

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0028
Zoning Variance

MERLANO, EDGARDO
17231 SW 12 ST PEMBROKE PINES FL 33029





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Agenda Date:	August 6, 2026	Application Id:	ZV(R)2026-0028		
Project:	Circular Driveway	Pre-Application No.	PRE2026-0038		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Edgardo Merlano	Agent:	N/A		
Location:	17231 SW 12 Street, Pembroke Pines, FL 33028	Property Id No.	514019037250	Year Built:	1996
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential	District No.	3
Reference Applications:	Code Compliance Case No. 250200452 (Initiated 2/11/2025); Driveway Permit Application No. RX25-02442 (Submitted 3/12/2025)				
Variance Summary					
Application	Code Section	Required/Allowed		Request	
ZV(R)2026-0028	Table 155.620: Accessory Structures: Circular Driveway	40% Front Lot Coverage (Total)		46% Front Lot Coverage (Total) for proposed circular driveway in a single family residential, typical lot	
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION / BACKGROUND:

Edgardo Merlano, property owner, submitted a residential zoning variance request to legalize the construction of a driveway for the single-family residence located at 17231 SW 12 Street in the Silver Lakes neighborhood, which is zoned Planned Unit Development (PUD). The PUD guidelines do not address driveways nor front lot coverage. The provisions of the City's Land Development Code (LDC) apply to the property.

On February 11, 2025, Code Compliance cited the property for work done without a building permit (Code Case No. 250200452).

In March 12, 2025, the owner submitted building permit application No. RX25-02442 for the driveway at the property; however, the existing driveway cannot be approved as it exceeds the limitations of the City's Land Development Code (LDC).

The petitioner submitted a modification plan reducing the driveway's footprint and driveway width for the following request:

- **ZV(R)2026-0028:** to allow 46% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for a proposed circular driveway on a residential single-family property, typical lot.

The applicant is aware that Board consideration of residential variance requests does not preclude the property owner from obtaining all necessary development-related approvals or permits.

The petitioner provided a copy of the Homeowners Association (HOA) Letter dated July 24, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0028 is to allow 46% front lot coverage (total) instead of the required 40% front lot coverage (total) for a proposed circular driveway on a residential single-family property, typical lot.

Code Reference:

ZV(R)2026-0028)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

VARIANCE DETERMINATION:

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Subject Site Aerial Photo
Property Survey (4/16/2026)
Proposed driveway layout
HOA Letter (July 24, 2025)
Code Compliance Notice, Images



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: 4/9/26

Plans for DRC Planner: C-2

PRJ 2026-0038

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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: C-2 Project #: PRJ 20 Application #: 2026-0038
Date Submitted: 4/9/26 Posted Signs Required: (1) Fees: \$ Spec

SECTION 1-PROJECT INFORMATION:Project Name: VARIANCE -EXTENDED DRIVEWAY (PAVERS)Project Address: 17231 SW 12 ST PEMBROKE PINES FL 33029Location / Shopping Center: N/A SINGLE-FAMILY RESIDENCEAcreage of Property: 0.2357 Building Square Feet: 3875Flexibility Zone: N/A Folio Number(s): 514019037250Plat Name: SILVER LAKES PHASE II REF Traffic Analysis Zone (TAZ): N/ALegal Description: SILVER LAKES PHASE II PREPLAT, 154-50 LOT556

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
MARCH 21	BUILDING PERM	DRIVEWAY EXP.	DENIED	N/A	N/A
SEPTIEME	BUILDING PERM	DRIVEWAY EXP.	DENIED	N/A	N/A

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: EDGARDO MERLANO

Owner's Address: 17231 SW 12 ST PEMBROKE PINES FL 33029

Owner's Email Address: _____@outlook.com

Owner's Phone: 7862813247 Owner's Fax: _____

Agent: N/A

Contact Person: EDGARDO MERLANO

Agent's Address: N/A

Agent's Email Address: N/A

Agent's Phone: N/A 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: SINGLE- FAMILY RESIDEN

Land Use / Density: LOW DENSITY

Use: SINGLE FAMILY RESIDENCE

Plat Name: N/A

Plat Restrictive Note: NONE

PROPOSED

Zoning: SINGLE-FAMILY RESII

Land Use / Density: LOW DENS

Use: SINGLE FAMILY RESIDEN

Plat Name: N/A

Plat Restrictive Note: NONE

ADJACENT ZONING

North: RS1

South: RS1

East: RS1

West: RS1

ADJACENT LAND USE PLAN

North: LOW DENSITY RESIDENTIA

South: LOW DENSITY RESIDENTI,

East: LOW DENSITY RESIDENTIAL

West: LOW DENSITY RESIDENTIA

-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 Case No. (250200452, 2/11/25) RX 25-024412 (3/12/25)

Code Section: CHAPTER 155 - ZONING CHAPTER 150 -BUILDINGS

Required: Permit approval for driveway expansion in accordance with zoning regulation

Request: Approval of an after-the-fact variance for an existing extended driveway with

Details of Variance, Zoning Appeal, Interpretation Request:

This variance request is submitted following previous building permit applications for a c
that were denied in March 2025 and September 2025. The owner

is requesting an after-the -fact variance for an existing extended driveway with pavers.

The driveway extension and pavers were constructed entirely within the subject property
and did not extend toward or encroach upon neighboring properties. The improvement v
to provide safe and adequate parking and to prevent vehicles from parking on unpaved
areas. The existing condition does not create drainage, safety, or visibility issues and is
sistent with similar driveway improvements in the neighborhood. Approval of this varianc
VIOLATION, alleviate a practical hardship, and allow the property to remain in complian

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)

The applicant is requesting a variance approval for an existing driveway extension located at 17231 SW 12 Street Pembroke Pines, FL, 33029 within Silver Lakes - Sunset Pointe community. The subject property is a single- family residence. The driveway extension was constructed to provide adequate off -street parking for the household and to improve to safety, and functionality. The improvement is located entirely with the property boundaries and does not encroach onto neighboring properties or public right-of way. Previous applications for a driveway permit were submitted in March 2025 and September. As a result, the applicant is now seeking a variance to allow the existing driveway remain.

The requested variance will not be detrimental to the public welfare, will not negatively impact neighboring properties, and is consistent with the character of surrounding properties and is consistent with the character of neighborhood.

Granting this variance will allow to remain in compliance with City requirements while addressing an existing condition.

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.

Edna J. Alvarez 1-8-26
Signature of Owner Date

Sworn and Subscribed before me this 8 day

of January, 2026



Fee Paid

MPO
Signature of Notary Public

10/28/28
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.

Edna J. Alvarez 1-8-26
Signature of Agent Date

Sworn and Subscribed before me this 8 day

of January, 2026



Fee Paid

MPO
Signature of Notary Public

10/28/28
My Commission Expires

Boundary Survey

Scale 1"= 20'

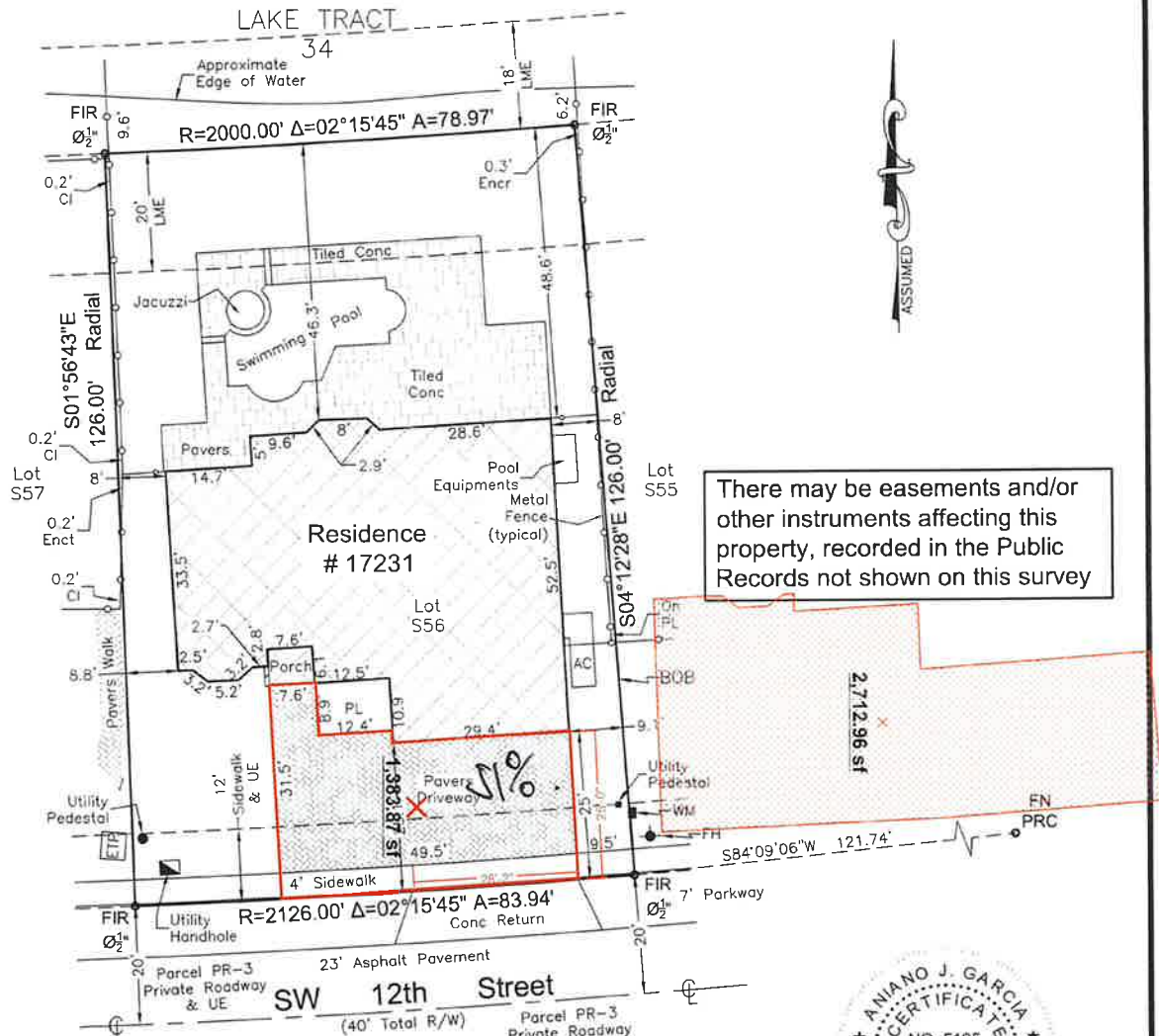
Property Address:

17231 SW 12th Street, Pembroke Pines, Florida 33029

Legal Description:

Lot S56, of SILVER LAKES PHASE II REPLAT, according to the Plat thereof, as recorded in Plat Book 154, at Page 50, of the Public Records of Broward County, Florida.

Parcel ID No: 5140 19 03 7250



Aniano
J Garcia

Digitally signed
by Aniano J
Garcia
Date: 2026.04.30
21:43:19 -04'00'



LEGAL NOTES

This Survey does not claim or determine ownership. Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property. This Survey is subject to dedications, limitations, restrictions, reservations or easements of records. Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to North American Vertical Datum of 1988 (NAVD 1988)

Date of Field Work 04-16-2026

Aniano J. Garcia PLSM 5105

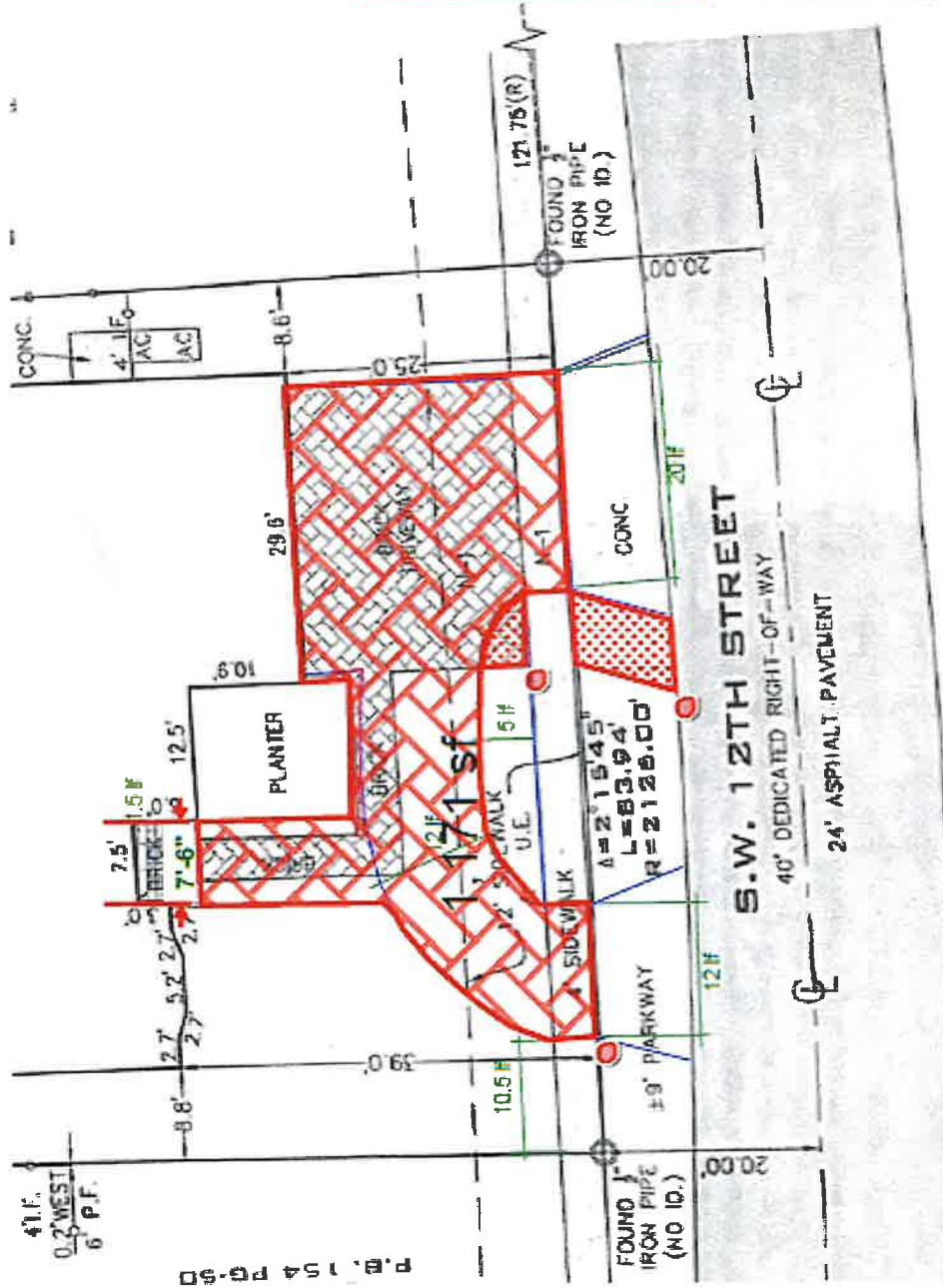
Not valid without the signature
and the original raised seal
OR the authentic electronic
signature of a Florida licensed
surveyor and mapper.

For: Edgardo and Fabiola Melano

Order No 26-0104

LEGEND AND ABBREVIATIONS

A = Air Length; AC = Air Conditioner; A/E = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FFL = Finished Foundation Level; FIRE = Fire; FLD = Field Location Data; FLT = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cable; OH = Over Hang; ORR = Official Record Book; O/S = On Site; P = Point; PL = Plat Book; PC = Point of Curvature; PCC = Point of Compound Curvature; POB = Point of Beginning; POP = Point of Commencement; PRC = Point of Reverse Curve; PRM = Permanent Reference Monument; PT = Point of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe with Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTU = Utility W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; @ = Centerline; -X- = Chain Link Fence; ====== Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; 0.00 = Existing Elevation; ' = Minutes; " = Seconds; ———— Wood Fence; Unless otherwise noted, found markers had no identification



Existing paver/concrete area to be removed

Proposed paver/concrete area boundary.

Front Lot Area is 2,564 SF
 Allowable FLC is 1,025.6 SF or 40%
 Existing is 1,170 SF or 45.6% (46%)

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTORSHIP THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5A-17.050 THROUGH 5A-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED: *Arturo Mendocuria*
 FOR THE FIRM
 ARTURO MENDOCURIA, P.S.M.
 P.S.M. No. 5844-STATE OF FLORIDA
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

OF THE BRICK DRIVEWAY AND SIDEWALK BOUNDARY LINE, FALLS INSIDE THE EASEMENT OF THE IRON FENCE ALONG THE EAST WALLS OUTSIDE THE PROPERTY LINE



APPROVED

Silverlakes Community Association, Inc
C/O PINES PROPERTY MANAGEMENT, INC.
P.O. BOX 820100
SOUTH FLORIDA, FL 33082
(954)438-6570 FAX (954)438-3951

ARCHITECTURAL DECISION NOTICE

7/24/2025

Edgar Merlano
17231 SW 12 STREET
Pembroke Pines FL 33029

Account #: 230056

Re: Property: 17231 SW 12 STREET

The Architectural Control Committee has met and reviewed your application and we are pleased to inform you that your application has been **APPROVED.**

Type: Driveway - Circular

This request has been conditionally approved. Upon completion, the homeowner must upload completed City permits to the residential portal after receiving the final inspection of: Installation of a Circular Driveway.

Important: Should your modification require a city permit. A copy of your permit and permit application must be provided to the management company. You may email Modifications@pinespropertymanagement.com . Be sure to check with your respective city's building department if you are not sure if a permit is required.

The following requirements must be met.

- Must meet all setback requirements of the community.
- The management office must be notified upon completion of the project.
- Paint Approvals: Fascia, front door and garage doors must match and be a part of the current approved color scheme of your home.
- The installation must be inspected by a member of the architectural committee or an assigned representative to ensure that all requirements were met.

Failure to comply with the above will result in violation until the property is brought into compliance.

Additionally, this approval is only an authorization from the community association. This approval does not relieve you of the responsibility for any other building and zoning permits, local or otherwise, you may be required to receive.

Remember, you are responsible for notifying the contractor performing this work to provide you with a current certificate of insurance indicating both liability and workers' compensation coverage. Also, please be informed that the association will hold the homeowner liable for any damage to the common elements of the community because of carelessness on the part of the contractor performing services. Please have your contractor observe the "no signs" ordinance in your community.

Finally, please be advised that this approval is effective for a period of ninety (90) days from the date of this letter. **this approval does not represent an extension of any time frames of homes currently in violation.**

THIS MODIFICATION WILL NOT BE CONSIDERED COMPLETE UNTIL INSPECTED BY A PROPERTY MANAGER.

Very truly yours.

Silverlakes Modification Committee

UPON COMPLETION OF YOUR APPROVED MODIFICATION, PLEASE CONTACT YOUR PROPERTY MANAGER TO ARRANGE A TIME AND DATE TO HAVE YOUR MODIFICATION INSPECTED AND DOCUMENTED. FAILURE TO CALL FOR INSPECTION WITHIN THE 90 DAY TIME FRAME, THIS MODIFICATION WILL BE CONSIDERED A VIOLATION OF NON-COMPLETION



**City of Pembroke Pines
Police Department, Code Compliance Division
601 City Center Way, Pembroke Pines, FL 33025
954-431-4466**

VIOLATION WARNING

Case #: 250200452 **Date:** 2/11/2025
Folio #: 514019037250
Recipient: MERLANO, EDGARDO
Address: 17231 SW 12 ST
PEMBROKE PINES, FL 33029

A physical inspection at 17231 SW 12 ST Pembroke Pines, FL 33029 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Work done without permit (Extended Driveway)	05/13/2026
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	Work done without permit (extended driveway).	05/13/2026

Notes/Mean of Correction:

Must obtain a permit for work done on property (extended driveway). Contact the Building Department at 954-435-6502 for any permitting questions.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 05/13/2026

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

Code Compliance Officer - Erika Torres

HAND DELIVERY TO:

Posted to
Property
02/11/2025 10:00 AM

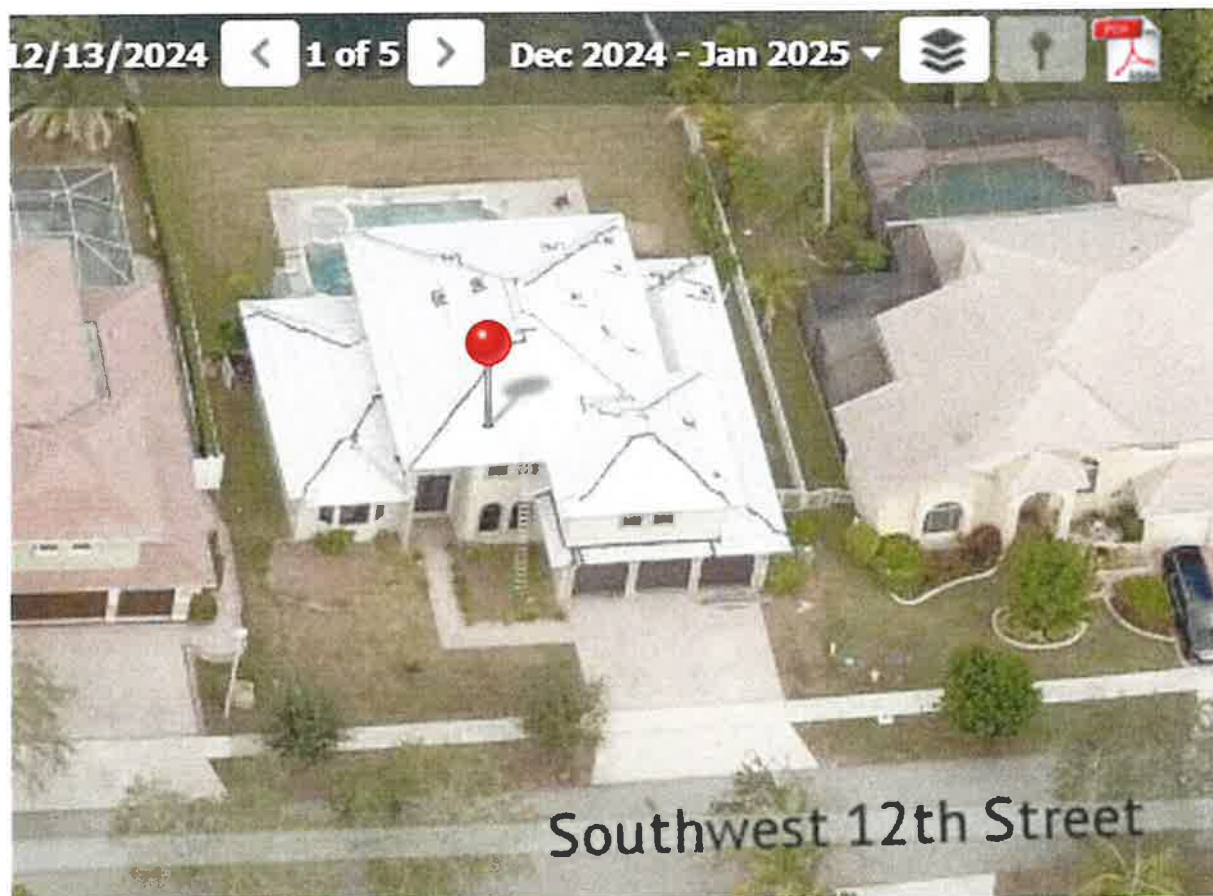
Signature is not an admission of guilt but
verification of receipt of this notice.

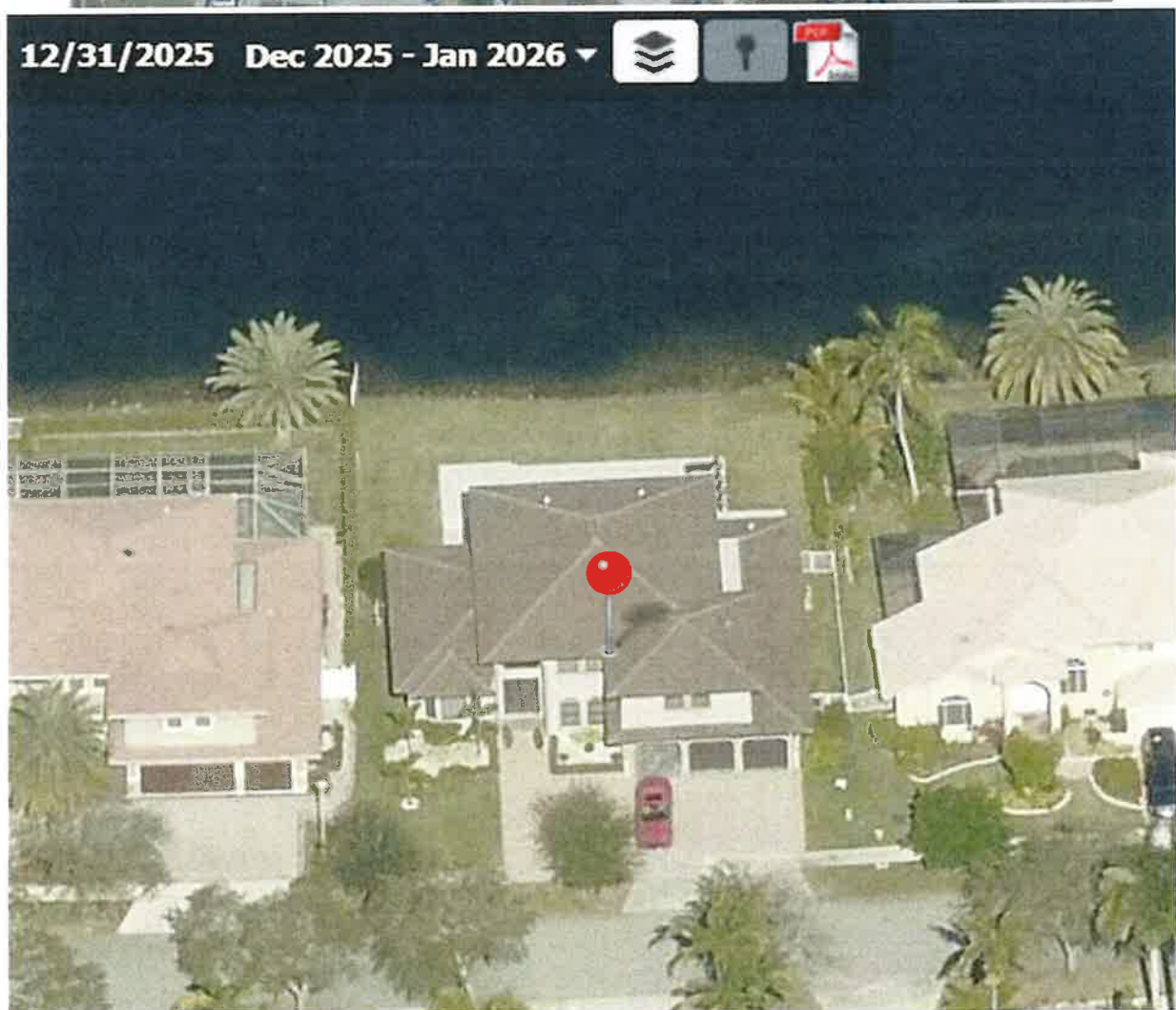
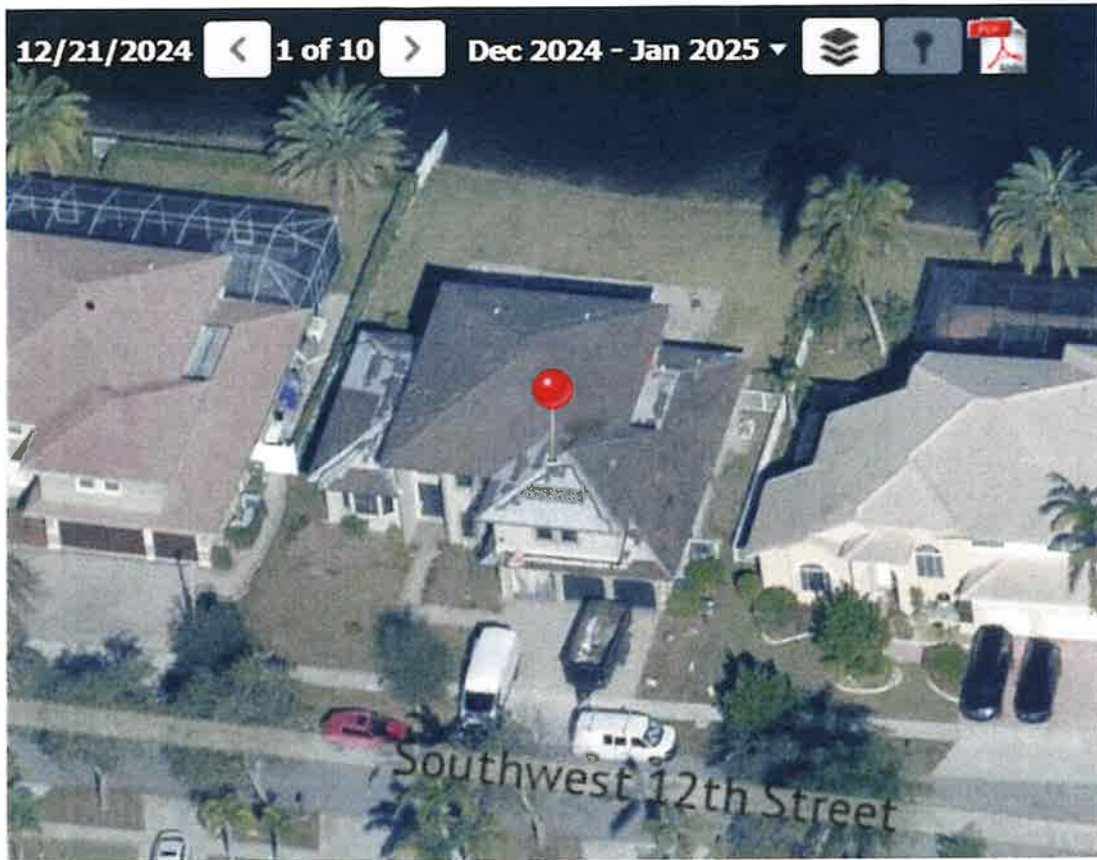


Feb 10, 2025 @ 10:56 A.M.



July 8, 2025 @ 3:29 PM.





769.1 Sq Feet

Measurement Result

Sq Feet

- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street
- Parcels
- County Boundary

ais 2025



Parcel Information

Parcel Id: 514019037250

Owner: MERLANO, EDGARDO

Situs Address: 17231 SW 12 ST PEMBROKE PINES FL 33029

Legal: SILVER LAKES PHASE II REPLAT 154-50 B LOT S66

Millage Code: 2613

Use Code: 01

Land Value: \$ 82,110

Building Value: \$ 742,450

Other Value: 0

Total Value: \$ 824,560

SOH-Capped Value: \$ 564,340

Homestead Exempt: \$ 0



Measurement Result
1,321.5 Sq Feet

Parcel Information

Parcel Id: 514019037250
Owner: MERLANO, EDGARDO
Situs Address: 17231 SW 12 ST PEMBROKE PINES FL 33029
Legal: SILVER LAKES PHASE II REPLAT 154-50 B LOT S56
Millage Code: 2613
Use Code: 01
Land Value: \$ 82,110
Building Value: \$ 742,450
Other Value: 0
Total Value: \$ 824,560
SOH-Capped Value: \$ 564,340
Homestead Exempt: 0

- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Opportunity Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Comm Appraisal Districts
- ☐ Resid Appraisal Districts
- ☐ Subdiv Number
- ☐ Subdiv Name
- ☐ House Number
- ☒ Street
- ☒ Parcels
- ☐ County Boundary

Aerials 2026