



# City of Pembroke Pines



Frank C. Ortis, Mayor  
Angelo Castillo, Vice-Mayor  
Charles F. Dodge, City Manager

Jay Schwartz, 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, **AUGUST 1, 2013**, 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:** June 6, 2013

### OLD BUSINESS: VARIANCES:

ZV 2012-38 F, G, & K Tracey Meredith, 7690 NW 16 Court

### NEW BUSINESS: VARIANCES:

ZV(R) 2013-05 A&B Robert Magnuson, 1908 NW 78 Way  
ZV(R) 2013-06 Hau Ho, 11750 SW 10 Street  
ZV(R) 2013-07 Gary Berman, 11701 SW 10 Street

**EXCUSED ABSENCES:** If needed.

CITY OF PEMBROKE PINES  
BOARD OF ADJUSTMENT

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

BOARD OF ADJUSTMENT

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08/01/2013

**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  
Angelo Castillo, Vice-Mayor  
Charles F. Dodge, City Manager

Jay Schwartz, 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, **AUGUST 1, 2013**, 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.

### **OLD BUSINESS:** **VARIANCES:**

**VARIANCE FILE NUMBER: ZV 2012-38 F, G, & K**

**PETITIONER:**  
Tracey Meredith

**ADDRESS:**  
7690 NW 16 Court  
Pembroke Pines, FL 33024

**SUBJECT PROPERTY:**  
7690 NW 16 Court  
Pembroke Pines, FL 33024

**LEGAL DESCRIPTION:**  
Lot 10, Block 8 of the BOULEVARD HEIGHTS SECTION EIGHT Plat as recorded in Plat Book 57, Page 9 of the Public Records of Broward County, Florida.

**VARIANCE REQUESTED:**  
Petitioner is requesting variances to allow:  
**ZV 2012-38**

(F) a 3'7" side (east) yard setback instead of the required five (5) foot side yard setback for a tiki hut;  
(G) a three (3) foot side (east) yard setback instead of the required five (5) foot side yard setback for a deck;  
(K) 45% lot coverage for primary and accessory structures instead of the allowed 40% lot coverage for primary and accessory structures.

**REFERENCES:**

**ZV 2012-38 (F & G)**

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

(B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For water front lots located within developments approved under the design criteria of (RS-7) single family zoning districts, accessory structures shall be allowed to extend to the zero setback side property line. These accessory structures shall include, but not be limited to, concrete slabs, paver decks, wood decks, pools and pool decks, and screen enclosures.

(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.

**ZV 2012-38 (K)**

§ 155.106(C) ONE FAMILY DWELLING (R-1A THROUGH R-1C) DISTRICTS.

(C) Coverage. The combined area occupied by all principal and accessory buildings shall not exceed 40% of the area of the plot. ('69 Code, App. A § 18.3)

**NEW BUSINESS:**

**VARIANCES:**

**VARIANCE FILE NUMBER:                    ZV(R) 2013-05 A & B**

**PETITIONER:**

Robert Magnuson

**ADDRESS:**

1908 NW 78 Way  
Pembroke Pines, FL 33024

**SUBJECT PROPERTY:**

1908 NW 78 Way  
Pembroke Pines, FL 33024

**LEGAL DESCRIPTION:**

Lot 38, Walnut Creek Parcel G-1. AKA: A portion of Parcel "A" of the WALNUT CREEK Plat, according to the Plat thereof as recorded in Plat Book 167, Page 40 of the Public Records of Broward County, Florida.

**VARIANCES REQUESTED:**

Petitioner is requesting variances to allow:

- A) a 10.25" rear yard setback instead of the required three (3) foot rear yard setback for a paver patio;
- B) a two (2) foot interior side yard setback instead of the required five (5) foot interior side yard setback for a paver patio.

**REFERENCES:**

Walnut Creek Planned Unit Development (PUD) Guidelines

**VARIANCE FILE NUMBER:** ZV(R) 2013-06

**PETITIONER:**

Hau Ho

**ADDRESS:**

11750 SW 10 Street  
Pembroke Pines, FL 33025

**SUBJECT PROPERTY:**

11750 SW 10 Street  
Pembroke Pines, FL 33025

**LEGAL DESCRIPTION:**

Lot 147 Eagle Creek. AKA: A portion of Tract "R-4" of the "PEMBROKE LAKES SOUTH" Plat, according to the Plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida.

**VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow a driveway width of 36' (60% of lot width) instead of the required 24' (40% of lot width) for a paver driveway.

**REFERENCE:**

Engineering Standards Manual R-18 Residential Driveway Spacing and Dimensions

**VARIANCE FILE NUMBER:** ZV(R) 2013-07

**PETITIONER:**

Gary Berman

**ADDRESS:**

11701 SW 10 Street  
Pembroke Pines, FL 33025

**SUBJECT PROPERTY:**

11701 SW 10 Street  
Pembroke Pines, FL 33025

**LEGAL DESCRIPTION:**

Lot 169 Eagle Creek. AKA: A portion of Tract "R-4" of the "PEMBROKE LAKES SOUTH" Plat, according to the Plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida.

**VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow a driveway width of 35' (59% of lot width) instead of the required 24' (40% of lot width) for a paver driveway.

**REFERENCE:**

Engineering Standards Manual R-18 Residential Driveway Spacing and Dimensions

CITY OF PEMBROKE PINES  
BOARD OF ADJUSTMENT

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

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