

# 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 4, 2021**

**6:30 PM**

**VIRTUAL / REGULAR BOARD OF ADJUSTMENT MEETING**

**Commission Chambers**

### **Board of Adjustment**

*City of Pembroke Pines  
Board of Adjustment*

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEMBROKE PINES, FLORIDA WILL HOLD A "VIRTUAL" MEETING USING COMMUNICATIONS MEDIA TECHNOLOGY ("CMT"), IN ACCORDANCE AND AS A RESULT OF CITY OF PEMBROKE PINES EMERGENCY ORDINANCE NO. 1952, ADOPTED ON NOVEMBER 18, 2020, TO RESUME VIRTUAL QUORUM PUBLIC MEETINGS DUE TO THE CONTINUED RISE IN LOCAL CASES OF THE COVID-19 CORONA VIRUS AND THE ON-GOING HEALTH ALERTS AND CENTERS FOR DISEASE CONTROL (CDC) RECOMMENDATIONS ON SOCIAL DISTANCING, WEARING OF FACE COVERINGS, AND THE LIMIT ON PUBLIC GATHERINGS TO SLOW THE SPREAD OF THE VIRUS.**

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

**CITY HALL IS CURRENTLY CLOSED TO THE PUBLIC DUE TO THE COVID 19 CORONAVIRUS PANDEMIC.**

**GOVERNOR RON DESANTIS' EXECUTIVE ORDER 20-316 EXTENDED THE FLORIDA STATE EMERGENCY ORDER FOR ANOTHER 60 DAYS EFFECTIVE DECEMBER 29, 2020. PEMBROKE PINES EMERGENCY ORDER 1952 WAS ADOPTED NOVEMBER 18, 2020 REGARDING THE CONTINUATION OF CONDUCTING PUBLIC MEETINGS ON AN ELECTRONIC VIRTUAL PLATFORM USING COMMUNICATIONS MEDIA TECHNOLOGY ("CMT"). THE CITY OF PEMBROKE PINES UTILIZES THE CISCO WEBEX VIRTUAL PLATFORM.**

**THE PURPOSE OF THIS MEETING WILL BE TO CONSIDER WHETHER OR NOT TO GRANT VARIANCES ON THURSDAY, MARCH 4, 2021, 6:30 P.M., CHARLES F DODGE CITY CENTER, COMMISSION CHAMBERS, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA.**

**PUBLIC ACCESS ON VIRTUAL MEETING PLATFORM:**

*THE CITY OF PEMBROKE PINES WILL BE CONDUCTING VIRTUAL MEETINGS USING COMMUNICATIONS MEDIA TECHNOLOGY ("CMT").*

*THE COMMUNICATIONS MEDIA TECHNOLOGY ("CMT") VIRTUAL MEETING PLATFORM CISCO WEBEX IS AVAILABLE FOR THE PUBLIC TO ACCESS AND PARTICIPATE IN THE MEETING VIRTUALLY. COVID-19 HEALTH ALERTS AND CENTERS FOR DISEASE CONTROL (CDC) RECOMMENDATIONS ON SOCIAL DISTANCING, WEARING OF FACE COVERINGS ARE IN EFFECT DUE TO THE PANDEMIC. THE MEETINGS ARE LIVE-STREAMED FROM THE CHARLES F. DODGE CITY CENTER, CITY OF PEMBROKE PINES COMMISSION CHAMBERS.*

**JOIN MEETING ON CISCO WEBEX VIRTUAL MEETING PLATFORM:**

TO SPEAK LIVE AT THE VIRTUAL MEETING, PLEASE REGISTER BY SENDING YOUR NAME, EMAIL ADDRESS, PHONE NUMBER AND SUBJECT MATTER TITLE TO [PUBLICCOMMENTS@PPINES.COM](mailto:PUBLICCOMMENTS@PPINES.COM) BEFORE NOON ON THE DAY OF THE MEETING. A WEBEX MEETING LINK WILL BE EMAILED TO YOU. JOIN THE MEETING AT LEAST 10-15 MINUTES BEFORE THE START OF THE MEETING USING THE WEBEX LINK. THE LINK WILL ALSO INCLUDE A PHONE NUMBER AND MEETING NUMBER IF YOU WISH TO CALL IN BY PHONE.

PHONE NUMBER 1-408-418-9388, MEETING NUMBER ACCESS CODE 179 257 0067. YOU WILL BE IN LISTEN MODE UNTIL CALLED UPON TO SPEAK.

**COMMENT VIA EMAIL:**

YOU ARE WELCOME TO SUBMIT YOUR WRITTEN COMMENTS VIS EMAIL TO [PUBLICCOMMENTS@PPINES.COM](mailto:PUBLICCOMMENTS@PPINES.COM) AND HAVE YOUR COMMENTS READ INTO THE RECORD AT THE MEETING BY THE CLERK FROM AN EMAIL, ARE LIMITED TO THREE (3) MINUTES EACH.

**TELEVISED:**

THE PUBLIC CAN LISTEN TO AND VIEW VIRTUAL MEETINGS ON TELEVISION AT:

- Cable Television (PEG TV)
- Comcast Channel 78 and AT&T UVERSE Channel 99

**WEBSITE ACCESS TO LIVESTREAM:**

- View meeting online by live stream:  
[HTTPS://www.ppines.com/135/watch meeting Live Stream](https://www.ppines.com/135/watch%20meeting%20Live%20Stream)

**VIEW AGENDAS:**

Agendas may be viewed at <https://ppines.legistar.com/calendar.aspx>

**FURTHER INFORMATION:**

IF ANY MEMBER OF THE PUBLIC REQUIRES ADDITIONAL INFORMATION ABOUT THIS BOARD OF ADJUSTMENT MEETING OR HAS ANY QUESTIONS ABOUT HOW TO SUBMIT A PUBLIC COMMENT AT THE MEETING, PLEASE CONTACT:

MARLENE D. GRAHAM, CITY CLERK  
CITY OF PEMBROKE PINES  
601 CITY CENTER WAY  
PEMBROKE PINES, FL 33025  
954-450-1060

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

[21-0139](#) January 7, 2021

Attachments: [\(21-0139\) BOA Minutes 01-07 2021 DRAFT](#)

## **NEW BUSINESS:**

## **VARIANCES:**

[21-0134](#) ZV(R) 2020-38, Alber Araujo, 10660 NW 20 Street

Attachments: [21-0134 \(Araujo\)](#)

[21-0135](#) ZV(R) 2020-39 - 40, Michael Cabak, 1051 NW 185 Avenue

Attachments: [\(21-0135\) Cabak](#)

[21-0136](#) ZV(R) 2021-01 - 03, Maria R. Aguirre, 16406 NW 24 Street

Attachments: [21-0136 \(Aguirre\)](#)

[21-0137](#) ZV(R) 2021-04 - 07, Mario Maruriello, 9012 NW 10 Street

Attachments: [21-0137 \(Maruriello\)](#)

[21-0138](#) ZV(R) 2021-08, Carlos Mendez, 8510 NW 24 Court

Attachments: [21-0138 \(Mendez\)](#)

## **ITEMS AT THE REQUEST OF STAFF**

## **EXCUSED ABSENCES**

## **ITEMS AT THE REQUEST OF STAFF:**

## **ADJOURNMENT:**

CITY OF PEMBROKE PINES  
BOARD OF ADJUSTMENT

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Katherine Borgstrom  
Board Secretary

## **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.

**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.*

**INFORMATION:**

*INTERESTED PARTIES SEEKING INFORMATION MAY CONTACT THE CITY OF PEMBROKE PINES, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT WITH ANY QUESTIONS AT 954-392-2100, MONDAY THROUGH THURSDAY BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM*

**APPEALS:**

*IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY 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 VIRTUALLY PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS. IF ANYONE REQUIRES AUXILIARY AIDS FOR COMMUNICATION PLEASE CALL THE CITY CLERK AT LEAST THREE WORKING DAYS PRIOR TO ANY MEETING AT 954-450-1040*