



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: 5/16/17

Plans for DRC _____ Planner: Deen

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: Deen Project #: PRJ 20 _____ - Application #: 2v(R)2017-02
Date Submitted: 06/08/17 Posted Signs Required: (1) Fees: \$ 250

SECTION 1-PROJECT INFORMATION:* Project Name: Marnatha Irene Ternier* Project Address: 9531 S.W 6th ST Pembroke Pines FL, 33025

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 17 08 0670

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: MARNATHA IRENE TERNIER
* Owner's Address: 9531 SW 6th St Pembroke Pines FL, 33025
* Owner's Email Address: MARNOV27@YAHOO.COM
* Owner's Phone: 786-3469903 * 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 (B)

Required: 5' Rear Setback

Request: 0' Rear Setback w/ a Deck

Details of Variance, Zoning Appeal, Interpretation Request:

* see attached

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: _____

McCoy, Sheryl

From: Marnata TERNIER <marnou27@yahoo.com>
Sent: Saturday, July 15, 2017 10:27 AM
To: ppipper@ppines.com
Cc: McCoy, Sheryl; adolphe.anderson@gmail.com
Subject: 9531 SW 6th St Pembroke Pines, FL 33025

Miami Florida, June 14th 2017

To whom it may concern,

My family and I build a patio in our backyard for numerous reasons, with the primary reason being for safety measures. The entire backyard is surrounded by a lake in which there are many species living in there, having toddlers living in the house, my husband and I judge that it was necessary to build a deck in order to protect our children (specially the 4 years old) from the lake and the numerous rodents that may have access to our backyard. Having just moved from the Islands, we are used to spending most of our quality time outdoors and we did not want to take that pleasure away from the kids.

This patio has brought a sense of pleasure, but primarily a sense of security to our family and we hope it has not caused any inconvenience to our neighbors or the city.

Please receive this letter with our utmost sincerest regards,

P.S: I do authorize my husband, Anderson Adolphe to represent me.

Marnatha I. TERNIER Assistante du Ministre de la Justice et de la Sécurité Publique 47-99-8053/36-32-8313

ORDERED BY:



AMERICAN
TITLE SERVICES, INC.

PROPERTY ADDRESS: 9531 SW 6TH STREET PEMBROKE PINES, FLORIDA 33025

SURVEY NUMBER: FL1601.2628

FIELD WORK DATE: 1/27/2016

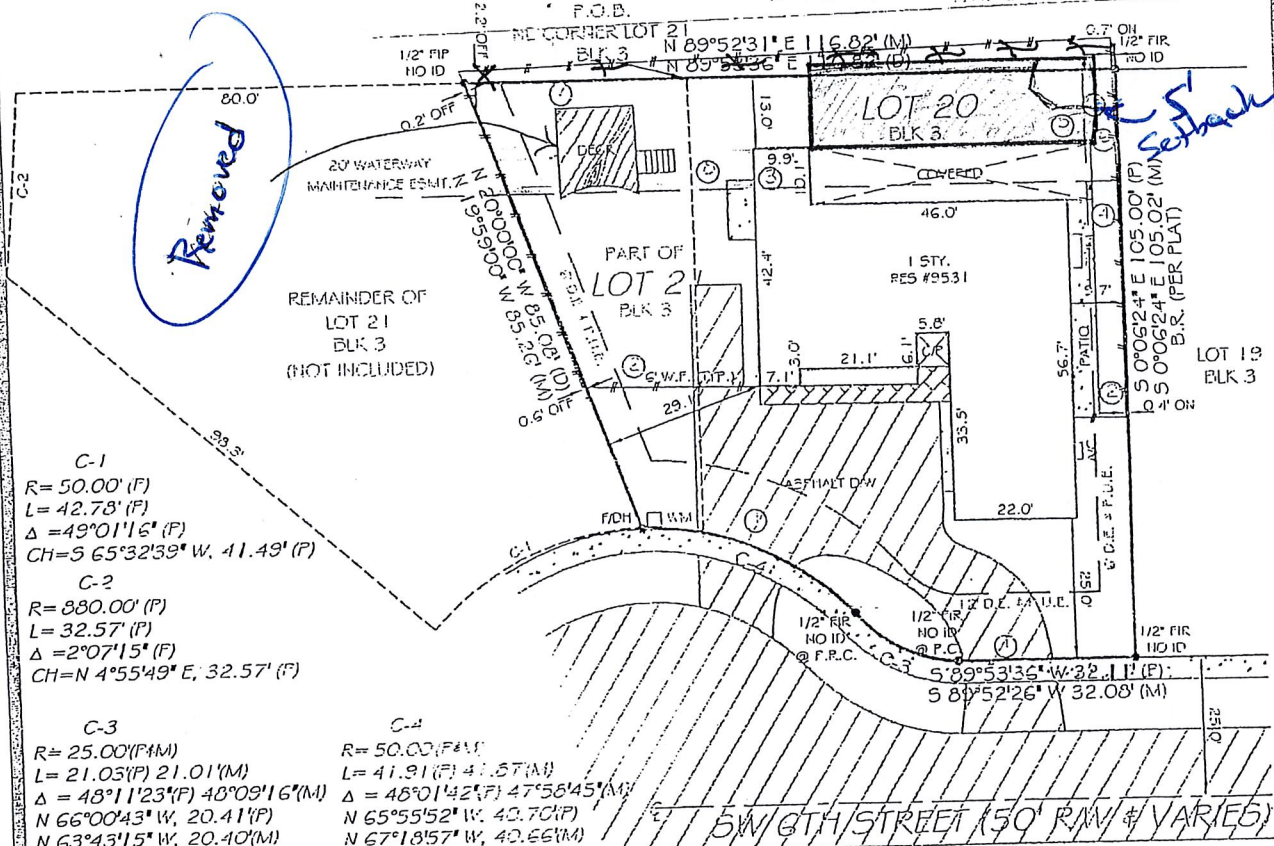
REVISION DATE(S): (REV.3 3/1/2016) (REV.3 3/1/2016) (REV.1 1/28/2016) (REV.1 2/23/2016)

FL1601.2628

BOUNDARY SURVEY
BROWARD COUNTY

NOTES:
LOT APPEARS TO BE SERVICED BY LOT WATER AND BEVER
FENCE OWNERSHIP NOT DETERMINED
D.E. & P.U.E. = DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT

TRACT "A"
(CANAL RM)



C-1
R= 50.00' (F)
L= 42.73' (F)
 $\Delta = 49^{\circ}01'16''$ (F)
CH= S 65°32'39" W, 41.49' (F)
C-2
R= 880.00' (P)
L= 32.57' (F)
 $\Delta = 2^{\circ}07'15''$ (F)
CH= N 4°55'49" E, 32.57' (F)

C-3
R= 25.00' (F&M)
L= 21.03' (P) 21.01' (M)
 $\Delta = 48^{\circ}11'23''$ (F) 48°09'16" (M)
N 66°00'43" W, 20.41' (P)
N 63°43'15" W, 20.40' (M)
C-4
R= 50.00' (F&M)
L= 41.91' (F) 41.57' (M)
 $\Delta = 48^{\circ}01'42''$ (F) 47°58'45" (M)
N 65°55'52" W, 40.70' (P)
N 67°18'57" W, 40.66' (M)

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that complies with the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers, Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for purposes other than intended, without written verification, will be at the User's Sole Risk and without Liability to the Surveyor.
Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X500. THIS PROPERTY WAS FOUND IN THE CITY OF PEMBROKE PINES, COMMUNITY NUMBER 120053, DATED 05/18/14.

POINTS OF INTEREST

1. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT, 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 2. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 3. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 4. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 5. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 6. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 7. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 8. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 9. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT. 10. PUBLIC UTILITY OVER 12" DRAINAGE EASEMENT AND 12" DRAINAGE EASEMENT.

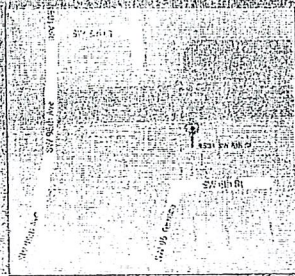
Florida Land

AFFILIATE

ORDERED BY:



AMERICAN
TITLE SERVICES, INC.



PROPERTY ADDRESS: 9531 SW 6TH STREET PEMBROKE PINES, FLORIDA 33025

SURVEY NUMBER: FL1601.2628

FIELD WORK DATE: 1/27/2016

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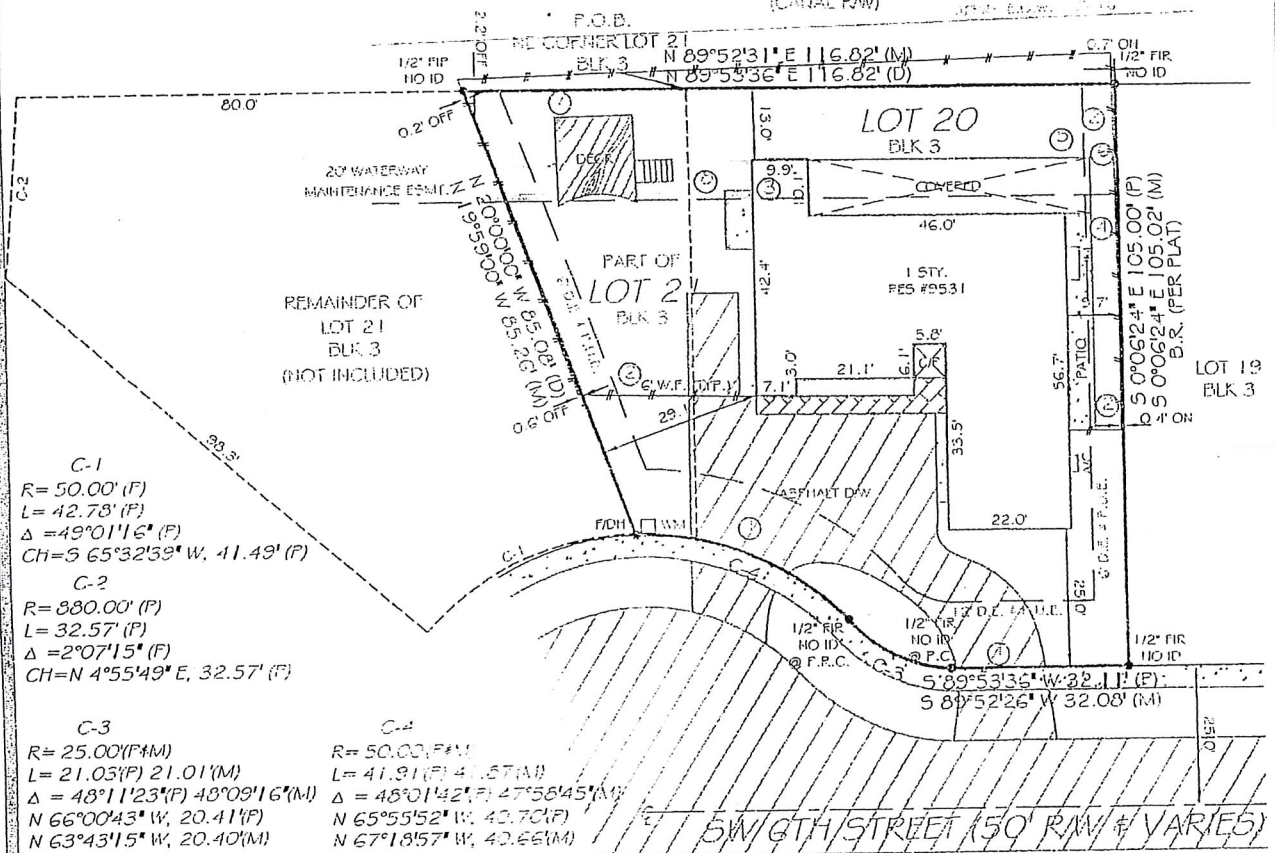
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BOUNDARY SURVEY

BROWARD COUNTY

NOTES:
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FENCE OWNERSHIP NOT DETERMINED
D.E. & P.U.E. = DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT

TRACT "A"
(CANAL RW)



C-1
R=50.00' (P)
L=42.73' (P)
 $\Delta = 49^{\circ}01'16''$ (P)
CH=S 65°32'39" W, 41.49' (P)

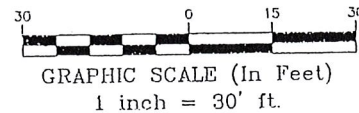
C-2
R=380.00' (P)
L=32.57' (P)
 $\Delta = 2^{\circ}07'15''$ (P)
CH=N 4°55'49" E, 32.57' (P)

C-3
R=25.00' (P&M)
L=21.05' (P) 21.01' (M)
 $\Delta = 48^{\circ}11'23''$ (P) 48°09'16" (M)
N 66°00'43" W, 20.41' (P)
N 63°43'15" W, 20.40' (M)

C-4
R=50.00' (P&M)
L=41.91' (P) 41.57' (M)
 $\Delta = 48^{\circ}01'42''$ (P) 47°56'45" (M)
N 65°55'52" W, 40.70' (P)
N 67°18'57" W, 40.66' (M)

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RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473



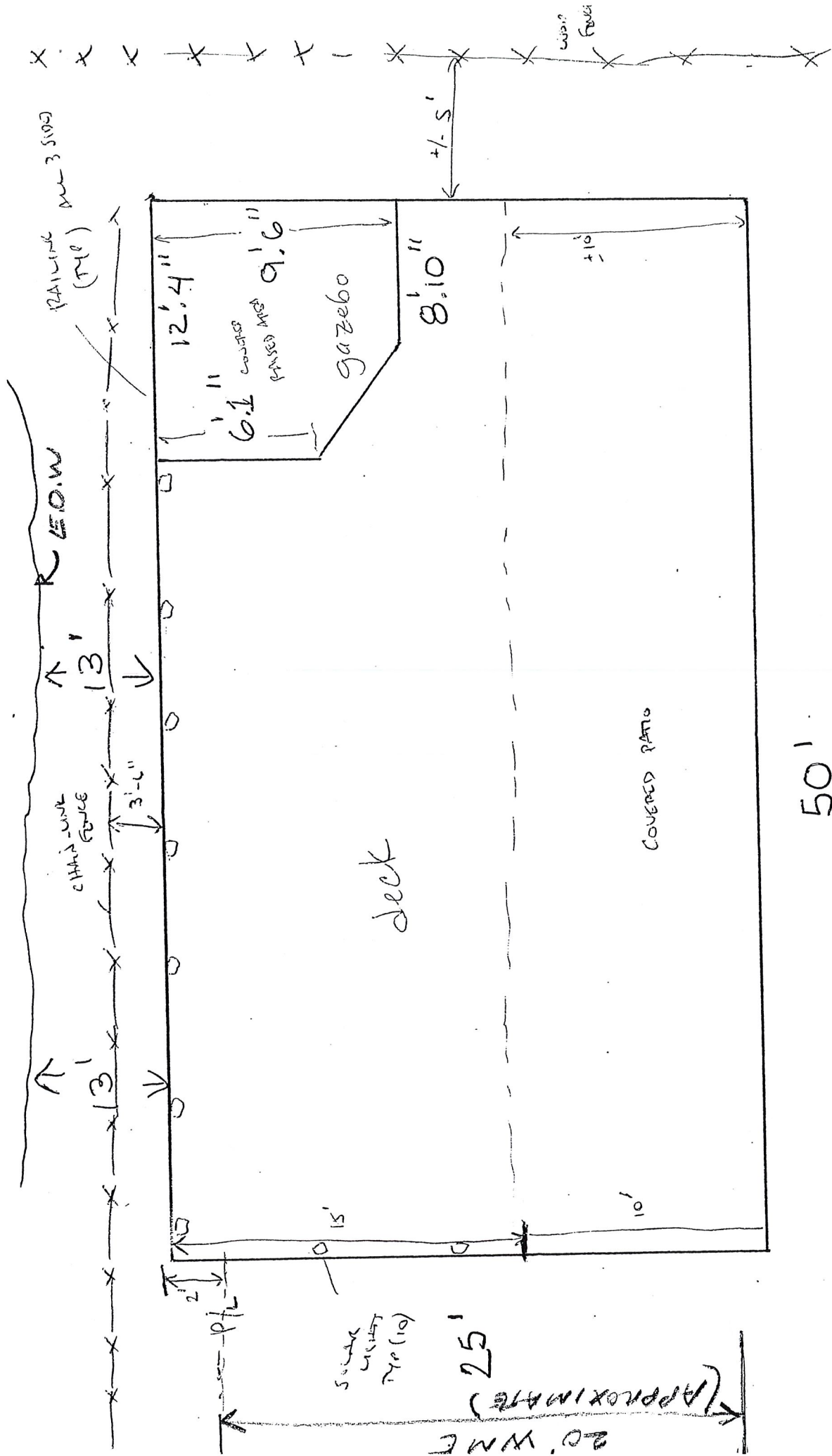
Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be construed to Give ANY rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

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POINTS OF INTEREST

1. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 2. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 3. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 4. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 5. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 6. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 7. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 8. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 9. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. 10. EASEMENT OVER 12' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT.



