



# City of Pembroke Pines



Frank C. Ortis, Mayor  
Jay Schwartz, Vice-Mayor  
Charles F. Dodge, City Manager

Angelo Castillo, Commissioner  
Carl Shechter, Commissioner  
Iris A. Siple, Commissioner

## NOTICE OF MEETING BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, **MAY 1, 2014**, 6:30 P.M., IN THE CITY COMMISSION CHAMBERS, PEMBROKE PINES MUNICIPAL CENTER, 10100 PINES BOULEVARD, PEMBROKE PINES, FLORIDA.

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

### AGENDA

#### MEETING CALLED TO ORDER

#### ROLL CALL

**APPROVAL OF MINUTES:** February 6, 2014

#### NEW BUSINESS: VARIANCES:

ZV(R) 2014-02      Damaso Diaz, 6620 SW 5 Street  
ZV(R) 2014-03      Ivonne Correa, 1720 NW 108 Avenue

#### ANNUAL BOARD REPORT:

Review and approval of Annual Board Report for submittal to City Commission

#### EXCUSED ABSENCES: If needed.

CITY OF PEMBROKE PINES  
BOARD OF ADJUSTMENT

  
\_\_\_\_\_  
Sheryl McCoy  
Administrative Coordinator I

**MASTER HOMEOWNER ASSOCIATIONS:** Per Chapter 37.11 (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 Zoning Office, (954) 435-6513, prior to attending.

Information regarding variance/interpretation/appeal requests may be received in the office of the Building and Zoning Department (Dean Piper), 10100 Pines Boulevard, Pembroke Pines, Florida (954) 435-6513, Monday - Thursday, between the hours of 7:00 a.m. and 6:00 p.m.

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.

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.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk, (954) 435-6501 at least 48 hours in advance to request such accommodation.



# City of Pembroke Pines



Frank C. Ortis, Mayor  
Jay Schwartz, Vice-Mayor  
Charles F. Dodge, City Manager

Angelo Castillo, Commissioner  
Carl Shechter, Commissioner  
Iris A. Siple, Commissioner

## NOTICE OF MEETING FOR VARIANCE/INTERPRETATION/APPEAL

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEMBROKE PINES, FLORIDA WILL HOLD A PUBLIC MEETING ON THURSDAY, **MAY 1, 2014**, 6:30 P.M., IN THE CITY COMMISSION CHAMBERS, PEMBROKE PINES MUNICIPAL CENTER, 10100 PINES BOULEVARD, PEMBROKE PINES, FLORIDA.

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

### **NEW BUSINESS:** **VARIANCES:**

**VARIANCE FILE NUMBER:** ZV(R) 2014-02

**PETITIONER:**  
Damaso Diaz

**ADDRESS:**  
6620 SW 5 Street  
Pembroke Pines, FL 33023

**SUBJECT PROPERTY:**  
6620 SW 5 Street  
Pembroke Pines, FL 33023

**LEGAL DESCRIPTION:**  
Lot 22, Block 26, of the BOULEVARD HEIGHTS SECTION TEN Plat according to the Plat thereof as recorded in Plat Book 51 Page 51, of the Public Records of Broward County, Florida.

**VARIANCES REQUESTED:**  
Petitioner is requesting a variance to allow a 200 square foot shed (accessory structure) instead of the allowed 100 square foot accessory structure.

**REFERENCE:**  
§ 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS.

(H) In all residential districts except A-1, RR, E-1, R-3, R-4, and R-6, only one accessory building is permitted which shall not exceed 100 square feet. In the A-1, RR, E-1, R-3, R-4, and R-6 districts, all accessory uses, storage sheds, and accessory buildings, except

structures for housing livestock, up to 150 square feet in area shall be located at least five feet from any plot line and at least 15 feet from any street line. Also in the A-1, RR, E-1, R-3, R-4 and R-6 districts, only one storage container shall be permitted. Storage sheds and accessory buildings over 150 square feet and storage containers shall be subject to the limitations on location of a principal building and shall not be placed in any required yard. For purposes of this section, fall-out shelters and garages shall not be deemed accessory buildings.

**VARIANCE FILE NUMBER:** ZV(R) 2014-03 (A & B)

**PETITIONER:**  
Ivonne Correa

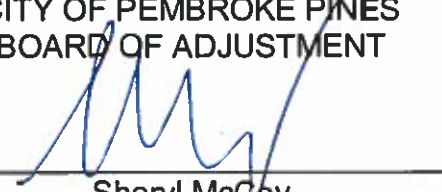
**ADDRESS:**  
1720 NW 108 Avenue  
Pembroke Pines, FL 33026

**SUBJECT PROPERTY:**  
1720 NW 108 Avenue  
Pembroke Pines, FL 33026

**LEGAL DESCRIPTION:**  
Lot 3, Block 16, of the PEMBROKE LAKES SEC 2 Plat according to the Plat thereof as recorded in Plat Book 81 Page 48B, of the Public Records of Broward County, Florida.

**VARIANCES REQUESTED:**  
Petitioner is requesting variances to:  
A) Encroach 12 feet into the required 15 feet side yard setback with a paver deck;  
B) Encroach 12 feet into the required 15 feet side yard setback with a trellis.

**REFERENCE:**  
§ 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS.  
(A) In residential districts, all accessory buildings and uses shall not be located in any required yard other than a rear yard, except that fallout shelters conforming to recommended standards of the U.S. Office of Civil Defense and Mobilization may be located in required front and street side yards if they conform to § 155.047(K).

CITY OF PEMBROKE PINES  
BOARD OF ADJUSTMENT  
  
\_\_\_\_\_  
Sheryl McGoy  
Administrative Coordinator I

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