

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2020-36
Zoning Variance


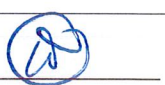
DESHARNAIS, MATHEW H/E DESHARNAIS, AMBER
7881 NW 11 COURT PEMBROKE PINES FL 33024





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

Summary

Agenda Date:	January 7, 2021	Application ID:	ZV(R) 2020-36
Project:	Existing Accessory Structure	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Matthew & Amber Desharnais	Agent:	N/A
Location:	7881 NW 11 Court, Pembroke Pines, 33024		
Existing Zoning:	One-Family Dwelling (R-1C) Districts	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-36	155.049(H)	100 square foot accessory structure	200 square foot existing accessory structure
Final:	<input type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: 		Zoning Administrator: 

PROJECT DESCRIPTION / BACKGROUND:

Matthew Desharnais, owner, has submitted variance request ZV(R) 2020-36 to allow an existing 200 square accessory structure. In 2015, Building Permit #1532910-0 (copy of permit is attached) was issued for a 200 square concrete slab. Subsequently, a 200 square foot accessory structure (80 square foot shed with a 120 square foot covered patio – pictures attached) was installed on top of this concrete slab. The location of the structure meets all code required setbacks.

There is not a Homeowner's Association for this community.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-36 allow a 200 square foot accessory structure instead of the allowed 100 square foot accessory structure.

Code Reference: **§ 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS.**

(H) In all residential districts except A-1, RR, E-1, R-3, R-4, and R-6, only one accessory building is permitted which shall not exceed 100 square feet. In the A-1, RR, E-1, R-3, R-4, and R-6 districts, all accessory uses, storage sheds, and accessory buildings, except structures for housing livestock, up to 150 square feet in area shall be located at least five feet from any plot line and at least 15 feet from any street line. Also in the A-1, RR, E-1, R-3, R-4 and R-6 districts, only one storage container shall be permitted. Storage sheds and accessory buildings over 150 square feet and storage containers shall be subject to the limitations on location of a principal building and shall not be placed in any required yard. For purposes of this section, fall-out shelters and garages shall not be deemed accessory buildings.

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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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) That 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



**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: 12/2/2020

Plans for DRC _____ Planner: Dean

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: Dean Project #: PRJ 20 _____ - Application #: 20(12)2020-36

Date Submitted: ____/____/____ Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:

Project Name: Desharnais Variance Request

Project Address: 7881 NW 11th Court Pembroke Pines, FL 3302

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

No

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

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Matthew Desharnais
Owner's Address: 7881 NW 11th Court Pembroke Pines, FL 33024
Owner's Email Address: amberlanford@gmail.com
Owner's Phone: 954-683-4780 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: _____

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: _____

-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: 155.049(H)

Required: 100 sq ft accessory structure

Request: 200 sq ft accessory structure

Details of Variance, Zoning Appeal, Interpretation Request:

Please see next page for
details on the variance

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: _____

Details of Variance Request:

Currently in our backyard we have an 80 square feet enclosed shed with a 110 square foot covered patio attached. We have had many uses for this structure in our backyard.

Our residence is only a 2 bedroom and 1 bathroom house that measures 1,045 sq. ft. Due to the small size of our home, we do not have adequate storage space inside. We expanded the existing structure (which you will see on the old survey) in our backyard to have a space to store items such as lawn mower, generators, tools, etc.

The covered patio is also useful to our family, because it provides us relief from the hot Florida sun. Our small daughter enjoys playing outside, and this covered patio provides her a safe and shaded place to play. Due to the fact that skin cancer runs in the family, we know that this covered patio is allowing her to play outside without getting burnt from the sun.

I have attached the old survey and new survey for the property where you can see the structure in our backyard. I have also attached the permit that was submitted and approved for the slab portions of the structure currently in our backyard.

Thank you for your time and consideration.

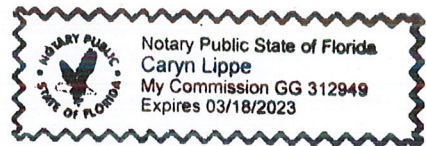
SECTION 7- PROJECT AUTHORIZATION

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.

max 12/2/2020
Signature of Owner Date

Sworn and Subscribed before me this 2nd day
of December, 20 20



Fee Paid Caryn Lippe 03/18/2023
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

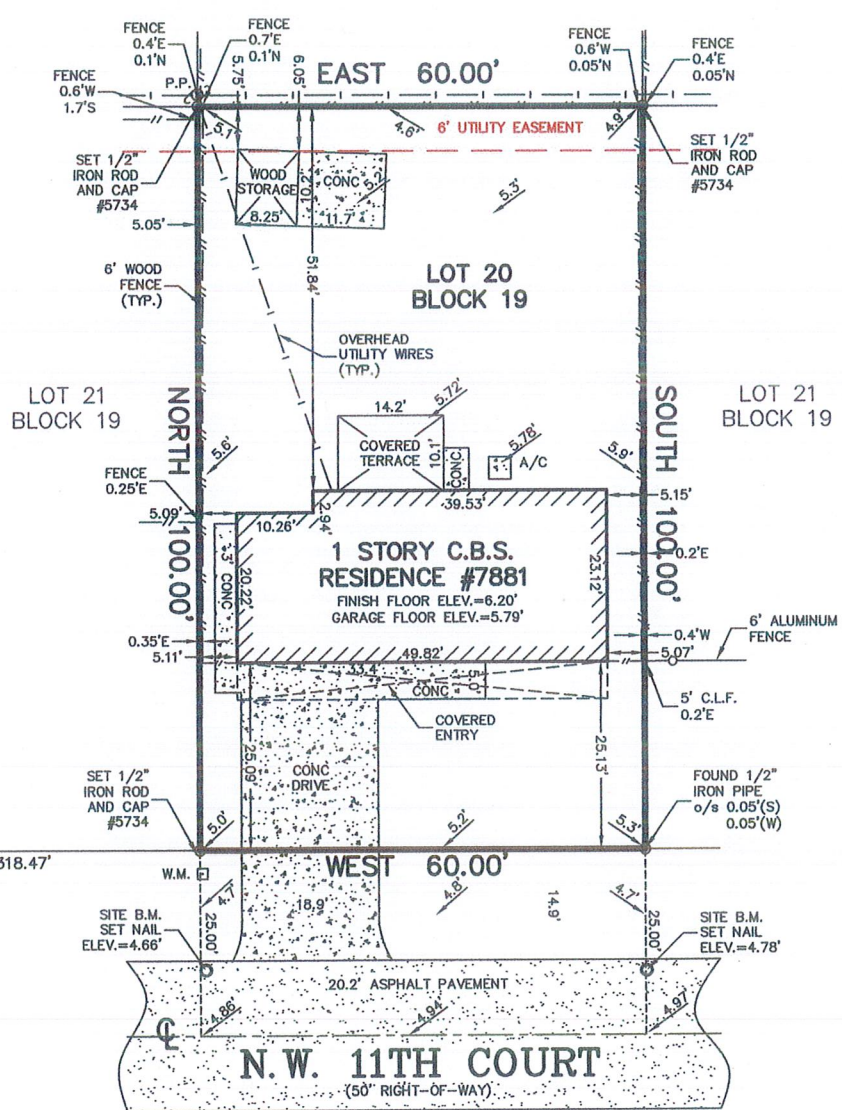
of _____, 20_____

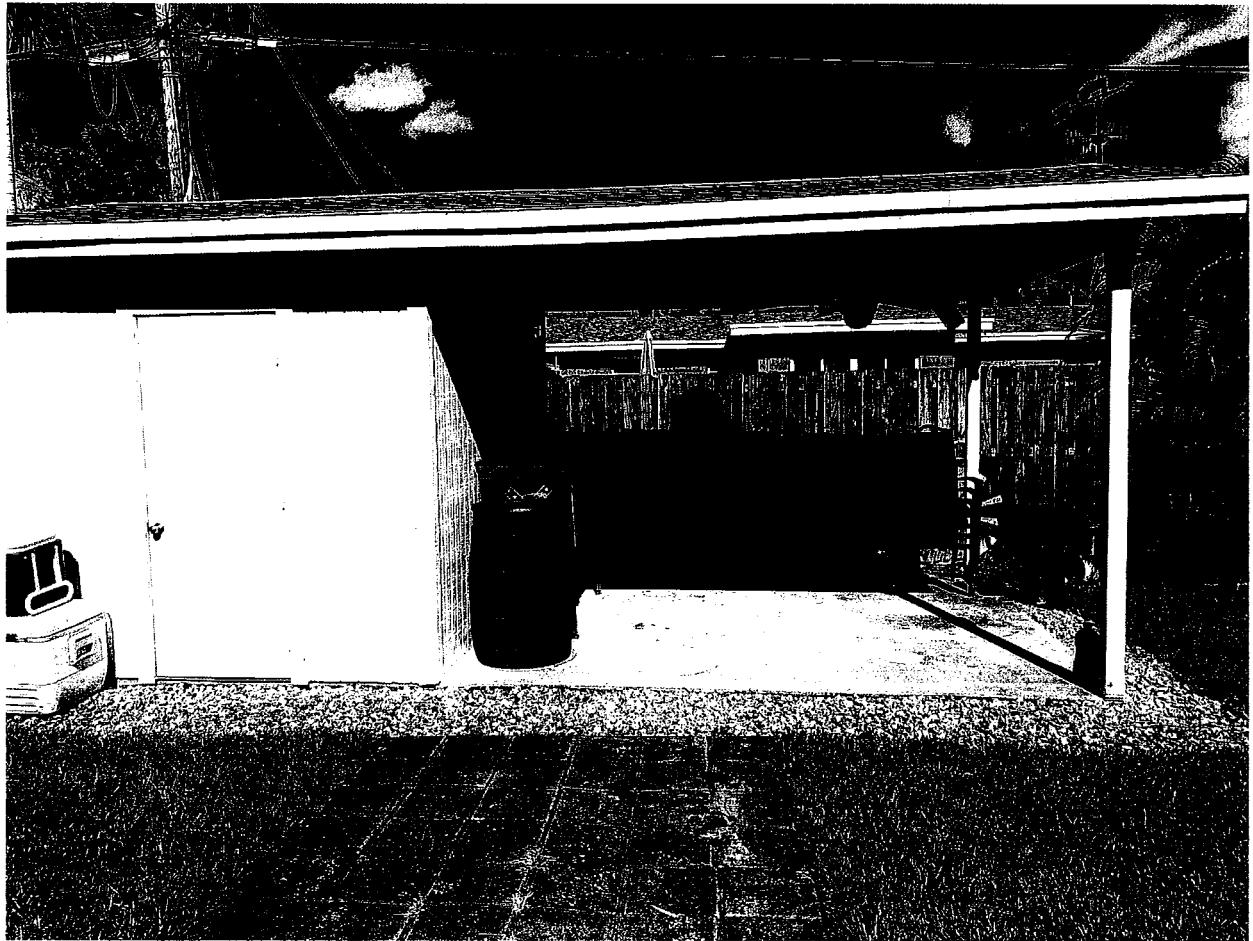
Fee Paid Signature of Notary Public My Commission Expires



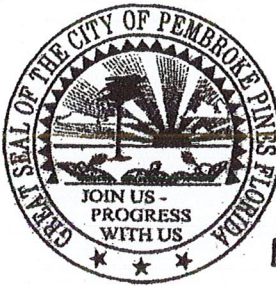
LOT 9
BLOCK 19

N.W. 79TH TERRACE







**APPROVED**

10100 Pines Boulevard
Pembroke Pines, FL 33023
Tel# (954) 435-6502
Fax# (954) 435-6749

**SCANNED**

PERMIT NO.

98845

APPLICATION NO.

BUILDING PERMIT APPLICATION

2010 FLORIDA BUILDING CODE IN EFFECT

PRD NO.

PERMIT TYPE: (Check one)



Structural



Mechanical



Electrical



Plumbing



Zoning



Fire

JOB ADDRESS: 7881 NW 11 CT

OWNER'S NAME: Mathew Desharnais

OWNER'S ADDRESS: 7881 NW 11 CT

CITY: Pembroke Pines

PHONE# 954 261 7207

FAX #

FEE SIMPLE TITLE HOLDER'S NAME:

ADDRESS:

CONTACT PERSON:

PHONE#

EMAIL ADDRESS:

CONTRACTING FIRM:

MAIL ADDRESS:

CITY:

STATE

ZIP CODE:

PHONE #

FAX #

EMAIL:

CERTIFICATION NO:

STATE REGISTRATION:

LOT 20

BLOCK 19

PRESENT USE:

PROPOSED USE:

FOLIO NUMBER: ~~51112034660~~

SUBDIVISION: Boulevard Heights sec 8 57-98

NO. OF STORIES:

OFFICES:

FAMILIES:

BEDROOMS:

BATHS:

TYPE OF WORK:

ADD ☐NEW ☒ALTER ☐REPAIR ☐REPLACE ☐OTHER ☐

JOB COST: (Total all Trades): \$2400

SQ. FT. (TOTAL)

LINEAR FEET

DESCRIBE WORK:

New Patio / concrete slab w/ 12"x16" Footing

ARCHITECT/ENGINEER'S NAME

ADDRESS:

PHONE#

FAX#

EMAIL

MORTGAGE LENDER NAME:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Acceptable forms of payment include debit/credit card, check, or money order.
Please make all checks/money orders payable to CGA.

10100 Pines Boulevard
Pembroke Pines, FL 33023
Tel# (954) 435-6502
Fax# (954) 435-6749

MORTGAGE LENDER'S ADDRESS:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS and AIR CONDITIONERS, etc.

Initial this Page: _____

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING A NOTICE OF COMMENCEMENT.

CONTRACTOR:
(Print Name): _____

OWNER:
(Print Name): Matthew Desharnais

SIGNATURE: _____

STATE OF
FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me
this _____ day of _____, 20____
by _____

NOTARY: _____

SEAL: _____

Personally known _____
OR Produced Identification _____
Type of Identification Produced _____

SIGNATURE: Matthew Desharnais

STATE OF FLORIDA
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me
this 20 day of May, 2015
by Matthew Desharnais

NOTARY: _____

SEAL: _____

Personally known _____
OR Produced Identification _____
Type of Identification Produced _____

The Permit is not valid until signed by an authorized representative of the PEMBROKE PINES BUILDING DEPT. and all fees are paid.

ACCEPTED BY 5/20/15 98845

APPROVED BY _____



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Acceptable forms of payment include debit/credit card, check, or money order.
Please make all checks/money orders payable to CGA.

PROPERTY OWNERS ACTING AS THEIR OWN CONTRACTOR:

NOTE 1: If you are thinking of beginning a project at your home which will require a building permit from the City, be aware that *deed restrictions* may pertain to your property. The City does not have the authority to enforce *deed restrictions*, and it is not part of the permitting process. For your own protection, you should investigate to find out what, if any restrictions apply to your property. *Deed restrictions* may affect the design of your project or prohibit it altogether. Homeowners Association documents may contain *deed restrictions* and should also be studied prior to considering construction projects.

NOTE 2: Forty-eight (48) hours before you dig, call Sunshine at 1-800-432-4770. It is the law in Florida.

Florida Statutes, Chapter 489, Licenses Required, 489.103, Exemption [7]

License requirements do not apply to: Owners of property when acting as their own contractor and providing direct, onsite supervision themselves of all work not performed by licensed contractors:

(a) When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed \$75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

(b) When repairing or replacing wood shakes or asphalt or fiberglass shingles on one-family, two-family, or three-family residences for the occupancy or use of such owner or tenant of the owner and not offered for sale within 1 year after completion of the work and when the property has been damaged by natural causes from an event recognized as an emergency situation designated by executive order issued by the Governor declaring the existence of a state of emergency as a result and consequence of a serious threat posed to the public health, safety, and property in this state.

This subsection does not exempt any person who is employed by or has a contract with such owner and who acts in the capacity of a contractor. The owner may not delegate the owner's responsibility to directly supervise all work to any other person unless that person is registered or certified under this part and the work being performed is within the scope of that person's license. For the purposes of this subsection, the term "owners of property" includes the owner of a mobile home situated on a leased lot. To qualify for exemption under this subsection, an owner must personally appear and sign the building permit application and must satisfy local permitting agency requirements, if any, proving that the owner has a complete understanding of the owner's obligations under the law as specified in the disclosure statement in this section. If any person violates the requirements of this subsection, the local permitting agency shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued. The local permitting agency shall provide the person with a disclosure statement in substantially the following form:

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it a frequent practice of unlicensed persons is to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing

Board at 850-487-1395 or <http://www.myfloridalicense.com/dbpr/pro/cilb/forms.html> for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the **proposed construction activity at the following address:**

Matthew Desharnais

12. I agree to notify the Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Signature: Matthew Desharnais

Date: 5/20/15

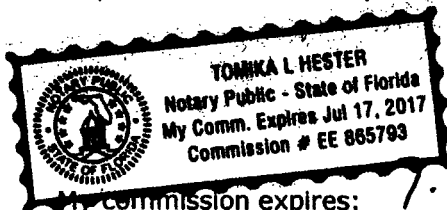
STATE OF FLORIDA

COUNTY OF BROWARD

Sworn to and subscribed before me this 20 day of May, 2015 by

(Print Owner's name) Matthew Desharnais, who is personally known to me, or

has produced FL License as identification.



[Signature]
Notary Public State of Florida (SEAL)

My commission expires: 7-17-17



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Pembroke Pines Building Department
10100 Pines Blvd,
Pembroke Pines, FL 33026
Tel#954-435-6502 | Fax#954-435-6749

Affidavit of Awareness of Homeowners' Association Regulation

OWNER – Please provide a brief description of work: Concrete Slab

For office use ONLY – Job Type: _____

(Please Check One)

☐ I, _____, acknowledge that I am a resident of a homeowners' association ("HOA"), and that as a resident of the HOA I may be subject to additional building, landscaping or other regulations. I further understand that the issuance of a building permit by the City of Pembroke Pines, Florida does not exempt me from any and all other regulations imposed by my HOA. By Ord.1586, the Building Department will notify the association of the approval of the permitted work.

☒ I, Matthew Desharnais, am not a resident of a homeowners' association.

7881 NW 11th St
Job Address
Pembroke Pines FL 33024
Job City, State & Zip Code
Matthew Desharnais
Owner's Name

Name of Homeowners' Association (HOA)

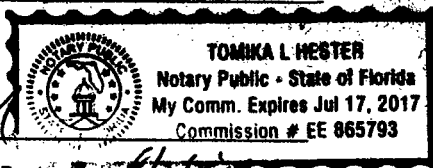
Mailing Address of HOA

HOA City, State & Zip Code

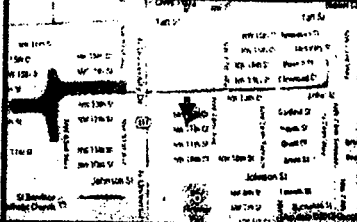
Matthew Desharnais
Owner's Signature
Date: 5.20.15
State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me
this 20 day of May, 20 15
By: Matthew Desharnais

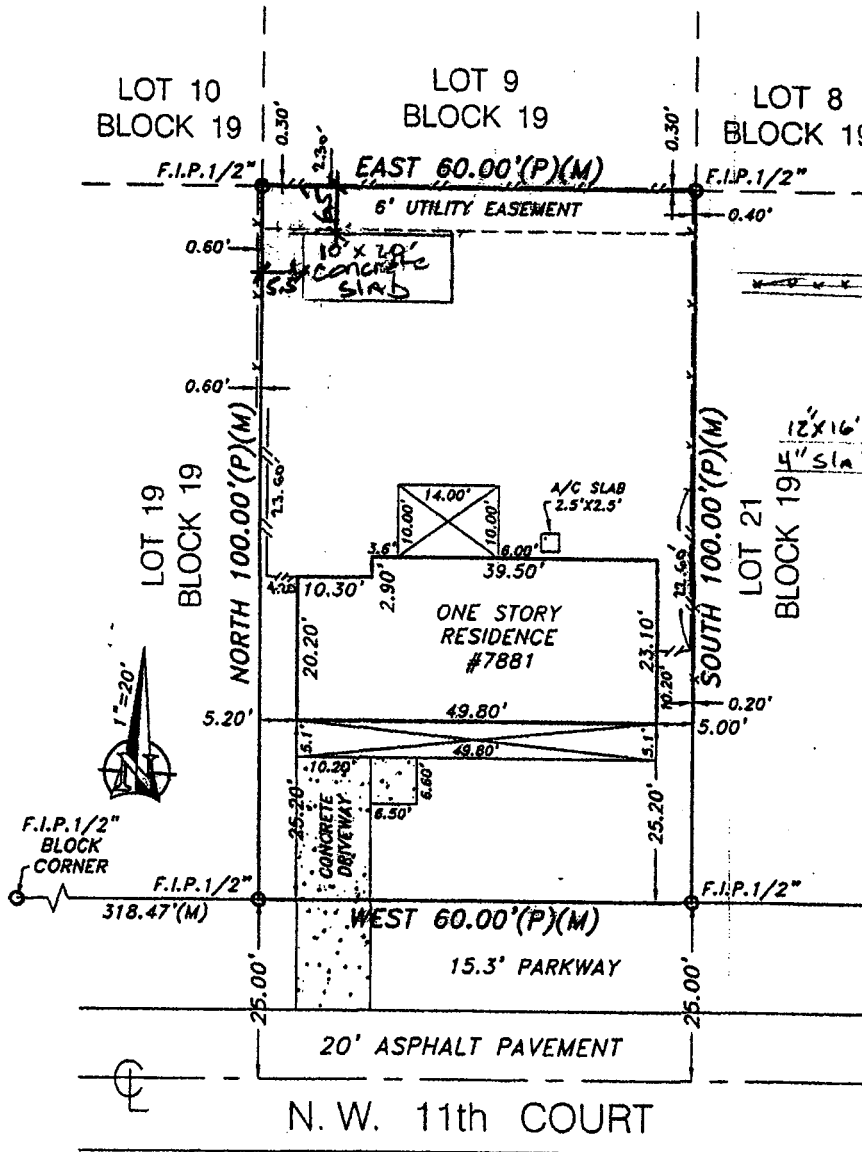
(SEAL) [Signature]
Type of Identification Produced Florida



Ordered By:



98845

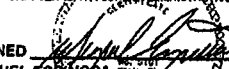


Accepted By: _____

Property Address: 7881 N.W. 11 COURT
PEMBROKE PINES, FL 33024

NOTES: FENCE AND CONCRETE ENCROACH
EASEMENT ALONG NORTH LOT LINE.

I, the undersigned, do hereby certify that the foregoing survey is a true and correct
representation of a survey prepared under my direction. This complies with the minimum
technical standards, as set forth by the State of Florida Board of Professional Land
Surveyors in Chapter 47, Florida Administrative Code pursuant to 472.07, Florida Statutes.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA, P.S.M. No. 5101
NOT VALID WITHOUT THE SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR
THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR
AND MAPPER.


ME Land Services, Inc.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463



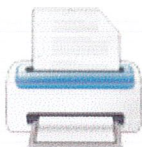
 [Return To Main Menu](#)
 [Advanced Search](#)

Search By  **Enter Search Info**

Find

Job Type	Application #	Permit #	Permit Status	Job Address	Owner Name
 View *Residential Patio/Walkway	98845	1532910-0	Permit Complete	7881 NW 11 Ct PEMBROKE PINES, FL 33024	DESHARN H/E DESHARN JR

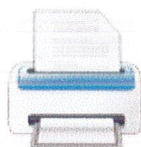
Reports



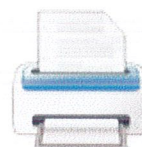
[General Permit Status](#)



[Plan Review Results](#)



[Inspection Results](#)



[Invoice](#)

Applications

Application #	Contractor
98845	(BUL) AP-98845 - OWNER/ BUILDER
98846	(ZON) AP-98846 - OWNER/ BUILDER
98847	(ENG) AP-98847 - OWNER/ BUILDER

Payment Receipts

Application #	Fee	Amount	Transaction
(BUL)-98845	BRA - Board of Rules & Appeals Fee	2.00	46074
(BUL)-98845	Engineering Building Permit Review Fees	20.00	46074
(BUL)-98845	Building Permit	91.76	46074
(BUL)-98845	Radon / Building Permit Trust	4.00	46074
(BUL)-98845	Record Retrieval - Per Item, Per Side	7.00	46074
(ZON)-98846	Zoning Building Permit Review Fees Residential	66.27	46074

Permit Requirements

ID	Created On	Requirement	Required At	Recieved
65617	05-21-15	HOA		Yes

Plan Review History

ID	Discipline	Assigned To	Status
373368	Zoning	Christian Zamora	Approved
373383	Structural	Ted Massing	Approved
373438	Engineering	Rick Roses	Approved

Inspections History

ID	Inspection	Status	Date	Inspector
374804	(STRU) Foundation / Slab	Pass	05/28/2015	tmassing
375429	(STRU) Final	Pass	06/02/2015	tmassing