

# Vicinity Map

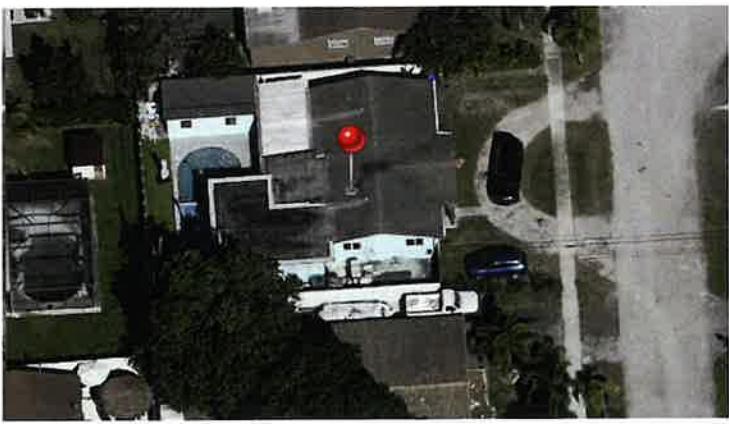
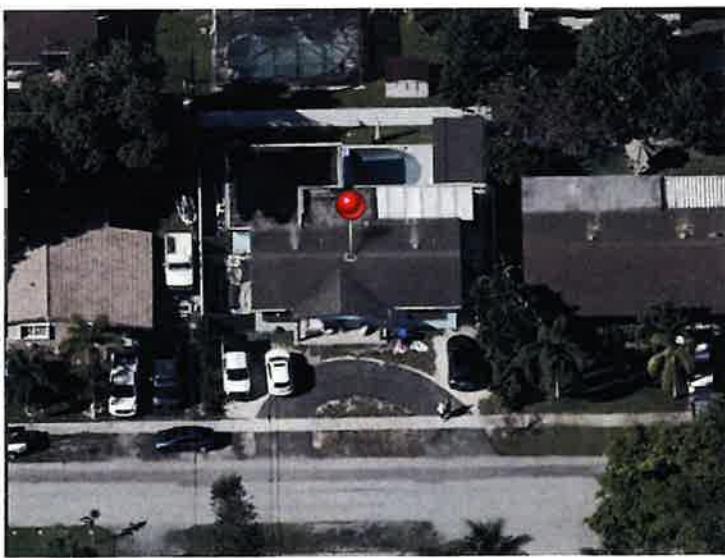
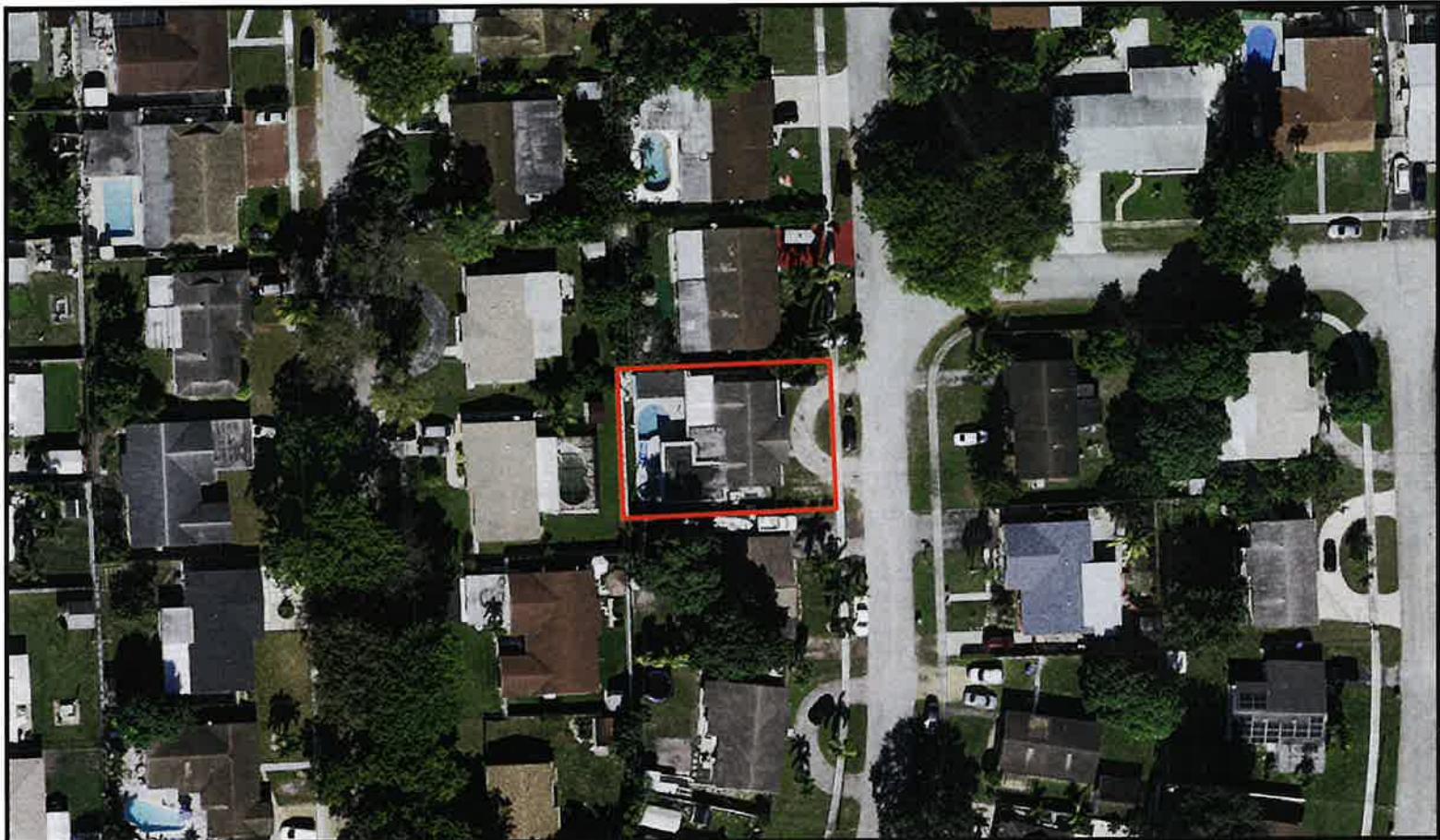
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2024-0043-0046; ZV(R)2025-0051

Zoning Variances

ALMARALES, YUNEISY

200 SW 65 TER PEMBROKE PINES FL 33023





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

**Summary**

<b>Agenda Date:</b>	January 15, 2026	<b>Application Id:</b>	ZV(R)2024-0043 -0046; ZV(R)2025-0051		
<b>Project:</b>	Existing shed, patio/deck, circular driveway.	<b>Pre-Application No.</b>	PRE2024-0028; PRE2025-00169		
<b>Project Planner:</b>	Christian Zamora, Senior Planner <i>[Signature]</i>				
<b>Owner:</b>	Yuneisy Almarales	<b>Agent:</b>	N/A		
<b>Location:</b>	200 SW 65 Terrace Pembroke Pines, FL 33023	<b>Property Id No.</b>	514114104340	<b>Commission District No.</b>	1
<b>Existing Zoning:</b>	Single-Family Residence (R-1C)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	Code Compliance Case No. 230702737 (Initiated 07/01/2023), Building Permit Application No. RX22-06720 (Applied 9/8/2022, Void); Building Permit Application No. RX23-09836, applied on 8/1/2023)				

**Variance Summary**

<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV(R)2024-0043	Table 155.620 Accessory Buildings: Shed	100 Square-Foot shed.	215 Square-Foot for existing shed.
ZV(R)2024-0044	Table 155.620 Accessory Buildings: Shed	5' side setback	2.90' side setback for existing 215 Square-Foot shed (northern property line)
ZV(R)2024-0045	Table 155.620 Accessory Buildings: Deck or Patio	5' side setback	2.90' side setback for existing patio (northern property line)
ZV(R)2024-0046	Table 155.620 Accessory Buildings: Deck or Patio	7.5' side setback	3' - 6" side setback for existing open sided structure, attached (northern property line)
ZV(R)2025-0051	Table 155.620 Accessory Structures: Circular Driveway	40% Front Lot Coverage (total)	51% Front Lot Coverage (total) for proposed circular driveway
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director: <i>[Signature]</i>	Assistant Director: <i>[Signature]</i>	

## **VARIANCE REQUEST DETAILS:**

Yuneisy Almarales, owner, submitted three residential zoning variance requests to legalize existing construction for the property located at 200 SW 65 Terrace in the Pines Village Neighborhood, which is zoned Single Family Residential (R-1C).

On July 1, 2023, the City's Code Compliance Division cited the property (Case No. 230702737) for work performed without building permits.

On August 1, 2023, the owner submitted driveway permit application No. RX23-09836 to address the violation, and the permit was issued on April 22, 2024. During plan review, the permit documentation revealed the existence of a shed located to the north side in the rear. The shed at location did not meet required side setbacks and exceeded permissible size; also, the survey information displayed an existing patio and an open sided, roofed structure encroaching into the north side required setbacks.

As part of the driveway permit, the owner provided a letter (12/7/2023) acknowledging the existing deficiencies and supporting the correction of the existing non-conforming, unpermitted items at the property; as result, the petitioner is requesting:

- **ZV(R)2024-0043:** to allow 215 Square-Foot instead of the required 100 Square-Foot shed for an existing shed in a single-family residential property.
- **ZV(R)2024-0044:** to allow 2.9' side setback along a segment of the northern property line for an existing 215 Square-Foot shed instead of the required five-foot side setback.
- **ZV(R)2024-0045:** to allow 2.9' side setback along a segment of the northern property line for an existing patio/deck instead of the required five-foot side setback.

Per staff review of the city's archives, no building permits can be found for the detected work on the property; however, in December 2015, the city approved Building Permit No. 1536034-0 for an (21' x 12.7') roofed structure, attached, and the permit was completed on May 1, 2016. Broward County Property Appraiser Imagery confirms the 215 SF shed, patio/deck, had existed in the property since at least 2000.

Staff evaluation of the approved work and the existing condition at the property shows further alteration of the permitted construction (see approved driveway, roofed structure).

As result of the existing deviations of the approved work, the petitioner submitted a new plan for the property including the extension of the altered work, adjusting, and requesting:

- **ZV(R)2024-0046:** to allow 3' - 6" side setback along a segment of the northern property line instead of the required 7' – 6" side setback for an existing open sided, roofed structure, attached.
- **ZV(R)2025-0051:** to allow 51% Front Lot Coverage (total) instead of the required 40% Front Lot Coverage (total) for a proposed circular driveway in a residential single-family, typical lot.

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.

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

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2024-0043** is to allow 215 Square-Foot instead of the required 100 Square-Foot shed for an existing shed in a single-family residential property

**ZV(R)2024-0044** is to allow 2.9' side setback along a segment of the northern property line for existing 215 Square-Foot shed.

**ZV(R)2024-0045** is to allow 2.9' side setback along a segment of the northern property line for existing patio/deck.

**ZV(R)2024-0046** is to allow 3' - 6" side setback along a segment of the northern property line instead of the required 7' – 6" side setback for an existing open sided, roofed structure, attached

**ZV(R)2025-0051** is to allow 51% Front Lot Coverage (total) instead of the required 40% Front Lot Coverage (total) for a proposed circular driveway in a residential single-family, typical lot.

*Code References:*

**ZV(R)2024-0043-0046)**

<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>Shed</b>	Primary Building	<b>5 feet</b>	15 feet	5 feet	Primary building or 24 feet, whichever is less	<b>[1] 100 square feet</b> <b>[2] 200 square feet if located in A or R-E</b>	[2] If over 200 square feet it shall meet primary building setbacks
<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>	15 feet	5 feet	N/A	N/A	N/A.
<b>Driveway, Circular</b>	0 feet	<b>5 feet</b>	15 feet 155.600(B)	N/A	N/A	<b>40% front lot coverage</b> 40 % width of lot	[1] 10 feet wide minimum

**ZV(R)2025-0051)**

<b>Table 155.421.3: Residential Single-Family (R-1C)</b>		
<b>Standard</b>	<b>Residential</b>	<b>Non-Residential</b>
<b>Side Setback</b>	<b>7.5 feet [2]</b>	<b>20 feet [3]</b>
<b>Note(s):</b> [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet. [3] Side setback shall increase by one foot for every two feet in height of the building or structure exceeding 20 feet.		

### **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 (2024)  
New Plan  
Copy of approved plans (1536034-0, RX23-09836)  
Code Compliance Notice and Images



## 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: 12/16/25

# Plans for DRC 1 Planner: C-2

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

Project Planner: C-2 Project #: PRJ 20 Application #: 2024-0043-0016

Date Submitted: 12/16/25 Posted Signs Required: (1) Fees: \$ \_\_\_\_\_

## **SECTION 1-PROJECT INFORMATION:**

Project Name: Yoneisy Shearales

Project Address: 200 SW 65 terrace Pembroke Pines FL 33023

Location / Shopping Center: N/A

Acreage of Property: N/A Building Square Feet: 1729

Flexibility Zone: Folio Number(s): 514114104340

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

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Digitized by srujanika@gmail.com

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.

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: YUNEISY ALMARALES

Owner's Address: 200 SW 65 TER PEMBROKE PINES, FL 33023

Owner's Email Address: \_\_\_\_\_

Owner's Phone: 786-253-8012

Owner's Fax: \_\_\_\_\_

Agent: Rolando Sanchez

Contact Person: Yanay Gonzalez

Agent's Address: 200 SW 65 TER PEMBROKE PINES, FL 33023

Agent's Email Address: \_\_\_\_\_

Agent's Phone: 7869850174

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: RX23-09836; 25-8122 (revision to RX23-09836)

Code Section: 155.6(20) • 155.4(1)(3).

