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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

AUGUST 7, 2025

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Vice Chairman Crawl on Thursday, August 7, 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: Vice Chairman Crawl, Members Abbondandolo, Brito 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.

ORGANIZATIONAL:

Selection of Chair

The floor was opened for nominations.

A motion by Member Abbondandolo, seconded by Member Brito to elect Carlton Crawl to serve as Chair passed unanimously. There were no other nominations.

A motion by Member Abbondandolo, seconded by Member Pitts, to elect Carlos Brito to serve as Vice Chair passed unanimously. There were no other nominations.

SUNSHINE LAW REFRESHER

Sunshine Law refresher was postponed till the September meeting..

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

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June 5, 2025 meeting passed unanimously.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBERS: ZV(R)2025-0017 & 0018

Chair Crawl entered the request into the record.

PETITIONER:

Elizabeth Casey

ADDRESS:

SUBJECT PROPERTY:

2011 NW 100 Avenue
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 119, Victoria Lakes, of the "THE LAKES AT PEMBROKE PLAT", according to the Plat thereof as recorded in Plat Book 142, Page 17B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to:

ZV(R)2025-0017) allow a 68% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway in a residential single-family property, zero lot line.

ZV(R)2025-0018) allow a zero-foot (0') augmenting to two-foot (2') side setback instead of the required five-foot (5') side setback along a segment of the eastern property line for an existing driveway in a single-family residential property, zero lot line.

REFERENCES:

ZV(R)2025-0017 & 0018)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Zero Lot Line	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 feet wide minimum

PROJECT DESCRIPTION / BACKGROUND:

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Elizabeth Casey, owner, submitted two residential zoning variance requests to legalize an existing driveway for the single-family residence located at 2011 NW 100 Avenue in the Victoria Lakes community, which is zoned Residential Single-Family, Zero Lot (R-1Z).

In July 9, 2023, the City's Code Compliance Division cited the property for a driveway built without permits, Code Case No. 230702837.

On March 13, 2024, the owner submitted Building Permit Application No. RX24-02688 to construct a 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 is providing a copy of the updated property's showing existing conditions for the following requests:

- **ZV(R)2025-0017:** to allow 68% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway in a residential single-family property, zero lot.
- **ZV(R)2025-0018:** to allow zero-foot (0') augmenting to two-foot (2') side setback instead of the required five-foot (5') side setback along a segment of the eastern property line for an existing driveway in a single-family residential property, zero lot.

Per the survey for the requests, the applicant confirms the removal of an 8.6' x 10.7' roofed structure located into the east side required setback. City's LDC Section 155.652 (C) (3) restricts construction on the non-zero lot side where the structure existed.

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 Victoria Lakes neighborhood. The owner has provided a copy of the Homeowners Association (HOA) Letter, dated February 15, 2024.

VARIANCE REQUEST DETAILS:

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ZV(R) 2025-0017 is to allow 68% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway in a residential single-family property, zero lot.

ZV(R) 2025-0018 is to allow zero-foot (0') augmenting to two-foot (2') side setback instead of the required five-foot (5') side setback along a segment of the eastern property line for an existing driveway in a single-family residential property, zero lot.

Code References:

ZV(R)2025-0017 - 0018)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Zero Lot Line	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 feet wide minimum

Elizabeth Causey, petitioner, and David Causey (petitioner's husband), spoke to the variance request. They stated that due to the placement of the home and garage on their lot, which is at the center round of a cul de sac, the turn into the garage is a very difficult and awkward turn. They used pavers and made the driveway larger to accommodate a more functional turning radius into the garage.

The members of the board who spoke to the variance request were Chair Crawl, Members Almeria and 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 Almeria, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0017, under Sec. 155.301(O)(1)(c), to allow a 68% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway in a residential single-family property, zero lot line was approved unanimously.

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A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0018, under Sec. 155.301(O)(1)(c), to allow a zero-foot (0') augmenting to two-foot (2') side setback instead of the required five-foot (5') side setback along a segment of the eastern property line for an existing driveway in a single-family residential property, zero lot line passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0019 - 0021

Chair Crawl entered the request into the record.

PETITIONER:

Leo Jurado

ADDRESS:

SUBJECT PROPERTY:

1374 SW 179 Terrace
Pembroke Pines, FL 33029

LEGAL DESCRIPTION:

Lot N173, of the SILVER LAKES PHASE II REPLAT, according to the Plat thereof as recorded in Plat Book 154, Page 50B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances:

ZV(R)2025-0019) to allow a five-foot (5') to edge of water along a segment of the rear property line instead of the required seven-foot (7') to edge of water for a proposed swimming pool in a single-family residential property, zero lot line.

ZV(R)2025-0020) to allow a three -foot (3') side setback without a privacy wall instead of the required 5' side setback for proposed pool deck and screen enclosure in a single-family residential property, zero lot line.

ZV(R)2025-0021) to allow a three-foot (3') rear setback instead of the required five-foot (5') rear setback for a proposed pool deck and screen enclosure in a single-family residential property, zero lot line.

REFERENCES:

ZV(R)2025-0019)

Silver Lakes (PUD) Planned Unit Development Guidelines
Single-Family / Townhomes II. Architectural Standards and Criteria, S. Pools, Spas and Screen

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Enclosures 1. The edge of water of any pool or spa should be a minimum of seven (7) feet from any rear property line for non-waterfront or lots not abutting the twenty-five foot landscape buffer.

ZV(R)2025-0020 & 0021)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Pool	Primary Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	N/A
Screen Enclosure	Primary Building	5 feet	15 feet	5 feet	Primary building	N/A	N/A

PROJECT DESCRIPTION / BACKGROUND:

Leo Jurado, owner, submitted three residential zoning variance requests to propose the construction of a swimming pool and screen enclosure at the single-family residence located at 1374 SW 179 Terrace in the Silver Lakes neighborhood, which is zoned PUD (Planned Unit Development). The property is governed by the PUD for Single Family Homes with minimum lot size of 5,000 SF or greater; the PUD Architectural Guidelines, Section (II) (S) (1) also specifically addresses swimming pools, screen enclosures setbacks.

On March 13, 2025, the owner submitted Building Permit Application No. RX25-02494, RX25-02219 to build a swimming pool, deck and screen enclosure at the property. The plans for the permit were reviewed but cannot be approved as the proposed location for the project does not meet the PUD guidelines nor the provisions of the City's Land Development Code (LDC). The applicant is requesting:

- **ZV(R)2025-0019:** to allow five-foot (5') to edge of water along a segment of the rear property line instead of the required seven-foot (7') to edge of water for a proposed swimming pool in a single-family residential property, zero-lot.
- **ZV(R)2025-0020:** to allow three-foot (3') side setback without a privacy wall instead of the required 5' side setback for proposed pool deck and screen enclosure in a

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single-family residential property, zero-lot.

- **ZV(R)2025-0021:** to allow three-foot (3') rear setback instead of the required five-foot (5') rear setback for a proposed pool deck and screen enclosure in a single-family residential property, zero-lot.

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 Silver Lakes neighborhood. The owner has provided a copy of the Homeowners Association (HOA) Letter, dated March 5, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0019) is to allow five-foot (5') to edge of water along a segment of the rear property line instead of the required seven-foot (7') to edge of water for a proposed swimming pool in a single-family residential property, zero-lot

ZV(R)2025-0020) is to allow three-foot (3') side setback without a privacy wall instead of the required 5' side setback for proposed deck and screen enclosure in a single-family residential property, zero-lot.

ZV(R)2025-0021) is to allow three-foot (3') rear setback instead of the required five-foot (5') rear setback for a proposed deck and screen enclosure in a single-family residential property, zero-lot.

Code References:

ZV(R)2025-0019)

Silver Lakes (PUD) Planned Unit Development Guidelines

Single-Family / Townhomes II. Architectural Standards and Criteria, S. Pools, Spas and Screen Enclosures 1. The edge of water of any pool or spa should be a minimum of seven (7) feet from any rear property line for non-waterfront or lots not abutting the twenty-five foot landscape buffer.

ZV(R)2025-0020 & 0021)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Pool	Primary Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	N/A

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Screen Enclosure	Primary Building	5 feet	15 feet	5 feet	Primary building	N/A	N/A
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Mr. Jurado stated he is voluntarily withdrawing his request for ZV(R)2025-0020 and ZV(R)2025-0021.

Leo Jurado, petitioner, spoke to the variance request. He stated the request is to allow a pool to be built that will go two feet into the required seven foot setback. The size of the pool is to provide ample space for his son to receive therapy in the water. A letter of support from a behavior specialist was read into the record by the Chair. Member Almeria read a letter of support from a doctor supporting the benefits that the son would receive while participating in water therapy. Petitioner confirmed there will be a screen enclosure to keep the child from going into the lake behind the home and animals out.

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

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

Neighbor Nicholas Gonzalez spoke in support of the request and the petitioner.

A motion by Member Almeria, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0019, under Sec. 155.301(O)(1)(c), to allow a five-foot (5') to edge of water along a segment of the rear property line instead of the required seven-foot (7') to edge of water for a proposed swimming pool in a single-family residential property, zero lot line passed unanimously.

VARIANCE FILE NUMBER: ZV(R)2025-0022

Chair Crawl noted that this variance request was incorrectly noticed / advertised and will not be heard at this meeting. He also noted that the variance request will be re-advertised and will be scheduled for the September 4, 2025 meeting.

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PETITIONER:

Nicole Best

ADDRESS:**SUBJECT PROPERTY:**

9761 SW 12 Street
Pembroke Pines, FL 33025

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 FILE NUMBER: ZV(R)2025-0023**PETITIONER:**

Jose Echemendia

ADDRESS:**SUBJECT PROPERTY:**

8751 NW 15 Street
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 15, Block 33, of the BOULEVARD HEIGHTS SEC 9 6TH ADD PLAT, according to the Plat thereof as recorded in Plat Book 62, Page 16B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow an 11'-3" rear setback instead of the required 15' rear setback for proposed 22' x 16' roofed structure, attached in a residential single-family property, typical lot.

REFERENCE:

155.421.3: Residential Single Family (R-1C)	
Standard	Residential
Rear Setback	15 feet

PROJECT DESCRIPTION/BACKGROUND:

Jose Echmendia, owner, submitted a residential zoning variance request to propose new construction for the property located at 8751 NW 15 Street in the Boulevard Heights neighborhood, which is zoned residential single-family (R-1C).

On February 14, 2025, the property owner submitted Building Permit Application No.

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RO25-01529 to build a 13' x 22' open sided roofed structure, attached to the rear wall of the house; however, the application cannot be approved as the proposed work exceeds the limitations of the City's Land Development Code (LDC).

Per the proposed plan, the structure will be encroaching over three-foot (3.10') into the required fifteen-foot (15') rear setback; as result, the petitioner is specifically requesting:

- **ZV(R)2025-0023:** to allow eleven-foot, three-inch (11' – 3") rear setback along a segment of the rear property line instead of the required fifteen-foot (15') rear setback for a proposed twenty-two by thirteen-foot (22' – 16') roofed structure, attached in a single-family residence, typical lot.

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

The subject property is in the Boulevard Heights neighborhood. There is no Homeowners Association (HOA) where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0023 is to allow eleven-foot, three-inch (11' – 3") rear setback along a segment of the rear property line instead of the required fifteen-foot (15') rear setback for a proposed twenty-two by thirteen-foot (22' – 16') roofed structure, attached in a single-family residence, typical lot.

Code Reference:

155.421.3: Residential Single Family (R-1C)	
Standard	Residential
Rear Setback	15 feet

Jose Echemendia, petitioner, spoke to the variance request. He stated this is new construction but goes into setback. Home is a corner lot with limited back yard space. The area will allow occupational therapy for their son and allow him to be in the fresh air.

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

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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 Almeria, seconded by Member Abbondandolo, to grant variance request ZV(R)2025-0023, under Sec. 155.301(O)(1)(c), to allow an 11'-3" rear setback instead of the required 15' rear setback for proposed 22' x 16' roofed structure, attached in a residential single-family property, typical lot passed unanimously.

ITEMS AT THE REQUEST OF THE BOARD:

No items.

ITEMS AT THE REQUEST OF STAFF:

No items

ADJOURNMENT:

The Chair adjourned the meeting at 7:20 P.M.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 7:20 P.M.
Approved: