



\$250.00

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: 6/6/17

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 #: ZV(R)2017-03

Date Submitted: 06/07/17 Posted Signs Required: (1) Fees: \$ 250

SECTION 1-PROJECT INFORMATION:*Project Name: Luis Herrera*Project Address: 8210 NW 11 CT Pembroke Pines FL 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

* LOT 10 IN BLOCK 4 OF BOULEVARD HEIGHTS
SECTION NINE ACCORDING TO THE PLAT BOOK 61
AT PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

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: Luis Alexena

* Owner's Address: 8210 NW 11 CT Pembrooke Pines FL 33024

* Owner's Email Address: varonpine@yahoo.com

* Owner's Phone: 786-277-0939 Owner's ^{Cell:} ~~Fax:~~ 786-277-0939

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 # Accessory Structure

Request: 190 # Accessory Structure

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: _____

The Shed Accessory Structure will be used to store essentials, tools and other materials that are all currently in my home. My home, built in 1974, was not designed with many storage rooms, or large closets.

- The open space under the shelter will provide me with a place to sit under cool fresh air in the privacy of my own property.
- The Shed Accessory Structure will create a more logical use of the space around my property.
- The Shed Accessory Structure which will provide my tools and essentials with protection and security as a storage facility.

By Owner Luis H. Hernandez.

SECTION 7- PROJECT AUTHORIZATION

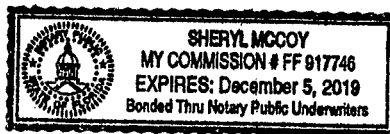
OWNER CERTIFICATION

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.

[Signature] 07/06/2017
Signature of Owner Date
FLDL L650-528-63-293-0 exp 8/15/18

Sworn and Subscribed before me this 6th day

of July, 2017



[Signature]
Fee Paid

[Signature]
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

DESIGN LOADS:

THE STRUCTURE, FRAMING AND DESIGN SHALL BE BASED UPON THE FOLLOWING SPECIFIED LOADS.

DESIGN WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-10.
DESIGN WIND SPEED = 110 MPH
WIND EXPOSURE CATEGORY = 1.0
DESIGN SNOW LOAD = 1.0
DESIGN SEISMIC = 0.10

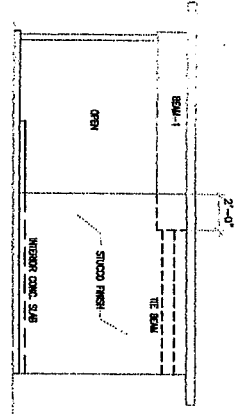
CODE USED: FL, BLDG CODE 2014 PERM EXEMPT

GENERAL NOTES

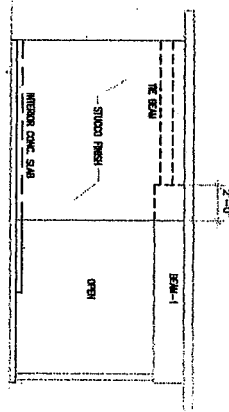
1. THE CONTRACTOR SHALL VERIFY THE SITE OF THE WORK AND EXAMINE THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
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CONSTRUCTION MEANS AND METHODS

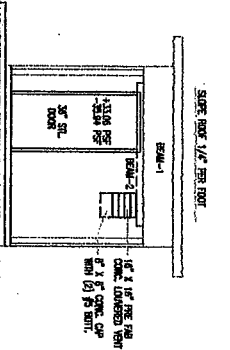
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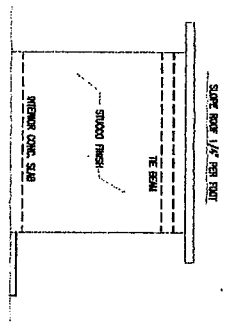
SOUTH ELEVATION
SCALE 1/8"=1'-0"



