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Board of Adjustment

City of Pembroke Pines  
Pembroke Pines, FL

**MAY 1, 2025**

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chairman Rodriguez-Soto on Thursday, May 1, 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:** Chairman Rodriguez-Soto, Vice Chairman Crawl, Members Abbondandolo, Brito (6:45 PM); Pitts, Alternate Members Almeria (6:35 PM) and Jones

**ABSENT:** None

**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.

**EXCUSED ABSENCES:**

A motion by Member Abbondandolo, seconded by Vice Chair Crawl to excuse Member Brito and Alternate Member Almeria passed unanimously.

[Secretary's Note :Both members arrived late to the meeting after the motion to excuse.]

**APPROVAL OF THE MINUTES:**

A motion by Vice Chair Crawl, seconded by Member Abbondandolo, to approve the minutes of the March 6, 2025 meeting passed unanimously.

**NEW BUSINESS:**

**VARIANCES:**

**VARIANCE FILE NUMBERS: ZV(R)2025-0008 - 0010**

Chairman Rodriguez-Soto entered the request into the record.

**PETITIONER:**

Ronald A & Silvia Cuevas, Jason & Melanie Cuevas

**ADDRESS:**

**SUBJECT PROPERTY:**

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312 SW 184 Way  
Pembroke Pines, FL 33029

## LEGAL DESCRIPTION:

Lot 9, Block 17, of the ESTANCIA AT TWIN ACRES PLAT, according to the Plat thereof as recorded in Plat Book 154, Page 15B, of the Public Record of Broward County, Florida.

## VARIANCES REQUESTED:

Petitioner is requesting variances to:

**ZV(R)2025-0004)** allow an eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.

**ZV(R)2025-0005)** allow a 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.

## REFERENCES:

**ZV(R)2025-0008 & 0009)**

Table 155.421.3: Residential Single Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	40%

**ZV(R)2025-0010)**

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

## PROJECT DESCRIPTION / BACKGROUND:

Ronald Cuevas, owner, submitted three residential zoning variance requests to legalize existing construction for the property located at 312 SW 184 Way in the Estancia neighborhood, which is zoned residential single-family (R-1C).

On November 15, 2024, the property was cited for work performed without permits, Code Case No. 241103449.

The owner is pursuing to seek relief to retain an existing patio and a 31.79' x 25' roofed

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structure, attached to the rear wall of the house. The property owner is providing a copy of the property survey showing present conditions and footprint of the existing items at location. The petitioner is specifically requesting:

- **ZV(R)2025-0008:** to allow eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.
- **ZV(R)2025-0009:** to allow 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.
- **ZV(R)2025-0010:** to allow four-foot (4') side setback along a segment of the northern property line instead of the required five-foot (5') side setback for an existing patio.

Per staff review of the city's archives, no permits can be found for the existing work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the patio and roofed structure have existed at location since at least December 2022 and December 2024, 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.

The subject property is in the Estancia neighborhood. The applicant has provided a copy of the Homeowners Association (HOA) Letter dated April 16, 2024.

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2025-0008)** is to allow eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.

**ZV(R)2025-0009)** is to allow 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.

**ZV(R)2025-0010)** is to allow four-foot (4') side setback along a segment of the northern

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property line instead of the required five-foot (5') side setback for an existing patio.

## Code References:

**ZV(R)2025-0008 & 0009)**

Table 155.421.3: Residential Single Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	40%

**ZV(R)2025-0010)**

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

Attorney Christopher Machado spoke for the petitioner. The petitioner, Ronald Cuevas, spoke on his own behalf also, stating the roof was added to decrease the heat in the back rooms of his home, as the afternoon, western sun made those rooms unusable. The attorney stated that the petitioner had removed some of the pavers on the patio to bring it into compliance with the 5 foot set back, so ZV(R)2025-0010) would not be needed. Due to the attorney's request to provide new information to the board members, the Chair requested a motion to defer.

The member of the board who spoke to the variance requests was Chair Rodriguez-Soto.

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

No one from the public asked to speak to the variance requests. A letter submitted by a neighbor was read into the record

A motion by Member Abbondandolo, seconded by Member Brito, to defer variance requests ZV(R)2025-0008 and ZV(R)2025-0009 to the June 5, 2025 meeting, passed unanimously.

**VARIANCE FILE NUMBERS: ZV(R)2025-0011 & 0012**

Chairman Rodriguez-Soto entered the request into the record.

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**PETITIONER:**

Robert Saiz

**ADDRESS:****SUBJECT PROPERTY:**

7131 SW 14 Street  
Pembroke Pines, FL 33023

**LEGAL DESCRIPTION:**

Lot 7, Block 7, of the PEMBROKE RANCHES PLAT, according to the Plat thereof as recorded in Plat Book 44, Page 35B, of the Public Record of Broward County, Florida.

**VARIANCES REQUESTED:**

Petitioner is requesting variances to:

**ZV(R)2025-0011)** allow a seven-foot (7.0') side setback along a segment of the eastern property line instead of the required seven and a half foot (7.5') side setback for an existing 8.3' x 11.1' bedroom addition

**ZV(R)2025-0012)** allow a two-foot (2.0') side setback along a segment of the western property line instead of the required five-foot (5.0') side setback for an existing approximately 12.80' x 34.8' patio.

**REFERENCES:**

**ZV(R)2025-0011)**

Table 155.421.3; Residential Single Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	7.5 [2]
[2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet.	

**ZV(R)2025-0012)**

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio	Primary Building	5 feet	5 feet	N/A	N/A	N/A	N/A

**PROJECT DESCRIPTION / BACKGROUND:**

Robert Saiz, owner, submitted two residential zoning variance requests for the property located at 7131 SW 14 Street in the Pines Village Neighborhood, which is zoned Single Family Residential Zoning District (R-1C).

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On June 29, 2022, the property was cited for work performed without building permits, Code Case No. 220600680.

On October 20, 2022, the owner through a General Contractor submitted building permit application No. RR22-08242 to address the violation. The construction plans submitted by the applicant show the existing bathroom addition encroaching into the required seven and a half foot (7.5') side setback; as a result, the permit application cannot be approved, and the applicant is requesting:

- **ZV(R)2025-0011:** to allow a seven-foot (7.0') side setback along a segment of the eastern property line instead of the required seven and a half feet (7.5') side setback for a bedroom addition.

As part of the initial petition, the property survey revealed a new patio, gazebo and pool deck expansion at the property. The petitioner is presenting a modification plan with the following changes:

- Permanent removal of existing gazebo(s)
- Reduction of paving along the eastern and western property lines to provide the code required five-foot (5.0') side setbacks.

The owner, however, would like to retain an existing 12.80' x 34.8' patio located directly to the west side of the house. The applicant includes the following request:

- **ZV(R)2025-0012:** to allow two-foot (2.0') side setback along a segment of the western property line instead of the required five-foot (5.0') side setback for an existing patio.

Per staff review, of the city's archives, there are no building permits for the work detected via the Code Case. Staff assisted the petitioner by gathering and including historical information for the property (copy of survey used for a driveway permit, issued on October 2004 for a previous owner). Broward County Imagery confirms the home addition, patio appeared at the property since at least December 2022.

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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.

## VARIANCE REQUEST DETAILS:

**ZV(R)2025-0011** is to allow seven-foot (7.0') side setback along a segment of the eastern property line instead of the required seven and a half foot (7.5') side setback for an existing 8.3' x 11.1' bedroom addition.

**ZV(R)2025-0012** is to allow two-foot (2.0') side setback along a segment of the western property line instead of the required five-foot (5.0') side setback for an existing approximately 12.80' x 34.8' patio.

## Code References:

### **ZV(R)2025-0011)**

<b>Table 155.421.3; Residential Single Family (R-1C)</b>	
<b>Standard</b>	<b>Residential</b>
<b>Maximum Lot Coverage</b>	<b>7.5 [2]</b>
<b>[2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet.</b>	

### **ZV(R)2025-0012)**

<b>Table 155.620 Accessory Building and Structures</b>							
<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
<b>Deck or Patio</b>	Primary Building	<b>5 feet</b>	5 feet	N/A	N/A	N/A	N/A

Robert Saiz, petitioner, spoke to the variance request. He stated that due to having a child with long term Covid associated hospitalizations and mental challenges he had build the patio and bedroom extension with the help of a neighbor without permits. Upon being cited by Code Enforcement, petitioner attempted to obtain permits and cannot until these variances are granted.

The member of the board who spoke to the variance request was Chair Rodriguez-Soto.

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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 Vice Chair Crawl, seconded by Member Brito, to grant variance request ZV(R)2025-0011, under Sec. 155.301(O)(1)(c), to allow a seven-foot (7.0') side setback along a segment of the eastern property line instead of the required seven and a half foot (7.5') side setback for an existing 8.3' x 11.1' bedroom addition passed unanimously.

A motion by Vice Chair Crawl, seconded by Member Brito, to grant variance request ZV(R)2025-0012, under Sec. 155.301(O)(1)(c), to allow a two-foot (2.0') side setback along a segment of the western property line instead of the required five-foot (5.0') side setback for an existing approximately 12.80' x 34.8' patio passed unanimously.

## **ITEMS AT THE REQUEST OF THE BOARD:**

Members discussed the transmittal of the Annual Board Report to the City Commission.

A motion by Member Pitts, seconded by Member Brito, to approve the Annual Report to the City Commission for Board Night on June 4, 2025 passed unanimously.

## **ITEMS AT THE REQUEST OF STAFF:**

No items were presented by staff.

## **ADJOURNMENT:**

Chair Rodriguez-Soto adjourned the meeting at 8:14 P.M.

Respectfully submitted:

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Katherine Borgstrom  
Board Secretary

Adjourned: 8:14 P.M.  
Approved: