

Vicinity Map

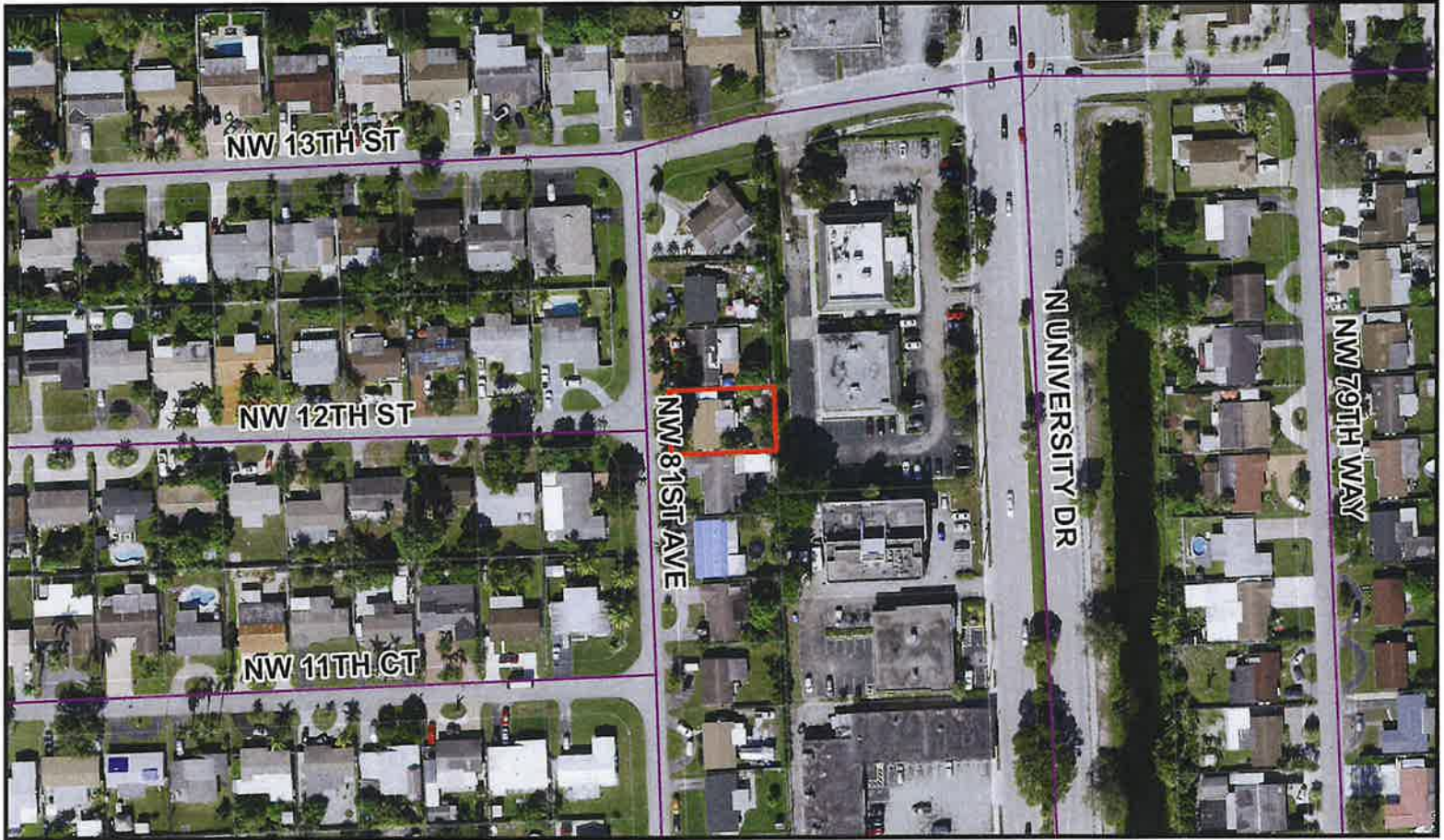
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0001-0002
Zoning Variances

AUBRY, GORDON & LISA
1181 NW 81 AVE PEMBROKE PINES FL 33024



NOT TO SCALE



03/15/2024 13:11:43



City of Pembroke Pines
Planning & Economic Development Department
 601 City Center Way 3rd Floor
 Pembroke Pines FL, 33025


Summary

Agenda Date:	February 6, 2025	Application ID:	ZV(R)2025-0001-0002		
Project:	Open sided structure, attached.	Pre-Application No.	PRE2024-0113		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Lisa & Gordon Aubry	Agent:	N/A		
Location:	1181 NW 81 Avenue, Pembroke Pines, FL, 33024	Property Id No.	514109031910	Commission District No.	2
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Code Compliance Case No. 230803306 (Issued 08/13/2023), Building Permit Application No. RO24-06252 (Applied 06/05/2024)				

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R)2025-0001	155.421.3: Residential Single-Family (R-1C)	7.5' side setback	Two-foot, four-inch (2' – 4") side setback along a segment of the northern side property line instead of the required seven and a half foot (7.5') side setback for a 10.5' x 18.3' existing open sided structure, attached.
ZV(R)2025-0002	155.620: Accessory Structures and Buildings, Open sided structure, freestanding.	5' side setback	Two-foot, eight-inch (2' – 8") side setback along a segment of the northern side property line instead of the required five-foot (5') side setback for approximately 10.5' x 18.3 existing patio.

Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment
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Reviewed for the Agenda:	Director: <u></u>	Assistant Director: <u></u>
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PROJECT BACKGROUND/DESCRIPTION:

Lisa Aubry, owner, submitted two residential zoning variance requests to legalize existing construction at the property located at 1181 NW 81 Avenue in the Boulevard Heights neighborhood, which is zoned Single-Family Residential Zoning District (R-1C).

On August 13, 2024, the City’s Code Compliance Division cited the property (Code Case No. 220300858) for work performed without building permits.

On June 5, 2024, the owner submitted building permit application No. RO24-06252 to attempt to legalize the existing 10.5’ x 18.3’ open sided structure, attached to the house’s eastern side wall. The project also included the installation of a paver patio at grade. However, the building permit application cannot be approved as the existing work encroaches into the required side setbacks.

As result of the work performed at the property, the petitioner is specifically requesting:

- **ZV(R)2025-0001:** to allow two-foot, four-inch (2’ – 4”) side setback along a segment of the northern side property line instead of the required seven and a half foot (7.5’) side setback for approximately 10.5’ x 18.3 existing open sided structure, attached.
- **ZV(R)2005-0002:** to allow two-foot, eight-inch (2’ – 8”) side setback along a segment of the northern side property line instead of the required five-foot (5’) side setback for a 10.5’ x 18.3 existing patio.

Per staff review of the city’s archives, no permitting information can be found for the structure at location. Per Broward County Property Appraiser Imagery, the structure has existed at location since at least December 2022 (see property changes).

As part of the requests, the petitioner provided a copy of “As Built” survey indicating removal of an existing structure located at the southeast corner of the 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. Per the City’s HOA list, there is no HOA in the neighborhood where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0001 is to allow two-foot, four-inch (2’ – 4”) side setback along a segment of the northern side property line instead of the required seven and a half foot (7.5’) side setback for approximately 10.5’ x 18.3 existing open sided structure, attached.

ZV(R)2005-0002 is to allow two-foot, eight-inch (2’ – 8”) side setback along a segment of the northern side property line instead of the required five-foot (5’) side setback for a 10.5’ x 18.3 existing patio.

Code References:

ZV(R)2025-0001)

Table 155.421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Side Setback	7.5 feet	20 feet

ZV(R)2025-0002)

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

VARIANCE DETERMINATION:

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application

Subject Site Aerial Photo

Property Survey

Dr's Letter

Code Compliance Notice and Image(s)

Quasi-Judicial Affected Person Forms from 8 residents in favor of petition:

Rebecca Perlman, 1160 NW 81 Avenue

Blanca & Herman Villa, 1171 NW 81 Avenue

Diane & Bruce Rice, 8111 NW 12 Street

Yvonne Helm, 8081 NW 13 Street

JoAnn Miles, 8100 NW 13 Street

Carolina Macrey, 8101 NW 12 Street

Miguel Pacheco, 111 NW 81 Avenue

Ronald Esperon, 8121 NW 13 Street



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 9/18/2024
Plans for DRC _____ Planner: C. Z.

PRJ 2024-0113

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
- The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: C. Z. Project #: PRJ 20 _____ Application #: 2024-0001
Date Submitted: 1/8/25 Posted Signs Required: (1) Fees: \$ 621.00

SECTION 1-PROJECT INFORMATION:

Project Name: Aubry

Project Address: 1181 NW 81st Ave PP-33024

Location / Shopping Center: N/A

Acreeage of Property: 7200 ^{sq} Building Square Feet: 1201 ^{sq}

Flexibility Zone: N/A Folio Number(s): 514109031910

Plat Name: Boulevard Heights Traffic Analysis Zone (TAZ): N/A

Legal Description: Boulevard Heights Sec. 9 61-47 B Lot 4 BIK 7

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
	R024-06252	Denied			

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Lisa Aubry

Owner's Address: 1181 NW 81st Ave PP 33024

Owner's Email Address: Tudegiri (b9 a) Yahoo.com

Owner's Phone: 954-632-4384 Owner's Fax: _____

Agent: Debbie Farmer (permit expediter)

Contact Person: Debbie

Agent's Address: 10451 Buenos Aires Street Cooper City FL 33026

Agent's Email Address: debbfar9@aol.com

Agent's Phone: (954) 325-3044 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner. please send to both listed above.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING
Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED
Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING
North: _____
South: _____
East: _____
West: _____

ADJACENT LAND USE PLAN
North: _____
South: _____
East: _____
West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only.

SECTION 4 - VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: R024-06252 (6/step); Code Case No. 230803306 (8/13/23)

Code Section: 155.421-3 RSTR-R-1C-100-020

Required: 7.5' Side Setback; 5' Side Setback for porch

Request: 2'-4" side setback (North); 2'-8" side setback (North)

Details of Variance, Zoning Appeal, Interpretation Request:

- Permit required for structure
- Work w/o put (see Violation).

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

October 20th 2019 My Husband Gordon Aubry was Diagnosed with skin Cancer the Doctor stated Several Surgeries would be necessary to Remove the Affected Areas (Head, Back etc.) After Removal he was Told he could not be out in Direct Sun at all. Later as a preventative Measure we Decided to build a small Covered Outdoor Area on the side of our House. At the time of our Decision Covid was prevalent and Building Depts. Government Buildings were not Accessible. All the work was Done to Code with all intentions to pull a permit. Unfortunately we were Unaware of the side Setback. We spent a lot of Money on Material and Built a Structure that is esthetically pleasing to the Neighborhood. The neighbors always Compliment How nice our House looks. I am asking for the Variance to Excuse me Meeting the Setback Requirements and Any Zoning Ordinances we may Have overlooked.
See Note From Doctor


SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Risa Aubrey 9/10/2024
Signature of Owner Date

Sworn and Subscribed before me this 10th day
of September, 2024

Debra S. Schneider 
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires



Skin and Laser Center | Est. 1975

Norman Minars, MD • Todd Minars, MD • Ran Huo, MD • Alejandra Vivas, MD • Catherine Harrison Balestra, MD • Traci Long, PA
Richard Galtz, MD • Andrea Chen, MD • Lucy Martir, MD • Mattarna He in, ARNP • Pamela Miller, PA • Harold James, MD
Assistant Clinical Professors of Dermatology | "More Lasers Than Most Universities"

September 24, 2024

Re: GORDON AUBRY (03/01/1963)

To Whom it may concern,

Please be advised that it is beneficial to the above patient's skin health to be in a shaded area for most of the day. Feel free to contact me if you have any questions or concerns at 954-987-7512.

Sincerely,

Catherine Balestra, MD





**City of Pembroke Pines
Police Department, Code Compliance Division
601 City Center Way, Pembroke Pines, FL 33025
954-431-4466**

VIOLATION WARNING

Case #: 230803306	Date: 8/13/2023
Folio #: 514109031910	
Recipient: GORDON & LISA AUBRY	
Address: 1181 NW 81 AVE PEMBROKE PINES, FL 33024	

A physical inspection at 1181 NW 81 AVE Pembroke Pines, FL 33024 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Work done without permits: Flat roof/Awning structure, and Fence.	12/18/2024
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	The city adopts by reference the latest addition of the Florida Building Code.	

Notes/Mean of Correction:

Must obtain a permit for work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.

-

[2023 Florida Building Code, Building, Eighth Edition]
CHAPTER 1 SCOPE AND ADMINISTRATION
[A]105.1 - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 12/18/2024

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

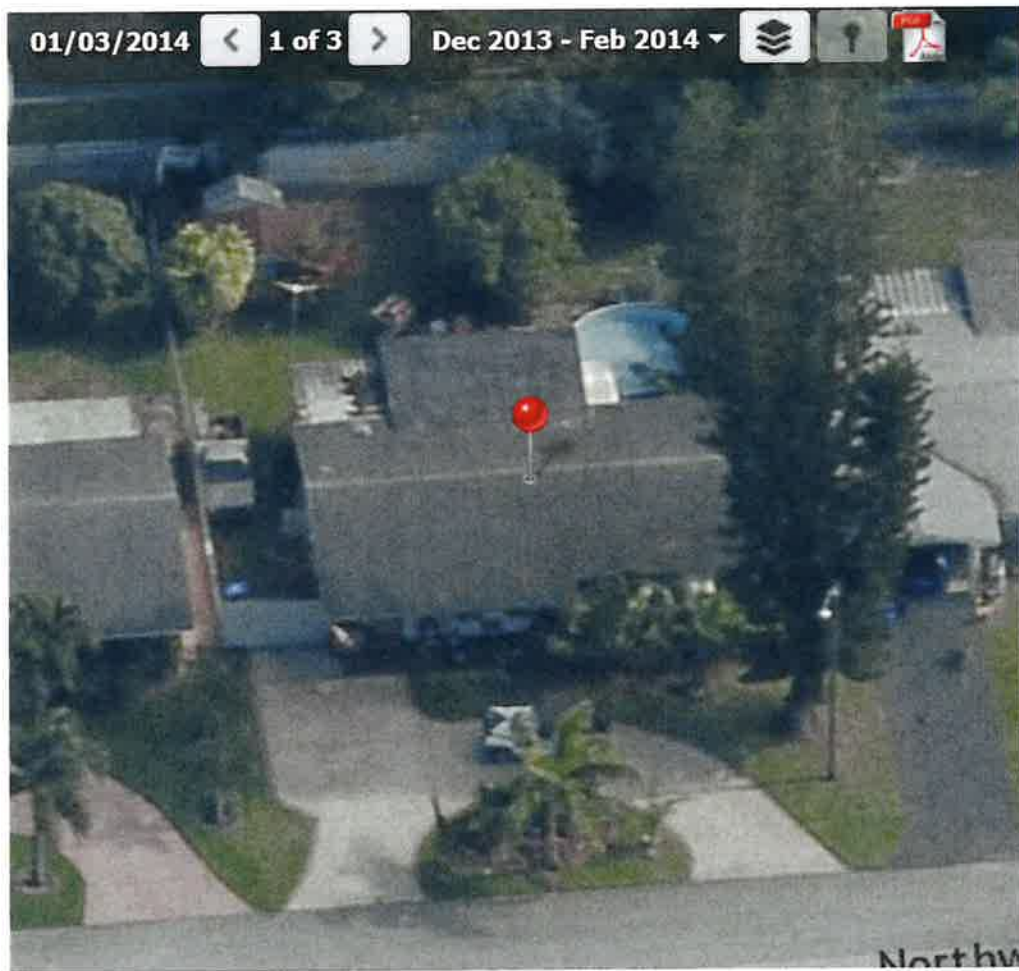
At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

Property Changes: 1181 NW 81 AVE Pembroke Pines, FL 33024







City of Pembroke Pines

Received

JAN 27 2025

Type of Meeting

Board of Adjustment

Planning & Economic Development

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS: This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: Rebecca Peelman

BUSINESS ADDRESS: _____

HOME ADDRESS: 1160 NW 81 Ave, Pembroke Pines, 33024

TELEPHONE NUMBER: (954) 673-2227

QUALIFIES AS "AFFECTED PERSON":

- Subject property owner Wrong one
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

Signature of Affected Person _____

Date: 1/24/2025

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to-be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: Rebecca Peelman

ADDRESS: 1160 NW 81 Ave Pembroke Pines FL 33024

TELEPHONE NUMBER: (954) 673-5214

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION



City of Pembroke Pines
Received

JAN 27 2025

Planning & Economic Development

Type of Meeting

Board of Adjustment

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: _____

BUSINESS ADDRESS: _____

HOME ADDRESS: _____

TELEPHONE NUMBER: () _____

- QUALIFIES AS "AFFECTED PERSON":
- Subject property owner
 - Owns property within 500 ft.
 - Resides within 500 ft.
 - Operates a business within 500 ft.
 - City of Pembroke Pines representative

Signature of Affected Person _____ Date: _____

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: Blanca Maria Toral-Villa & Hernan A. Villa

ADDRESS: 1171 NW 81 Avenue Pembroke Pines, Florida 33024

TELEPHONE NUMBER: (786) 859-6692

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION



City of Pembroke Pines
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JAN 27 2025

Type of Meeting

Board of Adjustment

Planning & Economic Development

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CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: DIANE + BRUCE RICE

BUSINESS ADDRESS: _____

HOME ADDRESS: 8111 NW. 12 ST. PEMB PINS, FL 33024

TELEPHONE NUMBER: (954) 437-8896

QUALIFIES AS "AFFECTED PERSON":

- Subject property owner
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

Signature of Affected Person _____

Date: 1/25/25

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: () _____

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION



Type of Meeting

Board of Adjustment

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: YVONNE B. HELM

BUSINESS ADDRESS:

HOME ADDRESS: 8081 NW 13 ST, PEMBROKE PINES FL

TELEPHONE NUMBER: 954-404-4054

QUALIFIES AS "AFFECTED PERSON":

- Subject property owner
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

Signature of Affected Person

Yvonne B Helm

Date:

1/25/25

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. YES, I AM IN FAVOR OF SAID PETITION

B. THE AUBRY'S HOME IS ONE OF THE MORE BEAUTIFULLY AESTHETICS IN OUR NEIGHBORHOOD

C. BEAUTIFUL LAWN AND LANDSCAPING

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME:

YVONNE B HELM

ADDRESS:

8081 NW 13 ST, PEMBROKE PINES FL 33024

TELEPHONE NUMBER: () _____

SPEAKING: IN FAVOR OF PETITION

AGAINST PETITION

S: Planning/STAFFREP/Sheryl/Board of Adjustment/Quasi-Form



City of Pembroke Pines
Received

JAN 27 2025

Planning & Economic Development

Type of Meeting

Board of Adjustment

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: Jo-Ann Miles
BUSINESS ADDRESS: _____
HOME ADDRESS: 8100 NW 13th St Pembroke Pines, FL 33024
TELEPHONE NUMBER: (954) 600-3760

- QUALIFIES AS "AFFECTED PERSON":
- Subject property owner
 - Owns property within 500 ft.
 - Resides within 500 ft.
 - Operates a business within 500 ft.
 - City of Pembroke Pines representative

Signature of Affected Person Jo-Ann Miles Date: 1/26/25

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

- A. _____
- B. _____
- C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: Jo-Ann Miles
ADDRESS: 8100 NW 13th St Pembroke Pines, FL 33024
TELEPHONE NUMBER: (954) 600-3760

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION



City of Pembroke Pines
Received

JAN 27 2025

Type of Meeting

Board of Adjustment

Planning & Economic Development

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: Carolina Macrey

BUSINESS ADDRESS:

HOME ADDRESS: 8101 NW 12 St, Pembroke Pines, FL 33024

TELEPHONE NUMBER: (305) 834-3563

QUALIFIES AS "AFFECTED PERSON":

- Subject property owner
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

Signature of Affected Person

Date: 01-22-25

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: Carolina Macrey

ADDRESS: 8101 NW 12 St, Pembroke Pines, FL 33024

TELEPHONE NUMBER: (305) 834-3563

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION



City of Pembroke Pines
Received

JAN 27 2025

Type of Meeting

Board of Adjustment

Planning & Economic Development

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

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AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: MIGUEL PACHECO

BUSINESS ADDRESS: 1211 NW 81 AVE

HOME ADDRESS: _____

TELEPHONE NUMBER: (786) 315-7308

QUALIFIES AS "AFFECTED PERSON":

- Subject property owner
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

Signature of Affected Person _____

Date: _____

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: MIGUEL PACHECO

ADDRESS: 1211 NW 81 AVE

TELEPHONE NUMBER: (786) 315-7308

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION



City of Pembroke Pines
Received

JAN 27 2025

Type of Meeting

Board of Adjustment

Planning & Economic Development

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS: This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2025-0001 & 0002

PROJECT NAME: Gordon & Lisa Aubry

MEETING DATE: February 6, 2025

NAME: RONALD ESPERON
BUSINESS ADDRESS: _____
HOME ADDRESS: 8121 NW 12th Pembroke Pines, FL 33024
TELEPHONE NUMBER: () _____

QUALIFIES AS "AFFECTED PERSON":

- Subject property owner
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

Signature of Affected Person

RONALD ESPERON

Date: 1-26-2025

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: RONALD ESPERON
ADDRESS: 8121 NW 12th Pembroke Pines FL 33024
TELEPHONE NUMBER: (954) 635-8988

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION

S:Planning/STAFFREP/Sheryl/Board of Adjustment/Quasi-Form