

City of Pembroke Pines, FL

*City of Pembroke Pines
Board of Adjustment
601 City Center Way
Pembroke Pines, FL 33025*



Meeting Agenda - Final

Thursday, August 6, 2026

6:30 PM

Commission Chambers

Board of Adjustment

*City of Pembroke Pines
Board of Adjustment*

NOTICE OF MEETING BOARD OF ADJUSTMENT

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

THIS MEETING WILL BE CONDUCTED IN PERSON

MEETING CALLED TO ORDER

ROLL CALL

ORGANIZATIONAL:

[26-2747](#) Selection of Chair

[26-2748](#) Selection of Vice Chair

SUNSHINE LAW REFRESHER

EXCUSED ABSENCES:

APPROVAL OF MINUTES:

[26-2749](#) Correction to a portion of the March 5, 2026 minutes
ZV(R)2026-0053 (Loveras)

[26-2750](#) June 4, 2026

Attachments: [06 04 2026 Board of Adjustment Minutes DRAFT.pdf](#)

OLD BUSINESS:

VARIANCES:

[26-2751](#) ZV(R)2026-0006
Dalvin & Marco Ruiz
11911 NW 22 Street (District 2)

Attachments: [26-2751 \(Ruiz\).pdf](#)

NEW BUSINESS:

VARIANCES:

26-2752 ZV(R)2026-0015 - 0018
Minoska Vazquez & Cristian Filpo
520 SW 178 Way (District 4)

Attachments: [26-2752 \(Vasquez\).pdf](#)

26-2753 ZV(R)2026-0019 - 0025
Jeannie LaGuerre
701 SW 71 Way (District 1)

Attachments: [26-2753 \(LaGuerre\).pdf](#)

26-2754 ZV(R)2026-0026 - 0027
Eriel Toledo & Mayelin Torres
10921 SW 10 Court (District 1)

Attachments: [26-2754 \(Toledo\).pdf](#)

26-2755 ZV(R)2026-0028
Edgardo Merlano
17231 SW 12 Street (District 4)

Attachments: [26-2755 \(Merlano\).pdf](#)

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

26-2756 Notice of change:
The September meeting will be held on WEDNESDAY, September 2,
2026, due to date changes for the City Commission Budget Hearings.

Attachments: [26-2749 \(Correction to Minutes\).pdf](#)

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

CITY OF PEMBROKE PINES
BOARD OF ADJUSTMENT

Katherine Borgstrom
Board Secretary

MEETING DATES AND TIMES:

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE. PLEASE VERIFY THE DATE AND TIME WITH
THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, (954) 392-2100, PRIOR TO ATTENDING.

INFORMATION:

INFORMATION REGARDING VARIANCE/INTERPRETATION/APPEAL REQUESTS MAY BE RECEIVED IN THE OFFICE OF THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA (954) 392-2110, MONDAY - THURSDAY, BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M.

AFFECTED PARTIES:

ALL AFFECTED PARTIES (A PERSON (OR PERSONS) NATURAL OR CORPORATE, WHO IS THE OWNER OF THE SUBJECT PROPERTY AS LISTED IN THE RECORDS OF THE BROWARD COUNTY PROPERTY APPRAISER, OR WHO RESIDES IN OR OPERATES A BUSINESS WITHIN 500 FEET OF THE SUBJECT PROPERTY) MAY APPEAR AT SAID PLACE AND TIME TO BE HEARD AND TO PRESENT THEIR EVIDENCE, BRING FORTH WITNESSES, AND CROSS-EXAMINE WITNESSES PROVIDING THEY NOTIFY AND FILE THE REQUIRED FORMS PROVIDED BY THE CITY CLERK'S OFFICE AT LEAST SEVEN CALENDAR DAYS PRIOR TO THE PROCEEDINGS.

APPEALS:

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ACCOMMODATIONS:

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

SERVICES FOR THE HEARING IMPAIRED:

SERVICES FOR THE HEARING IMPAIRED OR DEAF ARE PROVIDED BY FLORIDA RELAY AT NO COST. INDIVIDUALS MAY BE REFERRED TO DIAL TTY/Voice Communication 711 or 1-800-955-8771.