

# DRAFT

Board of Adjustment

City of Pembroke Pines  
Pembroke Pines, FL

**JUNE 5, 2025**

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chairman Rodriguez-Soto on Thursday, June 5, 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:** Chairman Rodriguez-Soto, Vice Chairman Crawl, Members Abbondandolo and Brito; Alternate Member Jones

**ABSENT:** Member Pitts, Alternate Member Almeria

**ALSO PRESENT:** Christian Zamora, Senior Planner; Julia Aldridge, Planner / Zoning Technician; Paul Hernandez, Assistant City Attorney Paul Hernandez, and Board Secretary Marlene Graham

Board Secretary Graham called roll and declared a quorum present.

**EXCUSED ABSENCES:**

A motion by Vice Chair Crawl, seconded by Member Brito, to excuse Member Pitts and Alternate Member Almeria passed unanimously.

**APPROVAL OF THE MINUTES:**

A motion by Vice Chair Crawl, seconded by Member Brito, to approve the minutes of the May 1, 2025 meeting passed unanimously.

**NEW BUSINESS:**

**VARIANCES:**

**VARIANCE FILE NUMBERS: ZV(R)2025-0013 & 0014**

Chairman Rodriguez-Soto entered the request into the record.

**PETITIONER:**

Heroll Lapinell

**ADDRESS:**

**SUBJECT PROPERTY:**

7101 SW 6 Street  
Pembroke Pines, FL 33023

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## LEGAL DESCRIPTION:

Lot 24, Block 6, 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:

**ZV(R)2025-0013)** allow a 57% front lot coverage instead of the required 40% front lot coverage for an existing circular driveway.

**ZV(R)2025-0014)** allow a 2'-6" east side yard setback instead of the required 5' side yard setback for an existing driveway.

## REFERENCES:

**ZV(R)2025-0013 & 0014)**

| 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<br>155.600(B) | N/A  | N/A            | 40% front lot coverage<br><br>40 % width of lot | [1] Shall include 5 foot radius between driveway and lot line.<br>[2] 10 foot minimum width |

## PROJECT DESCRIPTION / BACKGROUND:

Heroll Lapinell, owner, submitted a zoning variance request to legalize an existing circular driveway for the property located at 7101 SW 6 Street in the Pines Village neighborhood which is zoned Single-Family Residential Zoning District (R-1C).

On November 2, 2022, the applicant submitted building permit application No. RX22-08654 to construct a circular driveway at the property; however, the proposed work exceeded the limitations of the City's Land Development Code (LDC) and the application could not be approved.

On December 5, 2023, the City's Code Compliance Division cited the property (Code Case No. 220801433) for work performed without building permits.

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As result of the existing non-permitted work at the property, the applicant submitted ZV(R)2024-0060 to request 47% (total) front lot coverage instead of the required 40% (total) front lot coverage for an existing circular driveway. The BOA heard the request for the property at the September 5, 2024, meeting and approved 47% (total) front lot coverage instead of the required 40% (total) front lot coverage for an existing circular driveway in a single-family residential, typical lot. **[APPROVED 4-0, 155.301(O)(1)(c)] Copy of approved plan and Development Order, attached.**

Upon zoning inspection of the approved work, it was discovered the constructed circular driveway is not consistent with the granted variance, therefore, the petitioner would like to make a new request:

- **ZV(R)2025-0013:** to allow 57% Front Lot Coverage (total) instead of the required 40% (total) for an existing circular driveway in a single-family residential, typical lot.
- **ZV(R)2025-0014:** to allow 2' – 6" side setback (eastern property line) instead of the required 5' side setback for an existing circular driveway in a single-family residential, 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.

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

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2025-0013** is to allow 57% Front Lot Coverage (total) instead of the required 40% (total) for an existing circular driveway in a single-family residential, typical lot.

**ZV(R)2025-0014** is to allow 2' – 6" side setback (eastern property line) instead of the required 5' side setback for an existing circular driveway in a single-family residential, typical lot.

## **Code References:**

**ZV(R)2025-0013 - 0014)**

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| 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<br>155.600(B) | N/A  | N/A            | 40% front lot coverage<br><br>40 % width of lot | N/A                    |

Heroll Lapinell, petitioner, spoke to the variance request. He stated that after the September 2024 variance was granted, the contractor did not build the driveway to the size allowed by the variance, and in fact made it 57% lot coverage. Mr. Lapinell is requesting to be able to retain the driveway, as built incorrectly, in order to allow for exit and entrance room by vehicles facilitating a family member using a wheelchair.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto, Vice Chair Crawl, Members Abbondandolo and Jones.

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.

On a motion by Vice Chair Crawl, seconded by Member Brito, to grant variance request ZV(R)2025-0013, under Sec. 155.301(O)(1)(c), to allow a 57% front lot coverage instead of the required 40% front lot coverage for an existing circular driveway, the following vote was recorded:

AYE: None

NAY: Chair Rodriguez-Soto, Vice Chair Crawl, Members Abbondandolo, Brito and Jones

Motion Failed

Petitioner chose to withdraw variance request ZV(R)2025-0014.

## VARIANCE FILE NUMBERS: ZV(R)2025-0015

Chairman Rodriguez-Soto entered the request into the record.

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**PETITIONER:**

Alfredo Rojas & Priscilla Puche

**ADDRESS:****SUBJECT PROPERTY:**

600 Laurel Lane, W, Pembroke Pines, FL 33027

**LEGAL DESCRIPTION:**

Lot 7, PARCEL 4 THE LAURELS AT HOLLYWOOD PALMS, a portion of Parcel 'A' of the HOLLYWOOD LAKES COUNTRY CLUB AND RESORT PLAT, according to the Plat thereof as recorded in Plat Book 139, Page 29B, of the Public Record of Broward County, Florida.

**VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow a six-inch (6") rear setback along a segment of the western property line instead of the required five-foot (5') rear setback for an approximately 72' x 25' proposed screen enclosure.

**REFERENCE:**

Grand Palms PUD, Design Standards and Criteria Section (2) (E) Pools, Spas, and Screen Enclosures: The outside edge of any pool, spa, or screen enclosure shall be a minimum of 5 feet from any rear or side property lines..."

**PROJECT DESCRIPTION / BACKGROUND:**

Alfredo Rojas, owner, submitted a residential zoning variance request to install a screen enclosure at the property located at 600 Laurel Lane West in the Grand Palms neighborhood, which is zoned Planned Unit Development (PUD) The property follows the guidelines for Single-Family Residences with lots not less than 7,875 Square Feet in area.

The applicant is proposing to build an approximately 72' x 25' screen enclosure, attached to the rear wall of the house. Grand Palms PUD Guidelines requires it to be built with a five-foot rear setback; as result, the petitioner is requesting:

- **ZV(R)2025-0015:** to allow six-inch (6") rear setback along a segment of the western property line instead of the required five-foot (5') rear setback for an approximately 72' x 25' proposed screen enclosure on existing swimming pool deck.

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

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permits.

The subject property is in the Grand Palms neighborhood. The applicant is providing HOA Letter dated February 27, 2025.

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2025-0015** is to allow six-inch (6") rear setback along a segment of the western property line instead of the required five-foot (5') rear setback for an approximately 72' x 25' proposed screen enclosure.

### **Code Reference:**

Grand Palms PUD, Design Standards and Criteria Section (2) (E) Pools, Spas, and Screen Enclosures: The outside edge of any pool, spa, or screen enclosure shall be a minimum of 5 feet from any rear or side property lines..."

Alfredo Rojas, petitioner, spoke to the variance request. He stated that they need the screen due to the many golf drives coming from the opposite side of the lake (golf course), The golf balls come straight at his pool patio area and have hit family members and broken a window on the rear of the home. There is an easement between the rear of his lot and the lake of approximately 20 feet.

The member of the board who spoke to the variance request was Chair Rodriguez-Soto.

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 Vice Chair Crawl, seconded by Member Abbondandolo, to grant variance request ZV(R)2025-0015, under Sec. 155.301(O)(1)(c), to allow a six-inch (6") rear setback along a segment of the western property line instead of the required five-foot (5') rear setback for an approximately 72' x 25' proposed screen enclosure passed unanimously.

## **VARIANCE FILE NUMBER: ZV(R)2025-0016**

Chairman Rodriguez-Soto entered the request into the record.

### **PETITIONER:**

Steven Schabas & Veronica Vaquedano

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**ADDRESS:****SUBJECT PROPERTY:**

8441 NW 7 Court  
Pembroke Pines, FL 33024

**LEGAL DESCRIPTION:**

Lot 19, Block 20, of the WESTVIEW SEC ONE PART TWO PLAT, according to the Plat thereof as recorded in Plat Book 103, Page 40B, 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 driveway.

**REFERENCE:**

| 155.620 Accessory Building and Structures |         |        |                       |      |                |  |                           |
|---|---------|--------|-----------------------|------|----------------|--|---------------------------|
| Type                                      | Setback |        |                       |      | Maximum Height | Maximum Dimensions                             | Additional Regulations    |
|   | Front   | Side   | Street Side           | Rear |                |  |                           |
| Driveway, Typical Lot                     | 0 feet  | 5 feet | 15 feet<br>155.600(B) | N/A  | N/A            | 40% front lot coverage<br><br>40% width of lot | [1] 10 foot minimum width |

**PROJECT DESCRIPTION / BACKGROUND:**

Steven Schabas, owner, submitted a residential zoning variance request for a proposed driveway at the single-family residence located at 8441 NW 4 Court in the Westview neighborhood, which is zoned Single-Family Residential (R-1C)

On May 1, 2025, the owner submitted Building Permit Application No. RX25-04218 to construct a driveway at the property and the permit cannot be approved as the proposed work exceeds the limitations of the City's Land Development Code. As a result, the owner is requesting:

- **ZV(R)2025-0016:** to allow 50% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for a proposed driveway on a residential single-family property.

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.

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

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2025-0016** is to allow 50% total front lot coverage (total) instead of the required 40% front lot coverage (total) for a proposed driveway on a residential single-family property.

Code Reference:

### **ZV(R)2025-0016)**

| <b>155.620 Accessory Building and Structures</b> |         |        |                       |      |                |   |                           |
|--|---------|--------|-----------------------|------|----------------|---|---------------------------|
| Type   | Setback |        |                       |      | Maximum Height | Maximum Dimensions                                    | Additional Regulations    |
|  | Front   | Side   | Street Side           | Rear |                |   |                           |
| <b>Driveway, Typical Lot</b>                     | 0 feet  | 5 feet | 15 feet<br>155.600(B) | N/A  | <b>N/A</b>     | <b>40% front lot coverage</b><br><br>40% width of lot | [1] 10 foot minimum width |

Steven Schabas, petitioner, spoke to the variance request. He stated that the driveway is not in good state and they need to expand due to the additional people who come to help with his daughter. Present size does not allow the required room and parking on the street is dangerous. Construction will be concrete panels with grass strips for drainage between slabs. Petitioner would prefer to change circular drive to rectangle layout.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto, Vice Chair Crawl, and Alternate Member Jones.

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 Vice Chair Crawl, seconded by Member Brito, to grant variance request ZV(R)2025-0016, under Sec. 155.301(O)(1)(c), to allow a 50% front lot coverage instead of the required 40% front lot coverage for a proposed driveway passed unanimously.



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## **OLD BUSINESS:** **VARIANCES:**

**VARIANCE FILE NUMBERS: ZV(R)2025-0008 - 0010**

Chairman Rodriguez-Soto entered the request into the record.

### **PETITIONER:**

Ronald A & Silvia Cuevas, Jason & Melanie Cuevas

### **ADDRESS:**

#### **SUBJECT PROPERTY:**

312 SW 184 Way  
Pembroke Pines, FL 33029

### **LEGAL DESCRIPTION:**

Lot 9, Block 17, of the ESTANCIA AT TWIN ACRES PLAT, according to the Plat thereof as recorded in Plat Book 154, Page 15B, of the Public Record of Broward County, Florida.

### **VARIANCES REQUESTED:**

Petitioner is requesting variances to:

**ZV(R)2025-0008**) allow an eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.

**ZV(R)2025-0009**) allow a 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.

### **REFERENCES:**

**ZV(R)2025-0008 & 0009)**

| <b>Table 155.421.3: Residential Single Family (R-1C)</b> |                    |
|--|--------------------|
| <b>Standard</b>  | <b>Residential</b> |
| <b>Rear Setback</b>                                      | <b>15 feet</b>     |
| <b>Maximum Lot Coverage</b>                              | <b>40%</b>         |

### **PROJECT DESCRIPTION / BACKGROUND:**

Ronald Cuevas, owner, submitted three residential zoning variance requests to legalize existing construction for the property located at 312 SW 184 Way in the Estancia neighborhood, which is zoned residential single-family (R-1C).

On November 15, 2024, the property was cited for work performed without permits, Code

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Case No. 241103449.

The owner is pursuing to seek relief to retain an existing patio and a 31.79' x 25' roofed structure, attached to the rear wall of the house. The property owner is providing a copy of the property survey showing present conditions and footprint of the existing items at location. The petitioner is specifically requesting:

- **ZV(R)2025-0008:** to allow eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.
- **ZV(R)2025-0009:** to allow 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.
- ~~**ZV(R)2025-0010:** to allow four-foot (4') side setback along a segment of the northern property line instead of the required five-foot (5') side setback for an existing patio.~~ **Applicant voluntarily withdrew this request at the May 1, 2025, meeting.**

Per staff review of the city's archives, no permits can be found for the existing work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the patio and roofed structure have existed at location since at least December 2022 and December 2024, 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.

The subject property is in the Estancia neighborhood. The applicant has provided a copy of the Homeowners Association (HOA) Letter dated April 16, 2024.

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2025-0008)** is to allow eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot.

**ZV(R)2025-0009)** is to allow 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot.

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## Code References:

**ZV(R)2025-0008 & 0009)**

| <b>Table 155.421.3: Residential Single Family (R-1C)</b> |                    |
|--|--------------------|
| <b>Standard</b>  | <b>Residential</b> |
| <b>Rear Setback</b>                                      | <b>15 feet</b>     |
| <b>Maximum Lot Coverage</b>                              | <b>40%</b>         |

Christopher Machado, attorney for petitioner, spoke to the variance requests. He stated the Chair had not correctly listed the size of the back work and that the Property Appraiser's photos were not correct, that the roof had not been on the property for two years. HOA approved an aluminum structure but he built a wood structure. Was discovered by HOA board member as an illegal build and she reported to the HOA, plus she had concerns about drainage. Attorney presented a memo (today to Christian Zamora) from a member of his law firm that shows how the application meets the code which was distributed to the members. Roof is painted white to function as a cool roof to mitigate the heat. Because the roof is attached to the house, it is included to code standard for building lot coverage and setback. Petitioner believes these are minor requests and will not affect the neighbors, some of whom have submitted letters of support. Petitioner confirmed the structure requirements, but that will have to be passed by the building department. Variance must meet all code and building regulations.

The members of the board who spoke to the variance requests were Chair Rodrigue-Soto, Vice Chair Crawl and Members Jones.

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

No one from the public asked to speak to the variance requests.

On a motion by Vice Chair Crawl, seconded by Member Brito, to grant variance request ZV(R)2025-0008, under Sec. 155.301(O)(1)(c), allow an eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure,

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attached in a single-family residence, typical lot, the following vote was recorded:

AYE: Chairman Rodriguez-Soto, Alternate Member Jones

NAY: Vice Chair Crawl, Members Brito and Abbondandolo

Motion Failed

A motion by Vice Chair Crawl, seconded by Member Brito, to grant variance request ZV(R)2025-0009, under Sec. 155.301(O)(1)(c), allow a 45% Maximum Lot Coverage (all buildings) instead of the required 40% Maximum Lot Coverage (all buildings) in a single-family residence, typical lot passed unanimously.

Attorney Christopher Machado requested that the board reconsider the vote for ZV(R)2025-2008 and Assistant City Attorney Hernandez explained that a board member would need to make a motion to reconsider and the motion would need to be made by a member that voted Nay on the original motion.

A motion to reconsider ZV(R)2025-0008 by Member Abbondandolo, seconded by Alternate Member Jones, passed unanimously.

A motion by Vice Chair Crawl, seconded by Member Abbondandolo, to grant variance request ZV(R)2025-0008, under Sec. 155.301(O)(1)(c), allow an eight-foot and a half (8.5') rear setback instead of the required fifteen-foot (15') rear setback for an existing 31.79' x 25' roofed structure, attached in a single-family residence, typical lot passed unanimously.

## **ITEMS AT THE REQUEST OF THE BOARD:**

Chair Rodriguez-Soto gave a brief report on the Board Night report.

## **ITEMS AT THE REQUEST OF STAFF:**

Christian Zamora reminded the board members to file their Form1 financial disclosure before July 1, 2025. Next meeting is August 7 and the Sunshine Law presentation will be presented to board members.

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## ADJOURNMENT:

The Chair adjourned the meeting at 8:00 P.M.

Respectfully submitted:

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Marlene Graham  
Board Secretary

Adjourned: 8:00 P.M.  
Approved: