



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 #: 20(R) 2018-15+16

Date Submitted: 7/9/18 Posted Signs Required: (1) Fees: \$ 500.00

SECTION 1-PROJECT INFORMATION:*Project Name: Stamped Concrete Driveway*Project Address: 10282 SW 9th Lane

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

Panache at the Landing Lot 129

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: Martin Gallego

* Owner's Address: 10282 sw 9th Lane, Pembroke Pines

* Owner's Email Address: cochisez.g@gmail.com

* Owner's Phone: 3053082124 * Owner's ^{Cell:} Fax: 3053082124

* Agent: Eagle Concrete

* Contact Person: Wagner Andrade

* Agent's Address: 3389 Sheridan St #184

* 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: ⁽¹⁵⁾ SZ-26(A); ⁽¹⁶⁾ SZ-26(F)

Required: ⁽¹⁵⁾ No Circular Driveway; ⁽¹⁶⁾ 40% width

Request: ⁽¹⁵⁾ Circular Driveway; ⁽¹⁶⁾ 48% width

Details of Variance, Zoning Appeal, Interpretation Request:

Request to install a circular driveway on a lot
less than 60' (lot is 55') due to parking concerns. The
community is having issues with parking cars in the
roadway causing blocked access. Installing a circular
driveway will allow the homeowner to get excess cars
off the public roadway and back onto their property.
Expand lot coverage from 40% to 55% to allow for
circular.

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)

Installation of a stamped concrete
circular driveway on a lot of 55' wide
at property address 10282 SW 9th Lane, Pembroke Pines

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

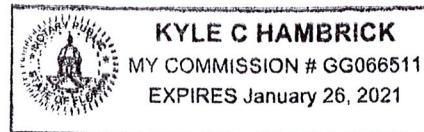
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

* [Signature]
Signature of Owner

06/07/18
Date

Sworn and Subscribed before me this 2nd day

of June, 20 18



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

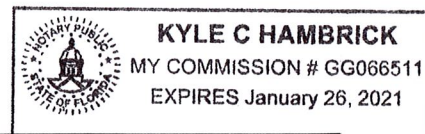
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

* [Signature]
Signature of Agent

06/10/2018
Date

Sworn and Subscribed before me this 10th day

of June, 20 18



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

Thursday, May 10, 2018

MARTIN GALLEGO
10282 SW 9 LN
Pembroke Pines, Florida 33025
USA

RE: ARCHTECTURAL MODIFICATION REQUEST
Panache at the Landings HOA / Account # 3384000129
10282 SW 9 LN
Pembroke Pines, Florida 33025

Dear MARTIN GALLEGO:

This letter will confirm that your request form on the above mentioned property, was **approved** by the Architectural Review Committee for the following:

Approved: **Converting driveway into circular drive with stone-like color & finish.**

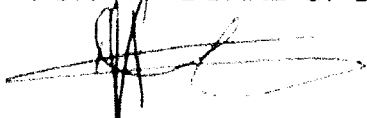
Comments: **As application submitted. Owner is responsible to obtain necessary permits from the city/county.**

If applicable, it is the owner's responsibility to obtain any required permits from the City of Cooper City and/or Broward County.

It is the ultimate responsibility of the property owner to insure that their Architectural request form conforms to all the relevant Declaration of Covenants and Restrictions, Bylaws and Rules and Regulations of the Association pertaining to any and all alterations and/or changes to the exterior of home.

If you have any questions, please feel free to contact me at 954-845-6113 or email at hlittleton@miamimanagement.com.

