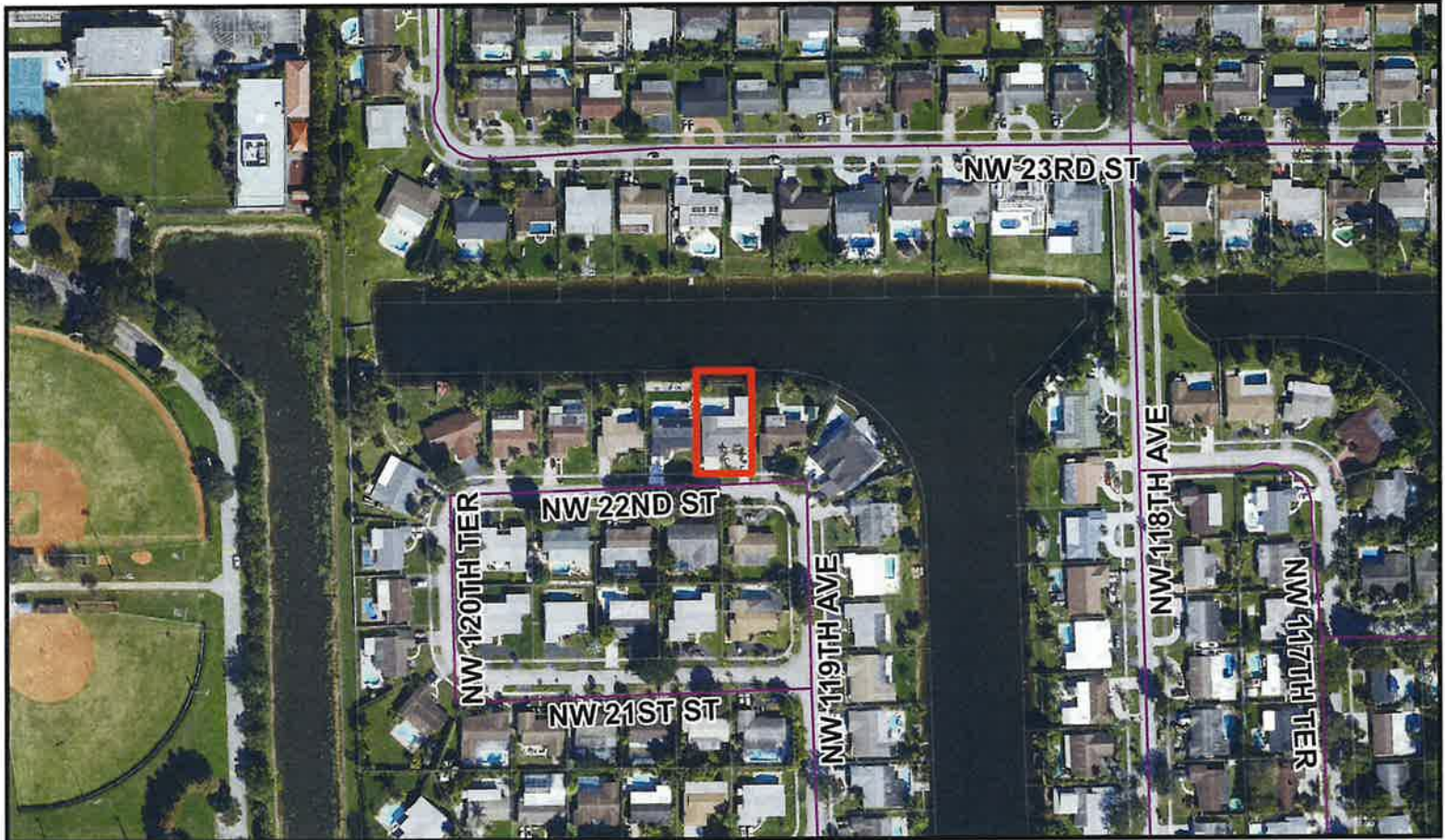


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0005-0012
Zoning Variances

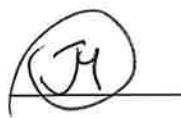
RUIZ, DAVELIN & MARCO A □
11911 NW 22 ST PEMBROKE PINES FL 33026





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

Summary

Agenda Date:	August 6, 2026	Application ID:	ZV(R)2026-0005-0012		
Project:	Existing Circular driveway.	Pre-Application Number:	PRE2026-0015		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Davelin & Marco Ruiz	Agent:	N/A		
Location:	11911 NW 22 Street Pembroke Pines FL 33026	Property Id No.	514012022260	Year Built:	1977
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential	District No.	2
Reference Applications:	Code Compliance Cases No. 231104172, 250903042 (Initiated 11/02/2023, 9/18/2025); Driveway Permit Application No. RX24-12443, Awing Permit Application No. RO24-12616 (Applied 10/23/2024, Completed 6/15/2026)				
	This property's requests were presented at the April 2, 2026, meeting, and the BOA tabled request ZV(R)2026-0006 for 75% Front Lot Coverage (FLC) for the existing driveway by asking the applicant to consider reduction of the paved area located in the front of the house.				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2026-0006	155.620 Accessory Building and Structures, Circular Driveway	40% Front Lot Coverage (Total)	75% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION / BACKGROUND:

Davelin and Marco Ruiz, owners, submitted eight residential zoning variance requests to legalize existing construction at the property located at 11911 NW 22 Street in the Pembroke Lakes neighborhood, which is zoned Single-Family Residential Zoning District (R-1C).

The Board of Adjustment (BOA) during the April 2, 2026, meeting, approved seven out of the eight variances and tabled one variance request. See vote/action taken:

- **ZV(R)2026-0005:** to allow 4' front setback instead of the required 25' front setback for an existing 21.20' x 21' awning carport, attached. **[Approved 5-0, 4/2/2026, 1553.01 (O) (c)]**
- **ZV(R)2026-0006:** to allow 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot. **(TABLED 5-0, 4/2/2026)**
- **ZV(R)2026-0007:** to allow 49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot. **[Approved 5-0, 4/2/2026, 1553.01 (O) (c)]**
- **ZV(R)2026-0008:** to allow 4.4' setback along a segment of the eastern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot. **[Approved 5-0, 4/2/2026, 1553.01 (O) (c)]**
- **ZV(R)2026-0009:** to allow 1.25' augmenting to 1.4' setback along a segment of the eastern side property line instead of the required 5' side setback for an existing 68' x 4'-9" walkway, patio. **[Approved 5-0, 4/2/2026, 1553.01 (O) (c)]**
- **ZV(R)2026-0010:** to allow 4.6' setback along a segment of the western side property line instead of the required 5' side setback for an existing pool deck. **[Approved 5-0, 4/2/2026, 1553.01 (O) (c)]**
- **ZV(R)2026-0011:** to allow 1.1' setback along a segment of the western side property line instead of the required 5' for an existing 55' x 6.59' walkway, patio. **[Approved 5-0, 4/2/2026, 1553.01 (O) (c)]**
- **ZV(R)2026-0012:** to allow (2) trees instead of the required (5) trees in a single-family residential property larger than 8,000 Square Feet in Area, typical lot. **[Approved 5-0, 4/2/2026, 1553.01 (O) (c)]**

During the meeting, the BOA directed the petitioners to re-evaluate zoning request ZV(R)2026-0006 for 75% front lot coverage by reducing the impact of the existing paved area located in the front of the house. The board unanimously voted (5-0) to table the request for the August 6, 2026, meeting.

Since May 2025, staff have provided guidance pertaining to the City's Land Development Code (LDC) regulations and in bringing the property back into compliance. Code Compliance Cases No. 231104172, 250903042.

Per the "As Built" survey document, the petitioners still requesting:

ZV(R)2026-0006: to allow 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential 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.

Per the City's HOA list, there is no HOA in the neighborhood where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0006 is to allow 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.
Code References:

ZV(R)2026-0006)

Table 155.620 Accessory Building and Structures							
Type	Front	Side	Street Side	Rear	Maximum Height	Maximum Dimensions	Additional regulations
Driveway , Circular	0	5 feet	15 feet 155.600 (B)	N/A	N/A	40% 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
Letter of Explanation
Subject Site Aerial Photo
Property Survey (1/2/2025)

Zamora, Christian

From: Prinic
Sent: Tuesday, July 14, 2026 6:57 AM
To: Zamora, Christian;
Subject: RE: 11911 NW 22 Street

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Good Morning Christian,

Given that any alterations I have proposed create more zoning violations and the alterations you have proposed completely negate the variances we have already obtained, I would like to go back to the board with my original plan and let them take a vote on it as is. I have given this much thought and do not see where you and I can come to an agreement that will satisfy us both and comply with the zoning code as you interpret it. Please let me know if there is anything more that you need from me.

Thanks,

On 06/29/2026 4:31 PM EDT Zamora, Christian <czamora@ppines.com> wrote:

My pleasure,

I am glad I can help.

Per City's Code, residential driveways to be constructed of asphalt, concrete, pavers or like materials. Parking on unpaved surfaces is prohibited.



Christian Zamora

Senior Planner

City of Pembroke Pines | Planning and Economic Development

📞 954-392-2110 | ✉️ czamora@ppines.com | zoning@ppines.com

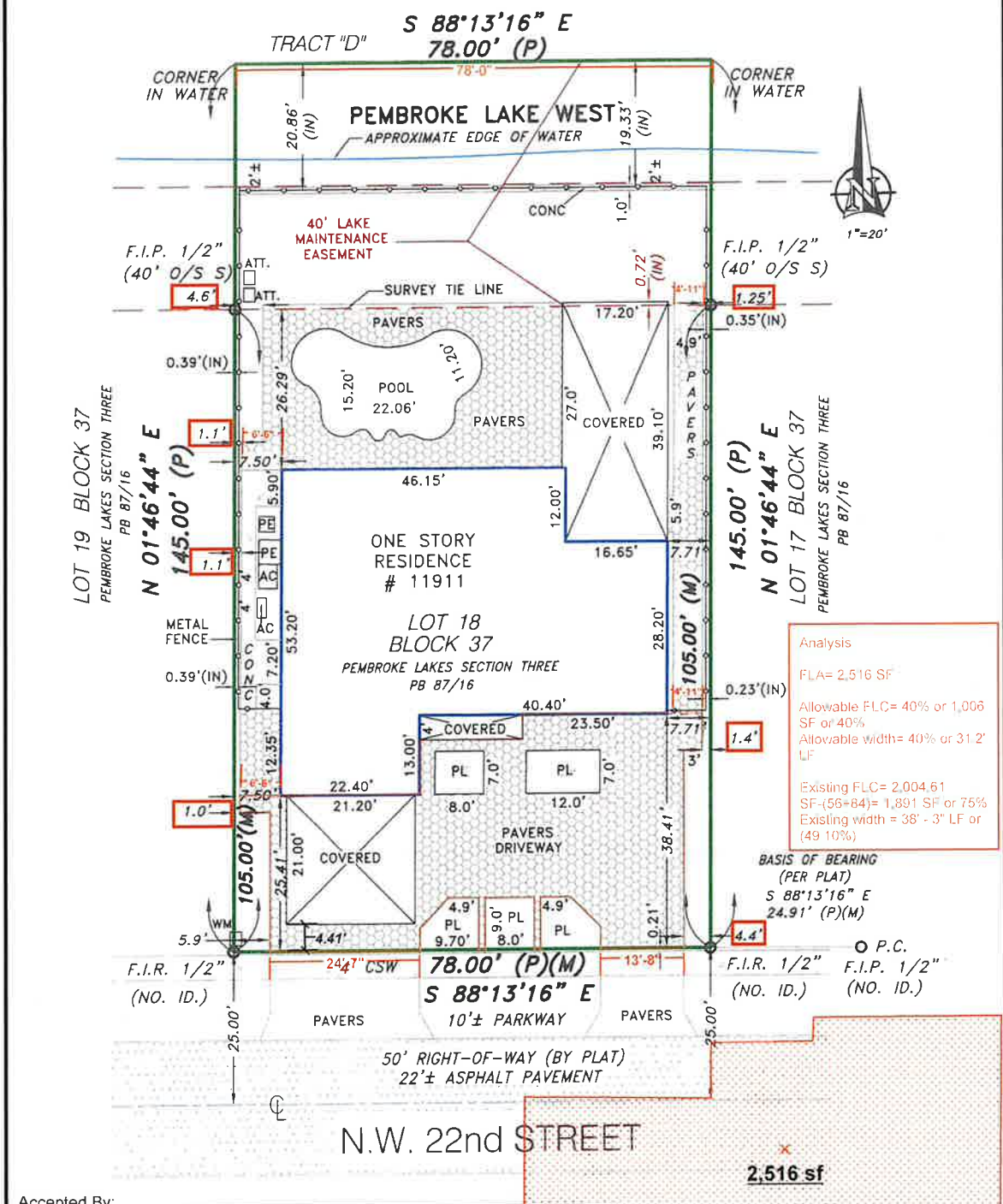
📍 [601 City Center Way, Pembroke Pines, FL 33025](#)

🕒 [Hours of Operation](#): Mon - Thurs, 7:00am - 6:00pm

🌐 Online Access: [Pines Web Services](#) • [Development HUB](#)



This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____	
Property Address: 11911 N.W. 22 Street Pembroke Pines, FLORIDA 33026	
Notes: PAVERS AND FENCE ENCUMBER 40' LAKE MAINTENANCE EASEMENT ALONG NORTH PROPERTY LINE	
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-7-022, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.	
SIGNED: <u>Efrain Lopez</u> STATE OF FLORIDA	
FOR THE FIRM: <u>M.E. Land Surveying, LLC</u> P.O. Box 970685 Miami, FL 33197 Phone: (305) 740-3319 Fax: (305) 669-3190 LB#: 7989	

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FND FOUND IRON PIPE / PIN AS NOTED ON PLAT		B.R. BEARING REFERENCE		TEL TELEPHONE FACILITIES
	PROPERTY LINE		LB# LICENSE # BUSINESS		CENTRAL ANGLE OR DELTA		UP UTILITY POLE
	STRUCTURE LINE		LS# LICENSE # SURVEYOR		R RADIUS		E.U.B. ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALC CALCULATED POINT		RAD RADIAL		SEP SEPTIC
	CHAIN LINK FENCE OR WIRE FENCE		SET SET PIN		N.R. NON RADIAL		D.F. DRAINFIELD
	WOOD FENCE		CONTR. POINT		TYP TYPICAL		A/C AIR CONDITIONER
	IRON FENCE		CONCRETE MONUMENT		I.R. IRON ROD		S/W SIDEWALK
	EASEMENT		BENCHMARK		I.P. IRON PIPE		D/WY DRIVEWAY
	CENTER LINE		ELEV ELEVATION		N&D NAIL & DISK		SCR SCREENED
	WOOD DECK		P.T. POINT OF TANGENCY		PK NAIL PARKER-KALON NAIL		GAR GARAGE
	ASPHALT		P.C. POINT OF CURVATURE		D.H. DRILL HOLE		ENCL ENCLOSURE
	BRICK TILE		P.R.M. PERMANENT REFERENCE MONUMENT		WELL		N.T.S. NOT TO SCALE
	WATER		P.C.C. POINT OF COMPOUND CURVATURE		FIRE HYDRANT		FF FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C. POINT OF REVERSE CURVATURE		MANHOLE		T.O.B. TOP OF BANK
	COVERED AREA		P.O.B. POINT OF BEGINNING		O.H.L. OVERHEAD LINES		E.O.W. EDGE OF WATER
	TREE		P.O.C. POINT OF COMMENCEMENT		TRANS. TRANSFORMER		E.O.P. EDGE OF PAVEMENT
	POWER POLE		P.C.P. PERMANENT CONTROL POINT		CABLE TV RISER		C.V.G. CONCRETE VALLEY GUTTER
	CATCH BASIN		M FIELD MEASUREMENT		WATER METER		B.S.L. BUILDING SETBACK LINE
	C.U.E. COUNTY UTILITY EASEMENT		D DEED		POOL EQUIPMENT		S.T.L. SURVEY TIE LINE
	I.E.E. INGRESS & EGRESS EASEMENT		C CALCULATED		CONC. CONCRETE SLAB		C.L. CENTER LINE
	U.E. UTILITY EASEMENT		L.M.E. LANE OR LANDSCAPE MAINTENANCE EASEMENT		EASMT EASEMENT		R.W. RIGHT OF WAY
	EP ELECTRIC POLE		R.O.E. ROAD OVERLAPPING EASEMENT		D.E. DRAINAGE EASEMENT		P.U.E. PUBLIC UTILITY EASEMENT
	PG PAGE		CONC CONCRETE		L.B.E. LANDSCAPE BUFFER EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT
	P.B. PLAT BOOK		L.A.E. LIMITED ACCESS EASEMENT		B.C.R. BROADBAND COUNTY RECORDS		A.E. ARCHWAY EASEMENT
			C.S.W. CONCRETE SIDE WALK		F.I.R. FOUND IRON PIN / REBAR		ID IDENTIFICATION
			L CURVE LENGTH		W.F. WOOD FENCE		B.C. BLOCK CORNER

Property Address:

11911 N.W. 22 Street
Pembroke Pines, FLORIDA 33026

Flood Information:

Community Number: 120053
Panel Number: 12011C0545
Suffix: J
Date of Firm Index: 07/31/2024
Flood Zone: AE
Base Flood Elevation: 6.0'
Date of Field Work: 12/27/2024
Date of Completion: 01/02/2025

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R. also are assumed.
- 9.) Dimensions shown are plotted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 18, of Block 37, of PEMBROKE LAKES SECTION THREE, according to the plat thereof, as recorded in Plat Book 87, Page 16, of the public records of Broward County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Marco Ruiz and Davelin Ruiz
Law Office of Rene E. Coto
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying Inc., dated 01/02/2025 bearing Job # B-149538 :

- a. PAVERS AND FENCE ENCUMBER 40' LAKE MAINTENANCE EASEMENT ALONG NORTH PROPERTY LINE.



M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



[illegible]