

City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, December 2, 2021

6:30 PM

Commission Chambers

Board of Adjustment

*City of Pembroke Pines
Board of Adjustment*

NOTICE OF MEETING BOARD OF ADJUSTMENT

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

SELECTION OF VICE CHAIRMAN:

APPROVAL OF MINUTES:

[21-1070](#) November 4, 2021

Attachments: [BOA Minutes 11-04 2021 DRAFT](#)

OLD BUSINESS:

VARIANCES:

[21-1067](#) ZV(R) 2021- 31, Robert Reilly, 11000 NW 22 Street

Attachments: [21-1067 \(ZV\(R\) 2021-31\) Reilly](#)

NEW BUSINESS:

VARIANCES:

[21-1068](#) ZV(R) 2021-38 - 39, Yosef Raskin, 7575 NW 19 Drive

Attachments: [21-1068 \(ZV\(R\)2021-38 & 39 Raskin](#)

[21-1069](#) ZV(R) 2021-40, Alejandro Armentaros 639 SW 168 Lane

Attachments: [21-1069 \(ZV\(R\) 2021-40\) Armentaros](#)

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.