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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

JUNE 4, 2026

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chairman Crawl on Thursday, June 4, 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, Member Abbondandolo, Alternate Member Turner

ABSENT: Vice Chair Brito, Member Pitts, 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 Abbondandolo, seconded by Alternate Member Turner, to excuse the absence of Vice Chair Brito, Member Pitts and Alternate Member Almeria passed unanimously.

APPROVAL OF THE MINUTES:

A motion by Alternate Member Turner, seconded by Member Abbondandolo, to approve the minutes of the April 16, 2026 meeting passed unanimously.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBER: ZV(R)2026-0013

Chairman Crawl entered the request into the record.

PETITIONER:

Ronald & Ainel Varona

ADDRESS:

SUBJECT PROPERTY:

18822 NW 23 Place
Pembroke Pines, FL 33029

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LEGAL DESCRIPTION:

Lot 235, KEYSTONE LAKE, of the BIG SKY PLAT, according to the Plat thereof as recorded in Plat Book 158, Page 11B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance allow a two-hundred seventy-two square-foot (272 SF) instead of the required 200 SF for an existing open sided freestanding structure, in a single-family residential, conventional lot.

REFERENCE:

ZV(R)2026-0013)

Table 155.620 Accessory Building and Structures		
Type	Maximum Dimensions	Additional Regulations
Open Sided Structure (Free Standing)	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:

Ronald Varona, owner, submitted a residential zoning variance request to legalize an existing structure for the property located at 18822 NW 23 Place. The property is part of the Keystone Lake Planned Unit Development (PUD) and follows the guidelines for single-family homes, conventional lots (SF-1). The PUD does not address open-sided, freestanding structures; therefore, the provisions of the City's Land Development Code (LDC) apply.

As result of the existing work on the property, the petitioner is presenting an As-Built survey and a plan showing the structure's footprint and location for the following request:

- **ZV(R)2026-0013** to allow a two-hundred seventy-two Square-Foot (272 SF) instead of the required 200 SF for an existing open sided structure, freestanding in a single-family residential, conventional lot.

Per staff review of the city's archives, no permit information can be found for the work at the property; nevertheless, per Broward County Property Appraiser Imagery, the open sided roofed structure, freestanding had existed at location since at least December 2020 (See images).

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

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permits.

The subject property in the Keystone Lake Neighborhood, the owner provided HOA Letter, dated April 9, 2026.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0013 is to allow to allow a two-hundred seventy-two Square-Foot (272 SF) instead of the required 200 SF for an existing open sided structure, freestanding in a single-family residential, conventional lot.

Code Reference:

Table 155.620 Accessory Buildings and Structures		
Type	Maximum Dimensions	Additional Regulations
Open Sided Structure (Free Standing)	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

Ronald & Ainel Varona, petitioners, spoke to variance request ZV(R)2026-0013. They confirmed that record was correct. They did receive HOA approval letter in April of 2026. The structure has existed according to property appraiser's visuals since 2020. It is a Chica hut built by Seminole tribe. Neighbor on the west side neighbor gave their approval and it is not visible to neighbor on east side. They also obtained South Broward Water District approval.

The members 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 Abbondandolo, seconded by Alternate Member Turner, to grant variance request ZV(R)2026-0013, under Sec. 155.301(O)(1)(c), to allow a two-hundred seventy-two square-foot (272 SF) instead of the required 200 SF for an existing open sided freestanding structure, in a single-family residential passed unanimously.

VARIANCE FILE NUMBER: ZV(R)2026-0014

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Chairman Crawl entered the request into the record.

PETITIONER:

Melissa Salazar & Javier Castillo

ADDRESS:

SUBJECT PROPERTY:

8471 NW14 Street
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 8, Block 17, of the BOULEVARD HEIGHTS SEC 9 2ND ADD PLAT, according to the Plat thereof as recorded in Plat Book 62, Page 12B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow an eleven-foot (11.03') rear setback instead of the required fifteen-foot (15') rear setback for an existing 2.80' x 11.95' / 19.70' x 6.80' roofed structure, attached in a single-family residence, typical lot.

REFERENCE:

ZV(R)2026-0044)

Table 155.421:3 Residential Single-Family (R-1C)	
Standard	Residential
Rear Setback	15%

PROJECT DESCRIPTION / BACKGROUND:

Roger Martinez, agent, submitted a residential zoning variance request to legalize an existing roofed structure, attached for the property located at 8471 NW 14 Street in the Boulevard Heights neighborhood, which is zoned Residential Single-Family (R-1C).

In August 6, 2025, the owner submitted building permit application No. RO25-07634 to propose the installation of a roofed structure and underlaying patio at the property. However, the permit application cannot be approved as the existing work on the property exceeds the provisions of the City's Land Development Code (LDC).

The petitioner would like to pursue seeking relief to retain the existing roofed structure, attached to the rear wall of the house at location. The owner is providing an updated copy of the property's survey and an adjustment plan for the following request:

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- **ZV(R)2026-0014:** to allow eleven-foot (11.03') rear setback instead of the required fifteen-foot (15') rear setback for an existing 22.80' x 11.95' / 19.70' x 6.80' roofed structure, attached for a single-family residence, typical lot.

Per staff review of the city's archives, no permits can be found for the existing work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the roofed structure has existed at location since at least December 2023 (See property changes).

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 Boulevard Heights Neighborhood; there is no Homeowners Association (HOA).

VARIANCE REQUEST DETAILS:

ZV(R)2026-0014 is to allow eleven-foot (11.03') rear setback instead of the required fifteen-foot (15') rear setback for an existing 22.80' x 11.95' / 19.70' x 6.80' roofed structure, attached for a single-family residence, typical lot.

Code Reference:

Table 155.421:3 Residential Single-Family (R-1C)	
Standard	Residential
Rear Setback	15%

Melissa Salazar & Javier Castillo, petitioners, spoke to variance request ZV(R)2026-0014. They confirmed record read by Chair was correct. They provided survey did not obtain permits. Structure appears on Broward appraiser visuals as of 2023 They purchased the home in 2016. There is no HOA. They have an elderly family member who uses this outdoor space for a safe stable walking area and there are no neighbors objecting

The members 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.

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No one from the public asked to speak to the variance request.

A motion by Alternate Member Turner, seconded by Member Abbondandolo, to grant variance request ZV(R)2026-0014, under Sec. 155.301(O)(1)(c), to allow an eleven-foot (11.03') rear setback instead of the required fifteen-foot (15') rear setback for an existing 2.80' x 11.95' / 19.70' x 6.80' roofed structure, attached in a single-family residence, typical lot passed unanimously.

ITEMS AT THE REQUEST OF THE BOARD:

There were none.

ITEMS AT THE REQUEST OF STAFF:

Members were reminded that the next meeting will be August 6, 2026.

ADJOURNMENT:

A motion by Alternate Member Turner, seconded by Member Abbondandolo, to adjourn the meeting at 6:55 P.M., passed unanimously.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 6:55 P.M.
Approved: