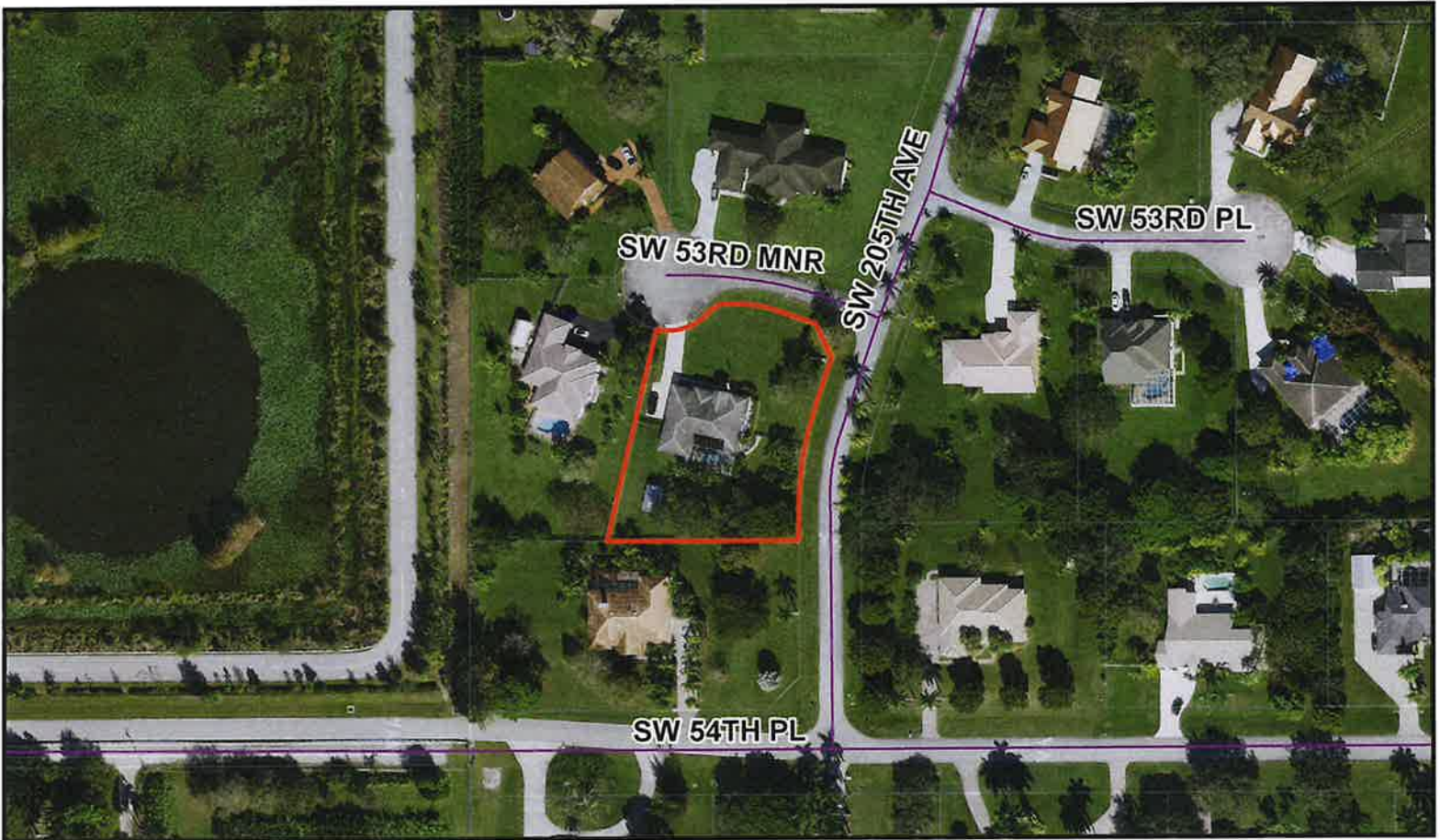


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0091-0092  
Zoning Variances

LOMBARDI, DIANA C LYNCH, RICK  
20500 SW 53 MNR PEMBROKE PINES FL 33332





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
 601 City Center Way 3<sup>rd</sup> Floor  
 Pembroke Pines FL, 33025


**Summary**

<b>Agenda Date:</b>	January 16, 2025.	<b>Application ID:</b>	ZV(R)2024-0091-0092		
<b>Project:</b>	Proposed carport.	<b>Pre-Application Number:</b>	PRE2024-0126		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Rick Lynch	<b>Agent:</b>	N/A		
<b>Location:</b>	20500 SW 53 Manor Pembroke Pines FL 33332	<b>Property Id No.</b>	503935090620	<b>Commission District No.</b>	3
<b>Existing Zoning:</b>	Residential Estate (R-E)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	Carport Building permit application No. RX24-11134 (Applied 09/23/2024)				

**Variance Summary**

Application	Code Section	Required/Allowed	Request
ZV(R)2024-0091	Table 155.420: Residential Estate (R-E)	50' front setback	47' front setback instead of the required 50' front setback for proposed (23' x 32' - 6") metal carport, attached.
ZV(R)2024-0092	Table 155.420: Residential Estate (R-E)	25' side setback	11' - 7" side setback along a segment of the western property line instead of the required 25' for proposed (23' x 32' - 6") metal carport, attached.

<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment
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<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 
---------------------------------	---	---

**PROJECT DESCRIPTION / BACKGROUND:**

Rick Lynch, owner, submitted two residential zoning variance requests to propose the installation of a carport at the property located at 20500 SW 53 Manor in The Trails neighborhood, which is zoned Single-Family Residential Estate (R-E).

On September 23, 2024, the applicant submitted building permit application No. RX24-11134 to install a 23' x 32' - 6" metal carport attached to the western side wall of the existing house; however, the building permit application cannot be approved as the proposed work at location encroaches into the primary's structure required front and side setbacks.

As a result of the proposed work, the applicant is specifically requesting:

- **ZV(R)2024-0091:** to allow forty-seven-foot (47') front setback instead of the required fifty-foot (50') front setback for a proposed 23' x 32' - 6" metal carport, attached.
- **ZV(R)2024-0092:** to allow eleven-foot, seven-inch (11' - 7") side setback along a segment of the western property line instead of the required twenty-five-foot (25') side setback for a proposed 23' x 32' - 6" metal carport, attached.

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 property is located within the Trails Neighborhood. No HOA Letter has been provided.

**VARIANCE REQUEST DETAILS:**

**ZV(R)2024-0091:** is to allow forty-seven-foot (47') front setback instead of the required fifty-foot (50') front setback for a proposed 23' x 32' - 6" metal carport, attached.

**ZV(R)2024-0092:** is to allow eleven-foot, seven-inch (11' - 7") side setback along a segment of the western property line for proposed 23' x 32' - 6" metal carport, attached.

*Code References:*

**ZV(R)2024-0091-0092)**

Table 155.420: Residential Estate (R-E)		
Standard	Residential	Non-Residential
Front Setback	50 feet	50 feet
Side Setback	25 feet	25 feet [2]
[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, Layout (9/10/2024)



# 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>

PRJ 2024-0126

*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: 11/25/24

# Plans for DRC \_\_\_\_\_ Planner: C2

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 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: C2 Project #: PRJ 20   Application #: 2024-0091  
11/25/24

Date Submitted: 11/25/24 Posted Signs Required: (1) Fees: \$ 621.00

**SECTION 1-PROJECT INFORMATION:**

Project Name: PERGOLA OVER DRIVEWAY

Project Address: 20500 SW 53rd MANOR

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

Acreage of Property: 35,771 Building Square Feet: 741

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5039 35 09 0620

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

Legal Description: THE TRAILS OF PEMBROKE PINES  
143-35 B LOT 62

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: RICK LYNCH

Owner's Address: 20500 SW 53rd MANOR

Owner's Email Address: radlynch@bellsouth.net

Owner's Phone: 954-778-7975      Owner's Fax: 954-680-4549

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**

**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: 2424-1134 (9/23/24)

Code Section: Residential Estate (R-E); 155.420

Required: Front Setback: 50'; Side Setback: 25'

Request: Front Setback = 47'-4"; Side Setback = 11'-7"

Details of Variance, Zoning Appeal, Interpretation Request:

\_\_\_\_\_ See ~~§~~

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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 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.

R. A. Lynn 11-25-2024  
Signature of Owner Date

Sworn and Subscribed before me this 25<sup>th</sup> day  
of November, 2024



n/a [Signature] 12/13/2027  
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

**SYMBOL**

- ⊙ WATER METER
- ⊕ UTILITY POLE
- ⊠ ELECTRIC BOX
- ⊕ WATER VALVE
- ⊕ EXISTING ELEVATION
- WOOD FENCE (W.F)

# ERNEST W. DUNCAN P.S.M.

521 SE 5TH COURT  
POMPANO BEACH, FL 33060

**BOUNDARY SURVEY**

STRUCTURAL DEPARTMENT  
CITY OF PEMBROKE PINES

PHONE: (754) 261-1100  
FAX: (954) 827-0533  
REVIEWED BY JCP  
10/15/2024 11:18:42 AM

JOB NO.  
09-565-24

PROPERTY ADDRESS:  
20500 SW 53RD MANOR  
PEMBROKE PINES, FL 33332

Scale: 1" = 30'

**LEGEND:**

F.I.R. DENOTES FOUND IRON ROD  
NO ID. DENOTES NO IDENTIFICATION  
CONC. DENOTES CONCRETE  
R DENOTES RADIUS  
D DENOTES DELTA ANGLE  
L DENOTES ARC LENGTH  
R/W DENOTES RIGHT OF WAY  
CO DENOTES COVENANT  
ES DENOTES EASEMENT  
CBS DENOTES CONCRETE BLOCK STRUCTURE  
FND. N&D DENOTES FOUND NAIL AND DISC

P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR  
N/A DENOTES NOT APPLICABLE  
A/C DENOTES AIR CONDITIONER  
NAVD88 DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988  
NGVD29 DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929  
D.U.E. DENOTES DRAINAGE & UTILITY EASEMENT  
P.E. DENOTES POOL EQUIPMENT  
CBS DENOTES CONCRETE BLOCK STRUCTURE  
FND. N&D DENOTES FOUND NAIL AND DISC

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE ASSUMED. REFERENCE BEARING (N76°56'44"W) ALONG THE CENTERLINE OF SW 53RD MANOR.
2. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK NO. 1362, ELEVATION=14.475 NGVD29. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY.
4. NO TITLE INFORMATION WAS SUPPLIED OR REVIEWED IN THE PREPARATION OF THIS SURVEY WITH THE EXCEPTION OF THE LEGAL DESCRIPTION.
5. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
6. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
7. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.

**LEGAL DESCRIPTION:**

LOT 62 OF "THE TRAILS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

*Ernest W. Duncan*

DATE OF SURVEY 9/10/24

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

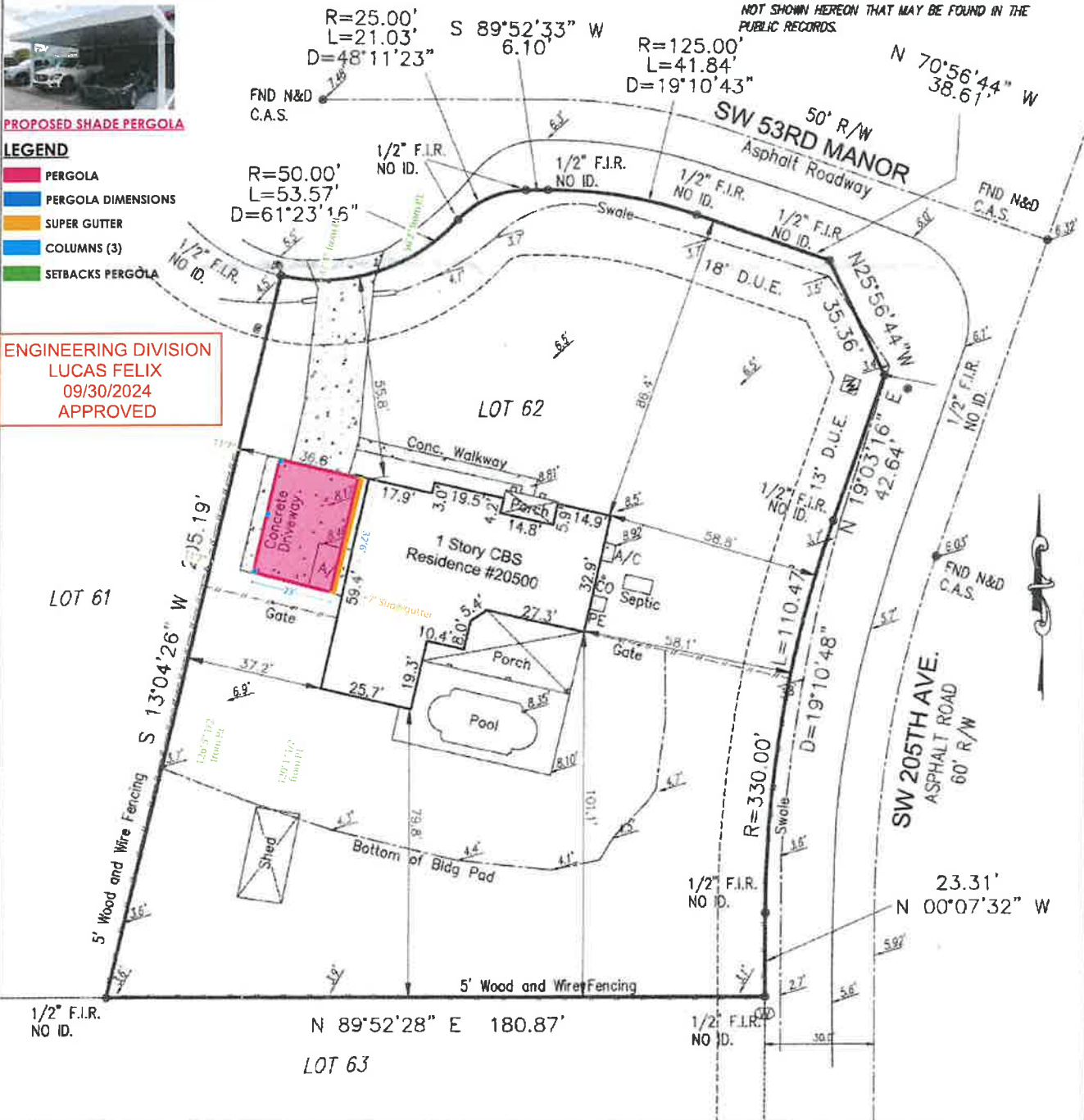


PROPOSED SHADE PERGOLA

**LEGEND**

- PERGOLA
- PERGOLA DIMENSIONS
- SUPER GUTTER
- COLUMNS (3)
- SETBACKS PERGOLA

ENGINEERING DIVISION  
LUCAS FELIX  
09/30/2024  
APPROVED







# PERMIT CORRECTIONS REPORT (RX24-11134) FOR CITY OF PEMBROKE PINES

**PERMIT ADDRESS:** 20500 SW 53 MNR  
PEMBROKE PINES, FL 33332

**PARCEL:** 503935090620

**APPLICATION DATE:** 09/23/2024

**SQUARE FEET:**

0.00 **DESCRIPTION:** (ONLINE) INSTALL ALUMINUM PERGOLA

**EXPIRATION DATE:**

**VALUATION:**

\$48,925.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Tomas Arroyo	Landscaping Parteners Inc	4474 Weston Rd Suite 271 Weston, FL 33331
Contractor	TOMAS ARROYO	CGC1533382 / LANDSCAPING PARTNERS INC.	4474 WESTON RD, 271 WESTON, FL 33331
Owner	RICK LYNCH		

## BUILDING REVIEW (STRU, MECH, ELEC, PLUM, ENG,ZONE)

REVIEW ITEM	STATUS	REVIEWER
Building Electrical v.1	Not Required	Doug Wansor email: dwansor@cgasolutions.com
Building Mechanical v.1	Denied	David Deso email: ddeso@cgasolutions.com
<p>Correction: General - David Deso (9/27/24) - Not Resolved  Comments: PROVIDE CLEARANCES ABOVE EXISTING A/C EQUIPMENT TO PROPOSED STRUCTURE &amp; PROVIDE A/C EQUIPMENT MANUFA  INSTALLATION INSTRUCTIONS WITH VERTICLE CLEARANCES REQUIRED ABOUVE A/C EQUIPMENT ( F.M.C. 304.1 )  Corrective Action: PROVIDE CLEARANCES ABOVE EXISTING A/C EQUIPMENT TO PROPOSED STRUCTURE &amp; PROVIDE A/C EQUIPMENT  MANUFACTURES INSTALLATION INSTRUCTIONS WITH VERTICLE CLEARANCES REQUIRED ABOUVE A/C EQUIPMENT ( F.M.C. 304.1 )</p>		
Building Plumbing v.1	Not Required	Gregorio Diaz email: gdiaz@cgasolutions.com
Building Structural Online v.1 Review item used to allow building during a plan review	Approved	Jose Porta email: jporta@cgasolutions.com
Engineering v.1 Review conducted by the engineering department	Approved	Lucas Felix Castillo email: Lfelix@ppines.com
Zoning v.1 Review conducted by the zoning department	Denied	Laura Arcila Bonet email: lcastanoarcila@ppines.com
<p>Correction: General correction - Laura Arcila Bonet (10/16/24) - Not Resolved  Comments: 50 foot front setback required. 25 foot side setback required.</p>		