Sincerely,
FOR THE BOARD OF DIRECTORS



Holly Littleton, LCAM
Property Manager

Cc: File

INVOICE NO.: 67483

DATE:	DESCRIPTION:
01/12/2018	FIELD LOCATION OF IMPROVEMENTS

PROPERTY ADDRESS:

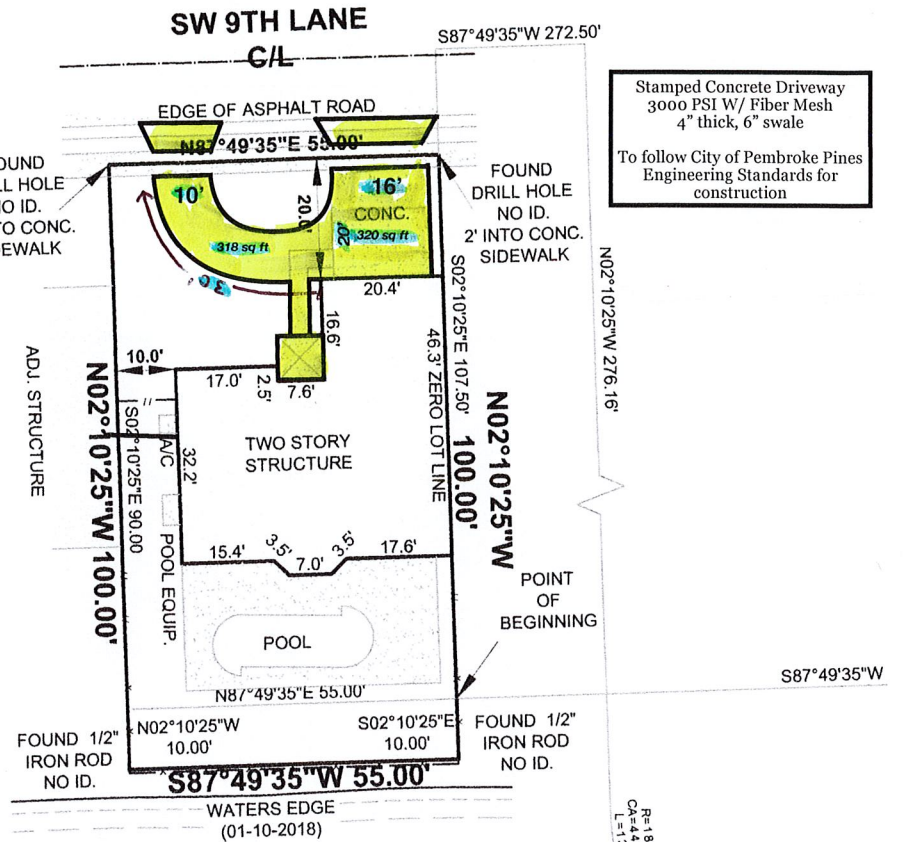
10282 SW 9TH LANE, PEMBROKE PINES

ABBREVIATIONS / SYMBOLS:

A/C	= AIR CONDITIONING UNIT
ADJ	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
C/L	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTAHOOCHEE
CONC.	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV.	= ELEVATION
EOW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
N/D	= NAIL AND DISC
N/G	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
ROE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
S/W	= SIDEWALK
TOB	= TOP OF BANK
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)
Z.L.L.	= ZERO LOT LINE

OVERHEAD CABLES	CONVERSION
METAL FENCE	INCHES TO DECIMAL
METAL FENCE	1" = 0.1'
WOOD FENCE	2" = 0.2'
PLASTIC FENCE	3" = 0.3'
EASEMENT LINES	4" = 0.33'
CENTERLINE (C/L)	5" = 0.4'
	6" = 0.5'
	7" = 0.6'
	8" = 0.7'
	9" = 0.8'
	10" = 0.83'
	11" = 0.9'
	12" = 1.0'

FIRE HYDRANT
WATER VALVE
UTILITY POLE
WATER METER



CERTIFICATIONS:

CERTIFIED TO:
- MARTIN GALLEGO

FLOOD DATA:

FLOOD ZONE: X
COMMUNITY NAME: CITY OF PEMBROKE PINES
COMMUNITY NUMBER: 120053
PANEL NUMBER: 12011C0545H

GENERAL NOTES:
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT).
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(b) BOUNDARY MONUMENTS:
f. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)