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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

NOVEMBER 6, 2025

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chair Crawl on Thursday, November 6, 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: Chair Crawl, Vice Chair Brito, Member Pitts

ABSENT: Member Abbondandolo and 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 Member Abbondandolo and Alternate Member Almeria passed unanimously.

APPROVAL OF THE MINUTES:

A motion by Member Pitts, seconded by Member Brito, to approve the minutes of the October 2, 2025 meeting passed unanimously.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBER: ZV(R)2025-0032

Chair Crawl entered the request into the record.

PETITIONER:

John and Elizabeth Rodriguez

ADDRESS:

SUBJECT PROPERTY:

16404 NW 12 Street
Pembroke Pines, FL 33028

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LEGAL DESCRIPTION:

Lot 590, SPRING VALLEY-PHASE III, of the WESTFORK 1 PLAT, according to the Plat thereof as recorded in Plat Book 150, Page 43B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 50% front lot coverage instead of the required 40% front lot coverage for a proposed circular driveway.

REFERENCE:

155.620: Accessory Building and Structures	
Type	Maximum Dimensions
Driveway, Circular	40% front lot coverage

PROJECT DESCRIPTION / BACKGROUND:

Elizabeth Rodriguez, owner, submitted a residential zoning variance request to propose the construction of a new driveway at the single-family residence located at 16404 NW 12 Street in the Spring Valley Neighborhood, which is zoned Single-Family Residential (R-1B).

The owner submitted a plan to propose the construction of a circular driveway at the property; however, the plan will not be able to be approved as the proposed circular driveway would exceed the limitations of the City's Land Development Code (LDC). The petitioner submitted a plan proposing and requesting:

- **ZV(R)2025-0032:** to allow 50% 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.

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 18, 2025.

VARIANCE REQUEST DETAILS:

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ZV(R)2025-0032) is to allow 50% 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.

Code Reference:

Table 155.620 Accessory Building and Structures	
Type	Maximum Dimensions
Driveway, Circular	40% front lot coverage

John and Elezabeth Rodriguez, petitioners, spoke to the variance request ZV(R)2025-0032. They agreed with the information that the Chair had read into the record. They have a 90 year old mother living with them and the circular driveway comes closer to the front door, so that it improves her accessibility and safety. They have HOA 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 Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0032, under Sec. 155.301(O)(1)(c), to a 50% front lot coverage instead of the required 40% front lot coverage for a proposed circular driveway passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0033 - 0035

Chair Crawl entered the request into the record.

PETITIONER:

Arnaldo Fuentes

ADDRESS:

SUBJECT PROPERTY:

8831 NW 15 Court
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 23, Block 32, 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.

VARIANCES REQUESTED:

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Petitioner is requesting variances to allow:

ZV(R)2025-0033)

a 5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 16.40' x 12' bedroom addition in a single-family residential, typical lot.

ZV(R)2025-0034)

a 5.74' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' kitchen relocation in a single-family residential, typical lot.

ZV(R)2025-0035)

the top surface of the floor of 17" inches instead of the required 18" above the highest point of the crown of street adjacent to the lot for proposed garage conversion and addition in a single-family residential, typical lot.

REFERENCES:

ZV(R)2025-0033 - 0034)

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

ZV(R)2025-0035)

155.6114 RELATION OF GRADE OF FLOORS TO CROWN OF STREET

The top surface of all floors of residential buildings shall be not less than 18 inches, and of nonresidential buildings shall be not less than six inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located.

PROJECT DESCRIPTION / BACKGROUND:

Arnaldo Fuentes, owner, submitted two residential zoning variance requests to propose new construction at the property located at 8761 NW 15 Court in the Boulevard Heights Neighborhood which is zoned Residential Single-Family (R-1C).

On May 7, 2025, the owner submitted Building Permit Application No. RA25-04427 for an existing carport conversion, master bedroom addition and kitchen re-location at the east and west sides of the existing home in the rear; however, the permit application cannot be approved as the proposed work would encroach into the required side setbacks. Per the plan provided, the petitioner is requesting:

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- **ZV(R)2025-0033:** to allow 5.42' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' master bedroom addition in a single-family residential, typical lot.
- **ZV(R)2025-0034:** to allow 5.74' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' kitchen relocation in a single-family residential, typical lot.

After reviewing the property's documents, it was noticed the Finished Floor Elevation (FFE) of the existing home does not conform with the minimum required floor elevation for residential buildings. The plan, however, indicates the FFE of the new proposed habitable areas will match existing. The petitioner would like to include the following request for the project:

- **ZV(R)2025-0035:** to allow the top surface of the floor of seventeen inches (17") instead of the required eighteen inches (18") above the highest point of the crown of street adjacent to the lot for proposed carport conversion and home addition in a single-family residential, typical lot.

As part of these requests, the owner is including a new 16' wide driveway and the correction of an existing walkway along the western side to be 36" wide, located 2' inside the property line. (see property survey, proposed plan).

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.

The property is in the Boulevard Heights Neighborhood; there is no Homeowners Association (HOA).

VARIANCE REQUEST DETAILS:

ZV(R)2025-0033 is to allow 5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 16.40' x 12' bedroom addition in a single-family residential, typical lot.

ZV(R)2025-0034 is to allow 5.74' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' kitchen relocation in a single-family residential, typical lot.

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ZV(R)2025-0035: to allow the top surface of the floor of 17" inches instead of the required 18" above the highest point of the crown of street adjacent to the lot for proposed garage conversion and addition in a single-family residential, typical lot.

Code References:

ZV(R)2025-0033 & 0034)

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

ZV(R)2025-0035)

155.6114 RELATION OF GRADE OF FLOORS TO CROWN OF STREET

The top surface of all floors of residential buildings shall be not less than 18 inches, and of nonresidential buildings shall be not less than six inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located.

Amaldo Fuentes, petitioner, spoke to the variance requests. ZV(R)2025-0033 - 0035. He agreed with the information the Chair read into the record and stated he had no additional information to add.

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

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)2025-0033, under Sec. 155.301(O)(1)(c), to allow a 5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 16.40' x 12' bedroom addition in a single-family residential, typical lot passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0034, under Sec. 155.301(O)(1)(c), to allow a 5.74' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' kitchen relocation in a single-family residential, typical lot passed unanimously.

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A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0035, under Sec. 155.301(O)(1)(c), to allow the top surface of the floor of 17” inches instead of the required 18” above the highest point of the crown of street adjacent to the lot for proposed garage conversion and addition in a single-family residential, typical lot passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0036 - 0038

Chair Crawl entered the request into the record.

PETITIONER:

Maria Mejia & Duany Llorente

ADDRESS:

SUBJECT PROPERTY:

17024 NW 20 Street
Pembroke Pines, FL 33028

LEGAL DESCRIPTION:

Lot B128, of the PEMBROKE ISLES 1 PLAT, according to the Plat thereof as recorded in Plat Book 160, Page 44B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R)2025-0036) a 50% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot.

ZV(R)2025-0037) a 52% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

ZV(R)2025-0038) a five hundred (500) square-foot (SF) instead of the allowed two hundred (200) square feet for an open sided structure, freestanding in a single-family residential, zero lot.

REFERENCE:

Table 155.620 Accessory Buildings 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	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width	[1] 10 foot minimum width

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		nonzero side				of lot	
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:

Maria Mejia, owner, submitted two residential zoning variance requests to legalize an existing driveway for the property located at 17024 NW 20 Street. The property is part of the Pembroke Isles Planned Unit Development (PUD) and follows the guidelines for single-family homes, zero lot line. The PUD does not address front lot coverage and driveway width; therefore, the provisions of the City's Land Development Code (LDC) are applicable.

On May 5, 2025, the City's Code Compliance cited the property for work done without building permits (Case No. 250501624)

In May 30, 2025, the owner submitted Driveway Permit Application No. RX25-05216 to construct a driveway at the property; however, the permit application cannot be approved as the existing work exceeds the limitation of LDC.

As result of the existing work at the property, the petitioner is presenting a modification plan for the requests:

- **ZV(R)2025-0036:** to allow 50% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot.
- **ZV(R)2025-0037:** to allow 52% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

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Per the property's documents, it was detected an existing concrete patio built up to the western side property line and a freestanding structure (chickee hut) at the rear of the property. Per the plan submitted by the applicant, the existing concrete area will be removed and replaced with landscape; the owner, however, would like to retain the existing open sided, freestanding structure (chickee hut) at location and is including the following request:

- **ZV(R)2025-0038:** to allow Five-hundred Square-Foot (500 SF) instead of allowed 200 SF for an existing open sided structure, freestanding in a single-family residential, zero lot.

Per staff review of the city's archives, no permit information can be found for work at the property; nevertheless, per Broward County Property Appraiser Imagery, the driveway and the 500 SF structure had existed at location since at least 2023. (See property 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 permits.

The subject property in the Pembroke Isles, the owner provided HOA Letters, dated January, April 2022 and December 2024.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0036) is to allow 50% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot.

ZV(R)2024-0037) is to allow 52% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

ZV(R)2025-0038) is to allow Five-hundred Square-Foot (SF) instead of allowed the 200 SF for an existing open sided structure, freestanding in a single-family residential, zero lot.

Code References:

ZV(R)2025-0036 - 0038)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway,	0 feet	0 on the	15 feet	N/A	N/A	40% front	[1] 10 foot

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Zero Lot Line		zero side, 5 feet on the nonzero side	155.600(B)			lot coverage 40 % width of lot	minimum width
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

Maria Mejia and Duany Liorente, petitioners, spoke to the variance requests. ZV(R)2025-0036 - 0038. They agreed with the information the Chair had read into the record. Names of neighbors who had sent in letters of support for the petitioners were read into the record by Christian Zamora. Petitioners stated they have elderly parent living in the home and the pavers assist in stability and accessibility to the outside. The hut is actually 20' by 20'. They stated there have been no drainage issues and that artificial turf has been used. Petitioners have agreed to remove the concrete along the side and install sod.

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

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

Two members from the public asked to speak to the variance request. Both Caruscleo Trouce and Christopher Raymond support the variance request, stating the family has improved the look of the home and the neighborhood.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0036, under Sec. 155.301(O)(1)(c), to allow 50% front lot coverage (total) instead of

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the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0037, under Sec. 155.301(O)(1)(c), to allow a 452% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot passed unanimously.

On a motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0038, under Sec. 155.301(O)(1)(c), to allow a five hundred (500) square-foot (SF) instead of the allowed two hundred (200) square feet for an open sided structure, freestanding in a single-family residential passed unanimously.

ITEMS AT THE REQUEST OF THE BOARD:

There were no items

ITEMS AT THE REQUEST OF STAFF:

There were no requests.

ADJOURNMENT:

A motion by Pitts, seconded by Vice Chair Brito, to adjourn the meeting at 7:10 P.M., passed unanimously.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 7:10 P.M.
Approved: