



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: 6/28/18

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(12)2018-13+14

Date Submitted: 7/2/18 Posted Signs Required: (1) Fees: \$ 500.00

SECTION 1-PROJECT INFORMATION:

*Project Name: WALKER'S RESIDENCE

*Project Address: 950 SW 98 AVE, PEMBROKE PINES, FL 33025

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514120182380

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: TERRAZZ WALKER
* Owner's Address: 950 SW 98 AVE PEMBERKE PINES, FL 33025
* Owner's Email Address: TERRAZZ WALKER@GMAIL.COM
* Owner's Phone: 954-544-2094 * Owner's ^{Cell} Fax: 954-881-5871

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: ⁽¹³⁾ 52.26(F); ⁽¹⁴⁾ 52.26(H)(1)

Required: ⁽¹³⁾ 40%; ⁽¹⁴⁾ 35%

Request: ⁽¹³⁾ 52%; ⁽¹⁴⁾ 47.2%

Details of Variance, Zoning Appeal, Interpretation Request:

X 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: _____

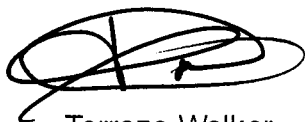
Existing County Land Use: _____

Requested County Land Use: _____

To Whom It May Concern,

I Terraze Walker, am a currently employed as a Miami-Dade Police Officer and have a second employment as a Real Estate Agent. I have resided at my Home which is located at 950 SW 98 Ave, Pembroke Pines, FL 33025, with my wife (Kimberly Walker) and two children (Shyenne & Tai Walker). We have resided in said location for approximately 12 years and plan to live there for many years to come. I am requesting a variance hearing for said property in an attempt to expand my driveway a small percentage over the allowed amount. I am attempting to expand my driveway to allow a needed free space for my marked police vehicle, personal SUV, wife SUV. We currently have to move vehicles back and forward during all hours of the days to accommodate travels to careers. With the needed expanded driveway each vehicle will have their own space and we will not have to worry about inconveniencing due to work related activities. We are currently limited to having full access to a majority of my yard due to "Drainage-Maintenance and Utility" pipes running on the north portion of my yard, which eliminate vehicle access. I have attached plans for an extended driveway the current driveway expansion allows for a maximum 40% and we are requesting for 47.5% and an exit of driveway which allows a maximum of 22' and we are requesting 28.5'. We humbly request permission of the board members to allow this expansion.

Respectfully,

A handwritten signature in black ink, appearing to read 'Terraze Walker', enclosed within a large, loopy oval shape.

Terraze Walker

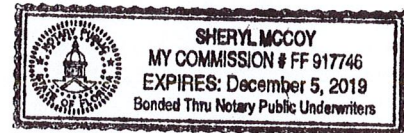
SECTION 7- PROJECT AUTHORIZATION

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.

X [Signature] _____ 7/2/2018 _____
Signature of Owner Date

Sworn and Subscribed before me this 2nd day
of July, 2018



n/a _____ [Signature] _____ 12/05/2019 _____
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

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

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

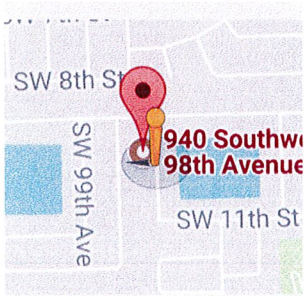
Fee Paid Signature of Notary Public My Commission Expires



CONCRETE 3000 PSI
W.W.MESS 6X6X150

6"

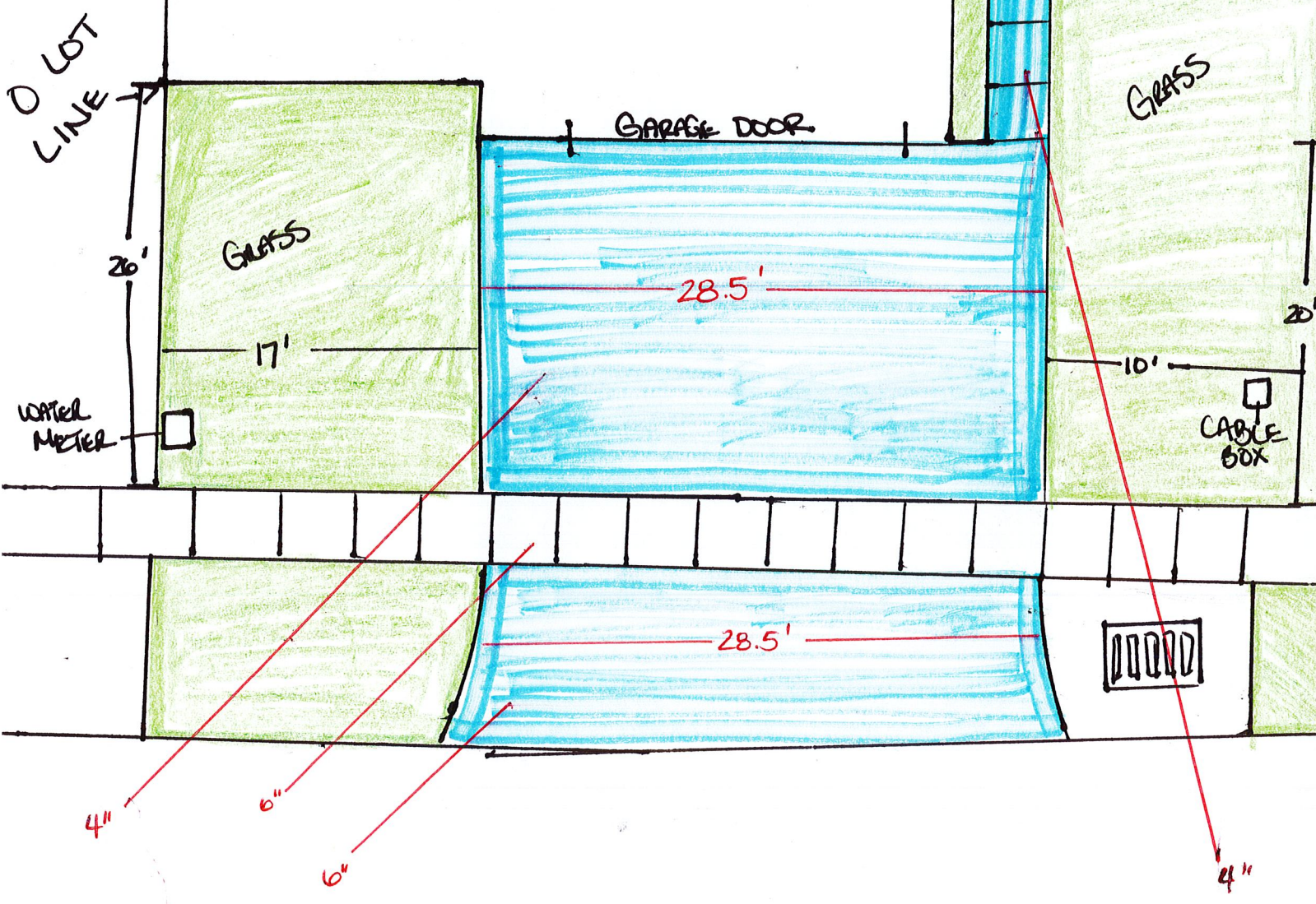
Image capture: Apr 2011 © 2018 Google
Pembroke Pines, Florida
Google, Inc.
Street View - Apr 2011



NOT TO SCALE

4834 Coverage
24.03'

950 SW 98 AVE
PEMBROKE PINES FL 33025

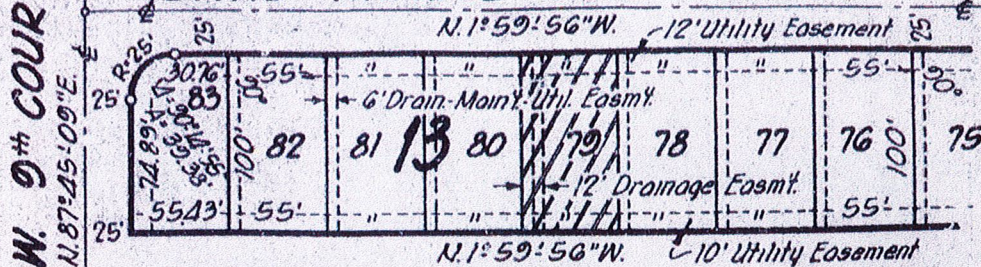


CONCRETE 3000 PSI
10.10 MESS 6x6x180

LAKE SIDE KEY PHASE II

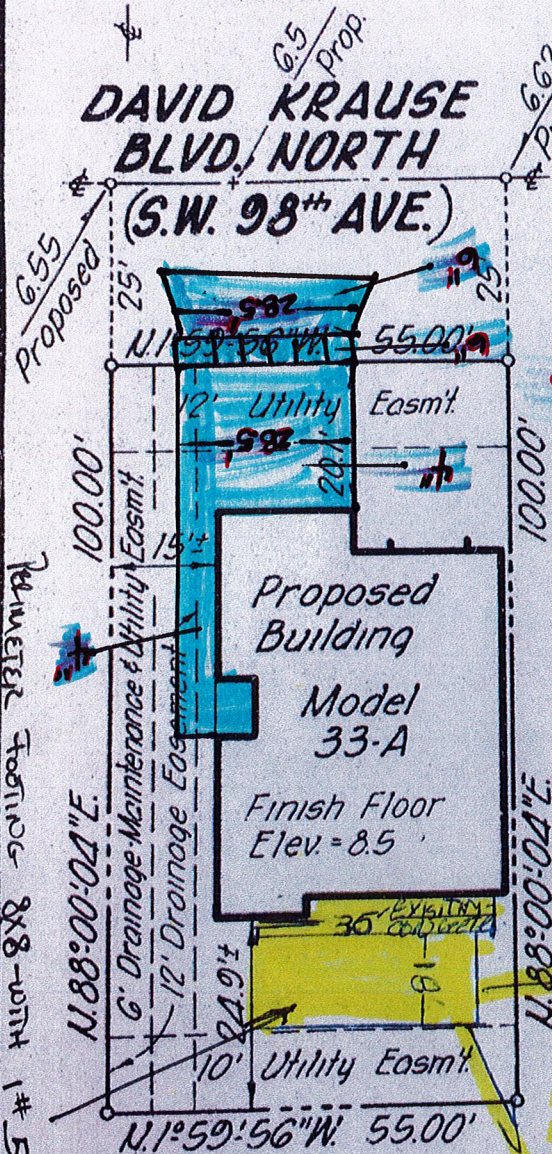
NOT TO SCALE

S.W. 9th COURT



Scale: 1" = 80'

DAVID KRAUSE
BLVD. NORTH
(S.W. 98th AVE.)



Scale: 1" = 20'

Lot 79, Block 13, LAKESIDE SOUTH PHASE TWO, according to the plat thereof, as recorded in Plat Book 131 at Page 13 of the Public Records of Broward County, Florida, lying and being in the Northwest 1/4 of Section 20, Township 51 South, Range 41 East.

NOTES: **CONCRETE 3000 PSI**
NO. 4 REIN. 6"x6"x18"

- 1) Bearings shown are based on the herein referenced plat of "LAKESIDE SOUTH PHASE TWO".
- 2) Elevations shown hereon refer to National Geodetic Vertical Datum of 1929 and are expressed in feet.
- 3) Bench Mark = existing Permanent Reference Monument located at the Southwest Corner of the herein referenced plat of LAKESIDE SOUTH PHASE TWO. Elevation = 5.05
- 4) Valid copies of this Sketch shall bear the embossed seal of the attesting Professional Land Surveyor.
- 5) This Sketch was prepared for the exclusive use of DCA/ Lennar. Certification does not extend to any unnamed parties.

concrete
SLAMP. 4"
w w. mesh
concrete 3000PS

OFFICIAL COPY

PLOT PLAN

SCHWEBKE - SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS • ENGINEERS • ARCHITECTS • 18800 NW 2nd AVE. • MIAMI, FL 33169

ORDER No. 156760
DATE October 29, 1987

THIS IS NOT A "LAND SURVEY"

PREPARED UNDER MY SUPERVISION

James P. Shiekin President
FLA. PROF. LAND SURVEYOR No. 1115