



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

Summary

Agenda Date:	August 6, 2026	Application ID:	Portion of March 5, 2026 Minutes
	Although the minutes for the March 5, 2026 meeting were previously approved, there was a scrivener error on the vote for agenda item ZV(R)2026-0053 / Loveras, that was later found to be incorrect. The correction to the vote will not affect the outcome as the item still passed but, with a vote of 3 to 2 in favor instead of the unanimous vote shown in the approved minutes.		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment
Reviewed for the Agenda:	Director: _____ Assistant Director: _____		

Enclosed: Copy of previously approved March 5, 2026 minutes pertaining to ZV(R)2026-0053 / Loveras item showing unanimous vote.

Copy of corrected March 5, 2026 draft minutes pertaining to ZV(R)2026-0053 / Loveras item showing corrected 3 to 2 vote.

back needed the variance to have final permit granted.

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

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 Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0052, under Sec. 155.301(O)(1)(c), to allow a 9.6' side setback along a segment of the southern property line instead of the required 15' side setback for an existing 10' x 15' open sided structure (attached) in a residential single-family property, zero lot passed unanimously.

 **VARIANCE FILE NUMBER: ZV(R)2025-0053**

Chairman Crawl entered the request into the record.

PETITIONER:

Claudio & Mercedes Loveras

ADDRESS:

SUBJECT PROPERTY:

5401 SW 199 Avenue
Pembroke Pines, FL 33332

LEGAL DESCRIPTION:

Lot 2, Block 3, of the SELIGMAN-KIA ACRES PLAT, according to the Plat thereof as recorded in Plat Book 104, Page 40B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow 30' side setback along a segment of the southern property line instead of the required 50' side setback for the keeping of a horse in an existing (stable) accessory building.

REFERENCE:

155.510 DOMESTICATED LIVESTOCK AND POULTRY

(A) Domesticated livestock and poultry shall be subject to the following standards and regulations:
2. Structures for livestock raising, boarding, or housing, such as barns, feed lofts, and stables, shall not be located within 100 feet of any lot line. A stable with a capacity of not over four horses may be located at least 50 feet from a side or rear lot line.

PROJECT DESCRIPTION / BACKGROUND:

Orlando Dager on behalf of the property owner(s), submitted a Residential Zoning Variance Request to legalize the use of an existing accessory building for the property located at 5401 SW 199 Avenue in the-Durango Ranches Neighborhood, which is zoned Agriculture (A)

In November 13, 2025, the City's Code Compliance Division cited the property for a horse being housed or stored on the property (Code Case No. 250903110).

The owner would like to address the code notice and to legalize the use of the existing accessory building for the keeping of a horse in the subject property. The petitioner provided a letter of explanation and supportive documentation for the following request:

ZV(R) 2025-0053: to allow 30' side setback along a segment of the southern property line instead of the required 50' side setback for the keeping of a horse in an existing accessory building

Per staff search of the city's archives, in June 2024, the Building Department reviewed, approved, and inspected the installation of the existing +/- 1,100 Square-Foot accessory building at location. The permit was finalized on July 11, 2024 (See copy of approved plan, RO23-13638)

The petitioner 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 applicant has provided Homeowner's Association approval for this proposed project.

VARIANCE REQUEST DETAILS:

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Claudio and Mercedes Loveras, petitioners, and neighbor/representative Orlando Dager spoke to the variance request. ZV(R)2025-0053. Mr. Dager stated the barn was built twelve years ago and was permitted. Mr. Loveras had a horse when the barn was built, but gave up the horse due to the required setback for having animals in the barn. In 2025, due to Mr. Loveras' PTSD, he was advised by veterans affairs office to have an emotional support animal and Mr. Loveras purchased a horse, who he was not aware was pregnant and the foal was delivered February of 2026. He stated he has no intention of breeding again and is not setting up a breeding farm. There are neighbors who support the request.

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

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

Public that asked to speak to in favor of the variance request were Andrew Dudley, Erapel Pearbeloa, Curtis Current, and Orlando Dager.

Public that asked to speak who opposed the variance request were Tim Wilder and David Brubeck.

A motion by Vice Chair Brito, seconded by Member Pitts, to grant variance request ZV(R)2025-0053, under Sec. 155.301(O)(1)(c), to allow a 30' side setback along a segment of the southern property line instead of the required 50' side setback for the keeping of a horse in an existing (stable) accessory building passed unanimously.

VARIANCE FILE NUMBERS: ZV(R)2026-0001 & 0002

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PETITIONER:

CORRECTED

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AYE - Chair Crawl, Vice Chair Brito, Member Pitts

NAY - Member Abbondandolo, Alternate Member Almeria

MOTION PASSED