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Board of Adjustment

City of Pembroke Pines
Pembroke Pines, FL

OCTOBER 2, 2025

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chair Crawl on Thursday, October 2, 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, Alternate Member Almeria

ABSENT: Member Abbondandolo

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 Alternate Member Almeria, seconded by Vice Chair Brito, to excuse Member Abbondandolo from the meeting passed unanimously.

APPROVAL OF THE MINUTES:

A motion by Member Pitts, seconded by Vice Chair Brito, to approve the minutes of the September 4, 2025 meeting passed unanimously.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBERS: ZV(R)2025-0027 & 0028

Chair Crawl entered the request into the record.

PETITIONER:

Jorge Gonzalez & Nelly Zamora

ADDRESS:

SUBJECT PROPERTY:

7001 SW 9 Street
Pembroke Pines, FL 33023

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LEGAL DESCRIPTION:

Lot 12, Block 8, of the BOULEVARD PARK PLAT, according to the Plat thereof as recorded in Plat Book 51, Page 33B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R)2025-0027) a five-foot (5') side setback along a segment of the western property line instead of the required seven and a half-foot (7.5') side setback for an existing (17' x 13' - 4") open sided, roofed structure, attached in a residential single-family, typical lot.

ZV(R)2025-0028) a three-foot, ten-inch (3' - 10") side setback along a segment of the western side property line instead of the required five-foot (5') side setback for an existing (10' x 9.8') shed in a residential single-family, typical lot.

REFERENCES:

ZV(R)2025-0027)

155.421.3: Residential Single-Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	40%
Side Setback	7.5 feet

ZV(R)2025-0028)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E.	[2] If over 200 square feet it shall meet primary building setbacks

PROJECT DESCRIPTION / BACKGROUND:

Jorge Gonzalez, owner, submitted two residential zoning variance requests to legalize existing construction for the property located at 7001 SW 9 Street in the Pines Village neighborhood, which is zoned residential single-family (R-1C).

On June 3, 2025, 2024, the property was cited for work performed without permits, Code Case No. 250601874.

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The owner is pursuing to retain an existing (17' x 13' – 4") roofed structure, attached to house's west side wall. The property owner is providing a copy of the property survey showing the footprint of the existing item at location. The petitioner is requesting:

- **ZV(R)2025-0027:** to allow five-foot (5') side setback along a segment of the western property line instead of the required seven and a half-foot (7.5') side setback for an existing (17' x 13' - 4") open sided, roofed structure, attached in a residential single-family, typical lot.

Per the survey, it was found the existing patio, and a shed are encroaching into the required western side setback. As part of the request, the owner is providing a modification plan removing the excess of existing paving along the side property line to conform with the required five-foot (5') side setback; the petitioner, however, would like to maintain the existing shed at the existing location and the owner is asking:

- **ZV(R)2025-0028:** to allow three-foot, ten-inch (3' - 10") side setback along a segment of the western side property line instead of the required five-foot (5') side setback for an existing (10' x 9.8') shed in a residential single-family, typical lot.

Per staff review of the city's archives, no permits can be found for the detected work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the roofed structure, attached to the side and shed have existed at location since at least 1998 and 2007, respectively (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.

There is no Homeowners Association (HOA) in the neighborhood where the subject property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0027) is to allow five-foot (5') side setback along a segment of the western property line instead of the required seven and a half-foot (7.5') side setback for an existing (17' x 13' - 4") open sided, roofed structure, attached in a residential single-family, typical lot.

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ZV(R)2025-0028) is to allow three-foot, ten-inch (3' - 10") side setback along a segment of the western side property line instead of the required five-foot (5') side setback for an existing (10' x 9.8') shed in a residential single-family, typical lot.

Code References:

ZV(R)2025-0027)

155.421.3: Residential Single-Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	40%
Side Setback	7.5 feet

ZV(R)2025-0028)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E.	[[2] If over 200 square feet it shall meet primary building setbacks

Jorge Gonzalez, petitioner, spoke to the variance requests. He stated the shed was on the property, since 1998, when he purchased the home in 2005. It is a 10' x 9' shed and goes into setback 2.5". There is no HOA and there have been no objections from neighbors. He has applied for permits, needs variance to legalize. Carport is to allow parking for six vehicles. He hired contractor to build carport, if he has to move the supports in, there will not be enough room to park the cars. Petitioner stated he would be removing the existing pavers and replacing with landscaping and grass.

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)2025-0027, under Sec. 155.301(O)(1)(c), to allow a five-foot (5') side setback along a

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segment of the western property line instead of the required seven and a half-foot (7.5') side setback for an existing (17' x 13' - 4") open sided, roofed structure, attached in a residential single-family, typical lot passed unanimously.

A motion by Member Pitts, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0028, under Sec. 155.301(O)(1)(c), to allow a three-foot, ten-inch (3' - 10") side setback along a segment of the western side property line instead of the required five-foot (5') side setback for an existing (10' x 9.8') shed in a residential single-family, typical lot passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2025-0029 & 0030

Chairman Crawl entered the request into the record.

PETITIONER:

Christian & Jessica Stolze

ADDRESS:

SUBJECT PROPERTY:

730 NW 195 Avenue
Pembroke Pines, FL 33029

LEGAL DESCRIPTION:

Lot 67, Block 1 of the PASADENA AT CHAPEL TRAIL PHASE 4 PLAT, according to the Plat thereof as recorded in Plat Book 151, Page 9B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R)2025-0029) a four hundred, eighty-nine Square-Foot (489 SF) instead of the required 200 Square-Foot for a proposed Open Sided Structure, Freestanding Structure in a residential single-family, typical lot

ZV(R)2025-0030) a two hundred, four Square-Foot (204 SF) instead of the required 100 (SF) for an existing shed in a residential single-family, typical lot.

REFERENCES:

ZV(R)2025-0029 & 0030)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			

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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
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E	[2] If over 200 square feet it shall meet primary building setbacks

PROJECT DESCRIPTION / BACKGROUND:

Jessica Stolze, owner, submitted a residential zoning variance request for the single-family residence located at 730 SW 195 Avenue in the Chapel Trail Neighborhood, which is zoned Planned Unit Development (PUD). The property follows PUD guidelines for single-family conventional, lots larger than 10,000 SF (SF-1) The PUD does not address open sided, roofed structures, freestanding; as result, the provisions of the City's Land Development Code (LDC) apply.

On April 4, 2025, the owner submitted a plan for Building Permit Application No. RX25-03730 to install an (27' – 2" x 18') aluminum roof "outdoor terrace" on existing patio; however, the permit cannot be approved as the proposed work exceeds the limitations of the City's Land Development Code (LDC). Per the plan, the owner is requesting:

- **ZV(R)2025-0029:** to allow four hundred, eighty-nine Square-Foot (489 SF) instead of the required 200 Square-Foot for a proposed Open Sided Structure, Freestanding Structure in a residential single-family, typical lot.

Per the documents provided by ownership for the property, it was detected an existing (12' x 17') shed located on the west side of the property. The owner would like to include:

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- **ZV(R)2025-0030:** to allow two hundred, four Square-Foot (204 SF) instead of the required 100 (SF) for an existing shed in a residential single-family, 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 subject property is in Chapel Trail Neighborhood. The owner provided a copy of the Homeowners Association (HOA) Letter, dated April 1, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0029) is to allow four hundred, eighty-nine Square-Foot (489 SF) instead of the required 200 Square-Foot for a proposed (27' – 2" x 18') Open Sided Structure, Freestanding Structure in a residential single-family, typical lot.

ZV(R)2025-0030) is to allow two hundred, four Square-Foot (204 SF) instead of the required 100 (SF) for an existing shed in a residential single-family, typical lot.

Code References:

ZV(R)2025-0029-0030)

Table 155.620 Accessory Buildings and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	5 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E	[2] if over 200 square feet it shall meet primary building setbacks

Jessica Stolze, petitioner, spoke to the variance requests. ZV(R)2025-0029 and 0030. She stated she applied for permit to cover patio with a pergola but the roof size exceeds the code. It is 489 square free standing and the code is 100 square feet. The petitioner stated the sun reflecting off the lake causes excessive heat and the pergola would reduce the heat for their large

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family gatherings to be able to enjoy the back yard more often. There are no neighbors to the rear of the petitioner's home.

During discussion two neighbors came forward to speak. Donald Reid, stated he was member of the division HOA and Gerald Maier, stated he was a member of the master HOA board. Both took issue with the petitioner's claim to have HOA approval, stating that HOA approval had not been given for the project. Discussion ensued that the petitioner will need to settle this issue with the HOA boards, but the HOA approval is not necessary for the Board of Adjustment to make a ruling on the petition. There was also discussion of tabling the matter so that the petitioner could obtain the proper HOA approval. Petitioner maintains that the HOA approval was given.

The members of the board who spoke to the variance request were Chair Crawl, Vice Chair Brito, Members Pitts and Almeria.

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

On a motion by Member Pitts, seconded by Member Almeria, to grant variance request ZV(R)2025-0029, under Sec. 155.301(O)(1)(c), to allow a four hundred, eighty-nine Square-Foot (489 SF) instead of the required 200 Square-Foot for a proposed Open Sided Structure, Freestanding Structure in a residential single-family, typical lot, the following vote was recorded:

AYE: Chairman Crawl, Vice Chairman Brito and Alternate Member Almeria

NAY: Member Pitts

Motion Passed

A motion by Member Pitts, seconded by Member Almeria, to grant variance request ZV(R)2025-0030, under Sec. 155.301(O)(1)(c), to allow a two hundred, four Square-Foot (204 SF) instead of the required 100 (SF) for an existing shed in a residential single-family, typical lot passed unanimously.

VARIANCE FILE NUMBER: ZV(R)2025-0031

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Chairman Crawl entered the request into the record.

PETITIONER:

Ronald Cue

ADDRESS:**SUBJECT PROPERTY:**

8761 NW 16 Street
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 16, Block 31, BOULEVARD HEIGHTS SECTION 9 6TH ADDITION PLAT, according to the Plat thereof as recorded in Plat Book 62, Page 16B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 4.80' augmenting to 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.

REFERENCE:

Table 155.421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Maximum Height	Two Stories or 35 feet	Two Stories or 35 feet
Front Setback	25 feet	30 feet
Side Setback	7.5 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	Key Lots: 25' Corner Lots: 15'	Key Lots: 25' Corner Lots: 15'
Minimum Floor Area	900 square feet	N/A
Note(s): [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet. [3] Side setback shall increase by one foot for every two feet in height of the building or structure exceeding 20 feet.		

PROJECT DESCRIPTION / BACKGROUND:

Ronald Cue, owner, submitted a residential zoning variance request to propose a bedroom addition for the property located at 8761 NW 16 Street in the Boulevard Heights Neighborhood which is zoned Residential Single-Family (R-1C).

On July 9, 2025, the owner submitted Building Permit Application No. RA25-06617 for a 196 Square Feet (SF) bedroom addition at the east side of the existing building structure in the

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rear; however, the permit application cannot be approved as the proposed addition encroaches into the required side setback. Per the plan provided by the owner, the applicant is requesting:

- **ZV(R)2025-0031:** to allow 4.80' augmenting to 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.

As part of this request, the project includes the removal of existing paving from the western side setback and a shed from the rear of the property (see property's 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)2025-0031 is to allow 4.80' augmenting to 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.

Code Reference:

Table 155.421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Maximum Height	Two Stories or 35 feet	Two Stories or 35 feet
Front Setback	25 feet	30 feet
Side Setback	7.5 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	Key Lots: 25' Corner Lots: 15'	Key Lots: 25' Corner Lots: 15'
Minimum Floor Area	900 square feet	N/A
Note(s): [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet. [3] Side setback shall increase by one foot for every two feet in height of the building or structure exceeding 20 feet.		

Ronald Cue, petitioner, spoke to the variance request. ZV(R)2025-0031. He stated that they are seeking to add a bedroom, due to the addition of a child to the family. They are seeking

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the setback approval so that the bedroom outside wall can be equal to the outside wall of the current home. He stated the roof line will be a flat roof and that there is 25' of yard behind the home.

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)2025-0031, under Sec. 155.301(O)(1)(c), to allow a 4.80' augmenting to 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 passed unanimously.

ITEMS AT THE REQUEST OF THE BOARD:

Discussion and possible action to change meeting dates for the 2026 year.

A motion by Vice Chair Brito, seconded by Member Pitts, to reschedule the 1st Thursday, January 1, 2026 meeting to the 3rd Thursday, January 15, 2026 and to reschedule the 1st Thursday, April 2, 2026 to the 3rd Thursday, April 16, 2026 passed unanimously.

ITEMS AT THE REQUEST OF STAFF:

No items.

ADJOURNMENT:

Chair Crawl adjourned the meeting at 7:36 P.M.

Respectfully submitted:

Katherine Borgstrom
Board Secretary

Adjourned: 7:36 P.M.
Approved: