

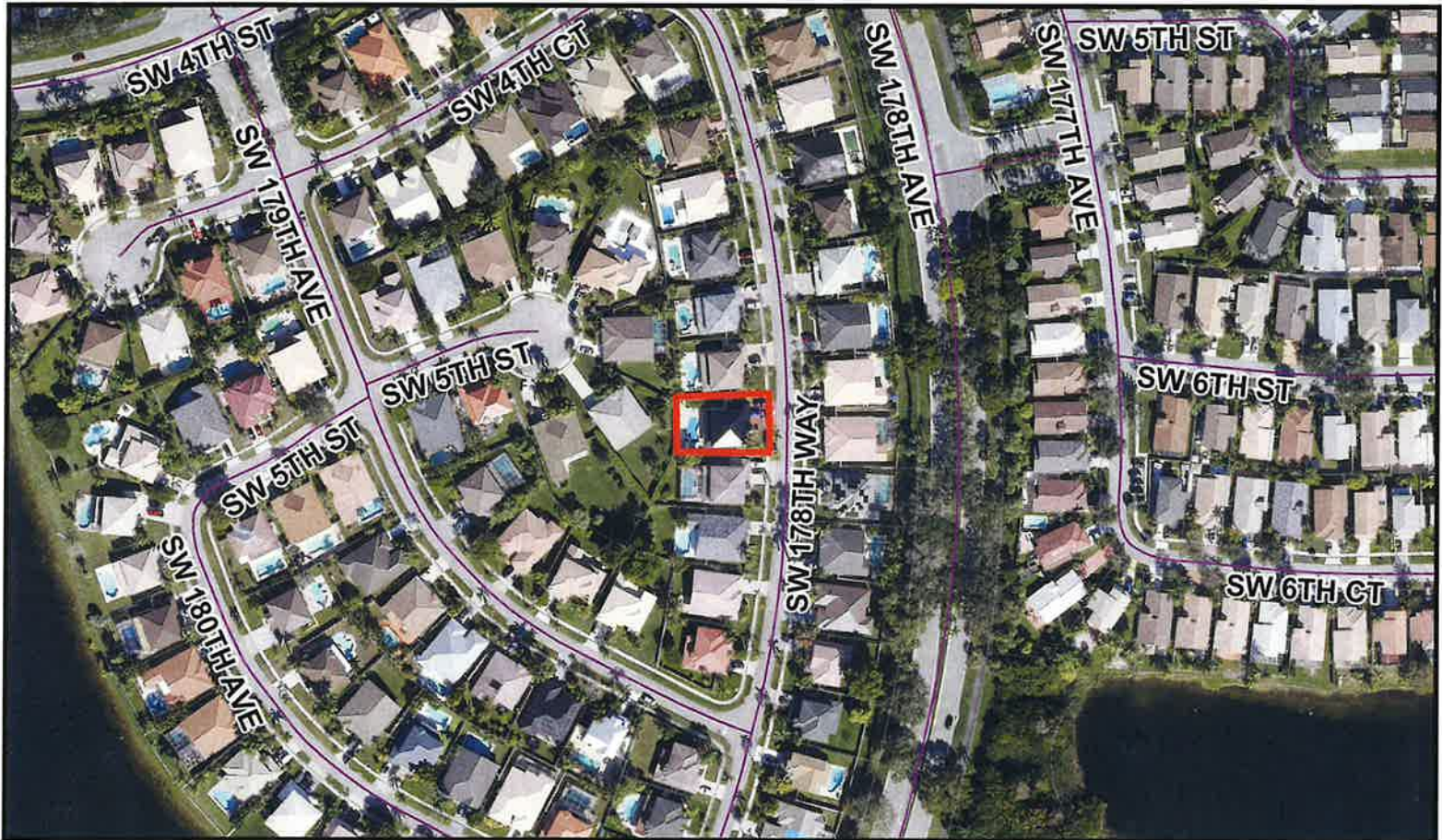
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0015-0018

Zoning Variances

VASQUEZ, MINOSKA H/E FILPO, CRISTIAN
520 SW 178 WAY PEMBROKE PINES FL 33029





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)2026-0015-0018		
Project:	Existing circular driveway and deck	Pre-Application Number:	PRE2026-0023		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Vasquez Minoska & Filpo Cristian	Agent:	N/A		
Location:	520 SW 178 Way Pembroke Pines FL 33029	Property Id No.	514019021730	Year Built:	1993
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential	District No.	4
Reference Applications:	Code Compliance Case No. 251204274 (Initiated 12/28/2025); Driveway Permit Application No. RX24-09299 (Applied 08/05/2024, Expired)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2026-0015	155.620 Accessory Building and Structures, Circular Driveway	40% Front Lot Coverage (Total)	55% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.		
ZV(R)2026-0016	155.620 Accessory Building and Structures, Circular Driveway	40% width of lot	54% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.		
ZV(R)2026-0017	155.620 Accessory Building and Structures, Patio or Deck	5' rear setback	2.3' augmenting to 2.7' setback along a segment of the rear property line instead of the required 5' rear setback for an existing deck.		
ZV(R)2026-0018	155.620 Accessory Building and Structures, Circular Driveway	5' side setback	3.3' decreasing to 2.7' setback along a segment of the southern side property line instead of the required 5' side setback for an existing deck, patio.		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION / BACKGROUND:

Cristian Filpo and Minoska Vasquez, owners, submitted four residential zoning variance requests to legalize an existing driveway and pool deck for the property located at 520 SW 178 Way in the Silver Lakes neighborhood, which is zoned Planned Unit Development (PUD). The PUD does not address accessory structures; therefore, the provisions of the City's Land Development Code (LDC) apply.

In August 5, 2024, the applicant submitted building permit application No. RX24-09299 to construct a circular driveway at the property. The permit application was reviewed and approved by the city as of April 2025 (See approved permit layout); however, there has been no progress building permit activity since June 2025.

On December 28, 2025, the City's Code Compliance Division cited the property for work performed without building permits (Case No. 251204274).

As a result of the existing modifications made to the property, the applicant is presenting a plan for the following requests:

- **ZV(R)2026-0015:** to allow 55% Front Lot Coverage (Total) instead of the required 40% front lot coverage for an existing circular driveway in a single-family residential property, typical lot.
- **ZV(R)2026-0016:** to allow 54% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.

After reviewing the petitioner's initial request and, according to the property's survey, it was discovered further changes: pool deck into the rear and side required setbacks, and the owner would like to include additional requests for the existing deficiencies:

- **ZV(R)2026-0017:** to allow 2.3' augmenting to 2.7' setback along a segment of the rear property line instead of the required 5' rear setback for an existing pool deck in a single-family residential property, typical lot.
- **ZV(R)2026-0018:** to allow 3.3' decreasing to 2.7' setback along a segment of the southern side property line instead of the required 5' side setback for an existing pool deck, patio in a single-family residential property, typical lot.

Per staff review of the city's archives, no permit information can be found for detected work on the property. See copies of historical surveys referenced for swimming pool, deck and screen enclosure permits (No. 95001707, 95005006. Attached)

Per Broward County Property Appraiser imagery, the driveway, deck enlargement had existed at location since at least December 2026 and 2013 respectively (See images images).

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.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0015) is to allow 55% Front Lot Coverage (Total) instead of the required 40% front lot coverage for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0016) is to allow 54% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0017) is to allow 2.3' augmenting to 2.7' setback along a segment of the rear property line instead of the required 5' rear setback for an existing pool deck in a single-family residential property, typical lot.

ZV(R)2026-0018) is to allow 3.3' decreasing to 2.7' setback along a segment of the southern side property line instead of the required 5' side setback for an existing pool deck, patio in a single-family residential property, typical lot.

Code References:

ZV(R)2026-0015-0018)

Table 155.620 Accessory Building and Structures							
Type	Front	Side	Street Side	Rear	Maximum Height	Maximum Dimensions	Additional regulations
Driveway , Circular	Primary Building	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
Deck or Patio*	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 (7/31/2024);
Approved Plan Layout (RX24-09299)
Property Changes (2015 - 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.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: 2/17/26

Plans for DRC Planner: C-2

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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 foot 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

Project Planner: C-2 Project #: PRJ 20 Application #: 2016-0015-008
Date Submitted: 2/17/26 Posted Signs Required: (X) Fees: \$ 780.00

SECTION 1-PROJECT INFORMATION:Project Name: Driveway Variance ApplicationProject Address: 520 SW 178 WAY PEMBROKE PINES, FL 33029

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 2967Flexibility Zone: _____ Folio Number(s): 514019021730

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

Legal Description: SILVER LAKES AT PEMBROKE PINES PHASE II 152-28 BLOT P68

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: Minoska Vasquez

Owner's Address: 520 SW 178 WAY PEMBROKE PINES, FL 33029

Owner's Email Address: minoska.vasquez@gmail.com

Owner's Phone: (917)577-1890 Owner's Fax: _____

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ 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: _____

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 No. 251204274(12-28-25); 17124609299(8/5/24);

Code Section: ISS.620

Required: 40% FLC; 40% width of lot; 5' Rear S; 5' Side (South)

Request: 55% FLC; 54% width of lot; Rear; 5' Side (South)

Details of Variance, Zoning Appeal, Interpretation Request:

To fully utilize available space in the front of the property (Driveway) in a manner that
complies with the current zoning regulations.

The City does not allow parking on public roads., Large family and no extra parking.

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)

To fully utilize available space in the front of the property (Driveway) in a manner that complies with the current zoning regulations.

See letter next page →

April 16, 2026

City of Pembroke Pines
To Whom It May Concern:

Re: Property Located at 520 SW 178 Way, Pembroke Pines, FL 33029-4101
Property Owner(s): Mlnoska Vasquez & Cristlan Filpo

I am writing this letter to formally explain the reason for the installation of a circular driveway at the above-referenced property, which was completed following proper approval from our Homeowners Association.

Our Association enforces a strict policy prohibiting overnight parking. Please refer to the attached documentation confirming this regulation. This rule has been implemented in compliance with State Fire Code requirements and to prevent the imposition of significant fines. Specifically, vehicles must not obstruct sidewalks, impede traffic flow, or park within 20 feet of a crosswalk. Additionally, the community does not provide designated visitor parking.

Our household consists of nine family members residing in a five-bedroom home, each with varying work schedules. Due to these circumstances, it became impractical and unsafe to continuously move vehicles between approximately 3:00 a.m. and 5:00 a.m. The women in the household do not feel safe performing these vehicle movements during early morning hours. Furthermore, one of our sons serves in the United States Air Force and does not maintain a fixed schedule, which further complicates parking logistics.

As a result of these challenges, we submitted the appropriate documentation to our Homeowners Association requesting approval for the installation of a circular driveway. This request was reviewed and formally approved. The addition of the circular driveway has significantly improved the safety, functionality, and compliance of our household with community regulations.

Please feel free to contact us should you require any additional information or documentation.

Thank you for your time and consideration.

Sincerely,

Minoska Vasquez
Cristian Filpo
Property Owners
520 SW 178 Way
Pembroke Pines, FL 33029-4101



SECTION 7- PROJECT AUTHORIZATION

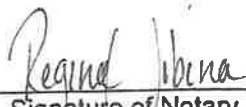
OWNER CERTIFICATION

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.

 11/30/2026
Signature of Owner Date

Sworn and Subscribed before me this 30 day

of January, 2026

  Regina I. Urbina
Comm.: HH 678432
Expires: Jun. 17, 2029
Notary Public - State of Florida
Fee Paid 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.

Signature of Agent Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

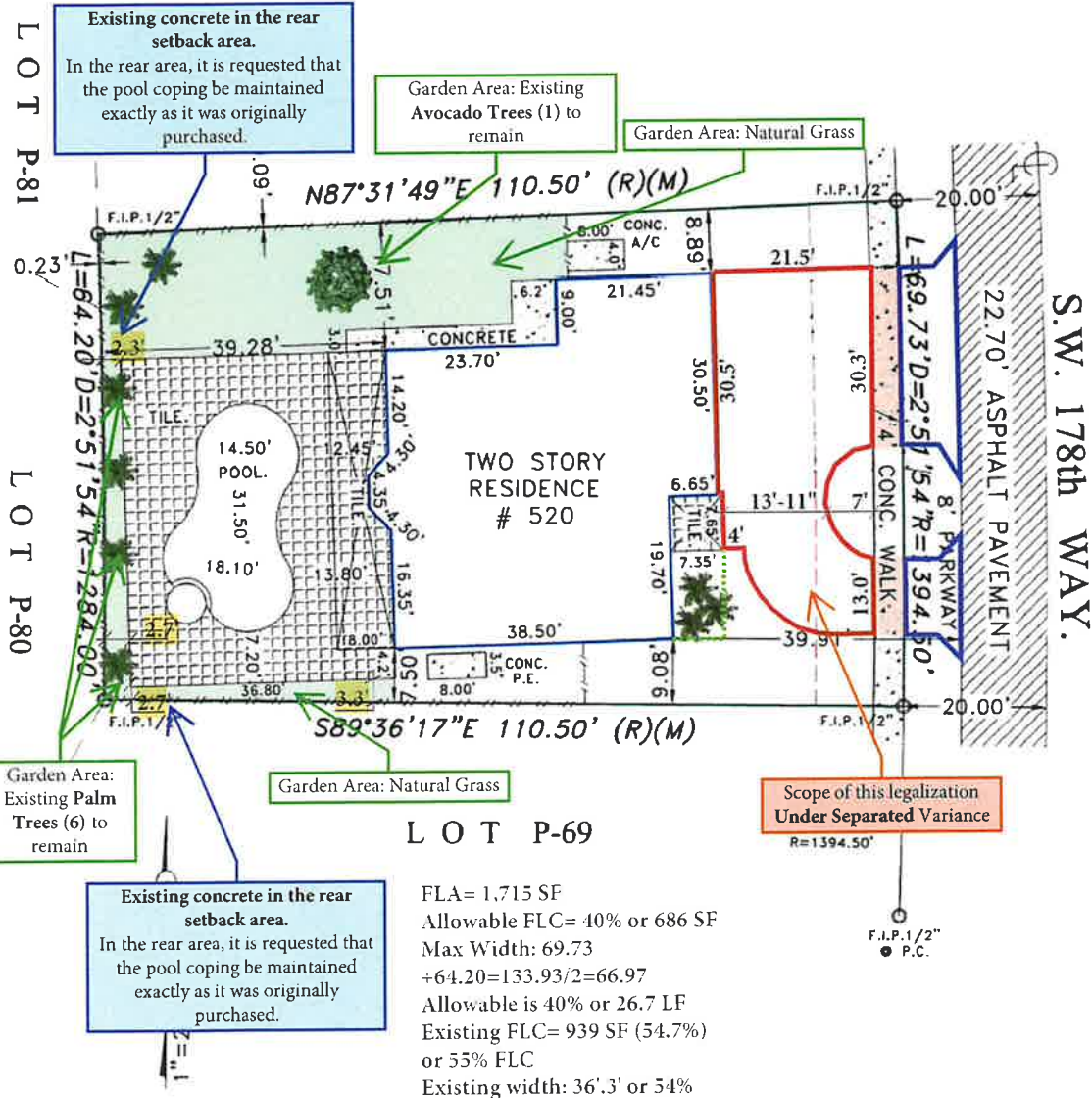


Proudly Serving
the Florida Real
Estate Community
for Over 20 Years

WWW.MELANDSERVICES.COM

Reason for requesting the variance:

- The City does not allow parking on public roads.
- Large family and no extra parking.
- The proposed design complies with the association's standard design.



Improvement Plan

- New Concrete Approach
- New Concrete Driveway

Accepted By: _____

Property Address:
520 S.W. 178 Way
Pembroke Pines, FLORIDA 33028

Notes: DRIVEWAY ENCLOSES INTO EASEMENT ALONG EAST LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A PROPERTY INTEREST AS REQUESTED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 17, PART 1, THROUGH 17-7.02, FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTES.

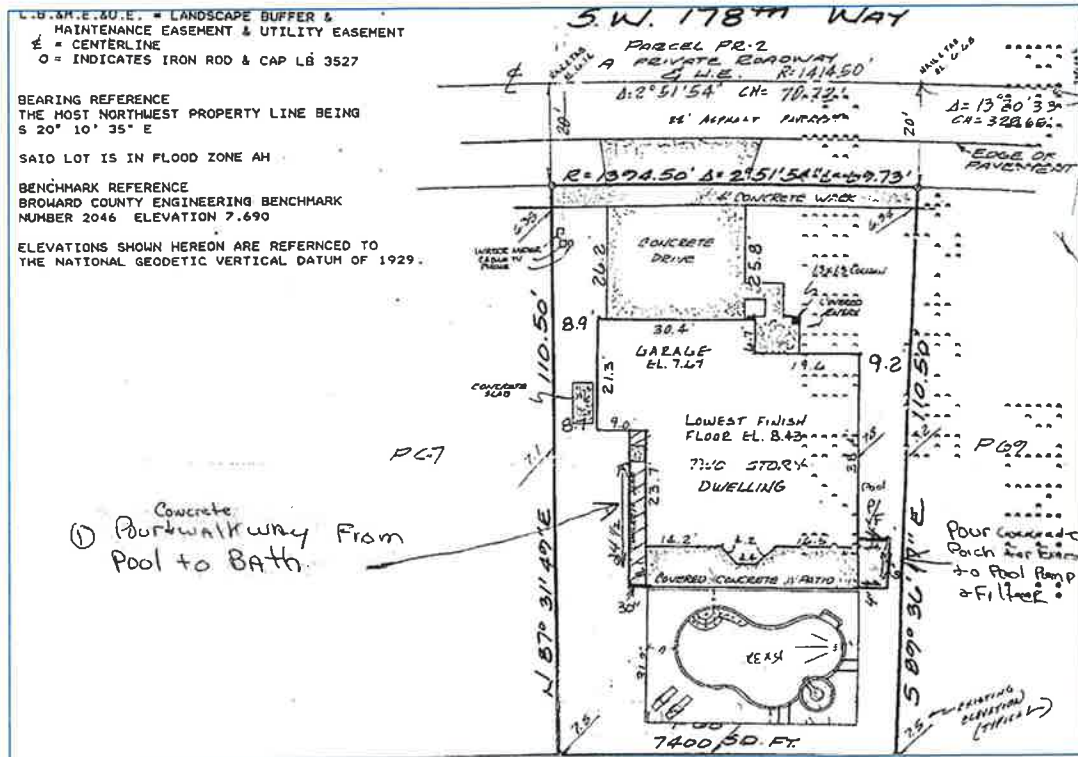
SIGNED
EFRAIN LOPEZ
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 6792

