

Vicinity Map

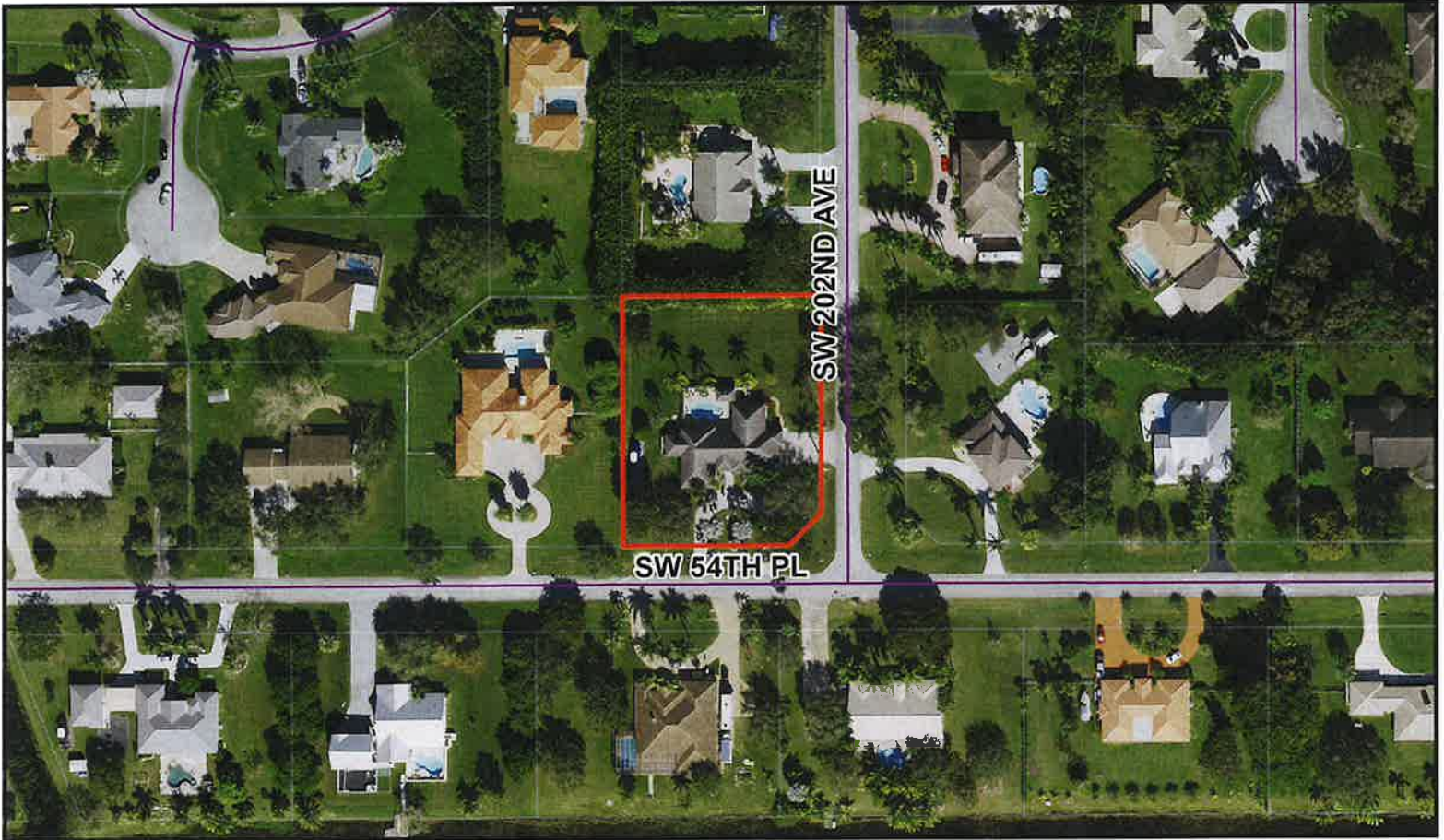
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0099-0100
Zoning Variances

MORI, JOSE LUIS JOSE LUIS & LUZ MABEL MORI TR
20207 SW 54 PL PEMBROKE PINES FL 33332



NOT TO SCALE





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

Summary

Agenda Date:	February 6, 2025	Application ID:	ZV(R) 2024-0099-0100	
Project:	Proposed 12' x 24' storage shed.	Pre-Application No.	PRE20243-0138	
Project Planner:	Christian Zamora, Senior Planner			
Owner:	Mori, Jose	Agent:	N/A	
Location:	20207 SW 54 Place, Pembroke Pines, FL 33332	Property Id No.	503935090240	Commission District No. 3
Existing Zoning:	Residential Estate (R-E)	Existing Land Use:	Residential	
Reference Applications:	N/A			
Variance Summary				
Application	Code Section	Required/Allowed	Request	
ZV(R) 2024-0099	Table 155.420: Residential Estate (R-E)	Rear Setback: 25'	Eighteen-Foot (18') rear setback along a segment of the northern property line instead of the required 25' rear setback for proposed 12' x 24' storage shed.	
ZV(R) 2024-0100	Table 155.420: Residential Estate (R-E)	Side Setback: 25'	Eighteen-Foot (18') side setback along a segment of the western property line instead of the required 25' side setback for proposed 12' x 24' storage shed.	
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director: Assistant Director:			

PROJECT DESCRIPTION / BACKGROUND:

Jose Mori, owner, submitted two residential zoning variance requests to propose the installation of a new shed at the property located at 20207 SW 54 Place in The Trails neighborhood, which is zoned Residential Estate (R-E).

The owner is proposing a 12' x 24' (288 SF) storage shed to be placed at the northwest corner of the property. The City's Land Development Code (LDC) in the Residential Estate Zoning Districts (R-E) allows to have a shed larger than two hundred square feet (200 SF) setback twenty five-foot (25') from rear and side property lines. The applicant is specifically asking the following:

- **ZV(R)2024-0099:** to allow eighteen-foot (18') rear setback along a segment of the northern property line instead of the required 25' rear setback for proposed 12' x 24' storage shed.
- **ZV(R)2024-0100:** to eighteen-foot (18') side setback along a segment of the western property line instead of the required 25' side setback for proposed 12' x 24' storage shed.

The petitioner is aware that BOA consideration of a residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in The Trails Neighborhood. The applicant has provided a copy of the Homeowners Association (HOA) Letter, dated December 11, 2024.

VARIANCE REQUEST DETAILS:

ZV(R)2024-0099 is to allow Eighteen-Foot (18') rear setback along a segment of the northern property line instead of the required 25' rear setback for proposed 12' x 24' storage shed.

ZV(R)2024-0100 is to Eighteen-Foot (18') side setback along a segment of the western property line instead of the required 25' side setback for proposed 12' x 24' storage shed.

Code References:

ZV(R)2024-0099-0100)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	5 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E	[2] If over 200 square feet it shall meet primary building setbacks

Table 155.420: Residential Estate (R-E)		
Standard	Residential	Non-Residential
Side Setback	25 feet	25 feet [2]
Rear Setback	25 feet	25 feet
Note(s):		
[1] Lots for utility uses are exempt from minimum lot size requirements but are required to meet minimum setbacks.		
[2] Side setbacks shall increase by one foot for each foot in height of the building or structure exceeding 40 feet.		

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
HOA Letter (12/11/2024)



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:

PRE 2024-0138

- | | |
|---|--|
| <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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500-foot radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: CR2 Project #: PRJ 20 Application #: 2024-0099-0100

Date Submitted: 12/23/24 Posted Signs Required: (1) Fees: \$ 691.00

SECTION 1-PROJECT INFORMATION:

Project Name: Shed

Project Address: 20207 SW 54 Place, Pembroke Pines Fl. 33332

Location / Shopping Center: _____

Acreeage of Property: 1 AC Building Square Feet: 288

Flexibility Zone: _____ Folio Number(s): 5039 35 09 0240

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

Legal Description: THE TRAILS 143-35 B LOT 24

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: Jose & Luz Mori

Owner's Address: 20207 SW 54 Place

Owner's Email Address: jsnbluewater@gmail.com

Owner's Phone: 305-345-1081 Owner's Fax: N/A

Agent: N/A

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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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: None

Code Section: Table 155.020 R-F = 25' Rear, 25' Side

Required: 25' Rear; 25' Side Setbacks

Request: 18' Rear; 18' Side Setbacks for proposed 288 sq ft shed

Details of Variance, Zoning Appeal, Interpretation Request:

See Explanation

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)

Install new 24' x 12' pre-manufactured metal storage/utility shed in the NW corner of my residential property located at 20207 SW 54 Place, Pembroke Pines Fl. 33332.

Set-back variance is hereby requested. City requirement is 25' from back and side of property lines. Requesting change in set backs from 25' to 18' back and side.

The proposed set-backs have been submitted & pre-approved by the community HOA.

Set-Back variance is requested because use of City set-backs would require removal and re-installation of irrigation system. HOA letter and site plan of proposed location attached.

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] 11/20/24
Signature of Owner Date

Sworn and Subscribed before me this 20th day
of November, 2024



DARYLÍS SANCHEZ FUENTES
Notary Public
State of Florida
Comm# HH346098
Expires 1/4/2027

Fee Paid [Signature] 01.04.2027
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

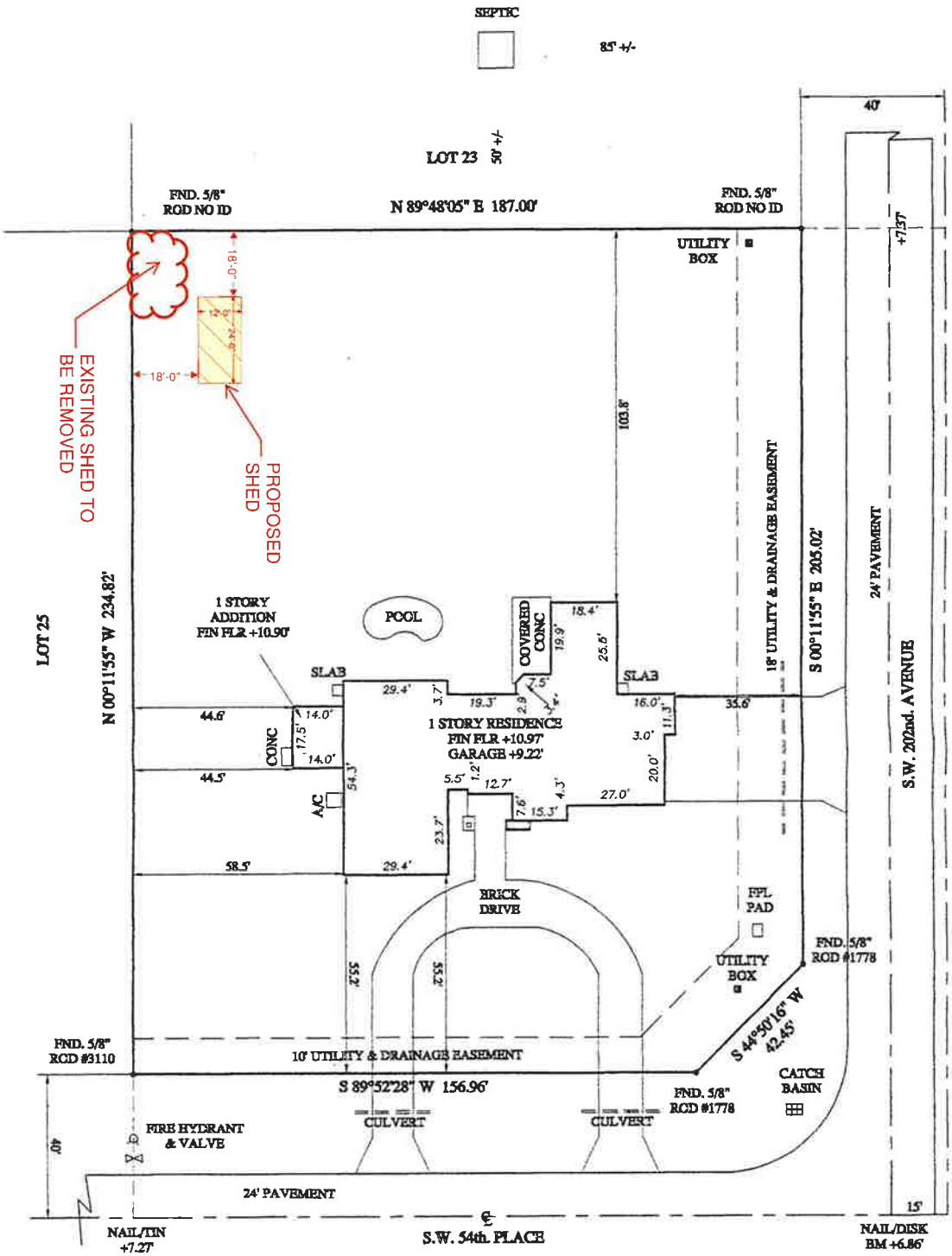
Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

BOUNDARY SURVEY

DESCRIPTION:

LOT 24, "THE TRAILS", AS RECORDED IN PLAT BOOK 143, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



- LEGEND:**
- C.B.S. CONCRETE BLOCK STRUCTURE
 - CCNC CONCRETE
 - SIR/C SET IRON ROD & CAP (1/2") LB 7437
 - FER/C FOUND IRON ROD & CAP
 - FND FOUND NAIL & DISK
 - SN/D SET NAIL & DISK LB 7437
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - A/C CONCRETE AIR CONDITION SLAB
 - B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - CLP CONC LIGHT POLE
 - WPP WOOD POWER POLE
 - EPL FLORIDA POWER & LIGHT

BEARINGS SHOWN HEREBY ARE REFERENCE TO THE CENTERLINE OF SW 54 PLACE N 89°32'28" ASSUME PER RECORDED PLAT.

[Signature]
 DANIEL L. CARNAHAN PROFESSIONAL SURVEYOR & MAPPER
 NO. 3002 STATE OF FLORIDA

<p>NOTES Certification of Authorization #7437 Dimensions for building and building ties are to the foundation of same. Certification to date of field work & not signature date.</p> <p><input type="checkbox"/> Indicates proposed grades Elevations per N.G.V.D. 1929.</p>	<p>Unless otherwise noted Dimensions shown are Record and Measured.</p> <p>Flood Zone AH Base Flood Elev. +6.0' Lot Contains 43,482 S.F.</p>
SCALE: 1" = 30' FILENAME: TT-24	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

0602039 FINAL ON ADDITION	2/14/06
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REVISIONS	DATE	PCR: JOE MORI	DATE OF SURVEY: 1/28/06	ORDER #: 9601281	P.B.: 435/64
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DENI / CARNAHAN & ASSOCIATES, INC
 1721 N. STATE ROAD 7, MARGATE, FLORIDA 33063 TEL. (954)971-0540 FAX (954)971-5980



LAND SURVEYS - SUBDIVISIONS - CONSTRUCTION SURVEYS

THIS SKETCH REFLECTS ALL BASEMENTS & RIGHTS OF WAY PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.



Representative Photo- Actual shed may differ in color and door lay-out. 24' x 12' x 10' max height.



THE TRAILS OF PEMBROKE PINES, HOA INC. ARCHITECTURAL REVIEW BOARD APPLICATION FORM

NAME: Jose Mori
ADDRESS: 20207 SW 54 Place, Pembroke Pines Fl. 33332
PHONE: HOME: _____ WORK: 305-345-1081 EMAIL jsnbluewater@gmail.com

Description of work:

Install a pre-manufactured storage shed that measures 24' long x 12' wide x 10' height. The shed will be installed on the NW corner of the property. Plans of shed and anchoring are attached. Also attached is a sketch of the property showing location. Desired set-backs are ~~12'~~ from rear and side property line. I am submitting a set-back variance with the City Zoning as soon as and if the HOA approves this request. Color standard white.

18 FEET FROM REAR & SIDE

Planned Start Date: January or Feb. Planned Completion Date: 1 day after start

Approval is hereby requested to make the above modification, alteration, or addition to my home or lot. In making this request, I hereby acknowledge and reaffirm that the Association has the exclusive right, in its sole discretion, to repair or remedy any damage to the common areas caused by me, my contractor(s) or permittees and that I am directly liable to the Association for any such damage. I agree to pay all invoices for the Association's repair of any common area damage within ten (10) days of its receipt or the Association may impose an assessment against my lot and avail itself of such other and additional remedies. I also agree to repair any damages to my neighbors' properties, including, but not limited to, restoring established drainage patterns as a result of this work. I further agree to promptly restore all damaged areas to my home or lot to their original condition. I agree to obtain all required permits and licenses, not to encroach upon any easements, and to adhere to all ordinances, laws, restrictions and rules and regulations of Broward County, the City of Pembroke Pines and our Association, except as to variances that are specifically requested below and approved. I understand that I may be subject to fines if the work is not completed in the approval timeframe without an extension approved by the Architectural Review Board requested at least 14 days prior to the approved completion. This approval expires in 90 days. As a condition precedent to granting approval of any request for a change, alteration or addition, I assume sole responsibility for the repair, maintenance or replacement of any such change, alteration, or addition, and that this binding upon my heirs, successors and assignees. I agree that the Association, its directors and the management company will be held harmless for any and all liability related in any way to the change, alteration or addition and any damages resulting there from, and to indemnify and hold them harmless from all losses, costs, expenses and attorney's fees related thereto.

Applicant signature: [Signature] Print Name: Jose Mori Date: 11-22-24

RETURN TO WINNER PROPERTY SERVICES
5556 S Flamingo Road, Cooper City, FL 33330
(954) 252-3478 FAX: (954) 438-4930

EMAIL TO: Info@WinnerPropertyServices.com

DO NOT WRITE BELOW THIS LINE- FOR ASSOCIATION USE ONLY

ARC COMMITTEE (LB) (PL)

CONDITIONS

Approved Denied () Incomplete () Other Setback to be a
By: [Signature] Date: 12/11/2024 minimum of 18 ft

ARCHITECTURAL REVIEW COMMITTEE THE TRAILS OF PEMBROKE PINES, HOA, Inc.

Date Returned to Applicant _____

Conditions for approval/disapproval/incomplete application:

Subject to City Permit and variance if require. Revised to 18 foot setback from rear & side

20207 SW 54 Place

