

2025-2026 ANNUAL REPORT TO THE CITY COMMISSION

NAME OF BOARD: BOARD OF ADJUSTMENT (BOA)
CHAIRPERSON: CARLTON CRAWL
VICE-CHAIRMAN: CARLOS BRITO
REPORTING TERM: MARCH 2025 – MARCH 2026
DATE SUBMITTED: April 16, 2026

33.503 ANNUAL REVIEW:

In June of each year, the respective Advisory Board or Committee shall forward to the City Commission a summary of the Advisory Board's or Committee's accomplishments during the prior year, along with any recommendations or suggestions to the City Commission regarding any improvements to City operations, ordinances, or policies, they see fit to transmit based on their work and observations over past years.

I. SUMMARY OF ACCOMPLISHMENTS DURING THE REPORTING TERM:

- a. See attached documents showing the actions taken on Residential Zoning Variance Requests in 2025-2026. For your convenience, see the following key points:
 - Between April 2025 and March 2026, the BOA concluded ten (10) meetings, and heard forty-five (45) requests for twenty-seven (27) residential single-family properties. The BOA passed forty-four (44) motions and failed one (1). No motions were appealed to the City Commission (CC) as per the City's LDC 155.311.
 - Twenty-nine (29) petitions or 72.22% of the requests were to address work done without building permits, city approvals.
 - The BOA approved 97.3% of the petitions and 2.7% of the petitions failed.
- b. On June 18, 2024, via Ordinance No. 2022, the City Commission approved an increase for Front Lot Coverage (FLC) for driveways from 35% of the Front Lot Area (FLA) to 40% of the FLA. The data gathered by staff for the last three years shows a decrease in the number of petitions as follows:
 - 2025 - 2026: 45 requests
 - 2024 - 2025: 94 requests
 - 2023 - 2024: 127 requests

II. RECOMMENDATIONS OR SUGGESTIONS TO THE CITY COMMISSION REGARDING:

1. Appeals to City Commission to be granted only by a 5 to 0 vote-or a simple majority. Historically, the Board has discussed the fact that if said Board heard and denied a Variance by a vote of 5 to 0, or the simple majority on appeal at the City Commission it would grant said Variance.

The City Commission automatically overturned the BOA's failed motion(s). Commission need to be aware their action will automatically go with the property, in perpetuity, and now still is a "forever" contradiction to our City Ordinances. The

BOA spends time dealing with the petitioner trying to bring the property to a minimum approval or at least a **“conditional”** variance as required by City Ordinance 32.034.

2. The Board of Adjustment respectfully asks that if a **“conditional variance”** is granted, Code should inspect the property for compliance within *thirty (30) day*.
3. Conditional Variances issued when renovations are made without permits, or when earlier owners made renovations, should be only as long as the **“hardship”** exists, and property should be returned to prior condition following City.
4. Ordinances upon cessation of said “hardship.” In any event, the property should be put into **“compliance”** upon change in ownership of property regardless of any “variance” issued.

III. SUPPORTING OR BACKUP DATA, MATERIAL, OR OTHER CLARIFYING DOCUMENTS, IF APPLICABLE.

- (i) Document showing actions taken on Zoning Variances and Appeals in 2025-2026.
- (ii) Residential Variance Map (2025-2026)
- (iii) 2025-2026 Attendance Record of BOA Board Members.
- (iv) Board of Adjustment Code Section

IV. ADDITIONAL COMMENTS

Motion approved to present 2025-2026 Annual Report to the City Commission with supporting documents and Attendance Record was made at our BOA meeting of April 16, 2026.

This BOARD respectfully congratulates the newly re-elected members of this honorable City Commission.

Carlton Crawl.
BOA Chair

BOARD OF ADJUSTMENT

§ 32.030 DEFINITIONS.

All terms and terminology used in this subchapter shall be given the same definitions and meaning as similar terms and terminology used, set forth, and defined in the zoning ordinance of the city. ('69 Code, § 5-25) (Am. Ord. 1697, passed 9-7-11)

§ 32.031 (RESERVED)

§ 32.032 (RESERVED)

§ 32.033 (RESERVED)

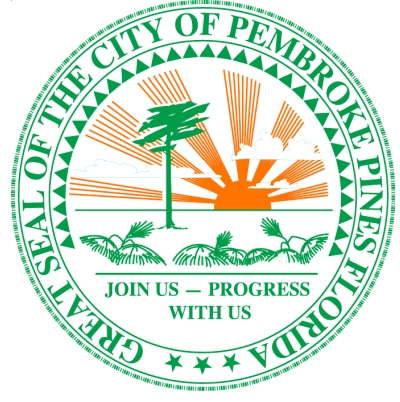
§ 32.034 GRANTING VARIANCE OR PERMIT APPLICATIONS, DECIDING APPEALS.

The Board of Adjustment shall as soon as practicable render a decision on matters pending before it and shall cause the same to be reduced to writing and reflected on the minutes of the proceedings. The Board shall have the power in accordance with the provisions of this subchapter and law, to reserve or affirm, wholly or in part, or modify the order, decision, or determination appealed from. The Board may make any order, determination, requirement, or decision it may deem necessary and desirable to protect the adjacent property and the surrounding neighborhood within the spirit and in harmony with the terms of the zoning ordinances of the city. In the exercise of its powers under this subchapter, the concurring vote of three of the members of the Board shall be necessary to reserve or modify any requirements, determination, decision, or order of an administrative official or to grant any variance or permit. ('69 Code, § 5-23) (Ord. 438, passed 12-13-76; Am. Ord. 1697, passed 9-7-11; Am. Ord. 1802, passed 12-3-14; Am. Ord. 2021-02, adopted 3-17-21; sought to be reconsidered, Commission passed 4-21-2021)

§ 32.035 TIME LIMIT FOR USE OF VARIANCE PERMIT.

Any single-family residential variance authorized by the Board of Adjustment shall expire six months after the date of action on the variance by the Board of Adjustment, unless the Board's decision is appealed to the City Commission in which case the time will run from the date the city administration or City Commission, if applicable, takes action on the variance, and unless a building permit based on and incorporating the variance is issued within the aforesaid six month period, or if no building permit is required, that an actual and bona fide use of the premises is made in accordance with the terms of the variance. ('69 Code, § 5-24) (Ord. 438, passed 12-13-76; Am. Ord. 1147, passed 1-3-96; Am. Ord. 1697, passed 9-7-11)

ZV(R)2025-0022	9/4/2025	Best, Nicole		9761	SW 12 Street	Lakeside Key	514120182160	To allow 348 SF instead of the the required 200 SF for existing open sided roofed, freestanding structure, zero lot.	Approved 5-0 / 1C	1					1					
ZV(R)2025-0023	8/7/2025	Echemendia, Jose		8751	NW 15 Street	Boulevard Heights	514109090730	To allow 11'-3" rear setback instead of the required 15' rear setback for proposed 22' x 16' structure, attached, typical lot.	Approved 5-0 / 1C	1						1				
ZV(R)2025-0024	9/4/2025	Paz, Yordano		1055	NW 164 Avenue	Spring Valley	514008072510	To allow 55% FLC instead of the required 40% for existing circular driveway, typical lot	Approved 5-0 / 1C	1				1		1		1	55	
ZV(R)2025-0025	9/4/2025	Tomlinson, Dean		400	NW 91 Avenue	Westview	514117061730	To allow 4' side setback instead of the required 5' side setback (eastern side) for existing 8'x8' shed.	Approved 5-0 / 1C	1				1		1		1		
ZV(R)2025-0026	9/4/2025	Tomlinson, Dean		400	NW 91 Avenue	Westview	514117061730	To allow 2' rear setback instead of the required 5' rear setback for existing 8'x8' shed	Approved 5-0 / 1C	1				1		1		1		
ZV(R)2025-0027	10/2/2025	Gonzalez, Jorge		7001	SW 9 Street	Pines Village	514114111640	To allow 42" western side setback instead of the required 7.5' side setback for existing 14.2' x 17' open sided, roofed structure, attached	Approved 4-0 / 1 C	1				1		1		1		
ZV(R)2025-0028	10/2/2025	Gonzalez, Jorge		7001	SW 9 Street	Pines Village	514114111640	To allow 3.80' western side setback instead of the required 5' side setback for existing 10' x 9.8' shed	Approved 4-0 / 1 C	1				1		1		1		
ZV(R)2025-0029	10/2/2025	Stolze, Jessica		730	NW 195 Avenue	Chapel Trail	513913040370	To allow 489 SF instead of the required 200 SF for a proposed Open Sided Structure, freestanding, typical lot	Approved 4-0 / 1C	1						1				
ZV(R)2025-0030	10/2/2025	Stolze, Jessica		730	NW 195 Avenue	Chapel Trail	513913040370	To allow 204 SF instead of the required 100 SF for an existing shed, typical lot	Approved 4-0 / 1 C	1						1		1		
ZV(R)2025-0031	10/2/2025	Cue, Ronald		8761	NW 16 Street	Boulevard Heights	514109090160	To allow 4.98' augmenting to 5' eastern side setback instead of the required 7.5 side setback for proposed home addition.	Approved 4-0 / 1 C	1				1				1		
ZV(R)2025-0032	11/6/2025	Rodriguez, John Jr		16404	NW 12 Street	Spring Valley	514008145900	To allow 50% FLC (Total) instead of the required 40% FLC for proposed circular driveway in a single family residential, typical lot	Approved 3-0 / 1C	1						1			1	50
ZV(R)2025-0033	11/6/2025	Fuentes, Arnaldo		8831	NW 15 Court	Boulevard Heights	51409090520	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 bedroom addition.	Approved 3-0 / 1C	1				1				1		
ZV(R)2025-0034	11/6/2025	Fuentes, Arnaldo		8831	NW 15 Court	Boulevard Heights	51409090520	To allow 5' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed bedroom addition.	Approved 3-0 / 1C	1				1				1		
ZV(R)2025-0035	11/6/2025	Fuentes, Arnaldo		8831	NW 15 Court	Boulevard Heights	51409090520	To allow the top surface of the floor 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.	Approved 3-0 / 1C	1				1						
ZV(R)2025-0036	11/6/2025	Mejia, Maria		17024	NW 20 Street	Pembroke Isles	514008124190	To allow 50% FLC instead of the required 40% FLC for existing driveway, zero lot	Approved 3-0 / 1C	1						1		1	50	
ZV(R)2025-0037	11/6/2025	Mejia, Maria		17024	NW 20 Street	Pembroke Isles	514008124190	To allow 52% of lot's width instead of the required 40% of lot's width for existing driveway, zero lot.	Approved 3-0 / 1C	1						1		1	52	
ZV(R)2025-0038	11/6/2025	Mejia, Maria		17024	NW 20 Street	Pembroke Isles	514008124190	To allow 500 (SF) instead of the required 200 (SF) for existing open sided structure, freestanding. <i>Approved for 400 SF at the meeting</i>	Approved 3-0 / 1C	1						1		1		
ZV(R)2025-0039	12/4/2025	Aterhortua, Pablo		17010	NW 20 Street	Pembroke Isles	514008124180	To allow 65 % FLC instead of the required 40% FLC for existing driveway, zero lot	Approved 5-0 / 1C	1						1		1	65	



Residential Variances (2025-2026)

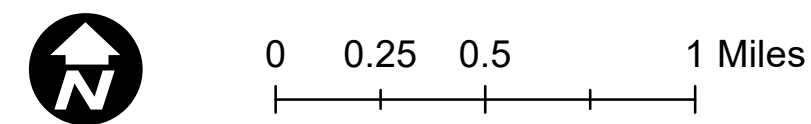
CITY OF PEMBROKE PINES

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 Document Path: S:\Planning\PP_GIS\GIS_Projects\ZoningMaps\Residential Variances\2025-2026\ZVR 2025-2026.mxd Created By: CTZ • Print Date: March 2026

MAP INFORMATION

- Zoning Variances
- Municipal Boundaries
- Broward County Parcels
- Major Roads
- City Neighborhoods
- Commission Districts
- No. 1 (Tom Good)
- No. 2 (Jay Schwartz)
- No. 3 (Maria Rodriguez)
- No. 4 (Michael Hernandez)

Residential Variances	
Commission District No.	Number of Variances
1	15
2	10
3	11
4	9
Total	45



1:29,000

Coordinate System: NAD 1983 HARN StatePlane Florida East

Disclaimer: The requester of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is dynamic and in a constant state of maintenance, correction and update.