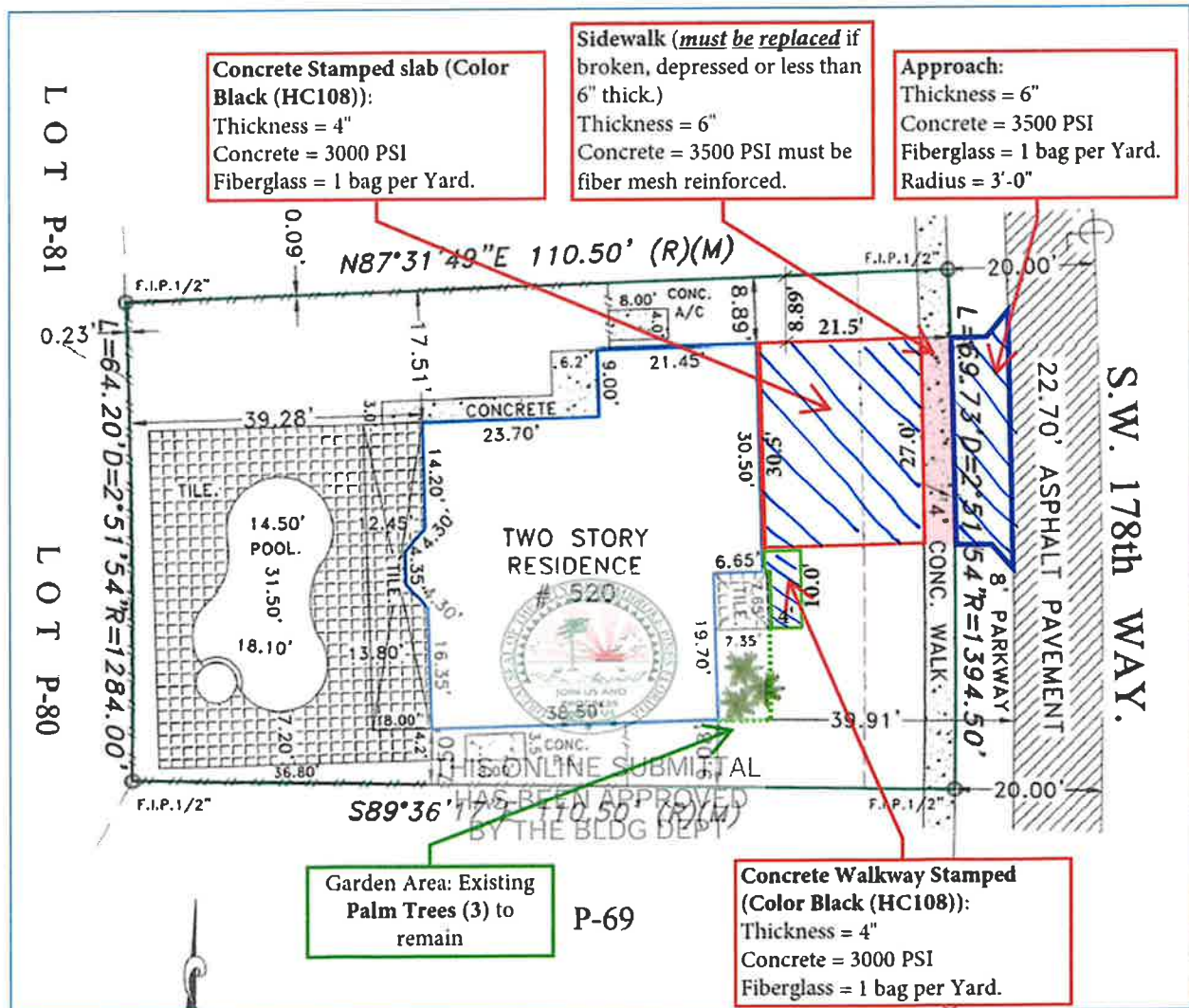
NOT VALID WITHOUT AND AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989





Approved Layout RX24-09299 4/2025: 520 SW 178 Way





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

VIOLATION WARNING

Case #: 251204274

Date: 1/1/2026

Folio #: 514019021730

Recipient: VASQUEZ, MINOSKA H/E/FILPO, CRISTIAN

Address: 520 SW 178 WAY
PEMBROKE PINES, FL 33029

A physical inspection at 520 SW 178 WAY Pembroke Pines, FL 33029 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	Work done without permit(s); Driveway. Exceeded scope of approved documents.	05/04/2026
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	The City adopts by reference the latest edition of the Florida building code. FBC[A]105.1 - Permits required. FBC[A]105.4.1 - Correction of errors in plan or construction required. FBC[A]105.4.1.3 - Permit inactive for more than 180 days. FBC[A]107.4 - Work shall be in accordance with approved documents.	05/04/2026
CHAPTER 155: ZONING CODE LDC	155.620	Zoning concern; Driveway exceeding 40% front lot coverage & 40% width at property boundary.	05/04/2026
CHAPTER 52: STREETS AND SIDEWALKS	52.26 Driveways across swale areas	Maximum driveway width on lots 61-70ft, is 10ft for singular or circular driveways.	05/04/2026

Notes/Mean of Correction:



CODE CASE DETAILED REPORT 251204274 FOR CITY OF PEMBROKE PINES

Case Type: ROUTINE INSPECTION **Project:** **Opened Date:** 12/28/2025
Status: In Progress **District:** 4 **Closed Date:** NOT CLOSED
Assigned To: Matthew Smith **Description:** Work done on property beyond scope of approved documents; Driveway.

Parcel: 514019021730 **Main** **Address:** 520 SW 178 Way **Main**
Pembroke Pines, FL 33029

Note **Created By** **Date and Time Created**
1. Homeowner requested to meet at the city hall on 01/15/2026 for assistance with the variance application. Matthew Smith 1/8/2026 8:07 am

Activity Type	Activity Number	Activity Name	User	Created On
Courtesy Notice	005377-2026		Matthew Smith	05/05/2026
Courtesy Notice	000036-2026		Matthew Smith	01/03/2026
Courtesy Notice	000079-2026		Victoria Angle	01/05/2026
Email	ACT-012520-2025		Matthew Smith	12/28/2025
Email	ACT-005376-2026		Matthew Smith	05/05/2026

Property Changes: 520 SW 178 WAY PEMBROKE PINES, FL 33029



Parcel Information

Parcel Id: [514019021730](#)

Owner: VASQUEZ, MINOSKA H/E FILPO, CRISTIAN

Situs Address: 520 SW 178 WAY PEMBROKE PINES FL 330294101

Legal: SILVER LAKES AT PEMBROKE PINES PHASE II 152-28 B LOT P68

Milage Code: 2613

Use Code: 01

Land Value: \$ 51,770

Building Value: \$ 635,960

Other Value: 0

Total Value: \$ 687,730

SW 178 TH WAY

W 5TH ST

Aerials 2025

- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Opportunity Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ County Approval Districts
- ☐ Recent Approval Districts
- ☐ Sublot Number
- ☐ Sublot Name
- ☐ House Number
- ☒ Street
- ☒ Parcel
- ☐ County Boundary



SW 5TH S.

- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Opportunity Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Current Appraisal District
- ☐ Road Appraisal District
- ☐ Subdiv. Number
- ☐ Subdiv. Name
- ☐ House Number
- ☒ Street
- ☒ Parcels
- ☐ County Boundary

Aerials 2020 ▼

SW 178TH WAY

Parcel Information

Parcel Id: [514019021730](#)

Owner: VASQUEZ, MINOSKA H/E FILPO, CRISTIAN

Situs Address: 520 SW 178 WAY PEMBROKE PINES FL 330294101

Legal: SILVER LAKES AT PEMBROKE PINES PHASE II 152-28 B LOT P68

Millage Code: 2813

Use Code: 01

Land Value: \$ 51,770

Building Value: \$ 635,960

Other Value: 0

Total Value: \$ 687,730



- ☐ ICRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Opportunity Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Comm. Accessibility Estimates
- ☐ Recent Appraisal Guidelines
- ☐ Subdiv. Number
- ☐ Subdiv. Name
- ☐ House Number
- ☒ Street
- ☒ Parcels
- ☐ County Boundary

Aerials 2015 ▼

Parcel Id **514019021730**

Owner **VASQUEZ, MINOSKA H/E FILPO, CRISTIAN**

Situs Address **520 SW 178 WAY PEMBROKE PINES FL 330294101**

Legal **SILVER LAKES AT PEMBROKE PINES PHASE II 152-28 B LOT P68**

Millage Code **2613**

Use Code **01**

Land Value **\$ 51,770**

Building Value **\$ 635,960**

Other Value **0**

Total Value **\$ 687,730**