



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: Dean 2/4/19

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 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 n/a Application #: 2V(R)2019-05

Date Submitted: 02/06/19 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:* Project Name: MANUEL ESTEVE* Project Address: 16353 SW 6th ST. Pembroke Pines FL 33027

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 9146 20 05 1320

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

Legal Description:

Hefler Homes @ Pembroke Shores 159-913
Lot 4 Blk 4

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: MANUEL ESTEVE
* Owner's Address: 16353 SW 6th St. Pembroke Pines FL 33027
* Owner's Email Address: mesteve@engineer.com
* Owner's Phone: 954 544 5465 Owner's ^{Cell:} ~~Fax:~~ 305 833 6594

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: N/A

Code Section: 52-26(H)(1)

Required: 35% Max Front Yard Coverage

Request: 38% Front Yard Coverage w/ driveway + walkway

Details of Variance, Zoning Appeal, Interpretation Request:

* 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: _____

At. Zoning Board

Home driveway use variance request

Purpose: To improve house looking, updating and enhancing front view, replacing old existing pavers driveway with new concrete tiles pavers with no changes in original main design.

My request will eliminate humidity in bedroom walls, removing old ornamental plants close to front sidewall, replacing existing walking stones in one lateral entry with pavers and squaring one corner. This job will help to have only one type of walking driveway pavers view.

My proposal is not affecting any flood water drains. Lawn areas isn't affected or reduced. No trees or fences will be removed. Driveway will be gradually higher from curb to around 3 inches in door area, assuring rain water to drain fast and giving more protection to home in case a water flood happens.

I believe the proposed requested is viable and well-concealed from street public view, with no negatively environment impact.

Will improve house view, "The Beaches" neighborhood and the property values to those living nearby in the "Pembroke Shores" community.

I will like that Zoning Board approve the proposed remodeling of my home driveway as I request and already been approved by my HOA.

I am attaching support documents to this request.

Thanks for the attention to improve community,

Manuel Esteve

16353 SW 6th St.
Pembroke Pines
FL 33027

954 544 5465

mesteve@engineer.com

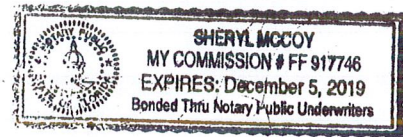
SECTION 7- PROJECT AUTHORIZATION

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] 02/06/2019
Signature of Owner Date
FL DL E231-540-48-467-0 exp 10/07/2021

Sworn and Subscribed before me this 6th day
of February, 2019



N/A [Signature] 12/05/2019
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

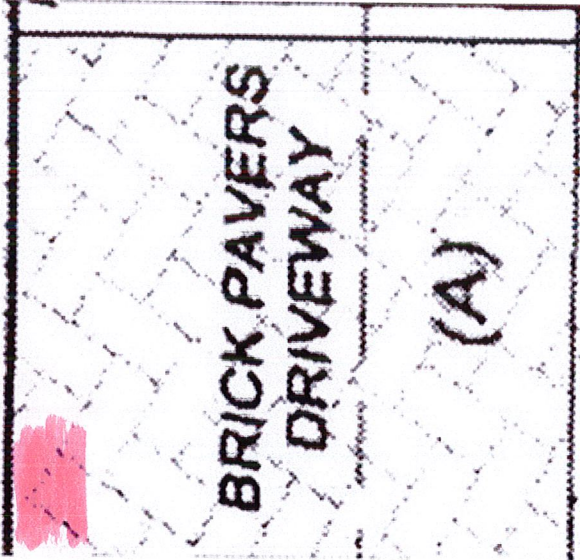
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

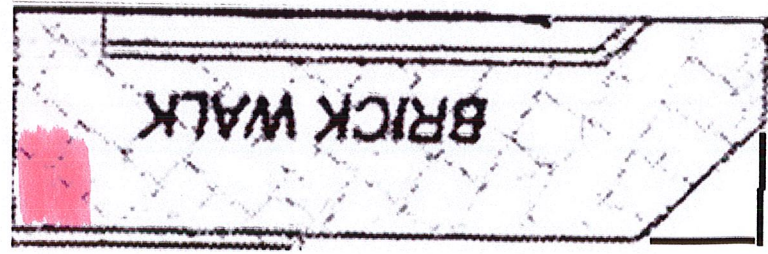
Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires



20'4" x 19'1"
 244" x 229" = 388 ft²



27'6" x 6'6"
 330" x 78" = 178.75 ft²

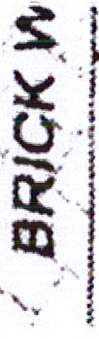


6'8" x 6'1"
 80" x 73" = 40.56 ft²

- 242



10'6" x 8'8"
 126" x 104" = 91 ft²



Estimated final area driveway
 388 + 40.56 + 178.75 + 91 = 698.31 ft²