

# City of Pembroke Pines, FL

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



## Meeting Agenda - Final

**Thursday, June 2, 2022**

**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 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 RECENT COVID-19 PANDEMIC.**

### MEETING CALLED TO ORDER

### ROLL CALL

### OATH OF OFFICE:

[22-0421](#) New Member  
Victor Abbondandolo

### APPROVAL OF MINUTES:

[22-0422](#) April 7, 2022

**Attachments:** [04 07 2022 Board of Adjustment DRAFT Minutes](#)

### NEW BUSINESS:

### VARIANCES:

[22-0423](#) ZV(R) 2022-10, Sybil Williams; 875 NW 135th Terrace

**Attachments:** [ZV\(R\) 2022-10 Williams \(22-0423\)](#)

[22-0424](#) ZV(R) 2022-11, Luis & Ninoska Rivera, 930 SW 108 Avenue

**Attachments:** [ZV\(R\) 2022-11 Rivera \(22-0424\)](#)

[22-0425](#) ZV(R) 2022-0012, Alejandro Viamonte, 540 NW 99 Way

**Attachments:** [ZV\(R\) 2022-12 Viamonte \(22-0425\)](#)

[22-0426](#) ZV(R) 2022-0013 & 0014, German Hernandez & Yessinia Barban, 750 NW 85 Way

**Attachments:** [ZV\(R\) 2022-0013 & 0014 Barban - Hernandez \(22-0426\)](#)

**22-0427** ZV(R) 2022-0015 & 0016, Joel Ocegüera, 7861 NW 11 Court

**Attachments:** [ZV\(R\) 2022-0015 & 0016 Ocegüera \(22-0427\)](#)

**22-0428** ZV(R) 2022-0017 - 0019, Laura Hooper, 18930 NW 10 Terrace

**Attachments:** [ZV\(R\) 2022-0017 - 0019 Hooper \(22-0428\)](#)

## **EXCUSED ABSENCES:**

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

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

## **ADJOURNMENT:**

CITY OF PEMBROKE PINES  
BOARD OF ADJUSTMENT

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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.*