



## 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: 2/4/19

# Plans for DRC \_\_\_\_\_ Planner: Deen

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 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: Deen Project #: PRJ 20 N/A Application #: 26020

Date Submitted: 02/04/19 Posted Signs Required: (1) Fees: \$ 750.00

**SECTION 1-PROJECT INFORMATION:**\* Project Name: Naseer Ahmad\* Project Address: 11803 NW 13<sup>th</sup> St Pembroke Pines FL 33026

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

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: Naseer Ahmad  
\* Owner's Address: 11803 NW 13th St Pembroke Pines FL 33026  
\* Owner's Email Address: nahmad0704@gmail.com  
\* Owner's Phone: (54) 937-8420 Owner's <sup>Cell:</sup> Fax: Same

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): Variances Zoning Appeal Interpretation

Related Applications: N/A

Code Section: ① Pierpointe PUD Regs ② 155.053(13)(3) ③ 155.053(13)(6)

Required: ① 3' side yard setback for deck ② 20' Max width for dock  
③ 3' side yard setback for Dock

Request: ① 0' side yard setback for deck ② 28' wide dock  
③ 0' side yard setback for dock

Details of Variance, Zoning Appeal, Interpretation Request:

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#### 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: \_\_\_\_\_

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and is set against a dark background.



## SECTION 7- PROJECT AUTHORIZATION

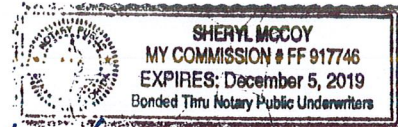
### OWNER CERTIFICATION

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.

\* Naveer Ahmad 2/4/19  
Signature of Owner Date

Sworn and Subscribed before me this 4<sup>th</sup> day

of February, 2019



n/a  
Fee Paid

[Signature]  
Signature of Notary Public

12/05/2019  
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

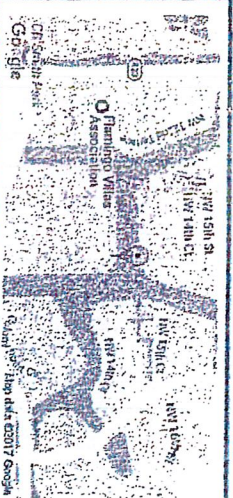
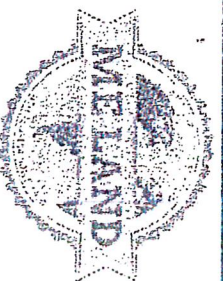
of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Fee Paid

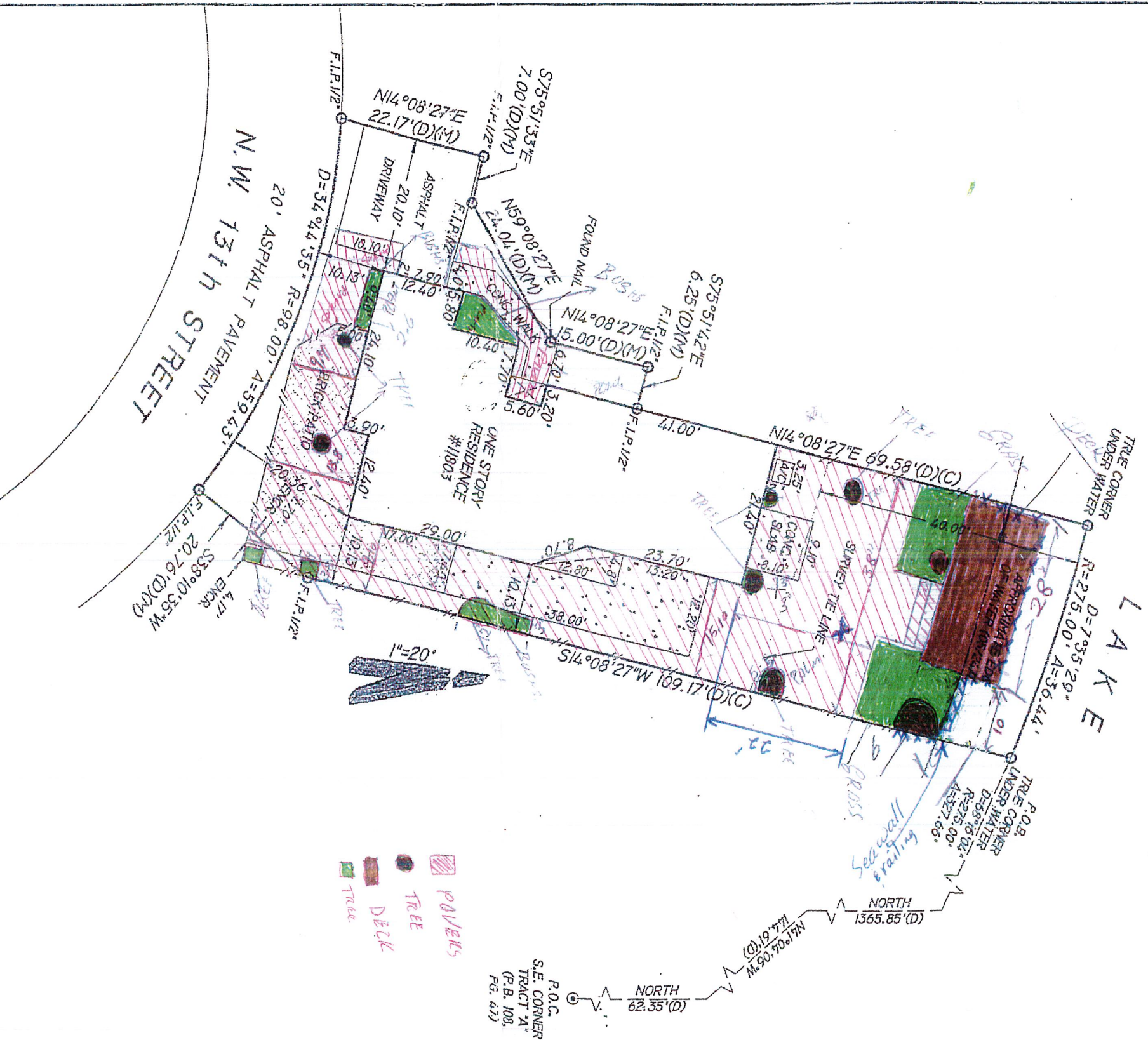
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
My Commission Expires





Proudly Serving  
the Florida Real  
Estate Community  
for Over 20 Years  
WWW.MELANDSERVICES.COM



Accepted By:

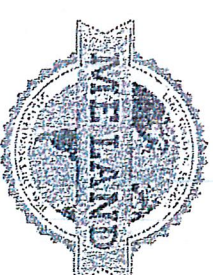
Property Address:  
11803 N.W. 13 Street  
Pembroke Pines, FLORIDA 33026

Notes: CONCRETE ENCROACHES INTO EASEMENT ALONG NORTH  
LOT LINE. BRICKS AND FENCES ENCROACH OVER EAST LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND  
CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECTION. THIS COMPLIES  
WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF  
PROFESSIONAL LAND SURVEYORS, CHAPTER 461, F.S., AND THE RULES AND REGULATIONS OF THE  
ADMINISTRATIVE CODE PURSUANT TO THE FLORIDA CONSTITUTION.

SIGNED  
EFFRAIN LOPEZ  
STATE OF FLORIDA  
FOR THE FIRM  
P.S.M. No. 6792

NOT VALID WITHOUT AND AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED  
ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.



January 11, 2019

To: Whom It May Concern – City of Pembroke Pines


Fr: Kevin & Juliet Pitter

11805 NW 13<sup>th</sup> Street  
Pembroke Pines FL 33026

We would like to inform you that we are neighbors with Mr. Naseer Ahmad and we do not consider the area build in the back of his property at 11803 NW 13<sup>th</sup> Street to be an eyesore. We also are not concerned with any encroachment or easement to our property boundary with Mr. Ahmad.

Sincerely

Kevin Pitter ,



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**Piper, Dean**

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**From:** Patrick Marotto <patrick@atlantis-management.com>  
**Sent:** Friday, February 01, 2019 5:04 PM  
**To:** Piper, Dean  
**Subject:** 11803 NW 13 Street PierPointe Three HOA

Good afternoon Dean,

It was a pleasure speaking with you earlier this week. I wanted to follow up on our conversation, pursuant to the HOA they will only provide an approval(s) on the presented application with variances provided by the property mentioned above after approval from the City. We would like to be notified once all permit(s) known to both parties (HOA and City of Pembroke Pines) have finals approval. If you have any questions and or concerns please feel free to reach out at your earliest convenience.

Thank you  
Sent from my iPhone

PERMITTEE MUST  
READ "SPECIAL  
CONDITIONS  
AND NOTES"

**P E R M I T**  
**SOUTH BROWARD DRAINAGE DISTRICT**  
6591 S.W. 160<sup>TH</sup> AVENUE  
SOUTHWEST RANCHES, FLORIDA 33331  
(954) 680-3337

NUMBER: H181210  
PLACARD #: 01503  
DATE: 12/28/18

ISSUED TO: NASEER AHMAD  
11803 N.W. 13<sup>TH</sup> STREET  
PEMBROKE PINES, FL 33026

**AUTHORIZING: DOCK/DECK, TRAVERTINE PAVER DECK, ALUMINUM RAIL FENCE, AND SEAWALL THRU LAKE MAINTENANCE EASEMENT. WORK TO BE COMPLETED BY 06/28/19.**

LOCATION: UNIT 11803, CLUSTER 10 @ "A PORTION OF TRACT "A" OF PEMBROKE LAKES SECTION EIGHT PLAT", CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA ACCORDING TO PLAT BOOK 108, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

This permit is issued pursuant to Application for Permit # H181210 Dated 12/19/18 Said application, including all plans and specifications attached hereto is, by reference, made a part hereof.

All work, construction and use of the facilities of the SOUTH BROWARD DRAINAGE DISTRICT, permitted hereunder, shall be performed in strict compliance with this permit and the permit procedures and construction standards hereto adopted by the SOUTH BROWARD DRAINAGE DISTRICT and as the same may hereafter from time to time be amended, changed, or revised; said permit procedures and construction standards being expressly made a part and condition of this permit. A copy of the permit procedures and construction standards is available upon request.

This permit shall not convey to PERMITTEE any property rights nor any rights or privileges other than those specified herein, nor relieve the PERMITTEE from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by PERMITTEE hereunder shall remain the property of the PERMITTEE unless otherwise specified below.

The dumping or discharging of any aquatic vegetation or debris into the canal system of this District, not specifically approved by the District, is prohibited and will constitute grounds for cancellation of this permit.

**SPECIAL CONDITIONS/NOTES:**

A) In the event of SOUTH BROWARD DRAINAGE DISTRICT wishes to obtain ingress or egress to its easement and/or right of way for the purposes of maintenance and/or construction of the canals, lakes, other bodies of water and drainage improvements, the removal and reinstallation of any construction permitted hereunder shall be at owner's expense.

B) PERMITTEE, by acceptance of the permit, covenants and agrees that the SOUTH BROWARD DRAINAGE DISTRICT shall be promptly indemnified, defended, protected, exonerated and saved harmless by the PERMITTEE from and against all expenses, liabilities, claims, demands and proceedings incurred by or imposed upon said District in connection with any claim, proceeding, demand, administrative hearing, suit, attorneys' fees, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit, including use of SOUTH BROWARD DRAINAGE DISTRICT water, for irrigation purposes, damage to landscaping, paint damage to automobiles, buildings, or other structures and any property damage or personal injuries, fatal or non-fatal, of any kind or character.

PERMITTEE IS RESPONSIBLE FOR ASCERTAINING LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OF IMPROVEMENTS.



**SPECIAL CONDITIONS/NOTES (Continued)**

C. PERMITTEE, will take full responsibility for any damage which may be caused to existing facilities owned by the SOUTH BROWARD DRAINAGE DISTRICT and which are adjacent to and/or in the proximity of any construction undertaken pursuant to the permit. In addition, the PERMITTEE agrees to be responsible for the reimbursement to SOUTH BROWARD DRAINAGE DISTRICT for all expenses arising out of damage to these facilities.

D. PERMITTEE agrees to be fully, completely and totally responsible for any and all actions or causes of action, claims, demands, liabilities, loss, damage or expenses, including attorney's fees which may arise out of new construction work to be undertaken under this permit. It is further acknowledged that the SOUTH BROWARD DRAINAGE DISTRICT has no obligations or responsibilities regarding the improvements to be constructed pursuant to this permit and that any damage which may be caused to the construction work to be undertaken under this permit shall be repaired by the PERMITTEE and that the SOUTH BROWARD DRAINAGE DISTRICT shall have no obligation to repair or be responsible for any damage which may be caused to the construction work to be undertaken under this permit as a result of the activities of the SOUTH BROWARD DRAINAGE DISTRICT.

E. Beginning with the commencement of the construction of the improvements depicted on the plans for which this permit is issued, the PERMITTEE agrees to indemnify the SOUTH BROWARD DRAINAGE DISTRICT and hold it harmless from any claims arising out of construction work performed by the PERMITTEE and/or its contractors. The PERMITTEE further agrees to indemnify and save harmless the SOUTH BROWARD DRAINAGE DISTRICT, both during and following construction of the proposed improvements, from and against any and all actions or causes of action, claims, demands, liabilities, loss, damage or expense, including attorney's fees, whether incurred under retainer or salary or otherwise which the SOUTH BROWARD DRAINAGE DISTRICT may sustain or incur by reason or in consequence of the issuance of the permit for the application to which these special conditions are attached and the construction which is completed under this permit. Furthermore, upon demand, the PERMITTEE further agrees to take over and defend any such claims brought or actions filed against the SOUTH BROWARD DRAINAGE DISTRICT in respect to the subject of the indemnity contained in this agreement.

F. It is the DISTRICT'S policy not to allow any landscaping (i.e. trees, shrubbery, etc.) to be planted or maintained within any of the DISTRICT'S rights-of-way or easements or within twenty (20) feet from the edge of any water body at the water control elevation of the basin that said water body is located in.

G. Upon sale of the aforementioned property, this permit automatically assigns itself, in whole, to the new property owner of record. The new property owner will then become the permittee of permit # H181210.

**NOTE(S)**

THE ISSUANCE OF THIS PERMIT BY SBDD DOES NOT CONSTITUTE APPROVAL BY SBDD OF ANY PREVIOUSLY CONSTRUCTED IMPROVEMENTS WITHIN EASEMENT AREAS, NOR DOES IT WAIVE ANY RIGHTS BY SBDD TO ACCESS SAID EASEMENT AREAS. BY ACCEPTANCE OF THIS PERMIT, PROPERTY OWNER CONCURS THAT SBDD HAS NOT REVIEWED AND WILL NOT REVIEW OR COMMENT ON THE STRUCTURAL INTEGRITY OR SUFFICIENCY OF THE IMPROVEMENTS. ALL ELECTRICAL SHALL BE MOVED OUT OF LAKE MAINTENANCE EASEMENT OR CONVERTED TO A LOW VOLTAGE OR SOLAR POWERED SOURCE. CALL DISTRICT FOR FINAL INSPECTION (954)680-3337.

**DECK/DOCK NOTE(S)**

DECK/DOCK IS TO BE INSTALLED AS SHOWN ON ATTACHED SKETCH. ALL HARDWARE, NUTS, BOLTS, NAILS AND SCREWS ARE TO BE STAINLESS STEEL OR GALVANIZED (SEE ATTACHED CRITERIA RE: "DECKS/DOCKS"). NOTE THAT THE LOWEST MEMBER MUST BE 2' ABOVE CONTROL ELEVATION WHICH IS + 2.7' NGVD.

**PAVER DECK NOTE(S)**

PAVER DECK MAY ENCROACH INTO LAKE MAINTENANCE EASEMENT AS SHOWN ON ATTACHED SKETCH. POOL PAVERS MUST BE INSTALLED ON A SAND BASE. THE 4:1 SLOPE OF THE LAKE MAINTENANCE EASEMENT CANNOT BE ALTERED.

NUMBER: H181210  
PLACARD #: 01503  
DATE: 12/28/18

**SPECIAL CONDITIONS/NOTES (Continued)**

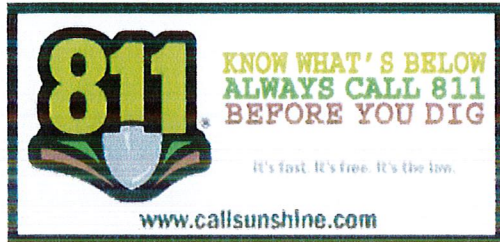
**FENCE NOTE(S)**

RAIL/FENCE PERMITTED TO EXTEND PERPENDICULAR INTO LAKE MAINTENANCE EASEMENT AS SHOWN ON THE ATTACHED SURVEY. HOMEOWNER IS RESPONSIBLE FOR MAINTAINING LAKE MAINTENANCE EASEMENT LYING INSIDE/OUTSIDE OF THE ENCLOSED FENCE AREA (i.e. MOWING GRASS). REAR AND/OR SIDE-YARD SLOPES MAY NOT BE ALTERED. THIS PERMIT DOES NOT RELIEVE PERMITTEE FROM OBTAINING ANY OTHER NECESSARY PERMITS OR APPROVALS AS MAY BE REQUIRED FROM ANY HOA, CITY, COUNTY, OR STATE AGENCIES.

**SEAWALL NOTE(S)**

EXISTING SEAWALL PERMITTED AS SHOWN ON ATTACHED SKETCH/SURVEY. TOP OF CAP IS TO BE 24" MAXIMUM HEIGHT ABOVE CONTROL ELEVATION FOR LAKE WHICH IS +2.7' NGVD (SEE ATTACHED SURVEY). BY ACCEPTANCE OF THIS PERMIT, PROPERTY OWNER ACKNOWLEDGES THAT SBDD HAS NOT REVIEWED AND WILL NOT REVIEW OR COMMENT ON THE STRUCTURAL INTEGRITY OR SUFFICIENCY OF THE IMPROVEMENTS. THIS PERMIT DOES NOT RELIEVE PERMITTEE FROM OBTAINING ANY OTHER NECESSARY PERMITS OR APPROVALS AS MAY BE REQUIRED FROM ANY HOA, CITY, COUNTY, OR STATE AGENCIES

EXPIRATION DATE: 06/28/19



SOUTH BROWARD DRAINAGE DISTRICT

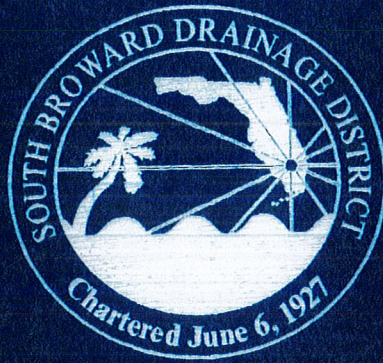
*Kevin M. Hart*

BY: KEVIN M. HART, P.E.

TITLE: DISTRICT DIRECTOR

DATE: 12/28/18 (SEAL)





# **South Broward Drainage District**

**Permitted Improvement**

**01503**