

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0053  
Zoning Variance

LOVERAS, CLAUDIO U & MERCEDES  
5401 SW 199 AVE PEMBROKE PINES FL 33332





NOT TO SCALE





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

**Summary**

<b>Agenda Date:</b>	March 5, 2026	<b>Application Id:</b>	ZV(R) 2025-0053		
<b>Project:</b>	Existing Accessory Building	<b>Pre-Application No.</b>	PRE2025-0181		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Loveras Claudio and Mercedes	<b>Agent:</b>	Orlando Dager		
<b>Location:</b>	5401 SW 199 Avenue Pembroke Pines, FL 33332	<b>Property Id No.</b>	503935060200	<b>Year Built:</b>	1995
<b>Existing Zoning:</b>	Residential Estate Districts (R-E)	<b>Existing Land Use:</b>	Estate	<b>District No.</b>	3
<b>Reference Applications:</b>	Code Compliance Case No. 250903110 (Initiated 11/13/2025); Building Permit No.RO23-13638 (Complete 7/11/2024)				
<b>Variance Summary</b>					
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>		
ZV(R) 2025-0053	155.510 (A) (2) Domesticated Livestock and Poultry	.... A stable with a capacity of not over four horses may be located at least 50 feet from the side or rear lot line.	30' side setback along a segment of the southern property line for the keeping of a horse in an existing accessory building		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: 		Assistant Director: 		

## 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 Residential Estate (R-E).

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.

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

## VARIANCE REQUEST DETAILS:

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

*Code Reference(s):*

155.510 Domesticated Livestock and Poultry (A) (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.*

## 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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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) That 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  
Letter of record by Homeowner (10/13/23)  
Approved Location Plan (No. RO23-13638)  
Code Notice, Images



# 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: 12/31/2025  
# Plans for DRC \_\_\_\_\_ Planner: CZ

Indicate the type of application you are applying for:

PR# 2025-0181

- |                                                       |                                                                      |
|-------------------------------------------------------|----------------------------------------------------------------------|
| <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.

<b>Staff Use Only</b>			
Project Planner: <u>CZ</u>	Project #: <u>PRJ 20</u>	Application #: <u>2025-00023</u>	
Date Submitted: <u>12/31/25</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>580<sup>00</sup></u>	

**SECTION 1-PROJECT INFORMATION:**

Project Name: 5401 SW 199TH AVE PEMBROKE PINES

Project Address: 5401 SW 199TH AVE PEMBROKE PINES

Location / Shopping Center: \_\_\_\_\_

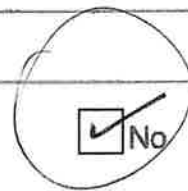
Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5039 35 06 0200

Plat Name: 104-40 B Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: SELIGMAN-KIA ACRES 104-40 B LOT 2 BLK 3

Has this project been previously submitted?  Yes



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

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: CLAUDIO LOVERAS

Owner's Address: 5401 SW 199 AVE PEMBROKE PINES FL 33332

Owner's Email Address: [REDACTED]@yahoo.com

Owner's Phone: 954-600-9531 Owner's Fax: \_\_\_\_\_

Agent: ORLANDO DAGER

Contact Person: ORLANDO DAGER

Agent's Address: 8751 W BROWARD BLVD #505 PLANTATION FL 33324

Agent's Email Address: [REDACTED]@9eng.com

Agent's Phone: 832-25-7708 Agent's Fax: \_\_\_\_\_

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

**SECTION 3- LAND USE AND ZONING INFORMATION:**

**EXISTING**

**PROPOSED**

Zoning: (A) - (R-E)

Zoning: \_\_\_\_\_

Land Use / Density: RESIDENTIAL

Land Use / Density: \_\_\_\_\_

Use: RESIDENTIAL

Use: \_\_\_\_\_

Plat Name: 104-40 B

Plat Name: \_\_\_\_\_

Plat Restrictive Note: N/A

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

North: \_\_\_\_\_

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

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: N/A Code Case No. 250903110 (11/13/25); 2023-13638 (7/11/24)

Code Section: 155.510 (A)(2)

Required: 50 feet from a side or rear lot line

Request: 30 feet from south property line

**Details of Variance, Zoning Appeal, Interpretation Request:**

I am requesting approval to maintain my existing horse barn, located 30 feet from the south property line on an Agriculture-designated property. The barn was built 12 years ago, meets the 25' building setback, and this request applies only to the horse barn distance requirements under City Ordinance 155.510 Section 2.a. (A)(2).

The adjacent neighbor has no objection, and the horse is my medical support animal, essential to my mental health as a disabled veteran. Removing or modification to the barn would create unnecessary hardship and approval would be consistent with agricultural zoning intent and public policy ('69 Code, § 5-19). Please review attached documentation: Variance Letter request, Neighbor Variance Request & Medical Letter.

**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: \_\_\_\_\_



**City of Pembroke Pines**

**601 City Ctr Wy, Pembroke Pines, FL 33025**

**Applicant:** Property Owner (Disabled Veteran)

**Subject:** Request for Variance – City Ordinance 155.510, Section 2.a (Domesticated Livestock and Poultry Requirement)

**Property Description and Existing Condition**

The subject property contains an existing horse barn located approximately 30 feet from the south property line that limits with property address 5411 SW 199<sup>th</sup> Ave Pembroke Pines. Per City Ordinance 155.510, Section 2.a, which regulates livestock structures, the applicable distance requirements apply to such agricultural structures. The barn was constructed approximately 12 years ago and has remained in continuous use since that time.

**Nature of the Request**

The applicant respectfully requests a variance to allow the continued existence and use of the existing horse barn at its current location given the requirement of at least 50 feet from any side or rear lot line. No expansion, intensification, or modification of the structure is proposed. The request is solely to maintain the existing condition.

**Justification for the Variance**

**1. Pre-Existing, Longstanding Condition**

The horse barn has been in place for over a decade without generating adverse impacts to neighboring properties or the surrounding area. Its longstanding presence demonstrates compatibility with the neighborhood and establishes a reasonable reliance on the existing configuration.

**2. No Adverse Impact to Adjacent Agricultural Property**

The property immediately adjacent to the stable has been notified, and the neighboring owner has expressed no conflict or objection to the continued permanence of the existing structure. There have been no documented complaints related to noise, odor, safety, or nuisance during the 12-year period.

3. Minimal Deviation from the Ordinance

The requested variance represents a limited and reasonable condition. The property is located within an Agriculture-designated zoning district, where the required 25-foot distance for setbacks has been properly maintained. Given the lack of negative impacts and the established condition, strict enforcement would impose an unnecessary hardship without a corresponding public benefit.

4. Hardship and Health-Related Considerations

I am a disabled veteran currently undergoing medical treatment. The horse housed within my stable serves as a medical support animal and plays a critical role in my mental and emotional well-being. Removal or relocation of the stable would cause significant hardship and could negatively affect my mental health and ongoing treatment.


5. Consistency with the Spirit and Intent of the Agricultural Zoning Ordinance

The intent of Ordinance 155.510 is to protect public health, safety, and welfare. Allowing the horse barn to remain in its existing location does not undermine these objectives, as the structure has proven to be safe, non-intrusive, and compatible with surrounding uses.

For the reasons stated above, I respectfully request approval of this variance to permit the continued existence of the existing horse barn at its current location, consistent with agricultural zoning standards. Granting this variance would recognize a long-established condition, avoid unnecessary hardship, preserve my health condition and well-being of my family, and remain consistent with the intent of the City's zoning regulations.

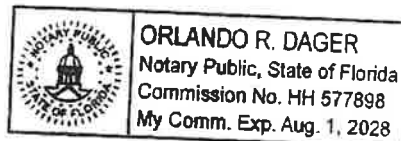
Requested Action: Approval of the variance as submitted, with no changes to the existing structure.

Respectfully,



**Claudio Loveras**

**5401 SW 199<sup>TH</sup> AVE Pembroke Pines FL 33332**



1/12/2026



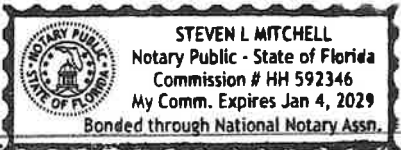
**SECTION 7- PROJECT AUTHORIZATION**

**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.

[Signature] \_\_\_\_\_ Date 12/17/25

Sworn and Subscribed before me this 17 day  
of December, 2025

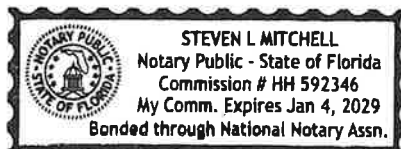
Fee Paid \_\_\_\_\_ Signature of Notary Public [Signature] My Commission Expires 

**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] \_\_\_\_\_ Date 12/17/25

Sworn and Subscribed before me this 17 day  
of December, 2025

Fee Paid \_\_\_\_\_ Signature of Notary Public [Signature] My Commission Expires 

NO. OF SHEETS:  
SHEET NO.:

NO.	DATE	BY	CHECKED

DESCRIPTION

PROJECT ADDRESS:  
5401 SW 19th AVE  
PENSACOLA PINES, FL 33992

PROJECT TYPE:  
EXISTING CONDITIONS

DESIGNED BY:  
O.DAGAR  
DATE:  
02-13-2026

DRAWN BY:  
O.DAGAR  
SCALE:  
NOT TO SCALE



PICTURES



**DEPARTMENT OF VETERANS AFFAIRS**  
Bruce W. Carter VA Medical Center  
1201 North West 16<sup>th</sup> Street  
Miami, FL 33125-1693



In Reply Refer To:

December 3, 2025

Re: Loveras, Claudio

To whom it may Concern:

This letter is written in support of Mr. Loveras who has a disability as defined by the Americans with Disabilities Act. His medical condition requires that he has a medical support animal, his animal of choice is a horse, that he is requesting to be kept on his property, according to the American disabilities act, this one of the animals that qualify as service animal, in keeping with this act please allow the above referenced veteran to keep his horse at his dwelling . Mr. Loveras is currently receiving treatment through the Miami VA Healthcare System Community Based Outpatient Clinic, located at 9800 West Commercial Blvd, Sunrise FL, 33351.

If you have any questions, please feel free to contact me at 954 475-5500 extension 1 8713

Thank you,

Sincerely,

Thelma Gordon, PhD, APRN, B.C.

*Thelma A. Gordon, PhD, APRN BC*

License # ARNP 1063282

September 25<sup>th</sup>, 2025

**Erapel Brian De'Arbeloa**

5411 SW 199<sup>th</sup> Avenue

Pembroke Pines, FL. 33332

**To:** Zoning Board of Appeals

City of Pembroke Pines, Florida

**Re: Variance Request for Claudio Loveras, 5411 SW 199<sup>th</sup> Avenue**

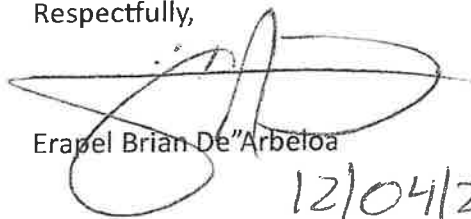
Dear Members of the Board,

I am the owner of the property located at 5411 SW 199<sup>th</sup> Avenue, which is adjacent to 5401 SW 199<sup>th</sup> Avenue. I understand that my neighbor, Claudio Loveras, has submitted a request for a variance to allow the continued placement of the horse barn on his property. I understand that the barn is situated 30 feet from my property line and the zoning ordinance requires it to be at 50 feet.

After reviewing the proposed variance, I wish to formally state that I have no objection to this request. The barn was built approximately 12 years ago and he has housed his horses there ever since. I believe the horse barn will not negatively impact my property or its use, and I fully support my neighbor's application.

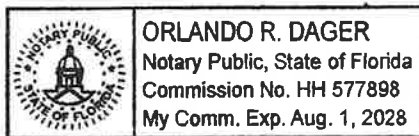
Please include this letter of support in the record for your consideration.

Respectfully,



Erapel Brian De'Arbeloa

12/04/2025



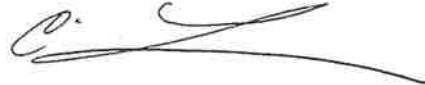
\*\*\*\*FOR REFERENCE ONLY. CONSTRUCTION COMPLETED  
7/11/2024 (RO23-13638)\*\*\*\*

Claudio Loveras  
5401 SW 199<sup>th</sup> Avenue  
Pembroke Pines, Fl. 33332

October 13, 2023

State of Florida  
County of Broward  
City of Pembroke Pines  
Building Department

This letter is to certify that the Pole Barn located at 5401 SW 199<sup>th</sup> Avenue, Pembroke Pines, Florida will not be utilized for the housing of farm animals.



On 10/16/2023 before me, \_\_\_\_\_  
Personally appeared CLAUDIO UYDES LOVERAS  
Identified by Florida Driver License #L162-118-65-026-0.

Signature: \_\_\_\_\_

Date: 10/16/2023

Notary Public:

Signature:

Date:



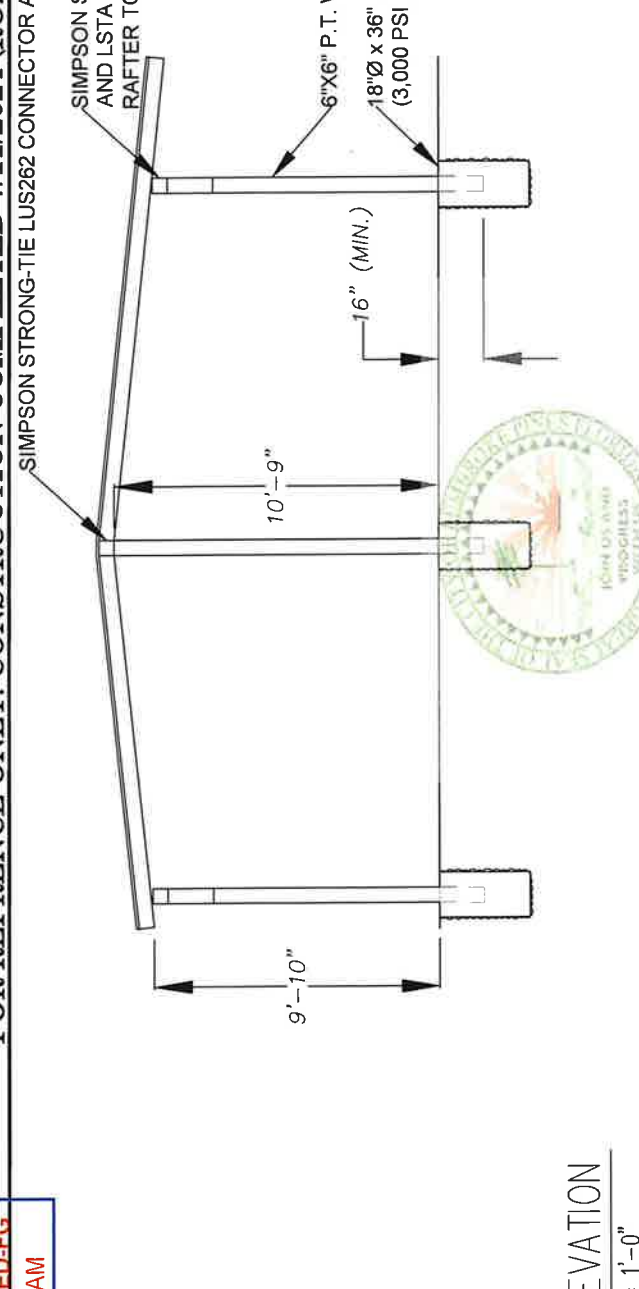


**FOR REFERENCE ONLY. CONSTRUCTION COMPLETED 7/11/2024 (RO23-13638)**

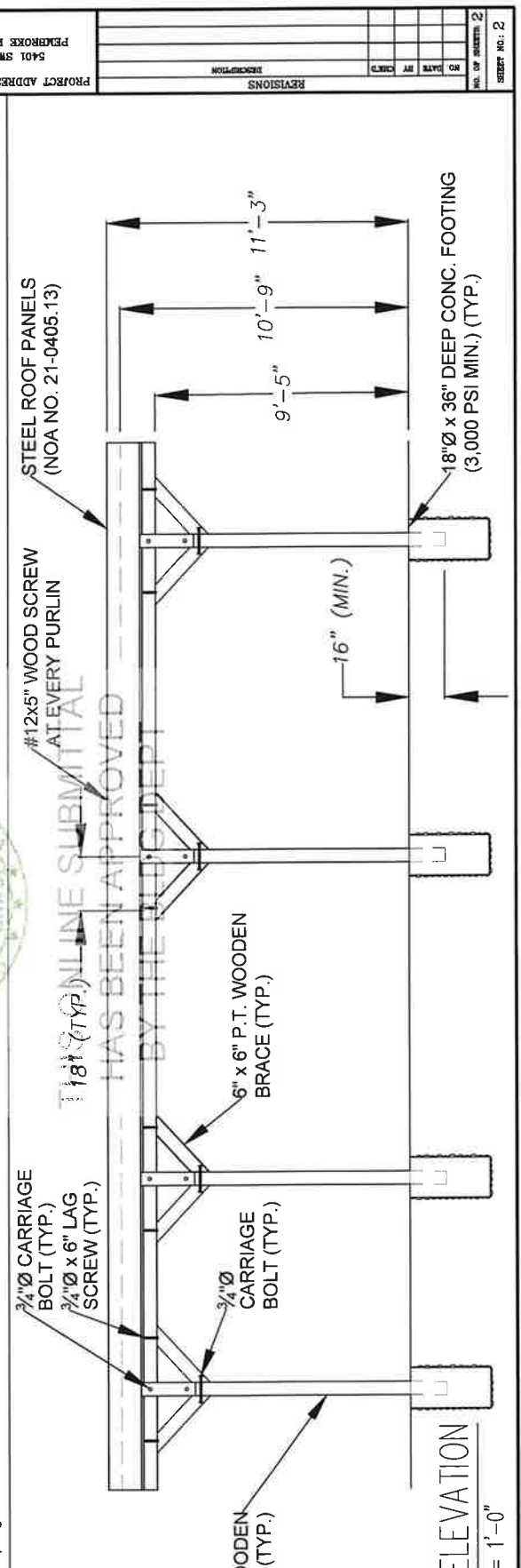
**STRUCTURE APPROVED-EG**  
 06/09/2024 3:47:06 AM

NO.	DATE	BY	REVISIONS

PROJECT ADDRESS 5401 SW 198th AVE PEMBROKE PINES, FL 33932	PROJECT TYPE POLE BARN	DRAWN BY: O.DAGAR	SCALE: AS SHOWN
DESIGNED BY: O.DAGAR	DATE: 10-24-2023	NO. OF SHEETS: 2 SHEET NO.: 2	



2 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



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

**VIOLATION WARNING**

**Case #:** 250903110 **Date:** 11/13/2025  
**Folio #:** 503935060200  
**Recipient:** LOVERAS,CLAUDIO U & MERCEDES  
**Address:** 5401 SW 199 AVE  
PEMBROKE PINES, FL 33332

A physical inspection at 5401 SW 199 AVE Pembroke Pines, FL 33332 disclosed the following violation(s) of the City of Pembroke Pines Code:

<b>Chapter:</b>	<b>Section:</b>	<b>Violation:</b>	<b>Comply By Date:</b>
CHAPTER 155: ZONING CODE LDC	155.510	Horse is currently being housed or stored on the property.	12/15/2025

**Notes/Means of Correction:**

Approval is required for the storage of a horse on the property. Please contact the Planning and Economic Development Department at 954-392-2100 with any questions or to begin the approval process.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 12/15/2025**

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.

Code Compliance Officer - Peter Avino

HAND DELIVERY TO:

Signature is not an admission of guilt but  
verification of receipt of this notice.

# Property Changes: 5401 SW 199 Avenue

**Parcel Information**

Parcel Id: 503935060200

Owner: LOVERAS, CLAUDIO U & MERCEDES

Site Address: 5401 SW 199 AVE PEMBROKE PINES FL 333321579

Legal: SELIGMAN-KIA ACRES 104-40 B LOT 2 BLK 3

Milage Code: 2613

Use Code: 01

Land Value: \$ 171,550

Building Value: \$ 799,410

Other Value: 0

Total Value: \$ 970,960

SOH Capped Value: \$ 327,730

Aerials 2025

**Parcel Information**

Parcel Id: 503935060200

Owner: LOVERAS, CLAUDIO U & MERCEDES

Site Address: 5401 SW 199 AVE PEMBROKE PINES FL 333321579

Legal: SELIGMAN-KIA ACRES 104-40 B LOT 2 BLK 3

Milage Code: 2613

Use Code: 01

Land Value: \$ 171,550

Building Value: \$ 799,410

Other Value: 0

Total Value: \$ 970,960

SOH Capped Value: \$ 327,730

Aerials 2015

**Parcel Information**

Parcel Id: 503935060200

Owner: LOVERAS, CLAUDIO U & MERCEDES

Site Address: 5401 SW 199 AVE PEMBROKE PINES FL 333321579

Legal: SELIGMAN-KIA ACRES 104-40 B LOT 2 BLK 3

Milage Code: 2613

Use Code: 01

Land Value: \$ 171,550

Building Value: \$ 799,410

Other Value: 0

Total Value: \$ 970,960

SOH Capped Value: \$ 327,730

Aerials 2013



Type of Meeting

Board of Adjustment

### 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)2025-0053

**PROJECT NAME:** Claudio & Mercedes Loveras

**MEETING DATE:** March 5, 2026

**NAME:** CLAUDIO LOVERAS

**BUSINESS ADDRESS:** \_\_\_\_\_

**HOME ADDRESS:** 5401 SW 199<sup>th</sup> AVE PEMBROKE PINES, FL. 33332

**TELEPHONE NUMBER:** (954) 668-9531

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 [Signature] Date: 2/17/26

**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:** ERAPEL BRIAN DE'ARBEOA

**ADDRESS:** 5411 SW 199<sup>th</sup> AVE PEMBROKE PINES, FL. 33332

**TELEPHONE NUMBER:** (954) 294-3631

**SPEAKING:**  IN FAVOR OF PETITION  AGAINST PETITION

WITNESS

ANDREW DUANY  
20107 SW 54 PLACE  
954-914-6858

SPEAKING IN FAVOR

WITNESS

ORLANDO + SONIA DAGER  
5400 SW 199<sup>th</sup> AVE  
832-525-6758

SPEAKING IN FAVOR



Type of Meeting

Board of Adjustment

### 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)2025-0053

**PROJECT NAME:** Claudio & Mercedes Loveras

**MEETING DATE:** March 5, 2026

**NAME:** Andrew Duany

**BUSINESS ADDRESS:** \_\_\_\_\_

**HOME ADDRESS:** 20107 SW 54<sup>th</sup> Place, P.P. FL 33332

**TELEPHONE NUMBER:** (954) 914 6858

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 [Handwritten Signature]

Date: Feb 18<sup>th</sup> 2026

**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. \_\_\_\_\_

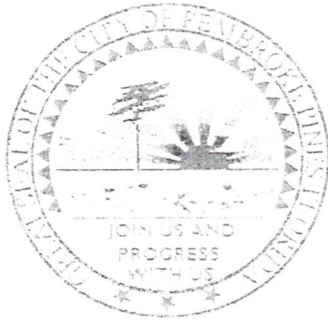
**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

**NAME:** Andrew Duany

**ADDRESS:** 20107 SW 54<sup>th</sup> Place, P.P. FL 33332

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**SPEAKING:**  IN FAVOR OF PETITION       AGAINST PETITION



Type of Meeting

Board of Adjustment

### 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)2025-0053

PROJECT NAME: Claudio & Mercedes Loveras

MEETING DATE: March 5, 2026

NAME: Tim Wilder

BUSINESS ADDRESS: \_\_\_\_\_

HOME ADDRESS: 5410 SW 199 AVE Pembroke Pines FL 33332

TELEPHONE NUMBER: (954) 434-4900

- 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: Timothy Wilder Date: 2-17-26

**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. Objection letter and Manure Document (3 pages)

B. Code and Permit documents (3 pages)

C. Photos (13)

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

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: ( ) \_\_\_\_\_

SPEAKING:  IN FAVOR OF PETITION  AGAINST PETITION

**Timothy Wilder**  
**5410 SW 199<sup>th</sup> Avenue**  
**Pembroke Pines, Florida 33332**

**February 25, 2026**

**Objection to Variance Application ZV(R)205-0053 (to allow 30' side setback for keeping of horse in an existing (stable) accessory building)**

Dear Members of the Board of Adjustment,

I am writing to formally object to the variance application (as the purpose stated in the application above) by Claudio & Mercedes Loveras for 5401 SW 199<sup>th</sup> Avenue. I am a resident at 5410 SW 199<sup>th</sup> Avenue, which is across the street/affected by this proposal.

My objections are based on the following grounds:

- **Environmental Issues:** One horse can produce up to 50 pounds of manure a day, amounting to approx. nine tons per year. A colt/filly has since been born, so now there are two horses. The subject property is on a canal that leads directly to the South New River Canal (C-11 South) which is a primary drainage system for the area, leading west to the Everglades and east to the Ocean. Our concern is the non-composted waste manure that is being spread on the yards which slope to the canal, that have no barriers to keep it out of the water runoff into the canal. Raw manure piles, especially when exposed to heavy rain or wet conditions, can cause significant nutrient leaching (nitrogen/phosphorus) into ground or surface water. It has also been dumped in large piles around a tree next to our patio area, which creates odors and flies.
- **Voluntary Change of Use:** The City permit on record is for a (After the Fact) Pole Barn for storage. The current variance application refers to it as an existing stable accessory building rather than pole barn for storage. The hardship appears to result from a voluntary change in use, not from the property itself. The setback requirement did not change-the use did.

A Building for storage, to a Stable accessory building seems like a material change in use, which creates a legal inconsistency. In turn appears to be a self-imposed hardship and not a hardship inherent to the land.

The application before the Board is a variance request. The criteria require a hardship inherent to the property itself. The setback requirement has existed throughout, and the structure was permitted for storage. The need for the variance appears to arise from the reintroduction of horses, not from a physical limitation of the land. It does not appear that there is a unique,

physical hardship existing for this property that justifies these deviations from the zoning ordinance.

The barn was originally built without a permit; there were two horses on the property, they were cited by code enforcement for a barn without a permit. The two horses were removed and an ATF permit for the pole barn for storage was obtained. Approximately 6 months or so after obtaining permit, a new horse came to the property. After being cited for livestock, there is now a variance application on a setback for an existing (stable) accessory building. It was understood from the city building dept. that permit requirements for a stable/livestock barn are more stringent than pole barn. It appears like the structure was intentionally labeled one way to obtain permit and is now being reframed to justify relief.

We have provided photos of the prior manure being spread, a pole barn for reference as well as literature on proper manure disposal. In addition, there should be barriers in place per the literature supplied, to keep the contaminants from entering the waterway. Not to mention, the property is 38,123 sq ft total and 10,125 sq ft of that property is water, leaving less than 27,998 sq ft of useable land.

Tim Wilder

# Conquering Mount Manure

Lori K. Warren, Ph.D.  
Assistant Professor, Equine Nutrition  
Department of Animal Sciences, Institute of Food and Agricultural Sciences  
University of Florida

## Manure Happens

Along with the joys of riding, driving or companionship, horse ownership involves dealing with manure. The average 1100-lb horse produces 50 lbs of manure (urine + feces) or about 1 cubic foot every day. Over the course of a year, you could fill a 12 x 12 foot stall 6 feet high with the manure produced by one horse. If the manure includes bedding, that volume can easily double or triple, depending on your stall cleaning habits.

## Manure is an Asset and a Liability

Historically, manure has served as a valuable fertilizer. Unfortunately, more and more horses are being housed on smaller properties where the quantity of manure produced exceeds the land's ability to utilize the nutrients to support plant growth. As a result, manure is often over-applied or allowed to accumulate on pastures, stored ineffectively for extended periods, or ignored and "left to nature."

Manure that is mishandled can become a significant source of pollution. The same nutrients that make manure a good fertilizer can be carried away by storm water runoff into rivers, lakes, streams, and ponds, as well as leach down into groundwater. When these nutrients enter water, they kill fish and other aquatic life and reduce the water available for farming, industry, recreation, and drinking.

## Taking Responsibility

Managing horse manure is seen by many as an inconvenience—it certainly isn't as rewarding as time spent with the animal that produced it! However, all horse owners are obligated by federal law to take responsibility for the proper storage and disposal of the manure produced by their animals.

Last year, the United States Environmental Protection Agency (USEPA) enacted regulations on manure produced where large numbers of animals, including horses, are confined and fed (confined animal feeding operations, or CAFO's). Depending on the number of animals, such facilities may be required to account for all manure produced and disposed on their operation, and must apply for the same pollutant discharge permits that industrial factories must hold in order to remain in operation. With the exception of many racetracks and large boarding, training and show ground facilities, most horse operations will fall outside these federal regulations. However, any horse facility can be required to abide by these laws, no matter how many horses are involved, if they pose a significant threat to water quality. (For more information on CAFO's and the USEPA regulations, visit [http://www.epa.gov/npdes/pubs/cafo\\_brochure\\_horse.pdf](http://www.epa.gov/npdes/pubs/cafo_brochure_horse.pdf) )

5401 SW 199<sup>th</sup> Ave

Code Case Number: 230401558

Code Case Details () Tab Elements () Main Menu ()

Code Case Type: CITIZEN'S COMPLAINT

Opened: 04/06/2023  
Closed:

Status: In Progress

Project Name:

District: 3

Assigned To: Avino, Peter

Description: Barn built without permit.

Locations Fees Inspections Violations

Violations () First Tab () Code Case Details () Main Menu ()

Violations

Sort

Code

Code	Description	Status	Priority	Citation Issue Date	Compliance Date	Resolved Date
.....	.....	.....	.....	.....	.....	.....

# CITY OF PEMBROKE PINES BUILDING PERMIT

<b>JOB TYPE:</b>	RESIDENTIAL ACCESSORY BUILDING		
<b>PERMIT #:</b>	RO23-13638	<b>DATE:</b>	6/12/2024
<b>OWNER:</b>	CLAUDIO LOVERAS		
<b>CONTRACTOR:</b>	CLAUDIO LOVERAS		
<b>ADDRESS:</b>	(ATF) 5401 SW 199 AVE		

**DESCRIPTION:** (ATF)(ONLINE) Pole Barn for Storage

To schedule an inspection call (954) 435-6502 or go online at [www.ppines.com/building](http://www.ppines.com/building)

Request received PRIOR to 3pm will be scheduled for the following business day. Please note that the Building Department is open from Mon. - Thurs., 7:30 am - 5:00 pm.

Once a permit is issued, it has 180 calendar days to have its first Partial/Passed inspection. Once the first Partial/Passed inspection occurs, the permit has 90 days to have it's next Partial/Passed inspection. Failure to meet these deadlines will results in expiration of the permit.

**NOTICE:** In addition to the requirements for this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be addtional permits required from other governmental entities such as zoning, water management districts, state agenceis of federal agencies. **CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.**

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.



## CODE CASE DETAILED REPORT 250903110 FOR CITY OF PEMBROKE PINES

Case Type: CITIZEN'S COMPLAINT

Status: Complaint

Assigned To: Peter Avino

Parcel: 503935060200

Project:

District: 3

Description: Horse being stored on property

Opened Date: 09/24/2025

Closed Date: NOT CLOSED

Main Address: 5401 SW 199 Ave  
Pembroke Pines, FL 33332

Main

**From:** [Debbie Wilder](#)  
**To:** [McCoy, Sheryl](#)  
**Subject:** Variance Objection ZV(R)2025-0053  
**Date:** Thursday, February 26, 2026 12:48:37 PM  
**Attachments:** [Variance Docs.pdf](#)  
[IMG\\_4142.png](#)

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Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Good Afternoon Sheryl,

Thanks for taking my call this morning. I have attached the documents and photos.

If you could just please confirm receipt and let me know if the photos came through okay.

Have a great day!

Debbie Wilder

Debbie Wilder





Wheel barrel of manure adjacent property



Piles of manure next to our patio





9:25 AM







