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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

DECEMBER 4, 2025

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chair Crawl on Thursday, December 4, 2025, at 6:30 P.M., in the City Commission Chambers, Charles F. Dodge City Center, 601 City Center Way, Pembroke Pines, Florida, 33025.

PRESENT: Chair Crawl, Vice Chair Brito. Members Abbondandolo and Pitts
Alternate Member Turner

ABSENT: Alternate Member Almeria

ALSO PRESENT: Christian Zamora, Senior Planner; Julia Aldridge, Planner / Zoning Technician; Quentin Morgan, Assistant City Attorney and Board Secretary Katherine Borgstrom

Board Secretary Borgstrom called roll and declared a quorum present.

OATH OF OFFICE:

Quentin Morgan, Assistant City Attorney, administered the oath of office to Hiram Turner as an Alternate Member.

EXCUSED ABSENCES:

A motion by Member Pitts, seconded by Vice Chair Brito, to excuse the absence of Alternate Member Almeria passed unanimously.

APPROVAL OF THE MINUTES:

A motion by Member Pitts, seconded by Vice Chair Brito, to approve the minutes of the November 6, 2025 meeting passed unanimously

NEW BUSINESS: **VARIANCES:**

VARIANCE FILE NUMBERS: ZV(R)2025-0039 & 0040

Chairman Crawl entered the request into the record.

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PETITIONER:

Pablo Atehortua & Beatriz Posada

ADDRESS:**SUBJECT PROPERTY:**

17010 NW 20 Street
Pembroke Pines, FL 33028

LEGAL DESCRIPTION:

Lot B127, PEMBROKE ISLES 1 PLAT, according to the Plat thereof as recorded in Plat Book 160, Page 44B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R)2025-0039) a 65% total front lot coverage instead of the required 40% total front lot coverage for an existing circular driveway, on a zero lot line property.

ZV(R)2025-0040) a 60% width of lot instead of the allowed 40% width of lot for an existing circular driveway, on a zero lot line property.

REFERENCES:

ZV(R)2025-0039 - 0040)

Table 155.620 Accessory Buildings 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
* Structures at grade shall not encroach greater than two feet into the seven-foot easement on a zero lot line property.							

PROJECT DESCRIPTION / BACKGROUND:

Pablo Atehortua, owner, submitted two residential zoning variance requests to legalize an existing driveway for the property located at 17010 NW 20 Street. The property is part of the Pembroke Isles Planned Unit Development (PUD) and follows the guidelines for single-family homes, zero lot line. The PUD does not address front lot coverage and driveway width; therefore, the provisions of the City's Land Development Code (LDC) are applicable.

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On May 5, 2025, the City's Code Compliance cited the property for work done without building permits (Case No. 250501623)

As result of the existing work at the property, the petitioner is presenting a plan depicting existing conditions at the property for the following requests:

- **ZV(R)2025-0039:** to allow 65% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot.
- **ZV(R)2025-0040:** to allow 60% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

Per staff review of the city's archives, no permit information can be found for the existing driveway at the property; nevertheless, per Broward County Property Appraiser Imagery, the driveway's footprint had existed in similar shape since at least December 2011 (See property changes).

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

The subject property in the Pembroke Isles, the owner provided HOA Letters, dated October 25, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0039 is to allow 65% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot.

ZV(R)2024-0040 is to allow 60% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

Code References:

ZV(R)2025-0039 - 0040)

Table 155.620 Accessory Buildings 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	[1] Shall include 5 foot radius

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						40 % width of lot	between driveway and lot line [2] 10 foot minimum width
* Structures at grade shall not encroach greater than two feet into the seven-foot easement on a zero lot line property.							

Christian Zamora stated that there were responses from neighbors in the community in support of the petitioners. Mr. Zamora read the names of those who had responded.

Pablo Atehortua & Beatriz Posada, petitioners, spoke to the variance requests ZV(R)2025-0039 & 0040. They confirmed that the information read by the Chair was correct and they also shared photos of the driveway before and after construction. Husband is a veteran and they moved here from out of state three years ago, thus they were not aware a permit was needed. The hard driveway is needed due to a foot injury the husband has and a blind elderly family member that lives with them. The current driveway does not have enough room for the handicap vehicle to pick up the elderly family member. They are also on a corner, which restricts parking area but there is a large green space on the side and back of the home. Petitioners stated they have had no issues with flood or drainage in the area.

The members of the board who spoke to the variance request were Chair Crawl and Member Pitts.

The member of staff who spoke to the variance request was Christian Zamora,

No one from the public asked to speak to the variance request.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0039, under Sec. 155.301(O)(1)(c), to a 65% total front lot coverage instead of the required 40% total front lot coverage for an existing circular driveway, on a zero lot line property passed unanimously.

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A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0040, under Sec. 155.301(O)(1)(c), to a 60% width of lot instead of the allowed 40% width of lot for an existing circular driveway, on a zero lot line property passed unanimously.

VARIANCE FILE NUMBER: ZV(R)2025-0041

Chairman Crawl entered the request into the record.

PETITIONER:

Maria L Tomas

ADDRESS:

SUBJECT PROPERTY:

123 SW 68 Avenue
Pembroke Pines, FL 33023

LEGAL DESCRIPTION:

Lot 14, Block 2, of the SOUTH BROWARD RANCHES PLAT, according to the Plat thereof as recorded in Plat Book 30, Page 39B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow the top surface of the floor of a residential building to be 12.24 inches instead of the required 18 inches above the highest point of the crown of street adjacent to the lot for a carport conversion and home addition in a single-family residential, typical lot.

REFERENCE:

155.6114 RELATION OF GRADE OF FLOORS TO CROWN OF STREET

The top surface of all floors of residential buildings shall be not less than 18 inches, and of nonresidential buildings shall be not less than six inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located.

PROJECT DESCRIPTION / BACKGROUND:

Luz Carmona on behalf of Maria Tomas, owner, submitted a residential zoning variance request for the property located at 123 SW 68 Avenue in the Pines Village Neighborhood which is zoned Residential Single-Family (R-1C).

On March 2, 2024, the City's Code Compliance Division cited the property for work being performed without building permits, Code Case No. 230702833.

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In March 25, 2025, the owner submitted Building Permit Application No. RA25-02898 for a carport conversion, new addition areas for master bedroom, bathroom and kitchen relocation. After reviewing the property's documents, it was detected that the top surface of the floor of the existing home does not conform with the minimum floor elevation for residential buildings.

Per the survey document, the highest point of the crown of street is 89.76 inches (7.48' NAVD) and the top floor of the existing residential building is 102 inches (8.50' NAVD). The proposed plan shows all habitable areas will remain at 102 inches above the crown of the street. As result of the existing conditions and the proposed changes, the petitioner is requesting:

- **ZV(R)2025-0041:** to allow the top surface of the floor of a residential building to be 12.24 inches instead of the required 18 inches above the highest point of the crown of street adjacent to the lot for a carport conversion and home addition in a single-family residential, typical lot.

As part of the request, the proposed plan includes a new circular driveway, removal of existing patios along the sides encroaching into the setbacks, and the demolition of an existing shed located to the northeast corner in the rear (see property survey, proposed plan).

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

The property is in the Boulevard Heights Neighborhood; there is no Homeowners Association (HOA).

VARIANCE REQUEST DETAILS:

ZV(R)2025-0041: to allow the top surface of the floor of a residential building to be 12.24 inches instead of the required 18 inches above the highest point of the crown of street adjacent to the lot for an existing carport conversion and home addition in a single-family residential, typical lot.

Code Reference:

155.6114 RELATION OF GRADE OF FLOORS TO CROWN OF STREET

The top surface of all floors of residential buildings shall be not less than 18 inches, and of nonresidential buildings shall be not less than six inches, above the highest point of the crown of

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all streets adjacent to the lot upon which the buildings are located.

Luz Carmona, daughter of petitioner and who lives in the same residence, spoke to the variance request. ZV(R)2025-0041. She stated the information read by the Chair was correct. Silvio Moreirn, who also resides in the home, stated Maria Tomas needs to use a wheelchair and walker and if the floor level of the approved addition is raised it will create a walking hazard for her.

The members of the board who spoke to the variance request were Chair Crawl and Member Abbondandolo.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0041, under Sec. 155.301(O)(1)(c), to allow the top surface of the floor of a residential building to be 12.24 inches instead of the required 18 inches above the highest point of the crown of street adjacent to the lot for a carport conversion and home addition in a single-family residential, typical lot passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0042 & 0043

Chairman Crawl entered the request into the record.

PETITIONER:

Shamar & Jennifer Marston

ADDRESS:

SUBJECT PROPERTY:

2321 NW 186 Avenue
Pembroke Pines, FL 33029

LEGAL DESCRIPTION:

Lot 186 Keystone Lake, A.K.A a portion of the BIG SKY PLAT, according to the Plat thereof as recorded in Plat Book 158, Page 11B, of the Public Record of Broward County, Florida.

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VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R)2025-0042) a 46% front lot coverage instead of the required 40% front lot coverage for an existing driveway on a typical lot.

ZV(R)2025-0043) a 46% width of lot instead of the allowed 40% width of lot for an existing driveway on a typical lot.

REFERENCES:

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot minimum width

PROJECT DESCRIPTION / BACKGROUND:

Jennifer Marston, owner, submitted two residential zoning variance requests to legalize an existing driveway for the property located at 2321 NW 186 Avenue. The property is part of the Keystone Lake Planned Unit Development (PUD) and follows the guidelines for single-family conventional lots (SF-1). The PUD does not address front lot coverage, driveway width; therefore, the provisions of the City's Land Development Code (LDC) apply.

On January 25, 2023, the City's Code Compliance Division cited the property for work done without building permits (Case No. 230100407)

In September 19, 2024, the owner filed Permit Application No. RX24-11066 for the driveway at the property. The permit application was reviewed, approved as of September 19, 2024; however, no inspections have been scheduled (See approved layout)

As result of the existing work on the property, the petitioner is presenting a modification plan for the following requests:

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- **ZV(R)2025-0042:** to allow 46% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, typical lot.
- **ZV(R)2025-0043:** to allow 46% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, typical lot.

Per the survey document for the property (1/28/2023) it was detected paving built up to both side of property lines. The modification plan submitted by the applicant for the requests corrects the existing paving along the sides to be 36" wide setback 2' inside property lines as prescribed in the City's LDC. (See survey, Modification Plan)

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

The subject property in Keystone Lake Neighborhood, the owner provided HOA Letter, dated May 23, 2023.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0042) is to allow 46% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, typical lot.

ZV(R)2024-0043) is to allow 46% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, typical lot.

Code References:

ZV(R)2025-0042 & 0043)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot minimum width

Shamar & Jennifer Marston, petitioners, spoke to the variance requests. ZV(R)2025-0042 & 0043. They stated the information read by the Chair was correct. Petitioner has extreme allergy

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to grass and an elderly family member living in the home has extreme cardiac disorder. The driveway would allow him to enter and exit his car without stress on his heart, in order to attend to doctor appointments. A doctor's letter was read into the record. Petitioners confirmed the driveway will be all pavers.

The members of the board who spoke to the variance request were Chair Crawl, Vice Chair Brito and Member Pitts.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0042, under Sec. 155.301(O)(1)(c), to allow 46% front lot coverage instead of the required 40% front lot coverage for an existing driveway on a typical lot passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0043, under Sec. 155.301(O)(1)(c), to allow a 46% width of lot instead of the allowed 40% width of lot for an existing driveway on a typical lot passed unanimously.

SUNSHINE LAW REFRESHER

Assistant City Attorney Quentin Morgan gave a Sunshine Law refresher for the board and took questions.

ITEMS AT THE REQUEST OF THE BOARD:

There were no requests of the board members.

ITEMS AT THE REQUEST OF STAFF:

Board Members were reminded that the January meeting has been moved to Thursday, January 15, 2026 due to the original date was January 1, 2026.

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ADJOURNMENT:

On a motion by Member Pitts, seconded by Vice Chair Brito, to adjourn the meeting at 7:21 P.M., passed unanimously.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 7:21 P.M.
Approved: