



# 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: 7/14/21

# 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(2)2021-15

Date Submitted: 7/14/21 Posted Signs Required: (1) Fees: \$ 250.00



**SECTION 1-PROJECT INFORMATION:**Project Name: ALEIDA M MARIN PEREZProject Address: 8500 TAFT STREET PEMBROKE PINES FL 33024

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

Acreage of Property: 0.1379 Building Square Feet: 1242Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514109050360

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: BOULEVARD HEIGHTS SEC 92 ND ADD 62-12 B LOT 4 BIK 14

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: ALEIDA M MARIN PEREZ

Owner's Address: 8500 TAFT STREET PEMBROKE PINES FL 33024

Owner's Email Address: marinaleida60@gmail.com

Owner's Phone: 786 800 6603 Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: ALEIDA M MARIN PEREZ

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: \_\_\_\_\_

Code Section: Table 155.620 Accessory Building and Structures

Required: 35% Lot Coverage

Request: 44% Lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:

Front Lot Area	Proposed Coverage
$60' \times 29' = 1,740\#$	$11' \times 33.86' = 372.46$
$4.73' \times 28.41' = 134.38\#$	$10' \times 35' = 350$
Total = 1,874.38	$20.66 \times 6.73 = 139.04$
	$10 \times 4.73 = -47.3$
	Total = 814.12#
Proposed Front Lot Coverage = $\frac{814.12}{1,874.38} = 44\%$	

#### 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 are trying to put in a new stamped concrete driveway replacing the straight asphalt driveway we have with a wider stamped concrete driveway and adding a circular part so that we have enough parking spaces

for all the people living on the house, but the 35% lot coverage code of the city will not allow us to have enough parking spaces that we need. Increasing lot coverage will not affect any neighbors because we have plenty of pervious area on our lot.

This not only does not affect the neighbors but also benefits them because in this way, we avoid the obstruction of traffic on Taft Street. Every day, with driveway currently holding my house, a human life is at risk. When the school bus comes to drop off my granddaughter, the bus stops on the same street, obstructing traffic and risking her life. The same thing happens when the transport picks up or drops my elderly mother.

We have been the victims of two accidents that have endangered the lives of the people living in this house while trying to enter the straight asphalt parking lot.

The lives of my other little grandchildren (4 and 3 years old) are also in danger when they come to my house.

For all these reasons, I strongly request that the driveway be widened by adding the circular area with access to the street.



LOCATION MAP

NOT TO SCALE

NOT TO SCALE



**LEGAL DESCRIPTION:**

LOT 4, OF BLOCK 14, IN "BOULEVARD HEIGHTS SECTION 9 SECOND ADDITION", ACCORDING TO THE "LAT THEREOF," WAS RECORDED IN PLAT BOOK 62, AT PAGE 12. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



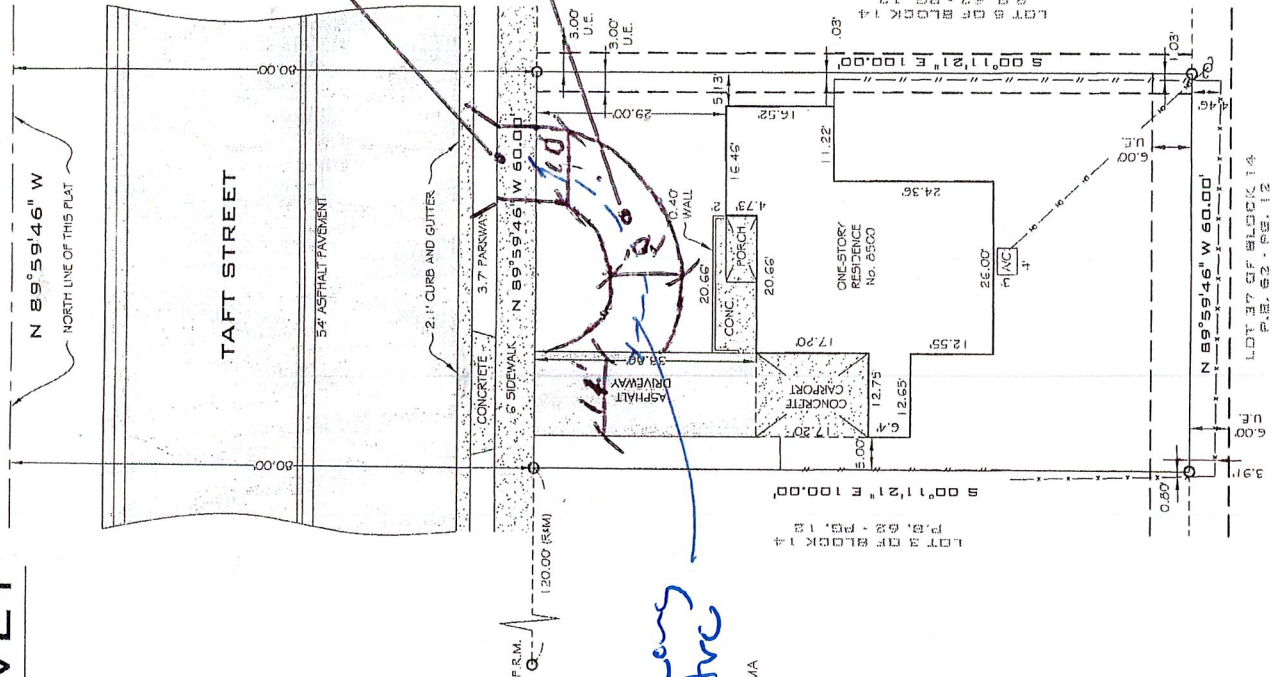
PROPERTY ADDRESS:

D No. 514; -09-05-0360  
3500 TAFT STREET  
PEMBROKE PINES, FL 3302

**CERTIFIED TO:**

ALEIDA MARIN PEREZ,  
HOME FINANCING CENTER, INC. AND CITY OF PEMBROKE PINES, ISACA/ATIMA  
FIRST AMERICAN TITLE INSURANCE COMPANY  
NEW HOUSE TITLE, L.L.C.

GENERAL NOTES:

[illegible]

35' Long Arc

6" plain con  
crt 300psi  
w/wire mesh welded  
10 x 10 x 6 (side walk)  
4" stamped concrete  
3000 psi  
w/ 4 bar mesh

REVIEWED &amp; ACCEPTED



**CERTIFICATION:**

SURVEYOR'S CERTIFICATION: HEREBY CERTIFY THAT THIS FINAL SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER THE SUPERVISION AND DIRECTION OF THE SURVEYOR, IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, ESTABLISHED BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

SIGNED *(Handwritten Signature)* ERNESTO E. ESPINOSA P.S.M. NO. 2846-STATE OF FLORIDA FOR THE

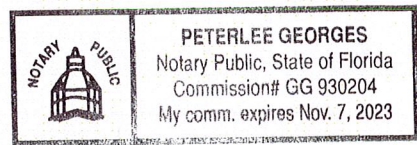
## SECTION 7- PROJECT AUTHORIZATION

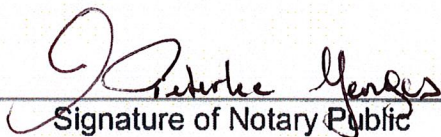
### OWNER CERTIFICATION

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.

Aleida Marin  5/18/2021  
Signature of Owner Date

Sworn and Subscribed before me this 18 day  
of MAY, 2021



Fee Paid  November 7<sup>th</sup> 2023  
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