

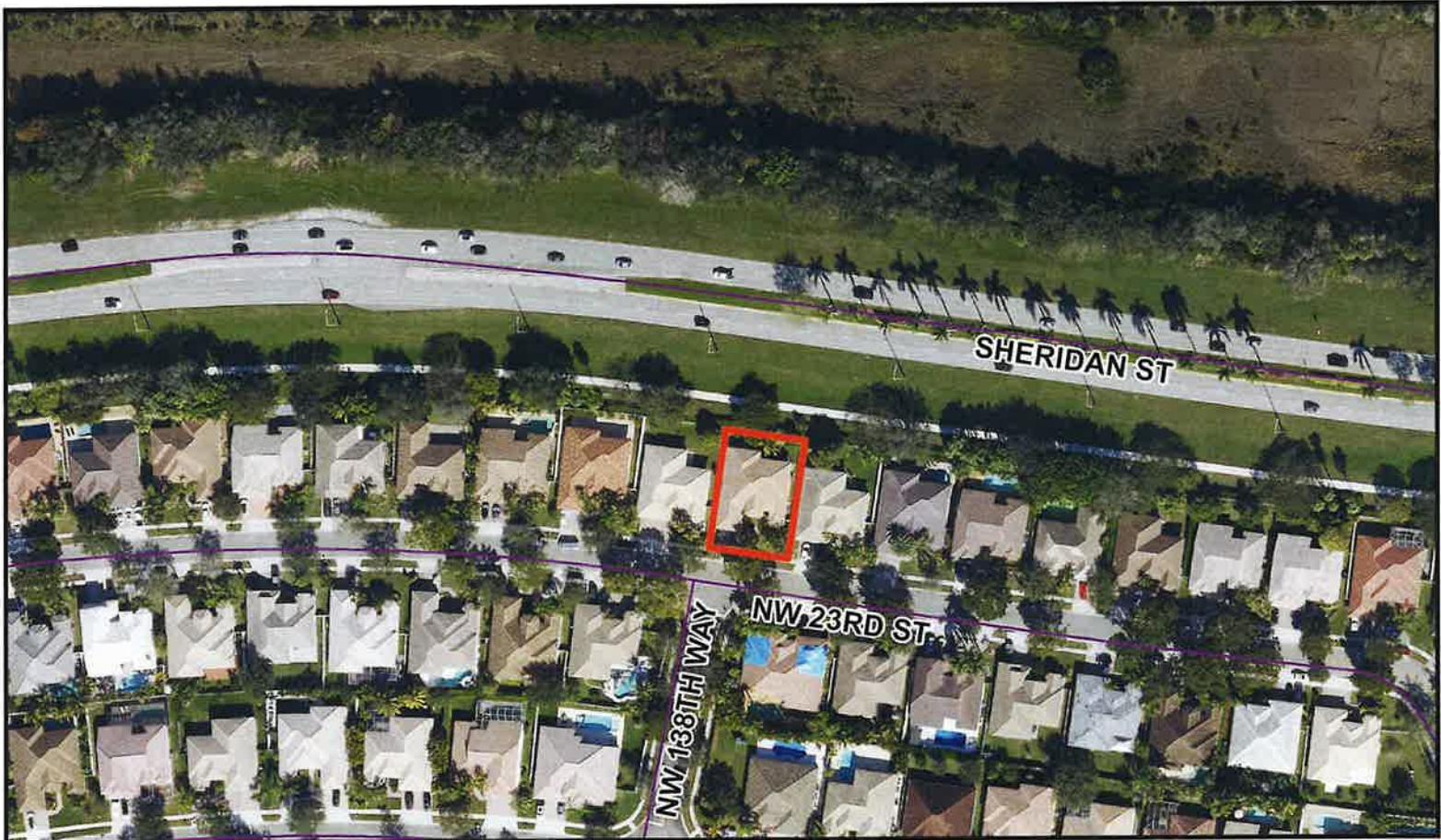
# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0049-0050

Zoning Variances

ABIGANTUS,NUVIA L  
13791 NW 23 ST PEMBROKE PINES FL 33028





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

<b>Agenda Date:</b>	January 15, 2026	<b>Application Id No:</b>	ZV(R)2025-0049-0050		
<b>Project:</b>	Proposed Circular Driveway.	<b>Pre-Application No:</b>	PRE2025-0161		
<b>Project Planner:</b>	Christian Zamora, Senior Planner 				
<b>Owner:</b>	Nuvia Abigantus	<b>Agent:</b>	N/A		
<b>Location:</b>	13791 NW 23 Street, Pembroke Pines, FL 33028	<b>Property Id No:</b>	514010040100	<b>Commission District No:</b>	3
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	Building Permit No. RX25-10690 (Submitted 11/10/2025)				
<b>Variance Summary</b>					
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>		<b>Request</b>	
ZV(R)2025-0049	Table 155.620: Accessory Structures: Driveway, Circular	40% Front Lot Coverage (Total)		45% Front Lot Coverage (Total) for proposed circular driveway in a single family residential, typical lot	
ZV(R)2025-0050	Table 155.620: Accessory Structures: Driveway, Circular	40% of lot's width		46% of the lot's width for a proposed circular driveway in a single family residential, typical lot	
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 			

## PROJECT DESCRIPTION / BACKGROUND:

Nuvia Abigantus, owner, submitted two residential zoning variance requests to propose the construction of a new driveway for the single-family residence located at 13791 NW 23 Street in the Pembroke Falls Neighborhood, which is zoned Planned Unit Development (PUD). The property follows the PUD guidelines for Single-Family with lots 8,250 Square Feet. The PUD does not address driveways, front lot coverage, so the provisions of the City's Land Development Code (LDC) apply.

In November 10, 2025, the owner submitted Driveway Permit Application No. RX25-10690 to construct a circular driveway at the property; however, the plan cannot be approved as the proposed driveway exceeds the limitations of the City's Land Development Code (LDC).

The petitioner submitted a plan proposing and requesting:

- **ZV(R)2025-0049:** to allow 45% 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.
- **ZV(R)2025-0050:** to allow 46% width of lot instead of the required 40% width of lot 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 26, 2025.

## VARIANCE REQUEST DETAILS:

**ZV(R)2025-0049** is to allow 45% 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.

**ZV(R)2025-0050** is to allow 46% width of lot instead of the required 40% width of lot for a proposed circular driveway on a residential single-family property.

Code Reference:

### ZV(R)2025-0049-0050

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 26, 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.ppinies.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: 11/24/2025

# Plans for DRC C-2 Planner: PRJ 2025-0161

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:

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

2025-0049  
0050

Project Planner: C-2 Project #: PRJ 20 Application #: PRJ 2025-0049

Date Submitted: 11/24/25 Posted Signs Required: (1) Fees: \$ 630.00

**SECTION 1-PROJECT INFORMATION:**Project Name: Circular DrivewayProject Address: 13791 NW 23rd St. Pembroke Pines, FL 33028Location / Shopping Center: /Acreage of Property: / Building Square Feet: /Flexibility Zone: / Folio Number(s): 514010 040100Plat Name: / Traffic Analysis Zone (TAZ): /

Legal Description:

Pembroke Falls - Phase 4A 163-35 B Lot 10 Blk 4Has 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: Navia L. Abigantus

Owner's Address: 13791 NW 23rd St. Pembroke Pines, FL 33028

Owner's Email Address: [REDACTED]@GMAIL.COM

Owner's Phone: 954-882-7325 Owner's Fax: \_\_\_\_\_

Agent: Ridel Tinares / Ridel Son / Contractor

Contact Person: Ridel Tinares

Agent's Address: 15751 Sheridan St #107, SW Ranches, FL 33331

Agent's Email Address: [REDACTED]@AOL.COM

Agent's Phone: 954-240-4845 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: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### 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: TX25-10690 (11/10/2025)

Code Section: 155.620

Required: 40% FLC/Driveway - 16% lots width.

Request: 45% TLC/Driveway; 46% lot's width.

### Details of Variance, Zoning Appeal, Interpretation Request:

See Explanations

## ~~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)

Circular Driveway as per attached drawings,  
Sorry.

Justification.

The reason for the need of a circular driveway is to be able to accommodate two additional compact vehicles since our teenagers are eager to be able to park in our property as supposed to having to leave their vehicles in their friends houses. The community does not allow for overnight parking on the streets. Both parents and grandparents have vehicles that currently occupy our available spaces of having the extra room in front of our homes is not only safer for our children but also beneficial for our community. Thank you for your time.

## 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.

Auria A Abigail S  
Signature of Owner

11/24/25  
Date

Sworn and Subscribed before me this 24<sup>th</sup> day  
of NOVEMBER, 2025



Sandra B. Lugo  
Comm.: HH 708086  
Expires: Oct 24, 2029  
Notary Public - State of Florida

Fee Paid

Sandra Lugo  
Signature of Notary Public

10/24/2029  
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.

Sandra Lugo  
Signature of Agent

11/24/2025  
Date

Sworn and Subscribed before me this 24<sup>th</sup> day  
of NOVEMBER, 2025



Sandra B. Lugo  
Comm.: HH 708086  
Expires: Oct 24, 2029  
Notary Public - State of Florida

