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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

APRIL 16, 2026

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chair Crawl on Thursday, April 16, 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, Pitts
Alternate Member Turner

ABSENT: Alternate Member Almeria

ALSO PRESENT: Christian Zamora, Senior Planner; 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 Vice Chair Brito, seconded by Member Pitts to excuse Alternate Member Almeria from the April meeting passed unanimously.

APPROVAL OF THE MINUTES:

A motion by Vice Chair Brito, seconded by Member Pitts, to approve the minutes of the March 5, 2026 meeting passed unanimously.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBERS: ZV(R)2025-0044 – 0046

Chair Crawl entered the request into the record.

PETITIONER:

Earl and Evelyn Brinkley

ADDRESS:

SUBJECT PROPERTY:

21591 S. Heritage Circle
Pembroke Pines, FL 33029

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LEGAL DESCRIPTION:

Lot 76, Block 3, of the HERITAGE CITY SEC 2 PLAT, according to the Plat thereof as recorded in Plat Book 81, Page 14B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances:

ZV(R)2025-0044) to allow a 3.85' augmenting to 4.06' setback along a segment of the rear property line instead of the required 8' rear setback for an existing 23.61' x 12.52' roofed structure.

ZV(R)2025-0045) to allow a 0' setback along a segment of the rear property line instead of the required 5' rear setback for an existing stoop.

ZV(R)2025-0046) to allow a 3' side setback along a segment of the eastern side property line instead of the required 4' side setback for an existing 22' x 9.90' carport conversion.

REFERENCES:

ZV(R)2025-0044 - 0045)

Table 155.423 Residential Mobile Home (R-MH)	
Standard	Residential
Side Setback	4 feet [1]
Rear Setback	8 feet
Note(s): [1] Open carports, driveways and stoops may be located 2 feet from the interior lot line.	

ZV(R)2025-0046)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Walkway (Single Family Lots)	N/A	2 feet	5 feet	5 feet	N/A	3 feet in width	If over 3 feet in width a 5 foot side setback is required

PROJECT DESCRIPTION / BACKGROUND:

Evelyn Brinkley, owner, submitted two residential zoning variance requests to legalize an existing roofed structure for the property located at 21591 S. Heritage Circle in the Holly Lake Neighborhood, which is zoned Residential Mobile Home (R-MH).

In September 17, 2024, the City's Code Compliance Division cited the property for work

DRAFT

performed without building permits, Code Case No. 240902754.

On April 8, 2025, the owner submitted Building Permit Application No. RR25-03393 to perform the installation of stucco finish over the existing mobile home envelope, facade; however, the permit application cannot be approved as the existing conditions at the property do not meet the requirements of City's Land Development Code (LDC).

As result of the existing work, the petitioner would like to start the legalization process for the retention of an existing 23.61' x 12.52' roofed structure located at the rear of the existing mobile home unit. The owner provided a copy of the survey dated February 2, 2026, for the following requests:

- **ZV(R)2025-0044:** to allow a 3.85' augmenting to 4.06' setback along a segment of the rear property line instead of the required 8' rear setback for an existing 23.61' x 12.52' roofed structure.
- **ZV(R)2025-0045:** to allow 0' setback along a segment of the rear property line instead of the required 5' rear setback for an existing stoop.

After reviewing the petitioner's initial request and, according to the survey, further modifications to the property were detected; specifically, a portion of the building in the rear encroaching into the required side setback. As a result of the property's existing conditions, the owner would like to include:

- **ZV(R)2025-0046:** to allow 3' side setback along a segment of the eastern side property line instead of the required 4' side setback for an existing 22' x 9.90' carport conversion.

Per staff search of city archives, no building permits can be found for the changes detected at the property; nevertheless, staff tracked, found and included a copy of the survey used for a building permit in 1989 for the installation of a carport and screen room (see survey, detail, attached). Broward County Property Appraiser Imagery confirmed the structures have existed on the property since at least 1998 and 2021, respectively (See Images).

DRAFT

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 Holly Lake neighborhood. As of today, no Homeowners Association approval has been provided for the requests.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0044) is to allow a 3.85’ augmenting to 4.06’ setback along a segment of the rear property line instead of the required 8’ rear setback for an existing 18.57’ x 12.52’ roofed structure.

ZV(R)2025-0045) is to allow 0’ setback along a segment of the rear property line instead of the required 5’ rear setback for an existing stairs / stoop.

ZV(R)2025-0046) is to allow 3’ side setback along a segment of the eastern side property line instead of the required 4’ side setback for an existing 22’ x 9.90’ carport conversion.

Code References:

ZV(R)2025-0044 - 0045)

Table 155.423 Residential Mobile Home (R-MH)	
Standard	Residential
Side Setback	4 feet [1]
Rear Setback	8 feet
Note(s): [1] Open carports, driveways and stoops may be located 2 feet from the interior lot line.	

ZV(R)2025-0046)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Walkway (Single Family Lots)	N/A	2 feet	5 feet	5 feet	N/A	3 feet in width	If over 3 feet in width a 5 foot side setback is required

Evelyn Brinkley, petitioner, spoke to variance requests ZV(R)2025-0044 – 0046. She confirmed that the record read by Chair Crawl was correct. Petitioner stated she suffered a medical incident that required long hospitalization and rehabilitation. The porch was built as a

DRAFT

place for petitioner to rehab and recover from medical issues and the loss of two sons. Due to the seawall and lake to the rear of the structure, there were size restraints on the build. Petitioner stated that to have to remove the porch would be emotional and financially challenging.

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 Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0044, under Sec. 155.301(O)(1)(c), to allow a 3.85' augmenting to 4.06' setback along a segment of the rear property line instead of the required 8' rear setback for an existing 23.61' x 12.52' roofed structure passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0045, under Sec. 155.301(O)(1)(c), to allow a 0' setback along a segment of the rear property line instead of the required 5' rear setback for an existing stoop passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0046, under Sec. 155.301(O)(1)(c), to allow a 3' side setback along a segment of the eastern side property line instead of the required 4' side setback for an existing 22' x 9.90' carport conversion passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2026-0003 & 0004

Chair Crawl entered the request into the record.

PETITIONER:

Lashonda Jones

ADDRESS:

SUBJECT PROPERTY:

8820 NW 5 Street
Pembroke Pines, FL 33024

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LEGAL DESCRIPTION:

Lot 5, Block 5, of the WESTVIEW SEC 1 PART 1 PLAT, according to the Plat thereof as recorded in Plat Book 94, Page 50B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to:

ZV(R)2026-0003) allow a 4.3' setback along a segment of the eastern side property line instead of the required 7.5' side setback for an existing (24.6'x8.6') office and storage addition.

ZV(R)2026-0004) allow a 2'-3" augmenting to 2'-6" setback along a segment of the eastern side property line instead of the required 5' side setback for an existing (34'-6"x10'-6") patio and walkway.

REFERENCES:

ZV(R)2026-0003)

Table 155.421:2 Residential Single-Family (R-1B)	
Standard	Residential
Side Setback	7.5 feet

ZV(R)2026-0004)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

PROJECT DESCRIPTION / BACKGROUND:

Lashonda Jones, owner, submitted two residential zoning variance requests to legalize an existing addition for the single-family residence located at 8820 NW 5 Street in the Westview Neighborhood, which is zoned Residential Single-Family (R-1B).

In August 1, 2025, the City's Code Compliance Division cited the property for work done without building permits, Code Case No. 250802410.

The owner would like to start the legalization process by providing a copy of the property's survey indicating the location and footprint of a home addition built on the east side of the house. The addition is used for personal office and storage. Therefore, as result of the existing work at

DRAFT

the property, the applicant would like to request:

- **ZV(R)2026-0003:** to allow a 4.3' setback along a segment of the eastern side property line instead of the required 7.5' side setback for an existing (24.6'x8.6') office and storage addition.
- **ZV(R)2026-0004:** to allow 2'-3" augmenting to 2'-6" setback along a segment of the eastern side property line instead of the required 5' side setback for an existing (34'-6"x10'-6") patio and walkway.

Per staff search of the city's archives, no building permits can be found for the detected work on the property. Nonetheless, per Broward County Property Appraiser Imagery, the addition has existed on the property since at least December 2022 (See Images).

