

City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, March 2, 2023

6:30 PM

Commission Chambers

Board of Adjustment

*City of Pembroke Pines
Board of Adjustment*

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 BUT WITH THE RECOMMENDED ADHERENCE TO THE SAFETY GUIDELINES OF THE CENTER FOR DISEASE CONTROL (CDC) WITH REGARD TO FACE COVERINGS AND SOCIAL DISTANCING DUE TO THE COVID-19 PANDEMIC.

MEETING CALLED TO ORDER**ROLL CALL****APPROVAL OF MINUTES:**

[23-0104](#) January 5, 2023

Attachments: [01 05 2023 Board of Adjustment Minutes DRAFT](#)

OLD BUSINESS:**VARIANCES:**

[23-0035](#) ZV(R) 2022-0035, Judith Molina, 8800 SW 10 Street

Attachments: [ZV\(R\)2022-0035 \(Molina\) 23-0035](#)

NEW BUSINESS:**VARIANCES:**

[23-0106](#) ZV(R)2022-0036, James Mitchell, 8861 NW 7 Court

Attachments: [ZV\(R\)2022-0036 \(Mitchell\) 23-0106](#)

[23-0107](#) ZV(R) 2023-0001 & 0002, Patrick & Deborah Keller, 18791 NW 23 Street

Attachments: [ZV\(R\)2023-0001 & 0002 \(Keller\) 23-0107](#)

[23-0108](#) ZV(R) 2023-0003 & 0004, Karina Bentancur, 18951 NW 19 Street

Attachments: [ZV\(R\)2023-0003 & 0004 \(Bentancur\) 23-0108](#)

[23-0109](#) ZV(R) 2023-0005 - 0007, Anthony Arriaga, 2411 NW 102 Way

Attachments: [ZV\(R\)2023-0005 - 0007 \(Arriaga\) 23-0109](#)

EXCUSED ABSENCES:**ITEMS AT THE REQUEST OF THE BOARD:****ITEMS AT THE REQUEST OF STAFF:****ADJOURNMENT:**

CITY OF PEMBROKE PINES
BOARD OF ADJUSTMENT

Katherine Borgstrom
Board Secretary

MASTER HOMEOWNER ASSOCIATIONS:

PER CHAPTER 155.302 (B) OF THE CODE OF ORDINANCES: NO LATER THAN 15 DAYS PRIOR TO EACH MEETING AT WHICH THE BOARD OF ADJUSTMENT, PLANNING AND ZONING BOARD, OR CITY COMMISSION SHALL CONSIDER THE APPLICATION OF THE PETITIONER, OR A QUASI-JUDICIAL PROCEEDING AS DEFINED HEREIN...THE MASTER HOMEOWNERS ASSOCIATION SHALL NOTIFY ALL APPLICABLE SUB-ASSOCIATIONS. MAIL NOTICE SHALL BE PROVIDED BY FIRST-CLASS MAIL.

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.