Required: 100SF; 5' Side Setbacks, 7.5' Side Setbacks; 40% FLC.

Request: 115SF; 2.9' Side Setbacks; 3.6' Side Setback; 51% FLC.

Details of Variance, Zoning Appeal, Interpretation Request:

Request of a variance due to the existing conditions at time of purchase on 11/06/2014.

When a driveway permit, RX23-09836, was submitted to the city this issue became

active. Since the property does not meet the current zoning conditions, we need the variance for the following items:

1. Setback variance for patio area.
2. Variance for existing shed size and existing shed set back.
3. Concrete on south side of property.

We need to legalize all of this to be able to be in compliance with the city requirements and obtain the driveway permit.

## SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: 01-01

Requested City Land Use: 01-01

Existing County Land Use: 01-01

Requested County Land Use: 01-01

## SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

To whom it may concern .We are requesting a variance on our property located at 200 SW 65th terr.

Due to the existing conditions at time of purchase on 11/06/2014.We have previously submitted for other

permits that were approved using the same documentation.Survey site plan etc.

This issue just came up this year when we submitted for a driveway repair permit.

That we did not meet current zoning conditions.We are requesting variance for the 4 items below.

1) Setback variance for patio area

2) variance for existing shed size

3) variance for existing shed set back

4) Concrete on side of property

*See letter by Homeowner (12/9/2013)*

## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

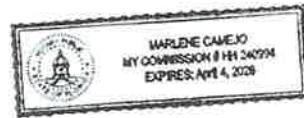
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner

Date

12/3/25

Sworn and Subscribed before me this 3 day  
of December, 20 25



Fee Paid

Signature of Notary Public

My Commission Expires



April 4, 2026

### 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

12-3-25

Sworn and Subscribed before me this 3 day  
of December, 20 25



Fee Paid

Signature of Notary Public

My Commission Expires



April 4, 2026

7K23-09836

December 7, 2023

Pembroke Pines, Florida

ATTN: Zoning Department

To whom it may concern,

As per our conversation with Mr. Christian Zamora, I, Yuneisy Almarales, commit to solving the issues related to the patio shed in my property located at 200 SW 65<sup>th</sup> Ter., Pembroke Pines, FL 33023, to meet the city's requirements. I will immediately take care of the issues and will intend for solution with City of Pembroke Pines within a week.

Sincerely,

Yuneisy Almarales



The foregoing was acknowledged before me by means of  physical presence or  online notarization, this 7 day December, 2023, by Yuneisy Almarales Personally Known OR Produced Identification                    Type of identification produced.



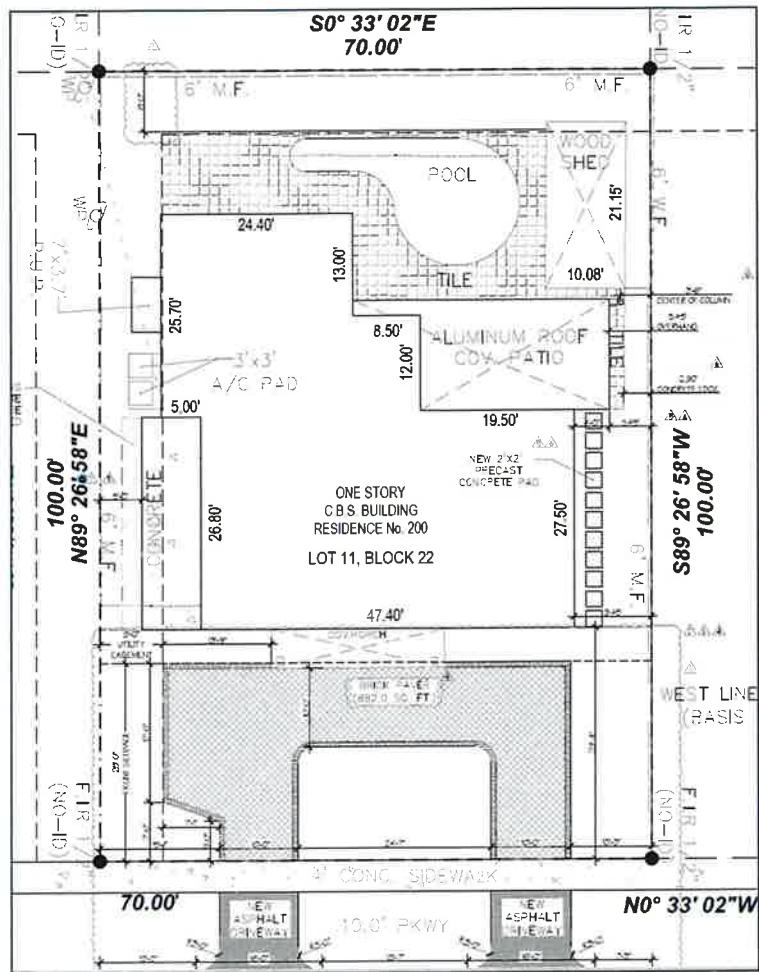
NOTARY PUBLIC, STATE OF FLORIDA



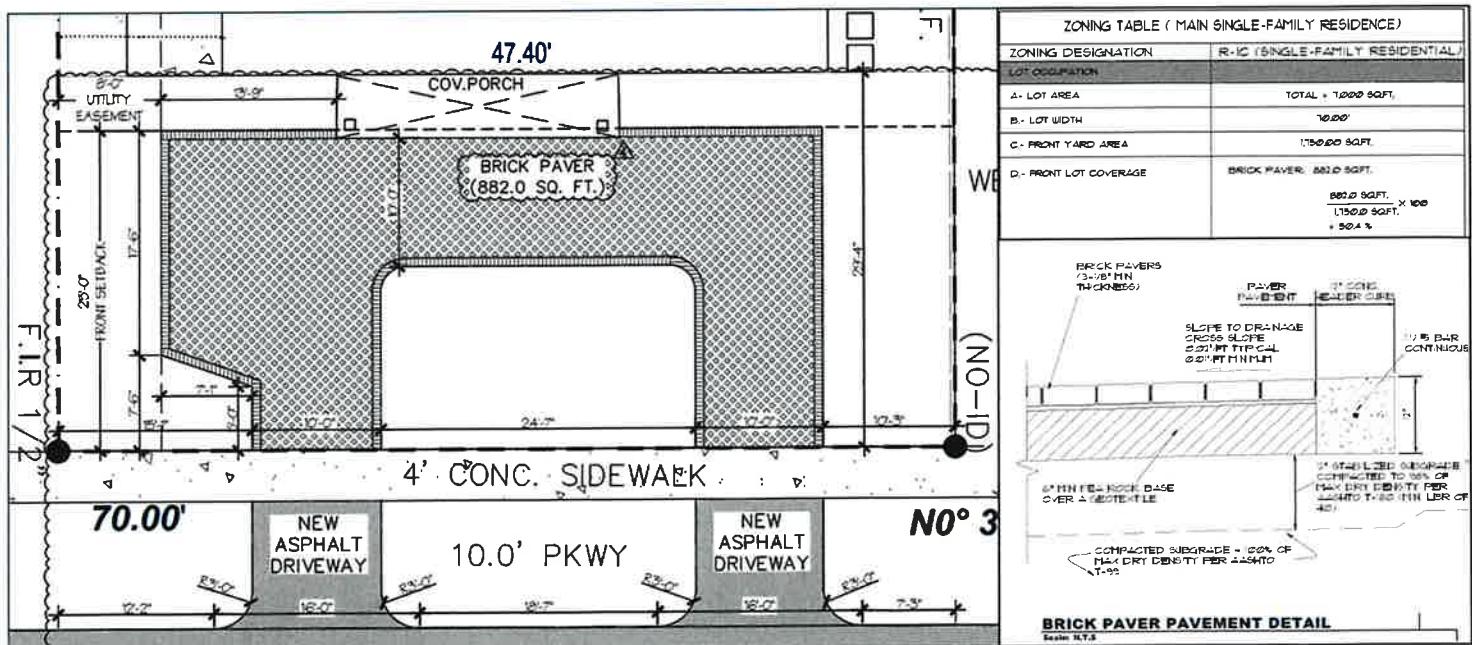
My Commission Expires: 4/4/26



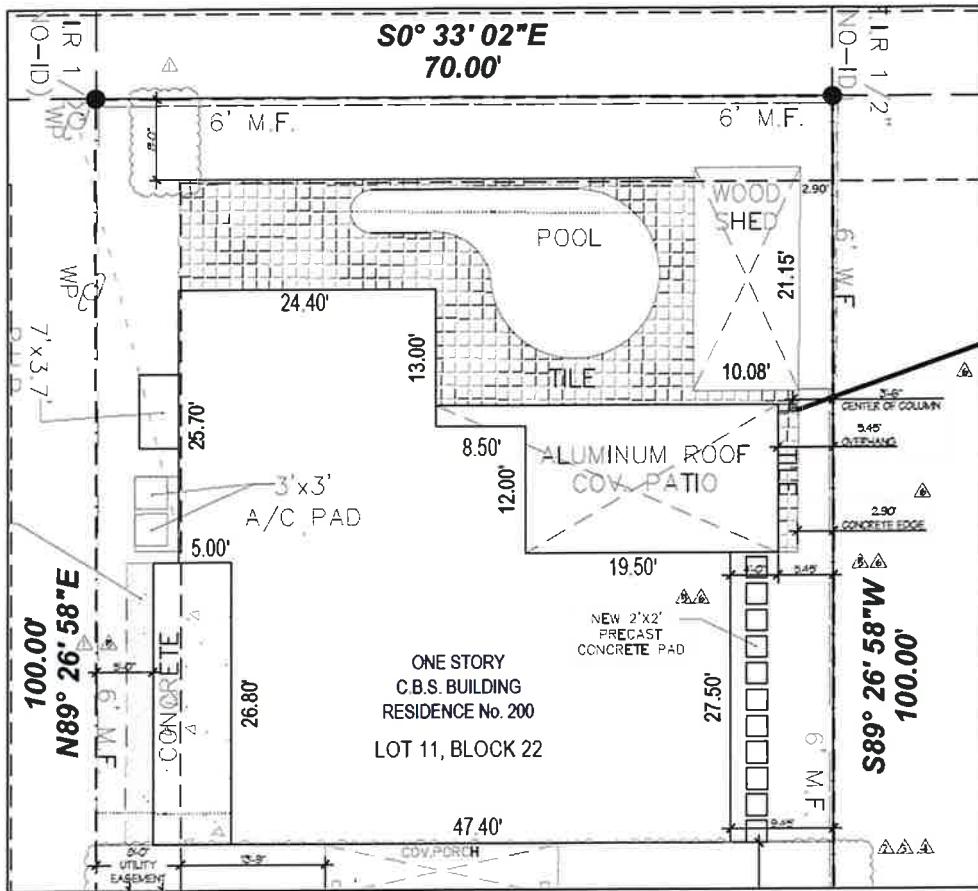
## Proposed Plan: 200 SW 65 Terrace



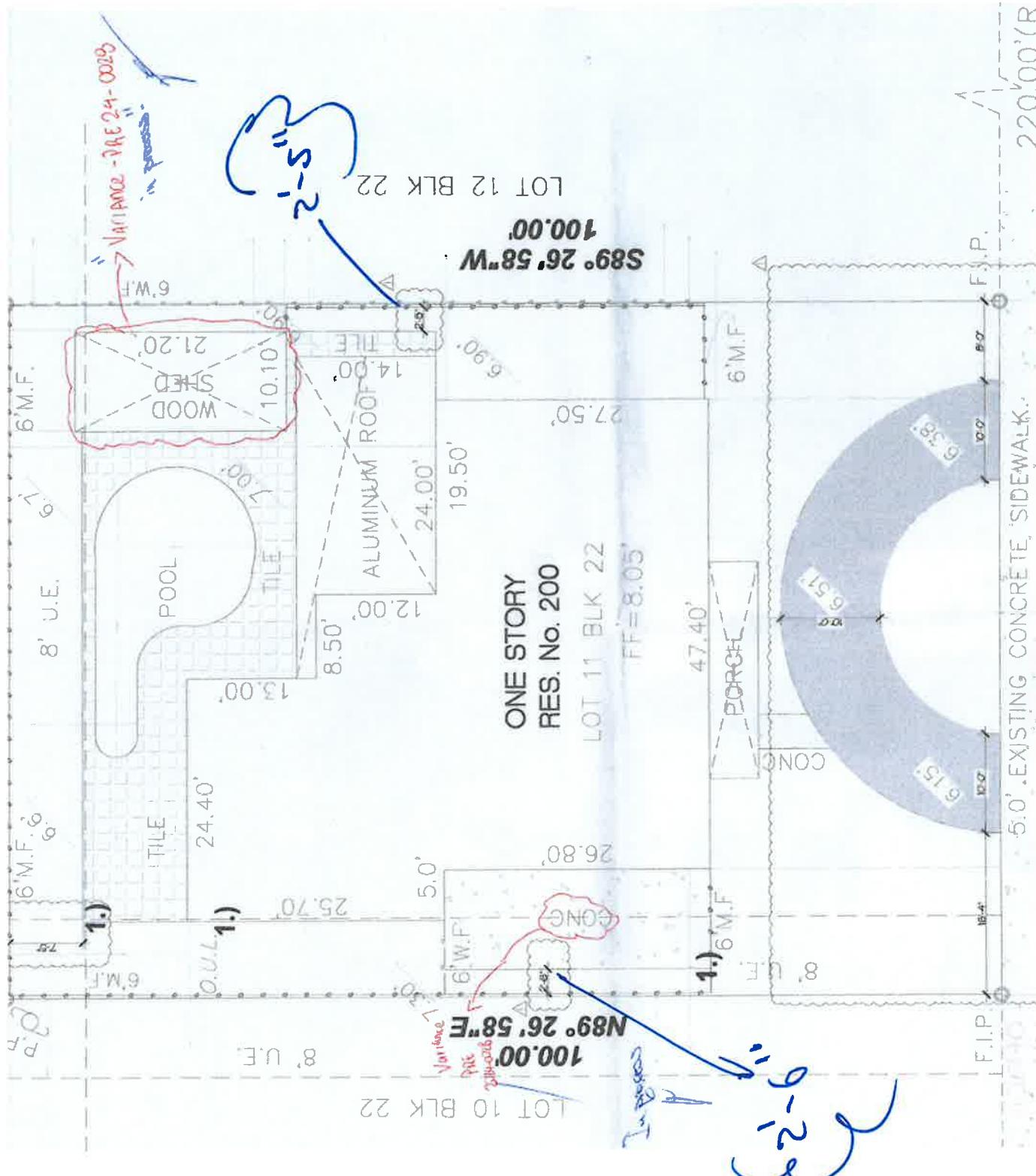
## Driveway Layout, front lot coverage



## Existing Conditions, Adjustments: 200 SW 65 Terrace



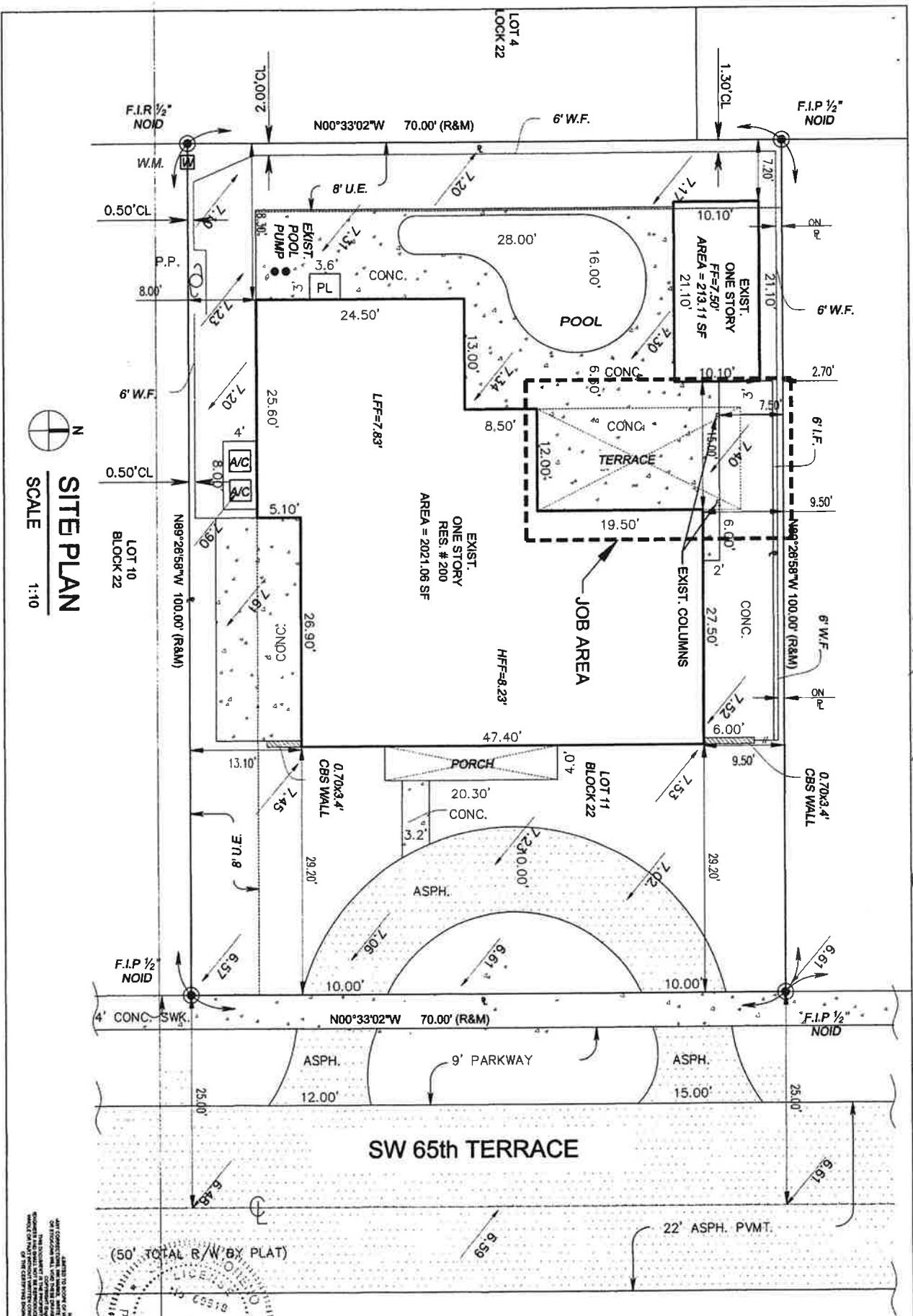
Approved Driveway Layout (RX23-09836 (ATF) 200 SW 65 TER Pembroke Pines, FL 33023)



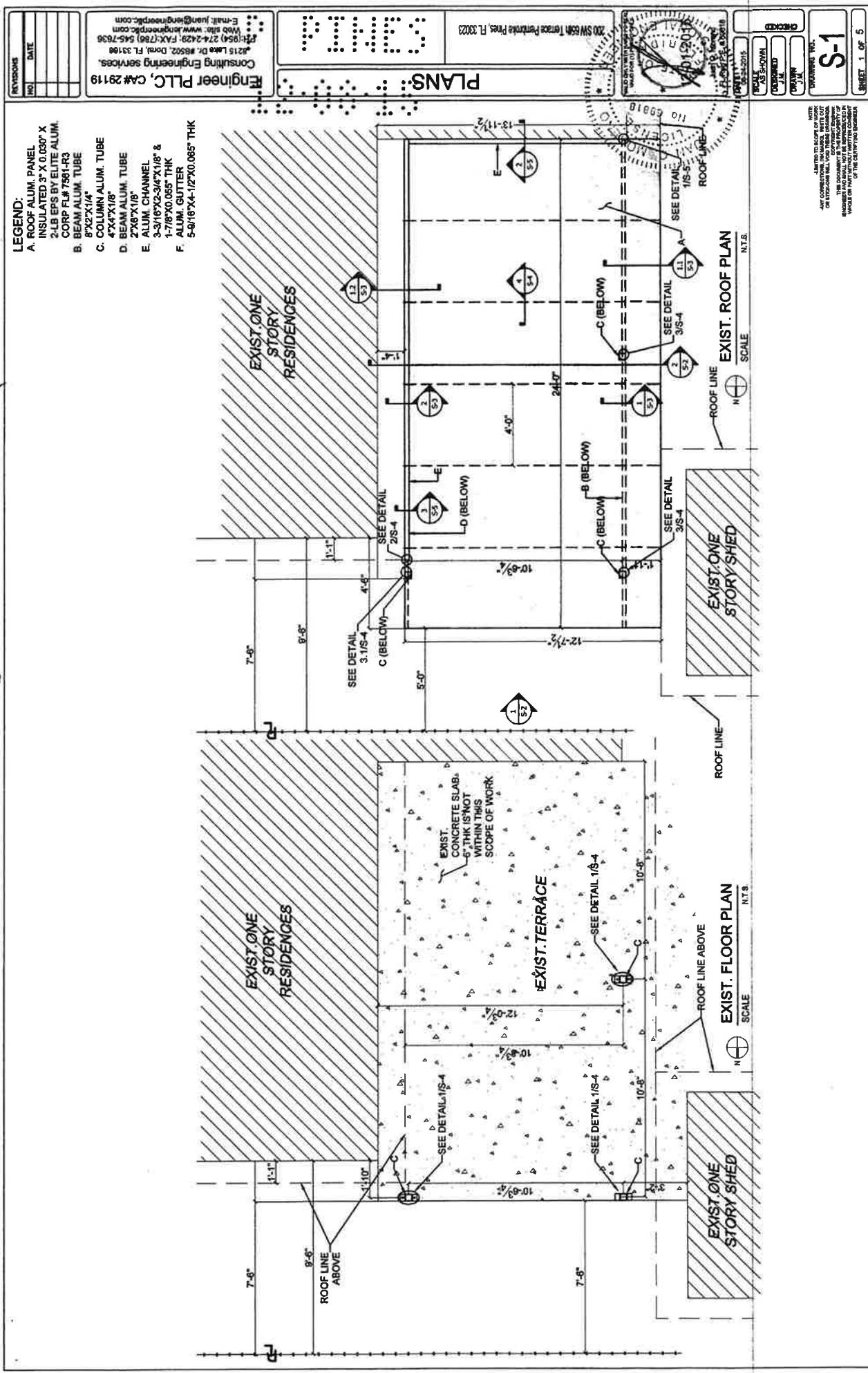
For Reference Only. C-2. (Complete Jan 2016)  
Permit No. 1536034-C

 **SITE PLAN**  
SCALE 1:10

AN



Permit No. 153624 C-2. (Complete Jan 2016).





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

**Notice of Violation and Summons to Appear**

<b>Case #:</b>	<b>230702737</b>	<b>Date:</b> 12/31/2023
<b>Folio #:</b>	<b>514114104340</b>	
<b>Recipient:</b>	<b>ALMARALES, YUNEISY</b>	
<b>Address:</b>	<b>200 SW 65 TER PEMBROKE PINES, FL 33023</b>	

A physical inspection at 200 SW 65 TER Pembroke Pines, FL 33023 disclosed the following violation(s) of the City of Pembroke Pines Code:

<b>Chapter:</b>	<b>Section:</b>	<b>Violation:</b>	<b>Comply By Date:</b>
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	New driveway installed without permit.	06/20/2024

**Notes/Means of Correction:**

Must obtain permit for work done on property. Contact the Building Department for any permitting questions at 954-435-6502.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE VIOLATION(S) AS STATED ABOVE BY: 06/20/2024**

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF PEMBROKE PINES, LOCATED AT CITY COMMISSION CHAMBERS, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA 33025 ON: 06/27/2024 AT 9:00 AM where the City shall present evidence of the violation(s) and seek Finding of Violation (s) requiring compliance with the City Code.**

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, this case may be presented to the City's Special Magistrate even if the violation has been corrected prior to the hearing. The Code Compliance Officer is not required to give the violator a reasonable time to correct a repeat violation.

If the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare, is irreparable or irreversible in nature, or is a repeat violation, the Code Compliance Officer shall make a reasonable effort to notify the violator and may immediately notify the Special Magistrate and request a hearing.

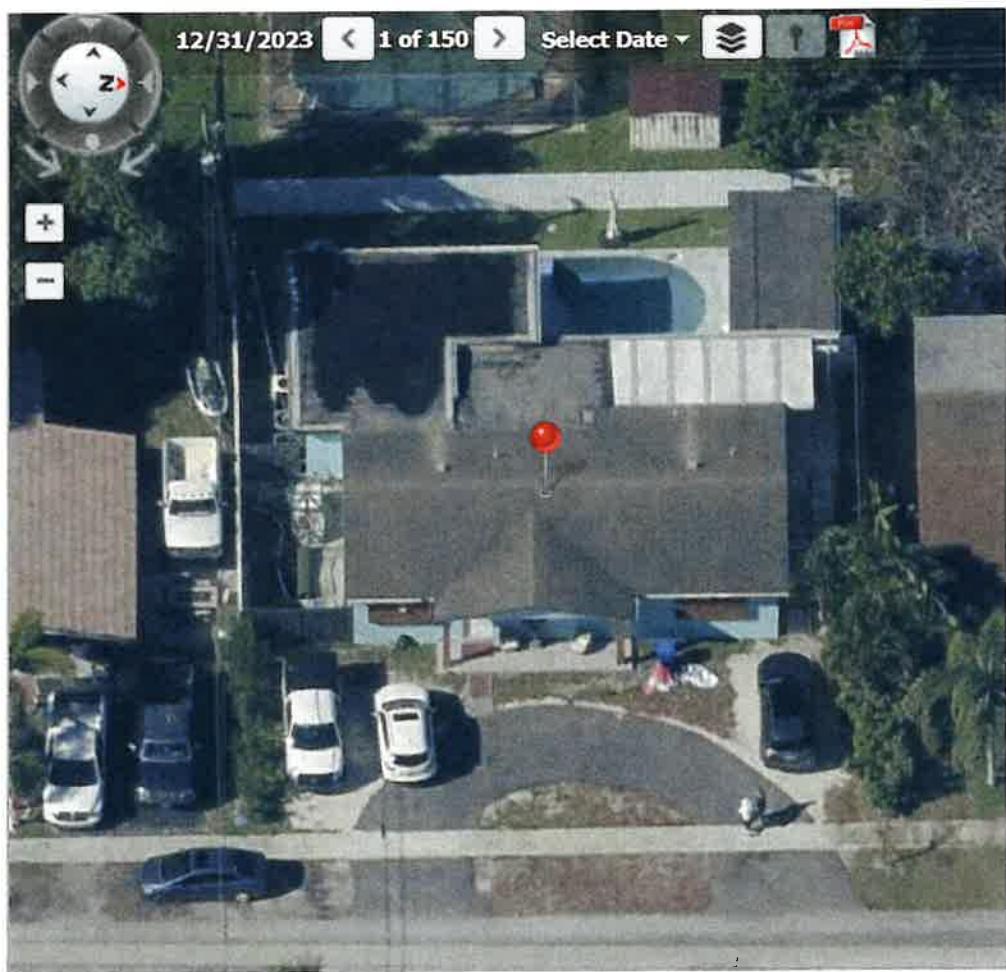
At the Code Compliance Officer's discretion, the Code Compliance Unit reserves the right to seek authorization from the Special Magistrate to enter the property and make all reasonable repairs which are required to bring the property into compliance. All costs incurred by the City in remedying any violation(s) shall be assessed to the violator in addition to the fine imposed and included in the recorded lien.

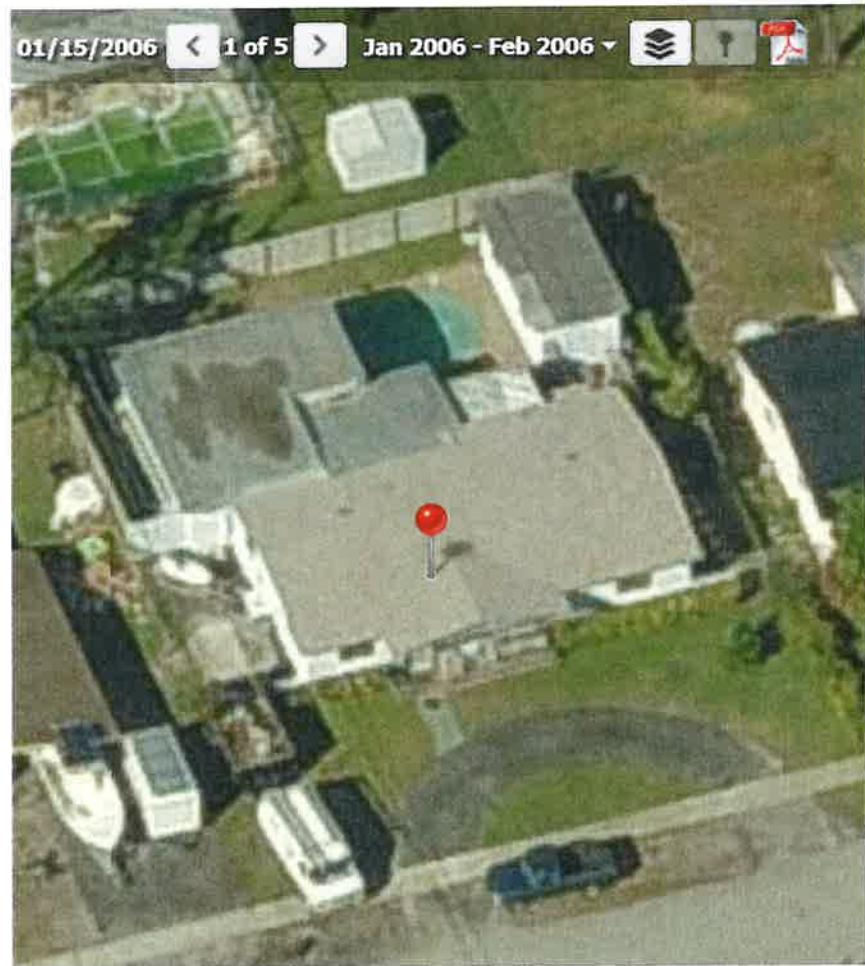
**A finding of violation(s) may result in the imposition of a fine and lien against the subject property and any property owned by the violator in an amount up to \$250.00 per day the violation(s) exists, and up to \$500.00 per day for repeat violation(s) from the date the violation(s) is found by the code compliance officer. An administrative fee of \$150.00 shall be assessed on all findings of violation.**

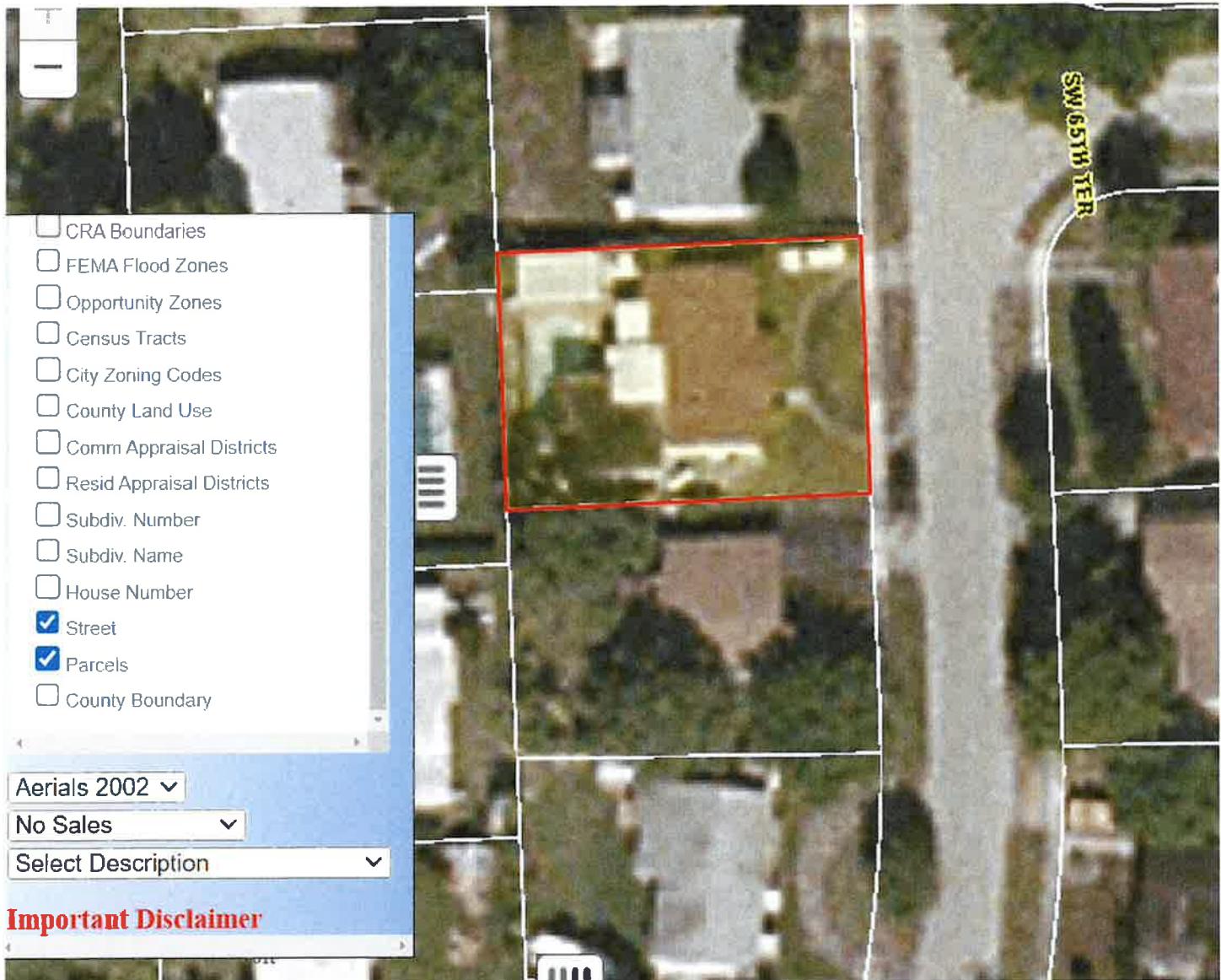
Pursuant to Section 286.0105, Florida Statutes, the respondent may be required to ensure and provide a verbatim record of the proceedings, including the testimony and evidence presented, for the proposed appeal. All appeal of any Special Magistrate Order must be filed in the Circuit Court for the 17th Judicial Circuit within thirty (30) days of such order.

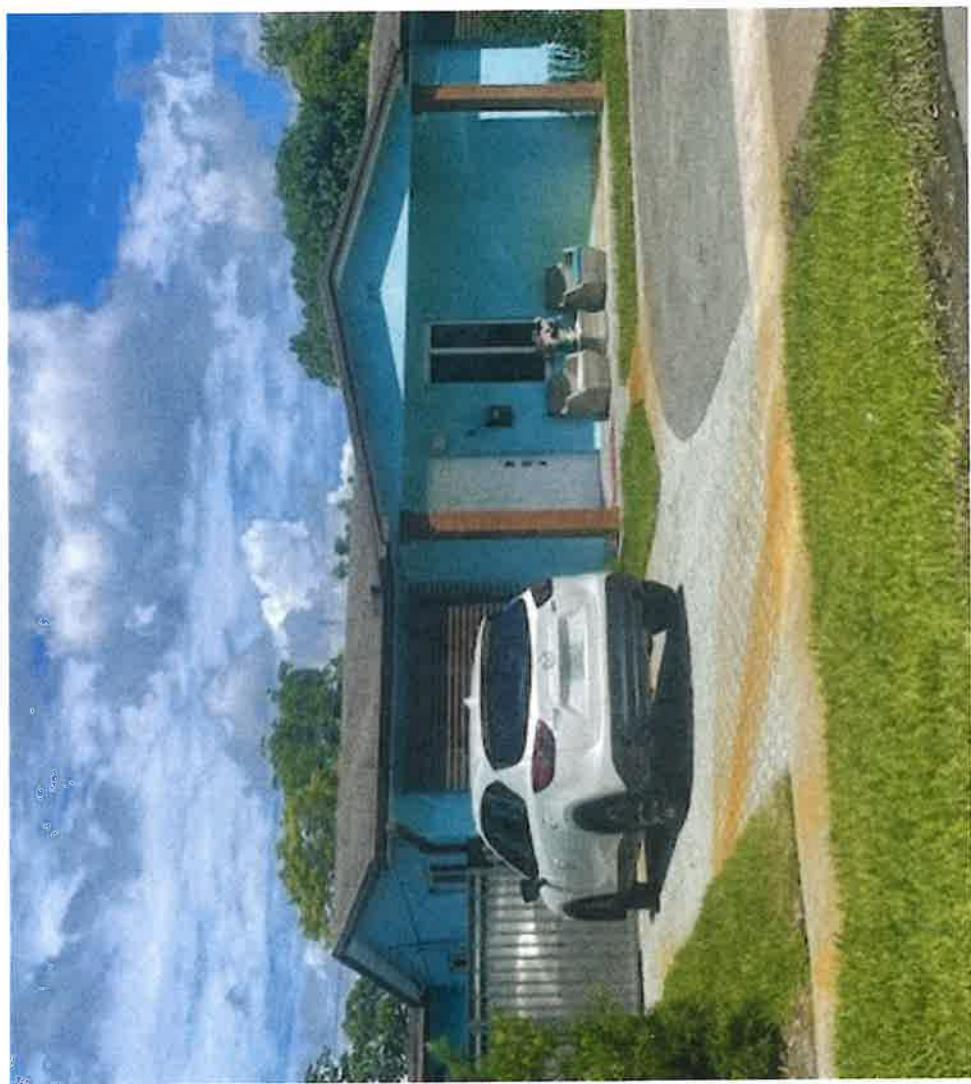
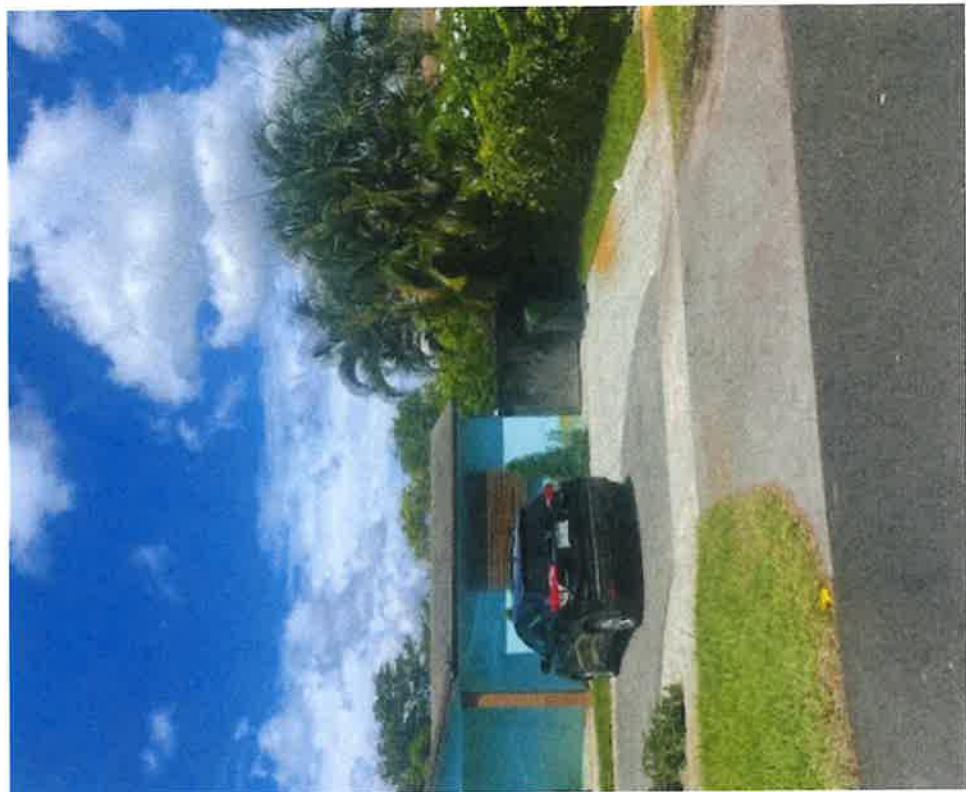
**IF YOU FAIL TO APPEAR, THE SPECIAL MAGISTRATE MAY BASE THE FINDINGS OF FACT AND ORDER COMPLIANCE ON THE CASE PRESENTED BY THE CITY. IF YOU HAVE ANY QUESTIONS REGARDING THE HEARING, CONTACT THE CODE COMPLIANCE UNIT AT 954-431-4466.**

Property Changes: 200 SW 65 Terrace









200 SW 65 Terrace: 7/18/2024