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.

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

VARIANCE REQUEST DETAILS:

ZV(R)2026-0003 is to allow a 4.3' setback along a segment of the eastern side property line instead of the required 7.5' side setback for an existing (24.6'x8.6') office and storage addition.

ZV(R)2026-0004 is to allow 2'-3" augmenting to 2'-6" setback along a segment of the eastern side property line instead of the required 5' side setback for an existing (34'-6"x10'-6") patio and walkway

Code References:

ZV(R)2026-0003)

Table 155.421:2 Residential Single-Family (R-1B)	
Standard	Residential
Side Setback	7.5 feet

ZV(R)2026-0004)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

DRAFT

Denny Jones, husband of petitioner, spoke to variance requests ZV(R)2026-0003 & 0004. He confirmed the information read into the record by the Chair was correct. Mr. Jones stated the structure is permanent, is a private office and storage space only. No one lives in the structure, there is no commercial business conducted in the structure, no additional traffic is necessary and it has caused no drainage problems for the neighbors.

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)2026-0003, under Sec. 155.301(O)(1)(c), to allow a 4.3' setback along a segment of the eastern side property line instead of the required 7.5' side setback for an existing (24.6'x8.6') office and storage addition passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2026-0004, under Sec. 155.301(O)(1)(c), to allow a 2'-3" augmenting to 2'-6" setback along a segment of the eastern side property line instead of the required 5' side setback for an existing (34'-6"x10'-6") patio and walkway passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2026-0005 - 0012

Chair Crawl entered the request into the record.

PETITIONER:

Develin & Marco Ruiz

ADDRESS:

SUBJECT PROPERTY:

11911 NW 22 Street
Pembroke Pines, FL 33026

LEGAL DESCRIPTION:

Lot 18, Block 37, of the PEMBROKE LAKES SEC THREE PLAT, according to the Plat thereof as recorded in Plat Book 87, Page 16B, of the Public Record of Broward County, Florida.

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VARIANCES REQUESTED:

Petitioner is requesting variances to:

ZV(R)2026-0005) allow a 4' front setback instead of the required 25' front setback for an existing 21.20' x 21' awning carport, attached.

ZV(R)2026-0006) allow a 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0007) allow a 49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0008) allow a 4.4' setback along a segment of the eastern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.

ZV(R)2026-0009) allow a 1.25' augmenting to 1.4' setback along a segment of the eastern side property line instead of the required 2' side setback for an existing 68' x 4'-9" walkway.

ZV(R)2026-0010) allow a 4.6' setback along a segment of the western side property line instead of the required 5' side setback for an existing pool deck.

ZV(R)2026-0011) allow a 1.1' setback along a segment of the western side property line instead of the required 2' for an existing 55' x 6.59' walkway, patio.

ZV(R)2026-0012) allow a (2) trees instead of the required (5) trees in a single-family residential property larger than 10,000 Square Feet in Area, typical lot.

REFERENCES:

ZV(R)2026-0005)

Table 155.421:3 Residential Single-Family (R-1C)	
Standard	Residential
Front Setback	25 feet

ZV(R)2026-0006 - 0011)

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

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							and lot line [2] 10 foot minimum width
Walkway (Single Family Lots)	N/A	2 feet	5 feet	5 feet	N/A	3 feet in width	If over 3 feet in width a 5 foot side setback is required
Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

ZV(R)2026-0012)

Table 155.662 Minimum Landscape Requirements for Single Family, Townhouse [1] and Mobile Home Lots				
Lot Type	Lot Size	Minimum Number of Trees [2][3]	Minimum Number of Shrubs	Minimum Number of Accent Plans
Single Family and Townhomes	Greater than or equal to 8,000 Square Feet [4]	3 trees, at minimum two different species [4]	Ten [4]	Two
Note(s): [4] For all lots larger than 8,000 square feet in area, additional trees and shrubs shall be provided at the rate of one tree and three shrubs every 2,000 square feet of lot area; however there shall be no more than ten trees and 30 shrubs required per acre.				

PROJECT DESCRIPTION / BACKGROUND:

Develin & Marco Ruiz, owners, submitted four residential zoning variance requests to legalize existing construction at the property located at 11911 NW 22 Street in the Pembroke Lakes neighborhood, which is zoned Single-Family Residential Zoning District (R-1C).

On November 2, 2023, and September 18, 2025, the City’s Code Compliance Division cited the property for work performed without building permits. Case No. 231104172, 250903042.

On October 23 and 26, 2024, the applicant submitted building permit applications: No. RX24-12443, RO24-12616 to construct a circular driveway and to install a 21.20’ x 21’ metal

DRAFT

frame awning attached to the front fascia of the house for a carport. However, the building permit applications cannot be approved as the work on the property exceeds the provisions of the City's Land Development Code (LDC).

As a result of the existing modifications done on the property, the applicant is requesting:

- **ZV(R)2026-0005:** to allow 4' front setback instead of the required 25' front setback for an existing 21.20' x 21' awning carport, attached.
- **ZV(R)2026-0006:** to allow 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.
- **ZV(R)2026-0007:** to allow 49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.
- **ZV(R)2026-0008:** to allow 4.4' setback along a segment of the eastern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.

After reviewing the applicant's initial request and, per the updated property's survey, it was discovered further modifications: walkway/patio along east and west sides of the home, and an existing 39.10' x 17.20' "open sided roofed structure, attached" to the rear wall of the house.

As a result of the non-permitted work, the owner would like to include the following requests to address the existing deficiencies:

- **ZV(R)2026-0009:** to allow 1.25' augmenting to 1.4' setback along a segment of the eastern side property line instead of the required 5' side setback for an existing 68' x 4'-9" walkway, patio.
- **ZV(R)2026-0010:** to allow 4.6' setback along a segment of the western side property line instead of the required 5' side setback for an existing pool deck.
- **ZV(R)2026-0011:** to allow 1.1' setback along a segment of the western side property line instead of the required 5' for an existing 55' x 6.59' walkway, patio
- **ZV(R)2026-0012:** to allow (2) trees instead of the required (5) trees in a single-family residential property larger than 8,000 Square Feet in Area, typical lot.

Per staff review of the city's archives, no permit information can be found for detected work on the property; however, staff searched, gathered and included copy of historical surveys for permit applications for construction projects (fence, swimming pool, deck, screen enclosure) for

DRAFT

the property; also, the petitioner included a copy of a Tree Removal Permit issued by the city in 2003, attached. Per Broward County Property Appraiser Imagery, the “open sided roofed structure” in the rear, deck enlargement and walkways had existed at location since at least December 2018 and 2019 respectively; the awning carport, circular driveway showed up in December 2023 (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 permits.

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

VARIANCE REQUEST DETAILS:

ZV(R)2026-0005 is to allow 4’ front setback instead of the required 25’ front setback for an existing 21.20’ x 21’ awning carport, attached.

ZV(R)2026-0006 is to allow 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0007 is to allow 49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0008 is to allow 4.4’ setback along a segment of the eastern side property line instead of the required 5’ for an existing circular driveway in a single-family residential, typical lot.

ZV(R)2026-0009 is to allow 1.25’ augmenting to 1.4’ setback along a segment of the eastern side property line instead of the required 2’ side setback for an existing 68’ x 4’-9” walkway.

ZV(R)2026-0010: to allow 4.6’ setback along a segment of the western side property line instead of the required 5’ side setback for an existing pool deck.

ZV(R)2026-0011 is to allow 1.1’ setback along a segment of the western side property line instead of the required 2’ for an existing 55’ x 6.59’ walkway, patio.

ZV(R)2026-0012 to allow (2) trees instead of the required (5) trees in a single-family residential property larger than 10,000 Square Feet in Area, typical lot.

Code References:

ZV(R)2026-0005)

DRAFT

Table 155.421:3 Residential Single-Family (R-1C)	
Standard	Residential
Front Setback	25 feet

ZV(R)2026-0006 - 0011)

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 [2] 10 foot minimum width
Walkway (Single Family Lots)	N/A	2 feet	5 feet	5 feet	N/A	3 feet in width	If over 3 feet in width a 5 foot side setback is required
Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

ZV(R)2026-0012)

Table 155.662 Minimum Landscape Requirements for Single Family, Townhouse [1] and Mobile Home Lots				
Lot Type	Lot Size	Minimum Number of Trees [2][3]	Minimum Number of Shrubs	Minimum Number of Accent Plants
Single Family and Townhomes	Greater than or equal to 8,000 Square Feet [4]	3 trees, at minimum two different species [4]	Ten [4]	Two
<p>Note(s): [4] For all lots larger than 8,000 square feet in area, additional trees and shrubs shall be provided at the rate of one tree and three shrubs every 2,000 square feet of lot area; however there shall be no more than ten trees and 30 shrubs required per acre.</p>				

DRAFT

Marco Ruiz, petitioner, spoke to variance requests ZV(R)2026-0005 - 0012. He stated the information read into the record by Chair Crawl was correct. He stated the structure was built to provide comfort for his wife and her medical condition. He stated the build was done within structural codes and professionally built. He has the support of many neighbors and there are no drainage issues to his property or the neighboring property caused by the build. Petitioner stated he built the structure himself. Petitioner stated there are seven cars at the property, two of which are in the garage and five in the driveway, that is the reason for the large coverage being requested. Petitioner stated he did not see what taking out a few rows of pavers would accomplish. Christian Zamora confirmed that he has worked with the Petitioner over three years and explained the codes to petitioner. Several members expressed that they would like to give the petitioner a chance to reduce the front lot coverage down closer to the allowed 45%. Petitioner agreed to table the ZV(R) 2026-0007 request to the August meeting in order to reduce the lot coverage amount.

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.

Timothy Neal, neighbor, asked to speak to the variance request. He stated he believes the petitioner should be allowed to have all the requests granted, that the home enhances the neighborhood, there have been no standing water issues, and the petitioner is a good neighbor.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2026-0005, under Sec. 155.301(O)(1)(c), to allow a 4' front setback instead of the required 25' front setback for an existing 21.20' x 21' awning carport, attached passed unanimously.

A motion by Member Pitts, seconded by Bice Chair, to table variance request ZV(R)2026-0006, under Sec. 155.301(O)(1)(c), to allow a 75% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family

DRAFT

residential property, typical lot to the August 6, 2026 meeting.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2026-0007, under Sec. 155.301(O)(1)(c), to allow a 49% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2026-0008, under Sec. 155.301(O)(1)(c), to allow a 4.4' setback along a segment of the eastern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot passed unanimously.

A motion by Member Turner, seconded by Member Abbondandolo, to grant variance request ZV(R)2026-0009, under Sec. 155.301(O)(1)(c), to allow a 1.25' augmenting to 1.4' setback along a segment of the eastern side property line instead of the required 2' side setback for an existing 68' x 4'-9" walkway passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2026-0010, under Sec. 155.301(O)(1)(c), to allow a 4.6' setback along a segment of the western side property line instead of the required 5' side setback for an existing pool deck passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2026-0011, under Sec. 155.301(O)(1)(c), to allow a 1.1' setback along a segment of the western side property line instead of the required 2' for an existing 55' x 6.59' walkway, patio, passed unanimously.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2026-0012, under Sec. 155.301(O)(1)(c), to allow (2) trees instead of the required (5) trees in a single-family residential property larger than 10,000 Square Feet in Area, typical lot

DRAFT

passed unanimously.

ITEMS AT THE REQUEST OF THE BOARD:

Board members discussed two options for the Annual Report.

A motion by Member Turner, seconded by Member Pitts, to approve the #1 option of the Annual Report, excluding item five under Recommendations to the City Commission, the following vote was recorded:

AYE: Chair Crawl, Vice Chair Brito, Members Abbondandolo and Turner

NAY: Member Pitts

Motion passed

ITEMS AT THE REQUEST OF STAFF:

Christian Zamora informed the board that there will be no May 7, 2026 meeting and the next meeting will be on June 4, 2026.

ADJOURNMENT:

A motion by Vice Chair Brito, seconded by Member Pitts, to adjourn the meeting at 7:48 P.M., passed unanimously.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 7:48 P.M.
Approved: