

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0041

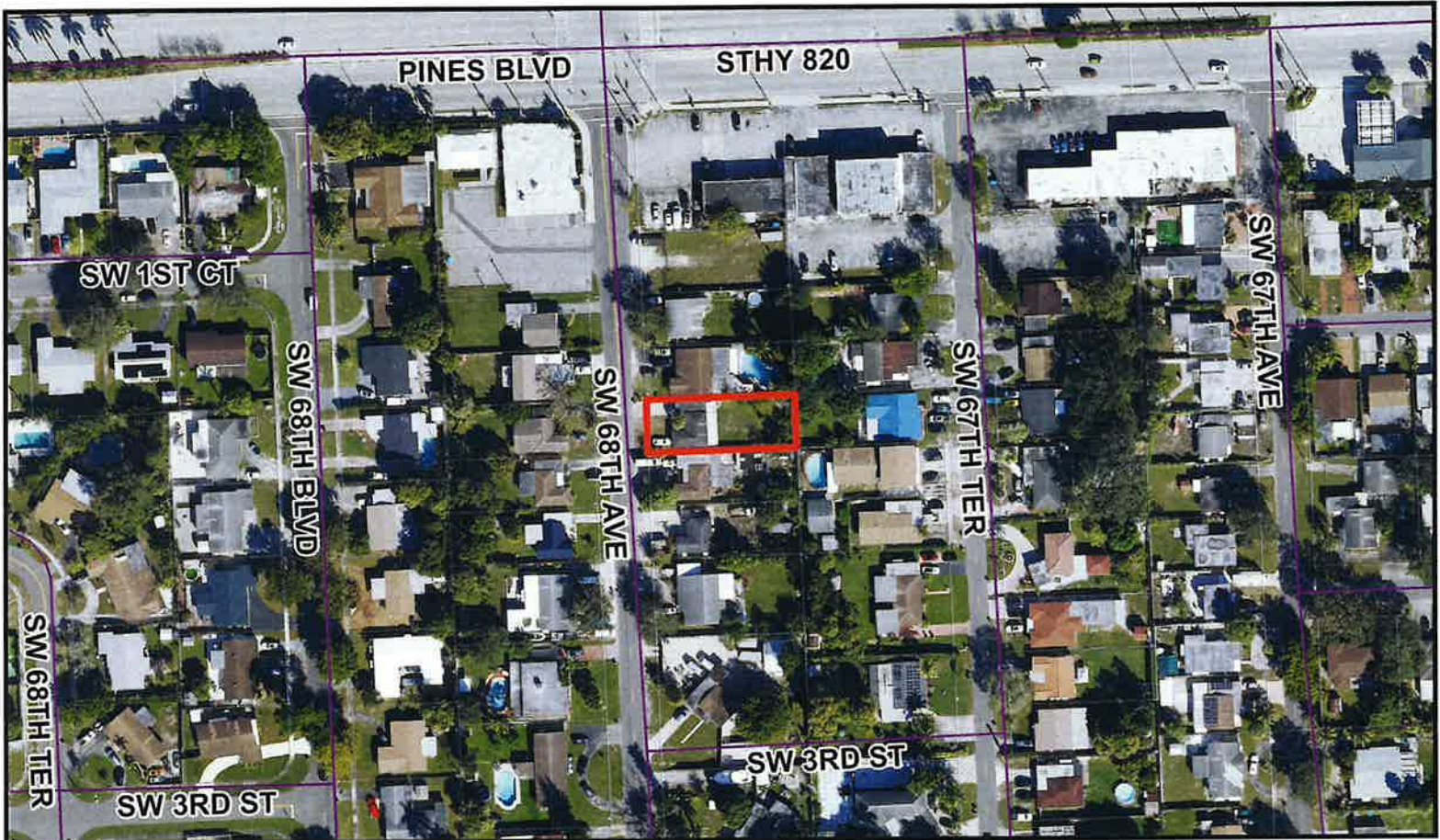
Zoning Variance

TOMAS, MARIA L

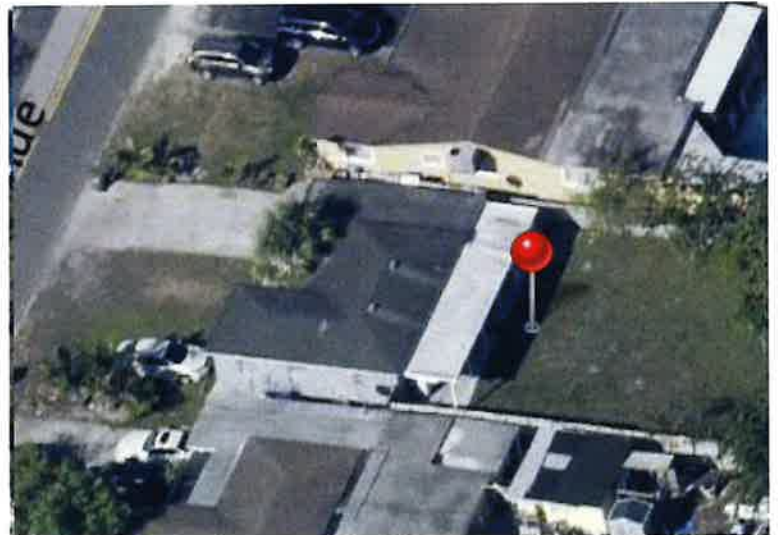
123 SW 68 AVE PEMBROKE PINES FL 33024



NOT TO SCALE





05/17/2023 13:37:36





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

Summary

Agenda Date:	December 4, 2025	Application Id:	ZV(R)2025-0041		
Project:	Carport conversion, new addition.	Pre-Application	PRE2025-0147		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Maria Tomas	Agent:	Luz Cardona		
Location:	123 SW 68 Avenue Pembroke Pines, FL 33024	Property Id No.	514114050290	Commission District No.	1
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Building Permit Application No. RA25-02898 (Applied 3/25/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0041	155.6114 Relation of Grade of Floors to Crown of Street	The top surface of all floors of residential buildings shall be not less than 18 inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located.	To allow the top surface of the floor of a residential building to be 12.24 inches instead of the required 18 inches above the highest point of the crown of street adjacent to the lot for a carport conversion and home addition in a single-family residential, typical lot.		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: 		Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Luz Carmona on behalf of Maria Tomas, owner, submitted a residential zoning variance request for the property located at 123 SW 68 Avenue in the Pines Village Neighborhood which is zoned Residential Single-Family (R-1C).

On March 2, 2024, the City's Code Compliance Division cited the property for work being performed without building permits, Code Case No. 230702833.

In March 25, 2025, the owner submitted Building Permit Application No. RA25-02898 for a carport conversion, new addition areas for master bedroom, bathroom and kitchen relocation. After reviewing the property's documents, it was detected that the top surface of the floor of the existing home does not conform with the minimum floor elevation for residential buildings.

Per the survey document, the highest point of the crown of street is 89.76 inches (7.48' NAVD) and the top floor of the existing residential building is 102 inches (8.50' NAVD). The proposed plan shows all habitable areas will remain at 102 inches above the crown of the street. As result of the existing conditions and the proposed changes, the petitioner is requesting:

- **ZV(R)2025-0041:** to allow the top surface of the floor of a residential building to be 12.24 inches instead of the required 18 inches above the highest point of the crown of street adjacent to the lot for a carport conversion and home addition in a single-family residential, typical lot.

As part of the request, the proposed plan includes a new circular driveway, removal of existing patios along the sides encroaching into the setbacks, and the demolition of an existing shed located to the northeast corner in the rear (see property survey, proposed plan).

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.

The property is in the Boulevard Heights Neighborhood; there is no Homeowners Association (HOA).

VARIANCE REQUEST DETAILS:

ZV(R)2025-0041: to allow the top surface of the floor of a residential building to be 12.24 inches instead of the required 18 inches above the highest point of the crown of street adjacent to the lot for an existing carport conversion and home addition in a single-family residential, typical lot.

Code References:

ZV(R)2025-0041)

155.6114 RELATION OF GRADE OF FLOORS TO CROWN OF STREET

The top surface of all floors of residential buildings shall be not less than 18 inches, and of nonresidential buildings shall be not less than six inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located.

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 (10-21-2024)
Proposed Plan
E-mail from Raul Cruz, Architect (10/21/2025)
Letter from Luz Carmona on behalf of Homeowner (10/30/2025)



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: 10/30/2025

Plans for DRC _____ Planner: C-2

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> 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

Project Planner: C-2 Project #: PRJ 20____ Application #: 2018/000411

Date Submitted: 10/30/25 Posted Signs Required: (1) Fees: \$ 500⁰⁰

SECTION 1-PROJECT INFORMATION:Project Name: MARIA L. TOMASProject Address: 123 SW 68 AVE PEMBOKE PINE FL. 33303

Location / Shopping Center: _____

Acreage of Property: 0.16 Building Square Feet: 974Flexibility Zone: _____ Folio Number(s): 514114050290

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

Legal Description:

SOUTH BROWARD RANCHES 30-39 B LOT 14 BLK 2

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: MARIA L TOMAS

Owner's Address: 123 SW 68 AVE PEMBROKE PINES, FL 33023

Owner's Email Address: SJAMPERMIT@HOTMAIL.COM

Owner's Phone: 954-274-2965 Owner's Fax:

Agent: SILVIO MOREIRA

Contact Person: SILVIO MOREIRA

Agent's Address: 123 SW 68 AVE PEMBROKE PINES, FL 33023

Agent's Email Address: SJAMPERMIT@HOTMAIL.COM

Agent's Phone: 305-987-0824 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: X

Land Use / Density: SFH

Use: SFH

Plat Name:

Plat Restrictive Note:

PROPOSED

Zoning:

Land Use / Density:

Use: ADDITION FOR A SFH

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: Code Case No. 230702833; RA25-02898 (3/25/2025)

Code Section: 155.6114 Relation of Grade of Floors to Crown of Street

Required: 18" above the highest point of the crown of street

Request: KEEP ADDITION FLOOR ELEVATION (12.24 inches)

Details of Variance, Zoning Appeal, Interpretation Request:

request approval for a proposed home addition at the property located at
123 SW 68 AVE, The purpose of this addition is to accommodate my mother, who has
serious hip condition and relies on a walker for mobility.

To ensure her safety and ease of movement throughout the home, we request that the
new addition maintain the same floor elevation as the existing structure.

This consistent floor freely without ramps or steps.

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)

NEW ADDITION FOR A NEW KITCHEN, DINING ROOM, LAUNDRY ROOM,
MASTER BEDROOM, WIC AND BATHROOM. AND LEGALIZATION OF GARAGE
CONVERSION.

SECTION 7- PROJECT AUTHORIZATION

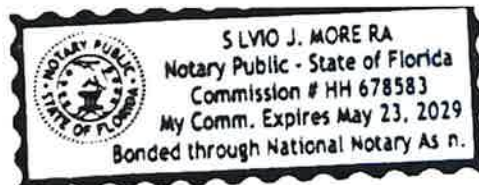
OWNER CERTIFICATION

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] 10-30-2025
Signature of Owner Date

Sworn and Subscribed before me this 30th day
of OCTOBER, 20 25

Fee Paid [Signature] 05-23-2029
Signature of Notary Public My Commission Expires



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e57473c6
Date: 2025.10.30 11:40:50 -04'00'

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

Luz Carmon

123 SW 68 Ave.

Pembroke Pines FL.C 33023

Tel # 954-274-2965

10-30-2025

To: City of Pembroke Pine Zoning Variance.

Subject: Request floor elevation approval for new addition and garage conversion.

I hope this letter finds you well. I am writing to request approval of a proposed home addition at my property located at 123 SW 68 AVE. The purpose of this addition is to accommodate my mother, who has serious hip condition and relies on a walker for mobility.

To ensure her safety and ease of movement throughout the home, we request that the new addition maintain the **same floor elevation** as the existing structure. This consistent floor freely without ramps or steps.

We understand that all modifications must comply with the Zoning and Building architectural guidelines, and we will ensure that the exterior design, materials, and finishes match the existing home and conform to community standards. We are happy to provide detailed plans, drawings, or additional documentation upon request.

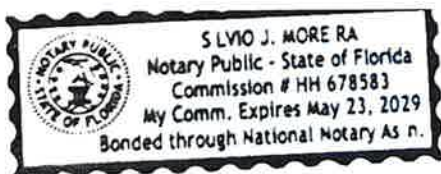
We sincerely appreciate your consideration of this request, as it is important accommodation to support my mother's health and mobility needs. Please let me know if you require any further information.

Thank you for your time and understanding.

Warm regards,



Luz Carmona



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e57473c6
Date: 2025.10.30 11:43:46 -04'00'

Zamora, Christian

From: Raul Cruz <rcruz@nomadarchitecturalstudio.com>
Sent: Tuesday, October 21, 2025 7:51 AM
To: Zamora, Christian
Cc: lcarmona@adrianachomes.com; joseiragorry@yahoo.com
Subject: RA25-02898 INQUIRY

Caution! This message was sent from outside your organization.

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

Mr. Zamora,

Good morning,

Thank you again for taking the time to speak with me and the homeowner yesterday regarding the property located at 123 SW 68th Avenue, Pembroke Pines, FL 33023. We truly appreciate your attention to this project and the opportunity to clarify our concerns regarding the required finish floor elevation.

As discussed, the current home has an existing finish floor elevation of 8.50' NAVD, which is already more than 12 inches above the highest crown of the adjacent road. The proposed addition is designed to match this existing elevation to maintain architectural and structural continuity. The property is not located within a designated flood zone, and the intent of this project is not to reconstruct or substantially improve more than 50% of the existing structure, but rather to address and correct a pre-existing, non-permitted portion of the home by bringing it into compliance with the City's requirements.

Raising the addition to the newly required 8.98' NAVD (18" above crown of road) would create a 7-inch step differential between the new and existing areas, resulting in several practical and financial challenges:

It would require demolition of a significant portion of the existing structure, including portions of the floor and roof system, solely to achieve the transition in elevation.

This added demolition and reconstruction would substantially increase the project cost, placing an unnecessary burden on the homeowner and jeopardizing the feasibility of the project.

Given the existing 8'-2" ceiling height, the required step would effectively reduce the clear ceiling height in the transition areas to approximately 7'-8", creating an uncomfortable and non-ideal living condition for a residential space.

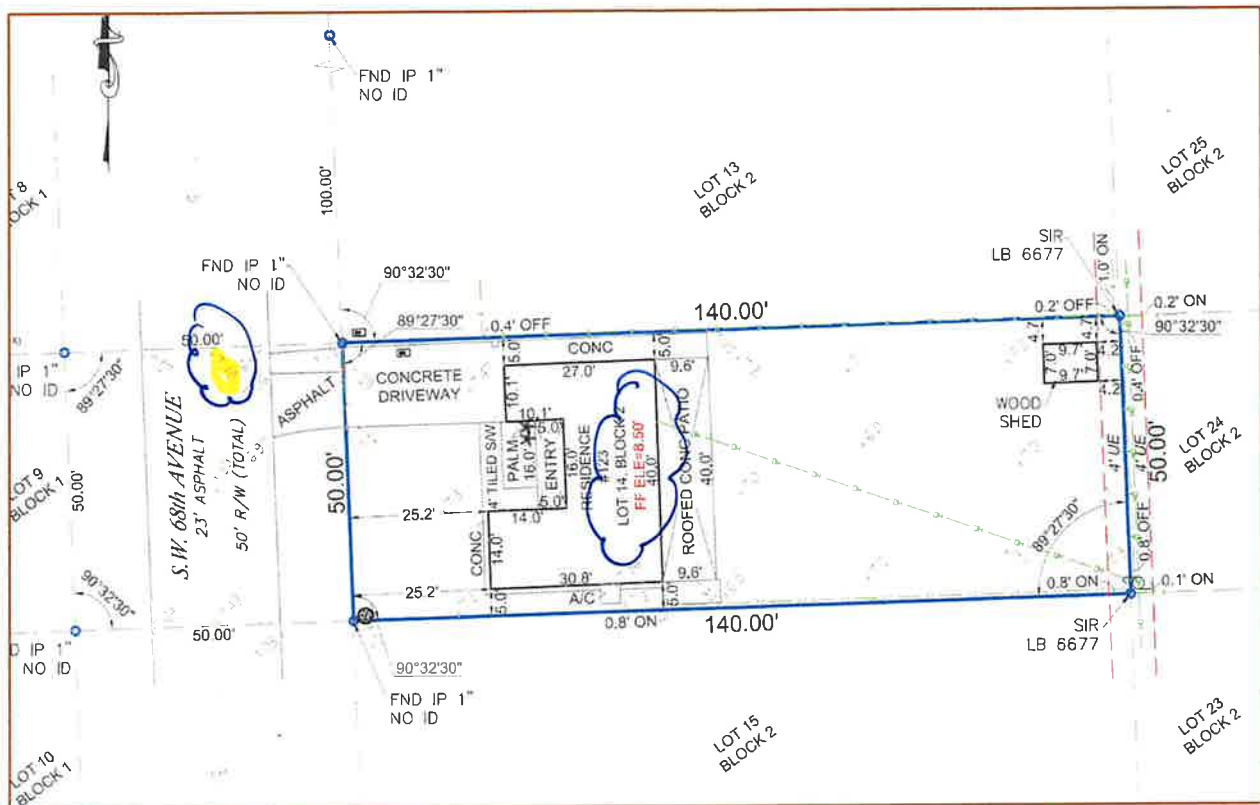
We respectfully request that the City consider allowing the proposed addition to maintain the existing finished floor elevation of 8.50' NAVD, recognizing the property's current compliance above the road crown, its location outside of a flood zone, and the limited scope of work relative to the total structure.

Our intent is to improve and bring the property closer to compliance — not to avoid the standards, but to apply them reasonably in a way that supports both safety and the practical preservation of existing structures.

We would greatly appreciate your consideration of this request and are happy to provide any additional documentation or meet to further discuss possible solutions.

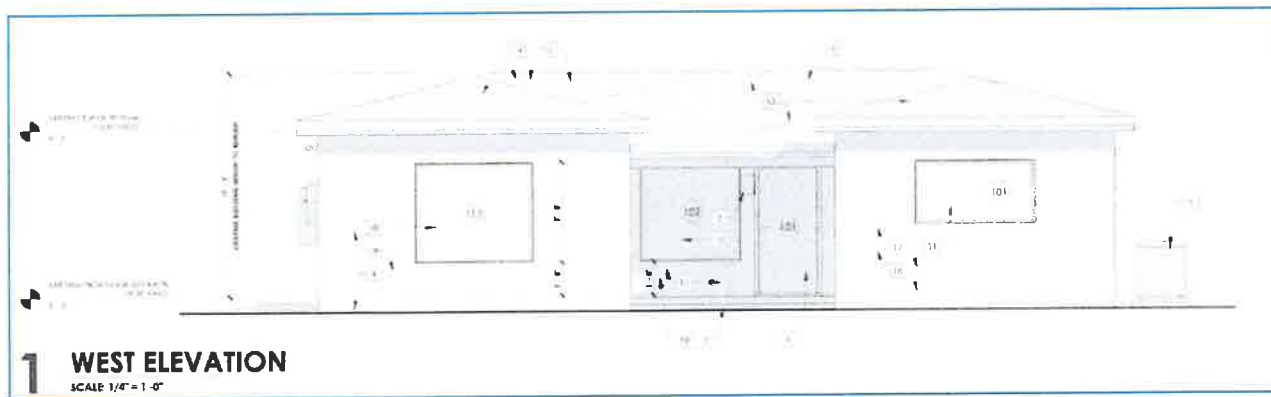
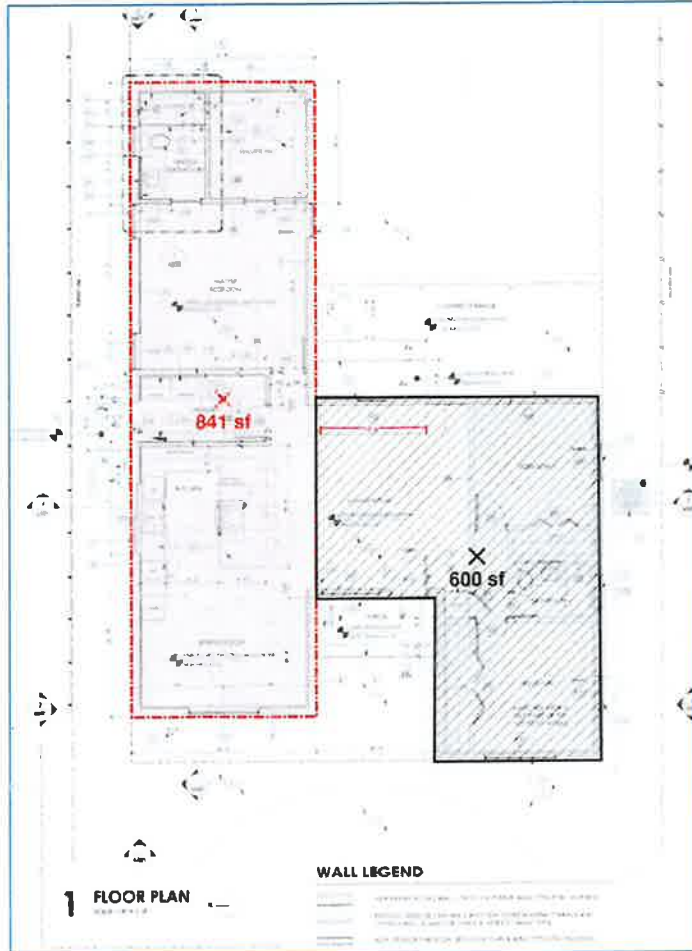
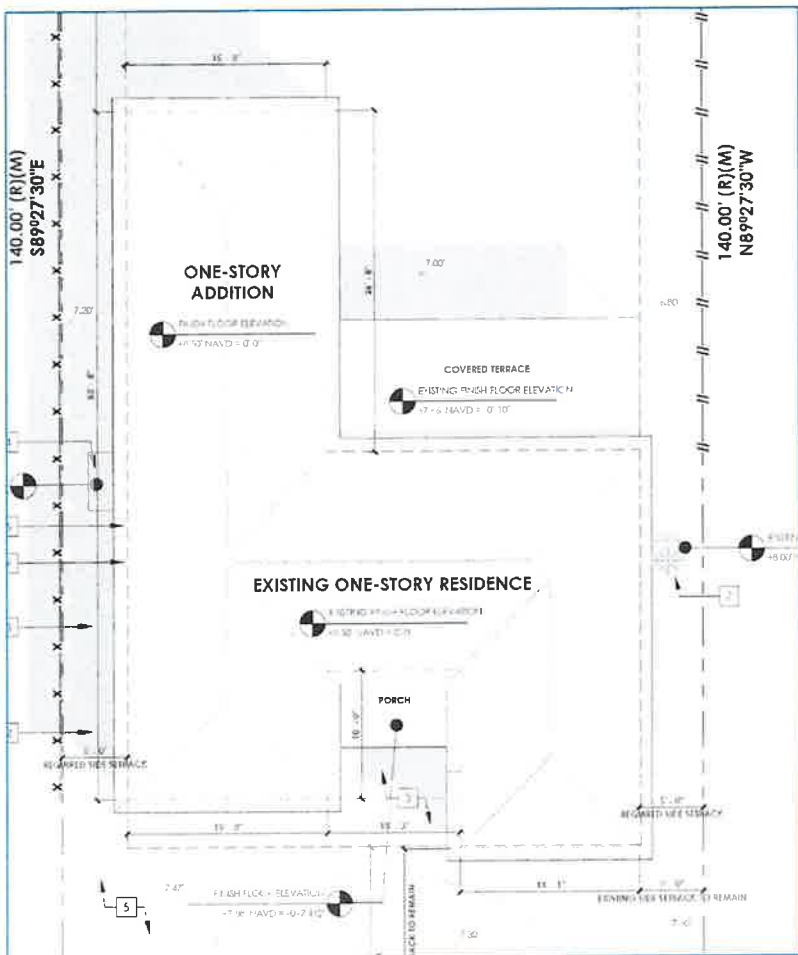
Thank you again for your time and understanding.

Best Regards,

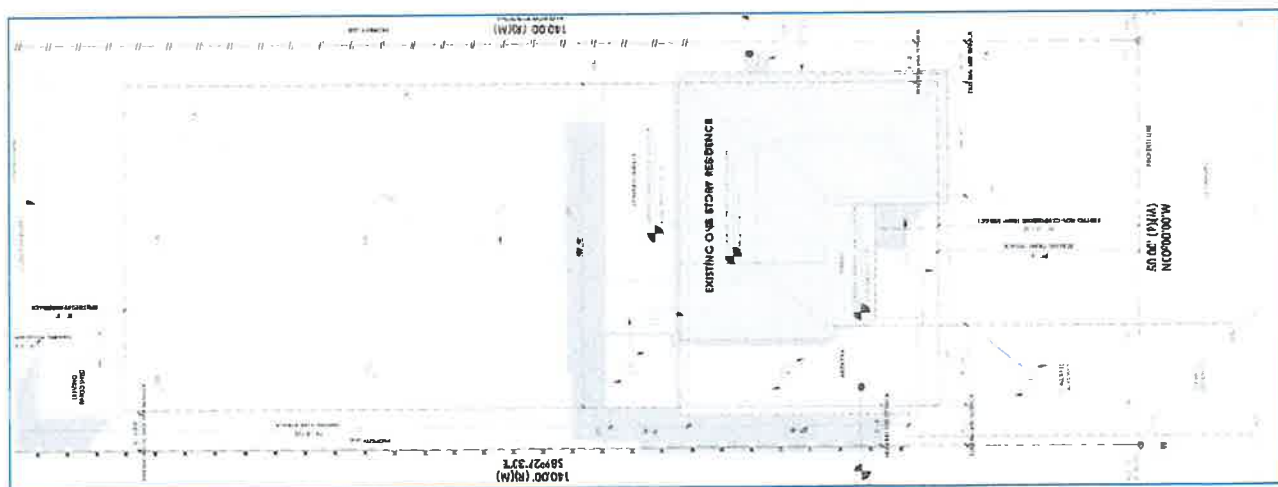


BOUNDARY SURVEY PROPERTY ADDRESS: 123 S.W. 68th AVENUE, PEMBROKE PINES, FL 33024	FLOOD ZONE: X	DATE OF SURVEY:	SCALE: 1" = 20'	ALL COUNTY SURVEYORS FRANCISCO L. NUNEZ PROFESSIONAL SURVEYOR AND MAPPER LICENSE # 12011C0563J OFFICE: (954) 774-4147 FAX: (954) 774-4147 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HARBED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
	BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS: 10/21/2024	CADD: DJC	
	COMMUNITY #: 120053		CHECKED BY: FLN	
	MAP/PANEL #: 12011C0563J		INVOICE #: 24-61923	
	DATE OF FIRM: 07/31/2024		SHEET # 1 OF 1	

Proposed Plan: 123 SW 68 Avenue



Demolition





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

VIOLATION WARNING

Case #: 230702833 **Date:** 11/3/2024
Folio #: 514114050290
Recipient: MARIA L TOMAS
Address: 123 SW 68 AVE
PEMBROKE PINES, FL 33023

A physical inspection at 123 SW 68 AVE Pembroke Pines, FL 33023 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	The city adopts by reference the latest addition of the Florida Building Code.	
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Work done without permit(s): Garage conversion.	04/20/2025

Notes/Mean of Correction:

[2023 Florida Building Code, Building, Eighth Edition]
CHAPTER 1 SCOPE AND ADMINISTRATION
[A]105.1 - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY

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.

Property Changes: 123 SW 68 Avenue





☐ CRA Boundaries

☐ FEMA Flood Zones

☐ Apportioned Zones

☐ Census Tracts

☐ City Zoning Districts

☐ County Land Use

☐ County Appraisal Districts

☐ Road Age Class Districts

☐ District Number

☐ Parcel Number

☒ Street

☒ House

☐ County Parishes

Aerials 2025

Parcel Information

Parcel Id: 514114050290

Owner: TOMAS, MARIA L

Situs Address: 123 SW 68 AVE PEMBROKE PINES FL 33024

Legal: SOUTH BROWARD RANCHES 30-39 B LOT 14 BLK 2

Mileage Code: 2613

Use Code: 01

Land Value: \$ 42,020

Building Value: \$ 274,320

Other Value: 0

Total Value: \$ 316,340

SOH Capped Value: \$ 316,340

Homestead Exempt: \$ 0

