



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: 5/31/18

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 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: Dean Project #: PRJ 20____ - ____ Application #: 24(R)2018-17

Date Submitted: 07/09/18 Posted Signs Required: (____) Fees: \$ 250

SECTION 1-PROJECT INFORMATION:

*Project Name: Stamped Concrete Driveway

*Project Address: 18641 NW 23rd Street, Pembroke Pines

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5139 12 13 2000

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: Olimpia Garcia
* Owner's Address: 18641 NW 23rd Street, Pembroke Pines FL
* Owner's Email Address: olimpiagarcia@comcast.net
* Owner's Phone: 3057612001 * Owner's ^{Cell:} Fax: 3057612001
* Agent: Eagle Concrete Corp
* Contact Person: Wagner Andrade / Kyle Hambrick
* Agent's Address: 3389 Sheridan St #54
* Agent's Email Address: eagleconcrete@gmail.com
* Agent's Phone: 9542886131 Agent's ^{Cell:} Fax: 9545543596

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: 52.26(H)(1.)

Required: 35 % Front lot Coverage Max.

Request: 60% Front lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:

Expand front lot coverage from 35% to 60%.
lot coverage in order to alleviate the issue of
Parking in public roadway. Remaining 40% will be
landscaped area.

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: _____

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

Expand the current lot coverage of stamped
concrete circular driveway from 35% to
60%

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]
Signature of Owner

06/08/15
Date

Sworn and Subscribed before me this 8th day

of June, 20 18



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

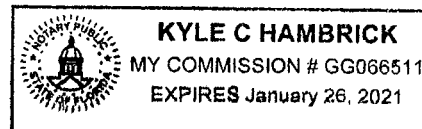
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

* [Signature]
Signature of Agent

06/05/18
Date

Sworn and Subscribed before me this 05 day

of June, 20 18



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

Keystone Lake Homeowners Association
c/o Pointe Management Group, Inc.
1100 SW 10 Street Suite B
Delray Beach, FL 33444
Tel# 561-274-3031
Fax# 561-274-3065

ARCHITECTURAL APPROVAL REQUEST

May 4, 2018

Olimpia Garcia
18641 NW 23rd ST
Pembroke Pines, FL 33029

RE: APPROVAL TO STAMP CONCRETE

Dear Homeowner;

Your request to stamp concrete circular driveway, color – Oak. Pattern – extremely ashler stone, was approved.

Please be sure to check with the City of Pembroke Pines for permitting.

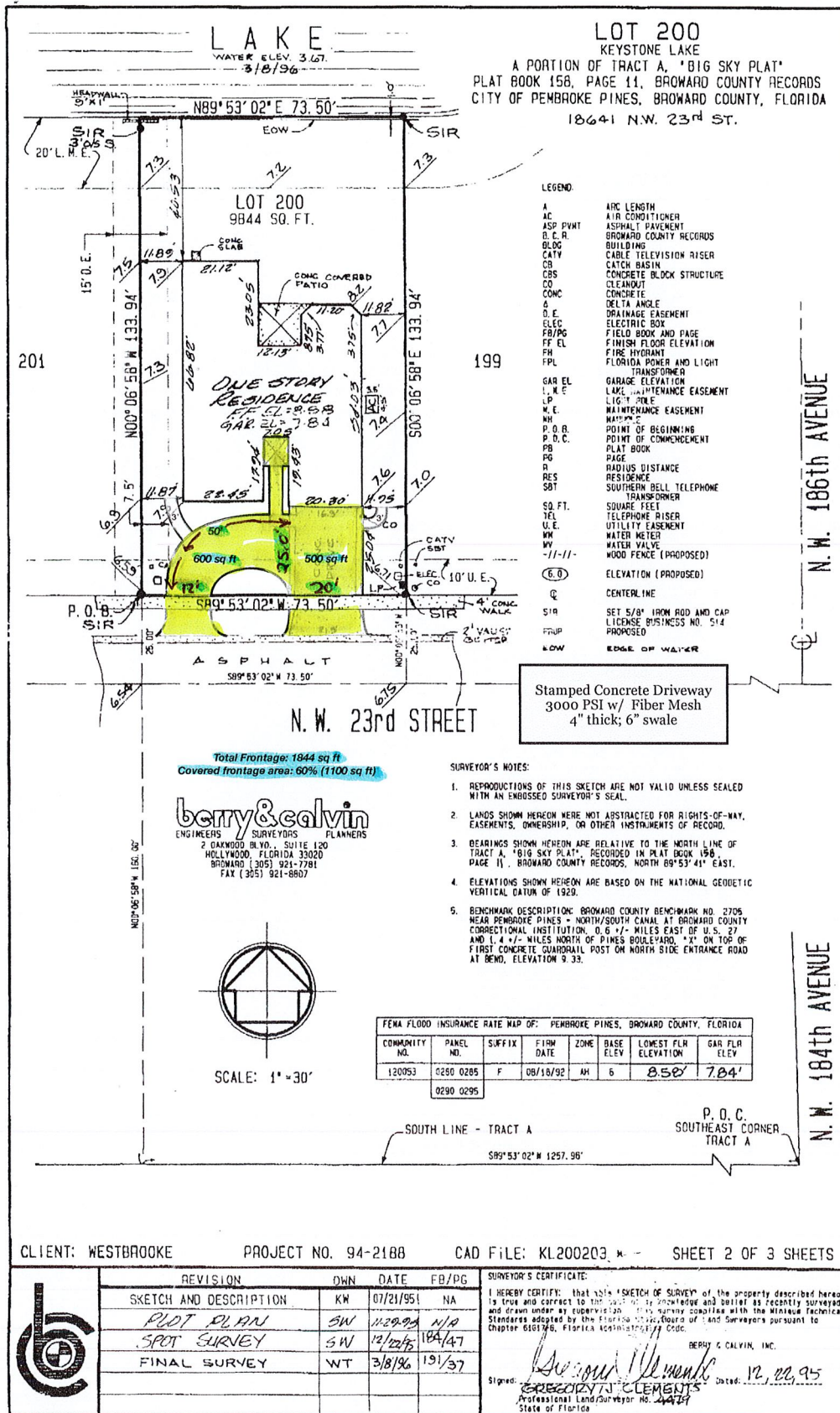
We suggest that you use licensed and insured contractors for the project to be done.

Good Luck with your project.

Sincerely,

Eric Estebanez

Eric Estebanez, Property Manager for the
Board of Directors Keystone Lake HOA



012 4-3-96

City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
Landscape@ppines.com
(954) 392-2100 office



Date: 06/25/18

To Applicant for Tree Removal / Relocation,

Thank you for submitting your recent request for a tree removal or relocation permit at your property within the City of Pembroke Pines. Your request for a permit has been approved with the following conditions:

____ (A) Relocation granted. Applicant must guarantee survival of tree(s).

____ (B) Removal granted without mitigation required. Site exceeds tree canopy requirements.

X (C) Removal granted, but with mitigation required.

Comments:

As per M. Stamm,
required replacement is ONE - Pink Tabebuia.

Permit #:

TR 2018- 198

Address:

1741 NW 108 TERRACE

The permit is valid for 90 days after the issue date. Tree replacement must take place within thirty days of removal. **The work site will be re-inspected after the expiration of the permit to verify the tree(s) have been completely removed and the permitted replacement has been properly installed.** Be advised that all conditions for tree removal and relocation still apply and are subject to rules set forth in Chapter 153 of City Code.

See attached for frequently asked questions and a replacement species guide. Again, thank you for your application and please contact the tree inspector if you have any questions regarding the permit requirements.

Tree Inspector:

William Granda

Sincerely, City of Pembroke Pines Planning & Economic Development Department

Frequently Asked Questions:

How do I select a replacement tree?

Your local University of Florida IFAS extension office can provide literature on tree selection and planting procedures. You can also visit their website: <http://hort.ifas.ufl.edu/woody/planting.shtml>

What does "Florida #1 or better" mean?

The Florida Department of Agriculture has identified grading standards for nursery stock known as 'Florida Grades & Standards'. Any replacement trees must meet or exceed the Florida #1 category. A simplified version can be found online at: http://www.rootsplusgrowers.org/articles_files/art_1attached_file.pdf

Can I select my own replacement tree or does it have to come from the list provided by the city?

Ask the tree inspector if your tree preference meets the proper requirements. Some additions to the list can be made, as long as it meets the minimum obligations set by City Code.

Why must I replace two canopy trees when I'm only removing one?

Mature trees provide much more canopy than newly installed trees. When a large tree is removed it must be replaced with a greater number of smaller trees to offset the loss to our urban forest.

What size should the replacement be?

The minimum size for palms is 10 feet in overall height. The minimum size for trees varies between 10 and 14 feet in overall height.

I like the look of palms with multiple stems. Does a multi-trunk palm count as more than one palm?

Multiple stem palms can be used but all multi-trunk palms are regarded as one single palm.

Can I relocate or plant a tree to another nearby property?

Sometimes yes, as long as the tree is within a reasonable distance from the original work site. You can make these arrangements with your tree inspector.

I want to replace a native tree with an exotic species. Is this allowed?

City Code requires that all native vegetation be replaced with a comparable native species. There are many native trees available to meet your needs. You don't need to plant the exact same species being removed but a native tree must be replaced with another native tree.

What do the different tree categories mean? (Example: Category 1,2,3)

Some species grow wider or taller than others at maturity. A very large shade tree would be in category 1, whereas a small accent tree would be in category 3. You will replace a particular category of tree depending on the type of vegetation being removed and the conditions at the work site.

Should the replacement tree be placed in the same location where a tree was removed?

Swale trees are required to be replaced in the same location. Other replacement trees can be placed anywhere on the property. Check with your homeowner association first for additional community landscape requirements.