



## 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 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 n/a Application #: ZV(R)2021-16

Date Submitted: 07/22/21 Posted Signs Required: (n/a) Fees: \$ 250

**SECTION 1-PROJECT INFORMATION:**Project Name: Natalie CarterProject Address: 1400 NW 154<sup>th</sup> Lane Pembroke Pines, FL 33028

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

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

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

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

\* Legal Description:

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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: Natalie Carter

Owner's Address: 1400 NW 154<sup>th</sup> Ln

Owner's Email Address: naebulls@bellsouth.net

Owner's Phone: 954-802-2855 Owner's Fax: \_\_\_\_\_

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: \_\_\_\_\_

Code Section: Towngate PUD Guidelines DEVZONE TH-1

Required: No roof on screen enclosure

Request: Roofed Screen enclosure

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: \_\_\_\_\_

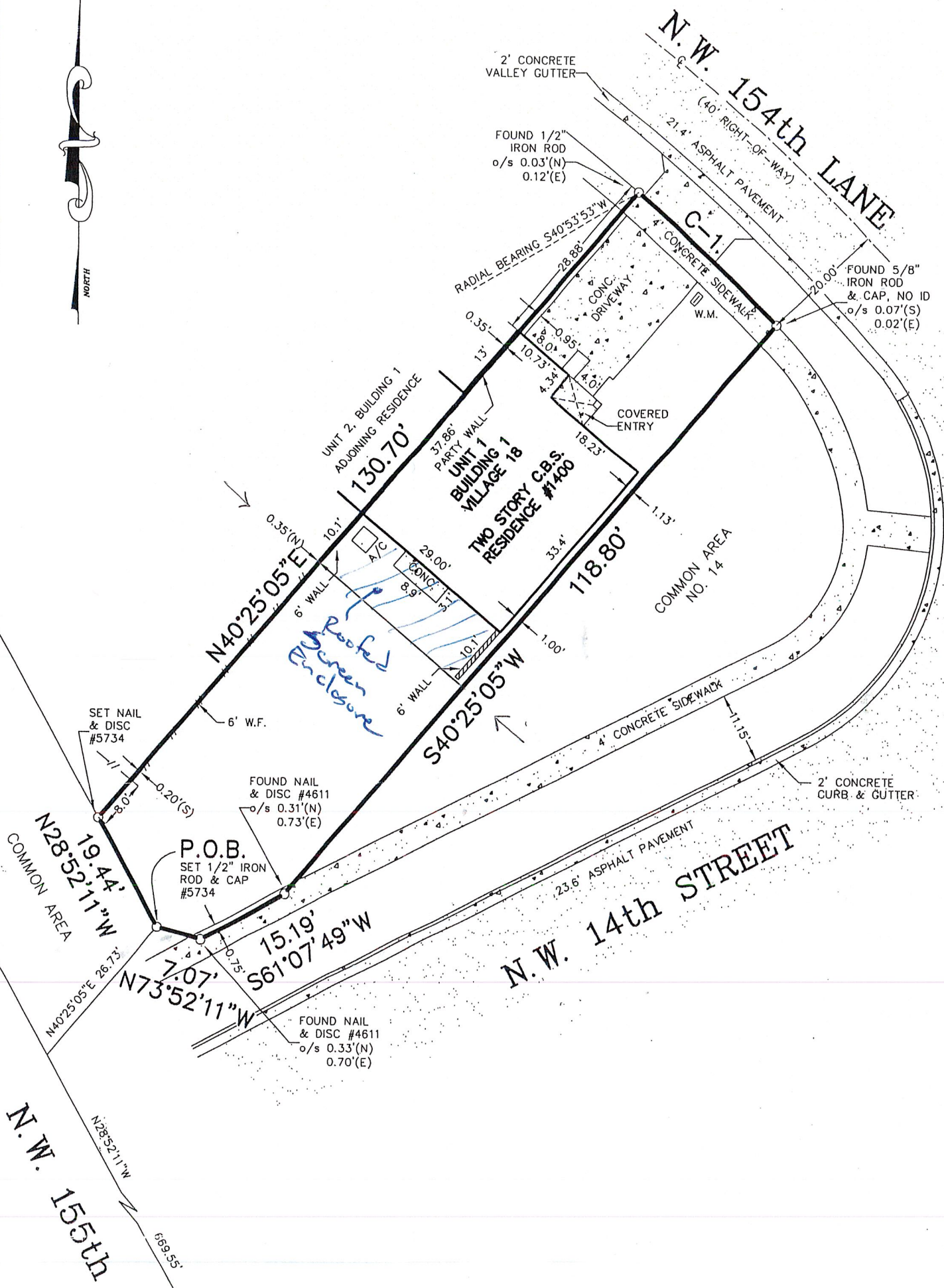
Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

**SECTION 6 - DESCRIPTION OF PROJECT** (attach additional pages if necessary)

Adding an aluminum roof / covering. The HOA master, as well as the sub BOTH allow these and have approved. The roof meets all city codes and setbacks. It also meets all deed restrictions and PUD guidelines. I have my next door neighbors approval as well.





**TOWNGATE**

**DEVZONE TH-1  
(Townhome)**

**Permitted Uses**

<b>PERMITTED USE:</b>	Multi-family units and related accessory uses.
<b>CITY CODE:</b>	Except as amended herein the provisions of Sec. 115.113(3) of the City of Pembroke Pines' Code of Ordinances shall apply.
<b>MINIMUM VILLAGE SIZE:</b>	1 ½ acres.
<b>GROUP LENGTH:</b>	230 feet.
<b>MAXIMUM HEIGHT:</b>	35 feet.
<b>MINIMUM FRONTAGE:</b>	27 feet.
<b>FRONT SETBACK:</b>	20 feet minimum to structure, 24 feet to garage (private roadway). 15 feet minimum to parking spaces.
<b>REAR YARDS:</b>	20 feet minimum to private street. 25 feet minimum to public streets.
<b>DISTANCE BETWEEN STRUCTURES:</b>	Front to Front: 70 feet minimum Side to Side: 15 feet minimum Side to Rear: 20 feet minimum Rear to Rear: 20 feet minimum Side to Street: 20 feet minimum to the private roadway right-of-way projections and must meet the "safe-sight" drawing (Exhibit 8).
<b>PARKING:</b>	A minimum of two (2) off street spaces (excluding garage) shall be provided for each unit. Tandem parking is not permitted.
<b>GUEST PARKING:</b>	Guest parking shall be provided in common areas at the rate of 2.5 cars for each 10 units or fraction thereof.
<b>LANDSCAPING:</b>	<b>Street Trees:</b> 1 street tree for each 2 units.  <b>Shade Trees:</b> <b>Front Yard:</b> 3 palms, or one cluster palm (3 trunks min.) or one shade tree per unit.  <b>Rear Yard:</b> 1 shade tree or 3 palms or 1 cluster palm (3 trunks min.) plus 1 intermediate or flowering tree.  <b>Shrubs and Groundcovers:</b> 20 shrubs per lot plus 3 accent plants and groundcover beds to achieve a complete landscape package.  All pervious areas shall be landscaped with sod and/or planting beds.

**ACCESSORY USES:** All accessory structures (screen enclosures with screen roofs only , pools, etc.) shall meet the following set back requirements:

**Front:** 20 feet

**Side:** 5 feet from common lot line unless a wall is provided on the common lot line.

**Rear:** 20 feet from edge of water or 5 feet from rear property line which ever is greater. Pools must be 7 feet from rear property line to waters edge.



## 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.

MA Carter 07-22-2021  
Signature of Owner Date

Sworn and Subscribed before me this 22<sup>nd</sup> day  
of July, 2021

n/a [Signature] 12/05/2025  
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