SKETCH SHOWING EXISTING DECK

N.T.S

NOTE: PEMBROKE PINES SIDE SETBACK FOR A DECK = 5'

Prepared by
And Return To: South Broward Drainage District
6591 S.W. 160th Avenue
Southwest Ranches, Florida 33331

Folio No.: 514117080670

**RELEASE AND VACATION OF THE SOUTH 10'
WATERWAY MAINTENANCE EASEMENT**

THIS RELEASE AND VACATION OF THE SOUTH 10' OF THE 20' WATERWAY MAINTENANCE EASEMENT is executed this 23rd day of February, 2017, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, first party, to MARNATHA IRENE TERNIER, whose address is 9531 S.W. 6TH Street, Pembroke Pines, Florida 33025, their successors and assigns as their interest may appear of record, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the SOUTH 10' OF THE 20' WATERWAY MAINTENANCE EASEMENT located on the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

LOT 20, BLOCK 3 OF "SKOMILL SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THAT PORTION OF LOT 21 OF SAID BLOCK 3, DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of said Lot 21, thence South 89 degrees, 53 minutes, 36 seconds, West along the North line of said Lot 21 for a distance of 39.82 feet, thence South 20 degrees, 00 minutes, 00 seconds, East for a distance of 85.08 feet, thence along the arc of a circular curve concave to the South having for its elements a radius of 50 feet, a delta angle of 12 degrees, 34 minutes, 04 seconds, for a distance of 10.97 feet to the most Easterly corner of said Lot 21, thence North 0 degrees, 6 minutes, 24 seconds, West for a distance of 81.23 feet to the point of beginning.

Said easement having been recorded in the Broward County, Florida Public Records in Plat Book 105, Page 39.

The purpose of this RELEASE AND VACATION OF THE SOUTH 10' OF THE WATERWAY MAINTENANCE EASEMENT is to release and vacate the first party's interest in and to the EASEMENT located on second party's property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered
presence of:

SOUTH BROWARD DRAINAGE DISTRICT in the

Susan Tratzogui
Witness Signature

Susan Tratzogui
Witness Printed Name

Reina I. Muniz
Witness Signature

Reina I. Muniz
Witness Printed Name

Scott Hodges
SCOTT HODGES, Chairperson

Attest:

Robert Goggin IV
ROBERT GOGGIN IV, Secretary

(DISTRICT SEAL)

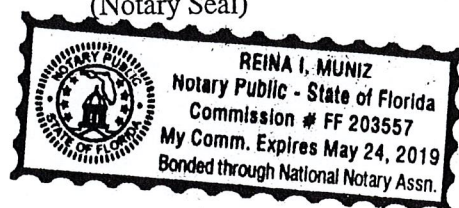
STATE OF FLORIDA)
)§
COUNTY OF BROWARD)

The foregoing instrument was executed before me this 23rd of February, 2017, by SCOTT HODGES and ROBERT GOGGIN IV as President and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of February, 2017.

Reina I. Muniz
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(Notary Seal)



SECTION 7- PROJECT AUTHORIZATION

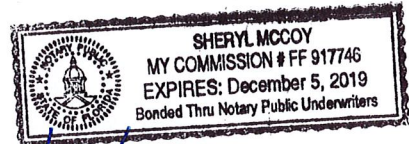
OWNER CERTIFICATION

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.

~~* HINTER~~
Signature of Owner FL DL T656 54876967 Date 06/08/2017
cxp 12/27/24

Sworn and Subscribed before me this 8th day

of June, 20 17



~~Fee Paid~~

[Signature]
Signature of Notary Public

12/19/2015
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