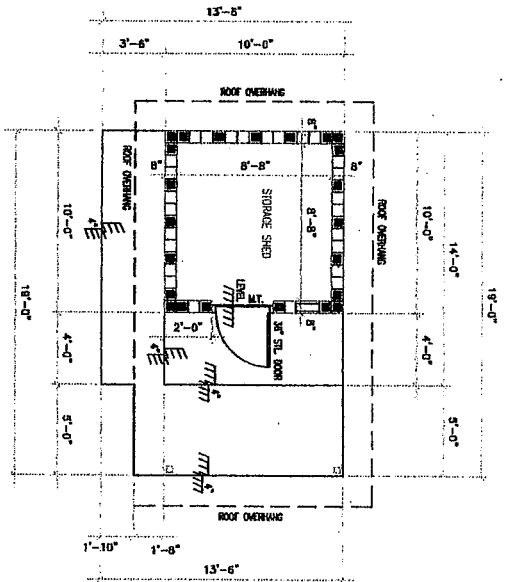
NORTH ELEVATION
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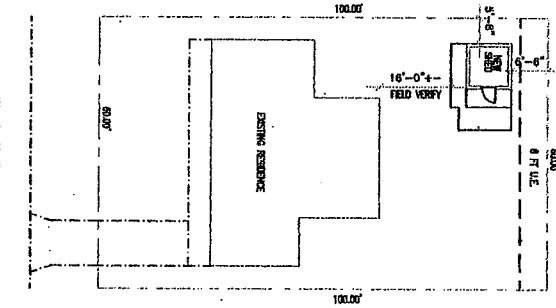
WEST ELEVATION
SCALE 1/8"=1'-0"



EAST ELEVATION
SCALE 1/8"=1'-0"



FLOOR PLAN
SCALE 1/8"=1'-0"



SITE PLAN
SCALE 1/8"=1'-0"

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

STORAGE SHED
FOR
8210 N.W. 11th COURT
PEMBROKE PINES, FLORIDA

NO.	DATE	REVISION

ALL DESIGN, DRAWING, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT OR INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND NOT SPECIFICALLY IDENTIFIED THINGS AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INFRINGEMENTS OR VIOLATIONS OF ANY LAW, CONTRACT AND OTHER AGREED FACETS THEREOF. WRITTEN DISPUTES SHALL HAVE PRECEDENCE OVER SCALE.

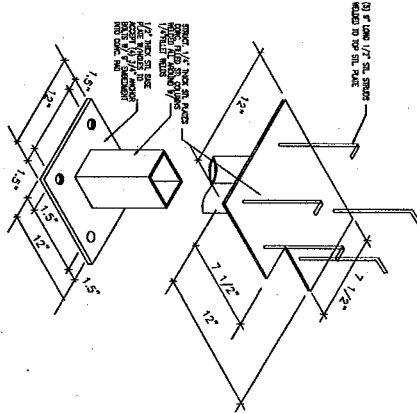
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

[illegible][illegible]

1. All papers in this Special Issue are available online at the www.intechopen.com website.
2. The authors of the papers in this Special Issue are asked to submit their papers to the www.intechopen.com website.
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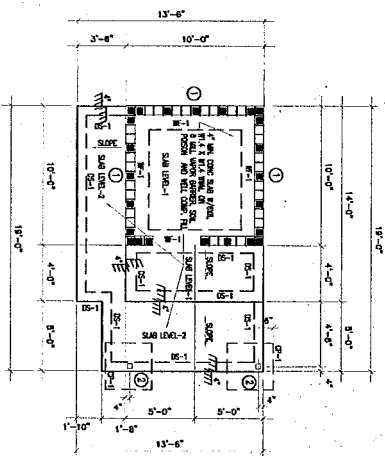
1. MOLDED LUMP-SQUARES, MOUNTING UNITS SHALL BE 1" THICK, 1" SQUARE DIA. WITH A REINFORCED COMPRESSIVE STRENGTH ON NET AREA OF $f'_{cm} \geq 2000$ (psi). CONSTRUCTION SHALL BE IN ACCORDANCE WITH AC 308.1 SPECIFICATIONS.



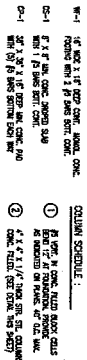
BEZ PLATE TO BEAR ON CONC. FOUNDATION

[illegible]

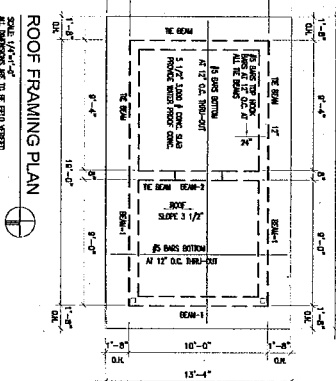
SCALE 1/8"=1'-0"
ALL DIMENSIONS ARE TO BE FIELD CENTERED



WITH (S) AS BARS BOTTOM EACH WAY



SCALE: 1/4"=1'-0"


$$0.1 = 2/5 \text{ Euros}$$
