

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

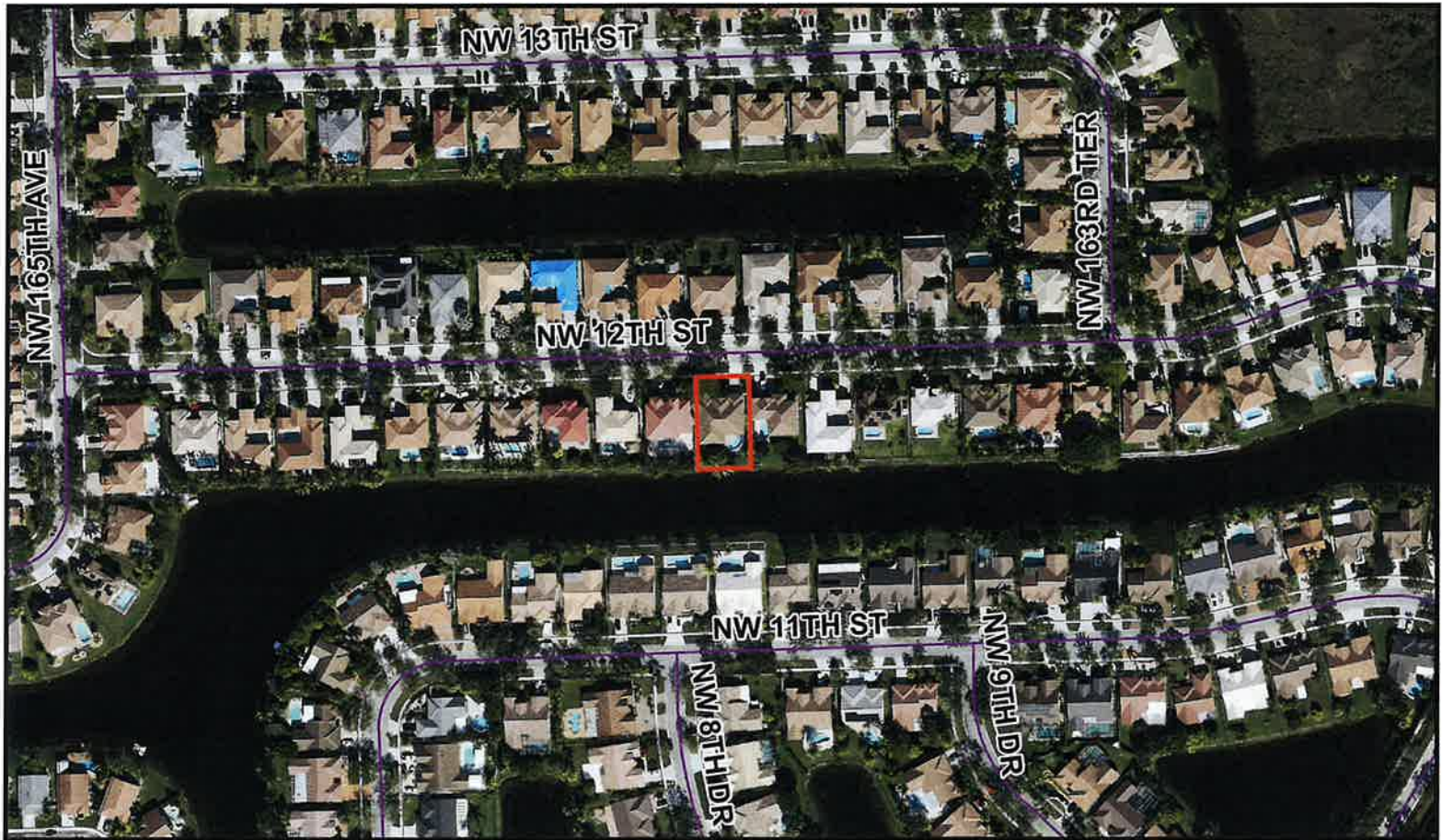
ZV(R)2025-0032

Zoning Variance

RODRIGUEZ, ELIZABETH & JOHN JR
16404 NW 12 ST PEMBROKE PINES FL 3302

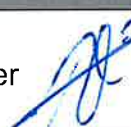


NOT TO SCALE





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

Agenda Date:	November 6, 2025	Application Id:	ZV(R)2025-0032		
Project:	Proposed Circular Driveway	Pre-Application No.	PRE2025-0112		
Project Planner:	Christian Zamora, Senior Planner 				
Owner:	Elizabeth & John Rodriguez Jr.	Agent:	N/A		
Location:	16404 NW 12 Street, Pembroke Pines, FL 33028	Property Id No.	514008145900	Commission District No.	3
Existing Zoning:	Residential Single-Family (R-1B)	Existing Land Use:	Residential		
Reference Applications:	Tree Removal Application No. TR2025-0387 (Submitted 8/20/2025)				
Variance Summary					
Application	Code Section	Required/Allowed		Request	
ZV(R)2025-0032	Table 155.620: Accessory Structures: Driveway, Circular	40% Front Lot Coverage (Total)		50% 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:

Elizabeth Rodriguez, owner, submitted a residential zoning variance request to propose the construction of a new driveway at the single-family residence located at 16404 NW 12 Street in the Spring Valley Neighborhood, which is zoned Single-Family Residential (R-1B)

The owner submitted a plan to propose the construction of a circular driveway at the property; however, the plan will not be able to be approved as the proposed circular driveway would exceed the limitations of the City's Land Development Code (LDC). The petitioner submitted a plan proposing and requesting:

- **ZV(R)2025-0032:** to allow 50% 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 August 18, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0032 is to allow 50% total front lot coverage (total) instead of the required 40% front lot coverage (total) for a proposed circular driveway on a residential single-family property.

Code References:

ZV(R)2025-0032)

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, proposed driveway layout
HOA Letter (August 18, 2025)



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: 8/21/25

Plans for DRC C-2 Planner: C-2

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 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: C-2 Project #: PRJ 20 - Application #: 20/21/25-0032
Date Submitted: 8/21/25 Posted Signs Required: (1) Fees: \$ 571.00

Project Name: JOHN AND ELIZABETH RODRIGUEZ

Project Address: 16404 NW 12 ST PEMBROKE PINES, FL 33028

Location / Shopping Center:

Acreage of Property: 0.22

Building Square Feet: 3231

Flexibility Zone: _____ Folio Number(s): 514008145900

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

Legal Description: WESTFORK 1 PLAT 150-43 B POR WESTFORK 1 PLAT DESC AS

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: JOHN AND ELIZABETH RODRIGUEZ

Owner's Address: 16404 NW 12 ST PEMBROKE PINES, FL 33028

Owner's Email Address: lionbeyon@bellsouth.net

Owner's Phone: (954) 600-0682 Owner's Fax: _____

Agent: D AND D CONSTRUCTION AND REMODEL LLC

Contact Person: STEVEN PAPIS

Agent's Address: 4020 THOR DR BOYNTON BEACH FL 33426

Agent's Email Address: permits@deckanddrive.com ; hoo@deckanddrive.com

Agent's Phone: 561-678-3252 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: (R-1B)

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

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: TR2025-0387

Code Section: 155.620

Required: 40% Front Lot Coverage

Request: 50\$ Font Lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:



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)

Proposed installation of paver driveway

We respectfully request a zoning variance to permit a circular driveway at the front of the property, which will exceed the following standards set forth in the City of Pembroke Pines Land Development Code (LDC), Table 155.620:

Maximum frontlot coverage for a driveway: 40% on a typical lot; however the client proposes coverage exceeding this that better serves functional and safety needs.

PLEASE SEE ATTACHED SUPPORTING DOCUMENTS



Project Description

We respectfully request a zoning variance to permit a **circular driveway** at the front of the property, which will exceed the following standards set forth in the City of Pembroke Pines Land Development Code (LDC), Table 155.620:

- **Maximum front-lot coverage for a driveway:** 40% on a typical lot; however, the client proposes coverage exceeding this that better serves functional and safety needs.

Justification for Variance Request

1. Unique Hardship / Practical Difficulty

- The property owner's **90-year-old mother** lives with him. She **uses a wheelchair**, is **profoundly deaf**, and suffers from **vertigo**. These conditions make mobility exceptionally challenging, particularly when navigating from the driveway to the front entrance.
- The circular layout indexes the drive **directly toward the front entry**, greatly reducing walking distance, eliminating steps or unstable surfaces, and minimizing exposure to wind-induced balance issues—all crucial for a person with vertigo and limited mobility.
- Given these circumstances, strict adherence to the impervious surface and width restrictions constitutes a **practical hardship**, rather than a mere inconvenience.

2. Consistency with Recent Precedents

(Variances don't create precedents. C-2, 10/9/25)

- The City's **Board of Adjustment** has granted similar variances in the recent past for circular driveways exceeding both front-lot coverage and frontage width limits. For instance:
 - In **April 2023**, a case allowed **42% front lot coverage** (instead of 35%) and **45% width** (instead of 40%) for a circular driveway. ppines.com
- These allowances reflect the City's willingness to accommodate unique circumstances and demonstrate that the requested variance is within a **reasonable range of exceptions the Board has approved**.

3. Limited Impact on Public Interests / Environmental Quality

- The proposed driveway will not obstruct sightlines, alter stormwater flow patterns significantly, or harm neighborhood scale or character.
- Given the homeowner's mother **age and health**, this modification supports improved accessibility and safety without causing undue impact on adjacent properties or public infrastructure.

Proposed Variance Terms

- **Front Lot Coverage:** Request allowance for up to ~~46.6%~~ ^{50%}, instead of the permitted 40%.

Supporting Attachments / Additional Details

- Unmarked Survey showing existing conditions
- Marked up Survey showing proposed scope of work.
- Medical Records
- HOA Approval

OWNER CERTIFICATION

Elizabeth Rodriguez 8/20/25
Signature of Owner Date

JULIANA ANDREA VANEGAS RINCON
Commission # HH 523629
Expires May 2, 2028

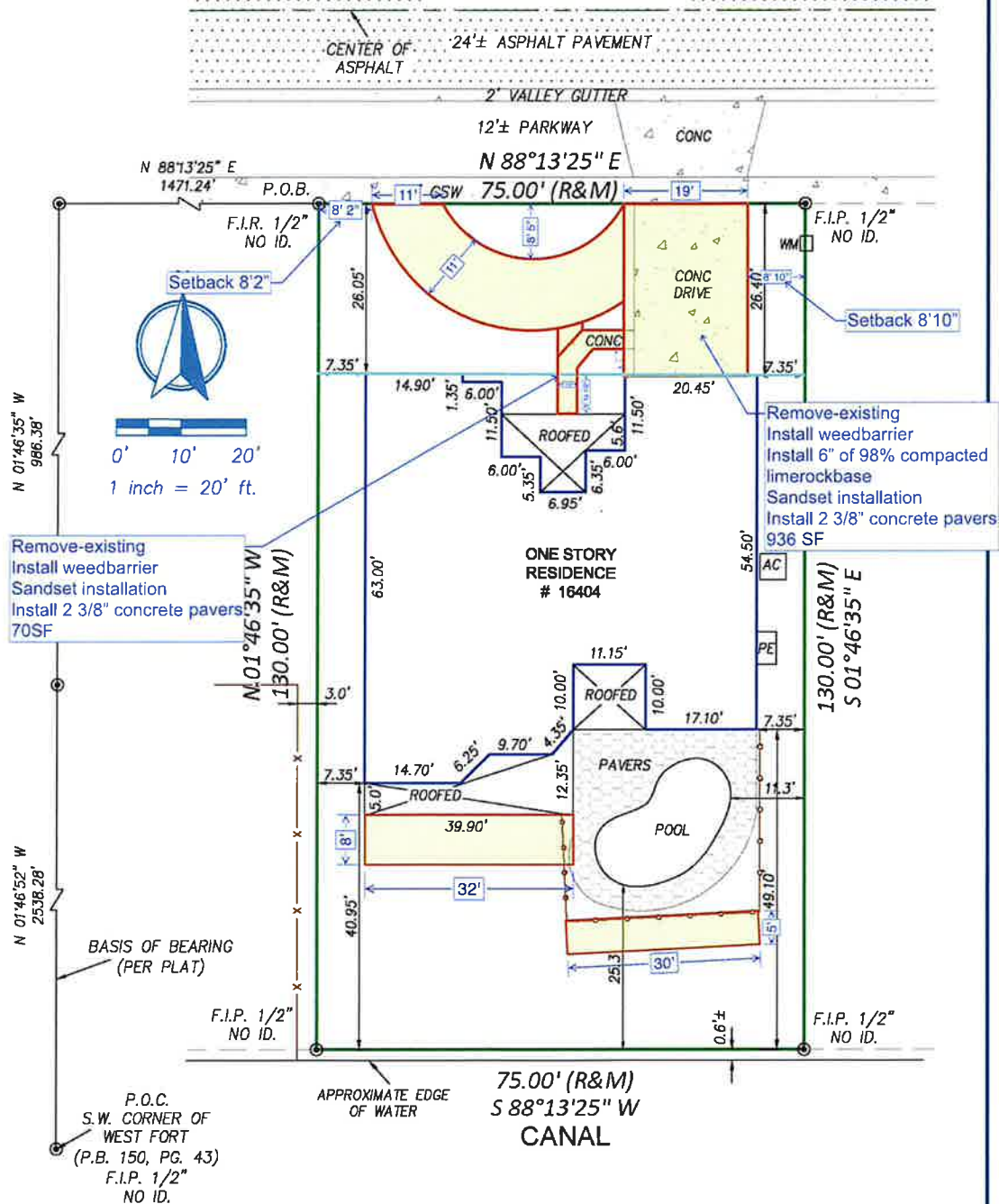
Fee Paid _____ Signature of Notary Public Alison R. Smith My Commission Expires May 2, 2028

Signature of Agent 8/20/25
Date

JULIANA ANDREA VANEGAS RINCON
Commission # HH 523629
Expires May 2, 2028

Fee Paid _____ Signature of Notary Public Alfred My Commission Expires May 2, 2028

N.W. 12th STREET



POINTS OF INTEREST:
NONE VISIBLE

MAP OF BOUNDARY SURVEY

Property Address:
16404 NW 12 ST
PEMBROKE PINES, FL 33027



OnlineLand
SURVEYORS, INC.

6175 NW 153rd St # 401,
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYING, AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 474.027, FLORIDA STATUTES



SIGNED

GUILLERMO A. GUERRERO
STATE OF FLORIDA

FOR THE FIRM

P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED
ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

Front Yard Lot Coverage Calculation Worksheet -Zero-Lot Line

City of Pembroke Pines Planning & Economic Development Department - (954) 392-2110

***Landscape permit will be required if moving/relocating any trees.**

Add note to plans if no landscaping being affected.

Site Address: 16404 NW12 ST PEMBROKE PINES FL 33028

Owner Name: ELIZABETH RODRIGUEZ

Project Type: PAVER DRIVEWAY AND WALKWAY

Contractor: D AND D CONSTRUCTION AND REMODEL LLC

Effective Immediately - Front Yard Lot Coverage Calculations must be provided for those projects adding impervious square footage to single-family front yard area (§ 52.26; Ord. #1859)

Front Yard Square Footage	1969	A
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40% of lot (Impervious Area Allowed)	787.6	B
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Existing Impervious Front Yard Square Footage:

Driveway	460
Walkway	36.4
Entryway	-
Other	-

Total Existing Area	496.4	C
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New Impervious Front Yard Square Footage:

DRIVEWAY	462
WALKWAY	10

Total New Area	472	D
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Total Impervious Area (C + D)	968.4	E
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% Front Yard Lot Coverage (E/A)x100	49.1%
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8/18/2025

APPROVAL NOTICE

John Rodriguez Jr
16404 NW 12 ST
Pembroke Pines FL 33028

RE: Spring Valley POA Inc./Phase III/ 3951400590
16404 NW 12 ST

Dear John Rodriguez Jr:

Please be advised that the Board of Directors of Spring Valley POA Inc. has **approved** your Architectural Modification application.

Modification Request to: Installation of pavers on driveway and walkway and tree removal and replacement.

Owner stipulation: As per homeowner's request. Owner is solely responsible to obtain necessary permits from the city/county.

Comments: This approval is subject to owner's submission of City Permit for the tree removal and replacement as submitted and furnish the POA a copy once approval is granted.

This approval is given with the understanding that you, the Homeowner will obtain all necessary permits, if and where applicable, from Broward County Building & Zoning Department and that they conform to Broward County Building Codes.

This approval has been granted by the Spring Valley POA Inc. ARC Committee, and by no means is Miami Management, Inc. in any way a party in the decision processes.

Thank you for your cooperation in complying with the governing documents of your community.

Should you have any questions, please email kbracco@miamimmanagement.com or call 954- 839-2681.

Sincerely,
On behalf of the Board of Directors,

Kirsten Bracco

KIRSTEN BRACCO, LCAM
Property Manager
Spring Valley POA

**IMPORTANT: REMOVE BEFORE
DRIVING VEHICLE**

D 3689188

**Disabled Persons Parking
Identification Permit**



EXPIRES

FOR IDENTIFICATION PURPOSES ONLY
02-27

**FLORIDA
DEPARTMENT OF HIGHWAY
SAFETY AND MOTOR VEHICLES**

8/18/2025

APPROVAL NOTICE

John Rodriguez Jr
16404 NW 12 ST
Pembroke Pines FL 33028

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16404 NW 12 ST

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Thank you for your cooperation in complying with the governing documents of your community.

Should you have any questions, please email kbracco@miamimmanagement.com or call 954- 839-2681.

Sincerely,
On behalf of the Board of Directors,

Kirsten Bracco

KIRSTEN BRACCO, LCAM
Property Manager
Spring Valley POA