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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

SEPTEMBER 4, 2025

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chair Crawl on Thursday, September 4, 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: Chair Crawl, Vice Chair Brito, Members Abbondandolo and Pitts
Alternate Member Almeria

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:

There were no absences.

APPROVAL OF THE MINUTES:

A motion by Member Pitts, seconded by Vice Chair Brito, to approve the minutes of the August 7, 2025 meeting passed unanimously.

OLD BUSINESS:

VARIANCES:

VARIANCE FILE NUMBER: ZV(R)2025-0022

Chair Crawl read the request into the record.

PETITIONER:

Nicole Best

ADDRESS:

SUBJECT PROPERTY:

9761 SW 12 Street
Pembroke Pines, FL 33025

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LEGAL DESCRIPTION:

Lot 57, Block 13, of the LAKESIDE SOUTH PHASE TWO PLAT, according to the Plat thereof as recorded in Plat Book 131, Page 13B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow an existing 348 square feet Open Sided Structure (Free Standing) gazebo instead of the required 200 square feet maximum allowed Open Sided Structure (Free Standing) in a residential single-family, zero lot line property.

REFERENCE:

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Open Sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building

PROJECT DESCRIPTION / BACKGROUND:

Nicole Best, owner, submitted a residential zoning variance request to legalize existing construction for the single-family residence located at 9761 SW 12 Street in the Lakeside Key community, which is zoned Residential Single-Family, Zero Lot (R-1Z).

In March 8, 2023, the City's Code Compliance Division cited the property for work performed without building permits, Code Case No. 230301040.

On July 11, 2024, the owner submitted Building Permit Application No. RX24-07962 to construct an open sided structure (freestanding) at the property; however, the permit application cannot be approved as the existing work exceeds the limitations of the City's Land Development Code (LDC).

The owner provided a copy of the updated property's survey and a modification plan addressing existing zoning unconformities due to the non-permitted work. Per the plan, there will

DRAFT

be removal of the excess of paving material into the required five-foot rear setback; also, the applicant would like to retain an existing 14' – 7" x 23' – 10" (348 SF) open sided structure, freestanding, located fifteen-feet west of the existing screened pool area approved via Permit No. 22616664 (2006).

As result of the existing construction at the property, the petitioner is requesting:

- **ZV(R)2025-0022:** to allow an existing 348 SF open sided structure (freestanding) instead of the allowed 200 SF for Open Sided Structure (Free Standing) in a residential single-family property, zero lot.

Per staff search of city's archives, there are no building permits for the detected work at the property. Per Broward County Property Appraiser Imagery, the patio footprint and open sided structure, freestanding had existed on the property since at least March 2020 and December 2021 respectively (See Property Changes).

The petitioner is aware that Board consideration of residential variance requests does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in Lakeside Key neighborhood. The owner has provided a copy of the Homeowners Association Letter dated June 24, 2025.

VARIANCE REQUEST DETAILS:

ZV(R) 2025-0022) is to allow an existing 348 square feet Open Sided Structure (Free Standing) gazebo instead of the required 200 square feet maximum allowed Open Sided Structure (Free Standing) in a residential single-family, zero lot line property.

REFERENCE:

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Open	Primary	5 feet	15 feet	5 feet	Primary	200 square	When located

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Sided Structure (Free Standing)	Building				building or 24 feet, whichever is less	feet	in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building
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Nicole Best, petitioner, spoke to the variance request. She stated that the pergola had been built for the family to have an area to gather outside together. Her son suffers from anxiety and being outside helps him. She did provide a letter of approval from the HOA.

The members of the board who spoke to the variance request were Chair Crawl and Member Abbondandolo.

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 Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0022, under Sec. 155.301(O)(1)(c), to allow an existing 348 square feet Open Sided Structure (Free Standing) gazebo instead of the required 200 square feet maximum allowed Open Sided Structure (Free Standing) in a residential single-family, zero lot line property passed unanimously.

NEW BUSINESS:
VARIANCES:

VARIANCE FILE NUMBER: ZV(R)2025-0024

Chair Crawl entered the request into the record.

PETITIONER:
Yordano Paz

ADDRESS:
SUBJECT PROPERTY:
1055 NW 164 Avenue
Pembroke Pines, FL 33028

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LEGAL DESCRIPTION:

Lot 251, SPRING VALLEY of the WESTFORK I PLAT, according to the Plat thereof as recorded in Plat Book 150, Page 43B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 55% front lot coverage instead of the required 40% front lot coverage for an existing circular driveway.

REFERENCE:

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

PROJECT DESCRIPTION / BACKGROUND:

Yordano Paz, owner, submitted a residential zoning variance request to legalize existing construction for the property located at 1055 SW 164 Avenue in the Spring Valley neighborhood, which is zoned Single-Family Residential Zoning District (R-1B).

On December 21, 2023, the City's Code Compliance Division cited the property (Code Case No. 231104441) for work performed without building permits.

On January 17, 2024, the owner submitted driveway permit application No. RX24-00489 to legalize an existing circular driveway at the property; however, the permit application cannot be approved as the existing work exceeds the limitations of the City's Land Development Code (LDC).

The petitioner has provided a copy of the property survey and a modification plan including the installation of two open-sided aluminum roofed structures: 18' x 16', attached and 141 Square Feet (SF) free-standing, both installed at the rear of the house (No. RO25-04283, submitted 5/3/2025, no subject to variance). The plan includes reduction in the amount of the existing

DRAFT

concrete surfaces at the front of the lot from 64% of the Front Lot Area (FLA) to a proposed 55% (FLA).

As result of the existing work at the property, the owner would like to retain the circular driveway at the property. Mr. Paz is asking:

- **ZV(R)2025-0024:** to allow 55% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing circular driveway in a residential single-family property, typical lot.

Per staff review of the city's archives, no permit information can be found for the detected work; nevertheless, on December 21, 2022, the city conducted Final Inspection of approved driveway permit No. RX22-07020 (see approved layout, attached). Per Broward County Property Appraiser Imagery, the non-permitted construction has existed at location since at least December 2022 (see property changes).

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.

The subject property is in Spring Valley neighborhood. The property owner is providing HOA Letter, dated August 1st, 2022.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0024 is to allow 55% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing circular driveway in a residential single-family property, typical lot.

Code Reference:

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] Shall include 5 foot radius between driveway and

DRAFT

							lot line. [2] 10 foot minimum width
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Yordano Paz, petitioner, spoke to the variance request. He stated the driveway allows his wife to get out of vehicles closer to door, she has mobility issues, which will eventually lead to wife needing to use mobility equipment. They also produced letters of support from neighbors.

The members of the board who spoke about the variance request were Chair Crawl and Member Pitts.

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 Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0024, under Sec. 155.301(O)(1)(c), to allow a 55% front lot coverage instead of the required 40% front lot coverage for an existing circular driveway passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0025 & 0026

Chair Crawl entered the request into the record.

PETITIONER:

Dean Tomlinson

ADDRESS:

SUBJECT PROPERTY:

400 NW 91 Avenue
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 13, Block 7 of the WESTVIEW SECTION 2 PART 1 AMENDED PLAT, according to the Plat thereof as recorded in Plat Book 90, Page 31B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to:

ZV(R)2025-0025) allow a 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 8' x 8' shed.

ZV(R)2025-0026) allow a two-foot (2') rear setback along a segment of the rear property line instead of the required five-foot (5') rear setback for proposed 8' x 8' shed.

DRAFT

REFERENCES:

ZV(R)2025-0025 & 0026)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E	[2] if over 200 square feet it shall meet primary building setbacks

PROJECT DESCRIPTION / BACKGROUND:

Dean Tomlinson, owner, submitted two residential zoning variance requests to legalize an existing shed at the property located at 400 NW 91 Avenue in the Westview neighborhood, which is zoned Single-Family Residential Zoning District (R-1C).

On January 14, 2025, the City's Code Compliance Division cited the property (Code Case No. 250100061) for work performed without building permits.

Per the sketch on the survey, there is an existing 8' x 8' shed on a concrete slab located on northwest corner of the property, the applicant specifically is requesting:

- **ZV(R)2025-0025:** Four-foot (4') side setback along a segment of the northern side property line instead of the required five-foot (5') side setback for an existing 8' x 8' shed in a residential single-family, typical lot.
- **ZV(R)2025-0026:** Two-foot (2') rear setback along a segment of the rear property line instead of the required five-foot (5') for an existing 8' x 8' shed in a residential single-family, typical lot.

Per staff review of the city's archives, no permit information can be found for the shed; however, per Broward County Property Appraiser Imagery, the shed had existed at location since at least 1998. (See property 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

DRAFT

permits.

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

VARIANCE REQUEST DETAILS:

ZV(R)2025-0025) to allow four-foot (4') side setback along a segment of the northern side property line instead of the required five-foot (5') side setback for an existing 8' x 8' shed in a residential single-family, typical lot.

ZV(R)2025-0026) is to allow two-foot (2') rear setback along a segment of the rear property line instead of the required five-foot (5') for an 8' x 8' existing shed in a residential single-family, typical lot.

Code References:

ZV(R)2025-0025 & 0026)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	5 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E	[2] if over 200 square feet it shall meet primary building setbacks

Dean Tomlinson, petitioner, and wife Charmaine, spoke to the variance request. He stated that the shed had been cited for violation had been on the property since he purchased the home in 2020. There is no HOA. The shed is a 10' x 10' shed and they had a contractor install, including hurricane hold downs.

The members of the board who spoke to the variance request were Chair Crawl, Members Abbondandolo and Pitts.

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 Member Pitts, seconded by Vice Chair Brito, to grant variance request

DRAFT

ZV(R)2025-0025, under Sec. 155.301(O)(1)(c), to allow a 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 8' x 8' shed passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0026, under Sec. 155.301(O)(1)(c), to allow a two-foot (2') rear setback along a segment of the rear property line instead of the required five-foot (5') rear setback for proposed 8' x 8' shed passed unanimously.

ITEMS AT THE REQUEST OF THE BOARD:

There were no items.

ITEMS AT THE REQUEST OF STAFF:

There were no items.

ADJOURNMENT:

On a motion by Vice Chair Brito, seconded by Member Abbondandolo, to adjourn the meeting at 7:03 P.M., passed unanimously.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 7:03 P.M.
Approved: