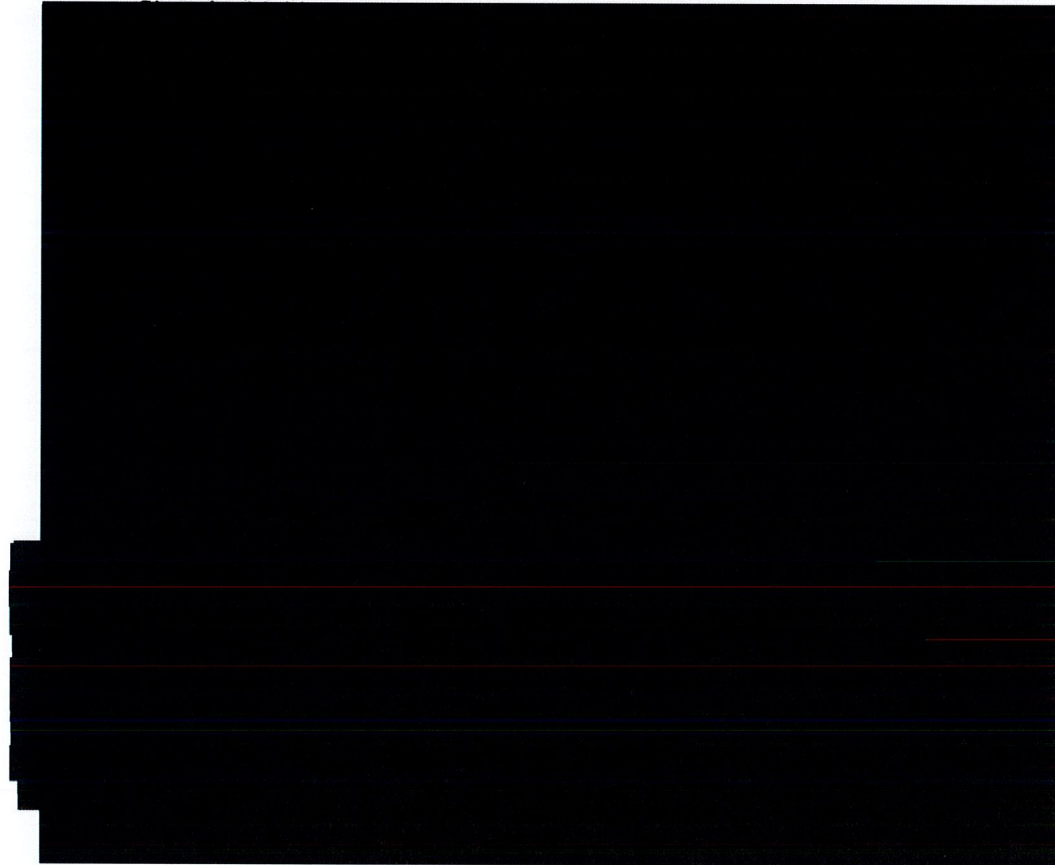
History of Present Illness

10/18/2023

[REDACTED]



Plan



Environmental control measures were discussed regarding dust mites including encasing pillow(s) and mattress in anti-allergy or anti-dust mite covers, washing bed sheets in hot water at least once a week, removing or frequently vacuuming carpeting in the bedroom(s), changing the air conditioning filter once a month if disposable or washing the filter when dirty for permanent filter. Also recommend washing curtains in bedroom frequently or changing to blinds. Ceiling fans are not recommended. Also any throw pillows or stuffed animals should be removed from the bed. Also recommend limiting dust collectors on shelving or tables in the bedroom. Patient will start in IT. Allergy subcutaneous immunotherapy was discussed with the patient, also discussed the risks versus benefits of treatment and the importance of waiting 30 minutes in the office after the injections are administered. Obtained written consent, and the patient will start once a week with the treatment. Follow up in two months. Pollens Recommendation:

Patient Name: Lisseth Lopez Martinez

Appt. Date 10/18/2023

Keep windows and doors closed in the home, car, and, if possible, at school/work. Use air conditioning when needed; avoid using windows or attic fans that draw in outside air. Shower or bathe, and change clothes immediately following outdoor activity. The use of nasal saline can help to rinse pollen from the nose. Dry clothes in a vented dryer rather than outside. Refrain from outdoor activities, if possible, during times of high pollen counts. Peak pollination can occur at different times of the day for other pollens. Refrain from outdoor activities, if possible, if the grass is being cut (grass allergy).

Pets recommendations:

Limiting furry animals outside to home is the only proven effective avoidance measure. Do not bring a furred pet into the house. Find an existing pet a new home. If unable to find the animal a new home. Try to restrict the pet to one area of the house. Keep the pet out of the patient's bedroom. Use high-efficiency air cleaners, either central or portable. Restrict the presence of carpets, upholstered furniture, and drapes, which are reservoirs for the allergen. Washing dogs twice a year might be helpful but will not likely help cats. Have non-allergic family members clean animal cages and litter boxes. Vacuum and dust at least weekly.

Note: there are no truly "hypoallergenic" breeds of dogs or cats

Teodulo Perez ARNP
Lisseth Lopez Martinez

Patient Name: Lisseth Lopez Martinez

Appt. Date 10/18/2023

Teodulo Perez ARNP

Electronically signed by: Teodulo Perez Date: 10/18/2023 17:56

Electronically approved by: Zevy Landman, MD Date: 10/19/23 08:25

[REDACTED]

Nov. 14, 2023

APPROVAL NOTICE

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

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

Dear Lisbeth Lopez Martinez:

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

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

Owner stipulation: As per homeowner's request. Owner is solely responsible to obtain necessary permits from the city/county.

This approval is given with the understanding that you, the Homeowner will obtain all necessary permits, if and where applicable, from Broward County Building & Zoning Department and that they conform to Broward County Building Codes.

This approval has been granted by the Spring Valley POA Inc. ARC Committee, and by no means is Miami Management, Inc. in any way a party in the decision processes.

Thank you for your cooperation in complying with the governing documents of your community.

Should you have any questions, please email rmaza@miamimanagement.com.

Sincerely,

Robin Maza

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

Nov. 14, 2023

APPROVAL NOTICE

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

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

Dear Lisbeth Lopez Martinez:

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

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

Owner stipulation: As per homeowner's request. Owner is solely responsible to obtain necessary permits from the city/county.

This approval is given with the understanding that you, the Homeowner will obtain all necessary permits, if and where applicable, from Broward County Building & Zoning Department and that they conform to Broward County Building Codes.

This approval has been granted by the Spring Valley POA Inc. ARC Committee, and by no means is Miami Management, Inc. in any way a party in the decision processes.

Thank you for your cooperation in complying with the governing documents of your community.

Should you have any questions, please email rmaza@miamimanagement.com.

Sincerely,

Robin Maza

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

Ada Hernandez
199 NW 161st Ave
Pembroke Pines, FL 33028

October 31, 2023

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

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

Dear City Officials,

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Ada Hernandez". The signature is fluid and cursive, with the first name "Ada" and last name "Hernandez" clearly distinguishable.

Ada Hernandez

Anisa Usman
130 NW 161st Ave
Pembroke Pines, FL 33028

November 5, 2023

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

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

To Whom It May Concern,

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

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

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

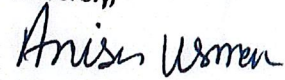
I am aware of Lisseth Lopez Martinez's severe allergies to various plants, and I understand the need to maintain a safe environment for their health. While this may not be the primary focus of the variance application, it is an important consideration that should be acknowledged.

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

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

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

Sincerely,


Anisa Usman

Alberto & Jennifer Delgado
200 NW 161st Ave
Pembroke Pines, FL 33028

November 5, 2023

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

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

To Whom It May Concern,

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

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

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

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

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

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

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

Sincerely,


Jennifer Delgado

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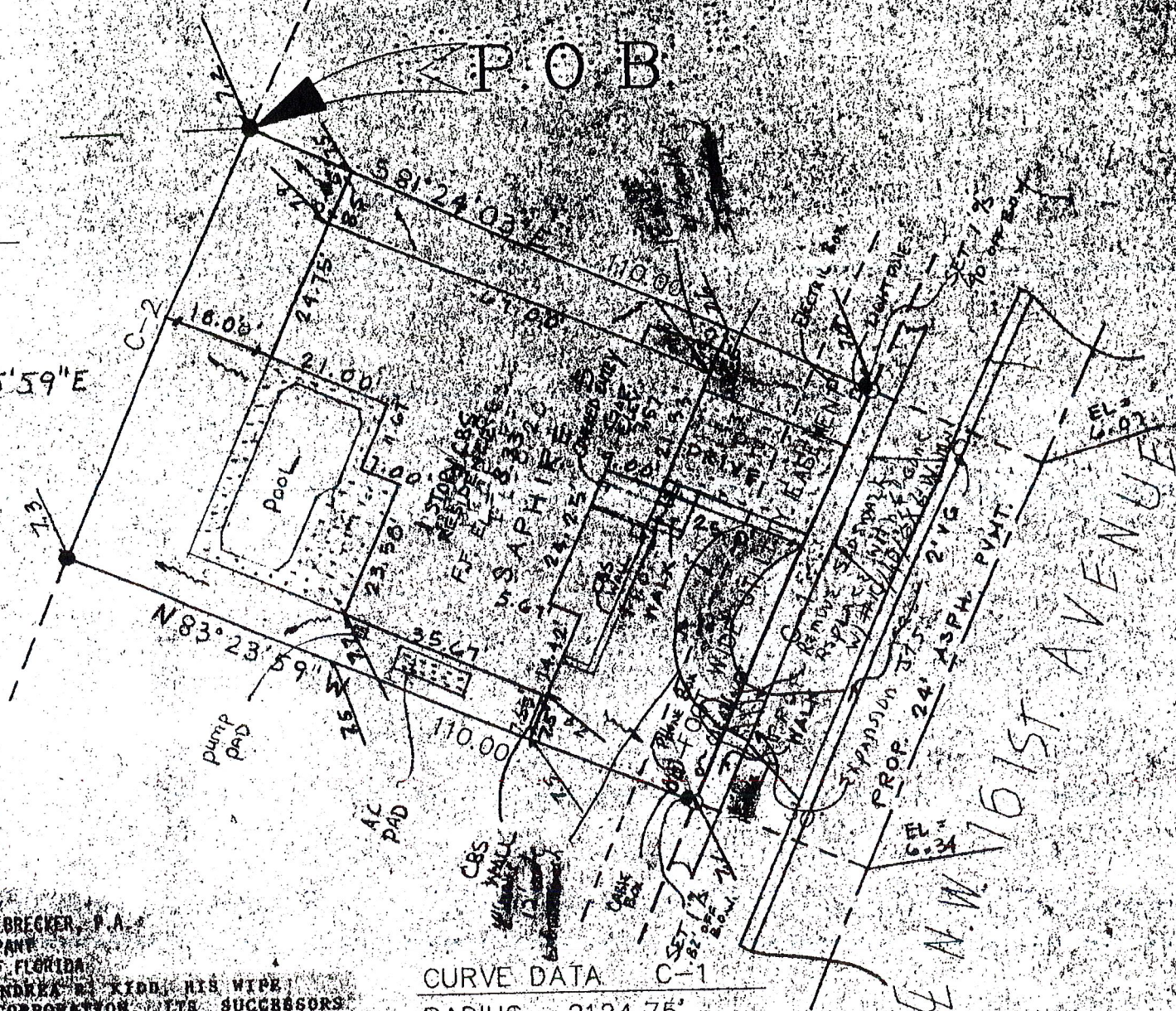
C-2

'5'

7"

107°35'59"E

P.O.B.



INC.
LEWIS & BRECKER, P.A.
NCE COMPANY
BANK OF FLORIDA
AND ANDREA E. KIDD, HIS WIFE
PAGE CORPORATION, ITS SUCCESSORS

CURVE DATA C-1

RADIUS = 2124.75'

DELTA = 01°59'57"

LENGTH = 74.13'

CHORD = 74.13'

CH. BEARING = S 07°35'59"W

WEST CORNER OF SAID WESTFORK I PLAT AS RECORDED IN
150, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECT
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM
TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT
SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 61G17-1
FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

AY AND/OR

ETIC VERTICAL

S OR OTHER
DED) WHICH MAY

E SOUTH LINE OF

ROBERT G. BATTAGLIA, REGISTERED LAND SURVEYOR NO.



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

VIOLATION WARNING

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

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

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

Notes/Mean of Correction:

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

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

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

Code Compliance Officer - Matthew Smith

HAND DELIVERY TO:

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

Property Changes (2011 – 2023)

