

2024-2025 ANNUAL REPORT TO THE CITY COMMISSION

NAME OF BOARD:	<u>BOARD OF ADJUSTMENT (BOA)</u>
CHAIRPERSON:	<u>ISRAEL RODRIGUEZ-SOTO</u>
VICE-CHAIRMAN:	<u>CARLTON CRAWL</u>
REPORTING TERM:	<u>MARCH 2024 – MARCH 2025</u>
DATE SUBMITTED:	<u>June 4, 2025</u>

33.503 ANNUAL REVIEW:

In June of each year, the respective Advisory Board or Committee shall forward to the City Commission a summary of the Advisory Board’s or Committee’s accomplishments during the prior year, along with any recommendations or suggestions to the City Commission regarding any improvements to City operations, ordinances, or policies, they see fit to transmit based on their work and observations over past years.

I. SUMMARY OF ACCOMPLISHMENTS DURING THE REPORTING TERM:

- a. See attached documents showing the actions taken on Residential Zoning Variance Requests in 2024-2025. For your convenience, see the following key points:
 - Between April 2024 and March 2025, the BOA heard ninety-four (94) requests for forty-one (41) properties. The BOA passed eighty-four (84) motions and failed ten (10). Two out of the ten failed motions were appealed to the City Commission (CC) as per the City’s LDC 155.311.
 - Sixty-nine (69) petitions or 73.40% of the requests were to address work done without building permits.
 - The BOA approved 89.36% of the petitions and 9.4% of the petitions failed.
- b. On June 18, 2024, via Ordinance No. 2022, CC approved an increase for the Front Lot Coverage (FLC) for driveways from 35% of the Front Lot Area (FLA) to 40% of the FLA. The data gathered by staff shows a decrease in the number of variances for FLC from 117 requests (2023-2024) to forty-six requests (2024-2025) or 39.6% reduction.

II. RECOMMENDATIONS OR SUGGESTIONS TO THE CITY COMMISSION REGARDING:

- a) The Board recommends: The appeal process suggested by Member Jones during the May 1, 2025 Meeting and accepted by the members of the BOA.
- b) Appeals to the City Commission to be granted only by a 5 to 0 vote-or a simple majority. The board heard and denied a Variance by a vote of 5 to 0, or the simple majority on appeal at the City Commission it would grant said Variance.
- c) The Board of Adjustment respectfully asks for “conditional variance” is granted, Code should inspect the property for compliance within thirty (30) days.

- d) Conditional Variances issued when home renovations, alterations, size increases are made without permits, or when earlier owners made renovations, alterations, size increases could be granted only as long as the “hardship” exists, and property should be returned to prior condition following City’s rules.
- e) Ordinances upon cessation of said “hardship.” In any event, the property should be put into “compliance” upon change in ownership of property regardless of any “variance” issued.
- f) Board recommends that some of Homeowner Association rules and regulations governing the western developments be adopted via City Ordinances to apply to our eastern areas of the City not governed by a mandatory HOA’s – that is parking of commercial vehicles, boats, trailers, mobile homes, campers; erection of temporary structures; prohibition of clothesline drying; radio and TV antenna, etc.
- g) The BOA respectfully requests that the city commission would consider that if variance motion fails by the BOA then the commission should evaluate the appeal by re-considering the information related to the petition only. It’s perceived by the public that City Commission approval is imminent on appeals of BOA Decisions. Commission action by granting the VARIANCE for the property, in perpetuity, and as such it should at least considered to be granted a “conditional” variance as required by City Ordinance 32.034.

III. SUPPORTING OR BACKUP DATA, MATERIAL, OR OTHER CLARIFYING DOCUMENTS, IF APPLICABLE.

- (i) Document showing actions taken on Zoning Variances and Appeals in 2024-2025.
- (ii) Residential Variance Map (2024-2025)
- (iii) 2024-2025 Attendance Record of BOA Board Members.

IV. ADDITIONAL COMMENTS

Motion approved to present 2024-2025 Annual Report to the City Commission with supporting documents and Attendance Record was made at our last BOA meeting of May 1, 2025.

This BOARD respectfully congratulates the newly elected members of this honorable City Commission.

Israel Rodriguez-Soto MS, P.E.
Chair

Board of Adjustment Decisions - 2024-2025													Commission				Without		Front Lot Coverage: FLC													
Residential (LDC Amedment for 40% FLC - 6/18/2024, ORD 2022)													District				Permit															
Zoning Variance #	Meeting Date	Petitioner	Agent	Subject Property		Neighborhood	Folio #	Request	Decision	Pass	Failed	Commission Action on BOA Appeal	1	2	3	4		Setback	FLC	%	Width of Lot	% Width of Lot										
ZV(R)2024-0008	4/4/2024	Lorzeille, Patrick	Natalie Esquivel	731	SW 69 Terrace	Pines Village	514114102270	1'-1" side setback instead for the required 7.5' (north property line) for proposed roofed structure, attached.	Approved 4-0 / 1 C	1			1					1														
ZV(R)2024-0009	4/24/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	5'-4" rear setback instead of the required 15' for existing roofed structure, attached.	Tabled for 5/2/2024																							
ZV(R)2024-0010	4/24/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	1' -8" side (eastern) setback instead of the required 7'-6" for existing roofed structure, attached.	Tabled for 5/2/2024																							
ZV(R)2024-0011	4/24/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	2' – 9" side (eastern) setback instead of the required 5' for existing accessory building	Tabled for 5/2/2024																							
ZV(R)2024-0012	4/24/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	1'-2" side (eastern) setback insteads of the required 5' for existing deck or patio.	Tabled for 5/2/2024																							
ZV(R)2024-0013	4/24/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	0' augmenting to 1'-5" side (eastern) setback instead of the required 5' for existing patio.	Tabled for 5/2/2024																							
ZV(R)2024-0014	4/24/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	44% Maximum Lot Coverage instead of the allowed 40% Maximum Lot coverage, all buildings	Tabled for 5/2/2024																							
ZV(R)2024-0015	4/24/2024	Sutherland, Alan	Cortes, Esteban	1100	NW 185 Terrace	Chapel Trail	513913060030	47% FLC instead of the allowed 35% FLC for proposed driveway and patio, Typical Lot.	Tabled for 5/2/2024																							
ZV(R)2024-0016	4/24/2024	Sutherland, Alan	Cortes, Esteban	1100	NW 185 Terrace	Chapel Trail	513913060030	42% of lot's width instead of the allowed 40% of lot's widht for proposed driveway	Tabled for 5/2/2024																							
ZV(R)2024-0017	4/24/2024	Sutherland, Alan	Cortes, Esteban	1100	NW 185 Terrace	Chapel Trail	513913060030	1' side setback instead fo the required 5' (north property line) fo proposed 9'x8' patio.	Tabled for 5/2/2024																							
ZV(R)2024-0018	4/24/2024	Debacker, Donald		14257	NW 18 Court	Pembroke Falls	514010072000	49% FLC (total) instead of the allowed 35% for proposed driveway, typical lot	Approved 4-0 / 1 C	1					1				1	49												
ZV(R)2024-0009	5/2/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	5'-4" rear setback instead of the required 15' for existing roofed structure, attached.	Approved 3-0 / 1C	1				1			1	1														
ZV(R)2024-0010	5/2/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	1' -8" estern side setback instead of the required 7'-6" for existing roofed structure, attached.	Due to modifications, ZV(R) not needed	-				-			1	1														
ZV(R)2024-0011	5/5/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	2' – 9" eastern side setback instead of the required 5' for existing accessory building	Due to modifications, ZV(R) not needed	-				-			1	1														
ZV(R)2024-0012	5/2/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	1'-2" eastrne side setback instead of the required 5' for existing deck or patio.	Approved 3-0 / 1C	1				1			1	1														
ZV(R)2024-0013	5/2/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	0' augmenting to 1'-5" eastern side setback instead of the required 5' for existing patio.	Approved 3-0 / 1C	1				1			1	1														
ZV(R)2024-0014	5/2/2024	Molina, Marleny	Granados, Katherine	9441	Johnson Street	Westview	514108071800	44% MLC all buildings instead of the allowed 40% MLC, all buildings.	42% MLC. Approved 3-0 / 1C	1				1			1															
ZV(R)2024-0015	5/2/2024	Southerland, Alan	Cortes, Esteban	1100	NW 185 Terrace	Chapel Trail	513913060030	47% FLC instead of the allowed 35% FLC for proposed driveway and patio, Typical Lot.	Tabled Indefinitely on 5/2. Applicant Withdrawn (8/14)																							
ZV(R)2024-0016	5/2/2024	Southerland, Alan	Cortes, Esteban	1100	NW 185 Terrace	Chapel Trail	513913060030	42% of lot's width instead of the allowed 40% of lot's widht for proposed driveway	Tabled Indefinitely on 5/2. Applicant Withdrawn (8/14)																							
ZV(R)2024-0017	5/2/2024	Southerland, Alan	Cortes, Esteban	1100	NW 185 Terrace	Chapel Trail	513913060030	1' side setback instead fo the required 5' (north property line) fo proposed 9'x8' patio.	Tabled Indefinitely on 5/2. Applicant Withdrawn (8/14)																							
ZV(R)2024-0019	5/2/2024	James, Jimmy		13801	NW 16 Street	Pembroke Falls	514010050460	47% FLC (total) instead of the allowed 35% for an existing circular driveway, typical lot.	Approved 3-0 / 1C	1					1		1		1	47												

ZV(R)2024-0020	5/2/2024	James, Jimmy		13801	NW 16 Street	Pembroke Falls	514010050460	46% of lot's width instead of the allowed 40% of lot's width for existing circular driveway, typical lot.	Approved 3-0 / 1C	1					1	1				1	46
ZV(R)2024-0021	5/2/2024	Arroyo, Niuvis		720	SW 68 Terrace	Pines Village	514114102830	60% FLC (total) instead of the allowed 35% for an existing circular driveway, typical lot.	50% FLC Approved 3-0 / 1C	1			1			1		1			
ZV(R)2024-0022	5/2/2024	Ceglarek, Vint		700	SW 67 Terrace	Pines Village	514114130130	44% FLC (total) instead of the allowed 35% for an existing driveways, typical lot.	Approved 3-0 / 1C	1			1			1		1	44		
ZV(R)2024-0023	5/2/2024	Ceglarek, Vint		700	SW 67 Terrace	Pines Village	514114130130	To allow a driveway to be less than 10' wide or 9'-2"	Approved 3-0 / 1C	1			1			1					
ZV(R)2024-0024	5/2/2024	Ceglarek, Vint		700	SW 67 Terrace	Pines Village	514114130130	(0') side setback for existing 9'-2" wide driveway and patio	Approved 3-0 / 1C	1			1			1	1				
ZV(R)2024-0025	5/2/2024	Ceglarek, Vint		700	SW 67 Terrace	Pines Village	514114130130	To allow shed to be 112 SF instead of the allowed 100 SF	Approved 3-0 / 1C	1			1			1					
ZV(R)2023-0025	5/2/2024	Veesser, Ana Maria		1728	NW 163 Terrace	Spring Valley	514008102890	74% FLC (total) instead of the allowed 40% for an existing driveway, z-lot.	55% FLC. Approved 3-0 / 1C	1				1		1		1	55		
ZV(R)2023-0026	5/2/2024	Veesser, Ana Maria		1728	NW 163 Terrace	Spring Valley	514008102890	47% of lot's width instead of the allowed 40% of lot's width for existing driveway, z-lot.	Approved 3-0 / 1C	1				1		1				1	47
ZV(R)2023-0043	5/2/2024	Veesser, Ana Maria		1728	NW 163 Terrace	Spring Valley	514008102890	2' side setback instead of the required 5' side setback for existing patio, z-lot.	Due to modifications, ZV(R) not needed	-				-		1					
ZV(R)2024-0026	6/27/2024	Towers, Jake		8500	NW 24 Court	Pasadena Lakes	514109120600	187 SF Shed instead of allowed 100 SF.	Approved 5-0 / 1 C	1				1							
ZV(R)2024-0027	6/27/2024	Towers, Jake		8500	NW 24 Court	Pasadena Lakes	514109120600	(2) storage sheds instead of the one allowed.	Failed 5-0	1	1			1							
ZV(R)2024-0028	6/27/2024	Towers, Jake		8500	NW 24 Court	Pasadena Lakes	514109120600	(9.4') street side setback instead of the required 15' street side setback for an existing 7.8' x 6' storage shed.	Failed 3-2	1	1			1		1					
ZV(R)2024-0031	6/27/2024	Perez, Jorge		18819	NW 23 Street	Keystone Lake	513912132250	42% FLC instead of the allowed 35% for existing driveway, typical lot.	Approved 5-0 / 1 C	1					1		1		1	42	
ZV(R)2024-0032	6/27/2024	Perez, Jorge		18819	NW 23 Street	Keystone Lake	513912132250	41% of lot's width instead of the allowed 40% for existing driveway, typical lot.	Approved 5-0 / 1 C	1					1		1			x	41
ZV(R)2024-0033	6/27/2024	Perez, Jorge		18819	NW 23 Street	Keystone Lake	513912132250	(4.8') side setback along a segment of the western property line instead of the required 5' side setback for existing patio.	Approved 5-0 / 1 C	1					1		1			1	
ZV(R)2024-0034	6/27/2024	Davilmar, James		8441	NW 11 Street	Sunswept	514109060720	46% FLC instead of the allowed 35% for existing driveway, typical lot.	Approved 5-0 / 1 C	1				1			1		1	46	
ZV(R)2024-0035	6/27/2024	Davilmar, James		8441	NW 11 Street	Sunswept	514109060720	43% of lot's width instead of the allowed 40% for existing driveway, typical lot.	Approved 5-0 / 1 C	1				1			1			1	43
ZV(R)2024-0036	6/27/2024	Sanchez, Jose		13298	NW 8 Court	Flamingo Falls	514010023540	(7.3') western side setback to exterior of pool's coping instead of the PUD's required 9.5' side setback to exterior of pool's coping for existing swimming pool.	Approved 5-0 / 1C	1					1			1			
ZV(R)2024-0037	6/27/2024	Sanchez, Jose		13298	NW 8 Court	Flamingo Falls	514010023540	(3.4') western side setback instead of the PUD's required 5' side setback for existing pool deck.	Approved 5-0 / 1C	1					1			1			
ZV(R)2024-0038	6/27/2024	Sanchez, Jose		13298	NW 8 Court	Flamingo Falls	514010023540	(3.5') rear setback instead of the PUD's required 5' rear setback existing pool deck.	Approved 5-0 / 1C	1					1						
ZV(R)2024-0047	6/27/2024	Duek, Ron & Michelle		764	SW 159 Lane	Pembroke Shores	514020061060	51% FLC instead of the allowed 35% FLC for proposed circular driveway, typical lot.	Approved 3-2 / 1C	1						1			1	51	
ZV(R)2024-0048	6/27/2024	Duek, Ron & Michelle		764	SW 159 Lane	Pembroke Shores	514020061060	46% of lot's width instead of the allowed 40% for proposed circular driveway, typical lot.	Approved 5-0 / 1C	1					1					1	46
ZV(R)2024-0029	8/1/2024	Johnson, Douglas		985	NW 164 Avenue	Spring Valley	514008072480	(1') side setback along a segment of the northern property line for existing 62' x 6' patio, typical lot.	Approved 5-0 / 1C	1					1		1				
ZV(R)2024-0030	8/1/2024	Johnson, Douglas		985	NW 164 Avenue	Spring Valley	514008072480	43% FLC instead of the allowed 40% for existing driveway, typical lot.	Approved 5-0 / 1C	1					1			1	43		
ZV(R)2024-0050	8/1/2024	Velasquez, Imara		620	SW 100 Avenue	Tanglewood Lakes	514117120700	218 SF instead of the allowed 200 SF for an existing freestanding, roofed structure	Approved 4-1 / 1C	1				1			1				

ZV(R)2024-0051	8/1/2024	Turro, Michael		7801	NW 12 Street	Boulevard Heights	514110034460	5.53' side setback instead of the required 7.5' side setback (west side) for existing bedroom addition.	Approved 5-0 / 1C	1				1				1				
ZV(R)2024-0052	8/1/2024	Turro, Michael		7801	NW 12 Street	Boulevard Heights	514110034460	2' side setback instead of the required 5' side setback for existing patio (west side), typical lot.	Failed 3-2	1	1			1				1				
ZV(R)2024-0053	9/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	61% FLC instead of the allowed 40% FLC for existing driveway.	Approved 4-0 / 1C	1					1			1				
ZV(R)2024-0054	9/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(1'-5") augmenting to 2'-4" side setback for existing driveway.	Re-advertised 12/5/2024													
ZV(R)2024-0055	9/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(0') augmenting to 4'-10" side setback.	Re-advertised 12/5/2024													
ZV(R)2024-0056	9/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(2) storage sheds instead of the allowed 1	Re-advertised 12/5/2024													
ZV(R)2024-0057	9/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(2) open sided structures, freestanding instead fo the allowed 1.	Re-advertised 12/5/2024													
ZV(R)2024-0058	9/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	338 SF for first existing open sided structure, freestanding.	Re-advertised 12/5/2024													
ZV(R)2024-0059	9/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	441 SF for second existing open sided structure, freestanding.	Re-advertised 12/5/2024													
ZV(R)2024-0060	9/5/2024	Torres, Yaimara		7101	SW 6 Street	Pines Village	514114111000	47% FLC instead of the allowed 40% FLC for existing circlar driveway, typical lot.	Approved 4-0 / 1 C	1				1				1		1	47	
ZV(R)2024-0061	9/5/2024	Miami Body Cosmetic Surgery II Corp	Manny Reus	321	SW 159 Drive	Pembroke Shores	514020061670	50% FLC instead of the allowed 40% FLC for proposed circlar driveway, typical lot.	Approved 5-0 / 1C	1								1		1	50	
ZV(R)2024-0062	9/5/2024	Miami Body Cosmetic Surgery II Corp	Manny Reus	321	SW 159 Drive	Pembroke Shores	514020061670	50% of lot's width instead of the allowed 40% for existing driveway, typical lot.	Approved 4-1 / 1C	1								1			1	50
ZV(R)2024-0049	8/1/2024	Varghese, Shalet		13795	NW 12 Court	Pembroke Falls	514010051110	46% FLC instead of the allowed 40% FLC for proposed circlar driveway, typical lot.	Approved 5-0 / 1C	1					1				1		46	
ZV(R)2024-0039	11/7/2024	Gonzalez, Mark		6131	SW 195 Avenue	Keystone Lake	513901101880	50% FLC instead of the allowed 40% for existing driveway, typical lot.	Approved 4-0	1					1							
ZV(R)2024-0040	11/7/2024	Gonzalez, Mark		6131	SW 195 Avenue	Keystone Lake	513901101880	50% of lot's width instead of the allowed 40% for existing driveway, typical lot.	Approved 4-0	1					1							
ZV(R)2024-0041	11/7/2024	Gonzalez, Mark		6131	SW 195 Avenue	Keystone Lake	513901101880	(0') side setback instead of the required 5' side setback for existing patio	Approved 4-0	1					1							
ZV(R)2024-0042	11/7/2024	Gonzalez, Mark		6131	SW 195 Avenue	Keystone Lake	513901101880	(0') side setback instead of the required 5' side setback for existing deck	Approved 4-0 / 1C	1					1							
ZV(R)2024-0063	10/17/2024	Juarez, Maximo		6550	SW 8 Street	Boulevard Heights	514114105980	48% % FLC instead of the allowed 40% for existing driveway, typical lot.	Approved 5-0 / 1C	1					1				1		48	
ZV(R)2024-0064	10/17/2024	Gallardo, Walter		9630	NW 5 Street	Pasadena Lakes South	514117042090	(10'-6") rear setback instead of the required 15' rear setback for existing home addition	Approved 5-0 / 1C	1					1				1			
ZV(R)2024-0065	10/17/2024	Gallardo, Walter		9630	NW 5 Street	Pasadena Lakes South	514117042090	47% MLC (All Buildings) instead of the required 40% MLC (All Buildings)	Approved 5-0 / 1C	1					1				1			
ZV(R)2024-0066	9/5/2024	Riveira, Fernando		9321	NW 20 Court	Rainbow Lakes	514108030460	(1' - 6") side setback for existing driveway	Approved 5-0 / 1C	1					1				1	1		
ZV(R)2024-0067	9/5/2024	Riveira, Fernando		9321	NW 20 Court	Rainbow Lakes	514108030460	(3') rear setback for existing open sided roofed struture, attached instead of the required 15' rear setback.	Approved 3-2 / 1C	1					1				1	1		
ZV(R)2024-0068	10/17/2024	Ortega, Eugene		16352	Segovia Circle North	Stoneridge Lake	514005210940	51% FLC instead of the allowed 40% for proposed circular driveway, typical lot.	Approved 5-0 / 1C	1					1							
ZV(R)2024-0069	11/7/2024	Cecilio Pagan		631	SW 100 Terrace	Tanglewood Lakes	514117120720	7' - 6" height for existing fence instead of the allowed 6' height	Failed 4-0	1	1				1				1			
ZV(R)2024-0070	11/7/2024	Cecilio Pagan		631	SW 100 Terrace	Tanglewood Lakes	514117120720	(2') street side setback for existing patio instead of the required 5' street side setback	Failed 4-0	1	1				1				1	1		
ZV(R)2024-0071	11/7/2024	Lesmez, Christian		13761	NW 18 Court	Pembroke Falls	514010030990	47% FLC (Total) for existing driveway	Approved 4-0 / 1C	1					1				1		47	
ZV(R)2024-0074	11/7/2024	Lesmez, Christian		13761	NW 18 Court	Pembroke Falls	514010030990	(2'-4") and 3'-4" side setbacks (west) for existing patio and walkway	Approved 4-0 / 1C	1					1				1	1		

ZV(R)2024-0075	11/7/2024	Lesmez, Christian		13761	NW 18 Court	Pembroke Falls	514010030990	(2'-4") side setback (east) for existing patio and walkway	Approved 4-0 / 1C	1				1	1	1				
ZV(R)2024-0072	10/17/2024	Espinosa, Elizabeth		7921	NW 12 Street	Boulevard Heights	514110034340	66% width of lot for existing circular driveway.	Approved 5-0 / 1C	1				1						
ZV(R)2024-0073	10/17/2024	Espinosa, Elizabeth		7921	NW 12 Street	Boulevard Heights	514110034340	(0') radius between driveway and lot line for existing circular driveway.	Approved 5-0 / 1C	1				1						
ZV(R)2024-0076	11/7/2024	Leyva, Carlos		11920	Taft Street	Pembroke Lakes	514012052580	(20') encroachment into the required 25' front setback for an existing 20' x 20' awning carport, attached.	Failed 4-0	1	1	Commission Overruled BOA 12/16/2024.		1	1					
ZV(R)2024-0077	11/7/2024	Leyva, Carlos		11920	Taft Street	Pembroke Lakes	514012052580	(4') airline encroachment instead of the allowed two and a half (2.5') airline encroachment along a segment of the eastern property line for existing 4' x 11' awning.	Approved 4-0 / 1C	1				1	1					
ZV(R)2024-0078	11/7/2024	Leyva, Carlos		11920	Taft Street	Pembroke Lakes	514012052580	(0') side setback along a segment of the eastern property line instead of the required five-foot (5') for an approximately 6' x 8' existing shed.	Approved 4-0 / 1C	1				1	1	1				
ZV(R)2024-0079	11/7/2024	Leyva, Carlos		11920	Taft Street	Pembroke Lakes	514012052580	(0') side setback along a segment of the eastern property line instead of the required five-foot (5') for approximately 10' x 4' existing pergola.	Approved 4-0 / 1C	1				1	1	1				
ZV(R)2024-0080	11/7/2025	De las Salas, Sergio		16586	NW 8 Street	Spring Valley	514008081840	(7.5) rear setback instead fo the required 15' rear setback for existing roofed structure, attached.	Approved 3-1 / 1C	1				1	1	1				
ZV(R)2024-0081	11/7/2025	De las Salas, Sergio		16586	NW 8 Street	Spring Valley	514008081840	(51%) Maximum Lot Coverage instead of the required 45% Maximum Lot Coverage (All buildings)	Approved 4-0 / 1C	1				1	1					
ZV(R)2024-0082	12/5/2024	Manon, Yahaira		2220	NW 93 Way	Rainbow Lakes	514108030700	(57%) FLC for existing driveway, typical lot.	Approved 3-1 / 1C	1				1	1		1	57		
ZV(R)2024-0083	12/5/2024	Manon, Yahaira		2220	NW 93 Way	Rainbow Lakes	514108030700	(0') northern side setback instead of the required 5' side setback for existing driveway	Failed 3-1	1	1	Commision Overruled BOA: 2/19/2025.		1	1					
ZV(R)2024-0084	12/5/2024	Manon, Yahaira		2220	NW 93 Way	Rainbow Lakes	514108030700	(0') northern side setback instead of the required 5' side setback for existing patio	Approved 4-0 / 1C	1				1	1					
ZV(R)2024-0085	12/5/2024	Manon, Yahaira		2220	NW 93 Way	Rainbow Lakes	514108030700	(4') side setback for existing 9' x 10' shed.	Approved 4-0 / 1C	1				1	1					
ZV(R)2024-0054	12/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(1'-5") augmenting to 2'-4" side setback along a segment of the southern property line for existing driveway.	Approved 5-0	1				1	1					
ZV(R)2024-0055	12/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(0') augmenting to 4'-10' side setback.	Approved 5-0	1				1	1	1				
ZV(R)2024-0056	12/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(2) storage sheds instead of the allowed 1	Failed 3-2 / 1C	1	1			1	1	1				
ZV(R)2024-0057	12/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	(2) open sided structures, freestanding instead fo the allowed (1).	Failed 3-2 / 1C	1	1			1	1					
ZV(R)2024-0058	12/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	338 SF for first existing open sided structure, freestanding.	Failed 3-2 / 1C	1	1			1	1					
ZV(R)2024-0059	12/5/2024	Casas, Jose		13351	NW 11 Street	Pembroke Falls	514011052400	441 SF for second existing open sided structure, freestanding.	Approved 4-1 / 1C	1				1	1					
ZV(R)2024-0086	12/5/2024	Morales, Reinaldo		8861	NW 7 Street	Westview	514116130680	(1' - 6") side setback along a segment of the eastern property line instead of the required 2' side setback for an existing walkway	Approved 4-0 / 1C	1				1	1	1				
ZV(R)2024-0087	12/5/2024	Morales, Reinaldo		8861	NW 7 Street	Westview	514116130680	(4') side setback along a segment of the eastern property line instead of the required 5' side setback for an existing 8' x 12' shed	Approved 4-0 / 1C	1				1	1	1				
ZV(R)2024-0088	12/5/2024	Morales, Reinaldo		8861	NW 7 Street	Westview	514116130680	(2') rear setback along a portion of the western property line for existing 10' x 18' gazebo on existing pool deck.	Approved 4-0 / 1C	1				1	1	1				

ZV(R)2024-0089	12/5/2024	Morales, Reinaldo		8861	NW 7 Street	Westview	514116130680	(2') street side setback along a segment of the northern property line instead of the required five-street side setback for existing pool deck	Approved 4-0 / 1 C	1				1		1	1				
ZV(R)2024-0090	12/5/2024	Morales, Reinaldo		8861	NW 7 Street	Westview	514116130680	(2') street side setback along a segment of the western property line instead of the required 5' street setback for existing 13' x 29' patio.	Approved 4-0 / 1 C	1				1		1	1				
ZV(R)2024-0091	1/16/2025	Lynch, Rick		20500	SW 53 Manor	The Trails	503935090620	47' front setback for proposed 23' x 32' - 6" metal carport, attached	Approved 5-0 / 1 C	1				1			1				
ZV(R)2024-0092	1/16/2025	Lynch, Rick		20500	SW 53 Manor	The Trails	503935090620	11' - 7" side setback along a segment of the western property line for proposed 23' x 32' - 6" metal carport, attached.	Approved 5-0 / 1 C	1				1			1				
ZV(R)2023-0129	1/16/2025	Martinez, Lisseth		170	NW 161 Avenue	Spring Valley	514008073360	0" radius between driveway and lot line for existing circular driveway instead of the required 5' radius.	Approved 5-0 / 1 C	1				1		1					
ZV(R)2024-0093	1/16/2025	Martinez, Lisseth		170	NW 161 Avenue	Spring Valley	514008073360	57% FLC instead of the required 40% for existing driveway	Approved 5-0 / 1 C	1				1		1		1	57		
ZV(R)2024-0094	1/16/2025	Guerra, Gregory		1249	SW 159 Avene	Pembroke Shores	514005210940	50% FLC instead of the required 40% for proposed circular driveway	Approved 5-0 / 1 C	1				1				1	50		
ZV(R)2024-0095	1/16/2025	Espinoza, Hector		9930	SW 14 Street	Tanglewood Lakes South	514120190790	288 SF instead of the allowed 200 SF for existing open sided structure, freestanding	Approved 4-1 / 1 C	1			1			1					
ZV(R)2024-0096	2/6/2025	Montalvan, Ricardo		7190	SW 13 Street	Pines Village	514123121060	(2') street side setback instead of the required 15' street side setback for existing 13' x 24.6' roofed structure, attached	Approved 4-0 / 1 C	1			1			1	1				
ZV(R)2024-0097	2/6/2025	Montalvan, Ricardo		7190	SW 13 Street	Pines Village	514123121060	(5') rear side setback instead of the required 15' rear side setback for existing 15' x 19.5' roofed structure, attached	Approved 4-0 / 1 C	1			1			1	1				
ZV(R)2024-0098	2/6/2025	Montalvan, Ricardo		7190	SW 13 Street	Pines Village	514123121060	(2') side setback instead of the required 5' side setback for existing driveway	Approved 4-0 / 1 C	1			1				1				
ZV(R)2024-0099	2/6/2025	Mori, Jose		20207	SW 54 Place	The Trails	503935090240	(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.	Approved 4-0 / 1 C	1					1		1				
ZV(R)2024-0100	2/6/2025	Mori, Jose		20207	SW 54 Place	The Trails	503935090240	(18') side setback along segment of the western property line instead of the required 25' side setback for proposed 12' x 24' storage shed.	Approved 4-0 / 1 C	1					1		1				
ZV(R)2025-0001	2/6/2025	Aubry, Lisa		1811	NW 81 Avenue	Boulevard Heights	514109031910	(2' - 4") side setback along a segment of the northern side property line instead of the required seven and a half foot (7.5') side setback for a 10.5' x 18.3' existing open sided structure, attached.	Approved 5-0 / 1 C	1				1		1	1				
ZV(R)2025-0002	2/6/2025	Aubry, Lisa		1811	NW 81 Avenue	Boulevard Heights	514109031910	(2' - 8") side setback along a segment of the northern side property line instead of the required five-foot (5') side setback for approximately 10.5' x 18.3' existing patio.	Approved 5-0 / 1 C	1				1		1	1				
ZV(R)2025-0003	2/6/2025	Vajda, Vosjon		8860	NW 7 Street	Westview	514116130250	50% FLC instead of the allowed 40% FLC for existing driveway and entryway	Approved 5-0 / 1 C	1				1		1		1	50		
ZV(R)2025-0004	3/6/2025	Paonessa, Louis		1279	NW 167 Avenue	Pembroke Isles	514008093480	44% FLC instead of the required 40% for existing driveway, zero lot.	Approved 5-0 / 1 C	1				1		1		1	44		
ZV(R)2025-0005	3/6/2025	Paonessa, Louis		1279	NW 167 Avenue	Pembroke Isles	514008093480	44% of lot's width instead of the required 40% of lot's width for existing driveway, zero lot	Approved 5-0 / 1 C	1				1		1			1	44	
ZV(R)2025-0006	3/6/2025	Baez, Macia		1528	SW 191 Avenue	Pembroke Isles	513924032430	44% FLC instead of the required 40% for proposed circular driveway, zero lot.	Approved 5-0 / 1 C	1				1				1	45		

ZV(R)2025-0007	3/6/2025	Mclean, Leah		20809	NW 17 Street	Chapel Trail, Hidden Lake	513910021060	7' - 8" rear setback for proposed roofed structure, attached instead of the PUD required 15' rear setback	Approved 5-0 / 1 C	1					1		1					
	4/3/2025	No Meeting (No Applications)																				
Total										94	10	2	16	28	42	8	69	34	20	19	7	
%										100.00%	10.64%	1.89%					73.40%	37.23%	21.28%	20.21%		



Residential Variances (2024-2025)

CITY OF PEMBROKE PINES

Planning & Economic Development Department • 601 City Center Way • 3rd Floor • Pembroke Pines, Florida 33025 • 954-392-2100 • www.ppines.com
Document Path: S:\Planning\PP_GIS\GIS_Projects\ZoningMaps\Residential Variances\2024-2025\ZVR 2024-2025.mxd Created By: CTZ • Print Date: May 2025

MAP INFORMATION

- Municipal Boundaries
 - Broward County Parcels
 - Major Roads
 - City Neighborhoods
 - Zoning Variances
- Commission Districts
- No. 1 (Tom Good)
 - No. 2 (Jay Schwartz)
 - No. 3 (Maria Rodriguez)
 - No. 4 (Michael Hernandez)

Residential Variances		
Commission District No.	Number of Properties	Number of Variances
1	9	16
2	10	28
3	17	42
4	5	8
Total	41	94

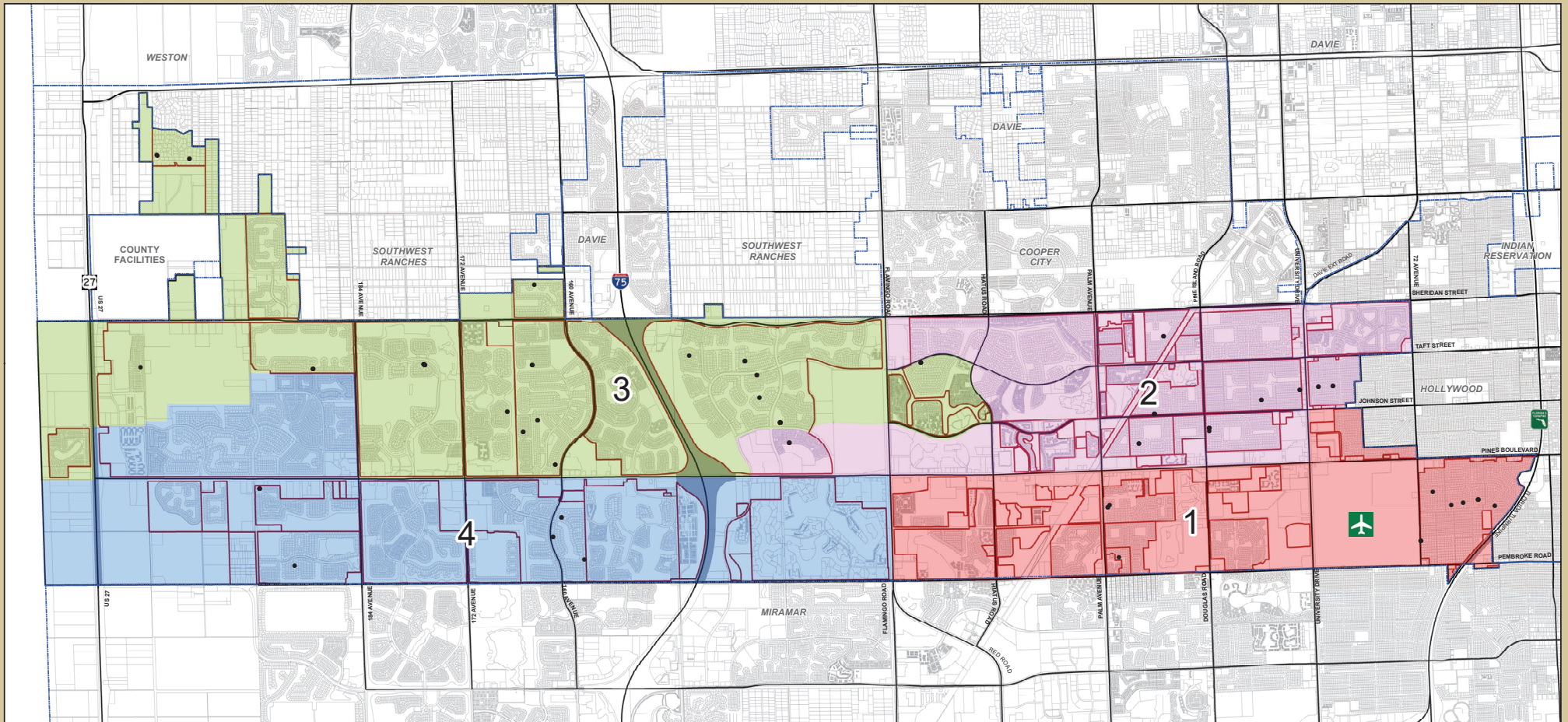


0 0.25 0.5 1 Miles

1:29,000

Coordinate System: NAD 1983 HARN StatePlane Florida East

Disclaimer: The requester of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is dynamic and in a constant state of maintenance, correction and update.



ATTENDANCE REPORT 2024-2025

April 2024 thru March 2025

Member Name:	APRIL	MAY	JUNE	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	Total excused Absences	Total excused Absences
District 1 Carlton Crawl	P	P	P	P	P	P	P	P	P	P	P	0	0
District 2 Victor Abbondandolo	P	P	P	P	E	P	E	P	P	P	P	2	0
Brito, Carlos Distric 3	E	E	P	E	P	P	P	P	P	P	E	4	0
Rodriguez-Soto, Israel Chair District 4	P	P	P	P	P	P	P	E	P	E	P	2	0
Goggin, Robert At Large	E	Resigned										1	0
Pitts, Christopher At Large			INSTALLED	P	P	P	E	P	P	E	P	2	0
Siddiqui, Taj Alternate	E	Resigned										1	0
Jones, Heidij Alternate			INSTALLED	P	P	P	P	P	P	P	P	0	0
Almeria, Misael Alternate	P	E	P	E	E	E	E	E	P	P	E	7	0

[illegible]