

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0027-0028

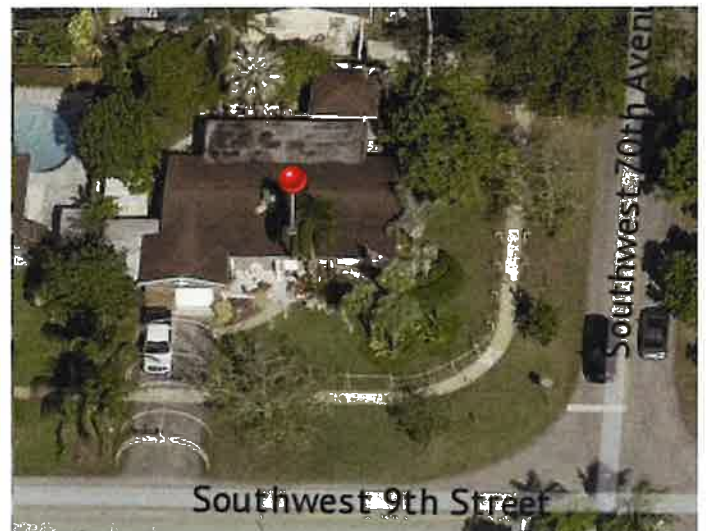
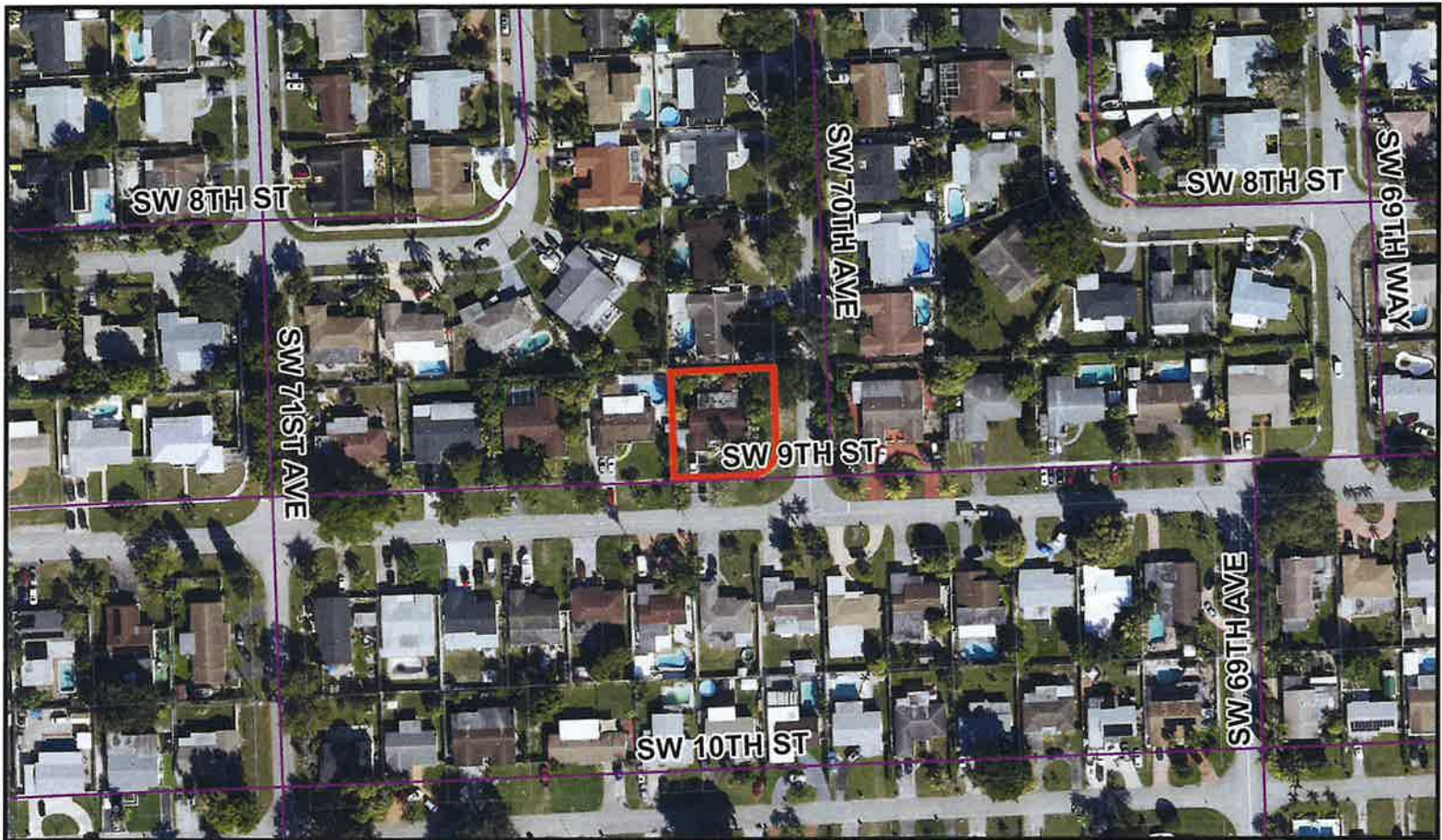
Zoning Variances

GONZALEZ, JORGE L H/E ZAMORA, NELLY ELIZABETH

7001 SW 9 ST PEMBROKE PINES FL 33024



NOT TO SCALE





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

Summary

Agenda Date:	October 2, 2025	Application ID:	ZV(R) 2025-0027-0028		
Project:	Roofed Structure and shed, both existing.	Pre-Application No.	PRE2025-0099		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Jorge Gonzalez	Agent:	N/A		
Location:	7001 SW 9 Street, Pembroke Pines FL 33023	Property Id. No.	514114111640	Commission District No.	1
Existing Zoning:	Residential Single-Family, Typical Lot (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Code Compliance Case No. 250601874 (Initiated 6/3/2025); Building Permit No. RR25-06636 (Submitted 7/10/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0027	155.421.3: Residential Single-Family (R-1C) Side Setback	7.5' side setback	5' side setback along a segment of the western side property line instead of the required seven and a half foot (7.5') side setback for an existing (17' x 13' - 4") open sided, roofed structure, attached in a residential single-family, typical lot.		
ZV(R)2025-0028	155.620: Accessory Buildings and Structures Shed	5' side setback	3' - 10" side setback along a segment of the western side property line instead of the required Five-Foot (5') side setback for an existing (10' x 9.8') shed in a residential single-family, typical lot.		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION/BACKGROUND:

Jorge Gonzalez, owner, submitted two residential zoning variance requests to legalize existing construction for the property located at 7001 SW 9 Street in the Pines Village neighborhood, which is zoned residential single-family (R-1C).

On June 3, 2025, 2024, the property was cited for work performed without permits, Code Case No. 250601874.

The owner is pursuing to retain an existing (17' x 13' - 4") roofed structure, attached to house's west side wall. The property owner is providing a copy of the property survey showing the footprint of the existing item at location. The petitioner is requesting:

- **ZV(R)2025-0027:** to allow five-foot (5') side setback along a segment of the western property line instead of the required seven and a half-foot (7.5') side setback for an existing (17' x 13' - 4") open sided, roofed structure, attached in a residential single-family, typical lot.

Per the survey, it was found the existing patio, and a shed are encroaching into the required western side setback. As part of the request, the owner is providing a modification plan removing the excess of existing paving along the side property line to conform with the required five-foot (5') side setback; the petitioner, however, would like to maintain the existing shed at the existing location and the owner is asking:

- **ZV(R)2025-0028:** to allow three-foot, ten-inch (3' - 10") side setback along a segment of the western side property line instead of the required five-foot (5') side setback for an existing (10' x 9.8') shed in a residential single-family, typical lot.

Per staff review of the city's archives, no permits can be found for the detected work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the roofed structure, attached to the side and shed have existed at location since at least 1998 and 2007, respectively (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.

There is no Homeowners Association (HOA) in the neighborhood where the subject property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0027 is to allow five-foot (5') side setback along a segment of the western property line instead of the required seven and a half-foot (7.5') side setback for an existing (17' x 13' - 4") open sided, roofed structure, attached in a residential single-family, typical lot.

ZV(R)2025-0028 is to allow three-foot, ten-inch (3' - 10") side setback along a segment of the western side property line instead of the required five-foot (5') side setback for an existing (10' x 9.8') shed in a residential single-family, typical lot.

Code References:

ZV(R)2025-0027)

155.421.3: Residential Single-Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	40%
Side Setback	7.5feet

ZV(R)2025-0028)

Table 155.620 Accessory Building and Structures							
Type	Front	Side	Street Side	Rear	Maximum Height	Maximum Dimensions	Additional regulations
Shed	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

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 (25-07-09), Sketch
 Code Compliance Notice, Property Changes.



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: 7/24/25

Plans for DRC _____

Planner: C-2

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☒ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ 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 feet 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: C-2

Project #: PRJ 20 _____

Application #: 20(R) 2025-0027
-0028

Date Submitted: 7/24/25

Posted Signs Required: ☒

Fees: \$ 621.00

SECTION 1-PROJECT INFORMATION:Project Name: JORGE L. GONZALEZProject Address: 7001 SW 9 STREET

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514114111640

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

Legal Description: BOULEVARD PARK 51-33 B LOT 12 BLK 8

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: JORGE L. GONZALEZ

Owner's Address: 7001 SW 9 STREET, PEMBROKE PINES, FL 33023

Owner's Email Address: jorge.gonza17@gmail.com

Owner's Phone: 305-467-2676 Owner's Fax: _____

Agent: DECO CONCRETE INC.

Contact Person: JOANDER G TORRES

Agent's Address: PO BOX 441619

Agent's Email Address: jgtorres@decoconcreteinc.com

Agent's Phone: 305-828-5158 Agent's Fax: 305-828-7375

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: _____

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: Code Case 250601874 (6/3/25); Building Permit Application No. RO25-06871 (7/16/25)

Code Section: 155.421.3

Required: 7.5' side setback

Request: 42" inch - side setback for existing Open sided Strucute, attached and patio

Details of Variance, Zoning Appeal, Interpretation Request:

See Explanation, Section 6

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)

George L. Gonzalez, owner, have submitted two residential zoning variance requests to legalize an existing attached carport and an existing shed for the property located at 7001 SW 9th Street in Piner Village. These two items were existing when I purchased the home on June 5, 2005. I was not aware that no permits were submitted until I received the code violations on June, 17, 2025.

In July I hired Deco-Concrete for the isolated footing dowels, permit application RR 25-06636. Also, R & D Aluminum, permit application R025-06871, to build a new carport structure since the old one did not meet code. The current existing posts are set back at five feet. Both permits came back with the comment: "setback need to be 7 1/2 ft from property". This structure has been existing for 20 years plus. If I place the posts at 7 1/2 ft I cannot use it as a carport since the post will be 2 1/2 ft. inside the gate opening. The carport is needed in order to accommodate 6 (six) vehicles. I received a code violation because I had

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

2 vehicles parked on the grass.

The existing shed was there when I purchased the home. It is 10ft x 10ft on an 8 inch slab with straps.

It is currently 41 1/2 inches from property line.

I have spoken with my neighbors and they do not have any objections to the set back that has been existing for over 20 years on both items.

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]
Signature of Owner

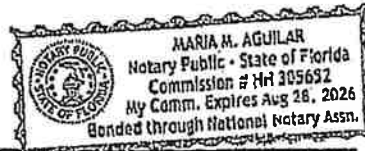
07/23/2025
Date

Sworn and Subscribed before me this 23 day

of July, 2025

Fee Paid

[Signature]
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.

