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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

JANUARY 15, 2026

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chair Crawl on Thursday, January 15, 2026, 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 Turner

ABSENT: Alternate Member Almeria

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 Pitts, seconded by Vice Chair Brito, to excuse Alternate Member Almeria from January 15, 2026 meeting passed unanimously.

APPROVAL OF THE MINUTES:

A motion by Member Pitts, seconded by Vice Chair Brito, to approve the minutes of the December 4, 2025 meeting passed unanimously.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBERS: ZV(R)2024-0043 – 0046 & ZV(R)2025-0051

Chair Crawl entered the request into the record.

PETITIONER:

Yuneisy Almarales

ADDRESS:

SUBJECT PROPERTY:

200 SW 65 Terrace
Pembroke Pines, FL 33023

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LEGAL DESCRIPTION:

Lot 11, Block 22, of the BOULEVARD HEIGHTS SECTION TEN PLAT, according to the Plat thereof as recorded in Plat Book 51, Page 15B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R)2024-0043) a 215 square feet for an existing storage shed instead of the required maximum 100 square feet.

ZV(R)2024-0044) a 2'-9" northern side setback instead of the required 5' side setback for an existing shed.

ZV(R)2024-0045) a 2'-9" northern side setback instead of the required 5' side setback for an existing patio / deck.

ZV(R)2024-0046) a 3'-6" southern side setback instead of the required 5' side setback for an existing patio / deck.

ZV(R)2025-0051) a 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.

REFERENCES:

ZV(R)2024-0043 – 0045 & ZV(R)2025-0051)

Table 155.620 Accessory Building 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
Deck or Patio	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A
Driveway, Circular*	0 feet	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

ZV(R)2024-0046)

155.421.3: Residential Single-Family (R1-C)		
Standard	Residential	Non-Residential

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Side Setback	7.5 feet [2]	20 feet [3]
[2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet.		

PROJECT DESCRIPTION / BACKGROUND:

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

DRAFT

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.

DRAFT

Code References:

ZV(R)2024-0043 – 0045 & ZV(R)2025-0051)

Table 155.620 Accessory Building 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
Deck or Patio	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A
Driveway, Circular*	0 feet	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

ZV(R)2024-0046)

155.421.3: Residential Single-Family (R1-C)		
Standard	Residential	Non-Residential
Side Setback	7.5 feet [2]	20 feet [3]
[2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet.		

Yunelsy Almarales, petitioner, spoke to the variance requests ZV(R)2024-0043 – 0045 & ZV(R)2025-0051. Petitioner stated the record was accurate. When attempting to pull permit in 2024 for driveway enlargement, the other items were found to have been done without permit. Contractor Jonathn spoke to the improvements. Size of the driveway is needed due to large vehicles driven by occupants. There is no HOA. Main structure was built in 1960's.

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

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

DRAFT

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)2024-0043, under Sec. 155.301(O)(1)(c), to a 215 square feet for an existing storage shed instead of the required maximum 100 square feet passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2024-0044, under Sec. 155.301(O)(1)(c), to a 2'-9" northern side setback instead of the required 5' side setback for an existing shed passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2024-0045, under Sec. 155.301(O)(1)(c), to a 2'-9" northern side setback instead of the required 5' side setback for an existing patio / deck passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2024-0046, under Sec. 155.301(O)(1)(c), to a 3'-6" southern side setback instead of the required 5' side setback for an existing patio / deck passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0051, under Sec. 155.301(O)(1)(c), to a 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 passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0047 & 0048

Chair Crawl entered the request into the record.

PETITIONER:

Iyolexis Perez

ADDRESS:

SUBJECT PROPERTY:

15221 Laurel Lane, S
Pembroke Pines, FL 33027

LEGAL DESCRIPTION:

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Lot 33, Parcel 4, THE LAURELS AT HOLLYWOOD PALMS portion of the HOLLYWOOD LAKES COUNTRY CLUB AND RESORT PLAT, according to the Plat thereof as recorded in Plat Book 139, Page 29B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances:

ZV(R)2025-0047) to allow no palms or trees in front of the single-family residential unit instead of the required five palms or trees in front of the single-family residential unit.

ZV(R)2025-0048) to allow an existing 305 SF open sided free standing structure instead of the required 200 SF open sided structure (Free Standing) in a residential single-family property, typical lot.

REFERENCES:

ZV(R)2025-0047)

Grand Palms PUD, Design Standards and Criteria Section (3), (A) Typical Lot Landscaping:
"In addition to the two street trees in front of each unit, there shall also be a minimum of five (5) palms or trees..."

ZV(R)2025-0048)

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:

Iyolexis Perez, owner, submitted a residential zoning variance request to remove landscape for the property located at 15221 Laurel Lane South in the Grand Palms neighborhood, which is zoned Planned Unit Development (PUD) The property follows the PUD guidelines for Single-Family Residences with lots not less than 7,875 Square Feet in area.

DRAFT

On June 6, 2025, the owner submitted Tree Removal Application No. TR2025-0285 to remove (2) Oak trees from the front lot on the property. The permit application was reviewed and approved; however, the petitioner is unable to mitigate the required landscape material at location, and submitted the following request:

- **ZV(R)2025-0047:** to allow no palms or trees in front of the single-family residential unit instead of the required five palms or trees in front of the single-family residential unit.

Per the property's survey, it was detected an existing (305 SF) roofed structure, freestanding located contiguous to the pool deck, at rear of the property. The petitioner would like to maintain the size of the existing structure at location, and included:

- **ZV(R)2025-0048:** to allow 305 SF instead of the required 200 SF for existing Open Sided Structure (Free Standing) in a residential single-family property, typical lot

Per staff review of the city's archives, no permits can be found for the detected work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the roofed freestanding structure had existed at location since at least December 2023 (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 property is in the Grand Palms neighborhood. The applicant provided HOA Letter dated June 6, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0047 is to allow no palms or trees in front of the single-family residential unit instead of the required five palms or trees in front of the single-family residential unit.

DRAFT

ZV(R)2025-0048 is to allow 305 SF instead of the required 200 SF for existing Open Sided Structure (Free Standing) in a residential single-family property, typical lot.

Code References:

ZV(R)2025-0047)

Grand Palms PUD, Design Standards and Criteria Section (3), (A) Typical Lot Landscaping:

“In addition to the two street trees in front of each unit, there shall also be a minimum of five (5) palms or trees...”

ZV(R)2025-0048)

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

Iyolexis Perez, petitioner, spoke to the variance request. ZV(R)2025-0047 & 0048. Petitioner agreed with the record. Per PUD for Grand Palms is excessive in how many trees are required. The large number of trees makes maintenance of yard from debris difficult, and roots are impacting driveway.

The members of the board who spoke to the variance request were Chair Crawl, Members Pitts and Abbondandolo, Alternate Member Turner. Petitioner submitted HOA approval.

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)2025-0047, under Sec. 155.301(O)(1)(c), to allow no palms or trees in front of the single-family residential unit instead of the required five palms or trees in front of the single-family

DRAFT

residential unit passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0048, under Sec. 155.301(O)(1)(c), to allow an existing 305 SF open sided free standing structure instead of the required 200 SF open sided structure (Free Standing) in a residential single-family property, typical lot passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0049 & 0050

Chair Crawl entered the request into the record.

PETITIONER:

Nuvia Abigantus

ADDRESS:

SUBJECT PROPERTY:

13791 NW 23 Street
Pembroke Pines, FL 33028

LEGAL DESCRIPTION:

Lot 10, Block 4, of the PEMBROKE FALLS-PHASE 4A PLAT, according to the Plat thereof as recorded in Plat Book 163, Page 35B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances:

ZV(R)2025-0049) to allow a 45% front lot coverage instead of the required 40% front lot coverage for a proposed circular driveway on a typical lot.

ZV(R)2025-0050) to allow a 46% width of lot instead of the allowed 40% width of lot for a proposed circular driveway on a typical lot.

REFERENCES:

ZV(R)2025-0049 & 0050)

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% lot coverage.. 40% width of lot	[1] Shall include 5 foot radius between driveway and lot line.

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							[2] 10 foot minimum width
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PROJECT DESCRIPTION / BACKGROUND:

Nuvia Abigantus, owner, submitted two residential zoning variance requests to propose the construction of a new driveway for the single-family residence located at 13791 NW 23 Street in the Pembroke Falls Neighborhood, which is zoned Planned Unit Development (PUD) The property follows the PUD guidelines for Single-Family with lots 8,250 Square Feet. The PUD does not address driveways, front lot coverage, so the provisions of the City's Land Development Code (LDC) apply.

In November 10, 2025, the owner submitted Driveway Permit Application No. RX25-10690 to construct a circular driveway at the property; however, the plan cannot be approved as the proposed driveway exceeds the limitations of the City's Land Development Code (LDC).

The petitioner submitted a plan proposing and requesting:

- **ZV(R)2025-0049:** to allow 45% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for a proposed circular driveway on a residential single-family property, typical lot.
- **ZV(R)2025-0050:** to allow 46% width of lot instead of the required 40% width of lot for a proposed circular driveway on a residential single-family property, typical lot.

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 petitioner provided a copy of the Homeowners Association (HOA) Letter dated August 26, 2025.

VARIANCE REQUEST DETAILS:

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ZV(R)2025-0049) is to allow 45% total front lot coverage (total) instead of the required 40% front lot coverage (total) for a proposed circular driveway on a residential single-family property.

ZV(R)2025-0050) is to allow 46% width of lot instead of the required 40% width of lot for a proposed circular driveway on a residential single-family property.

Code References:

ZV(R)2025-0049 & 0050)

Table 155.620 Accessory Buildings 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

Nuvia Abigantus, petitioner, spoke to the variance requests. ZV(R)2025-0049 & 0050. Petitioner agreed with the record. They did get HOA approval, the larger driveway is needed as they have more family members driving. The driveway will be brick pavers.

The member of the board who spoke to the variance request was Chair Crawl.

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)2025-0049, under Sec. 155.301(O)(1)(c), to allow a 45% front lot coverage instead of the required 40% front lot coverage for a proposed circular driveway on a typical lot passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0050, under Sec. 155.301(O)(1)(c), to allow a 46% width of lot instead of the allowed 40% width of lot for a proposed circular driveway on a typical lot passed unanimously.

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ITEMS AT THE REQUEST OF THE BOARD:

Board will discuss Annual Report at the March meeting.

ITEMS AT THE REQUEST OF STAFF:

There will be no meeting in February.

ADJOURNMENT:

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to adjourn the meeting at 7:25 P.M., passed unanimously.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 7:25 P.M.
Approved: