

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, **OCTOBER 3, 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

APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON

APPROVAL OF MINUTES:

August 29, 2013

NEW BUSINESS: VARIANCES:

ZV(R) 2013-10 ZV(R) 2013-11 Juan P Reynoso, 1101 NW 83 Way Margaret Cabeza, 1050 NW 189 Avenue

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 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, OCTOBER 3, 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.

NEW BUSINESS: VARIANCES:

VARIANCE FILE NUMBER:

ZV(R) 2013-10

PETITIONER:

Juan P Reynoso

ADDRESS:

1101 NW 83 Way Pembroke Pines, FL 33024

SUBJECT PROPERTY:

1101 NW 83 Way Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 36, Block 4, of the BOULEVARD HEIGHTS SECTION 9 Plat according to the Plat thereof as recorded in Plat Book 61 Page 47b, of the Public Records of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting a variance to allow a 5' foot front yard setback instead of the required twenty five (25) foot front yard setback for a pool and deck.

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).

VARIANCE FILE NUMBER: ZV(R) 2013-11

PETITIONER: Margaret Cabeza

ADDRESS:

1050 NW 189 Avenue Pembroke Pines, FL 33029

SUBJECT PROPERTY:

1050 NW 189 Avenue Pembroke Pines. FL 33029

LEGAL DESCRIPTION:

Lot 113 of the AMERTRAIL PARCEL "A" AT CHAPEL TRAIL Plat according to the Plat thereof as recorded in Plat Book 112 Page 16, of the Public Records of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 10' foot rear yard setback instead of the required fifteen (15) foot rear yard setback for a roofed screen enclosure.

REFERENCE:

Chapel Trail Planned Unit Development (PUD) Guidelines

CITY OF PEMBROKE PINES BOARD OF ADJUSTMENT

Sheryl McCoy, Administrative Coordinator I

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