

Vicinity Map

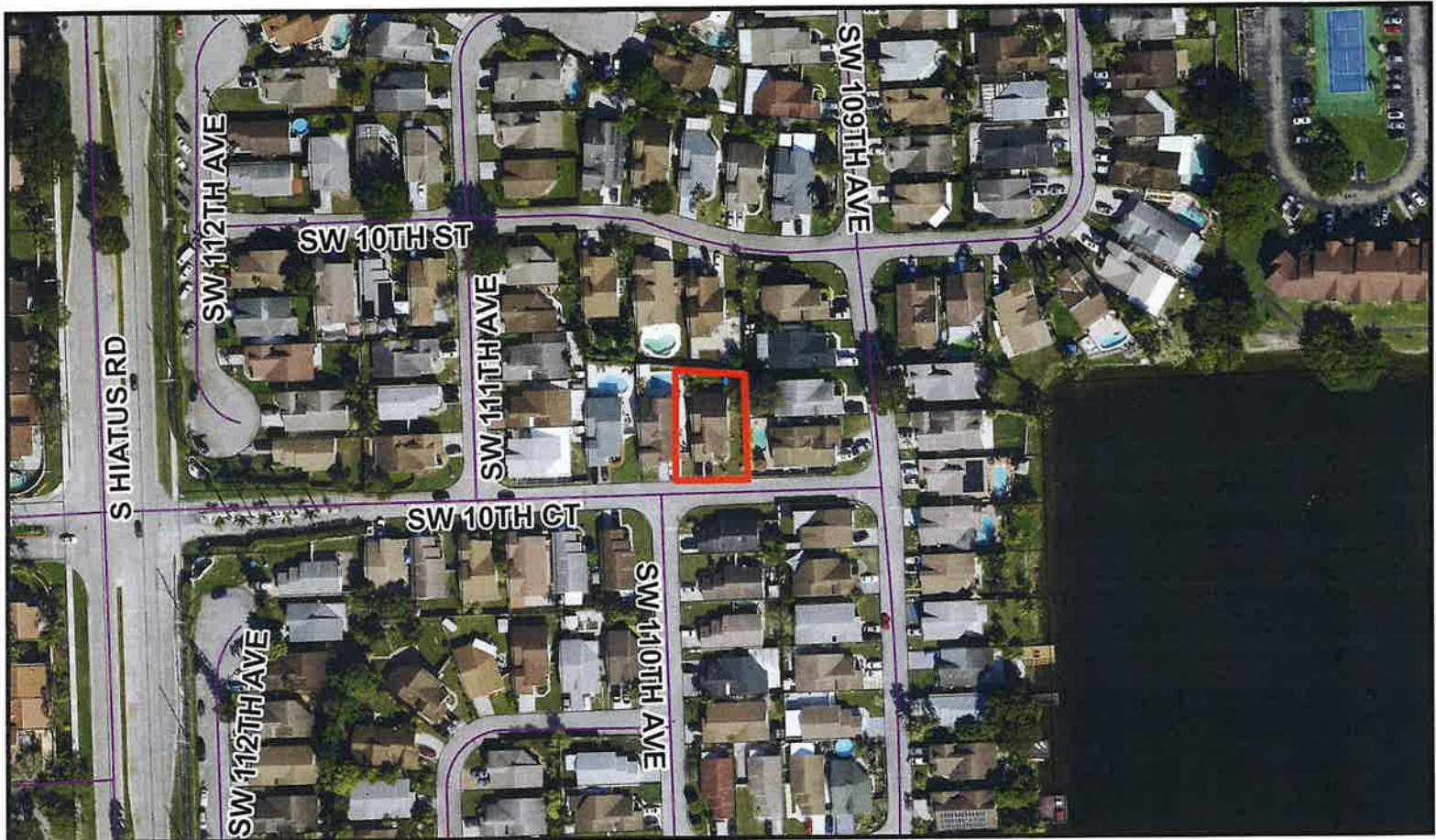
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0026-0027
Zoning Variances

TOLEDO,ERIEL MARINO TORRES,MAYELIN
10921 SW 10 CT PEMBROKE PINES FL 33025



NOT TO SCALE





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Agenda Date:	August 6, 2026	Application Id:	ZV(R)2026-0026-0027		
Project:	Proposed Driveway	Pre-Application No.	PRE2026-0055		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Eriel Toledo & Mayelin Torres	Agent:	Katherin Granados		
Location:	10921 SW 10 Court, Pembroke Pines, FL 33025	Property Id No.	514119021170	Year Built	1985
Existing Zoning:	Residential Multi-Family (R-MF)	Existing Land Use:	Residential	District No.	1
Reference Applications:	N/A				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2026-0026	Table 155.620: Accessory Structures: Driveway	40% Front Lot Coverage (Total)	43% Front Lot Coverage (Total) for proposed driveway in a single-family residential property, zero-lot.		
ZV(R)2026-0027	Table 155.620: Accessory Structures: Driveway	40% width of lot	64% width of lot instead of the required 40% width of lot for a proposed driveway in a single-family residential property, zero-lot.		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION / BACKGROUND:

Katherin Granados, agent, submitted a residential zoning variance request to propose the construction of a new driveway for the single-family residence located at 10921 SW 10 Court in the Woodbridge neighborhood, which is zoned Multi-Family Residential (R-MF)

The owner submitted a plan to propose the construction of a new driveway at the property; however, the plan cannot be approved as the proposal exceeds the limitations of the City's Land Development Code (LDC). The petitioner submitted a plan proposing and requesting:

- **ZV(R)2026-0026:** to allow 43% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for a proposed driveway on a residential single-family property, zero-lot.
- **ZV(R)2026-0027:** to allow 64% width of lot instead of the required 40% width of lot for a proposed driveway on a residential single-family property, zero-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 subject property is in Woodbridge neighborhood. No HOA Letter has been provided for the requests.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0026) is to allow 43% front lot coverage (total) instead of the required 40% front lot coverage (total) for a proposed driveway on a residential single-family property, zero-lot.

ZV(R)2026-0027) is to allow 64% width of lot instead of the required 40% width of lot for a proposed driveway on a residential single-family property, zero-lot.

Code Reference:

ZV(R)2026-0026-0027)

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 foot minimum width

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, driveway layout



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.ppines.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: 5/15/26

Plans for DRC Planner: C-2

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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 #: 2018/0026-0026
Date Submitted: 5/15/26 Posted Signs Required: (1) Fees: \$ 630

SECTION 1-PROJECT INFORMATION:Project Name: Mayelin Torres DrivewayProject Address: 10921 SW 10 CTLocation / Shopping Center: 10921 SW 10 CTAcreage of Property: _____ Building Square Feet: 1,509Flexibility Zone: _____ Folio Number(s): 5141 19 02 1170

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: Legal Description PEMBROKE LAKES SOUTH 119-1 B POR OF TR
AS COMM AT SW COR OF TR R-7,N ALG W BNDRY OF TR R-7 DIST OF 1051.47,E
TO POB,N 108,E 50.36,S 102,W 50 TO POB AKA: LOT 13,BLK 5 WOODBRIDGE AT F

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.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Mayelin Torred

Owner's Address: 10921 SW 10 CT

Owner's Email Address: _____

Owner's Phone: 786-281-2519

Owner's Fax: _____

Agent: Katherin Granados

Contact Person: Katherin Granados

Agent's Address: 1201 NW 180 AVE, Pembroke Pines, FL 33029

Agent's Email Address: Kathering@...s.com

Agent's Phone: 954-612-3972

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: Residential

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: _____

Code Section: 155.620

Required: 40%; 40%

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

The applicant is respectfully requesting a variance to allow the extension of the existing parking area/driveway at the property. Shortly after purchasing the home, the applicant's elderly mother moved into the residence due to health and mobility needs. As a result, the garage is currently being utilized for the storage of her personal belongings and medical-related items, making it unavailable for vehicle parking.

Because of this unforeseen circumstance, the existing driveway no longer provides sufficient space for safe and accessible use. The current conditions create difficulty for the applicant's mother to comfortably and safely maneuver through the area using her walker and wheelchair.

The requested driveway/parking extension is intended to improve accessibility, provide safer passage, and accommodate the household's current needs while maintaining the functionality of the property.

The hardship is not self-created, as the change in household circumstances occurred after the purchase of the home and was necessary to provide care and accommodation for an immediate family member with mobility limitations. The applicant respectfully requests approval of the variance to allow reasonable accommodation and improve safe access to the residence.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

Driveway expansion

See letter dated 5/14/2020 JS

May 14, 2026

City of Pembroke Pines
Zoning Department

RE: Description of Scope of Work – Driveway Expansion Variance Request
Property Address: 10921 SW 10 CT Pembroke Pines, FL 33025

To Whom It May Concern,

This letter is being submitted as a description of the proposed scope of work and variance request for the driveway expansion at the above-referenced property.

The proposed work consists of expanding the existing residential driveway to provide additional parking and improved accessibility for the occupants of the home. The homeowner's mother moved into the residence shortly after the purchase of the property, resulting in the garage being utilized for storage of personal belongings and medical accessibility equipment, limiting its use for vehicle parking.

In addition, the existing driveway width does not provide adequate clearance for safe pedestrian access alongside parked vehicles, particularly for wheelchair and walker accessibility. The proposed driveway expansion is intended to improve accessibility, and safety for the residents of the property.

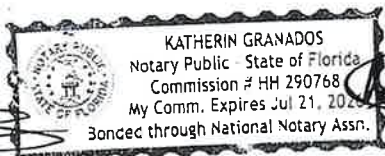
As part of this request, the owner is seeking a variance for the required driveway setback regulations in order to allow the proposed expansion. Due to the existing site constraints and accessibility needs of the household, strict compliance with the setback requirements would create a hardship and would not provide sufficient functional space for safe access and parking.

The scope of work includes:

- Expansion of the existing driveway area
- Installation of new driveway surface materials to match or complement the existing driveway
- Maintenance of proper drainage and grading
- Request for variance relief from applicable driveway setback requirements
- Compliance with all other applicable zoning and building requirements to the best extent possible

No changes are proposed to the principal structure of the residence. The work is limited solely to the driveway expansion area.

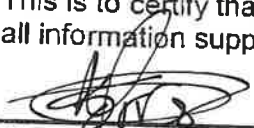
We respectfully request consideration and approval of the variance application and proposed driveway expansion. Please advise if any additional documentation or information is required.


MAY 14, 2026

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

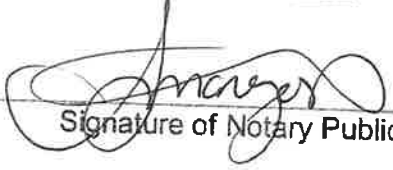
5/12/26

Date

Sworn and Subscribed before me this 12th day

of May, 20 26

Fee Paid

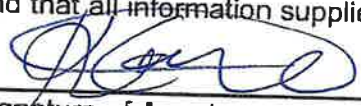

Signature of Notary Public



My Commission Expires

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

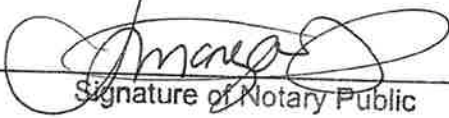
5/14/26

Date

Sworn and Subscribed before me this 14th day

of May, 20 26

Fee Paid


Signature of Notary Public



My Commission Expires

SCOPE OF WORK

-DRIVEWAY EXPANSION

PROPERTY ID:
514119021170

LEGAL DESCRIPTION

PEMBROKE LAKES SOUTH 115-1 B POR OF TR R-7 DESG
R-7 DIST OF 1051, 1714 480 TO POB ALG W BNDRY OF TR
50 TO POB ALG LOT 13, 814 S WOODBRIDGE AT
PEMBROKE LAKES S

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ALUMINUM FENCE
- EXISTING CHAIN LINK FENCE
- GREEN AREA
- ASPHALT AREA
- CONCRETE AREA
- PAVERS AREA

PROJECT SUMMARY

APPLICABLE CODES
THE FOLLOWING BUILDING CODES,
CURRENT EDITIONS WITH AMENDMENTS
WILL BE ADHERED TO UNLESS NOTED
OTHERWISE:

- 2023 FLORIDA BUILDING CODE
- 2023 FLORIDA BUILDING CODE ACCESSIBILITY
- 2023 FLORIDA BUILDING CODE RESIDENTIAL
- 2023 FLORIDA BUILDING CODE PLUMBING
- 2023 FLORIDA BUILDING CODE MECHANICAL
- 2020 NATIONAL ELECTRICAL CODE
- ASCE 7-16

ZONING LEGEND:

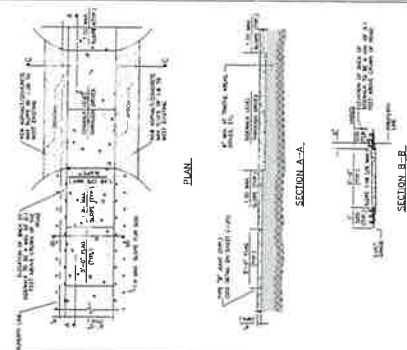
ZONING: R-MF

LOT SIZE: 5,250 SQ. FT.
BUILDING AREA: 1,508 SQ. FT.
BUILDING AREA (UNDER A/C): 1,300 SQ. FT.

MAX DIMENSIONS
REQUIRED: 40% FRONT FRONT LOT
COVERAGE (1,588 SQFT X 0.40 = 635.2 SQFT)
PROVIDED: 40%
REQUIRED: 40% WIDTH OF LOT
PROVIDED: 66%

DRIVEWAY SETBACKS | ZERO LOT LINE
FRONT SETBACK ALLOWED: 0'-0"
FRONT SETBACK PROVIDED: 0'-0"
RIGHT SIDE SETBACKS ALLOWED: 5'-0"
RIGHT SIDE SETBACKS PROVIDED: 0'-0"
LEFT SIDE SETBACKS ALLOWED: 0'-0"
LEFT SIDE SETBACK PROVIDED: 0'-0"
REAR SETBACK ALLOWED: 16.59'
REAR SETBACK PROVIDED: 33'-7"

SIDEWALK DETAILS:



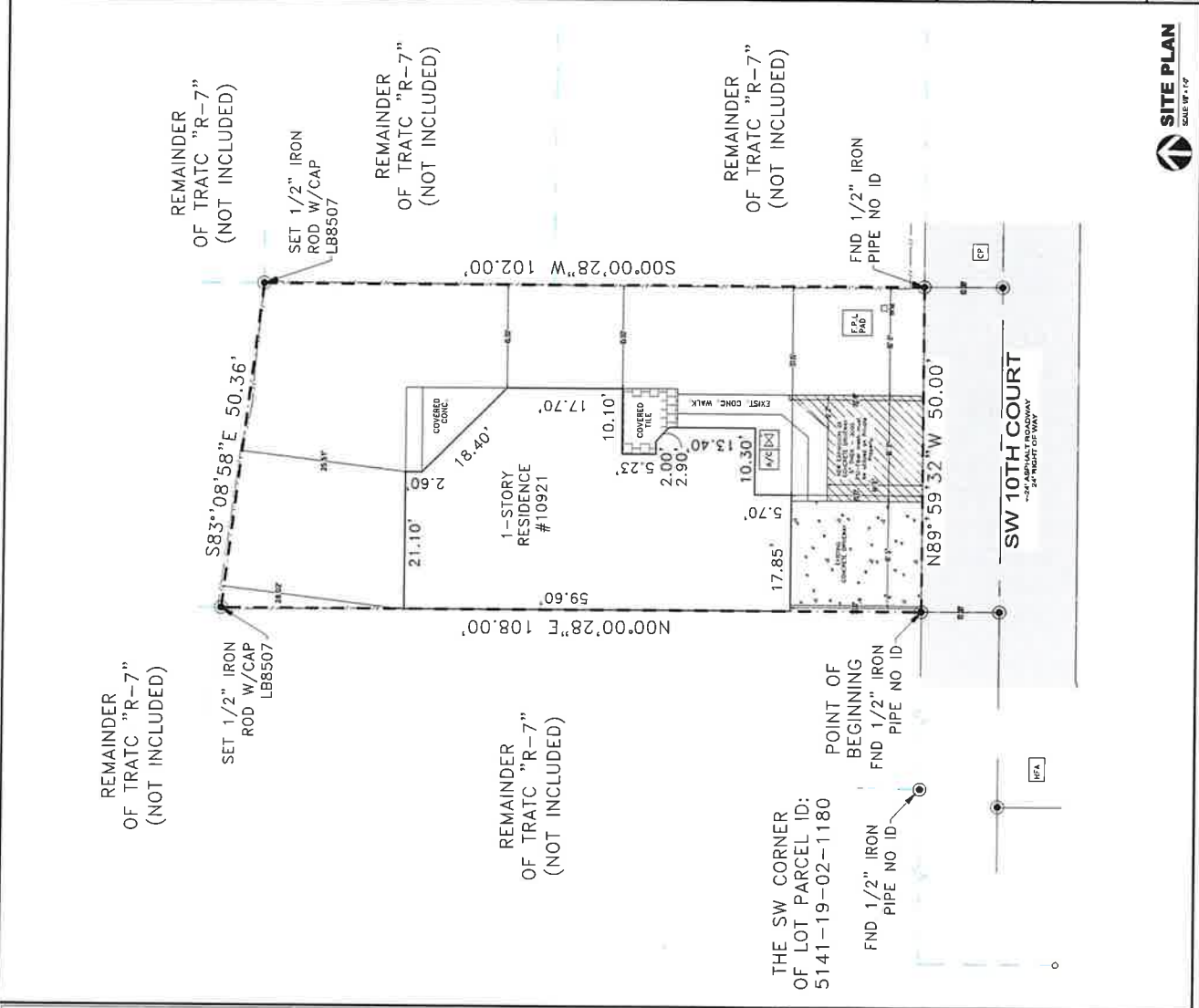
NOTES:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX), AND, RUNNING SLOPES 1:20 MAX.

NOTES:

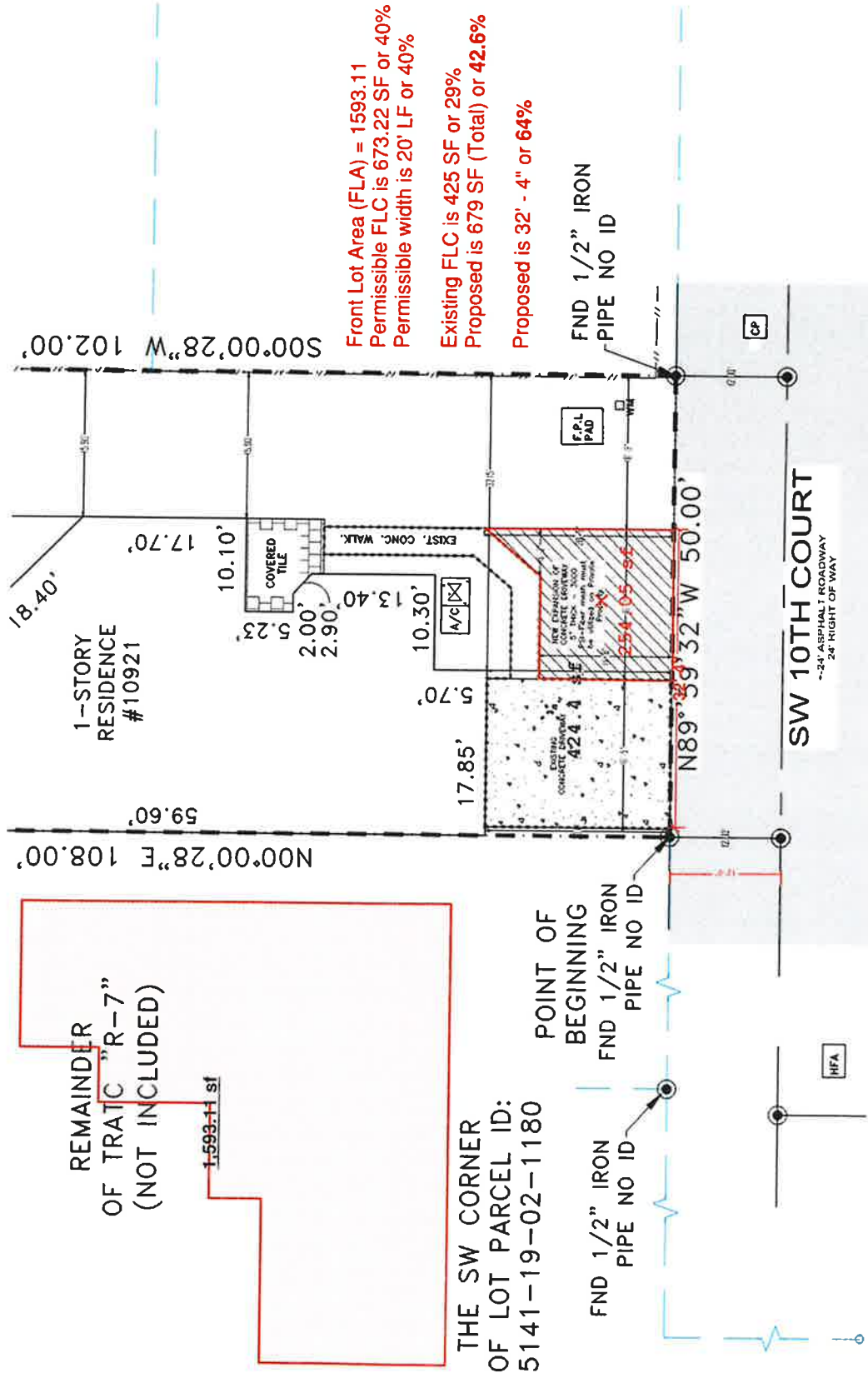
- All driveways shall be surfaced with a hard, durable material and may be constructed of concrete, asphalt, or other approved material. Any driveway material used is at the property owner's risk. In the event the driveway material is damaged or removed from the public right-of-way or easement from the utility construction, repairs, or any other reason, the city will only be required to replace or restore the driveway with asphalt pavement. Further, all driveways shall be maintained in a smooth, well-graded condition.
- (1) Concrete (pervious or impervious) with the following conditions:
 - (a) Minimum six-inch 3,000 psi concrete or five-inch fiber mesh may be used on private property.
 - (b) Concrete shall be finished with a broom finish within the right-of-way.
 - (c) Control joints shall be located approximately every 250 square feet.
 - (d) Saw cut existing asphalt at roadway.
 - (e) The newly constructed driveway and/or apron shall be flush with existing roadways and adjacent sidewalks.

	Sheet Name: S-001 Revision: 1.0 Date: 10/21/2023	OWNER: TORRES, MAYELIN 10921 SW 10 CT PEMBROKE PINES FLORIDA 33025	PROJECT: DRIVEWAY EXPANSION 10921 SW 10 CT PEMBROKE PINES FLORIDA 33025	Job Number: 10002-29 File Name: Issued Date: 10/21/23 Drawn By: K.G. Checked By: R.D.	SHEET NAME: SITE PLAN	SHEET NUMBER: A-1.0
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Proposed Driveway Layout: 10921 SW 10 Court

Enlarged Plan.





City of Pembroke Pines
Received

JUL 29 2026

Type of Meeting

Board of Adjustment

Planning & Economic Development

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS: This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2026-0026 & 0027

PROJECT NAME: Eriel Toledo & Mayelin Torres

MEETING DATE: August 6, 2026

NAME: Ismael Celestrin / Eulenia Alamo

BUSINESS ADDRESS: _____

HOME ADDRESS: 900 SW 108 Ave.

TELEPHONE NUMBER: (305) 401-6552

QUALIFIES AS "AFFECTED PERSON":

We support this because there is visible space and it will look very presentable to the home.

- ☐ Subject property owner
☐ Owns property within 500 ft.
☐ Resides within 500 ft.
☐ Operates a business within 500 ft.
☐ City of Pembroke Pines representative

Signature of Affected Person [Signature]

Date: 07/27/2026

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: () _____

SPEAKING: ☒ IN FAVOR OF PETITION ☐ AGAINST PETITION

S:Planning/STAFFREP/Sheryl/Board of Adjustment/Quasi-Form