

City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, November 4, 2021

6:30 PM

Regular Meeting

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. DUE TO RECENT CHALLENGES PRESENTED BY THE COVID-19 WORLD-WIDE PANDEMIC, RECOMMENDED ADHERENCE TO THE HEALTH AND SAFETY GUIDELINES OF THE CENTERS FOR DISEASE CONTROL (CDC) WITH REGARD TO FACE COVERINGS AND SOCIAL DISTANCING TO KEEP THE PUBLIC, AND STAFF SAFE, IS OBSERVED, AND MAY BE AMENDED AND MODIFIED FROM TIME TO TIME.

MEETING CALLED TO ORDER

ROLL CALL

SELECTIONS:

Selection of Chairman and Vice Chairman

APPROVAL OF MINUTES:

[21-0970](#) October 7, 2021

Attachments: [BOA Minutes 10-07 2021 DRAFT](#)

OLD BUSINESS:

VARIANCES:

[21-0971](#) ZV(R) 2021 - 17 - 21, Carlos Rios, 201 SW 65 Avenue

Attachments: [21-0971 \(ZV\(R\) 2021-17 - 21\) Rios](#)

[21-0972](#) ZV(R) 2021-25, Jose & Evelyn Santa Barbara, 2178 NW 138 Terrace

Attachments: [21-0972 \(ZV\(R\)2021-25\) SantaBarbara](#)

[21-0973](#) ZV(R) 2021-26, Juan C. Hincapie, 11031 NW 18 Place

Attachments: [21-0973 \(ZV\(R\)2021-26\) Hincapie](#)

[21-0974](#) ZV(R) 2021-27, Ramon Torres, 6715 SW 195 Avenue

Attachments: [21-0974 \(ZV\(R\)2021-27\) Torres](#)

NEW BUSINESS:

VARIANCES:

[21-0975](#) ZV(R) 2021- 28 - 30, Carlos Rodriguez, 7131 SW 6 Street

Attachments: [21-0975 \(ZV\(R\)2021-28 - 30\) Rodriguez](#)

[21-0976](#) ZV(R) 2021- 31, Robert Reilly, 11000 NW 22 Street

Attachments: [21-0976 \(ZV\(R\)2021-31\) Reilly](#)

[21-0977](#) ZV(R) 2021-32 - 36, Robert Romano, 1100 SW 189 Avenue

Attachments: [21-0977 \(ZV\(R\)2021-32 - 36\) Romano](#)

[21-0978](#) ZV(R) 2021-37, Richard Fuster, 9820 NW 3 Street

Attachments: [21-0978 \(ZV\(R\)2021-37\) Fuster](#)

EXCUSED ABSENCES

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.

DISABILITIES:

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK, (954) 450-1050 AT LEAST 48 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATION.