



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: _____

Plans for DRC _____ Planner: _____

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 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(2)2018-12

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$ 500.00

SECTION 1-PROJECT INFORMATION:Project Name: Lazaro RodriguezProject Address: 401 SW 64 Parkway

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 51 41 14 10 7290

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

Legal Description:

Boulevard Heights Sec Ten 51-15B lot 29 Blk 35

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: Lazaro Rodriguez

Owner's Address: 401 SW 64 Parkway

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: Elisa Garcia

Contact Person: Elisa Garcia

Agent's Address: 5721 NW 19th St Hialeah, FL 33015

Agent's Email Address: miamie2permits@gmail.com

Agent's Phone: 846 240 303 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: ^(12b) 155.106(E)(3)(a) + ^(12a) 155.049(B)

Required: 15' Rear Yard Setback; 5' Rear Yard setback

Request: 5.46' Rear Yard Setback; 2.59' Rear Yard Setback

Details of Variance, Zoning Appeal, Interpretation Request:

Set back approval for terrace of 5.46
where 15 is required

Set back approval for concrete slab
of 2.59 where 5 is required.

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)

We Lazaro Rodriguez & wife are legalizing a attached terrace and terrace enclosure as a storage and part of a concrete slab.

this is our first home. I was not aware of the building process until we received a violation. We are following all necessary steps to correct our violation with zoning department and Building Department.

Please allow us to continue using this area; this is where we enjoy our family gathering.

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

Date

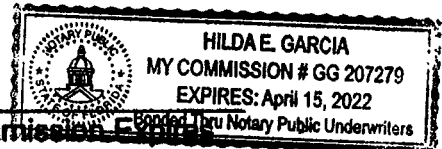
Sworn and Subscribed before me this 31 day

of May, 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 of Agent

Date

Sworn and Subscribed before me this _____ day

of _____, 20 _____

Fee Paid

Signature of Notary Public

My Commission Expires

Florida *The Sunshine State*
DRIVER LICENSE CLASS E
R362-520-85-350-0

LAZARO
RODRIGUEZ
401 SW 64TH PKWY
PEMBROKE PINES, FL 33023-1525
DOB: 09-30-1985 SEX: M
ISSUED: 09-30-2012 HGT: 5-10
EXPIRES: 09-30-2020
REST:
ENDORSE:
REPLACED: 04-03-2016

SAFE DRIVER
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

Florida *The Sunshine State*
DRIVER LICENSE CLASS E
H655-960-83-754-2

YUSELL
HERNANDEZ
401 SW 64TH PKWY
PEMBROKE PINES, FL 33023-1525
DOB: 07-14-1983 SEX: F
ISSUED: 02-19-2014 HGT: 5-01
EXPIRES: 07-14-2022
REST:
ENDORSE:
REPLACED: 04-03-2016

SAFE DRIVER
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

ALLY LAFRANCE & THOMAS KEIVOR
411 SW 64 PARKWAY
PEMBROKE PINES, FL 33023

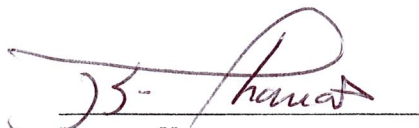
Consent Letter

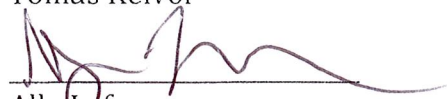
4/30/2018

City Of Pembroke Pines
Planning & Zoning Dept.
601 City Center Way
Pembroke Pines, FL 33025

Re: Encroachment in Utility Easement

We, Ally Lafrance and Thomas Keivor do not oppose for our neighbor Lazaro Rodriguez who's residence is located at 401 SW 64 Parkway to apply for a Building & Zoning approval for the encroachment of his aluminum terrace and concrete slab.


Thomas Keivor


Ally Lafrance

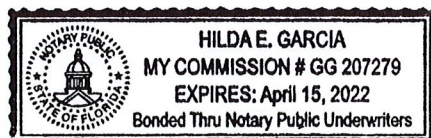
STATE OF FLORIDA COUNTY OF BROWARD

Sworn to and subscribe before me this 30 of April 2018 by Ally Lafrance
and Thomas Keivor

Signature of notary Hilda E. Garcia

Seal

Personally Known _____ or Produced Identification He



CHAERLES E & DEBORAH C ZURBOLA
6431 SW 3 CT
PEMBROKE PINES, FL 33023

Consent Letter

4/30/2018

City Of Pembroke Pines
Panning & Zoning Dept.
601 City Center Way
Pembroke Pines, FL 33025

Re: Encroachment in Utility Easement

We, Charles & Deborah Zurbola do not oppose for our neighbor Lazaro Rodriguez who's residence is located at 401 SW 64 Parkway to apply for a Building & Zoning approval for the encroachment of his aluminum terrace and concrete slab.

Charles E Zurbola
Charles E Zurbola
Deborah C Zurbola
Deborah C Zurbola

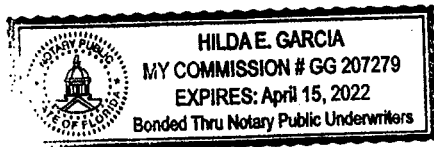
STATE OF FLORIDA COUNTY OF BROWARD

Sworn to and subscribe before me this 30 of April 2018 by Charles E Zurbola
and Deborah C Zurbola

Signature of notary [Signature]

Seal

Personally Known [Signature] or Produced Identification Li





**Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027**

Thursday April 19, 2018

**Lazaro Rodriguez
401 SW 64
Parkway
Pembroke Pines,
FL 33023**

RE: Letter of No Objection

Structural Improvements (Dwelling Addition)

401 SW 64 Parkway, Pembroke Pines, FL 33023

Dear Mr. Rodriguez

In reviewing your request as ref. above, Comcast has *no objection* to the **Structural Improvements (Dwelling Addition)** located at:

401 SW 64 Parkway, Pembroke Pines, FL 33023

However, Please Be Advised, It is understood that Comcast will not be responsible in any way for repairs or replacement of any portion of the *Dwelling Additions* that have encroached into the easement, should it become necessary to access the easement for plant maintenance and or upgrade construction

Should you have any further question, please feel free to call me at 1-954-447-8405 fax 1-954-534-7008 or e-mail at leonard_maxwell-newbold@cable.comcast.com/
lia_castillo@comcast.com

Lia Castillo

**Lia Castillo/Permit Coordinator
Leonard Maxwell-Newbold
Permit Manager / Central Division**



City of Pembroke Pines

EASEMENT AGREEMENT

Name of Utility Company: Comcast Cable Corporation
Address: 2601 SW 145th Avenue
City: Miramar, FL 33027

I, Lazaro Rodriguez, have applied for a building permit to erect a
(Print Name)
in the easement on my property at:
401 SW 64 Parkway, Pembroke Pines, FL 33023
Lot 401 SW 64 Park Block _____ Subdivision _____

in the City of Pembroke Pines, Florida. A brief description of the location and type of construction on the proposed structure is:

I understand that your company is not responsible for repairs to, or replacement of any portion of the structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.

This is to certify that I am the owner of the subject property, and I agree to the proposed construction as described above.

Signature of Owner / Date
Address

Name of Utility Company: Comcast Cable Corporation
Representative: Lia Castillo/Permit Coordinator
Print Name/Title
Lia Castillo 3/27/18
Signature / Date

Note: This does not include pools, pool decks, screen enclosures or other structural (roofed over) enclosures.



Public Works Department / Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road, Pompano Beach, Florida 33069
PHONE 954-831-0745 | FAX 954-831-0925

INDEMNIFICATION AGREEMENT
NOT REQUIRED

Property Address: 401 SW 64 Parkway, Pembroke Pines, FL

Property Legal Description: Lot 29, Block 35 of BOULEVARD HEIGHTS SECTION TEN as recorded in Plat Book 51, Page 15 Broward County, FL

Description of Improvements: Concrete slab and columns.

Please be advised that Water and Wastewater Services (WWS) has determined that an Indemnification Agreement is not required for installation of the above improvements:

- ☐ WWS does not have any existing or planned future facilities where these improvements are located; regardless if there is an existing easement or not.
- ☒ Property is not within WWS Service Area.

Broward County Water and Wastewater Services

Signature:

Date:

March 9, 2018

Type Name:

Margarita Jaramillo

Subject	Percentage of Students Who Did Not Pass
Hindi	10%
English	20%
Mathematics	40%
Science	60%
Social Science	80%

BOUNDARY SURVEY
401 SW 64 PARKWAY, PEMBROKE
ID# 5141-14-10-7