X [Signature]
Signature of Agent

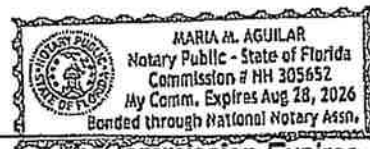
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Date

Sworn and Subscribed before me this 23 day

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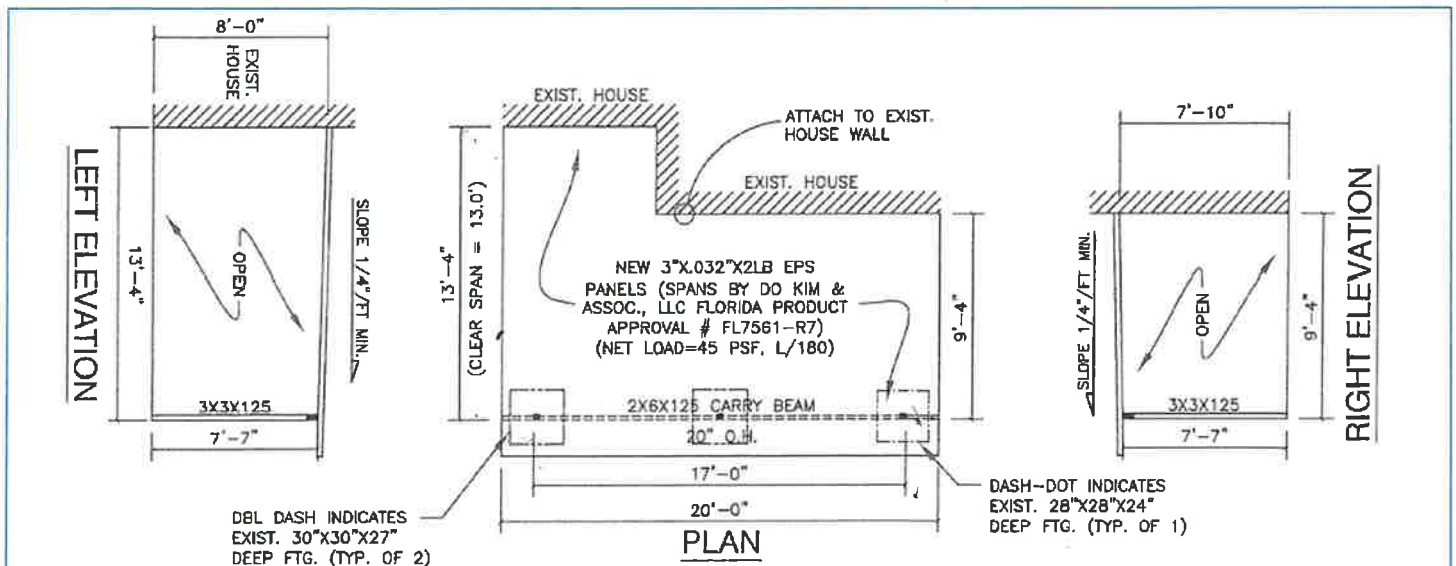
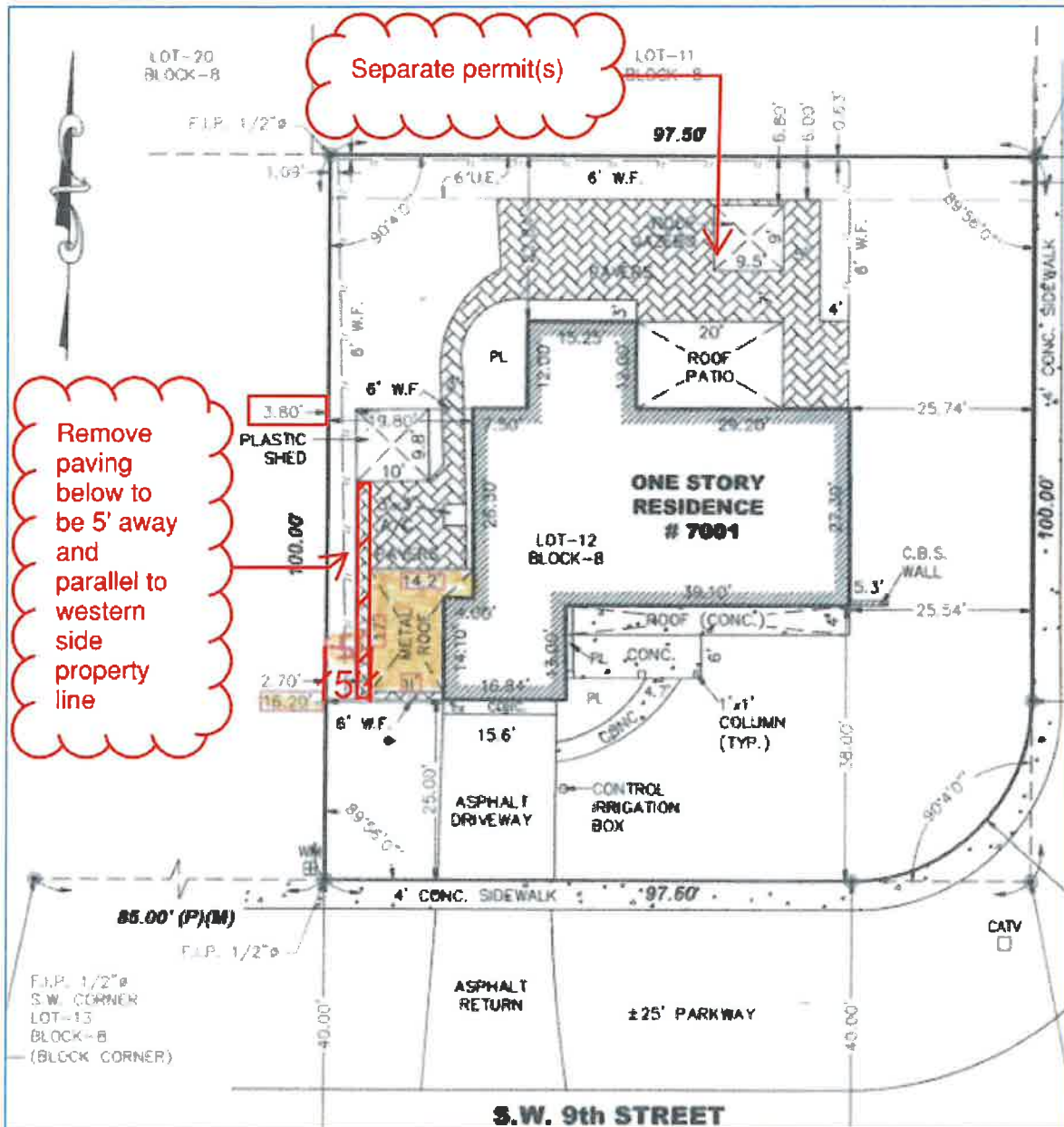
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[Signature]
Signature of Notary Public

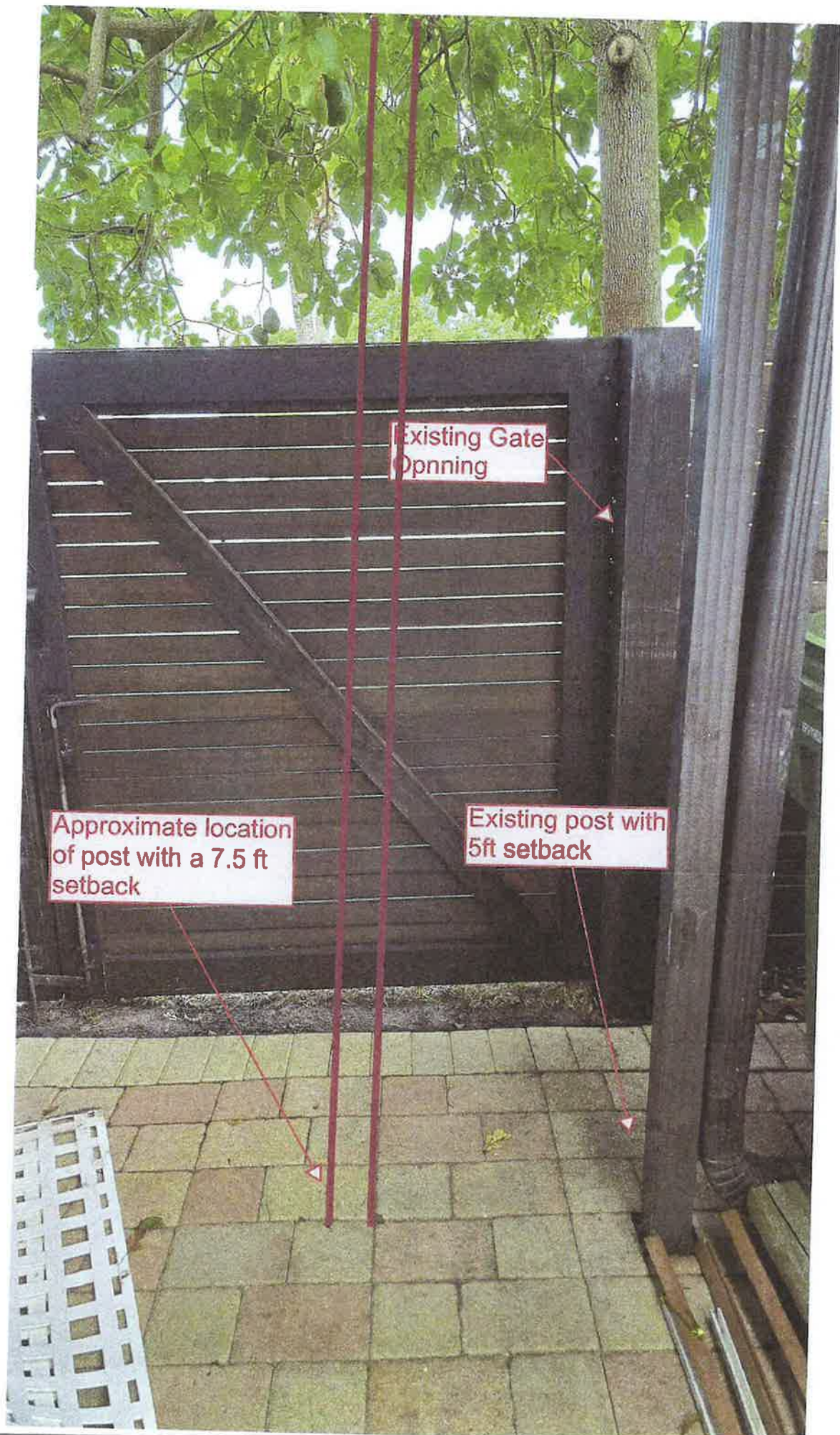


My Commission Expires

Existing, Modification Plan: 7001 SW 9 ST PEMBROKE







Existing Gate
Opening

Approximate location
of post with a 7.5 ft
setback

Existing post with
5ft setback



City of Pembroke Pines
Police Department, Code Compliance Division
601 City Center Way, Pembroke Pines, FL 33025
954-431-4466

VIOLATION WARNING

Case #: 250601874 **Date:** 6/3/2025
Folio #: 514114111640
Recipient: GONZALEZ, JORGE L H/E/ZAMORA, NELLY ELIZABETH
Address: 7001 SW 9 ST
PEMBROKE PINES, FL 33023

A physical inspection at 7001 SW 9 ST Pembroke Pines, FL 33023 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Fence & windows changed without a permit; metal awning installed without a permit.	08/10/2025
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	Fence and windows changed without a permit; metal awning installed without a permit.	08/10/2025

Notes/Mean of Correction:

155.313 & 150.11: Must obtain a permit for fence and windows changed without a permit; metal awning installed without a permit. Contact the Building Department at 954-435-6502 for any permitting questions.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 08/10/2025

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

Code Compliance Officer - Rowland Echenique

HAND DELIVERY TO:

Posted to
Property

06/03/2025 12:21

Signature is not an admission of guilt but
verification of receipt of this notice.

Property Changes: 7001 SW 9 Street