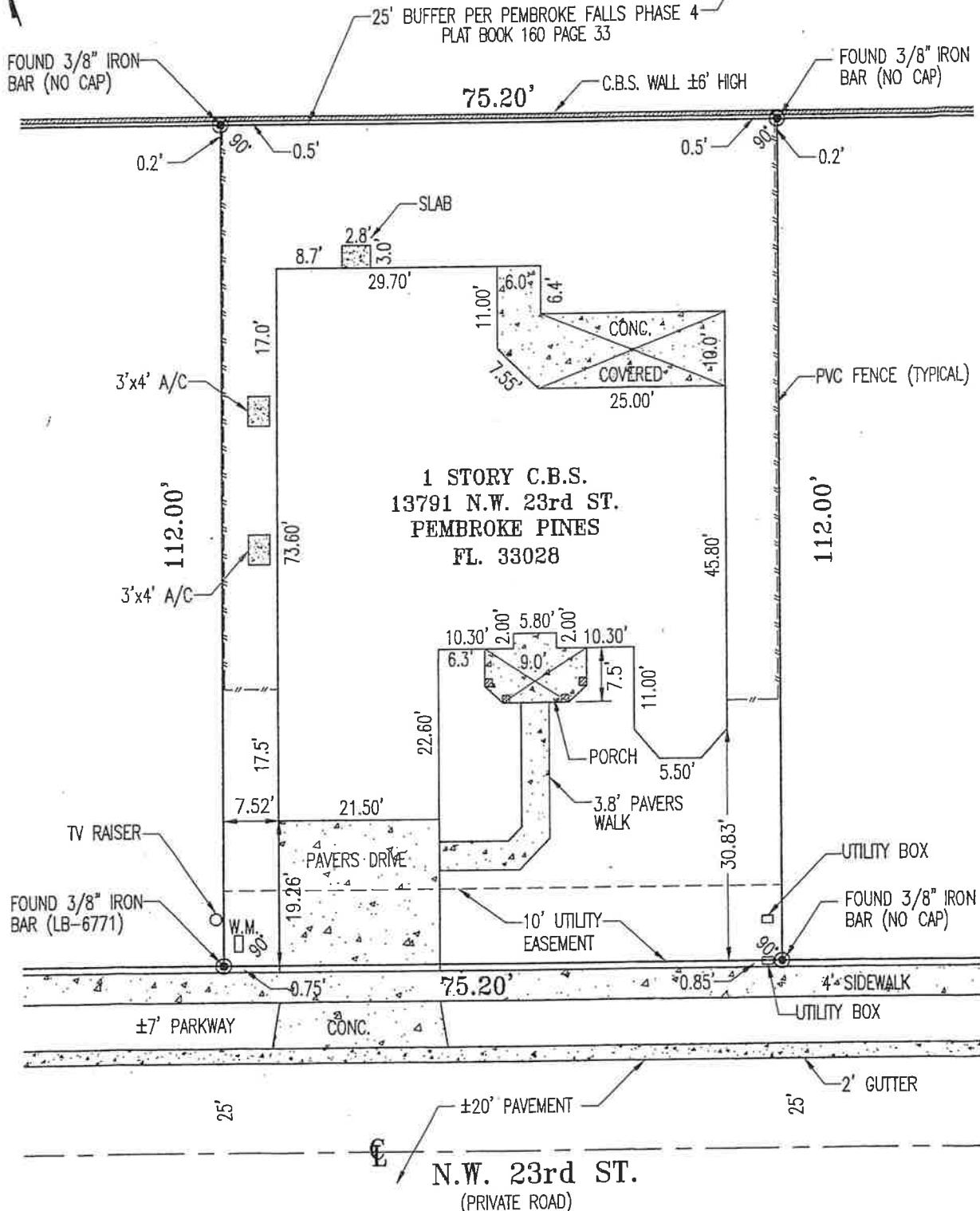
Fee Paid

Sandra Lugo  
Signature of Notary Public

10/24/2029  
My Commission Expires

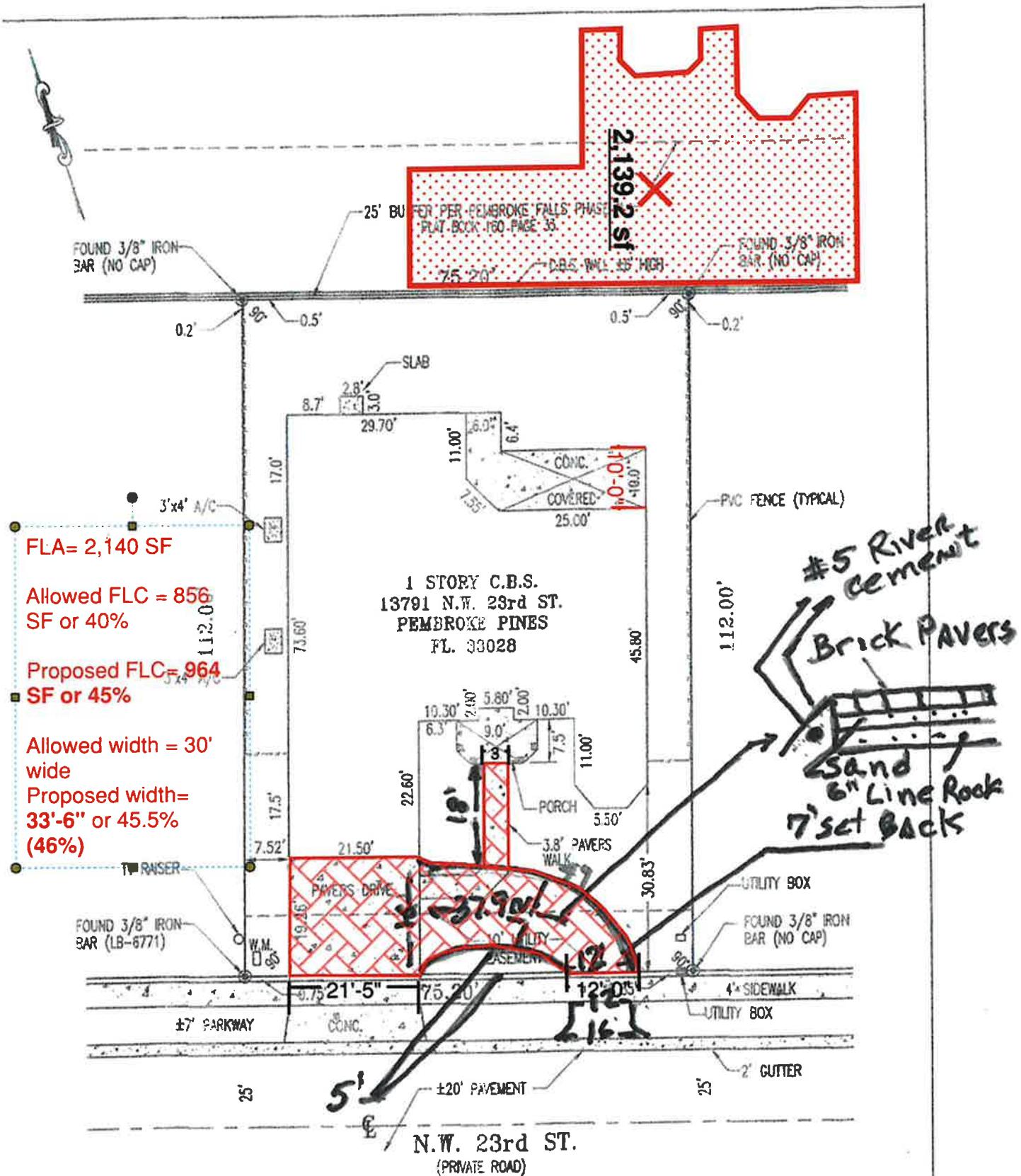
## PLAN OF SURVEY

SCALE 1"=20'



A...ARC DISTANCE A/C...AIR CONDITIONING C.B.S...CONCRETE BLOCK STRUCTURE O.U.L...OVERHEAD UTILITY LINE C/L...CLEAR C/L...CENTER LINE RAD...RADIAL ENC...ENCROACHMENT  
 R/W...RIGHT OF WAY FIP...FOUND IRON PIPE O.H...OVER HEAD W.M...WATER METER C.H...CHORD DISTANCE P/L...PROPERTY LINE CONC...CONCRETE F.H...FIRE HYDRANT UP...UTILITY POLE  
 R...RADIUS U.E...UTILITY EASEMENT Δ...CENTRAL ANGLE PL...PLANTER T...TANGENT C.B...CATCH BASIN MH...MANHOLE

## Proposed Driveway: 13791 NW 23 Street



*Pembroke Falls Homeowners Association, Inc.*

c/o KW Property Management & Consulting

1651 NW 136<sup>th</sup> Avenue

Pembroke Pines, FL 33028

(954) 430-8700

8/26/2025

Nuvia Abigantus

13791 NW 23<sup>rd</sup> St

Pembroke Pines, FL 33028

**CONCERNING: Architectural Approval**

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

**DRIVEWAY MODIFICATION/ CIRCULAR DRIVEWAY**

The approval of your request for architectural change is subject to the following stipulations:

*Circular driveways must be between 10' and 12' in width and allow a 10' turning radius. Concrete driveways must have concrete extensions; paver driveways must have paver extensions. Any apron needing to be replaced because it is damaged or raised above surrounding height will require the full apron to be replaced, including the extension in its entirety as one full slab. PLEASE NOTE: Secondary parking pads are not permitted. Concrete driveway must be smooth concrete only; no stamped concrete is permitted. DRIVEWAY PAVERS CAN ONLY BE STAINED CLEAR.*

Owner is responsible for any damage to utilities. Work subject to receiving permit from the City of Pembroke Pines. **All work subject to receiving permit by the City of Pembroke Pines.**

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes.

Please contact the Management office once the project is completed at (954) 430-8700.

Respectfully,

*Ronald Reese*